DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2(05)2024/MC/DDA/ 89 Dated: 26, November, 2024

Sub: **Agenda for the meeting of Delhi Development Authority.**

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Thursday, the 28th November, 2024 at 03.30 p.m.** under the Chairmanship of Hon'ble Lt. Governor, Delhi/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

26.11.24

(S.K. Meena)
Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
   Lt. Governor, Delhi

2. Shri Vijay Kumar Singh
   VICE-CHAIRMAN, DDA

MEMBERS

3. Shri Vijay Kumar Singh
   Finance Member, DDA

4. Engineer Member, DDA

5. Ms. D. Thara
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India

6. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board

7. Shri Vijender Gupta, MLA

8. Shri Somnath Bharti, MLA

9. Shri Dilip Kumar Pandey, MLA

10. Shri O.P. Sharma, MLA

11. Shri Ashwani Kumar
    Commissioner, Municipal Corporation of Delhi

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SPECIAL INVITEES

1. Shri Dharmendra
   Chief Secretary, GNCTD

2. Dr. Vipul Aggarwal
   Principal Commissioner (Landscape, System & Hort.), DDA

3. Shri Chittaranjan Dash
   Principal Commissioner (Personnel & Coordination, Housing, PMAY, Sports & CWG)

4. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)

5. Dr. Ashish Chandra Verma
   Secretary (L&B), GNCTD

6. Dr. Ashish Chandra Verma
   Additional Chief Secretary (Finance)

7. Shri Naveen Kumar Chaudhary
   Addl. Chief Secretary (UD), GNCTD

8. Chief Planner
   Town and Country Planning Organization

Copy also to:

1. Shri Ashish Kundra
   Pr. Secretary to Lt. Governor, Delhi

2. Shri Surendra Singh
   Secretary to Lt. Governor, Delhi

3. Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi

4. Ms. Isha Khosla
   Special Secretary to Lt. Governor, Delhi

5. Smt. Sonika Singh
   PS to Lt. Governor, Delhi

6. Shri Abhijeet Rai
   Press Secretary to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India

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DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(05)2024/MC/DDA/ ९०

Dated: 26th Thursday, 2024

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Thursday, the 28th November, 2024 at 03.30 p.m.** under the Chairmanship of Hon'ble Lt. Governor, Delhi/Chairman,s DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

(Narender Khera)
Assisstant Director (Meeting Cell)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Land Management/PM-UDAY)
4. OSD to VC
5. Commissioner (Planning)
6. Chief Architect
7. Commissioner (Land Disposal/Land Pooling)
8. Commissioner (Personnel)
9. Commissioner (Housing/System)
10. Chief Accounts Officer
11. Addl. Commissioner (Landscape)
12. Addl. Commissioner (Planning-I)
13. Financial Advisor (Housing)/Director (LC)
14. Director (PR)

***

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AGENDA ITEMS

FOR THE

MEETING

OF THE

DELHI DEVELOPMENT AUTHORITY

DATE: 28.11.2024

TIME: 03.30 P.M.

VENUE: RAJ NIWAS

DELHI

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INDEX

S. NO.	SUBJECT	DEPARTMENT
44/2024	Confirmation of minutes of the meeting of the Delhi Development Authority held on 06.08.2024 at Raj Niwas, Delhi. F.2(04)2024/MC/DDA/	CCS
45/2024	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 06.08.2024 and other issues raised by Hon'ble Authority Members. F.2(04)2024/MC/DDA/Pt.	CCS
46/2024	Regarding permission of Authority for Permission of Use Premises in Use Zones under sub-clause 8(2) of MPD-2021 and relaxation for Development Control norms for construction of State Guest House, Govt. of Nagaland in 'Residential' Landuse under LBZ Area at plot 29, Dr. APJ Abdul Kalam Road, New Delhi. F.No. PLG/MP/0002/2024/(Comp No. 80728)	PLANNING
47/2024	Proposed change of landuse of an area measuring 752.51 sqm (900 sq.yds.)from'Recreational(CommunityPark/Park/Multipurpose/GR) ' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur – CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr. F.No. PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG) ZONE E AND O)	PLANNING
48/2024	Proposal regarding modification 'Policy for Slum and JJ clusters' in MPD-2021. F.No. F.3(36)/96-MP-Pt.-I	PLANNING
49/2024	Regarding change of Landuse of an area measuring 14123 Sqm. (1.41 Ha) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi. F.No. F.20(19)2013/MP	PLANNING
50/2024	Regarding permission for relocation of eligible Households of JJ Cluster, namely "Behind Police Station, Vasant Kunj, Sector C Pkt. 9" to remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under in Situ Slum Rehabilitation Project, Ashok Vihar. F.No. F2/PMAY/0019/2023/ISR/-O/o DD (PMAY)	HOUSING (PMAY)
51/2024	Relocation of JJ dwellers of JJ cluster at East Guru Angad Nagar (near Radhu Palace) falling on RoW of Shanti Swaroop Bhatnagar Marg to EWS flats at Narela. F.No. F1(23)ISR/PMAY/2023	HOUSING (PMAY)
52/2024	Allocation for Corpus Fund and Contingency Fund from Dilli Gramoday Abhiyan (DGA) Fund F.No. 5/3/0006/2024/114/DDA/-O/o DIRECTOR (WORKS)	ENGINEERING

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SUPLLEMENTARY AGENDA

S. NO.	SUBJECT	DEPARTMENT
53/2024	Proposal for Penalty Relief Scheme (PRS) for allottees of DDA Housing Scheme 2014. F.No. L/339/0001/2023/DDA14/-AD(HS-2014-17)	HOUSING
54/2024	Draft agenda regarding Extension of Time for Regularisation of delay payment in respect of Sec 19-B Dwarka allotted in Diwali Housing Scheme. F.No. HOUS/0036/2024/-SFS (LAB)	HOUSING
55/2024	Proposal for opening a window of time of 3 months for allottees of EWS flats of Shivaji Marg. F.No. E/488(Misc)2024/Shivaji Marg/Time Extension	HOUSING
56/2024	Proposed change of landuse for an area measuring 40300 sqm i.e. 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility (U4)', for construction of Bio-Methanization Plant. F.No. PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC)	PLANNING
57/2024	Information of Hon'ble members on decision taken by VC, DDA to issue fresh delegation of powers for Horticulture & Horticulture Engineering. F.No. HORT/PC/0021/2024/O/o-Dy.Director(Hort)HQ	HORTICULTURE
58/2024	Costing of 1820 EWS flats at pkt-1A, 1B & 1C, Sec-A1-A4, Narela under Sasta Ghar Housing Scheme 2024. F.No. J/339/0003/2024/-Janta (Computer No. 85961)	HOUSING
59/2024	Sector Plan G-2, G-3 and G-6 (Part) Narela Bawana F.No. PLG/MP/0001/2023/F-15/O/o AC-PLG-II	PLANNING
60/2024	Allotment of land on temporary basis for short periods to private organisation/agencies for execution of work on allotted sites. F.No. LD/IL/0019/2022/Misc/1-INSTITUTIONAL LAND V	LAND DISPOSAL
61/2024	Minimum Reserve Price in respect of land to be auctioned for Educational & Health Facilities – decrease in multiplication factor to rationalize the reserve price. F.No. LD/IL/0001/2022/MISC/-ILV	LAND DISPOSAL
62/2024	Authorizing the VC, DDA to issue Provisional Entitlement Certificate, Final Entitlement Certificate, Provisional Development License & Final Development License to the Consortium and to nominate officers who can sign the Development Agreement on behalf of DDA with the Consortium. F.No. LPCR/F17/0001/2023/LPC/-O/o DD (LAND POOLING)	LAND POOLING

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Item No. 44/2024

Sub: Confirmation of minutes of the meetings of the Delhi Development Authority held on 06.08.2024.

File No.: F2(03)2024/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 06.08.2024 were circulated vide No. F2(03)2024/MC/DDA/63 dated 19.08.2024 **(Annexure 'A')**. It was requested that proposals for amendments, if any, should be submitted within three days.

ii) It is submitted that during discussion on Item No. 25/2024 on Action Taken Report on the minutes of the meetings of Delhi Development Authority held on 05.02.2024. The Hon'ble members further observed and raised certain issues. At point 4, following observation was raised by Sh. Vijender Gupta, Hon'ble Authority Member

"Vacant LSC plot at Sector 8 Rohini to be examined and considered for putting up for auction."

In response to this office circular dated 19.08.2024 Shri Vijender Gupta, Hon'ble Authority Member, through What'sapp dated 20.08.2024 has requested for inclusion of **vacant LSC Plot at Sec-07 and Sec-08 Rohini to be examined and consideration for putting up for auction** and has requested to modify the minutes accordingly.

Shri Vijender Gupta, Hon'ble Authority Members What's App dated 20.08.2024 is placed at **Annexure 'B'**.

Amendments proposed by Shri Vijender Gupta, Hon'ble Authority Members in the minutes of the meeting of the Delhi Development Authority held on 06.08.2024 are submitted for approval of Authority.

RESOLUTION

Amendment in the minutes of the meeting of the Delhi Development Authority held on 06.08.2024 suggested by Shri Vijender Gupta, Hon'ble Member as proposed in the agenda item was approved and the minutes of the meeting of the Authority were confirmed incorporating the said amendment.

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ANEX- A

File No. 2/0003/2024/-O/o DY.DIRECTOR (MEETING CELL) (Computer No. 84065)
'24139/2024/O/o DY.DIRECTOR (MEETING CELL)

ANNEXURE A

DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

No. F.2(03)2024/MC/DDA/ 63

Dated: 19.08.2024

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 06.08.2024 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

19/8/24

(Vineet Jain)
Commissioner (Personnel)
(Link Officer of Commissioner-cum-Secretary)
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA

4. Shri Ashok Kumar Gupta
Engineer Member, DDA

5. Shri Surendrakumar Bagde
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India

6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board

7. Shri Vijender Gupta, MLA

8. Shri Dilip Kumar Pandey, MLA

9. Shri O.P. Sharma, MLA

10. Shri Ashwani Kumar
Commissioner, Municipal Corporation of Delhi

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SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD

2. Dr. Vipul Aggarwal
Principal Commissioner (Landscape, System & Hort.), DDA

3. Shri Chittaranjan Dash
Principal Commissioner (Personnel & Coordination, Housing, PMAY, Sports & CWG), DDA

4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY),DDA

5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD

6. Dr. Ashish Chandra Verma
Principal Secretary (Finance), GNCTD

7. Shri Manish Kumar Gupta
Addl. Chief Secretary (UD), GNCTD

8. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Shri Ashish Kundra
Pr. Secretary to Lt. Governor, Delhi

2. Shri Surendra Singh
Secretary to Lt. Governor, Delhi

3. Smt. Harleen Kaur
Special Secretary to Lt. Governor, Delhi

4. Ms. Isha Khosla
Special Secretary to Lt. Governor, Delhi

5. Smt. Sonika Singh
PS to Lt. Governor, Delhi

6. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

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PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 06.08.2024 at 11.15 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Shri Vijay Kumar Singh
   Finance Member, DDA
2. Shri Ashok Kumar Gupta
   Engineer Member, DDA
3. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board
4. Shri Vijender Gupta, MLA
5. Shri O. P Sharma, MLA
6. Shri Ashwani Kumar
   Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri Surendra Kumar Meena
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
   Chief Secretary, GNCTD
2. Dr. Vipul Aggarwal
   Principal Commissioner (Landscape, Systems and Horticulture), DDA

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3. Shri Chittaranjan Dash
   Principal Commissioner (Personnel, Coordination, Housing, PMAY, Sports & CWG), DDA

4. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling &
   PM-UDAY), DDA

5. Shri Manish Kumar Gupta
   Addl. Chief Secretary (L&B), GNCTD

6. Shri Manish Kumar Gupta
   Addl. Chief Secretary (UD), GNCTD

7. Chief Planner
   Town and Country Planning Organization

Also Present ::

1. Shri Ashish Kundra
   Pr. Secretary to Lt. Governor**hish Kundra**

2. Shri Surendra Singh
   Secretary to Lt. Governor, Delhi

3. Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi

4. Smt. Sonika Singh
   PS to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Hon'ble LG appreciated the contributions made by the former Hon'ble Member of Authority Shri Somnath Bharti and directed for placing the same on record.

Item No. 24/2024

Confirmation of minutes of the meeting of the Delhi Development Authority held on 05.02.2024 at Raj Niwas, Delhi. F.2(03)2024/MC/DDA/

The minutes of the meeting of the Delhi Development Authority held on 05.02.2024 were confirmed.

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Item No. 25/2024

Action Taken Report on the minutes of the meetings of the Delhi Development Authority held on 05.02.2024 and other issues raised by Hon'ble Authority Members.
F.2(03)2024/MC/DDA/Pt.

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 05.02.2024 were noted. The Hon'ble members further observed and raised issues as follows:

Sh. Vijender Gupta

1. Inordinate delay by the concessionaire in carrying out the works for the socio-cultural PPP project in Rohini. Hon'ble Chairman desired to take coercive action against the concessionaire and fix responsibility and submit a report to Lt. Governor Secretariat.
2. Regarding 19 shops at District Centre, Janakpuri which have yet not been surrendered to DDA, It was directed that eviction proceedings be expedited and a report be submitted to the LG Secretariat alongwith list of such cases.
3. It was also deliberated that in view of the fact that there is very poor response in the auction of Commercial built up properties and Commercial Land, the requirement of reduction/rationalization of the reserve price in these categories be examined and placed before the Authority for consideration.
4. Vacant LSC Plot at Sector 8, Rohini to be examined and considered for putting up for auction.
5. All DDA vacant plots to be inventorised.
6. To include the work of Harijan Chaupal at village Rajapur and Naharpur under Dilli Gramodaya Scheme.

Sh. O.P. Sharma

a) Hon'ble Member appreciated the road work carried out at Vishwas Nagar and Manglam Place road. It was suggested that Shanti Swroop Bhatnagar Marg should be connected the Master

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plan road and for the same PWD should strengthen the junct. n point after obtaining the necessary approvals.

b) Application for an early hearing be filed w.r.t. Court matter pertaining to Ramprastha Colony. DDA to be vigilant for any encroachment in the said area.

c) Camp office be created in Amar Colony to facilitate processing of applications under PM- UDAY scheme and a report be submitted to the LG Secretariat.

d) DDA to explore the possibility of developing Multi Level Car Parking at Karkardooma Court through auction mode.

Item No. 26/2024

Fixation of land rates for the purpose of calculation of Misuse Charges for properties other than residential properties for the year 2023-24&2024-25.
F.No. F2(14)2023-24/AO(P)DDA/Part-II

The proposal contained in the agenda item was approved.

Item No. 27/2024

Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial, Industrial Properties& multi-level parking for the Financial Year 2024-25.
F.No.2 (34) 2024/AO (P) DDA/

The proposal contained in the agenda item was approved. The same shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957.

Item No. 28/2024

Adoption of Annual Accounts of DDA for the financial year 2022-23 after certification by CAG of India.
F.No. F6(3)2023-24/A/Cs(M)Annual A/C 2022-23/DDA

The proposal contained in the agenda item was approved.

Item No. 29/2024

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Proposal for continuation of Diwali FCFS 2023 Housing Scheme after 31st March 2024
F.No. F/1/0133/2023/Coord/O/o-DD(Coordn)

The proposal contained in the agenda item was approved.

Item No. 30/2024

Relocation of eligible households of JJ Cluster, namely, JJ Basti, 5855 NDMC Water Supply Control Room, Kali Bari, New Delhi to EWS flats at Pkt. 5, Sector G-7/G-8, Narela falling on CPWD land allotted to RML for Maternity and Child care hospital project.
F.No. F2(02)2023/PMAY/(ISR)

The proposal contained in the agenda item was approved.

Item No. 31/2024

Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq.m. (1.94 acres) approx. from "Public & Semi-Public" to "Recreational" In lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
F.No. PLG/MP/0046/2022/F-20/-O/o DY DIRECTOR (PLG)MP AND DC

The proposal contained in the agenda item was approved. The matter will be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India, for issuance of final notification.

Item No. 32/2024

Review petition filed by Sh. R.C. Jain, Assistant Engineer (Civil) (Retd.) to Hon'ble LG/Chairman, DDA, against order No. 74/Vig/2022/2896 dated 23.08.2022 passed under Rules 9 of CCS (Pension) Rules 1972 (now rule 8 of CCS (Pension) Rules 2021) read with Gazette Notification dated 29.10.2007 and Regulation 25 of DDA Conduct, Disciplinary & Appeal Regulations, 1999
F.No. F27(07)2018/EE(Vig.)-IV/Appeal(RCJ)/DDA/Pt.-I

The above agenda has been placed before the Authority for considering and disposing of the Review Petition dated 12.10.2022 filed by Sh. R.C. Jain AE(C) Retd. against the order of Hon'ble LG, Delhi /Chairman, DDA imposing the penalty of "withdrawing of pension in full, permanently" upon Sh. R.C. Jain AE(Civil) (Retd.) conveyed by

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Vice-Chairman, DDA on behalf of Hon'ble LG, Delhi/Chairman, DDA vide order No. 74/Vig./2022/2896 dated 23.08.2022 and in view of the order of Hon'ble Tribunal vide OA No. 700/2023 dated 14.03.2023 for passing a reasoned and speaking order in this regard.

The Agenda has been deliberated in detail by the Authority. The Authority has taken into consideration the Review Petition dated 12.10.2022 filed by Sh. R.C. Jain AE(C) Retd. The Authority has gone through the Article of Charges, Report of the Inquiry Officer, Order of Hon'ble LG, Delhi /Chairman, DDA vide which the penalty of "withdrawing of pension in full, permanently" was imposed upon Sh. R.C. Jain AE(Civil) (Retd.) vide order No. 74/Vig./2022/2896 dated 23.08.2022 and existing Rules & Regulations in this regard. After taking into consideration all these aspects, the Authority has come to the conclusion that the Charged Officer Sh. R.C. Jain AE(Civil) (Retd.) was holding the responsible position in DDA and had violated the codal formalities, evidently acted in collusion to facilitate pecuniary gains to the agency, compromised the financial interest of DDA and is liable for severe penal action for the gross misconduct under Rule-8 of CCS (Pension) Rules, 2021.

The Authority is in agreement and upheld the decision taken earlier by the Hon'ble LG, Delhi/Chairman, DDA, by imposing the penalty of "withdrawing of pension in full, permanently" upon Sh. R.C. Jain AE(C)Retd. which was conveyed by Vice-Chairman, DDA on behalf of Hon'ble LG, Delhi/Chairman, DDA vide order No. 74/Vig./2022/2896 dated 23.08.2022.

Hence the Review Petition dated 12.10.2022 of Sh. R.C. Jain AE(C) Retd. is hereby rejected and stands disposed of.

Item No. 33/2024

Amnesty Scheme for waiver of interest component calculated on damages charges recoverable from the occupants of Damage payee properties.
F. No. LM/D/0005/2023/Misc.-(COD) Damage

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The authority noted that the agenda item No.15/2024 with regard to the subject agenda had been earlier approved in its meeting held on 05.02.2024.

The Authority deliberated the agenda along with the proposal submitted vide agenda item No.15/2024 and resolved to approve the proposal with the following modifications: -

i) The Amnesty scheme will be for a period of 06 months in the following graded manner:
   a) **100% waiver** of the entire interest component in the **First** two months period
   b) **75% waiver** of the entire interest component in the **Second** two months period
   c) **50% waiver** of the entire interest component in the **Third** two months period

(ii) The temporary allotment on monthly licence fee basis may be given for a period of 05 years subject to conditions of the licence-deed, which may be extendable to another 05 years. The use of the property allotted temporarily on licence fee shall be as per the relevant provisions of MPD.

Item No. 34/2024

Extension of Time for completing construction on the Residential, Commercial, Industrial and Institutional plots allotted by DDA. F. No. LD/LARO/0001/2020/-LAB Rohini

The Authority approved the proposal at para no. 16 of the Agenda and further directed that this shall be the last and final opportunity for seeking Extension of Time for completing construction which will end on 31.12.2025. In case the allottees of land on leasehold basis fail to avail this last and final opportunity of Extension of time within the extended time period up to 31.12.2025, their leases shall be determined forthwith.

Item No. 35/2024

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Proposed change of landuse for an area measuring 40300 sq..., i.e., 10 acres approx. at Pocket-C Integrated Freight Complex, Gazipur from Commercial (Freight Complex) to Utility (U4) for construction of Bio-Methanization Plan.
No. PLG/MP/0007/2021/F-3/-O/o DY DIR(PLG) MP AND DC

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Item No. 36/2024
Amnesty Scheme for renewal-cum-freehold conversion of expired term leases in 23 Nazul Estates under Old Scheme Branch of DDA.
F. No. PS(CLD)2010/OSB

The Authority approved the proposal at para 2 of the agenda along with the measures for the effective implementation of the scheme at para 4 of the agenda and directed that a proposal may accordingly be submitted to the Ministry of Housing and Urban Affairs for its approval and notification. Authority further directed that the short-term expired leases in 23 Nazul Estates or any other leases not covered in the scheme be examined so as to ascertain the need for formulation of any separate Scheme.

Item No. 37/2024

Policy for Management and use of Community Halls including Fee Structure and Operationalization of Ancillary Facilities in Multi-Purpose Community Halls.
F. No. LD/IL/0002/2020/REL/8-INSTITUTIONAL LAND-III

The Authority approved the proposal at Para E and further directed that in the policy for community halls having low occupancy, provision for holding exhibitions should be added as a permissible activity in addition to the activities already proposed

Item No. 38/2024

Newspaper Advertisements of DDA.
F. No. PR/F1/0007/2024/O-o Dy. Dir.(PR)

The proposal contained in the agenda item was approved.

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Item No. 39/2024

The policy for fixation of disposal price of standalone Scooter Garages/Car Garages/Covered/Uncovered parking based on various cost component and the mode of disposal.
F. No. HAC/F21/0005/2024/AO/HAC

The proposal contained in the agenda item was approved.

Item No. 40/2024

DDA Housing Scheme 2024.
F. No. F1/0075/2024/Cord./-O/o DD (Coordn.)

The proposal contained in the agenda item was approved.

Item No. 41/2024

Plinth Area Rates (PAR) for the construction cost of flats for the FY 2024-25 for Standard Costing of Flats.
F. No. HAC/F21/0003/2024/AO/-HAC

The proposal contained in the agenda item was approved.

Item No. 42/2024

Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the financial year 2024-25.
F. No. LC/PROJ/0002/2021/F2/PDDL-O/o Dy. CAO(LC)-I-Part (I).

The proposal contained in the agenda item was approved.

Item No. 43/2024

Agenda for fixation of Pre-Determined Rates (PDRs) in respect of Rohini Ph. IV & V, Tikri Kalan & Narela for the financial year 2024-25.
F. No. LC/PROJ/0001/2024/PDRS/AGDS-O/o DY. CAO (PROJECT).

The proposal contained in the agenda item was approved. The same shall now be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India under Rule 2(l) of the DDA (Disposal of Developed Nazul Land) Rules, 1981 for approval and notification.

Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting.

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The meeting ended with a vote of thanks to the Chair.

****

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ANEX- —B

Dear Shri S K Meena

Amendments to the minutes
Meeting of DDA held on 6/8/24
Item No 25/2024
Action taken Report
The issue raised by me
4) please amend
Vacant LSC Plot at Sec 7 and Sec 8 Rohini to be examined and considered for putting up for auction.

Please look at the above amendment in the minutes.

Regards

Vijender Gupta

Received through whats abb.
SMO
20/8/24

AO/Meeting cell

ITEM NO 45/2024

SUB: ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETINGS OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 06.08.2024 at Raj Niwas, Delhi.

F.2(05)2024/MC/DDA/Pt.

S.No	Subject	Action Taken Report
1.	**Item No. 26/2024** **Fixation of land rates for the purpose of calculation of Misuse Charges for properties other than residential properties for the year 2023-24&2024-25.** **F.No. F2(14)2023-24/AO(P)DDA/Part-II** The proposal contained in the agenda item was approved.	Approved rates have been circulated vide this office letter No. F.2(14)96-97/AO(P)/DDA/Part-II/25 dated 22.08.2024.
2.	**Item No. 27/2024** **Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial, Industrial Properties& multi-level parking for the Financial Year 2024-25.** **F.No.2 (34) 2024/AO (P) DDA/** The proposal contained in the agenda item was approved. The same shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957.	The proposal has been forwarded to the Director (DD), MoHUA, GOI for approval under section 57 Delhi Development Act, 1957, vide this office letter No. F2(34)99/AO(P)DDA/Pt/27 dated: 29.08.2024.
3.	**Item No. 28/2024** **Adoption of Annual Accounts of DDA for the financial year 2022-23 after certification by CAG of India.** **F.No. F6(3)2023-24/A/Cs(M)Annual A/C 2022-23/DDA** The proposal contained in the agenda item was approved.	The Authority adopted the Annual Accounts of DDA for the financial year 2022-23 after

		certification by CAG of India. As such, no action is required to be taken.
4.	**Item No. 29/2024** **Proposal for continuation of Diwali FCFS 2023 Housing Scheme after 31st March 2024** **F.No. F/1/0133/2023/Coord/O/o-DD(Coordn)** The proposal contained in the agenda item was approved.	The agenda was for post facto approval, already implemented. The scheme continued till 19.08.2024 and closed down for launching of 2024 DDA Housing Schemes on 20.09.2024. In this scheme, a total of 3406 flats were booked including 208 flats in this FY.
5.	**Item No. 30/2024** **Relocation of eligible households of JJ Cluster, namely, JJ Basti, 5855 NDMC Water Supply Control Room, Kali Bari, New Delhi to EWS flats at Plat. 5, Sector G-7/G-8, Narela falling on CPWD land allotted to RML for Maternity and Child Care Hospital Project.** **F.No. F2(02)2023/PMAYRISR)** The proposal contained in the agenda item was approved.	All eligible JJ dwellers were relocated and rehabilitated in their allotted EWS flats in Narela by 28.08.2024. Thereafter, all jhuggi structures were demolished on 29.08.2024 and RML was told to fence the area.
6.	**Item No. 31/2024** **Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq.m. (1.94 acres) approx. from "Public & Semi-Public" to "Recreational" In lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.** **F.No. PLG/MP/0046/2022/F-20/-O/o DY DIRECTOR (PLG)MP AND DC** The proposal contained in the agenda item was approved. The matter will be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India, for issuance of final notification.	As per decision of the Authority, letter dated 20.09.2024 has been forwarded to Ministry of Housing & Urban Affairs, Govt. of India for issuance of final notification.

7.	**Item No. 32/2024** **Review Petition filed by Sh. R.C. Jain, Assistant Engineer (Civil) (Retd.) to Hon'ble LG/Chairman, DDA, against order No. 74/Vig/2022/2896 dated 23.08.2022 passed under Rules 9 of CCS (Pension) Rules 1972 (now rule 8 of CCS (Pension) Rules 2021) read with Gazette Notification dated 29.10.2007 and Regulation 25 of DDA Conduct, Disciplinary & Appeal Regulations, 1999.** **F.No.F27(07)2018/EE(Vig.)IV/Appeal(RCJ)/DDA/Pt.-I** The Authority is in agreement and upheld the decision taken earlier by the Hon'ble LG, Delhi/Chairman, DDA, by imposing the penalty of "withdrawing of pension in full, permanently" upon Sh. R.C. Jain AE(C)Retd. which was conveyed by Vice-Chairman, DDA on behalf of Hon'ble LG, Delhi/Chairman, DDA vide order No. 74/Vig./2022/2896 dated 23.08.2022. The Review Petition dated 12.10.2022 of Sh. R.C. Jain AE(C) Retd. is hereby rejected and stands disposed of.	Agenda has been approved by Authority. The order to communicate the same has been approved by Hon'ble VC/DDA. In this regard specific order issued vide order no 74/Vig./2024/3851 issued by VC, DDA.
8.	**Item No. 33/2024** **Amnesty Scheme for waiver of interest component calculated on damages charges recoverable from the occupants of Damage payee properties.** **F. No. LM/D/0005/2023/Misc.-(COD) Damage.** The Authority deliberated the agenda along with the proposal submitted vide agenda item No.15/2024 and resolved to approve the proposal with the following modifications: - i) The Amnesty scheme will be for a period of 06 months in the following graded manner: a) 100% waiver of the entire interest component in the First two months period. b) 75% waiver of the entire interest component in the Second two months period. c) 50% waiver of the entire interest component in the Third two months period. (ii) The temporary allotment on monthly licence fee basis may be given for a period of 05 years	The proposal has been forwarded to the Ministry of Housing and Urban Affairs vide this office letter dated 23.09.2024 for kind consideration and issuance of relevant notification in this regard. Further, some clarification was sought by the Ministry, which has also been provided by this office letter dated 21.11.2024.

	subject to conditions of the licence-deed, which may be extendable to another 05 years. The use of the property allotted temporarily on licence fee shall be as per the relevant provisions of MPD.	
9.	**Item No. 34/2024** **Extension of Time for completing construction on the Residential, Commercial, Industrial and Institutional plots allotted by DDA.** **F. No. LD/LAR0/0001/2020/-LAB Rohini.** The Authority approved the proposal at para no. 16 of the Agenda and further directed that this shall be the last and final opportunity for seeking Extension of Time for completing construction which will end on 31.12.2025. In case the allottees of land on leasehold basis fail to avail this last and final opportunity of Extension of time within the extended time period up to 31.12.2025, their leases shall be determined forthwith.	A circular dated 29.08.2024 has also been issued in this regard. An advertisement has also been published in the leading newspapers informing the same.
10.	**Item No. 35 2024** **Proposed change of land use for an area measuring 40300 i.e., 10 acres approx. at Pocket-C Integrated Freight Complex, Gazipur from Commercial (Freight Complex) to Utility (U4) for construction of Bio-Methanization Plan.** **No. PLG/MP/0007/2021/F-3/-0/o DY DIR(PLG) MP AND DC** The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.	As per decision of the Authority, Public Notice dated 18.09.2024 was issued on 19.09.2024 in Gazette and in newspapers for inviting objections/suggestions under Section 11-A of DD Act,1957. No Objections/Suggestions were received and accordingly, the Agenda for Change of Landuse for Notification by the Ministry is submitted for placing before the Authority.
11.	**Item No. 36/2024** **Amnesty Scheme for renewal-cum-freehold conversion of expired term leases in 23 Nazul Estates under Old Scheme Branch of DDA.** **F. No. PS(CLD)2010/OSB**	

	The Authority approved the proposal at para 2 of the agenda along with the measures for the effective implementation of the scheme at para 4 of the agenda and directed that a proposal may accordingly be submitted to the Ministry of Housing and Urban Affairs for its approval and notification. Authority further directed that the short-term expired leases in 23 Nazul Estates or any other leases not covered in the scheme be examined so as to ascertain the need for formulation of any separate Scheme.	The proposal of expired term leases has been sent to Ministry vide letter dated 29.08.2024. The data for the short-term expired leases in 23 Nazul Estates is being examined to assess the requirement for formulation of a policy.
12.	**Item No. 37/2024** **Policy for Management and use of Community Halls including Fee Structure and Operationalization of Ancillary Facilities in Multi-Purpose Community Halls.** F.No. LD/IL/0002/2020/REL/8-INSTITUTIONAL LAND-III The Authority approved the proposal at Para E and further directed that in the policy for community halls having low occupancy, provision for holding exhibitions should be added as a permissible activity in addition to the activities already proposed.	Changes as directed in the Authority Meeting have been incorporated in the policy.
13.	**Item No. 38/2024** **Newspaper Advertisements of DDA.** **F. No. PR/F1/0007/2024/O-o Dy. Dir.(PR)** The proposal contained in the agenda item was approved.	Public Relations Department, DDA is publishing newspaper advertisements through the empaneled agencies of DDA with the approval of the Vice Chairman, DDA, in accordance with the approved Agenda Item No. 38/2024.
14.	**Item No. 39/2024** **The policy for fixation of disposal price of standalone/Scooter/Garages/Car Garages/Covered/Uncovered parking based on various cost component and the mode of disposal.** F. No. HAC/F21/0005/2024/AO/HAC	The Authority in its meeting held on 06.08.2024

	The proposal contained in the agenda item was approved.	approved the policy for fixation of disposal price of standalone/Scooter/Garages/Car Garages/ Covered /Uncovered parking based on various cost component and the mode of disposal vide Agenda Item No. 41/2024. The office order in this regard has been circulated vide officer order No. HAC/F.21/0005/AO/HAC/238 dt. 30.10.2024 issued by Financial Advisor (Housing).
15.	**Item No. 40 2024** **DDA Housing Scheme 2024.** **F. No. F1/0075/2024/Cord./-O/o DD (Coordn.)** The proposal contained in the agenda item was approved.	As approved by the Authority, DDA has launched Housing Schemes in 3 verticals i.e., DDA Dwarka Housing Scheme 2024 (e-auction), DDA Madhyam Vargiya Housing Scheme 2024 (FCFS) and DDA Sasta Ghar Housing Scheme 2024 (FCFS) from 20.08.2024. i) E-Auction completed in the scheme and 131 flats were sold with a total h1 price of Rs. 260 crore and the demand letters have been issued. ii) Booking of the flats in FCFS schemes, namely, DDA Sasta Ghar and DDA Madhyam Vargiya Housing Schemes commenced on 10.09.2024. An outstanding response has been received and as on 25.11.2024, 2703 flats have already been booked including 2314 in Sasta Ghar and 389 in Madhyam Vargiya Schemes.
16.	**Item No. 41/2024** **Plinth Area Rates (PAR) for the construction cost of flats for the FY 2024-25 for Standard Costing of Flats.** **F. No. HAC/F21/0003/2024/A0/-HAC** The proposal contained in the agenda item was approved.	The Authority in its meeting held on 06.08.2024 approved the Plinth Area Rates (PAR) towards construction cost of flats for the year 2024-25 for Standard Costing of flats vide Agenda Item no 41/2024. The letter containing approved rates have been circulated on 19/09/2024 vide letter no HAC/F-21/0003/2024/AO-HAC/232.
17.	**Item No. 42/2024** **Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats**	

	in different zones of Delhi for the financial year 2024-25. **F. No. LC/PROJ/0002/2021/F2/PDDL-0/o Dy. CAO(LC)-I-Part (I).** The proposal contained in the agenda item was approved.	Approved rates have been circulated vide this office letter No. LC/Proj/0002/2021/F-2/PDDL/24 dated 22.08.2024.
18.	**Item No. 43/2024** **Agenda for fixation of Pre-Determined Rates (PDRs) in respect of Rohini Ph. IV & V, Tikri Kalan & Narela for the financial year 2024-25.** **F. No. LC/PROJ/0001/2024/PDRS/AGDS-0/o DY. CAO (PROJECT).** The proposal contained in the agenda item was approved. The same shall now be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India under Rule 2(1) of the DDA (Disposal of Developed Nazul Land) Rules, 1981. for approval and notification.	The proposal has been forwarded to the Director (DD), MoHUA, GOI for approval under rule 2(I) of DDA (Disposal of Developed Nazul Land) Rules, 1981 vide this office letter No. LC/PROJ/0001/2024/PDRS/AGDS-O/o DY.CAO(PROJECT)/29 dated: 02.09.2024.

"Other Points" raised by the Hon'ble Members of the Authority

1.	**Shri Vijender Gupta** Inordinate delay by the concessionaire in carrying out the works for the socio-cultural PPP project in Rohini. Hon'ble Chairman desired to take coercive action against the concessionaire and fix responsibility and submit a report to Lt. Governor Secretariat.	Default notice has been issued to the agency. In light of the clause of the contract under arbitration clause, a meeting was held with concessionaire for amicable settlement on dt. 26.11.2024. The WAB meeting is to fixed 27.11.2024 for final decision in the matter.

2.	Regarding 19 shops at District Centre, Janakpuri which have yet not been surrendered to DDA. It was directed that eviction proceedings be expedited and a report be submitted to the LG Secretariat alongwith list of such cases.	Out of 70 shops, the possession of 15 shops has been taken back by DDA (02 shops in July 2024, 13 shops in 2022). In 19 shops stay has been granted in each case by Delhi High Court and the NDOH is 21.01.2025. Further, 36 cases are presently under eviction proceeding with Estate Officer.
3.	It was also deliberated that in view of the fact that there is very poor response in the auction of Commercial built up properties and Commercial Land, the requirement of reduction/rationalization of the reserve price in these categories be examined and placed before the Authority for consideration.	A draft agenda regarding requirement of reduction/rationalization of the reserve price is under preparation.
4.	Vacant LSC Plot at Sec -8, Rohini to be examined and considered for putting up for auction.	LSC plots at sector-7 and sector-8 have been uploaded on bhoomi portal and will be put up for auction in the next phase of e-auction.
5.	All DDA vacant plots to be inventorised.	Vacant Land Monitoring System maintains and monitors the record of 3734 Vacant Land parcels of LM, Hort & Engg. Dept through VLMS Portal on regular basis. Data entry of details in respect of Vacant Lands of Gram Sabha is under progress. In order to expedite the process and make it more transparent, Photographs of vacant land parcels are uploaded on VLMS portal on regular basis by concerned Dept. i.e LM, Horticulture and Engineering dept.

<table>
<tr><td>6.</td><td>To include the work of Harijan Chaupal at village Rajapur and Naharpur under Dilli Grarnodaya Scheme.</td><td>The Estimate for the Harijan chaupal at village Naharpur is being prepared and submitted to the DM/North West by 04.12.2024.</td></tr>
<tr><td>1.</td><td><u>Sh. O.P Sharma</u>

Hon'ble Member appreciated the road work carried out at Vishwas Nagar and Manglam Place road. It was suggested that Shanti Swroop Bhatnagar Marg should be connected the Master plan road and for the same PWD should strengthen the junction point after obtaining the necessary approvals.</td><td>A JJ cluster is located on the road connecting Shanti Swaroop Bhatnagar Marg and Master plan road .

TSS has been carried out for cluster along-with road alignment from Shanti Swarup Bhatnagar Marg to Master Plan road and the same was submitted to LM wing for the documentation and verification of the individuals residing in the JJ cluster.

Once the verification process is completed and the necessary resettlement or removal of the JJ cluster is carried out, further action will be taken.</td></tr>
<tr><td>2.</td><td>Application for an early hearing be filed w.r.t. Court matter pertaining to Ramprastha Colony. DDA to be vigilant for any encroachment in the said area.</td><td>The subject matter pertains to illegal encroachment on DDA land, near Ramprastha colony, in green belt, parallel to road No 56 in village Karkardooma at Delhi U.P Border. As per land record of DDA, the land under reference is DDA acquired and possession taken over land and as per record the land was further transferred to CPWD for Central Road fund. The encroachment exists on approx 6 Acres of land.

The details of Court Cases on the land under reference is as under:

<table>
<tr><th>S.No</th><th>Case No</th><th>Title</th><th>NDOH</th><th>Remarks</th></tr>
<tr><td>1.</td><td>WPC 3133/1999

(High Court)</td><td>Shakuntla Sharma Vs DDA & Ors.</td><td>10.12.2024</td><td>Status Quo is maintained by Court vide order dated 19.04.2007</td></tr>
<tr><td>2.</td><td>Cont. (C) 1181/2022

(High Court) in WPC no.3133/1999</td><td>DDA Vs Metro India Ltd & Ors</td><td>27.11.2024</td><td>Pending before Hon'ble High Court for violation of status quo order dated 19.04.2007.</td></tr>
</table>
</td></tr>
</table>

						An application for early hearing is already filed in this case. NDOH was 27.11.24.
3.	Camp office be created in Amar Colony to facilitate processing of applications under PM- UDAY scheme and a report be submitted to the LG Secretariat.	Camp office has been created at Horticulture civil division no. -2 office complex near pashupati nath mandir, CBD ground, Shahdara delhi -32.				
4.	DDA to explore the possibility of developing Multi Level Car Parking at Karkardooma Court through auction mode.	Multi-Level Car Parking plot measuring 2061 sqm. is already earmarked in Facility Centre No.-17 at Karkardooma opposite to District Court Karkardooma. However, the matter pertaining to development of Multi-level car parking through auction mode is to be examine. Further, it is pertinent to mention here that a letter dated 13.12.2022 was issued to Registrar (M&C), Delhi High Court vide which the aforesaid land was proposed for allotment for construction of multilevel car parking, however, no reply has been received till date.				

RESOLUTION

Item No. 46/2024

Sub: Regarding permission of Authority for Permission of Use Premises in Use Zones under sub-clause 8(2) of MPD-2021 and relaxation for Development Control norms for construction of State Guest House, Govt. of Nagaland in 'Residential' Landuse under LBZ Area at plot 29, Dr. APJ Abdul Kalam Road, New Delhi.

File No. PLG/MP/0002/2024/ (Comp No. 80728)

1.0 Background

1.1 MoHUA vide letter dated 23.08.2023 forwarded the representation dt. 31.07.2023 of Joint Resident Commissioner, Govt. of Nagaland wherein relaxation in development control norms of the State Guest House has been sought.

1.2 DDA vide letter dt. 27.10.2023 requested to submit the agenda for consideration of Technical Committee under Sub/Clause 8(2) of MPD-2021.

1.3 Accordingly, NDMC vide letter dt. 06.05.2024 forwarded the Agenda for seeking relaxation to construct State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road, New Delhi.

2.0 Examination

2.1 The plot u/r (i.e. Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, New Delhi and falls within the Lutyens Bungalow Zone (LBZ).

2.2 The land use of the plot u/r is 'Residential' as per MPD-2021 and the approved Zonal Development Plan of Zone-D prepared under MPD-2001.

2.3 As per Sub/Clause 8(2) of MPD-2021, 'State Guest House' is a permissible use premise in the Residential Use Zone, for which permission from the Authority shall be required and as such there is no requirement for change of land use.

2.4 Since the plot falls within the Lutyens' Bungalow Zone (LBZ), approval from PMO shall be required.

2.5 After the approval from the Technical Committee, NDMC has to modify the layout plan in consultation with the L&DO.

3.0 Decision of Technical Committee Meeting held on 10.07.2024

The proposal was considered in T.C meeting dt. 10.07.2024 vide **Item No. 12/2024**. The decision of the Technical Committee is reproduced below:

> *"The agenda was presented by Chief Architect, NDMC. After detailed deliberations, the agenda item was approved for placing in the Authority for seeking permission under Clause 8(2) of Master Plan for Delhi 2021. Further, the development control norms shall be subject to all the statutory approvals, LBZ guidelines and approval of PMO."*
>
> (Minutes of TC Meeting enclosed as **Annexure- 'A'** and T.C. agenda dated 10.07.2024 as **Annexure- 'B'**)

4.0 Proposal

4.1 The proposal is placed before the Authority for seeking permission under sub-clause 8(2) of MPD-2021 - "Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)" for permitting 'State Guest House' in 'Residential' Use Zone. Once the Authority approves the proposal, the matter will be referred to the local body i.e. New Delhi Municipal Council for modification in the layout plan.

4.2 The Development Control Norms for State Guest House shall be as per the approval PMO, since the plot under reference falls in LBZ area.

5.0 Recommendation

The proposal in para 4.0 above is placed before the Authority for its approval.

RESOLUTION

ANNEXURE-A

दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छंठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली – ११०००२
फ. नो. : 011-23370507

आज़ादी का अमृत महोत्सव

ई. फाइल PLG/MP/0002/2024/F-1/ 79

दिनांक: 05.08.2024

बैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2024 held on 10.07.2024.

The 3rd Technical Committee Meeting of DDA for the year 2024 was held on 10.07.2024 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा अग्रवाल
05/08/2024
निदेशक (योजना),
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) – III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

1. Resident Commissioner, Nagaland House
2. JS (Estt & GEM)
3. Addl. Commissioner (Engg.), MCD
4. Chief Engineer (Building),HQ, MCD
5. Additional Chief Architect, V.C. Office, DDA

include the provisioning of equivalent area for the mandatory green / compensatory green required in lieu of the site proposed for the change of land use. Further, it was also recommended that shifting of the trees falling within the proposed site shall be done, as per due procedure and after seeking all necessary approvals as per law, before any development is taken up on the site.

The agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals. The final proposal for change of land use however shall be subject to provisioning of alternate land to be kept as green.

Item No. 12/2024

Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangazeb Road), New Delhi.
PLG/MP/0002/2024/-O/o DY DIRECTOR (PLG-GIS AND ZONE D)

The agenda was presented by Chief Architect, NDMC. After detailed deliberations, the agenda item was approved for placing in the Authority for seeking permission under Clause 8(2) of Master Plan for Delhi 2021. Further, the development control norms shall be subject to all the statutory approvals, LBZ guidelines and approval of PMO.

Item No. 13/2024

Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/ upgradation of infrastructure instead of 'Old College' norms as per MPD-2021.
PLG/MP/0001/2024/F-9/-AD(PLG-ZONE C)AP-III

The agenda was presented by Senior Architect, CPWD. It was informed that based on the initial construction done on site for Kirori Mal College, the buildings have been designed as an integrated campus and it is not possible to ascertain the areas under individual uses i.e. separate percentage of plot areas cannot be attributed to Residential / Administration Use.

Keeping in view the earlier approvals and the difficulties faced in adopting the norms of Old college, the agenda item was approved, in principle, for granting the development control norms of General College to Kirori Mal College in the view of recommendations of the CPWD i.e. plan sanctioning authority. It was also recommended that the plan sanctioning body shall ensure that the new proposal shall suitably integrate the existing buildings on site.

Item No. 14/2024

Regarding Change of Landuse of an area measuring 1.35 Ha. (approx.) from "Recreational (District Park)' to 'Residential' for the construction of Staff Quarters at Minto Road, New Delhi.
PLG/MP/0021/2020/F-20/ -O/o DY. DIRECTOR (PLG) MP AND DC/ AD (PLG- ZONE D)

The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)' to 'Residential" and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone – A and Zone –C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for the project and submitted to DDA.

ANNEXURE-B

दिल्ली विकास प्राधिकरण
योजना ज़ोन – डी, विकास मीनार
आई.पी.एस्टेट, नईदिल्ली--110002

AGENDA FOR THE TECHNICAL COMMITTEE

File No. F.1(25)2005/MP/Pt./
E-File No. *PLG/MP/0010/2020/F-1* ***(Comp. No.*** *44765)*

Date: 07.06.2024

विषय: Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. AGJ Abdul Kalam Road (Formerly Aurangazeb Road), New Delhi

संदर्भ: Chief Architect, NDMC letter No. I/100305/2024 dt. 06.05.2024.

NDMC vide aforementioned letter dt. 06.05.2024 has forwarded the Agenda for placing in the Technical Committee w.r.t. the proposal received from Joint Resident, Govt. of Nagaland (Applicant) for seeking relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road (formerly Aurangzeb Road), New Delhi. In this regard, the Agenda as submitted by NDMC has been examined and following is submitted:

1. The plot u/r (i.e., Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, New Delhi and falls within the Lutyens Bungalow Zone (LBZ).
2. The land use of the plot u/r is 'Residential' as per MPD-2021 and the approved Zonal Development Plan of Zone-D prepared under MPD-2001.
3. As per Sub/Clause 8(2) of MPD-2021, 'State Guest House' is a permissible use premise in the Residential Use Zone, for which permission from the Authority shall be required.
4. Since the plot falls within the Lutyens' Bungalow Zone (LBZ), approval from PMO shall be required.
5. After the approval from the Technical Committee, NDMC has to modify the layout plan in consultation with the L&DO.

In view of the above, the Technical Committee Agenda as forwarded by Chief Architect, NDMC w.r.t. proposed State Guest House under Sub-Clause 8 (2) of MPD-2021 is submitted for consideration of the Technical Committee, subject to separate permission from PMO for relaxation in Development Control Norms.

Asstt. Director (Plg.)
Zone-D

Director (Plg.)
Zone-D

Addl. Commissioner (Plg.)-IV

R-22/14/2023-Water Supply(Civil)

I/100305/2024

OFFICE OF THE CHIEF ARCHITECT
DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA, SANSAD MARG
NEW DELHI-110001

No. I./100305/2024 **Dated: 06.05.2024**

Director (Planning)
Zone-D,
Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi.

Receipt Central Dy. No. 1612
Dated. 09/05/24
R&D Section, Vikas Minar
Development Authority
Asstt.

Subject: **Relaxation for Construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road) , New Delhi.**

Reference: DDA letter no. F.1(25)2005/MP/Pt./D-14 dtd. 29.01.2024.

1. This has reference to the proposal received from Joint Resident, Govt. of Nagaland (Applicant) for seeking relaxation with respect to above subject. The Proposal has been examined by the NDMC and it has been observed that certain relaxations are required to process the case further for approval by NDMC.
2. It has been also noted that the applicant already approach MoHUA and DDA (through the MoHUA), for which the DDA has responded vide letter dated 29.01.2024 and as per the Para ii of said letter, DDA has informed that

   "as per Sub Clause 8 (2) of MPD-2021, 'State Guest House' is a permissible use premise in Residential Use Zone, for which permission from the Authority shall be require d and requisite agenda for the Technical Committee to be submitted by NDMC in this regard".
3. Accordingly, Agenda for relaxation has been prepared and submitted herewith. The Agenda has been prepared on the basis of information / documents provided by the Applicant.

DDA is requested to place the proposal for relaxation of the Technical Committee DDA and appraise the NDMC with decision on the same.

Signed by
Ashok Kumar Dhiman
Date: 06-05-2024 13:51:30

(ASHOK KUMAR DHIMAN)
CHIEF ARCHITECT

Copy to:
Joint Resident Commissioner,
Government of Nagaland,
29, Dr. APJ Abdul Kalam Road,
New Delhi-110011.

Nagaland House,
29, Dr. APJ Abdul Kalam Road,
New Delhi

AGENDA FOR TECHNICAL COMMITTEE

Item No.: /2024

Subject: **Relaxation for Construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road), New Delhi.**

1.0	**BACKGROUND**
1.1	An online proposal for Redevelopment (Demolition & Reconstruction) of Nagaland House has been received from Applicant i.e. Jt. Resident Commissioner, Government of Nagaland vide Scheme no. 0089 dated 16.08.2023, re-submitted on 26.09.2023 for construction of State Guest House of Govt. of Nagaland at 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road), New Delhi. The Applicant has proposed Development Control Norms as per Clause-4.4.3(I) of modified MPD-2021 & gazette notification dated 23.03.2016, permissible as State Guest House i.e. 50%-Ground Coverage, 200-FAR, Height - No Restriction (subject to clearance from AAI/CFO and other statutory/security clearances that may be required from time to time).
1.2	The said proposal received vide Scheme No. 0089 dated 16.08.2023 was examined and correspondence was sent to the applicant apprising that the requisite proposal was not admissible under Clause-4.4.3(I) & the Modified UBBL 2016, as the said piece of land in "Residential" landuse as per Zone-D of Zonal Development Plan and falls under the LBZ.
1.3	The proposal was resubmitted vide letter dated 27.02.2024 with proposed norms: - • Ground Coverage-40.28%. • FAR-132. • Height 17.50 Mtr., • Main building (2 basements + Ground Floor + 3 floors) • Annex Block (Ground Floor + 4 floors)
1.4	In the past, the plans for the said premises having 5 blocks of 3 storied building were sanctioned by the NDMC Committee vide its resolution no. 38 dated 15.02.1975 and the Occupation Certificate issued on valid upto 31.12.1977 (as per the available record).
1.5	**HISTORY:** • A perpetual lease in the month of Nov 1932 was executed between Secretary of State of India in Council on the one part and S. Sewa Gill on the other part, for the plot of land admeasuring 2.443 Acres for residential purpose. • The Mutation of said premises was issued vide Memorandum No.

L1-9/11(1)/64 dated 04-07-73 on the same term and condition of original deed in respect of Plot No. 1, Block No. 11 known as 29 Aurangzeb Road, New Delhi in the name of THE GOVERNOR OF THE STATE OF NAGALAND.

- Nirman aur Awas Mantralaya vide letter no. K-12014 (14) 73 UDI dated 25.7.74 addressed to Chief Engineer, PWD, Nagaland Govt., apprised that
  "It is understood that the proposal of the Nagaland Government is to construct the Guest House upto 3 storeys only. In that case the Government of India would have no objection for the proposed construction. You are requested to confirm that the construction would be confined to only 3 storeys."
- Ministry of Works & Housing made communication in the month of Sept 1974 addressed to Chief Engineer, P.W.D. Nagaland Government stating that
  "the construction of Nagaland Guest House on 29, Aurangzeb Road, New Delhi, will be confined to only three storeys, the Government of India have no objection to the construction of the proposed Guest House. You may now take up the matter with the DDA for permission under special appeal.
  You may commence the construction after getting the clearance from the DD Authority and after getting the building plans passed by the New Delhi Municipal Committee."
- The Chief Town Planner of Ministry of Work and Housing vide its letter no. F.66-DG/73 dated 04.12.1974 **(Copy enclosed)** addressed to NDMC intimated that, on the basis of recommendation, the comments of Ministry on Ground Coverage, FAR, setback lines & parking are as follows: -
  Ground Coverage Achieved – 15037 sq.ft. i.e., 14.10% within the maximum recommended ground floor coverage of 25%.
  Floor Area Ratio Achieved is 37.5 which is within the maximum floor area ratio of 60 recommended for this area.
  Height: The maximum height recommended for this area by New Delhi Redevelopment Advisory Committee (NDRAC) is 45 feet. The proposed buildings are only three storeyed and are within the maximum permissible limit of height.
  Parking Requirements: The parking requirement is 0.85 equivalent car space per thousand sq.ft. (92.90 sq.mt.) Each equivalent car space is 350 sq.ft. (32.50 sq.mt.) within the buildings and 250 sq.ft. (23.23 sq.mt.) in case of open areas. On the basis of detailed plans submitted by the Nagaland Government for the proposed Nagaland House, requirement of parking may be checked on the above-mentioned basis.
- NDMC vide letter no. CA/4670/BP dated 28.12.74 **(Copy enclosed)** has asked DDA to permit the Government Guest House viz. Nagaland House Complex in residential area under a case of special appeal in compliance of NDRAC's recommendations.

- NDMC communicated vide No. CA/4671/BP dated 28.12.74 **(Copy enclosed)** to the Nagaland House asking to furnish No Objection/ Clearance Certificate from Ministry of Work and Housing for permitting the construction of said proposal as a special case.
- DDA vide letter no. F.16(68)/73-MP dated 21.02.1975 addressed to NDMC has informed that
  "DDA has no objection to the proposed residential construction of guest house of the Government of Nagaland. The building plans may, therefore, be considered by the New Delhi Municipal Committee as per their own building bye-laws."
- NDMC vide letter no. CA/747-749 dated 17.03.1975, communicated that as per Reso. No.38 dtd.15.02.1975, the plans have been sanctioned for the construction of Nagaland House (5 Blocks of 3 Storeyed Building) at 29, Aurangzeb Road, and also asked to the applicant to get these plans approved from L&DO separately.

2.0 Examination

2.1 **Permissible /Proposed Norms as per the provisions of MPD-2021/ ZPD/ Layout Plan**

Applicant vide letter no. NHD/RC/AR/2015/Pt-1 dated 27th February 2024 has submitted its proposal having

Description	MPD Norms under which the proposal has been submitted	Proposal of Nagaland House
1. Ground Coverage	50%	40.28
2. FAR	200	132
3. Height	No Restriction (Subject to clearance from AAI/ Fire Department and other statutory/ security clearances that may be required from time to time) - In case of Sub-Zone D-13 of Zone-D, the maximum height is capped at 26 mt (subject to Fire and other statutory/ security clearances that may be required from time to time).	17.5 metres

Note: The premise falls under the "**Residential**" use zone as per the Zone-D of Zonal Development Plan of MPD-2021 and is within the LBZ area. Hence, for the relaxation for use of State Guest House, the approval of DDA, Technical Committee is required alonwith relaxation in Development Control Norms for which the proposal shall be separately sent to PMO through MoHUA.

2.2 Any other information — a) The premises falls in LBZ as per the Zonal

	such as Land Status/ Legal status of land/ Any Court Case against the land under reference.	Plan-D of MPD 2021. b) Land use of the said premises, as per Zonal Plan-D, is earmarked for Residential facing, Dr. A.P.J Abdul Kalam Road (earlier known as Aurangzeb Road). c) The said plot of land is abutting Dr. A.P.J Abdul Kalam Road (formerly Aurangzeb Road) having ROW 37.58 metres and another side Tuglak Road having ROW 37.58, further remaining other two sides are surrounded by other properties. d) As per the perpetual Lease, the said piece of land was leased for 'Residential' use and DDA had also given NOC vide its letter dated 21.02.1975 for residential construction of Guest House of Govt. of Nagaland. e) Regarding the relaxation for use & Development Control Norms for the said piece of land. Nagaland House had made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA. The DDA and MoHUA has given their comments to the Nagaland House vide its letter dtd. 29.01.2024 and 29.12.2023 respectively. **(Copies enclosed)**
2.3	Planning Observations:	Regarding the relaxation for use & Development Control Norms for the said piece of land. The Applicant had made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA. The DDA and MoHUA has given directions to the Nagaland House vide its letter dtd. 29.01.2024 and 29.12.2023 respectively. **(Copy enclosed)**
3	**Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015**	
A.	**As per the MoUD, GoI letters dated 04.09.2015**	
	Information required	**Explanatory Background**
I.	Background Note indicating the current situation / provisions;	Currently, the land is used for residential construction of guest house of the Government of Nagaland and shall be used as State Guest House of the Government of Nagaland

II.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Yes Similar Proposal have been considered by the DDA & Ministry time to time and on case to case basis
III.	What were the specific recommendations of the Authority with regard to the proposal;	DDA has given directions vide its letter dtd. 29.01.2024. Accordingly, the Agenda for Technical Committee has been prepared for allowing permissible use ***"State Guest House"*** in residential zone at said piece of land. The proposal is to be considered by the Technical Committee as per Section 11-A of DD Act 1957 and further action will be taken as per recommendation of the Authority.
IV.	How and why the proposal was initiated;	Applicant submitted a proposal through online portal for approval of Demolition & Re-construction in r/o Nagaland House, 29, Dr. APJ Abdul Kalam Road, New Delhi for the purpose of State Guest House proposing certain relaxations in Development Control Norms under LBZ area. The proposal is for the public interest of State Govt. to be constructed/ built for the people in the National Capital at New Delhi for the use for the people of State of Nagaland.
V.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	The height of the building has been proposed within the urban form of the area as per as per Clause-4.4.3(I) of MPD 2021, as there is no High-rise building is in the vicinity of this plot. The Present Proposal has restricted height of 17.50 meter which may be allowed, if acceptable to the competent Authority. The proposal is for the public interest of State Govt. have constructed/ built

		their house in the National Capital at New Delhi.
VI.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	This would facilitate the ease in functioning of the State of Nagaland by providing accommodation facility for Nagaland State officials and visitors to the National Capital.
VII.	How the proposal will benefit in the development and economic growth of the city;	This would facilitate the ease in functioning of the State of Nagaland by providing accommodation facility for Nagaland State officials and visitors.
VIII.	What are the provisions corresponding to the proposed policy / change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi?	Not Applicable
IX.	What will be the public purpose served by the proposed modifications;	State Guest House for the visitors of the Nagaland State to the Capital of the Country serving the people of the state.
X.	What is the number of people / families / households likely to be affected by the proposed policy;	Not available.
XI.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes. The present proposal is within the provisions of MPD-2021 norms.
XII.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc and if yes, what action has been taken to bring about such changes;	Yes, the proposal, if approved shall allow construction of "State Guest House" in LBZ area having Landuse as "Residential" in Zonal Plan of Zone-D.

XIII.	Whether the departments/ organizations/ Ministries related with the proposal have been consulted and if yes what were their views and how they were disposed;	Yes. Regarding the relaxation for Use & Development Control Norms for the proposed State Guest House at said piece of land, Applicant has made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA. The DDA and MoHUA has given their comments to the Nagaland House vide its letter dated 29.01.2024 and 29.12.2023 respectively. **(Copies enclosed)**
XIV.	Whether the relevant guidelines/ orders of DOPT, Ministries of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	Not Applicable
XV.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal Officer to be contacted by the Ministry regarding the proposal	Er. Harkesh Meena, Executive Engineer (Building Plan), Architecture and Environs Department, New Delhi Municipal Council, Palika Kendra, Sansad Marg, New Delhi-110001
B.	**As per the MoUD, GoI letters dated 07.04.2015**	
	Information required	**Explanatory Background**
I.	Whether the land is government or private and who is the land-owning agency?	The Mutation of Land was issued vide Memorandum No. L1-9/11(1)/64 dated 04-07-73 on the same term and condition of original deed in respect of Plot No. 1, Block No. 11 known as 29 Aurangzeb Road, New Delhi in the name of THE GOVERNOR OF THE STATE OF NAGALAND.
II.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Regarding the relaxation for use & Development Control Norms for the said piece of land, Nagaland House had made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA.

		The DDA and MoHUA has given their comments to the Nagaland House vide its letter dtd. 29.01.2024 and 29.12.2023 respectively. **(Copies enclosed)**
III.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	DDA to prepare the same.
IV.	What is the public purpose proposed to be served by modification of MPD and or change of land use?	This would facilitate the ease in functioning of the State of Nagaland by providing accommodation facility for Nagaland State officials and visitors to the national capital.
V.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	The said piece of land shall be earmarked as "State Guest House" (SG), in the Zone –D of Zonal Development Plan, if the State Guest House norms are approved.
VI.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There will be no impact / implications, on general public, Law and order etc.
VII.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case pending in any court of Law as informed by the Nagaland House.
4	**Proposals:** a) The Govt. of Nagaland has proposed State Guest House under Sub Clause 8 (2) of MPD-2021 at 29 Dr. APJ Abdul Kalam Road, New Delhi vide its letter dated 27.02.2024 with following: - • Ground Coverage-40.28%. • FAR-132. • Height 17.50 Mtr.. • Main building (2 basements + Ground Floor + 3 floors) • Annex Block (Ground Floor + 4 floors) b) The said piece of land falls in the LBZ area, Zone –D of MPD-2021, having "Residential" use on which the LBZ norms/ guidelines are applicable. The lease of the said plot was also for residential use.	

However, DDA vide letter no. F.16(68)/73-MP dated 21.02.1975 had already permitted the residential construction of guest house of the Nagaland House.

c) In the instant case, the DDA vide letter dated 29.01.2024 has communicated to the Jt. Resident Commissioner, Government of Nagaland and copy to NDMC with the following comments:

"ii. As per Sub Clause 8 (2) of MPD-2021, 'State Guest House' is a permissible use premise in Residential Use Zone, for which permission from the Authority shall be required and requisite agenda for the Technical Committee to be submitted by NDMC in this regard."

d) In view of Para a, b & c above, the proposal, submitted by Joint Resident Commissioner, Government of Nagaland, for construction of State Guest House to NDMC, on a plot admeasuring 2.443 Acres located at Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road) falling under "Residential" Landuse in LBZ Area in Zone-D of MPD 2021, is allowed for "State Guest House" being a permissible use under Sub Clause 8 (2) of MPD-2021 in Residential Use Zone.

e) For relaxation in Develoopment Control Norms the applicant is directed to seeks separate permission from PMO through MoHUA, GoI .

5 . **Recommendations**

The proposal at Para -4 (d) above is placed before Technical Committee for consideration & approval.

CHIEF ARCHITECT
(NDMC)

EXECUTIVE ENGINEER(BP)
(NDMC)

ASSISTANT ENGINEER(BP)
(NDMC)

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NEW DELHI MUNICIPAL COMMITTEE
TOWN HALL : NEW DELHI

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No. CA/4671/BP Date 28.12.74

The Asstt. Executive Engineer
Construction Sub Division, PWD
Nagaland
29-Aurangzeb Road
New Delhi.

Subject:- Construction of Nagaland House at 29-Aurangzeb Road.

With reference to your buildingapplication dated 25.11.74, regarding the subject cited above, it it stated that the case was referred to Chief Planner, Design Group, Min. of Works & Housing and who vide his letter dt. 4/7 Dec. 1974, has now intimated to this office that the New Delhi Municipal Committee may consider the building plans of Nagaland State Guest House on 29-Aurangzeb Road for sanction provided they have specially permission from the Government as the build-activity on the basis of the NDRAM's recommendations for this area has not been cleared by the Government so far.

TESTED
JE COPY

In view of this, you are required to furnish to this office necessary No Objection/clearance Certificate from the Min. of Works & Housing permitting you to construct the said proposal as a case of special permission. Further necessary Action for the consideration of the said proposal for its approval could only be taken after you have furnished the necessary No Objection Certificate from the Min. of Works & Housing

PRAMOD SHARMA
ASSISTANT ENGINEER
ARCHITECT DEPARTMENT
NEW DELHI MUNICIPAL COMMITTEE

o/c V.N. Vasudeva 27/12/74
(V.N. Vasudeva)
Chief Architect.

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77-A

DESIGN GROUP
MINISTRY OF WORKS & HOUSING
GOVERNMENT OF INDIA

Vigyan Bhavan Annexe-II,
New Delhi-110011.

No. F.66-DG/73 the 4th December, 1974.

To

Shri V.N.Vasudeva,
Chief Architect,
New Delhi Municipal Committee,
Town Hall, New Delhi.

Please refer to your letter No.CA/4387/BP dated 2.12.1974 regarding the plans for the construction of Nagaland House at 29, Aurangzeb Road. This plot forms part of the privately leased area South of Rajpath, the New Delhi Redevelopment Advisory Committee's recommendations regarding which have been formulated and submitted to Government in November, 1974 for approval. On the basis of these recommendations our comments on ground floor coverage, floor area ratio, set-backlines and parking requirements are given as under:

Ground floor coverage achieved is 15037 sq.ft. i.e. 14.10 per cent which is within the maximum recommended ground floor coverage of 25 per cent.

Floor area ratio achieved is 37.5 which is within the maximum floor area ratio of 60 recommended for this area.

Set-backlines: as per recommendations by New Delhi Redevelopment Advisory Committee, for each and every plot in the privately leased area, building envelope to the extent of 40 to 45 per cent of the plot area has been worked out and therefore, there shall not be customary standard set-backlines for the plots in this area. The building proposed by the Nagaland Government on 29, Aurangzeb Road are within the proposed building envelope. Also approach to the buildings on the plot has been indicated as per recommendations of New Delhi Redevelopment Advisory Committee.

Height: The maximum height recommended for this area by New Delhi Redevelopment Advisory Committee is 45 feet. The proposed buildings are only three storeyed and are within the maximum permissible limit of height.

Parking requirements: As per New Delhi Redevelopment Advisory Committee recommendations regarding the

1674/PA/74 7.12.74
2225/BP 9.12.74
Please see for further n.a. approval as per A
J.N.Vasudeva 7/12/74

ATTESTED/-
TRUE COPY

PRAMOD SHARMA
ASSISTANT ENGINEER
ARCHITECT DEPARTMENT
NEW DELHI MUNICIPAL

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CamScanner

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B Hotels, Boarding Houses, Hostels, Lodging Houses and Motels, the Government Guest Houses are permitted in the residential areas if allowed by the Delhi Development Authority after special appeal. According to the regulations recommended for this use, the parking requirement is 0.85 equivalent car space per thousand sq.ft. (92.90 sq.metres). Each equivalent car space is 350 sq.ft. (32.5 sq.metres) within the buildings and 250 sq.ft. (23.23 sq.metres) in case of open areas. On the basis of detailed plans submitted by the Nagaland Government for the proposed Nagaland House, requirement of parking may be checked on the above mentioned basis.

Recommendations of New Delhi Redevelopment Advisory Committee regarding the elimination of compound wall and preservation of trees in the area are also relevant to the sanction of buildings on this plot. Therefore, the New Delhi Municipal Committee may consult report and recommendations regarding the privately leased bungalow area south of Rajpath for this and other relevant issues.

K In the light of above the New Delhi Municipal Committee may consider the building plans of Nagaland State Guest House on 29-Aurangzeb Road for sanction provided they have special permission from the Government as the building activity on the basis of the N.D.R.A.C.'s recommendations for this area has not been cleared by the Government so far.

B.G. Fernandes

(B.G. FERNANDES)
CHIEF TOWN PLANNER.

Please report of A, B & C below immediately -

ATTESTED
TRUE COPY

PRAMOD SHARMA
ASSISTANT ENGINEER
ARCHITECT DEPARTMENT
NEW DELHI MUNIC.

042

No. K-20013/2/2023-DD.I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated: 29th December, 2023

To

Chairperson NDMC,
Palika Sadan, New Delhi.

Subject: Redevelopment of Nagaland House at 29, Dr. APJ Kalam Road- seeking Relaxation in Development Control Norms under LBZ Area- Regarding.

Sir,

I am directed to refer to State Govt. of Nagaland's proposal vide their letter No.NHD/RC/AR/2015/PT-1 dated 31.07.2023 regarding redevelopment of Nagaland House at 29, Dr. APJ Kalam Road and seeking relaxation of Development Control Norms under LBZ Area. The same was taken up with DDA and DDA vide its letter No.F.1(25)2005/MP/Pt./34-G dated 27.10.2023 has commented as under:

i. The plot u/r (i.e Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, New Delhi and falls in Lutyens Bungalow Zone (LBZ)
ii. The land use of the plot u/r is Residential as per MPD-2021 and approved Zonal Development Plan of Zone-D prepared under MPD-2001.
iii. As per Sub/ Clause 8(2) of MPD-2021, 'State Guest House' is a permissible user premise in Residential Use Zone, for which permission from Authority shall be required and requisite agenda for Technical Committee to be submitted by NDMC in this regard.
iv. The approval for relaxation in Development Control Norms as sought in the representation dated 31.07.2023 is to be taken from Prime Minister's Office, since the plot u/r falls in Lutyens Bungalow Zone.

2. In view of above, NDMC is requested to take further action in the matter. NDMC is also requested to confirm whether permissions as required in L&DO's NOC letter No.L&DO/L-1-/9/11/(1)/23/34 dated 21.04.2023 from National Monuments Authority, Archaeological Survey of India and all other concerned Government Agencies, have been received or not.

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Contd...2/-

3. NDMC may also confirm whether NOC dated 21.04.2023 is sufficient to take up the matter with PMO or any revised NOC is required to be issued including modification of layout plan by NDMC in consultation with L&DO.

Encl: as above

Yours faithfully,

(U.K. Tiwari)
Under Secretary to Govt. of India
Tel. No.23061681

Copy to:

1. Joint Resident Commissioner, Government of Nagaland, Nagaland House.
2. Vice Chairman, DDA, Vikas Sadan, New Delhi.
3. Dy. L&DO, L&DO, M/oHUA, Nirman Bhawan.

दिल्ली विकास प्राधिकरण
Delhi Development Authority
योजना ज़ोन डी
Planning Zone-D
6th मंजिल, विकास मीनार
6th Floor, Vikas Minar
आई.पी.एस्टेट, नई दिल्ली- 110002
I.P. Estate, New Delhi -110002
दूरभाष no: 23370959

संख्या. F.1(25)2005/MP/Pt./ D-14 दिनांक: 29.01.2024
(Comp. No. 44765) E-File No. PLG/MP/0010/2020/F-1

सेवा में,

Joint Resident Commissioner
Government of Nagaland
29, Dr. APJ Abdul Kalam Road,
Nagaland House, New Delhi-110011.

विषय: **Regarding demolition & reconstruction in r/o Nagaland House at 29 Dr. APJ Abdul Kalam Road, New Delhi (Relaxation in Development Control Norms under LBZ area).**

संदर्भ: Govt. of Nagaland letter No. NHD/RC/AR/2015/Pt-I/784 dt. 28.11.2023 enclosing therewith, Chief Architect, NDMC letter dt. 20.11.2023.

Sir,

This is with reference to letter dated 28.11.2023 on the above cited subject. In this regard, it is to submit that the matter was earlier examined and reply was sent to MoHUA vide letter dated 27.10.2023 (Copy enclosed). Further, the following is re-submitted:

i. The plot u/r (i.e. Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, and falls in Lutyens Bungalow Zone (LBZ). The land use of the plot u/r is 'Residential' as per MPD-2021 and approved Zonal Development Plan of Zone-D prepared under MPD-2001.
ii. As per Sub Clause 8 (2) of MPD-2021, 'State Guest House' is a permissible use premise in Residential Use Zone, for which permission from the Authority shall be required and requisite agenda for the Technical Committee to be submitted by NDMC in this regard.
iii. The approval for relaxation in Development Control Norms as sought in the representation is to be taken from Prime Minister's Office, since the plot u/r falls in Lutyens Bungalow Zone.

This issues with the approval of the Competent Authority.

Encl: As Above

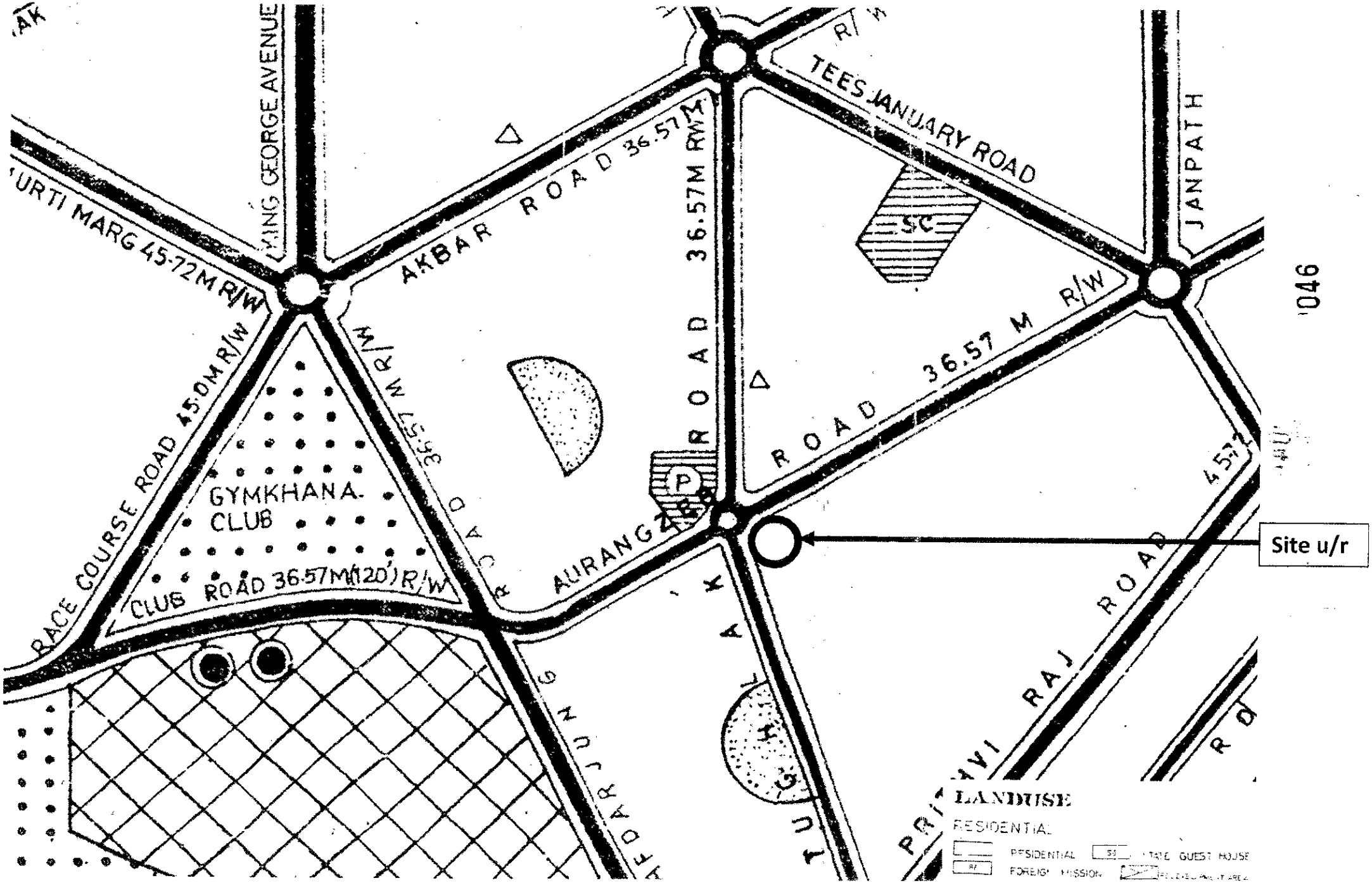
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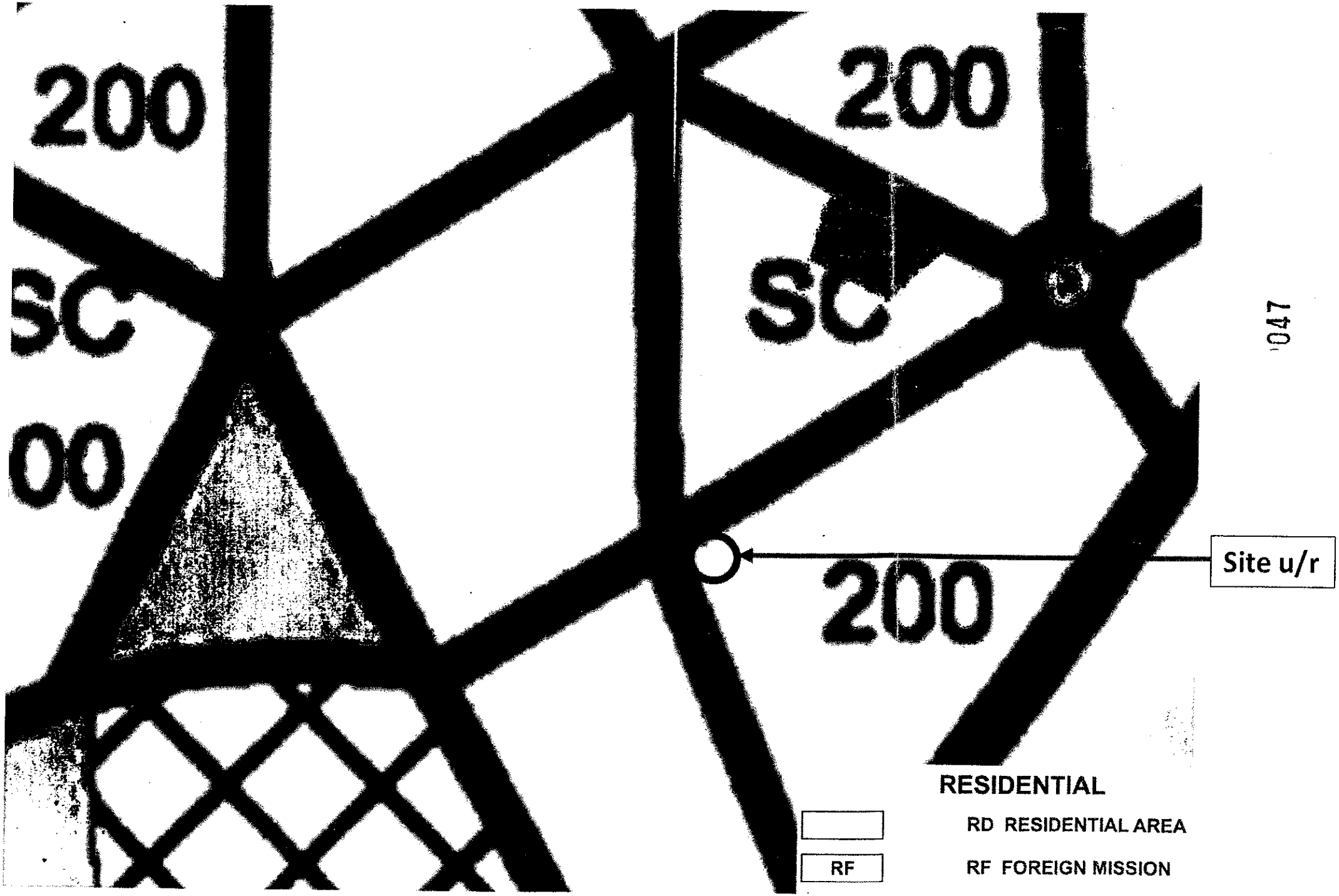
1. Under Secretary (DD-I), Ministry of Housing and Urban Development, Government of India, Nirman Bhawan, New Delhi-110011.
2. Chief Architect, New Delhi Municipal Council, Palika Kendra, New Delhi-110001.

शिखा भार्गव
29/01/2024
निदेशक (यो.) ज़ोन डी

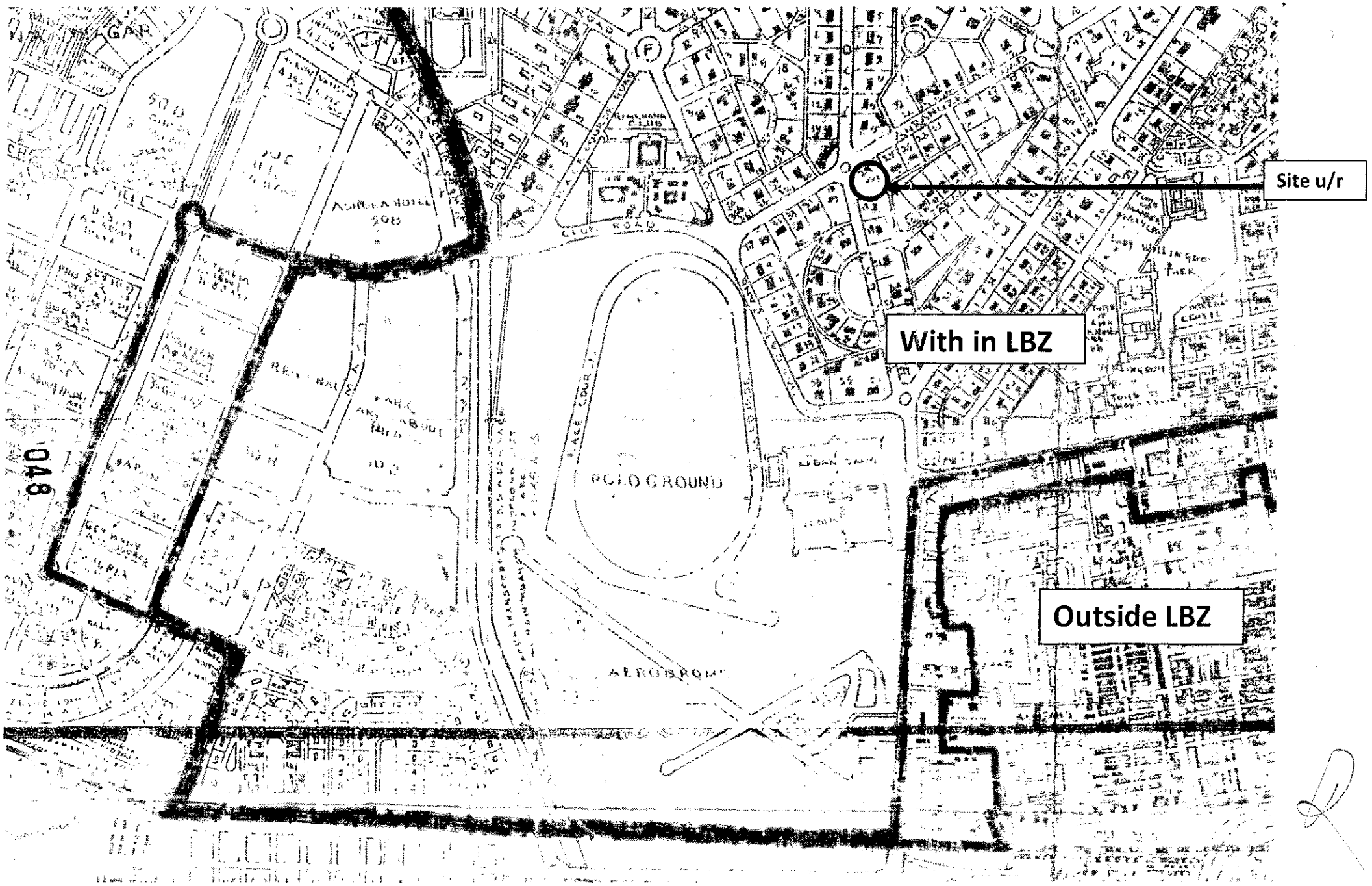
PART PHOTOCOPY OF APPROVED ZDP OF ZONE –D PREPARED UNDER MPD-2001 (NOTIFIED ON 01.10.1999)



PART PHOTOCOPY OF MASTER PLAN OF DELHI 2021



PART PHOTOCOPY OF LBZ MAP-2003



Item No. 47/2024

Sub: Proposed change of landuse of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

(File No.PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG) ZONE E AND O)

- The proposal is regarding the change of landuse for an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)' at Pocket-B, Integrated Freight Complex, Gazipur for Pig Shelter.
- The proposal was approved in the Technical Committee held on 10.07.2024 vide item no. 15/2024.
- The proposal is now placed for approval of the Authority for issuance of the public notice for inviting objections/ suggestions from the public under section 11-A of DD Act, 1957.

1.0 BACKGROUND:

1.1 The Division Bench of Hon'ble High Court of Delhi vide order dated 10.08.2011 in W.P.(C) No. 11150/2009 had directed DUSIB, MCD and DDA to take steps for shifting of Piggeries located at Block 30, Trilokpuri, to a new location (**Annexure- I**).

1.2 Subsequently, IL Department, DDA vide letter dated 31.07.2023 allotted a recreational land measuring 900 sq.yds for shifting of pig shelters at Pocket-B, IFC Gazipur to DUSIB.

1.3 Recently, Hon'ble High Court vide order dated 18.01.2024 has directed the following (**Annexure- II**):
"DDA shall take the appropriate steps for conversion of the use of the aforesaid land within an outer limit of six months, so that the usage of the land can be done by the DUSIB accordingly for the purposes of pig shelters."

2.0 EXAMINATION:

2.1. The landuse of the site is 'Commercial (C2-Wholesale & Warehousing)' as per MPD-2021 and 'Recreational (Community Park/ Park/ Multipurpose/ GR)' as per Zonal Development Plan of Zone-E. As per the approved layout plan, the site is earmarked for 'Recreational'.

2.2. As per LM Department, DDA, the site under reference is DDA land, under the jurisdiction of Horticulture Division-7 and there is no litigation on the said land.

2.3. As per MPD-2021, Chapter-13, Table 13.26 (Distributive Services), 'Piggery' is a layout level facility under 'Public & Semi-Public facilities' landuse.

3.0 DECISION OF THE TECHNICAL COMMITTEE:

The proposal was placed in the Technical Committee meeting held on 10.07.2024 vide item no. 15/2024. The decision of the same is as under (**Annexure- III**):

'The agenda was presented by Director (Plg.) Zone- E&O. After detailed deliberations it was decided that, the provisioning of equivalent area for mandatory green/ compensatory green shall be ensured in lieu of the site proposed for the change of landuse from Recreational to Public & Semi-public.

Accordingly, the agenda item was approved and recommended for further processing under section 11A of DD Act, 1957 subject to all the statutory approvals.'

4.0 PROPOSAL:

4.1. Based on the recommendation of Technical Committee at Para-3, the change of landuse is proposed with the following details:

Location	Proposed Area	Landuse	Landuse changed to	Boundaries (as per Layout Plan)
Pocket-B, Integrated Freight Complex, Gazipur	752.51 sqm (900 sq. yds.)	**As per MDP-2021: Commercial** (C-2: Wholesale & Warehousing) **As per ZDP of Zone E: Recreational** (Community Park/ Park/Multipurpose/GR)	Public and Semi-Public (PS-1)	**North:** Recreational / NH-24 **South:** Wholesale (Fish Market) **East:** Recreational / 45m ROW (Dr. Hedgewar road) **West:** 30m ROW Road

The location of the site proposed for change of landuse marked in part Zonal Development Plan of Zone-E and Sketch Plan is annexed as **Annexure- IV** and **Annexure-V** respectively.

4.2. In order to compensate the green area, a piece of land measuring 752.51 sqm (900 sq.yds) falling in 'Public & Semi-Public' landuse as per Zonal Development Plan of Zone-E has been identified at Facility Centre – 23. As, the green area measuring 752.51 sqm is a layout level facility, change of land use for the same shall not be required and the same shall be maintained as 'Green' (**Annexure-VI**).

5.0 RECOMMENDATION:

The proposal as given in Para 4.0 above is put up for consideration of Authority for processing the change of landuse and inviting objection / suggestions from the public as per provisions under Section 11-A of DD Act, 1957.

RESOLUTION

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
\+ **Writ Petition (Civil) No. 11150/2009**

% **Date of Decision:** August 10, 2011

Uttar Pradesh Bihar Naagrik Parishad ....Petitioner
Through Mr. A.K. Mishra, Mr. Ajay Tiwari, Advs

VERSUS

State of NCT of Delhi & Ors. .....Respondents
Through Ms. Megha Bharara, Adv. for
Ms. Ruchi Sidhwani, Adv. for Respondent No. 1.
Mr. O.P. Saxena for DUSIB.

CORAM:
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE SANJIV KHANNA

ORDER

SANJIV KHANNA, J.

Uttar Pradesh Bihar Naagrik Parishad has filed the present Public Interest Litigation for removal/shifting of pig shelters/huts situated at 30 Block, Trilokpuri, Delhi and for construction of a Community Hall on the said land after removal of the pig shelters/huts.

2. Trilokpuri is a re-settlement colony which came into existence in the year 1976. Pig shelters/huts were developed in Block 30, Trilokpuri by Delhi Development Authority.

3. During the last more than 30 years, Trilokpuri has become thickly

populated due to urbanization. The area is no longer scantily populated but today it is a well lived in residential colony. With the passage of time, the pig shelters/huts have created problems due to unhygienic conditions created by them which is hazardous to the health and life of the residents. It is pointed out that the piggeries have become a nightmare specially during monsoon. This is clearly reflectable in the photographs which have been placed on record. It appears that these piggeries are breeding ground for diseases.

4. As per the Master Plan for Delhi 2021, piggeries are only permitted in green belt and agricultural land. Some other restrictions/ stipulations are also provided.

5. Keeping in view the aforesaid facts vide order dated 26th August, 2009, Slum & JJ Department, MCD now known as Delhi Urban Shelter Improvement Department, was directed to file a plan for re-location of pig-shelters/huts, within a period of six weeks. MCD by order dated 21st October, 2009, was directed to conduct survey after ascertaining the original allottees and the present occupants/owners of the piggeries. In the subsequent order dated 25th November, 2009, it was

recorded that the pig shelters were found to be in a dilapidated condition and it was also noticed that most of the original allottees were no longer there and third persons have been unauthorisedly inducted. DDA was directed to file an affidavit suggesting measuring for relocation of the piggeries in accordance with the Master Plan of Delhi, 2021.

6. However, MCD and DDA were unable to resolve the problem regarding issue of relocation of the piggeries. By order dated 8th December, 2010, it was directed the MCD and DDA shall hold a meeting in the office of the DDA and submit a joint report. Thereafter, a joint report was filed in this Court and it was pointed out that a new site has been selected to shift the piggeries to a village in Ghazipur, NH-24, Delhi.

7. Thereafter, the following order was passed on 30th March, 2011:

> "Mr. R.K. Bali, learned counsel appearing for the respondent Nos. 4 to 23, who are the affected parties, has submitted that they have no objection to move to the alternative site at Ghazipur. Ms. Shobhana Takiar, learned counsel appearing for the Delhi Development Authority has submitted that the land is to be allotted by the Delhi Urban Shelter Improvement Board. Mr. O.P. Saxena, learned counsel for the Board has submitted that

> the Board as no objection to give the alternative site but the DDA is insisting for payment. Needless to say, after the affected parties leave the land, the same will come to the Board. Thus, the Board can discuss with the authorities of the DDA for exchange of land so that the controversy can be put to rest and the pollution can be avoided.
>
> Let the authorities of the Board and the authorities of the DDA discuss the matter and try to arrive at a solution by the next date of hearing.
>
> Call on 11th May, 2011."

8. On 11th May, 2011, the case was adjourned to 2nd June, 2011 and then to 10th August, 2011 to enable the respondents to take further steps.

9. In view of the aforesaid development we are not inclined to keep the writ petition pending and directions are issued to respondent Nos. 1 to 3 to take steps for shifting of piggeries to the new location within a period of four months from today. Any inter-se issues or disputes between respondent Nos. 2 and 3 will be resolved by having a joint meeting and in case they are not able to resolve the dispute, meeting will be held between the Director of Delhi Urban Shelter Improvement Board and the Vice-chairman, DDA. Allotment of piggeries at the new site will be made in terms of the policy decision by the respondents. The land owning agency will decide how to use the land which will be available after the piggeries are shifted.

10. The writ petition stands disposed of accordingly.

SANJIV KHANNA, J.

CHIEF JUSTICE

August 10, 2011
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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

\+ CONT.CAS(C) 136/2017 & CM APPL. 6064/2017

UTTAR PRADESH BIHAR NAGRIK PARISHAD ..... Petitioner

Through: Mr. A.K. Mishra, Mr. Sudhanshu Dwivedi, Advocates (M:9650732474)

versus

MANMOHAN & ANR. ..... Respondents

Through: Mr. Arun Birbal, Mr. Varun Gupta, Mr. Sanjay Singh, Advocates for DDA(M:9958118327)

Ms. Aakriti Garg and Mr. Parvinder Chauhan, Advocates for DUSIB (M:8077154576)

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

% **18.01.2024**

1. This matter is taken up for hearing today, as 17th January, 2024 was declared a holiday on account of Guru Gobind Singh Birthday.

2. The present contempt petition has been filed alleging non-compliance of the order dated 10th August, 2011 passed by the Division Bench of this Court in *W.P. (C) 11150/2009*. By way of the said order, directions had been given to the respondents for relocation of piggeries from 30 Block, Trilokpuri, Delhi to village Ghazipur, NH-24, Delhi within four months. Since there was continued failure on the part of the respondents in shifting of the said pig shelter, the present contempt petition came to be filed.

3. The facts on record categorically show that this Court has recognized the necessity to relocate the pig huts to a designated Green Belt area in

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The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.
The Order is downloaded from the DHC Server on 05/08/2024 at 14:51:19

village Ghazipur, Delhi. Further, clear directions had been given to the Delhi Development Authority ("DDA") to allot land for purposes of relocating the pig shelters.

4. Mr. Arun Birbal, learned Standing Counsel for the DDA submits that the DDA has already complied with the aforesaid directions passed by Division Bench of this Court and has allotted land at Site No. 3, Pocket B IFC Gazipur, Delhi .In this regard, he draws the attention of this Court to the order dated 03rd August, 2023, which reads as under:

> *"1. Mr. Birbal, learned standing counsel has handed over a letter dated 31.07.2023 allotting 900 sq. yards for shifting of pig shelters at Site No. 3, Pocket B IFC Gazipur, Delhi to DUSIB, GNCTD.*
>
> *2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.*
>
> *3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land.*
>
> *4. In addition, as per the letter a sum of Rs. 1,35,04,950/- is required to be paid by DUSIB for the land.*
>
> *5. Member (DUSIB), Mr. SK Singh is present in Court and need not be present in Court on the next date of hearing.*
>
> *6. List on 21.08.2023."*

5. It is submitted that pursuant to the aforesaid directions of this Court, steps are being taken by the DDA to change the user of the aforesaid land from recreational to green, so that pig shelters can be shifted to the aforesaid land by the Delhi Urban Shelter Improvement Board ("DUSIB").

6. Having heard learned counsel for the parties, this Court notes that vide letter dated 31st July, 2023, the DDA has already allotted land measuring 900 Sq. at Site No. 3, Pocket B IFC Gazipur, Delhi to DUSIB for shifting of pig shelters.

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7. Further, this Court also notes that vide Minutes of the Meeting dated 12th January, 2024, the DDA has already taken a decision for the purposes of converting the user of land in question from recreational purposes to Green Belt, so that the land allotted to DUSIB can be used for shifting of piggeries. The Minutes of the Meeting dated 12th January, 2024 issued by the DDA, Institutional Land Branch, is reproduced as under:

> *"**Minutes of the meeting***
>
> *A meeting was held on 28.12.2023 at 11:00 AM under the chairmanship of PC (LD) to discuss the further course of action with respect to the Order of Hon' ble High Court dated 03.08.2023 in Cont. CAS (C) 136/2017, CM APPL. 6064/2017, Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan Anr regarding shifting of Pig Shelter.*
>
> *2. A list of officers who attended the meeting is attached as Annexure - A.*
>
> *3. Brief on the subject matter and directions of Hon'ble High Court are summarized as under:-*
>
> *i. In pursuance of the Order dtd 25.01.2023 of Hon'ble High Court on the subject matter, a Demand cum Allotment letter dated 31.07.2023 was issued to DUSIB for land measuring 900 Sq.yards for shifting of Pig shelters at Site no.3, Pocket B, IFC Ghazipur, Delhi.*
>
> *ii. The case was heard on 03.08.2023 in Hon'ble High Court and point no. 2 & 3 of the Order dtd 03.08.2023 are re-iterated as under:*
>
> *2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.*
>
> *3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land.*
>
> *iii. In pursuance of the Hon'ble High Court Order dated 03.08.2023. Planning Deptt. examined the issue regarding identification of another suitable piece of land and stated that as per the vacant Land inventory of Engineering Department, no land of 900 Sq Yards is available in 'Agriculture/Green belt' falling in Planning Zone-E. Hence, IL wing may explore the availability of Land for the purpose of Pig shelter as per their record.*

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4. After due deliberation and detailed discussion, it was unanimously decided that since the land allotted to DUSIB for shifting of Piggeries is meant for recreational purpose and Piggery being a permitted activity only in Green Belt use Zone as per MPD-2021, hence, an agenda may be placed before the Authority by Planning Department for Change of Land Use of the said land.

5. The meeting ended with vote of thanks to the Chair."

8. Considering the aforesaid, it is seen that substantive steps have already been taken by the DDA for compliance of the directions as contained in the order dated 10th August, 2011 regarding relocation of piggeries to village Ghazipur.

9. At this stage, Mr. Arun Birbal, learned Standing Counsel for DDA submits that the aforesaid exercise for conversion of land use from recreational purpose to Green Belt will take minimum of four months.

10. In that view of the matter, it is expected that the DDA shall take the appropriate steps for conversion of the use of the aforesaid land within an outer limit of six months, so that the usage of the land can be done by the DUSIB accordingly for the purposes of pig shelters.

11. With the aforesaid directions, the present contempt petition is disposed of. However, liberty is granted to the petitioner to revive the present contempt petition, in case any grievance still survives.

MINI PUSHKARNA, J

JANUARY 18, 2024
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दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली – ११०००२
फ. नो. : 011-23370507

आज़ादी का अमृत महोत्सव

ई. फाइल PLG/MP/0002/2024/F-1/ 79

दिनांक: 05.08.2024

बैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2024 held on 10.07.2024.

The 3rd Technical Committee Meeting of DDA for the year 2024 was held on 10.07.2024 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा अग्रवाल 05/08/2024
निदेशक (योजना),
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) – III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

1. Resident Commissioner, Nagaland House
2. JS (Estt & GEM)
3. Addl. Commissioner (Engg.), MCD
4. Chief Engineer (Building),HQ, MCD
5. Additional Chief Architect, V.C. Office, DDA

Item No. 09/2024

Confirmation of the Minutes of 1st Technical Committee meeting held on 05.01.2024.
PLG/MP/0053/2023/F-1

It was informed by Additional Commissioner (Plg) – I that requests for amendments in the minutes related to Item No. 01/2024 and Item no. 05/2024 have been received from Land Pooling Cell and Area Planning Unit of Zone E & O, respectively. After, detailed deliberations the following modifications have been recommended:

I. Minutes w.r.t. **Item no. 01/2024** regarding General Observations regarding Planning permission for Fuel Stations are modified as under:

i. Sr. no. 5, as per the minutes dated 03.02.2024, regarding the issue of incorporating the EVCI in the existing and future proposals for setting up of Fuel Stations on public and private plots in NCT of Delhi, was as under:

> *"It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be."*

The above shall be deleted.

ii. Further, regarding the consolidated conditions for seeking Planning Permission for setting up of Fuel Stations on privately owned land, following amendments have been recommended:

a. **Sr. no. 4** shall be read as under:

> *"4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. The use conversion charges shall be leviable according to the utilization of the plot for various categories of fuels i.e. Petrol / Diesel, CNG and EV. The space utilization of the plot for fuels shall be mandated* ***at the time of final approval by the Lands Department, DDA and no deviation shall be permitted, thereafter."***

b. **Sr. no. 6** shall be read as under:

> *"6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas , green belt, etc. it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard, the applicant and* ***fuel agency*** *has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site."*

c. **Sr. no. 9** shall be read as under:

> *"9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.* ***This shall be applicable to all categories of Fuel Stations."***

d. **Sr. no. 15:**

"It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be."

The above shall be deleted.

II. Minutes w.r.t. **Item no. 05/2024** regarding *proposed change of landuse for an area measuring 40300 sqm i.e 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from Commercial (Freight Complex)" to "Utility" as per Zonal Development Plan of Zone E for construction of Bio-Methanization Plant*, are modified as under:

The agenda was presented by Addl. Commissioner (Plg) – I. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

It was also decided to earmark the land measuring 2300 sq.m (to be kept for future use) along the 45m ROW for efficient utilization of the plot in future. Accordingly, the boundary of the proposed change of landuse is to be modified.

III. Minutes w.r.t **Item no. 07/2024** be withdrawn as the proposal does not fulfil the eligibility criteria as per the Regulations of setting up of Fuel station on privately owned land.

Confirmation of the Minutes of 2nd Technical Committee meeting held on 31.01.2024.
PLG/MP/0001/2024/F-1

It was informed by Additional Commissioner (Plg) – I that letter dated 02.02.2024 conveying observations on the agenda item no. 08/2024 has been received from the Addl. Chief Planner, Town and Country Planning Organization. It was informed that the process of inviting objection / suggestions on the Public notice has been completed. Further, no objection / suggestion were received on the said Public notice and letter dated 02.02.2024 conveying the observations has been forwarded to Landscape Department, DDA for necessary action.

Keeping the above on record, the minutes of the 2nd Technical Committee held on 31.01.2024 were confirmed as circulated.

Item No. 10/2024

MCD Proposal for relaxation in Development Control Norms applicable to plots falling in the Ware Housing Scheme, Kirti Nagar.
PLG/0011/2022/-AD(PLG-ZONE G)AP-III

The agenda was presented by Chief Town planner, MCD and Additional Commissioner (Eng.) MCD and following facts were presented by MCD:

a. The Chief Town Planner, MCD apprised the Committee that Kirti Nagar area was originally envisaged as a Ware Housing Scheme under the provision of MPD-1962. Under MPD-1962, the landuse of the WHS is – Commercial (Ware Housing, Storage Depot & Mineral Siding). The Development Control Norms mentioned are as follows:
   Ground Coverage – 60%
   FAR – 150

b. DDA vide its Resolution No. 222 dated 05.06.1963 resolved that the nomenclature "Warehousing for purposes of landuse also includes "Industrial Use" and therefore there was no objection to the use of this area for industrial purposes.

c. Under MPD-2001 - the landuse of the ware Housing Scheme is - Industrial - (Manufacturing, Service & Repair Industry). The Development Control Norms mentioned are as follows:

Max. Ground Floor Coverage - varies from 40% to 100%
FAR - 200

d. In MPD-2021, Chapter 6.0, Kirti Nagar is shown at S. No. 9 under table 6.1 showing existing Planned Wholesale Markets, Ware Housing and Transport Centre. The Development Control Norms for Wholesale Trade as per MPD-2021 is mentioned as below: -

Use / Use Premise – Integrated Freight Complex / Wholesale Market
Ground Coverage - 30%
FAR - 80

e. Due to lack of clarity in the applicable norms and in order to regularize the existing development without demolition of large number of properties / depriving traders from livelihood, MCD has opined that there is a requirement of bringing clarity in the norms and also relaxation in Development Control Norms.

f. Accordingly, MCD has proposed that relaxation in ground coverage upto 100% and apportionment of FAR upto maximum 300 for all the plots falling within "Ware Houses for Timber Traders & Mineral Siding, South of Kirti Nagar" be allowed with all activities permitted on Warehousing plot (with commercial office restricted to 25% of the total floor area) including industrial activities as per the prevailing Master Plan for Delhi. The permission shall be subject to approval of all statutory authorities including Delhi Fire Service.

After due deliberations on the above facts as presented by the MCD, the following was decided:

1. The Committee decided that considering the ground realities and in the view of the resolution of Authority and the fact that the area under reference was originally planned as a Ware Housing Scheme under MPD-1962, ground coverage upto 100% may be allowed to individual plots falling under the Ware Housing Scheme.

2. The MCD shall work out the apportionment of FAR as applicable on the individual plots after excluding the area of the land parcels owned / under possession of the DDA.

3. The issue of apportionment of FAR does not fall under the purview of Technical Committee and hence it was discussed that it may be taken by MCD at its own level. Further, MCD shall ensure that the same is done after deducting the area of land parcels owned/ under possession of DDA.

4. It was also decided that the proposal of MCD to the extent of relaxation of Ground Coverage by DDA shall be placed before the Authority for its approval.

Item No. 11/2024

Proposed Change of Landuse of an area measuring 2.5 acres at INA (next to NCRTC, Gatishakti Bhawan) from 'Recreational' (District Park) to 'Residential' allotted to MEA.
PLG/MP/0002/2024/F-20/-AD(PLG-ZONE D)

The agenda was presented by Director (Plg), Zone - D. It was informed that the proposal does not

include the provisioning of equivalent area for the mandatory green / compensatory green required in lieu of the site proposed for the change of land use. Further, it was also recommended that shifting of the trees falling within the proposed site shall be done, as per due procedure and after seeking all necessary approvals as per law, before any development is taken up on the site.

The agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals. The final proposal for change of land use however shall be subject to provisioning of alternate land to be kept as green.

Item No. 12/2024

Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangazeb Road), New Delhi.
PLG/MP/0002/2024/-O/o DY DIRECTOR (PLG-GIS AND ZONE D)

The agenda was presented by Chief Architect, NDMC. After detailed deliberations, the agenda item was approved for placing in the Authority for seeking permission under Clause 8(2) of Master Plan for Delhi 2021. Further, the development control norms shall be subject to all the statutory approvals, LBZ guidelines and approval of PMO.

Item No. 13/2024

Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/ upgradation of infrastructure instead of 'Old College' norms as per MPD-2021.
PLG/MP/0001/2024/F-9/-AD(PLG-ZONE C)AP-III

The agenda was presented by Senior Architect, CPWD. It was informed that based on the initial construction done on site for Kirori Mal College, the buildings have been designed as an integrated campus and it is not possible to ascertain the areas under individual uses i.e. separate percentage of plot areas cannot be attributed to Residential / Administration Use.

Keeping in view the earlier approvals and the difficulties faced in adopting the norms of Old college, the agenda item was approved, in principle, for granting the development control norms of General College to Kirori Mal College in the view of recommendations of the CPWD i.e. plan sanctioning authority. It was also recommended that the plan sanctioning body shall ensure that the new proposal shall suitably integrate the existing buildings on site.

Item No. 14/2024

Regarding Change of Landuse of an area measuring 1.35 Ha. (approx.) from "Recreational (District Park)' to 'Residential' for the construction of Staff Quarters at Minto Road, New Delhi.
PLG/MP/0021/2020/F-20/ -O/o DY. DIRECTOR (PLG) MP AND DC/ AD (PLG- ZONE D)

The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)' to 'Residential" and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone – A and Zone –C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for the project and submitted to DDA.

Item No. 15/2024

Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds) from 'Recreational (Community Park/ Park/ Multipurpose/ GR)' to Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur – CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagarik Parishad Vs Manmohan & Anr.
PLG/MP/0001/2024/F-3/ -O/o DIRECTOR (PLG) (ZONE-E AND O)

The agenda was presented by Director (Plg), Zone E & O. After detailed deliberations, it was decided that, the provisioning of equivalent area for the mandatory green / compensatory green shall be ensured in lieu of the site proposed for the change of land use from Recreational to Public and Semi-Public.

Accordingly, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

The meeting ended with the vote of thanks to the chair.

ANNEXURE-I

List of participants of 3rd Technical Committee meeting for the year 2024 - 10.07.2024.

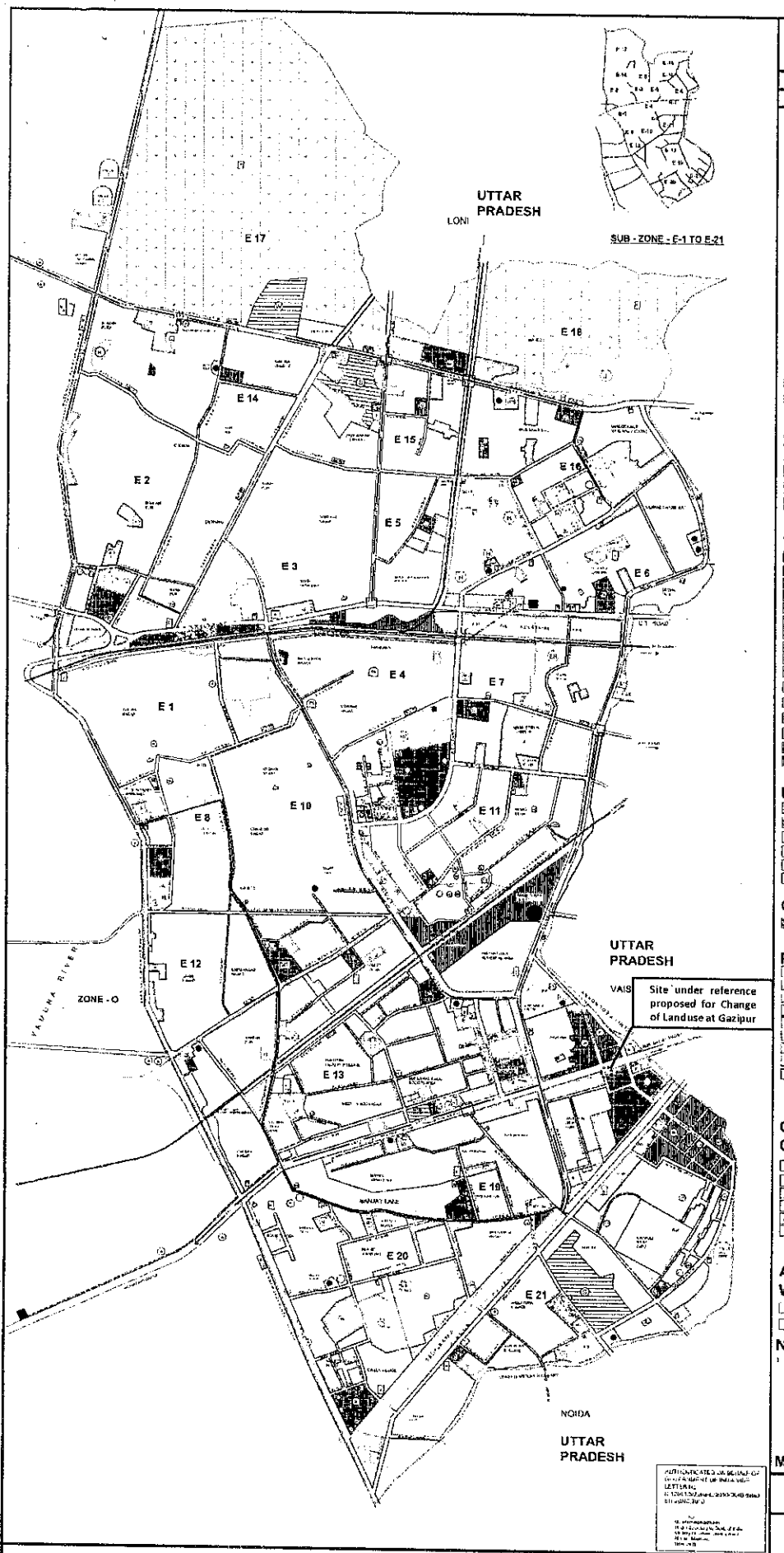
DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (LD), DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commr. (Plg.)- I , DDA
7. Addl. Commr. (Plg.)-IV, DDA
8. Addl. Commr. (Plg.)- III, DDA
9. Addl. Chief Architect, VC Office
10. Director (Plg), Zone C & G
11. Director (Plg.), MPMR-II
12. Director (Plg.), Zone – E & O
13. Director (IL), DDA
14. Dy. Director (Landscape), DDA

Representatives of the following Organizations has also attended the meeting:

1. Additional Commissioner (Engg.), MCD
2. Chief Town Planner, MCD
3. Senior Town Planner, MCD
4. TCPO
5. Chief Architect, NDMC
6. ACP/TE, Delhi Traffic Police
7. Delhi Fire Services
8. Ministry of External Affairs
9. Development Authority Nagaland
10. Nagaland State Guest House
11. CPWD
12. Kirori Mal College

Annexure-IV



D D A दिल्ली विकास प्राधिकरण

PLANNING WING योजना विभाग

TRANS YAMUNA AREA UNIT यमुना पार क्षेत्र यूनिट

LAND USE भूमि उपयोग

RESIDENTIAL आवासीय

- RESIDENTIAL — आवासीय
- समूह आवासीय

COMMERCIAL व्यावसायिक

- SUB CENTRAL BUSINESS DISTRICT — उप केन्द्रीय व्यावसायिक जिला केन्द्र
- DISTRICT CENTRE — जिला केन्द्र
- COMMUNITY CENTRE — समुदाय केन्द्र
- WHOLESALE & WAREHOUSING — थोक आधार और भण्डारण
- HOTEL — होटल
- SERVICE MARKET — सेवा बाजार
- INFORMAL BAZAR — अनौपचारिक बाजार
- PETROL PUMP/CNG/LPG GODOWN — पेट्रोल पम्प/ सी.एन.जी./ गैस गोदाम

INDUSTRIAL औद्योगिक

- MANUFACTURING — विनिर्माण
- SERVICE CENTRE — सर्विस केन्द्र

RECREATIONAL मनोरंजनात्मक

- REGIONAL PARK — क्षेत्रीय पार्क
- DISTRICT PARK — जिला पार्क
- COMMUNITY PARK/PARK/MULTI-PURPUSE/GREEN — समुदाय पार्क / पार्क बहुउद्देशीय ग्रीन
- HISTORICAL MONUMENTS — ऐतिहासिक स्मारक

TRANSPORTATION यातायात

- INTEGRATED PASSENGER TERMINAL — एकीकृत यात्री टर्मिनल
- METRO STATION — मैट्रो स्टेशन
- M.R.T.S. CORRIDOR — एम.आर.टी.एस. कारीडोर
- BUS RAPID TRANSIT SYSTEM CORRIDORS — बी.आर.टी.एस. कारीडोर
- RAIL CIRCULATION — रेल परिसंचरण
- ROAD 90.0 M R/W — सड़क 90 मीटर मार्गाधिकार
- ROAD 60.0 M R/W — सड़क 60 मीटर मार्गाधिकार
- ROAD 45.0 M R/W — सड़क 45 मीटर मार्गाधिकार
- ROAD 30.0 M R/W — सड़क 30 मीटर मार्गाधिकार
- ROAD 24.0 M R/W — सड़क 24 मीटर मार्गाधिकार
- BUS DEPOT / BUS TERMINALS / MOVID RAIL — बस आगार / बस परिसर / मोनो रेल
- T.S.M.T — ट्रांसपोर्टीय बस परिसर
- GRADE SEPERATORS / FLYOVER (PROPOSED) — ग्रेड एकोलेप / फ्लाई ओवर(प्रस्तावित)
- R.O.B. / R.U.B — आर.ओ.बी. / आर.यू.बी
- PARKING — वाहन स्थान
- MULTI LEVEL PARKING (INDICATIVE, ALL DEVELOPED/APPROVED FAR & STATUS OF LAND) — बहुस्तरीय वाहन स्थान (सांकेतिक, सभी विकसित/अनुमोदित एफ.ए.आर. और भूमि की स्थिति के अनुसार)

UTILITY उपयोगिता

- WATER TREATMENT PLANT — जल शोधन संयंत्र
- SEWAGE TREATMENT PLANT — मल शोधन संयंत्र
- ELECTRIC SUB STATION — विद्युत उप-स्टेशन
- SOLID WASTE (SANITARY LANDFILL) — कूड़ा लैन्डफिल (सैनिट्री लैण्ड फिल)
- DRAIN — नाला
- SEWAGE & PUMPING STATION — मल और पम्पिंग स्टेशन

GOVERNMENT सरकारी

- DISTRICT COURT — जिला कोर्ट न्यायालय

PUBLIC AND SEMI-PUBLIC सार्वजनिक एवं अर्ध–सार्वजनिक

- HOSPITALS/DAIRY / CAT B / CAT C / CAT D — अस्पताल / श्रेणी ए / श्रेणी बी / श्रेणी सी / श्रेणी डी
- EDUCATIONAL & RESEARCH — शिक्षा एवं अनुसंधान
- UNIVERSITY CENTRE / COLLEGE — विश्वविद्यालय / कालेज
- POLICE / POLICE LINES / DISTRICT JAIL — पुलिस / पुलिस लाईन / जिला कारागार
- TRANSMISSION SITE — संचार स्थल
- BURIAL GROUND / GRAVE YARD/ CREMATION GROUND — कब्रिस्तान / शमशान भूमि
- FIRE STATION — अग्नि शमन केन्द्र
- FACILITY CENTRE — सुविधा केन्द्र
- SPORTS FACILITIES/COMPLEX/STADIUM/SPORTS CENTRE — क्रीडा सुविधायें / परिसर / स्टेडियम / खेल कूद केन्द्र

OTHERS FACILITIES IN RES., COMMERCIAL & PSP USE ZONE अन्य सुविधायें आवासीय में, व्यावसायिक एवं सार्वजनिक एवं अर्ध सार्वजनिक उपयोग जोन

- NURSING HOME / POLY CLINIC — नर्सिंग होम / पाली क्लीनिक
- MATERNITY HOME — प्रसूति गृह
- OLD AGE HOME / WORKING WOMEN HOSTEL — वृद्धावस्था गृह / कामकाजी महिला होस्टल
- RECREATIONAL CLUB/MULTIPURPOSE COMMUNITY HALL — मनोरंजन क्लब / बहुउद्देशीय सुविधा हॉल
- HEAD POST OFFICE / TELEPHONE EXCHANGE — मुख्य डाकघर / दूरभाष केन्द्र
- POLICE STATION — पुलिस स्टेशन

AGRICULTURE/GREEN BELT & WATER BODY कृषि / हरित पटटी एवं जल निकाय

- AGRICULTURE / GREEN BELT — कृषि / हरित पटटी
- RIVER AND WATER BODY — नदी एवं जल निकाय

NOTE :-

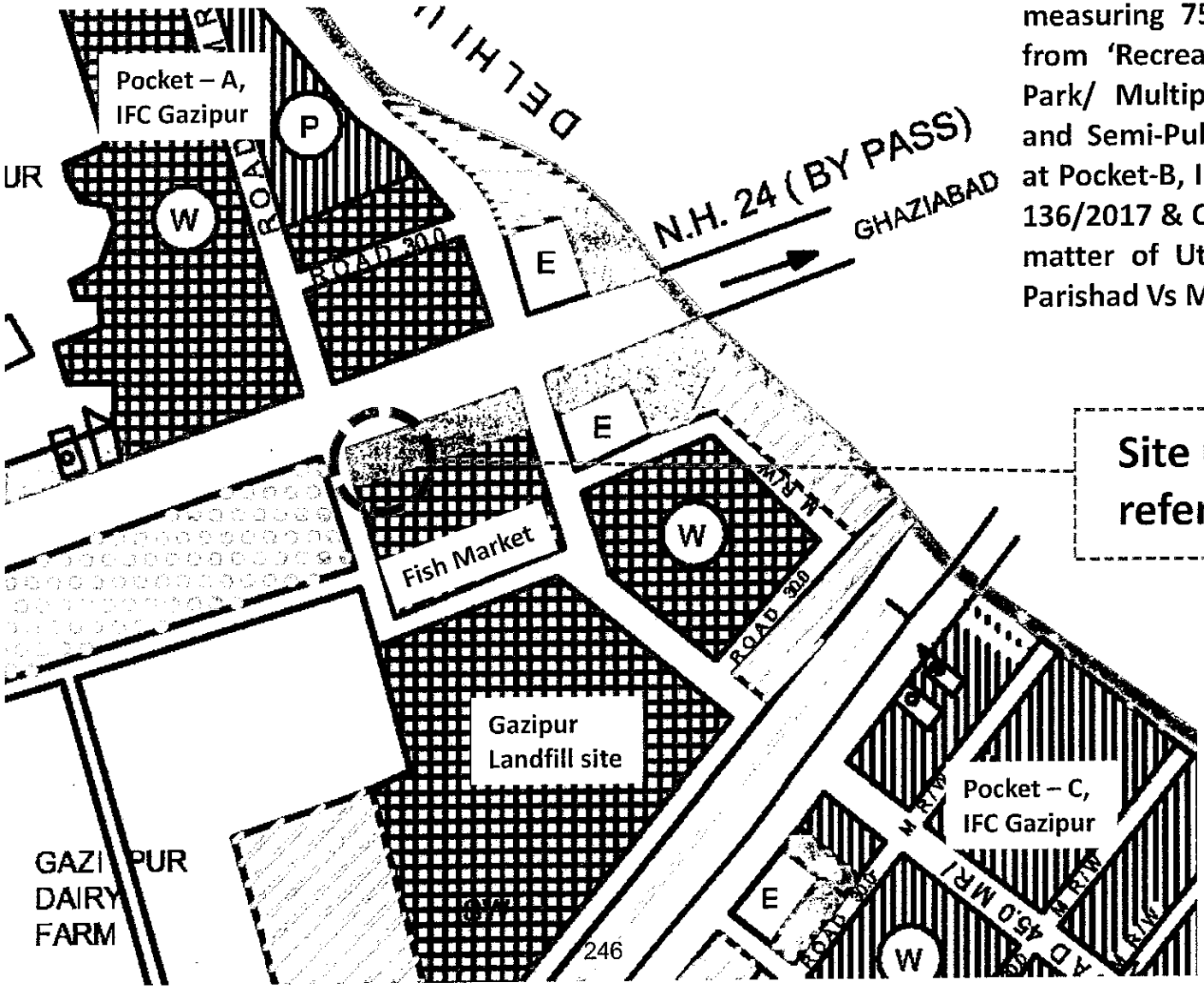
1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA VIDE LETTER NO. K-12011/2/2009 DDIB DATED: 08.03.16

MAP 2

PLANNING ASSTT.	PLANNING ASSTT.	PLANNING ASSTT.	PLANNING ASSTT.
ASSTT. DIRECTOR	ASSTT. DIRECTOR	JOINT DIRECTOR	DIRECTOR

ZONAL DEVELOPMENT PLAN - ZONE - E

Location of the site under consideration on Part Zonal Development Plan of Zone E



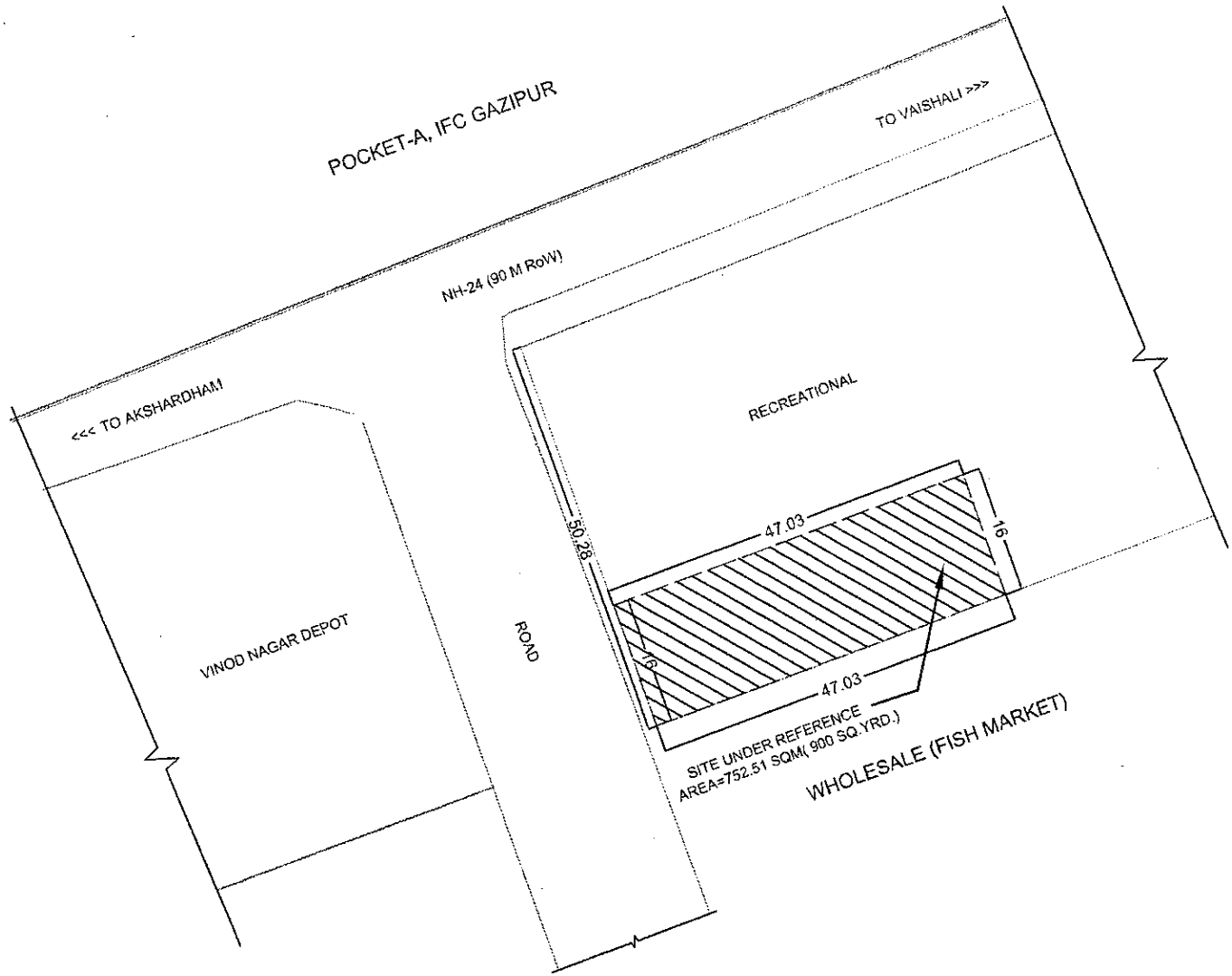
Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds.) from 'Recreational (Community Park/ Park/ Multipurpose / GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG)ZONE E AND O

Annexure-V

49118/2024/AD(PLG-ZONE O)

690



DDA

PLANNING ZONE -E

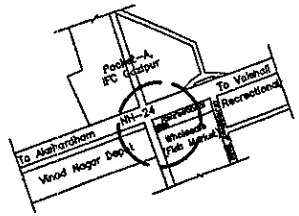
Title:

Proposed change of land use of an area measuring 752.51 sqm. (900 sq. yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR) to Public and Semi-Public (PS-1) for Pig Shelter at Pocket-B,IFC Gazipur- CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

Note:

1. This drawing has been prepared on the basis of TSS dated 22.02.2024 received from Engineering Department (EMD-6), DDA.
2. The exact area and dimension of the land under reference is to be verified by LD, Engineering and Horticulture Departments of DDA at the time of handing over possession of land and during implementation at site.
3. No tree shall be cut without permission / NOC from Forest Department. The same needs to be seen by Engineering and Horticulture Department, DDA in co-ordination with IL, Department of DDA and other concerned Departments.
4. All statutory clearances are to be taken by the implementing agency.

Key Plan

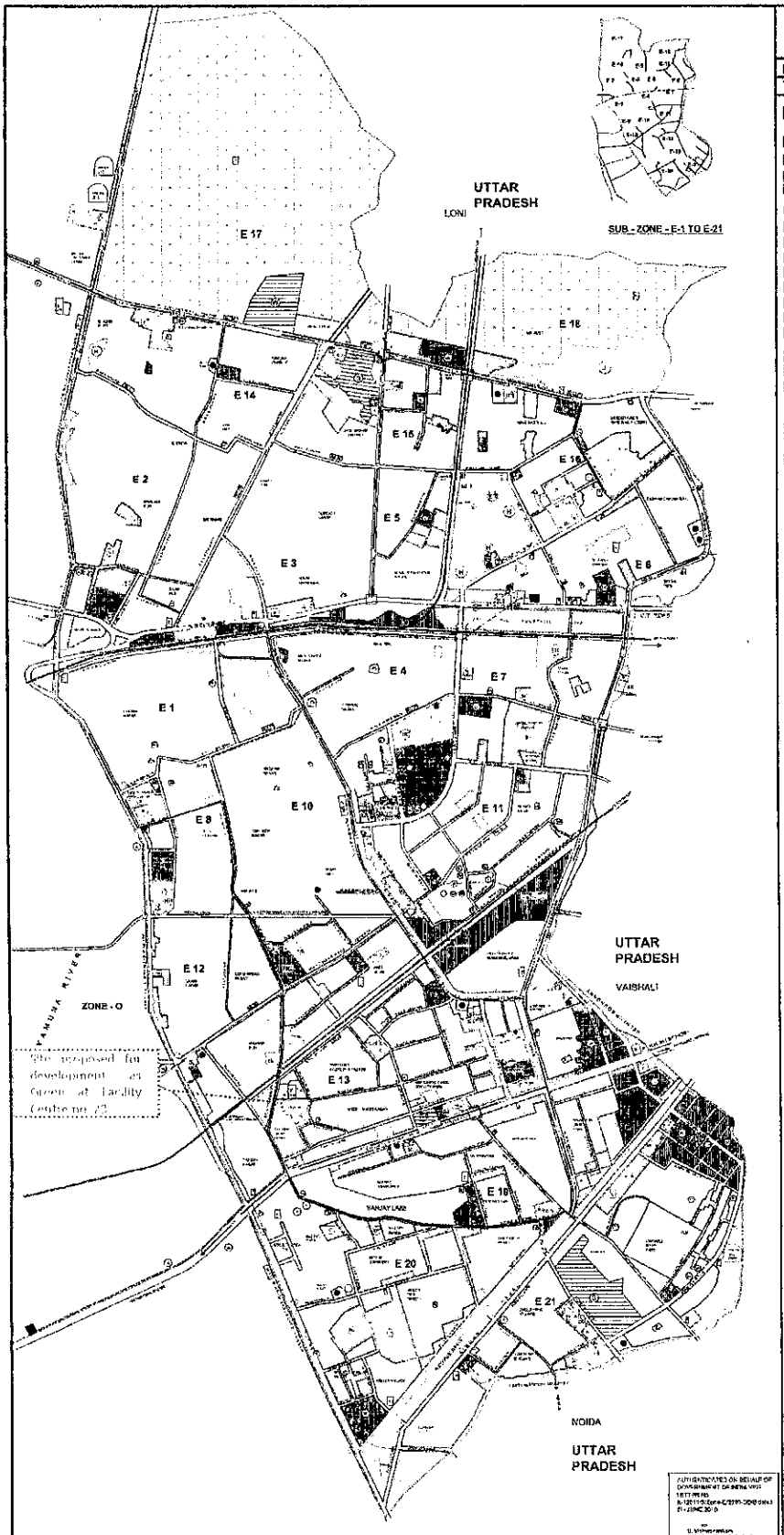


SCALE

Not to Scale

NORTH

ANNEXURE-V



D D A दिल्ली विकास प्राधिकरण

PLANNING WING योजना विभाग
TRANS YAMUNA AREA UNIT यमुना पार क्षेत्र यूनिट

LAND USE भूमि उपयोग

RESIDENTIAL आवासीय
- RESIDENTIAL — आवासीय

COMMERCIAL व्यावसायिक
- SUB CENTRAL BUSINESS DISTRICT — उप केन्द्रीय व्यावसायिक जिला केन्द्र
- DISTRICT CENTRE — जिला केन्द्र
- COMMUNITY CENTRE — समुदाय केन्द्र
- WHOLESALE & WAREHOUSING — थोक व्यापार और भण्डारण
- HOTEL — होटल
- SERVICE MARKET — सेवा बाजार
- INFORMAL BAZAR — अनौपचारिक बाजार
- PETROL PUMP/CNG/GAS GODOWN — पेट्रोल पम्प/सी.एन.जी./गैस गोदाम

INDUSTRIAL औद्योगिक
- MANUFACTURING — निर्माणी
- SERVICE CENTRE — सर्विस सेन्टर

RECREATIONAL मनोरंजनात्मक
- REGIONAL PARK — क्षेत्रीय पार्क
- DISTRICT PARK — जिला पार्क
- COMMUNITY PARK/PARK/MULTIPURPOSE/GR — सामुदायिक पार्क / पार्क बहुउद्देशीय भूखंड
- HISTORICAL MONUMENTS — ऐतिहासिक स्मारक

TRANSPORTATION यातायात
- INTEGRATED PASSENGER TERMINAL — एकीकृत यात्री टर्मिनल
- METRO STATION — मेट्रो स्टेशन
- M.R.T.S CORRIDOR — एम.आर.टी.एस. कारीडोर
- BUS RAPID TRANSIT SYSTEM CORRIDORS — बी.आर.टी.एस. कारीडोर
- RAIL CIRCULATION — रेल परिसंचरण
- ROAD 60 M R/W — सड़क 60 मीटर भूमिधिकार
- ROAD 60 M R/W — सड़क 60 मीटर भूमिधिकार
- ROAD 45 M R/W — सड़क 45 मीटर भूमिधिकार
- ROAD 30 M R/W — सड़क 30 मीटर भूमिधिकार
- ROAD 24 M R/W — सड़क 24 मीटर भूमिधिकार
- BUS DEPOT / BUS TERMINALS / MONO RAIL — बस आगार / बस परिसर / मोनो रेल
- I.S.B.T — अन्तर्राज्यीय बस परिसर
- GRADE SEPERATORS / FLYOVER (PROPOSED) — ग्रेड पृथक्करण / फ्लाई ओवर(प्रस्तावित)
- R.O.B. / R. U. B. — आर.ओ.बी. / आर.यू.बी.
- PARKING — वाहन स्थान
- MULTI LEVEL PARKING (INDICATIVE, WILL BE AS PER APPROVED LOP & STATUS OF LAND) — बहुस्तरीय वाहन पार्किंग (संकेतिक स्थल की स्थिति पर अंतिम निर्णय उपलब्ध भू-उपयोग की स्वीकृति पर निर्भर होगा)

UTILITY उपयोगिता
- WATER TREATMENT PLANT — जल शोधन संयंत्र
- SEWAGE TREATMENT PLANT — मल शोधन संयंत्र
- ELECTRIC SUB STATION — विद्युत उप–स्टेशन
- SOLID WASTE (SANITARY LANDFILL) — कूड़ा करकट (सैनिटरी लैण्ड फिल)
- DRAIN — नाला
- SEWAGE & PUMPING STATION — मल और पम्पिंग स्टेशन

GOVERNMENT सरकारी
- DISTRICT COURT — जिला क्षेत्र न्यायालय

PUBLIC AND SEMI-PUBLIC सार्वजनिक एवं अर्ध–सार्वजनिक
- HOSPITAL (CAT. A / CAT. B / CAT. C / CAT. D) — अस्पताल / श्रेणी ए. / श्रेणी बी. / श्रेणी सी. / श्रेणी डी.
- EDUCATIONAL & RESEARCH — शिक्षा एवं अनुसंधान
- UNIVERSITY CENTRE / COLLEGE — विश्वविद्यालय / कालेज
- POLICE / POLICE LINES / DISTRICT JAIL — पुलिस / पुलिस लाईन / जिला कारागार
- TRANSMISSION SITE — संचार स्थल
- BURIAL GROUND / GRAVE YARD/ CREMATION GROUND — कब्रिस्तान / शमशान भूमि
- FIRE STATION — अग्नि शमन केन्द्र
- FACILITY CENTRE — सुविधा केन्द्र
- SPORTS FACILITIES/COMPLEX/STADIUM/SPORTS CENTRE — खेल सुविधायें / परिसर / स्टेडियम / खेल कूद केन्द्र

OTHERS FACILITIES IN RES., COMMERCIAL & PSP USE ZONE अन्य सुविधायें आवासीय में, व्यावसायिक एवं सार्वजनिक एवं अर्ध सार्वजनिक उपयोग जोन
- NURSING HOME / POLY CLINIC — नर्सिंग होम / पोली क्लीनिक
- MATERNITY HOME — प्रसूति गृह
- OLD AGE HOME / WORKING WOMEN HOSTEL — वृद्धाश्रम गृह / कामकाजी महिला होस्टल
- RECREATIONAL CLUB/MULTIPURPOSE COMMUNITY HALL — मनोरंजन क्लब / बहुउद्देशीय सुविधा हॉल
- HEAD POST OFFICE / TELEPHONE EXCHANGE — मुख्य डाकघर / दूरभाष केन्द्र
- POLICE STATION — पुलिस स्टेशन

AGRICULTURE/GREEN BELT & WATER BODY कृषि / हरित पटटी एवं जल निकाय
- AGRICULTURE / GREEN BELT — कृषि / हरित पटटी
- RIVER AND WATER BODY — नदी एवं जल निकाय

NOTE :-
1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA VIDE LETTER NO. K-12011/3/2009-DDIB, DATED 04.03.10

MAP 2

PLANNING (URBAN)	PLANNING ASSTT.	PLANNING ASSTT.	PLANNING ASSTT.
ASSTT. DIRECTOR	ASSTT. DIRECTOR	JOINT DIRECTOR	DIRECTOR

ZONAL DEVELOPMENT PLAN - ZONE - E

Item No. 48/2024

SUBJECT: PROPOSAL REGARDING MODIFICATION IN 'POLICY FOR SLUM AND JJ CLUSTERS' IN MPD-2021

F.No. F.3(36)/96-MP-Pt.-I

Synopsis

- Modifications in MPD-2021 are proposed with reference to 'Policy for Slum & JJ Clusters' for enhanced norms of In-situ Rehabilitation to enable redevelopment/regeneration of slums & JJ clusters.
- The proposal was approved by the Authority in its meeting dated 28.02.2023.
- Public notice was issued vide S.O. 1391(E) dated 23.03.2023 for inviting objections/ suggestions under Section-11A of DD Act, 1957.
- In response to the Public Notice, three (03) objection/suggestion were received within the stipulated time period of 45 days. As a follow up, BoEH was held and the matter is being placed before the Authority for further processing as per Section 11A of DD Act 1957.

1.0 BACKGROUND

1.1. Housing Deptt., DDA formulated the Policy for In-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi, 2018 which utilizes land as a resource. The Policy is in consonance with the PMAY (Urban) Guidelines and also incorporates the development control norms as provisioned in the MPD-2021. The Policy has been approved by DDA in its Authority Meeting in 2018.

1.2. Based on the above policy, In-Situ Slum Rehabilitation (ISR) on PPP mode by the Housing Deptt. was taken up on the viable JJ clusters present on DDA & L&DO lands.

1.3. Request for Proposals (RFPs) were floated for 10 ISR projects on PPP mode to which very poor/ no response was received.

1.4. In order to make the projects viable, it was suggested by the Housing Deptt., DDA that certain modifications in terms of density, apportionment of land area for remunerative and non-remunerative component, FAR etc. in the Master Plan can be explored to redress the costs and improve the value of remunerative components to increase the viability of the ISR Schemes.

1.5. Modifications in the norms w.r.t. Slum Rehabilitation were formulated and the proposal was approved by the Authority in its meeting held on 28.02.2023 vide Item No. 04/2023.

1.6. It may kindly be seen that the parking norms have been stipulated in the ISR Policy and as such the Dynamic Parking Norms for Delhi (notified on 20.09.2021) in respect of EWS/Service Personnel Housing shall not be applicable in the ISR Schemes.

2.0 FOLLOW UP ACTION

2.1. As per the approval accorded by the Authority, a Public notice was published in Gazette of India vide S.O. 1391(E) dated 23.03.2023 **(Annexure –I)** for inviting objections/suggestions from the public within stipulated time period of 45 days under Section-11A of DD Act, 1957.

2.2. In response to the above Public Notice, three (03) objection/Suggestions were received within the stipulated time period of 45 days.

2.3. The Policy for Slum & JJ Clusters (ISR Policy) was discussed in the Ministry wherein it was decided that the Slum Rehabilitation Policy for Mumbai may be referred and relevant modifications may be taken up in the proposed policy which will then be incorporated in the Draft MPD-2041 which is soon to be notified.

2.4. Later, it was decided to take up the proposed modifications in the Policy as a modification in MPD-2021.

2.5. Accordingly, the above objection/suggestions were placed before the Board of Enquiry and Hearing in its meeting held under the chairmanship of Engineer Member, DDA on 12.09.2024. The Board has recommended for further processing of the proposal as per Section 11-A of DD Act 1957. The copy of the minutes of the Board of Enquiry and Hearing is enclosed as **Annexure – II.**

3.0 PROPOSAL

Based on the above recommendation of the Board of Enquiry and Hearing, the following modification in MPD-2021 is proposed:

S. No.	Existing provisions- MPD 2021	Proposed Amendments- MPD 2021
1.	**PARA 4.2 HOUSING STRATEGY**	
	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land.

	DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. **The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ ha.**	
2.	**PARA 4.4.3 'B' RESIDENTIAL PLOT – GROUP HOUSING**	
	The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. **The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters Resettlement Colonies) and EWS Public Housing**	The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land.

	Schemes be maximum 900 DUs/ ha.	
3.	**Para 4.2.3.4**	
	Deleted	**4.2.3.4 Slum and JJ Clusters** (i) Slum/ JJ clusters are characterized by poor condition of buildings, and inadequate accessibility, physical and social infrastructure, making them vulnerable to disasters. In order to make Delhi 'slum free', it is imperative to undertake environmental up- gradation and rehabilitation of slums/ JJ Clusters to improve quality of life for the inhabitants of these settlements. (ii) A comprehensive approach shall be adopted for rehabilitation/ regeneration of slums/ JJ clusters responding to the scale, density, shape, accessibility/ RoW and other attributes of slums/ JJ clusters in Delhi. The city-wide slum improvement strategy shall have a three-fold approach: (a) In-situ Slum Rehabilitation (ISR) Schemes (b) Relocation (c) In-situ Upgradation/ Area improvement (iii) Slum and JJ clusters existing on Recreational landuse, ecologically sensitive sites such as ridge, forests, biodiversity parks, Yamuna Flood Plain, water bodies, drains & water channels, specific Public projects and Road RoW shall not be eligible for In-situ Rehabilitation and be cleared on priority. In such cases, rehabilitation by relocation shall not bemandatory. (iv) The Delhi Slum & JJ Rehabilitation and Relocation Policy 2015 (as modified from time to time by DUSIB, GNCTD) shall be adopted for identifying eligible/tenable slums for ISR and beneficiaries therein. **(v) In-situ Slum Rehabilitation Scheme (ISR)** In-situ rehabilitation shall be undertaken for all eligible slums irrespective of the land use (except Recreational) of the underlying land on PPP basis. The following development control norms shall apply subject to other conditions of physical and financial feasibility:

Use Premise	Min. Plot Area (sq.m)	Max. Ground Coverage	Max. FAR	Min. ROW (m)	Height (m)
In-situ Slum Rehabilitation (ISR)	2000	NR	500 Remunerative component 500 Rehabilitation component	9	NR
NR: No Restriction, subject to clearance from statutory bodies.					

(a) General controls:

i) FAR of 500 each shall be applicable on rehabilitation and remunerative

components respectively in the ISR Scheme.

ii) The Rehabilitation plot area shall not be less than 40% of the total plot area. Rest of the plot area may be utilized for remunerative component.

iii) The minimum setbacks for the ISR plot sizes shall be as follows:

Plot Size (sqm)	Setbacks (m)			
	Front	Rear	Side 1	Side 2
2000 – 10000	9	6	6	6
Above 10000	1	12	12	12

The minimum prescribed setbacks may vary subject to fire safety requirement.

iv) 100% eligible beneficiaries of the slum to be accommodated in-situ.

v) Unutilised FAR, if any, in rehabilitation plot maybe availed in remunerative plot area. In such case, ECS shall be provided as mentioned in remunerative component.

vi) Eligible beneficiaries for In-situ Rehabilitation shall be identified prior to inception of the ISR Project, in accordance to the Delhi Slum & JJ Rehabilitation and Relocation Policy 2015 (as modified from time to time by DUSIB, GNCTD).

vii) The developer shall be exempted from providing 15% of the FAR for EWS housing (as mandated in case of Group Housing) in case the remunerative component is utilized for Residential use.

viii) There shall be no restriction on the density for both rehabilitation and remunerative component under ISR scheme.

ix) All eligible slum dwellers to be accommodated in-situ, failing which they may be relocated within a radius of 5 km from the site. In case rehabilitation on site and within 5 km radius is not feasible, slum dwellers may be relocated to other feasible sites, subject to prescribed conditions.

x) Clubbing of scattered squatters with JJ sites in the neighbourhood (within 5 km, preferably) may be done to work out an overall comprehensive scheme.

In case of slums having plot size less than 2000 sqm and are left out of clubbing due to lack of feasibility of ISR scheme in the vicinity, the same may be considered for relocation. Such vacant sites after relocation shall also be eligible for Development Control norms as per the Remunerative component of the ISR.

xi) The norms of TOD Policy shall not be applicable on the ISR Schemes.

xii) Vertical mixing (stacking) of the uses shall be permitted.

(b) Other Norms for Rehabilitation Component

i) Carpet area of dwelling unit on Rehabilitation component shall be minimum 25 sqm. The definition of Carpet Area shall be as per the RERA Act 2016.

ii) 10% of the plot area for Residential component shall be provided as a single plot for Green/Recreational area which may include plazas, tot-lots, green spaces, gardens etc.

iii) Parking at 0.5 ECS per 100 sqm of FAR area shall be provided for the rehabilitation component.

iv) Amenities in the form of built-up area and as per the reduced space standard shall be allowed on the rehabilitation component. This area under amenities shall not be counted in the FAR. The amenities area provided shall be used for creating small shops and PSP facilities such as Multipurpose Community Hall, Basti Vikas Kendra, Creche/ Day Care Centre, Education and Health facilities.

v) However, these amenities shall be provided as per the requirement arising out of the specific ISR scheme. Further, the area for Primary/ Sr. Secondary School/Healthcare Centre shall be considered in the scheme only if there is no such facility provided in the nearby vicinity by any other Government agency. The built-up area requirements for amenities may be as follows:

Amenities (PSP and small shops)	Area (Exclusive of Permissible FAR)
Multipurpose Community hall	Max 200 sqm
Basti Vikas Kendra	25 sqm per 250 DU s
Creche/ Day Care Centre	25 sqm per 250 DU s
5 Small shops (Milk Booth, Fair price shop etc.)	Max area 100 sqm

vi) These amenities may be provided preferably on Ground floor and on first floor (only if required) in the form of Vertical mixing. These amenities shall be clearly indicated in the Layout Plan.

vii) Education facility (Primary School) and Health facility (Dispensary etc.) to be provided as per MPD norms, if no such facility is available in the nearby vicinity.

(c) Other Norms for Remunerative Component

i) The FAR on the remunerative component can be utilized for mix of uses/ any use (PSP, Commercial, Residential) subject to meeting minimum prescribed accessibility criteria. In case the developer entity proposes mix of uses, development control norms will be applicable on pro-rata basis, on the FAR utilized for the particular use.

S.No.	Plot Area of ISR Scheme (sqm)	RoW	Permissible uses
1.	2000 – 4000 sqm	9m	Commercial activities as permitted in LSC, all Public and Semi- Public (PSP) uses and Residential use.
2.	Above 4000 sqm	18 m and above	Commercial activities as permitted in CC, all Public and Semi- Public (PSP) uses and

						Residential use.

ii) The Developer shall be eligible for TDR on the unutilised FAR to be calculated as below:

Unutilised FAR = Permissible FAR on Remunerative Plot (i.e. 60% of the total Plot Area) minus consumed FAR on the Remunerative Component

iii) Parking at 1 ECS per 100 sqm of FAR area shall be provided for the Remunerative component.

(vi) Relocation

In case of Slums/JJ Clusters, where the underlying site is physically or financially unviable for ISR, relocation of residents to available vacant EWS housing stock or clubbing with other ISR Scheme may also be explored.

(vii) In-situ Upgradation/ Area improvement

In-situ upgradation/ area improvement measures shall be adopted for provision of basic urban services and to make these areas more liveable and resilient to disasters.

The existing and modified ISR policy provisions, as in the Chapter 4 of MPD-2021 , is enclosed as **Annexure-III.**

4.0 RECOMMENDATION

The proposal as contained in para 3.0 above is placed before the Authority for its approval. After approval, the proposal shall be forwarded to the Ministry of Housing and Urban Affairs, GoI for its consideration and final notification under Section 11 A of DD Act, 1957.

RESOLUTION

	Public Housing Schemes be maximum 900 DUs/ ha.	
2.	**PARA 4.4.3 'B' RESIDENTIAL PLOT – GROUP HOUSING**	
	The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. **The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ ha.**	The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land.
3.	**Para 4.2.3.4**	
	Deleted	**4.2.3.4 Slum and JJ Clusters** (i) Slum/ JJ clusters are characterized by poor condition of buildings, and inadequate accessibility, physical and social infrastructure, making them vulnerable to disasters. In order to make Delhi 'slum free', it is imperative to undertake environmental up- gradation and rehabilitation of slums/ JJ Clusters to improve quality of life for the inhabitants of these settlements. (ii) A comprehensive approach shall be adopted for rehabilitation/ regeneration of slums/ JJ clusters responding to the scale, density, shape and other attributes of slums/ JJ clusters in Delhi. The city-wide slum improvement strategy shall have a three-fold approach: (a) In-situ Slum Rehabilitation (ISR) Schemes (b) Relocation (c) In-situ Upgradation/ Area improvement (iii) Slum and JJ clusters existing on Recreational landuse, ecologically sensitive sites such as ridge, forests, biodiversity parks, Yamuna Flood Plain, water bodies, drains & water channels, specific Public projects and Road RoW shall not be eligible for In-situ Rehabilitation and be cleared on priority. In such cases, rehabilitation by relocation shall not be mandatory. (iv) The Delhi Slum & JJ Rehabilitation and Relocation Policy 2015 (as modified from time to time by DUSIB, GNCTD) shall be adopted for identifying eligible/tenable slums for ISR and beneficiaries therein. **4.2.3.4.1** In-situ Slum Rehabilitation Scheme (ISR) In-situ rehabilitation shall be undertaken for all eligible slums irrespective of the landuse (except Recreational) of the underlying land on PPP basis. The following development control norms shall apply subject to other conditions of physical and financial feasibility:

		निवासियों को उपलब्ध खाली ईडब्ल्यूएस आवास स्टॉक पर पुन: अवस्थापना के लिए अथवा उनको अन्य आईएसआर योजना के साथ मिलाने की संभावना तलाश की जा सकती है। **4.2.3.4.3 स्वस्थाने उन्नयन/क्षेत्र का विकास** आधारभूत नगरीय सेवाओं के प्रावधान और इन क्षेत्रों को अधिक रहने योग्य एवं दुर्घटनारोधी बनाने के लिए स्वस्थाने उन्नयन/क्षेत्र का विकास मानक अपनाए जाएंगे।

प्रारूप नीति का पाठ संदर्भ हेतु उपर्युक्त अवधि के दौरान सभी कार्यदिवसों में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ निम्नलिखित लिंक अर्थात https://dda.gov.in/mpd-2021-public-notices-2023 पर भी उपलब्ध है।

[फा. सं. पीएलजी/एमपी/0005/2020/एफ-3]

डी.सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 23rd March, 2023

S.O. 1391(E).—The following modifications which the Delhi Development Authority/Central Government has proposed to make to the Master Plan-2021 under Section 11-A of DD Act 1957, are hereby published for public information. Any person having any objections/ suggestions with respect to the proposed modifications may send the same in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 **or** via e-mail to mpd2021.public@dda.org.in within a period of Forty Five (45) days from the date of issue of this Public Notice. The person making the objections or suggestions should also give his/her name, address, telephone / contact number and e-mail ID which should be readable.

MODIFICATIONS

S. No.	Existing provisions- MPD 2021	Proposed Amendments- MPD 2021
1.	**PARA 4.2 HOUSING STRATEGY**	
	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. **The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS**	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land.

Use Premise	Min. Plot Area (sq.m)	Max. Ground Coverage	Max. FAR	Min. ROW (m)	Height (m)
In-situ Slum Rehabilitation (ISR)	2000	NR	400	9	NR
NR: No Restriction, subject to clearance from statutory bodies.					

General controls:

i) The FAR of 400 shall be applicable on both the rehabilitation as well as remunerative components in the ISR Scheme.

ii) The minimum area for Rehabilitation component shall be 50% of the total area and maximum area for remunerative component shall be 50%.

iii) The minimum setbacks for the ISR plot sizes shall be as follows:

Plot Size (sqm)	Setbacks			
	Front	Rear	Side 1	Side 2
2000 – 10000	9	6	6	6
Above 10000	15	12	12	12

The minimum prescribed setbacks may vary subject to fire safety requirement.

iv) The developer shall be exempted from providing 15% of the FAR for EWS housing (as mandated in case of Group Housing) in case the remunerative component is utilized for Residential use.

v) There shall be no restriction on the density for both rehabilitation and remunerative component under ISR scheme.

vi) Clubbing of scattered squatters with JJ sites in the neighbourhood (within 5 km, preferably within the same Assembly constituency and may or may not be in the same municipal ward) may be done to work out an overall comprehensive scheme.

The minimum Rehabilitation component of the total land after clubbing of slum sites shall be 50% and maximum area for remunerative use shall be 50%.

In case of slums having plot size less than 2000 sqm and are left out of clubbing due to lack of feasibility of ISR scheme in the vicinity, the same may be considered for relocation. Such vacant sites after relocation shall also be eligible for Development Control norms as per the Remunerative component of the ISR.

vii) The norms of TOD Policy shall not be applicable on the ISR Schemes.

viii) Vertical mixing (stacking) of the uses shall be permitted.

A. Other Norms for Rehabilitation Component

i) Carpet area of dwelling unit on Rehabilitation component shall be minimum 25 sqm. The definition of Carpet Area shall be as per the RERA Act 2016.

ii) Parking at 0.5 ECS per 100 sqm of FAR area shall be provided for the rehabilitation component.

iii) Amenities in the form of built-up area and as per the reduced space standard shall be allowed on the rehabilitation component. This area under amenities shall not be counted in the FAR. The amenities provided shall be used for

creating PSP and small shops such as Multipurpose Community hall, Basti Vikas Kendra, Health Care Centre, Creche/ Day Care Center, Primary school (for 5000 population) and Sr. Secondary School (for 10000 population).

iv) However, these amenities shall be provided as per the requirement arising out of the specific ISR scheme. Further, the area for Primary/ Sr. Secondary School/Healthcare Center shall be considered in the scheme only if there is no such facility provided in the nearby vicinity by any other Government agency. The built-up area requirements for amenities may be as follows:

Amenities (PSP and small shops)	**Area (Exclusive of Permissible FAR)**
Multipurpose Community hall	100 sqm
Basti Vikas Kendra,	100 sqm
Health Care Centre,	100 sqm
Creche/ Day Care Centre	100 sqm
Primary school **(For 5000 Population)**	800 sqm
Sr. Secondary school **(For 10000 Population)**	2000 sqm
Small shops (Milk Booth, Fair price shop etc.)	20 sqm (max. area per shop)

v) These amenities may be provided preferably on Ground floor and first floor (if required) in the form of Vertical mixing. These amenities shall be clearly indicated in the Layout Plan.

B. Norms for Permissible Uses on Remunerative Component

i) The FAR on the remunerative component can be utilized for mix of uses/ any use (PSP, Commercial, Residential) subject to meeting minimum prescribed accessibility criteria. In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilized for the particular use.

S.No.	Plot Area of ISR Scheme (sqm)	RoW	Permissible uses
1.	2000 – 4000 sqm	9m	Commercial activities as permitted in LSC, all Public and Semi- Public (PSP) uses and Residential use.
2.	Above 4000 sqm	18 m and above	Commercial activities as permitted in CC, all Public and Semi- Public (PSP) uses and Residential use.

ii) The parking for the Remunerative component shall be provided according to use, as per the dynamic parking norms.

4.2.3.4.2 Relocation

In case of Slums/JJ Clusters, where the underlying site is physically or financially unviable for ISR, relocation of residents to available vacant EWS housing stock or clubbing with other ISR Scheme may also be explored.

4.2.3.4.3 In-situ Upgradation/ Area improvement

In-situ upgradation/ area improvement measures shall be adopted for provision of basic urban services and to make these areas more liveable and resilient to disasters.

The text of draft policy shall also be available for reference at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on the following link i.e. https://dda.gov.in/mpd-2021-public-notices-2023.

[F. No. PLG/MP/0005/2020/F-3]

D. SARKAR, Commissioner-cum-Secy.

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ANNEXURE-II

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

इ-फाइल संख्या.: PLG/MP/0005/2020/F-3/97

कंप्यूटर संख्या.: 4449

दिनांक: 04.10.2024

Sub: Minutes of the Meeting of the Board of Enquiry & Hearing held on 12.09.2024 for hearing oral submissions w.r.t objections/suggestions received in response to Public Notice S.O. 1391 (E) dated 23.03.2023 regarding 'Policy for Slum and JJ Clusters' in MPD-2021'

The proposal regarding 'Policy for Slum and JJ Clusters' was approved by the Authority in its meeting held on 28.02.2023 vide item no. 04/2023. Accordingly, a Public notice was published in the Gazette of India vide S.O. 1391(E) dated 23.03.2023 under Section 11-A of DD Act, 1957 for inviting objections / suggestions from the public within a stipulated time period of forty-five (45) days. **(Refer Annexure 'A')**

In order to hear the above objections/suggestions the meeting of the Board of Enquiry and Hearing was held under the Chairmanship of Engineering Member, DDA on 12.09.2024. The applicants who filed objections/suggestions were invited to present their submissions before the Board of Enquiry and Hearing. The applicants were informed through individual e-mail on 09.09.2024, respectively.

The meeting was attended by the following:

i)	Engineer Member, DDA	: Chairman
ii)	Finance Member, DDA	: Member
iii)	Chief Planner, TCPO	: Member
iv)	Additional Commissioner (Plg.)-I	: Convener & Secretary
v)	Principal Commissioner (Housing)	: Special Invitee
vi)	Commissioner (Plg.)	: Special Invitee
vii)	Director (Plg.) MPMR-I	: Special Invitee

In response to the Public Notice, three (03) objection/suggestions were received within the stipulated time period of Forty Five (45) days. Above objections/suggestions were placed before the Board. The Board heard objections/suggestions of 01 applicant who appeared in person to present his suggestions on 12.09.2024. List of members/officers and applicants present during the hearing is enclosed as **Annexure-B.**

A. Gist of the submissions (both written and oral) made by the applicants before the Board:

S.no.	Issue	Recommendations
1.	The existing slums shall be removed and mushrooming of new slums shall be stopped. The land under slums shall be reclaimed. Slum Rehabilitation	The proposed amendment is to bring clarity in norms and improve the value of the remunerative component thereby increasing the financial viability of ISR Schemes. This will ensure enhanced

	Models of foreign countries were cited.	availability of housing and better living conditions for slum dwellers of Delhi. The suggestions were placed on record and it was informed that various measures are already being taken for rehabilitation of slums in Delhi.

Suggestions were also made by the Principal Commissioner (Housing) in order to make the proposal financially viable and to reduce the requirement of Viable Gap Funding (VGF).

B. Gist of the submissions made by the Pr. Commissioner (Housing) before the Board:

S.no.	Recommendations
1.	The FAR may be increased from 400 to 500 for both the rehabilitation as well as remunerative component.
2.	The minimum area for Rehabilitation component may be amended from minimum 50% to 40% and rest of the area shall be for the Remunerative component.
3.	All eligible slum dwellers to be accommodated in-situ, failing which they may be relocated within a radius of 5 km from the site. In case rehabilitation on site and within 5 km radius is not feasible, slum dwellers may be relocated to other feasible sites, subject to prescribed conditions.
4.	Unutilised FAR, if any, in rehabilitation plot maybe availed in remunerative plot area. The Developer shall be eligible for TDR on the unutilised FAR.

Recommendation:

In view of above observations and taking into consideration the ground realities, the Board recommended the proposal as contained in the Public Notice issued vide S.O. 1391 (E) dated 23.03.2023 to be further processed as per Section 11-A of DD Act, 1957 with following modifications/additions:

i. The FAR may be increased from 400 to 500 for both the rehabilitation as well as remunerative component.
ii. The minimum area for Rehabilitation component may be amended from minimum 50% to 40% and rest of the area shall be for Remunerative component.
iii. Unutilised FAR, if any, in rehabilitation plot maybe availed in remunerative plot area. The Developer shall be eligible for TDR on the unutilised FAR. The TDR in terms of unutilized FAR shall be defined clearly.
iv. The condition w.r.t. Assembly constituency/Municipal ward for clubbing of scattered squatters deleted. All eligible slum dwellers to be accommodated in-situ, failing which they may be relocated within a radius of 5 km from the site. In case rehabilitation on site and within 5 km radius is not feasible, slum dwellers may be relocated to other feasible sites, subject to prescribed conditions.
v. Eligible beneficiaries to be identified prior to inception of the ISR Project.
vi. 10% of the plot area for Residential component shall be provided as a single plot for Green/Recreational area which may include plazas, tot-lots, green spaces, gardens etc.

vii. Education facility (Primary School) and Health facility (Dispensary etc.) may be removed from Built-up requirement and to be provided only if no such facility is available in the nearby vicinity. Area requirements for PSP facilities may also be reviewed.

viii. Parking for the Remunerative component may be modified to 1 ECS per 100 sqm of FAR area.

04/10/2024

Additional Commissioner (Plg.) MPMR-II, DDA (Convener & Secretary of the Board of Enquiry & Hearing)

Engineer Member, DDA (Chairman of the Board of Enquiry & Hearing)

V. Singh 04.10.2024

Finance Member, DDA (Member of the Board of Enquiry & Hearing)

4/10/2024

Chief Planner, TCPO, GoI (Member of the Board of Enquiry & Hearing)

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ANNEXURE-III

Modifications in the ISR Policy

S. No.	Existing provisions in MPD 2021	Proposed Amendments in MPD-2021
1.	**PARA 4.2 HOUSING STRATEGY**	
	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. **The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ ha.**	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies Society or private developers the upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land.
2.	**PARA 4.4.3 'B' RESIDENTIAL PLOT – GROUP HOUSING**	
	The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. **The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ ha.**	The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land.
3.	**Para 4.2.3.4**	
	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, schemes for rehabilitation of project-affected persons# and Unsafe Buildings*# and EWS public housing schemes The implementing agency / corporate body concerned] should work out schemes for collective community rehabilitation/ relocation and explore the possibility of involving private sector/slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum& JJ Rehabilitation Scheme schemes for	**Slum and JJ Clusters** (i) Slum/ JJ clusters are characterized by poor condition of buildings, and inadequate accessibility, physical and social infrastructure, making them vulnerable to disasters. In order to make Delhi 'slum free', it is imperative to undertake environmental up- gradation and rehabilitation of slums/ JJ Clusters to improve quality of life for the inhabitants of these settlements. (ii) A comprehensive approach shall be adopted for rehabilitation/ regeneration of slums/ JJ clusters responding to the scale, density, shape, accessibility/ RoW and other attributes of slums/ JJ clusters in Delhi. The city-wide slum improvement strategy shall have a three-fold approach: (a) In-situ Slum Rehabilitation (ISR) Schemes (b) Relocation (c) In-situ Upgradation/ Area improvement

rehabilitation of project-affected persons# and for Unsafe Buildings*# and EWS public housing schemes.

The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:

i. Minimum plot size 2000 sqm (on a min. ROW of 9m).In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10 %.

ii. Maximum 900 DUs/ha on residential component of the land.

iii. The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme).The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse. Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions. In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilized for the particular use.

iv. Mixed land use / commercial component (including all commercial activities as permitted under Table 5.1 of Chapter 5) up to 10% of permissible FAR in the residential component of the land. In addition to the above, 10% of the permissible FAR may be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the 50 project/ scheme.All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with

(iii) Slum and JJ clusters existing on Recreational landuse, ecologically sensitive sites such as ridge, forests, biodiversity parks, Yamuna Flood Plain, water bodies, drains & water channels, specific Public projects and Road RoW shall not be eligible for In-situ Rehabilitation and be cleared on priority. In such cases, rehabilitation by relocation shall not be mandatory.

(iv) The Delhi Slum & JJ Rehabilitation and Relocation Policy 2015 (as modified from time to time by DUSIB, GNCTD) shall be adopted for identifying eligible/tenable slums for ISR and beneficiaries therein.

(v) In-situ Slum Rehabilitation Scheme (ISR)

In-situ rehabilitation shall be undertaken for all eligible slums irrespective of the land use (except Recreational) of the underlying land on PPP basis. The following development control norms shall apply subject to other conditions of physical and financial feasibility:

Use Premise	Min. Plot Area (sq.m)	Max. Ground Coverage	Max. FAR	Min. ROW (m)	Height (m)
In-situ Slum Rehabilitation (ISR)	2000	NR	500 Remunerative component	9	NR
			500 Rehabilitation component		
NR: No Restriction, subject to clearance from statutory bodies.					

(a) General controls:

i) FAR of 500 each shall be applicable on rehabilitation and remunerative components respectively in the ISR Scheme.

ii) The Rehabilitation plot area shall not be less than 40% of the total plot area. Rest of the plot area may be utilized for remunerative component.

iii) The minimum setbacks for the ISR plot sizes shall be as follows:

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the basic community needs and infrastructure facilities required to be provided as per MPD-2021.

v. Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.

vi. The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.

vii. Area of dwelling unit for EWS or rehabilitation shall be minimum 25 sqm and max. 40 sq. mt. and room sizes as per IS: 8888.

viii. Common parking is to be provided for residential component at 0.5 ECS per 100 sqm of floor area which can be relaxed wherever required. Parking for remunerative purposes shall be as applicable for the relevant land use.

ix. No restriction on ground coverage (except set backs)

x. Schemes shall be approved by concerned local body.

xi. Schemes / designs should be compatible for differently-abled persons.

xii. Norms for Social Infrastructure shall be as per 4.2.2.3 A. sub para (xix).

xiii. Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.

Note:

* Unsafe buildings are to be determined by the statutory competent authority.

In case of Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings, this will only be applicable for those schemes wherein these guidelines are adopted. Disposal and eligibility for allotment of the built flats/plots for Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings shall be governed by the separate policy already formulated or yet to be framed by the Housing & Lands Departments of DDA.

Slum & JJ Clusters on plots smaller than 2000 sqm be relocated instead of taking up in-situ rehabilitation as per the above-cited guidelines.

Plot Size (sqm)	Setbacks (m)			
	Front	Rear	Side 1	Side 2
2000 – 10000	9	6	6	6
Above 10000	15	12	12	12

The minimum prescribed setbacks may vary subject to fire safety requirement.

iv) 100% eligible beneficiaries of the slum to be accommodated in-situ.

v) Unutilised FAR, if any, in rehabilitation plot maybe availed in remunerative plot area. In such case, ECS shall be provided as mentioned in remunerative component.

vi) Eligible beneficiaries for In-situ Rehabilitation shall be identified prior to inception of the ISR Project, in accordance to the Delhi Slum & JJ Rehabilitation and Relocation Policy 2015 (as modified from time to time by DUSIB, GNCTD).

vii) The developer shall be exempted from providing 15% of the FAR for EWS housing (as mandated in case of Group Housing) in case the remunerative component is utilized for Residential use.

viii) There shall be no restriction on the density for both rehabilitation and remunerative component under ISR scheme.

ix) All eligible slum dwellers to be accommodated in-situ, failing which they may be relocated within a radius of 5 km from the site. In case rehabilitation on site and within 5 km radius is not feasible, slum dwellers may be relocated to other feasible sites, subject to prescribed conditions.

x) Clubbing of scattered squatters with JJ sites in the neighbourhood (within 5 km, preferably) may be done to work out an overall comprehensive scheme.

In case of slums having plot size less than 2000 sqm and are left out of clubbing due to lack of feasibility of ISR scheme in the vicinity, the same may be considered for relocation. Such vacant sites after relocation shall also be eligible for Development Control norms as per the Remunerative component of the ISR.

xi) The norms of TOD Policy shall not be applicable on the ISR Schemes.

xii) Vertical mixing (stacking) of the uses shall be permitted.

(b) Other Norms for Rehabilitation Component

i) Carpet area of dwelling unit on Rehabilitation component shall be minimum 25

sqm. The definition of Carpet Area shall be as per the RERA Act 2016.

ii) 10% of the plot area for Residential component shall be provided as a single plot for Green/Recreational area which may include plazas, tot-lots, green spaces, gardens etc.

iii) Parking at 0.5 ECS per 100 sqm of FAR area shall be provided for the rehabilitation component.

iv) Amenities in the form of built-up area and as per the reduced space standard shall be allowed on the rehabilitation component. This area under amenities shall not be counted in the FAR. The amenities area provided shall be used for creating small shops and PSP facilities such as Multipurpose Community Hall, Basti Vikas Kendra, Creche/ Day Care Centre, Education and Health facilities.

v) However, these amenities shall be provided as per the requirement arising out of the specific ISR scheme. Further, the area for Primary/ Sr. Secondary School/Healthcare Centre shall be considered in the scheme only if there is no such facility provided in the nearby vicinity by any other Government agency. The built-up area requirements for amenities may be as follows:

Amenities (PSP and small shops)	Area (Exclusive of Permissible FAR)
Multipurpose Community hall	Max 200 sqm
Basti Vikas Kendra	25 sqm per 250 DU s
Creche/ Day Care Centre	25 sqm per 250 DU s
5 Small shops (Milk Booth, Fair price shop etc.)	Max area 100 sqm

vi) These amenities may be provided preferably on Ground floor and on first floor (only if required) in the form of Vertical mixing. These amenities shall be clearly indicated in the Layout Plan.

vii) Education facility (Primary School) and Health facility (Dispensary etc.) to be provided as per MPD norms, if no such facility is available in the nearby vicinity.

(c) Other Norms for Remunerative Component

i) The FAR on the remunerative component can be utilized for mix of uses/ any

use (PSP, Commercial, Residential) subject to meeting minimum prescribed accessibility criteria. In case the developer entity proposes mix of uses, development control norms will be applicable on pro-rata basis, on the FAR utilized for the particular use.

S.No.	Plot Area of ISR Scheme (sqm)	RoW	Permissible uses
1.	2000 – 4000 sqm	9m	Commercial activities as permitted in LSC, all Public and Semi- Public (PSP) uses and Residential use.
2.	Above 4000 sqm	18 m and above	Commercial activities as permitted in CC, all Public and Semi- Public (PSP) uses and Residential use.

ii) The Developer shall be eligible for TDR on the unutilised FAR to be calculated as below:

Unutilised FAR = Permissible FAR on Remunerative Plot (i.e. 60% of the total Plot Area) minus consumed FAR on the Remunerative Component

iii) Parking at 1 ECS per 100 sqm of FAR area shall be provided for the Remunerative component.

(vi) Relocation

In case of Slums/JJ Clusters, where the underlying site is physically or financially unviable for ISR, relocation of residents to available vacant EWS housing stock or clubbing with other ISR Scheme may also be explored.

(vii) In-situ Upgradation/ Area improvement

In-situ upgradation/ area improvement measures shall be adopted for provision of basic urban services and to make these areas more liveable and resilient to disasters.

Item No. 49/2024

Sub: Regarding Change of Landuse of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi.

File No. F.20(19)2013/MP (Comp. No. 10293)

1.0 Background

1.1 Municipal Corporation of Delhi (MCD) vide letter dated 14.06.2024 has requested DDA for the proposed change of Landuse of an area measuring 1.35 Ha. from 'Recreational (District Park)' to 'Residential' at Minto Road for construction of staff quarters.

1.2 Further, MCD vide letters 27.06.2024 & 02.07.2024 has provided the area justification and ownership of the plot along with the revised agenda. MCD informed that the area of site u/r proposed for change of landuse measures 14123 sqm. Therefore, the updated area to be considered for the said Change of landuse from 'Recreational' to 'Residential' at Minto Road is to be taken as 14123 sqm.

2.0 Examination

2.1 The site is located on Minto Road near New Delhi Railway Station area. Presently, the site u/r accommodating the said staff quarters is accessible from ZDP roads i.e. Minto Road and Jahangir Road.

2.2 The land use of the site u/r is 'Recreational' P2 (City Park, District Park, Community Park) as per the MPD-2021 and 'Recreational' (District Park) as per approved Zonal Development Plan of Zone-D, prepared under MPD-2001. The site falls outside the Lutyen's Bungalow Zone (LBZ).

2.3 The site u/r falls within the NDRS Influence Zone Plan (IZP) approved in the 2nd High Power Committee Meeting held on 03.11.2021. Accordingly, MCD in its proposal has submitted the following:

> *"All concerned road shall be implemented as per approved Influence Zone Plan for New Delhi Railway Station, accordingly the land required shall be taken care while approval of layout plan."*

2.4 Two sites measuring 1.2 Ha. in Zone-A and 0.6 Ha. in Zone-C respectively, have been identified by MCD for compensatory 'Green/Recreational' area w.r.t. the proposed change of Landuse at Minto Road and Change of Landuse for these plots is also being processed along with the main proposal.

2.5 The Development Control Norms as per para 4.4.3 (B) of MPD-2021 for Group Housing shall be applicable on the plot located at Minto Road, New Delhi.

3.0 Decision of Technical Committee Meeting held on 10.07.2024

The proposal was considered in the T.C. meeting dt. 10.07.2024 vide **Item No. 14/2024**. The decision of Technical Committee meeting is reproduced below:

"The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)' to 'Residential" and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone – A and Zone –C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.
Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for the project and submitted to DDA."
(Minutes of TC Meeting enclosed as **Annexure- 'I'**)

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015:

The information as per MoUD (now MoHUA) letters dated 07.04.2015 & 04.09.2015 has been received from MCD vide letter dated 27.06.2024, which forms part of T.C. Agenda dt. 10.07.2024. (refer **Annexure- 'II'**)

4.0 Proposal

In view of the above decision of the Technical Committee, the following proposal for Change of Landuse is proposed for further processing under Section 11-A of DD Act, 1957. The boundary description details for the proposal as provided by MCD are as under:

Sl. No.	Location	Area	Land use as per MPD-2021/ZDP-2001, Zone-D	Land use changed to	Boundaries
1.	**Proposed Residential (Group Housing) on Minto Road, New Delhi, falling in Planning Zone-D**	1.41 Ha. (14,123 sqm.)	"Recreational" P2 (City Park, District Park, Community Park) as per MPD-2021. "Recreational" (District Park) as per ZDP of Zone-D- 2001	"Residential"	**North**: Lane (ROW: 12m.) **South**: Jahangir Road (ROW as per ZDP-2001: 30.48 m.) **East**: Minto Road (ROW as per ZDP-2001: 30.48 m.) **West**: Bhavbhuti Marg (ROW as per ZDP-2001: 30.48 m)

2.	**Site located near Lothian Cemetery, Yamuna Bazar falls in Planning Zone -A**	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone-A	"Recreational (District Park)"	**North**: Mahatma Gandhi Marg **South**: Netaji Subhash Marg **East**: Hanuman Mandir **West**: Kela Ghat Marg
3.	**Site at Baraf Khana Chowk in Planning Zone-C**	0.6 Ha.	"Residential" as per Zonal Development Plan of Zone - C	"Recreational (District Park)"	**North**: Lala Hardev Sahai Marg **South**: Lala Hardev Sahai Marg **East**: Rani Jhansi Flyover **West**: Lala Hardev Sahai Marg/ Barfkhana Chowk

**Note: MCD shall take into account that all the concerned roads shall be implemented as per approved Influence Zone Plan for New Delhi Railway Station accordingly the land required shall be taken care of while approval of layout plan.*

5.0 Recommendation

The proposal contained in para 4.0 above is placed before the Authority for its approval and processing the same under Section 11-A of DD Act, 1957 for inviting objections/suggestions from the general public.

RESOLUTION

ANNEXURE-I

दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छंठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली – ११०००२
फ. नो. : 011-23370507

आज़ादी का अमृत महोत्सव

ई. फाइल PLG/MP/0002/2024/F-1/ 79

दिनांक: 05.08.2024

बैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2024 held on 10.07.2024.

The 3rd Technical Committee Meeting of DDA for the year 2024 was held on 10.07.2024 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा आदित्य
05/08/2024
निदेशक (योजना),
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) – III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

1. Resident Commissioner, Nagaland House
2. JS (Estt & GEM)
3. Addl. Commissioner (Engg.), MCD
4. Chief Engineer (Building),HQ, MCD
5. Additional Chief Architect, V.C. Office, DDA

include the provisioning of equivalent area for the mandatory green / compensatory green required in lieu of the site proposed for the change of land use. Further, it was also recommended that shifting of the trees falling within the proposed site shall be done, as per due procedure and after seeking all necessary approvals as per law, before any development is taken up on the site.

The agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals. The final proposal for change of land use however shall be subject to provisioning of alternate land to be kept as green.

Item No. 12/2024

Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangazeb Road), New Delhi.
PLG/MP/0002/2024/-O/o DY DIRECTOR (PLG-GIS AND ZONE D)

The agenda was presented by Chief Architect, NDMC. After detailed deliberations, the agenda item was approved for placing in the Authority for seeking permission under Clause 8(2) of Master Plan for Delhi 2021. Further, the development control norms shall be subject to all the statutory approvals, LBZ guidelines and approval of PMO.

Item No. 13/2024

Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/ upgradation of infrastructure instead of 'Old College' norms as per MPD-2021.
PLG/MP/0001/2024/F-9/-AD(PLG-ZONE C)AP-III

The agenda was presented by Senior Architect, CPWD. It was informed that based on the initial construction done on site for Kirori Mal College, the buildings have been designed as an integrated campus and it is not possible to ascertain the areas under individual uses i.e. separate percentage of plot areas cannot be attributed to Residential / Administration Use.

Keeping in view the earlier approvals and the difficulties faced in adopting the norms of Old college, the agenda item was approved, in principle, for granting the development control norms of General College to Kirori Mal College in the view of recommendations of the CPWD i.e. plan sanctioning authority. It was also recommended that the plan sanctioning body shall ensure that the new proposal shall suitably integrate the existing buildings on site.

Item No. 14/2024

Regarding Change of Landuse of an area measuring 1.35 Ha. (approx.) from "Recreational (District Park)' to 'Residential' for the construction of Staff Quarters at Minto Road, New Delhi.
PLG/MP/0021/2020/F-20/ -O/o DY. DIRECTOR (PLG) MP AND DC/ AD (PLG- ZONE D)

The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)' to 'Residential" and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone – A and Zone –C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for the project and submitted to DDA.

ANNEXURE-II

MUNICIPAL CORPORATION OF DELHI
Town Planning Department
E-Block, 13th Floor Civic Centre Minto Road,
Jawaharlal Nehru Marg Delhi-02

Azadi Ka Amrit Mahotsav

No: TP/Lo/MCD/2024/96

Dated: 27/6/2024

To

The Commissioner (Plg.)
Delhi Development Authority,
6th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002.

Sub: Proposal for change of land use of construction of Staff Quarters at Minto Road New Delhi falling in Planning Zone- D.

Madam,

This is with reference to the DDA letter no. F.20(19)/2013/MP/D-31 dated 24.06.2024 on the above mentioned subject for obtaining clarification and necessary documents. In this regard, point wise reply of the same is as under:-

i. The land under reference situated at Minto Road measuring 13500 sqm (1.35 Ha) is owned/ under possession of MCD and is entered in the Immovable Property Register of Land & Estate Department of MCD, copy of the entry of IP register is annexed as Annexure 'A'. The same has also been provided earlier vide letter dated 14.06.2024 (copy enclosed). Furthermore, L&DO could not provide any documentary evidence in support of their claim.

ii. At the time of finalization of building plans, ROW of Bhavbhuti Marg and other surrounding roads shall be maintained as per the prevalent / approved plan.

iii. Location of the site has been marked on the zonal development plan and the same has been attached herewith.

As regards the ownership of land parcels proposed for compensatory green, it is submitted that the same are under possession of MCD since long and relevant documents are being traced out from L&E records.

In view of the above, it is requested to place the case before the Technical Committee for its consideration and approval.

Chief Town Planner

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Item no. Dated:

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: **Proposed change of Land Use for construction of Staff Quarters at Minto Road New Delhi falling in Planning Zone-D.**

File no.:

1. **Background:**

1.1 Several land pockets along with the open space, parks and other facilities, located at Minto Road, were transferred from New Delhi Municipal Council to the erstwhile Municipal Corporation of Delhi in April, 1958. There are 41 single storied staff quarters (in blocks of 20+9+12 quarters) and 02 parks in between the staff quarters. Total area of the complex is 13500 sqm or 1.35 Ha (approx.).

1.2 The said staff quarters complex is enclosed by public roads on all four sides i.e. Lane (ROW:12 mtr) in North, Minto Road (ROW: 30.5 mtr) in East, Jahangir Road (ROW:20 mtr) in South and Bhavbhuti Marg (earlier known as Thomson Road, ROW: 16.5 mtr.). The major roads i.e. Minto Road and Bhavbhuti Marg are with PWD whereas the rest two roads i.e. Lane and Jahangir Road are with the Municipal Corporation of Delhi.

1.3 The land is at a convenient location, adjoining to commercial hubs (Rajeev Chowk, Paharganj, Ajmeri Gate, etc.), administrative setup (Deen Dayal Updhyaya Marg, MCD HeadQuarter, Income Tax Department, etc.) and well connected with Metro Stations, New Delhi Railway Station and has ample bus service on its surrounding roads.

1.4 Since, these land Pockets having Govt. accommodation, existed for a long period well before 1962, land use of the same defined as "Recreational (District Park) in Master Plan, is not correct.

1.5 The proposal was considered in the meeting of the Technical Committee, DDA held on 04.07.2016 vide item no. 38. Thereafter, the proposal was once again considered by the Technical Committee, DDA in its meeting held on 24.2.2022 vide item no.10/2022 and it was not considered due to L&DO claiming ownership.

1.6 For taking up the construction of staff quarters, MCD now requires change of land use from "Recreational (District Park)" to "Residential (Group Housing)".

1.7 As regards to up gradation of infrastructure around the plot, the site in question falls in a developed area occupied by various Government agencies. Up gradation of road infrastructure pertaining to MCD i.e. Tagore Road and Jahangir Road shall be taken up by MCD along with the execution of the project. The roads with PWD i.e. Minto Road and Bhavbhuti Marg (Thomson Road) are already developed.

1.8 Presently, the MCD's residential complex has entry and exit on Minto Road (ROW: 30.5 mtr) as well as on Jahangir Road. Additionally, the site/complex is surrounded by sufficiently wide roads on its all four sides therefore, ample scope of suitable ingress and egress is available.

2.0 Examination

2.1 The site is located on Minto Road near New Delhi Railway Station area and it is accessible from Minto Road (30.48 m RoW) and Bhavbhuti Marg (30.48 m RoW). The site falls outside the Lutyen's Bungalow Zone (LBZ). (**Annexure-'A'**)

2.2 The land use of the said site is **"Recreational (District Park)"** as per the MPD-2021 and approved Zonal Development Plan of Zone-D, prepared under MPD-2001. (**Annexure-'B'**)

2.3 The site has been inspected and it is found that the entire area measuring about 1.35 Ha tallies as per the site plans of staff quarters Minto Road provided by the Zonal office (City - SP Zone). The staff quarters are single storied.

2.4 The Land & Estate Deptt., MCD has confirmed that as per record, no court case is going on relating to land under reference at Minto Road.

2.5 The site is not situated in the National Conservation Zone / water bodies etc.

2.6 The site is adjoining to commercial hubs (Rajeev Chowk, Paharganj, Ajmeri Gate etc.), administrative setup (Deen Dayal Updhyaya Marg,MCD's HeadQuarter, Income Tax Department etc.) and well connected with Metro Stations, New Delhi Railway Station and has ample bus service on its surrounding roads.

2.7 The site under reference is used for Municipal Staff Quarters, parks/ open space and other utilities which were transferred from New Delhi Municipal Council erstwhile Municipal Corporation of Delhi in the year 1958.

2.8 The Traffic Impact Assessment (TIA) for the site under reference has also been submitted earlier.

2.9 In order to compensate the loss of 'Green/Recreational' area for the proposed change of land use at Minto Road, the two sites have been identified by MCD whose change of use premise is to be processed along with the main change of land use. Earlier also, when the case was forwarded to the DDA for consideration by the Technical Committee Meeting vide dated 25.02.2022, the same two sites were identified and proposed as alternative sites in lieu of the site in respect of which change of land use is proposed. The details of two sites are as under:-

Sr. no.	Location	Area Ha (Acres)	Land use as per ZDP	Land Ownership	Boundary of the site/area	Present site Status
	1	2	3	4	5	6
A	Yamuna Bazar **(Annexure - 'C')**	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone-A	MCD	**North:** Mahatma Gandhi Marg **South:** Netaji Subhash Marg **East:** Hanuman Mandir **West:** Kela Ghat Marg.	Presently the site u/r is vacant and in the possession of MCD
	Barafkhana Chowk **(Annexure 'D')**	0.6 Ha.	"Residential" as per Zonal Development Plan of Zone-C	MCD	**North:** Lala Hardev Sahai Marg **South:** Lala Hardev Sahai Marg **East:** Rani Jhansi Flyover **West:** Lala Hardev Shai Marg/ Barfkhana Chowk	Presently the site u/r is vacant and in the possession of MCD

3.0 Information required as per MoUD GOI letters dated 07.04.2015/04.09.2015 is as under:-

(A) As per MoUD GOI letter dated 04.09.2015.

Sl. No.	Information required	Explanatory background
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, erstwhile North DMCs earlier proposal of change of land use for the sites at Gandhi Maidan and Dangal Maidan from Recreational to Transport were approved by DDA vide Notification No SO 2956 (E) dated 09.04.2015 respectively.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before the Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	MCD intends to construct Staff Quarters, on the plot measuring 13500 sqm, owned by it. Presently, the site is occupied by Municipal Staff Quarters whereas the land use is "Recreational (District Park)" as per Zonal Development Plan. As such, change of land use is required to take up the construction of Staff Quarters.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, change of the land use is essential for this plot for construction of staff quarters which is a requirement for MCD.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	The staff quarters of MCD will be benefited as the proposed staff quarters will be close to MCD Headquarters. This will reduce commutes for the staff and thus resulting in reduction in traffic congestion. In the long term, after occupying the proposed staff quarters, people will get a good environment for living and healthy interaction with educated families. Moreover, employees/people shall reach offices in no time, since it is a prime location of this zone with a lot of options for transportation nearby.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed Staff Quarters will help in boosting the economic growth of MCD as well as City

(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is specific to the requirement of Delhi for sites falling in land use Zone Recreational (District Park).
(ix)	What will be public purpose served by the proposed modification;	As stated in (vi) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the occupants of Municipal Staff Quarters shall be accommodated in the new staff quarters.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	Yes, the proposal is in consonance with the purview of provisions contained in MPD-2021.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Not applicable.
(xiii)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Not applicable.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The issue of change in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	On behalf of MCD, Sh. P. Dinesh, Chief Town Planner (Tel. No.23226323) and Sh. S.K. Prabhakar, Sr. Town Planner (Tel. no. 011-23225929) shall be the nodal officers.

(B) As per MoUD letter dated 07.04.2015.

(i)	Whether the land is government or private and who is the land owning agency?	The land under reference situated at Minto Road measuring 13500 Sqm (1.35 Ha) is owned / under possession of MCD and is entered in the Immovable Property Register of Land & Estate Deptt., MCD.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Municipal Corporation of Delhi.

(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was inspected by the officers of MCD. During the site inspection, following was observed; 1) The proposed site is very close to the New Delhi Railway Station area and Connaught Place, New Delhi. 2) The site is approachable from Minto Road and Bhavbhuti Marg, New Delhi. 3) At present, MCD officer's Flats and MCD office exist at site. 4) There are a number of trees existing within the site reference.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed staff quarters shall cater to the occupants to reach their offices on time and reduce traffic congestion.
(v)	What will be the impact of the proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes, the changes are in consonance with the approved plans and policies.
(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There would be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As on date there is no court case on the land mentioned in the proposal.

4.0 Proposal:-

The following proposed change of land use is placed before the Technical Committee for its consideration and further processing as per section 11-A of DD Act 1957. The details of proposal are as under:-

Location	**Area (Ha.)**	**Land use as per MPD-2021/ZDP**	**Land use changed to**	**Boundary of the site/area**
1	2	3	4	5
Proposed Group Housing on Minto Road, New Delhi, falling in **Planning Zone-D**	1.35 Ha.	"Recreational (District Park)"	"Residential (Group Housing)"	**North:** Lane (ROW:12 mtr) **South:** Jahangir Road (ROW: 30.48mtr) **East:** Minto road (ROW : 30.48 mtr) **West:** Bhavbhuti Marg (ROW: 30.48 mtr.)

Site located near Lothian Cemetery, Yamuna in **Planning Zone-A**	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone "A"	"Recreational (District Park)"	**North:** Mahatma Gandhi Marg **South:** Netaji Subhash Marg **East:**Hanuman Mandir **West:** kela Ghat Marg
Site at Barulkhana Chowk falls in **Planning Zone-C**	0.6 Ha.	"Residential" as per Zonal Development Plan of Zone "C".	"Recreational (District Park)"	**North:** Lala Hardev Sahai Marg **South:** Lala Hardev Shai Marg **East:** Rani Jhansi Flyover **West:** Lala Hardev Sahai Marg / Barfkhana Chowk

Note: All concerned road shall be implemented as per approved Influence Zone Plan for New Delhi railway station accordingly the land required shall be taken care while approval of layout plan.

(The location plan of the above mentioned sites are annexed at Annexure –A, B, C, D)

5.0 Recommendation:-

The proposal at para 4.0 above is submitted for consideration of the Technical Committee, DDA for further processing under Section 11-A of DD Act, 1957.

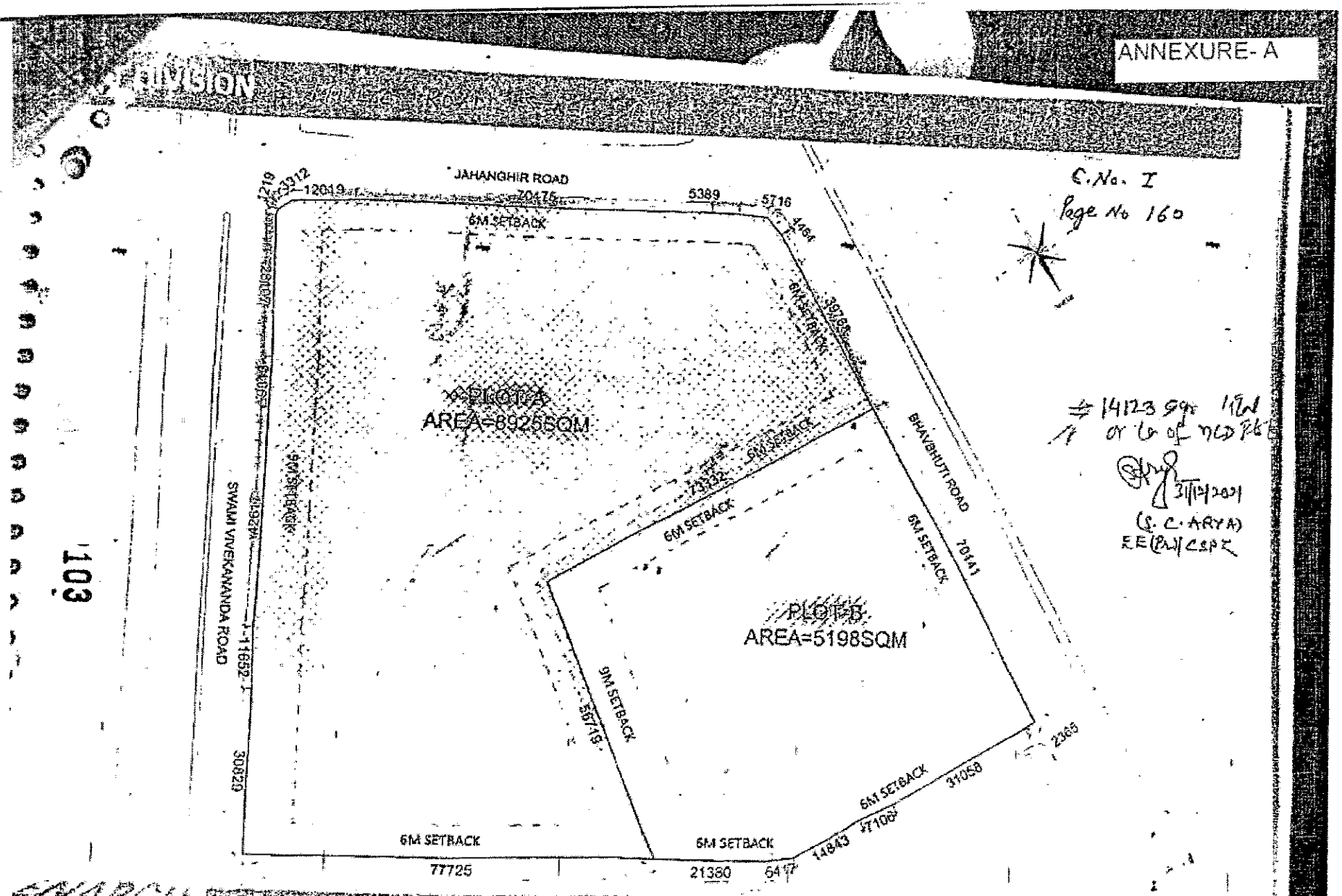
Consultant (T.P.)

A.E.(T.P.)

STP-II

CTP

ANNEXURE- A



C.No. I
Page No 160

≒ 14123 Sqr Mtr
as per LR of NCD Plot

31/12/2021
(S. C. ARYA)
EE(P.W)/CSPZ

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FEARCH ENVIRO CONSULTANTS PVT. LTD. NORTH-DMC

दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल सम्पत्ति पंजिका
Register of Immovable Property

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

दिल्ली नगर निगम
Municipal Corporation of Delhi

अचल संपत्ति पंजिका

Register of Immovable Property

क्रम सं. ..... वार्ड सं. ..... जोन .....
Serial No. Ward No. Zone

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Name of village/locality to which the property belongs	Description, boundaries and Situation of the property.	Residential and Non-residential buildings or structures and Educational institutions.	Area in Sq. Yards	Number and date of Government order transferring the property to the Municipal Corporation of Delhi	Mode of occupation and purpose for which used	Number and date of entry in stock, withdrawal such accounts, sale etc. by whom authority by whom entered	Name of tenant, lessee, or any other person in occupation	Date of Termination of lease	Annual rent realised	Estimated value with date of valuation.	Expenditure incurred on the property since date of valuation with date on which incurred.		Statement of Commissioner or Chief Accountant	If held under direct management, acquisition, state annual income and expenses thereon.	Date of final disposal of land with number and date of Government order authorising sale also, mode of payment i.e. by cash and amount for which sold.	State of annual works carried out or to be carried out and estimate of proposed expenditure.
											Date	Amount				
दिल्ली	अधिकार क्षेत्र नगर निगम दिल्ली		2320 वर्ग गज 1939-5 वर्ग मीटर													

स्टा० बेल—फार्म ५१—२,०००—२५-४-६८

दिल्ली नगर निगम
Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका
Register of Immovable Property

क्षेत्र सं०..... Constituency No. वार्ड सं०..... Ward No. जोन Zone ग्रोहनी दो ल

क्रमांक Serial No.	गांव/इलाके जिससे सम्पत्ति सम्बन्धित है, का नाम Name of village/Locality to which the property belongs	सम्पत्ति का विवरण, स्थिति व सीमाएं Description, situation and Boundaries of the property.	जमाबन्दी अथवा जमाबन्दी नम्बर जिसमें सम्पत्ति दर्ज है Settlement and Jamabandi Number or entry in the Mutual register.	क्षेत्रफल बीघा या वर्गगज या वर्गमीटर AREA Bighas or Square Yards or Acre or Square Metres	अधिकार के अर्जन के संबंध में किसी लिखित आदेश की संख्या व तिथि Number and date of Government order transferring the management to the Municipal Corporation of Delhi.	व्यवसाय का ढंग तथा प्रयोजन जिसके लिये प्रयोग किया गया Mode of occupation, and purpose for which used	ऐसे व्यक्ति/प्राधिकारी का नाम जिसके आदेश से किसी अन्य प्राधिकारी को सम्पत्ति का नियंत्रण सौंपा गया Number and date of order authorising such occupation and the authority by whom ordered	पट्टेदार अथवा पट्टेदार, यदि कोई हो, का नाम व पट्टे की अवधि Name of tenant/lessee, if any and terms of lease	पट्टे की समाप्ति की तिथि Date of Termination/Expiry of lease	किराये की वार्षिक राशि ₹ Rental per annum.	अनुमानित मूल्य तथा मूल्यांकन की तिथि Estimated value with Date of valuation.	मूल्यांकन की तिथि से सम्पत्ति पर किया गया व्यय तथा तिथियां जिनको व्यय हुआ Expenditure incurred on the property since date of valuation with dates on which incurred.		आयुक्त अथवा मुख्य लेखाधिकारी के हस्ताक्षर Signature of Commissioner or Chief Accountant	यदि सम्पत्ति किराये पर दी गई है तो वार्षिक किराया If land under direct management/rented then annual income and source thereof.	सम्पत्ति के विक्रय की पद्धति तथा विक्रय करने के लिये सरकार की स्वीकृति की तिथि व संख्या यदि सम्पत्ति ऐसे भाड़े पर दी गई है जो 2 वर्ष से अधिक की अवधि के लिये है तो भाड़ेदार का नाम व विक्रय की शर्तें Method of final disposal of land with number and date of Government order sanctioning sale etc. name of purchaser if leased out for more than 2 years and amount for which sold.	सम्पत्ति के वार्षिक लेखा परीक्षण की तिथि तक वसूली की गई राशि की तिथि व राशि Date of Annual verification of accounts with amount collected and signature of verifying officer.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
6	दिल्ली	पार्क साफ सफाई के मद्देनजर मिन्टो रोड उ:- मकान नं 59 द:- " " 85 पू:- मिन्टो रोड प:- मकान नं 4		3740.9 वर्ग गज — 3037.4 वर्ग मीटर		जनता के लिए	सरकारी भूमि				रुपये 3040/- सेकेंड 4949						

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दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल सम्पत्ति पंजीकर
Register of Immovable Property

Zone ..... Ward No. ..... Constituency No. .....

Remarks	Signature of Commissioner or Chief Accountant	Zamindhan Levied on the Property with date of its realisation		Particulars of the Property for which Zamindhan is levied	Date of Entry in the Register	Name of Street or Locality in which the property is situated	Serial No.
		Amount	Date				
12	11	10	9	8	7	6	5

Remarks	Particulars of Encumbrances, if any, to which the property is subject	Name of the person who has executed the Conveyance	Name of the person in whose favour the Conveyance has been executed	Date of Conveyance	Mode of acquisition, whether by purchase, gift, exchange or otherwise	Name of the person from whom the property was acquired	Particulars of the Property	Serial No.
19	18	17	16	15	14	13	12	11

Remarks	Particulars of Encumbrances, if any, to which the property is subject	Name of the person who has executed the Conveyance	Name of the person in whose favour the Conveyance has been executed	Date of Conveyance	Mode of acquisition, whether by purchase, gift, exchange or otherwise	Name of the person from whom the property was acquired	Particulars of the Property	Serial No.
19	18	17	16	15	14	13	12	11

दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल संपत्ति रजिस्टर
Register of Immovable Property

दिल्ली नगर निगम
Municipal Corporation of Delhi
रजिस्टर जंगमेतर संपत्ति
Register of Immovable Property

दिल्ली नगर निगम

Municipal Corporation of Delhi

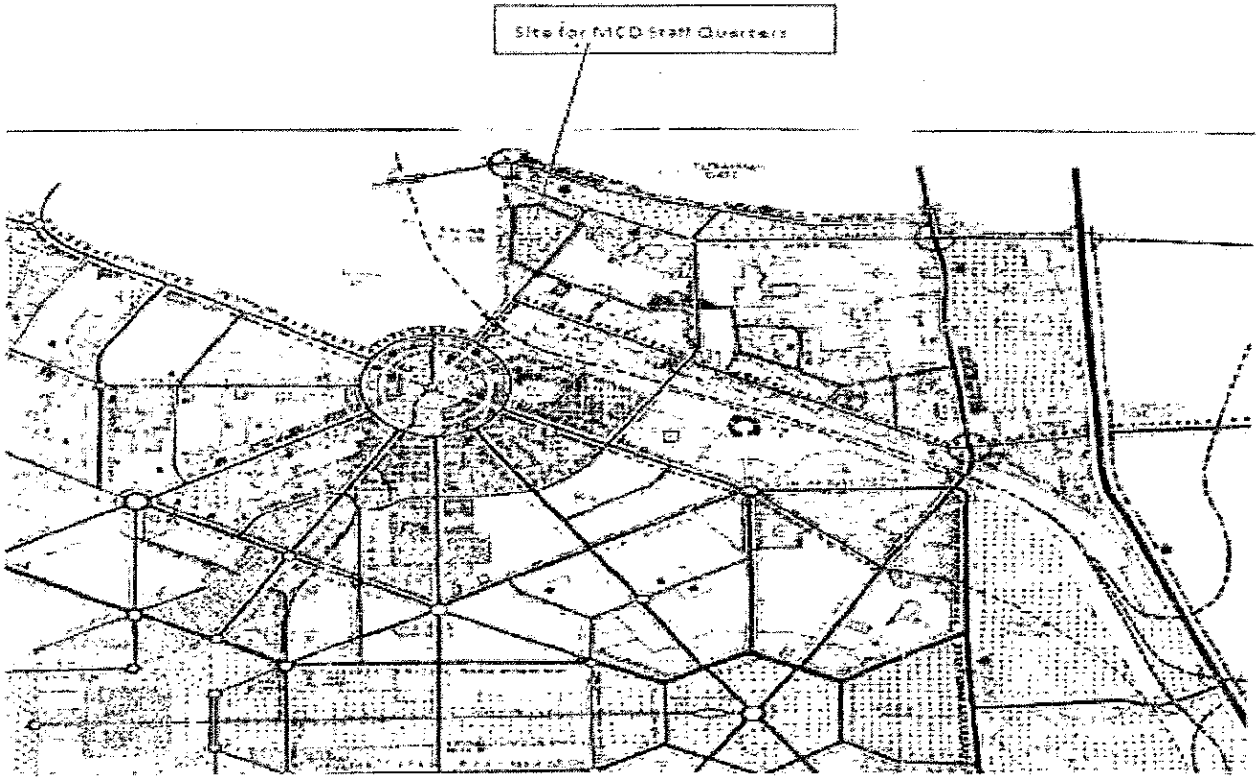
अचल संपत्ति पंजिका

Register of Immovable Property

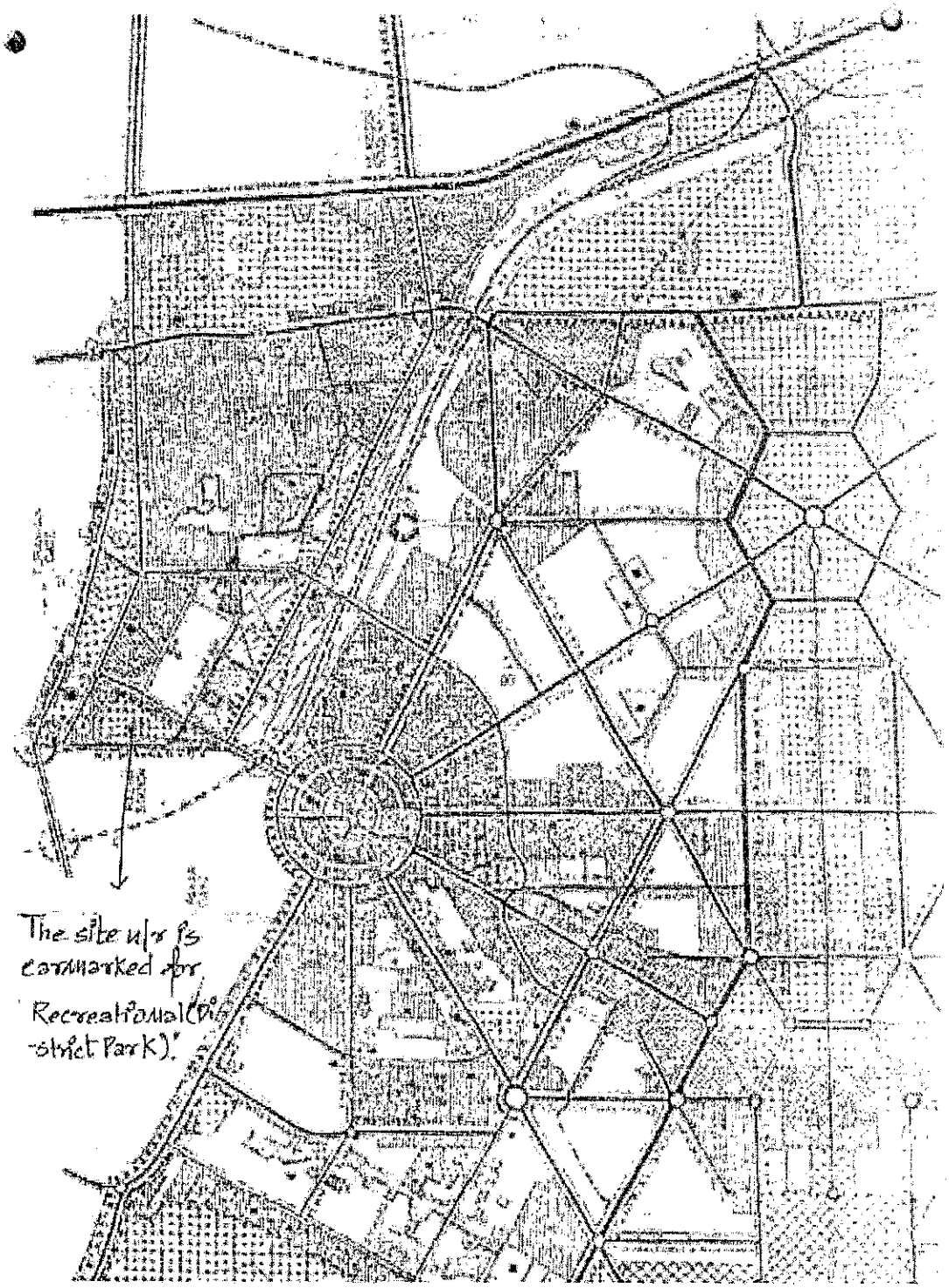
निर्धारण के लिए संपत्ति की पहचान के लिए संख्या	संपत्ति का विवरण, स्थिति व सीमाएं	संपत्ति का प्रकार	क्षेत्रफल	संपत्ति का अधिग्रहण कैसे हुआ	अधिग्रहण की तारीख	अधिग्रहण का मूल्य	टिप्पणी
1	2	3	4	5	6	7	8
Number of property Locality to identify the property for assessment purposes	Description, situation and Boundaries of the property.	Nature of property.	AREA. Plinth or Floor Area or Cubic Content.	How and from whom the property was acquired by the Municipal Corporation of Delhi.	Date of acquisition.	Cost of acquisition.	Remarks.
दिल्ली							
1			2.50.70				
			17405.44				

Site for MCD Staff Quarters marked on Zonal Development Plan

ANNEXURE- B



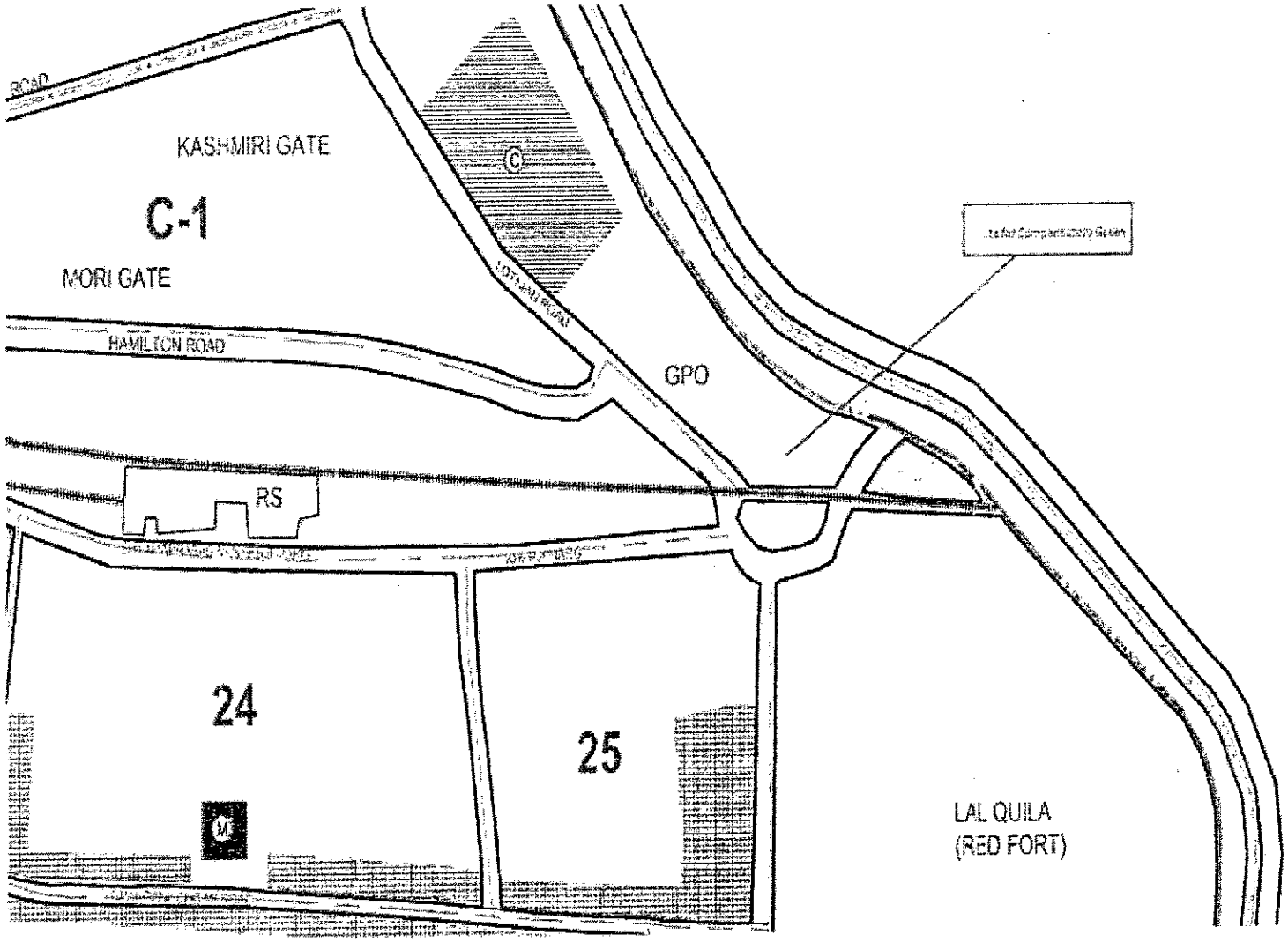
Annexure-'B'

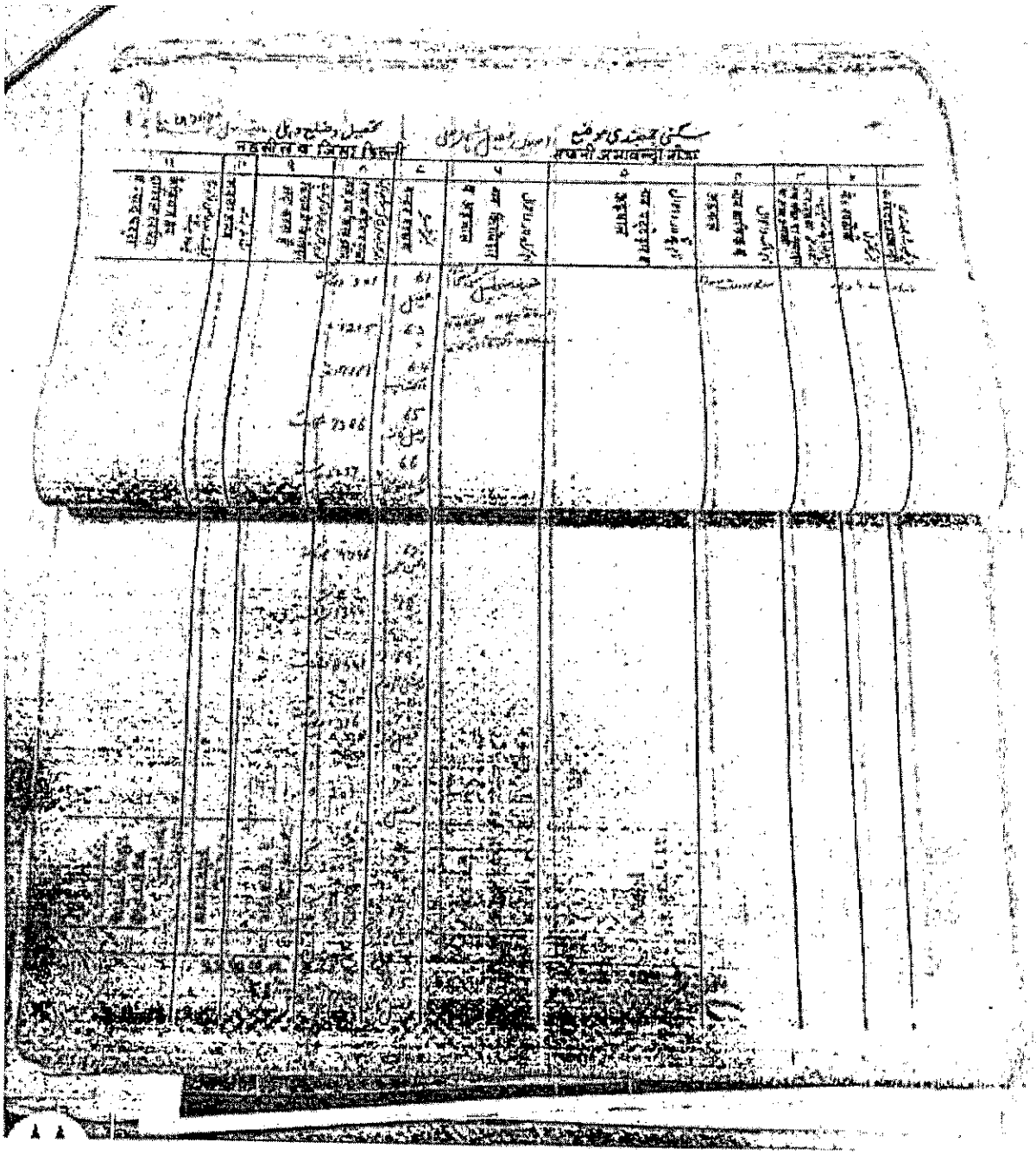


Part photocopy of Zonal Development Plan of Zone-'D'
under MPD-2001.

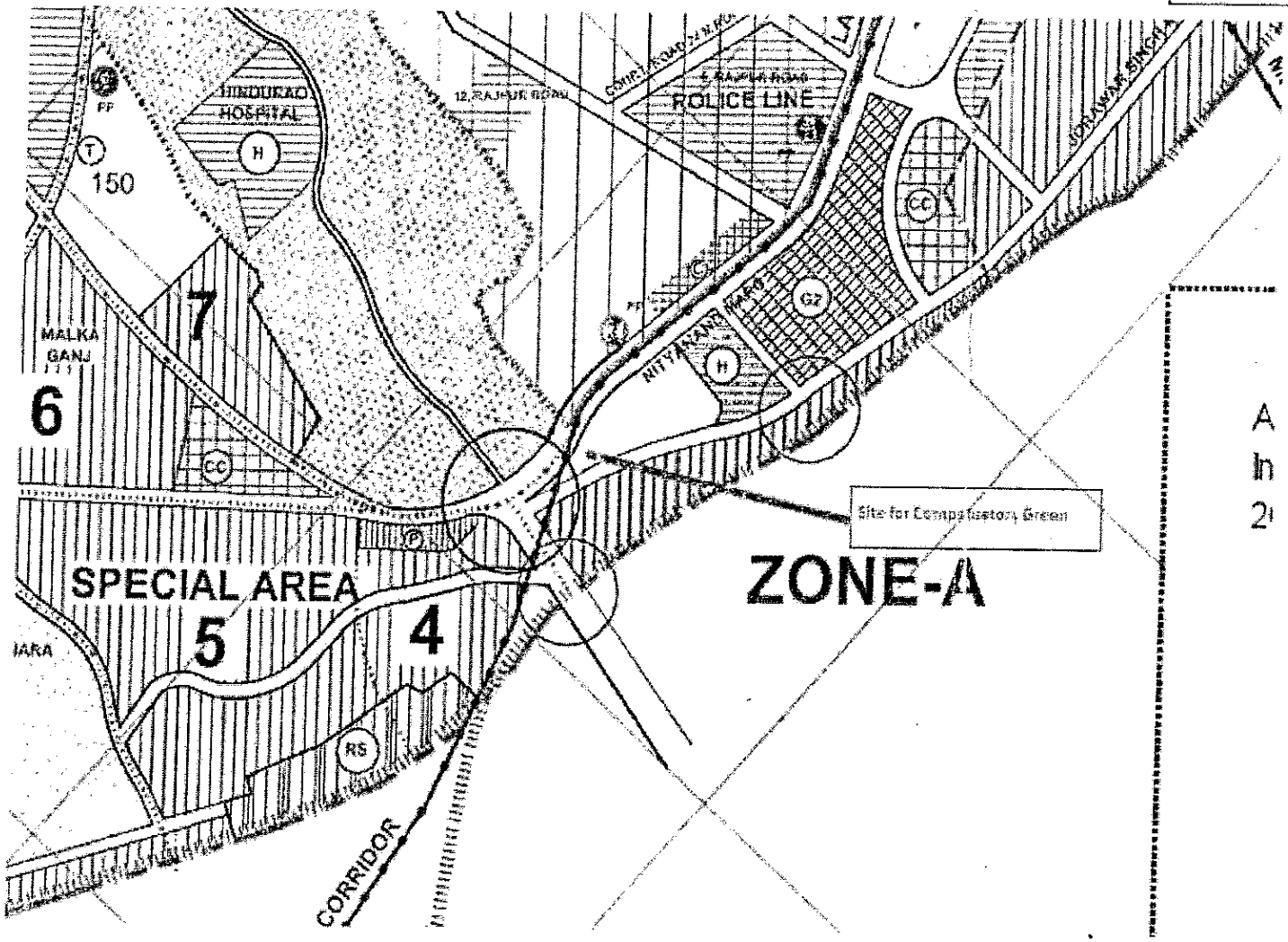
Site for Compensatory Green

ANNEXURE- C





ANNEXURE- D


HINDURAO HOSPITAL
150
7
MALKA GANJ
6
POLICE LINE
12, RAJPUR ROAD
NITYANAND MARG
Site for Compensatory Green
ZONE-A
SPECIAL AREA
5
4
IARA
RS
CORRIDOR

Site at Bauf Khana Chowk fatehpuri Zenana

दिल्ली नगर निगम
Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका
Register of Immovable Property

Form No. 1

Consignment No. 39 Ward No. Zone

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
क्रम संख्या	चालू संपत्ति संख्या यदि कोई हो	संपत्ति का विवरण, स्थिति व सीमाएं	क्षेत्रफल		संपत्ति का मूल्य अनुमानित, जैसा कि दिनांक को निर्धारित किया गया		संपत्ति का मूल्य, जैसा कि दिनांक को निर्धारित किया गया		किरायेदार अथवा पट्टेदार, यदि कोई हो, का नाम व पता	पट्टे की समाप्ति की तिथि	किराये की वर्तमान दर	संपत्ति की वर्तमान दशा के संबंध में प्रमाण पत्र की तिथि	संपत्ति के संबंध में किए गए अन्तिम निरीक्षण की तिथि		संपत्ति के संबंध में किए गए अन्तिम निरीक्षण पर मुख्य लेखाधिकारी के हस्ताक्षर			टिप्पणी
			वर्ग मीटर में	वर्ग गज में	रुपये		रुपये											
Sr. No.	Present Property No. if any	Description, situation and boundaries of the property	Area in Sq. Mtrs.	Area in Sq. Yds.	Value of the property as assessed on the date of last assessment		Value of the property as assessed on the date of last assessment		Name of tenant, if any and terms of lease	Date of termination of lease	Rental per annum	Date of certificate of the present condition of the property	Date of last inspection of the property	Expenditure incurred on the property since date of assessment with dates on which incurred.		Signature of Accountant or Chief Accountant			Remarks
														Date	Amount				
1	2	3	4	5	6		7		8	9	10	11	12	13	14	15	16	17	18
					Rs.	P.	Rs.	P.											
1		Shop No. 1 Ground floor Front Side Khasra No. 23 Katra Chaman Chowk Chandni Mahal Revenue Estate Delhi	9.29	11.11	1,50,000		1,50,000		Shri Thakur Ram S/o Shri Ram Lal R/o Shop No. 1 Katra Chaman Chowk Chandni Mahal Delhi	31.3.1990	1,500	1.4.1985	1.4.1985						
2		Shop No. 2 Ground floor Front Side Khasra No. 23 Katra Chaman Chowk Chandni Mahal Revenue Estate Delhi	9.29	11.11	1,50,000		1,50,000		Shri Ram Lal S/o Shri Gopi Nath R/o Shop No. 2 Katra Chaman Chowk Chandni Mahal Delhi	31.3.1990	1,500	1.4.1985	1.4.1985						
3		Shop No. 3 Ground floor Front Side Khasra No. 23 Katra Chaman Chowk Chandni Mahal Revenue Estate Delhi	9.29	11.11	1,50,000		1,50,000		Shri Gopi Nath S/o Shri Mool Chand R/o Shop No. 3 Katra Chaman Chowk Chandni Mahal Delhi	31.3.1990	1,500	1.4.1985	1.4.1985						

दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल सम्पत्ति पंजिका
Register of Immovable Property

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MUNICIPAL CORPORATION OF DELHI
Town Planning Department
E-Block, 13th Floor Civic Centre Minto Road,
Jawaharlal Nehru Marg Delhi-02

Azadi Ka Amrit Mahotsav

No: TP/NI/M.SD/2024/96 Dated 27/6/2024

To

The Commissioner (Plg.)
Delhi Development Authority,
6th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002.

Sub: Proposal for change of land use of construction of Staff Quarters at Minto Road New Delhi falling in Planning Zone- D.

Madam,

This is with reference to the DDA letter no. F.20(19)/2013/MP/D-31 dated 24.06.2024 on the above mentioned subject for obtaining clarification and necessary documents. In this regard, point wise reply of the same is as under:-

i. The land under reference situated at Minto Road measuring 13500 sqm (1.35 Ha) is owned/ under possession of MCD and is entered in the Immovable Property Register of Land & Estate Department of MCD, copy of the entry of IP register is annexed as Annexure 'A'. The same has also been provided earlier vide letter dated 14.06.2024 (copy enclosed). Furthermore, L&DO could not provide any documentary evidence in support of their claim.

ii. At the time of finalization of building plans, ROW of Bhavbhuti Marg and other surrounding roads shall be maintained as per the prevalent / approved plan.

iii. Location of the site has been marked on the zonal development plan and the same has been attached herewith.

As regards the ownership of land parcels proposed for compensatory green, it is submitted that the same are under possession of MCD since long and relevant documents are being traced out from L&E records.

In view of the above, it is requested to place the case before the Technical Committee for its consideration and approval.

Chief Town Planner

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Annexure - 'A'

DRAFT

MUNICIPAL CORPORATION OF DELHI
LAND & ESTATE DEPARTMENT
7TH FLOOR, DR SPM CIVIC CENTRE,
MINTO ROAD, JLN MARG,
NEW DELHI-110002

No. AC/L&E/MCD/2024/D-

Dated:- .06.2024

Subject: Ownership of land measuring about 14123 Sq. Mtr. transferred to MCD from New Delhi Municipal Corporation regarding.

This has reference to letter No.F.20(19)/2013/MP/D-31 Dated 24.06.2024 seeking which clarity with respect to S.No.1 viz. ownership of the subject site by the DDA. In this connection, it is informed that a government organization receives land parcels primarily through acquisition or by transfer of land from other government organization.

On the subject cited above, it is informed that the subject land parcels measuring about 14123 Sq.m. were transferred from New Delhi Municipal Council to MCD in 1958; accordingly, the entry of the land parcels were made in the register of Immovable Property (IPR). It would be worthwhile to mention here that the subject land was one among the first lot of land which entered into IPR of MCD. Copies of relevant pages of IPR are enclosed for ready reference.

With respect to input conveyed by the L&DO as mentioned at S.No.1 of the letter under reference it is not clear as what inputs have been provided by L&DO to DDA. However, it is pertinent to inform that during the correspondence held between L&DO & MCD, the L&DO has not provided any document which even can indicate their ownership on the subject land parcels.

Accordingly, it is amply clear that subject land parcels are under the ownership of MCD by virtue of obtaining/transfer of the same from NDMC.

(ಕನ್ನಡ ಪತ್ರದ ಪ್ರತಿ ಅಥವಾ ಪ್ರತಿ ಪತ್ರ ಅಥವಾ ಪತ್ರ)

Assistant Commissioner
(Land & Estate)

Chief Town Planner,
MCD (HQ), Civic Centre

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दिल्ली नगर निगम
Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका
Register of Immovable Property

Zone ... Ward No. ... Page ...

Serial No.	Description, situation and Boundaries of the property	Reference to the last entry in the previous Register	Area	Number and date of Government letter transferring the property to the Municipal Corporation of Delhi	Mode of acquisition and purpose for which used	Number and date of the sale deed by which property is acquired	Particulars of the Notice under section 127	Date of Taking possession	Detailed value with date of valuation	Rent, if any	Name of tenant, lessee, if any and term of lease	Date of Termination of lease	Remarks and date of cancellation of entry	Date of Entry in the Register
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			A.B.S.A.											
1	के पीछे मकान नं. [illegible] [illegible]		341.3 को पूर्व — 2853 को पश्चिम											

दिल्ली नगर निगम

Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका

Register of Immovable Property

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

दिल्ली नगर निगम
Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका
Register of Immovable Property

संख्या क्र. / Constituency No. ..... वार्ड सं. / Ward No. ..... जोन / Zone .....

क्रमांक / Serial No.	ग्राम/इलाका के जिसमें सम्पत्ति सम्मिलित है, का नाम / Name of village/ locality to which the property belongs	सम्पत्ति का विवरण, विस्तार व सीमाएँ / Description, situation and Boundaries of the property.	बस्तियों व जनगणना वाले ब्लॉक की संख्या जैसा कि जिला रजिस्टर में दर्शाया गया है / Settlement and Census Block number as given in the District Register.	क्षेत्रफल बीघा या स्क्वेयर या एकड़ में / AREA Bighas or Square Yards or Acres or Square Metres	म्यूनिसिपल कॉर्पोरेशन ऑफ दिल्ली के हस्तांतरण के संबंध में सरकार के विशेष निर्देश तारीख सहित / Number and date of Government order transferring the management to the Municipal Corporation of Delhi.	उपयोग का ढंग तथा प्रयोजन जिसके लिये प्रयोग किया गया / Mode of occupation, and purpose for which used	ऐसे परिसर की डीड/पट्टा की संख्या और तारीख जिसके द्वारा म्यूनिसिपल कॉर्पोरेशन ने सम्पत्ति ली थी / Number and date of deed or lease under which the property is occupied and the authority by whom executed.	किरायेदार अथवा पट्टेदार, यदि कोई हो, का नाम व पट्टे की अवधि / Name of tenant or lessee, if any and terms of lease	पट्टे की समाप्ति की तिथि / Date of Termination of lease	किराये की वार्षिक दर / Rental per annum	मूल्यांकित मूल्य तथा मूल्यांकन की तिथि / Estimated value with date of valuation.	मूल्यांकन की तिथि से सम्पत्ति पर किया गया अथवा किया जाने वाला निवेशी व्यय ब्यौरा / Expenditure incurred on the property since date of valuation with dates on which incurred. तिथि / Date	राशि / Amount	आयुक्त अथवा मुख्य लेखाधिकारी के हस्ताक्षर / Signature of Commissioner or Chief Accountant	नगर अथवा निगम द्वारा वार्षिक दर पर किराये पर दी जाने वाली सम्पत्ति के मामले में, जिस तारीख से किराया नोट किया गया हो, उस तारीख से किराये की राशि / If held under direct management, especially income may accrue, state from which derived.	यदि सम्पत्ति बेच दी जानी हो तो उसके निपटान की विधि, जिसमें नीलामी की शर्तें, यदि कोई हो, का उल्लेख किया जाए तथा बिक्री से प्राप्त राशि / Method of final disposal of land with number and date of Government order sanctioning sale, terms of auction, if any and amount for which sold.	सम्पत्ति के निरीक्षण की तारीख तथा निरीक्षण करने वाले अधिकारी के हस्ताक्षर / Date of actual verification in case of various items, signature of verifying officer.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
६	दिल्ली	पार्क साफ नाली के मध्य में मिन्टो रोड उ: मकान नं. 85 दे: " " 85 पू: मिन्टो रोड प: मकान नं. 73		3740-9 वर्ग गज — 3087.4 वर्ग मीटर		जनता के लिए	सरकारी भूमि				कच्चे 35446 रिक्त 23149					55301/-	

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दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल सम्पत्ति पंजिका
Register of Immovable Property

दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल सम्पत्ति पंजिका
Register of Immovable Property

Name of village	Description, situation and Boundaries of the property	AREA Bighas or Yards or Acres or Square Meters	Number and date of Government order transferring the land to the Corporation of Delhi	Name of owner, tenure, and purpose for which held	Nature and date of acquisition and by whom effected	Value	Rent	Date of Transfer from one head to another	Value of Property as recorded in the Balance Sheet	Remarks
1	2	3	4	5	6	7	8	9	10	11

N.D.M.C.

J/N

उत्तरी दिल्ली नगर निगम

Subject: Request for correction in entry of IP Register for MCD Staff Quarter Complex at Minto Road.

North DMC has offered the MCD Staff Quarters Complex at Minto Road to Income Tax Department for leasing out on 99 years basis. Income Tax Department vide its letter No. Pr. CCIT/Infra-New Projects/Minto Road/2021-22 /13982 dated 30.12.2021 has conveyed the in-principal approval of its Competent Authority to the proposal. Income Tax Department has also desired that proof of ownership of the land be also provided to it.

In this regard, the record available in this office has been searched and a copy of IP Register contaiining the entry of Staff Quarters at Minto Road has been gathered. It is found that the said entry contains mention of two land pieces measuring 6436.36 Sqm and 1178.80 Sqm totalling to 7615.16 Sqm (copy placed opposite).

North DMC has engaged consultant M/s ENARCH Consultant Pvt. Ltd. for preparation of drawings of the subject proposal. The consultant has carried out total station survey of the plot in question and submitted the area details(copy placed opposite). As per the area details received form consultant total area of the MCD Staff Quarters Complex Minto Road premises is 14123 Sqm.

In view of above, the actual area of land in question is 14123 Sqm and proof of ownership for that much of area is to be provided to Income Tax Department in Municipal interests. Therefore, the matter may please be forwarded to Land & Estate Department for providing the ownership details of 14123 Sqm area for onward submission to Income Tax Department. In case, there is discrepancies in the area of entries available in IP Register and actual area, the same may be rectified by Land & Estate Department or fresh entries may be made.

Submitted please.

31/12/2021

AE/Consultant

EE(Pr)/City-SP Zone 31/12/21

SE/City-SP Zone

D-in-C/Cent. 31/12/21

Commissioner 31/12/21

DC(L&E)

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Sub:- Request for correction in entry of I.P. Register ... complex at Minto Road, New Delhi.

May kindly see the note of EE/Project/City S.P. Zone wherein it has been mentioned that the record available has been searched and a copy of IP Register containing the entry of staff quarters at Minto Road has been gathered. It is found that the said entry containing mentioned of two land pieces measuring 6436.36 sqm and 1178.80 sqm totaling to 7615.16 sqm. The North DMC has engaged consultant M/s ENARCH Consultant Pvt. ltd. for preparation of drawing of the subject proposal. The engaged consultant M/s ENARCH Consultant Pvt. Ltd. has carried out total station survey of the plot in question and submitted the area details (Copy placed at page 4/C which is without signatures). As per the area details received from the consultant total area of the MCD Staff Quarters Complex Minto Road Premises is 14123 Sq. Mtr. and proof of ownership for that much of area is to be provided to Income Tax Department in Municipal interest and the matter has been forwarded to L&E Deptt. for providing the ownership details of 14123 sq. mtr. area for onward submission to Income Tax Department. In case, there is discrepancies in the area of entries available in I.P. Register and actual area, the sam may be rectified by L&E Deptt. or fresh entries may be made. The above proposal of EE(Project)/CSP Zone has been approved by the worthy Commissioner vide order dated 31-12-2021.

In this connection, it is submitted that as per Immovable Register of L&E Deptt. there are following entries of land as under:-

S. No.	C. No.	Page No.	Description of land at Minto Road Staff Quarters	Area of land	Remarks
1.	1	96	20 Staff Quarters Minto Road	6436.36 Sqm	
2.	1	96	Nine Nigam Quarters, Minto Road	1178.80 Sqm	
3.	1	59	Two Mpl. Quarters, near godown, Jahangir Road	285.3 Sqm	
4.	1	95	12 Staff Quarters near quarters No. 2, Thomson Road	1705.44 Sqm	
			Total Area	9605.9 Sqm	

Worthy Commissioner, North DMC on page no. 1/N has approved for rectification of the actual area in I.P. Register for making fresh entry of 14123 Sq. Mtr.

In view of above, necessary order may be accorded to delete the entry in the I.P. Register of C. No. 1 at Serial No. 1/96, 1/59 and 1/95 and to make new entry in its place in the I.P. Register showing the total area 14123 Sqm of the MCD Staff Quarters Complex, Minto Road Premises as per area detail received from consultant M/s ENARCH Consultant Pvt. Ltd. and Project Department as mentioned in the note by EE(Project)/CSP Zone instead of 9605.9 Sqm. as approved by Commissioner, North DMC.

Submitted please

Record Keeper(L&E)

Patwarl (L&E)

Naib Tehsildar (L&E)

AO(L&E)

AC(L&E)

DC(L&E)

दिल्ली नगर निगम
Municipal Corporation of Delhi
अचल सम्पत्ति पंजिका
Register of Immovable Property

Zone No. ..... Cons/Div No. ..... Ward No. ..... Sheet No. .....

Serial No.	Name of Village/Locality in which the property is situated	Description, Position and Dimensions of the Property	Whether Freehold or Leasehold	Area	Number and date of Government Order/communication in the M.C.D. Record	Mode of acquisition and the purpose for which used	Whether the entry is based on Conveyance Deed/Gift Deed/Lease Deed/Award/Decree/Order of Court/Agreement/Mutation/Resumption/Any other document	Name of tenant, lessee if any and terms of lease	Date of termination of lease	Rental per annum	Estimated value with date of valuation	Remarks regarding sale/lease/exchange of the property		Signature of Commissioner or Chief Accountant	Remarks
												Date	Amount		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Mata Peeth Shakti Dham Complex	Situated in the Sheltered Plot		Area - Thirty Square	No Fee Approval of Vesting Commissioner	Mata Shakti Dham Complex Malviya Road									
	New Delhi				Nasik Dtd.										

Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका

Register of Immovable Property

Zone No. 1 Ward No. 1 C.S.P.2 Year 120

Constituency No. Ward No.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Name of holder(s) of the property for the time being	Description, situation and boundaries of the property	Settlement and Assessment number or number in the District Register	Area: Bighas or Square Yards or Acres or Square Meters	Number and date of Government order transferring the management of the property to the Municipal Corporation of Delhi	Mode of acquisition, and purpose for which used	Number and date of the order of requisition or requisition and Authority by whom ordered	Name of tenant (lessee if any) and terms of lease	Date of termination of lease	Rental per annum	Estimated value with date of valuation	Expenditure incurred on the property since date on valuation with dates on which incurred: Date	Expenditure incurred on the property since date on valuation with dates on which incurred: Amount	Signature of Custodian/Officer or Chief Accountant	If held under direct management, approximate income received and Authority from which Derived	Whether any of the land or building has been declared surplus and if so, the date of such declaration	Date of actual verification of the entries in the register and signature of verifying officer.	Remarks	
Mixed Land Pooling Scheme Complex, Narela Phase-I	Mentioned in the Development Plan.		Area - 1,11,123 Sqyd.	As per Mpl Approval of Monthly Commissioner North DMC Ref. - 1-1-2022	Mpl Shopping Complex.														

As per entry entry available in the I.P. Register at C.No-1 Page No-96 Area 6436.56 Sqyd of 20 shopping Qtrs and 9 Municipal Qtrs. Area = 1178.80 Sqyd at C.No-1 Page No-87 Two Mpl Qtrs Area = 2853 Sqyd and C.No-1 Page No-95 42 shopping Qtrs Area = 7566.40 Sqyd. Total Area of above Mpl Entries = 9605.9 Sqyd. As per approval of Commissioner Narela DMC Dated-4-1-2022 The above Entries has been Cancelled in the I.P. Register of LEZ(N) Record and Paper Worthy Commissioner, Narela DMC Page No-2/N has approved the Rectification entry. Actual area in I.P. Register Measuring (Plot-I Area = 8705 Sqyd + Plot B Area = 598 Sqyd) Total Area 9+10 = 11123 Sqyd has been Made Entry at C.No-1 and Page No-60 Dt-4-1-2022 The Site Plan is enclosed Prepared by Emerald Consultants Pvt. LTD and duly Signed by Ex. Sr. Engg. / EE (Proj) CSP2

4/1/2022

NT/EE

ADE

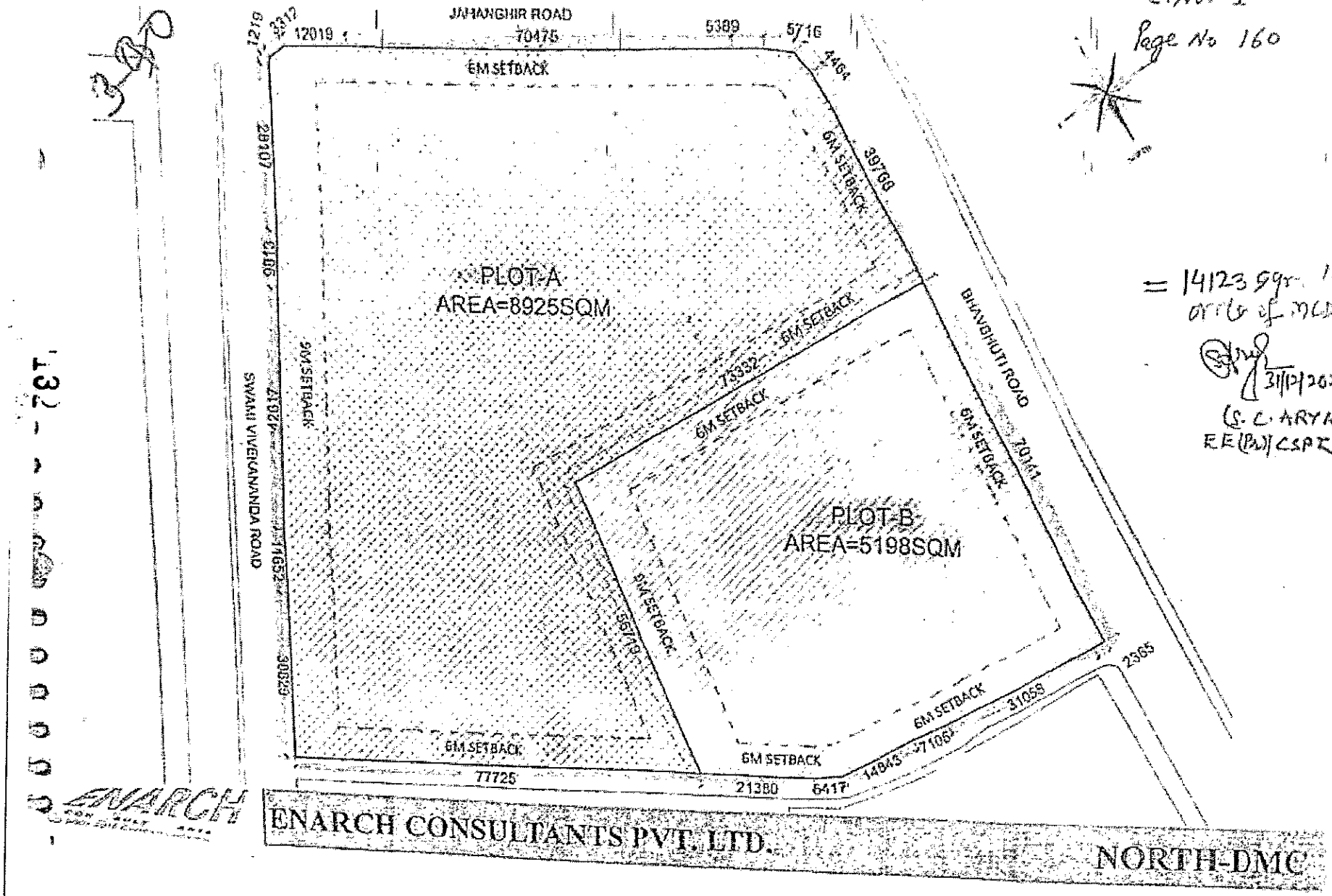
4/1/22

R.K.

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DIVISION MINTO ROAD STAFF QTRS COMPLEX NEW DELHI

E.No. I
Page No 160



= 14123 sqm. approx as per MCD record

31/12/2021
(S. C. ARYA)
EE(B)/CSPT

ENARCH CONSULTANTS PVT. LTD.

ENARCH

- 737 -

MUNICIPAL CORPORATION OF DELHI
Town Planning Department (HQ)
13TH Floor, Dr.S.P.M.Civic Centre, Minto Road, New Delhi-110002

No:TP/G/MCD/2024/3843 Date: 16/06/2024

No: ..... Dated.....

To,

The Commissioner (Plg.),
6th Floor, Vikas Minar, I.P. Estate,
Delhi Development Authority,
New Delhi-110002.

Subject: - Proposal for change of land use of contruction of Staff Quarters at Minto road New Delhi falling in Planning Zone- D.

Madam,

In continuation of this office letter vide no: TP/G/MCD/2024/3452 dated 16-04-2024 on the above mentioned subject, please find enclosed herewith the revised agenda for Technical Committee consideration incorporating details of surroundings roads. The compensatory green to be made available has been included in the agenda and the two sites proposed are:

1. A developed park measuring 0.6 Ha which is shown as Residential in the Zonal Development Plan.
2. Land measuring 1.2 Ha near Lothian Cemetery which is also shown as Residential in the Zonal Development Plan.

The above two sites totalling 1.8 Ha is sufficient for the required Compensatory Green.

As regards ownership, the site is under the control of MCD. Copies of Immovable Property Registers of Land & Estate Deptt., MCD is enclosed for kind consideration.

Encl: As above

Yours Faithfully

Chief Town Planner

Item No. 50/2024

Subject: Regarding permission for relocation of eligible Households of JJ Cluster, namely, "Behind Police Station, Vasant Kunj, Sector C Pkt. 9" to remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum Rehabilitation Project, Ashok Vihar.

F.No. F2/PMAY/0019/2023/ISR/-O/o DD (PMAY)

I. **Background**

1. 1675 EWS flats of 31 sqm (39.40 sqm including circulation) have been constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum Rehabilitation Project.
2. 1078 houses have been allotted to eligible Households of JJ Cluster, namely, Jailorwala Bagh, Ashok Vihar.
3. With the approval of the Authority, 271 eligible households of Golden Park, Rampura and 47 eligible households of JJ Cluster, namely, Opposite Mata Jai Kaur School, Ashok Vihar have also been allotted flats.
4. Demand cum allotment letters to these 1396 allottees have been issued and the process of completion of codal formalities for issue of possession letters are in progress being in advanced stage with 900 cases being ready for possession.

5. After allotment of flats to eligible households of these 03 JJ Clusters, 279 EWS flats remain available for further allotment.
6. For utilization of the remaining flats, it is proposed to relocate the eligible Households of a JJ Cluster, namely, Behind Police Station, Vasant Kunj, Sector C, Pkt. 9 (known as Dalit Ekta Camp) which is an identified JJ Cluster as per DUSIB list having cluster Code 73 falling on DDA land **(Annexure A)** which will also ensure compliance of the Hon'ble High Court's order.

II. **Examination**

7. An order dated 06.07.2023 passed by Hon'ble High Court of Delhi in WP© No.6662/2011 titled as RWA C6&7, Vasant Kuinj through President, Petitioner/s Vs. Lt. Governor & Ors. sas forwarded by Hon'ble L.G. office to DDA for appropriate action **(Annexure B).**
8. On the prayer of the petitioners regarding removal of illegal encroachment in the form of Jhuggi Jhopri cluster by the name of "Ekta camp", illegal commercial establishments, illegal religious structures built inside the JJ Cluster and to build the commercial complex for which the land is meant for, Hon'ble High Court inter alia, directed as under:

"Vice-Chairman, DDA shall call for a meeting of all the stakeholders within 02 weeks and will file a status report indicating the steps to be taken and the time frame under which the steps will be taken in order to effectively get the area, under illegal encroachment, free from the encroachment in accordance with law and policy applicable." ***(Annexure B)***

9. A meeting was held under the chairmanship of V.C., DDA on 16.08.2023 and it was decided to get the survey done through the Agency M/s. SPYM to whom the work was awarded earlier, eligibility determination may be done thereafter as per policy. CLA, DDA to ensure that a detailed reply to the Hon'ble Court is filed informing the Court that the rehabilitation of JJ Cluster shall be explored within the provisions and ambit of the MPD 2041 which is under finalization and MCD to close down illegal commercial operations/activities within JJ Cluster in violation of various provisions in vogue **(Annexure C).**
10. Survey has been got conducted through M/s SPYM and as per survey there are 371 households (including 40 locked jhuggis). Committees for claim & objections and Eligibility Determination (EDC) have been constituted as per policy. Claims & Objections have been invited. After freezing the list, Eligibility will be decided by EDC as per DUSIB policy and draw is likely to be held by 31st December, 2024 for allotment of alternative accommodation at Jailorwala Bagh. As per previous experience, it is likely that about 70% households become eligible which will come about 248 households.
11. A meeting was held under Principal Commissioner (Housing/PMAY) on 26.07.2024 to discuss the issue relating to relocation of of JJC, Behind Police Station, Vasant Kunj, Pkt. C Sector 9 (Known as Dalit Ekta Camp). As per minutes of the meeting dated 31.07.2024 **(Annexure D)** it was decided that although the JJ Cluster is located at a distance of about 28 Kms from Ashok Vihar ISR project, as there are directions of the Hon'ble High Court for removal of encroachment in the form of Jhuggi Jhopris. relocation of the JJ cluster can be made beyond a distance of 05 Kms as para para 2(v) (1) of DUSIB policy. **(Annexure E).**
12. As per the Total Station Survey of the JJ Cluster (TSS) the land under encroachment by JJ Cluster is 10060 sqm. There is an adjacent vacant land measuring 9950 sqm. The total land measuring 20010 sqm is earmarked for Commercial Centre as per Zonal Development Plan (ZDP). After relocation of the eligible households, the retrieved land meas. 10060 sqm including the adjacent land (20010 sqm) will be auctioned by DDA as Commercial Centre for which it has been earmarked.

III. **Proposal**

In view of the above, following proposals are submitted for consideration and approval:

i. To relocate the eligible households of the JJ cluster, namely, behind Police Station, Vasant Kunj, Pkt. C Sector 9 (Known as Dalit Ekta Camp) to the remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum Rehabilitation Project.
ii. Being In-situ Slum Rehabilitation Project, we may charge Rs. 1,71,000/- (Rs. 1,41,000/- as beneficiary contribution of the flat + Rs. 30,000 as maintenance

charge for 5 years) from the beneficiaries as has been approved in the case of redevelopment/relocation of JJ clusters Jailorwala Bagh, Ashok Vihar vide Authority Resolution No. 39/2022.

iii. To allow the allottees to make payment within 1 months' time extendable by other 02 months without interest. Thereafter, interest will be charged as per policy for the delayed period.

iv. To carry out demolition of the Jhuggi structures and other illegal structures falling in the project area for retrieval of land for auction along with adjacent vacant land earmarked for Commercial Centre as per policy.

RESOLUTION

Note # 1

VC, DDA has accorded his "in principle" approval to the draft agenda which is placed at page no. 1-14/C . The draft agenda is placed at page no 15-17/C and the annexures to be attached therewith are placed from page 18-45/C.

As directed, the matter may kindly be placed before Legal Department, DDA for vetting please.

14/10/2024 11:45 AM

BHARAT BHUSHAN
ASSISTANT DIRECTOR

Note # 2

14/10/2024 11:56 AM

HARISH CHAND SHARMA
DEPUTY DIRECTOR

Note # 3

14/10/2024 11:57 AM

V.K Chopra
CONSULTANT(IN-SITU REHAB. PROJ)

Note # 4

14/10/2024 12:40 PM

ANIL SHARMA
DIRECTOR

Note # 5

14/10/2024 12:52 PM

Kunal Kashyap
COMMISSIONER (H)

Note # 6

Legal Department is requested to quickly offer its comments on the draft Authority agenda as the same is to be placed before the Authority in its next meeting on 23.10.2024.

14/10/2024 12:56 PM

Chittaranjan Dash
PC(HOUSING)

Note # 7

15/10/2024 10:15 PM

Anil Kumar Sharma
CHIEF LEGAL ADVISOR

Note # 8

In ref to note #6 draft agenda perused. Its in compliance of the court order & proposed in accordance with extant policy & regulation. As it is more factual in nature, deptt. is suggested to ascertain & recheck facts as e.g figure of survey data of house hold & locked in para 10 of the agenda differs from note #23 of file mentioned in note #1.
submitted plz.

17/10/2024 01:34 PM

SAVITA MALHOTRA
DEPUTY CHIEF LEGAL ADVISOR-II

Note # 9

22/10/2024 03:00 PM

Anil Kumar Sharma
CHIEF LEGAL ADVISOR

Note # 10

22/10/2024 04:19 PM

Chittaranjan Dash
PC(HOUSING)

Note # 11

28/10/2024 03:11 PM

Kunal Kashyap
COMMISSIONER (H)

Note # 12

28/10/2024 06:28 PM

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ANIL SHARMA
DIRECTOR

Note # 13

Generated from eOffice by NARENDER KHERA, AD(MEETING CELL), ASSISTANT DIRECTOR, DDA on 30/11/2024 10:44 AM

29/10/2024 11:24 AM

V.K Chopra
CONSULTANT(IN-SITU REHAB. PROJ)

Note # 14

29/10/2024 11:51 AM

HARISH CHAND SHARMA
DEPUTY DIRECTOR

Note # 15

Refer note ante. Law department have perused the draft agenda. Further as mentioned in note #8 , Dy. CLA refer to note #23 at C/5 the figure of total households is 331, locked is 36,refuse to conduct survey is 02 and vacant is 02. If we compare the figure in agenda point 10, the 371 households seems to be including locked, those who refuse to conduct survey and those juggis that are vacant. The para 10 figure 371(including 40 locked juggis) might contain the figure stated above.

Moreover, this figure is tentaive as eligibility gets to be decided after the claim and objections by the EDC and the final figure of Eligible household will emerge only after the fnal outcome of report of committee.

Furthermore, The file is also to be send to Commisionner Cum Secretary's Office for linking the opinion of law Department, and current observation with the main agenda file.

29/10/2024 03:51 PM

VISHWAJEET GAHLOT
ASSISTANT DIRECTOR

Note # 16

29/10/2024 03:59 PM

HARISH CHAND SHARMA
DEPUTY DIRECTOR

Note # 17

This is regarding vetting the Agenda for approval of the Authority for relocation of JJ Cluster, Behind Police Station C-9, Vasant Kunj (known as Dalit Ekta Camp). The agenda has been vetted by Law Deptt. and found in line with the extent policy except some difference of number of households mentioned n para 10 of agenda and in note #23. In this regard it is stated that the number of households is based on the survey carried out by M/s. SPYM and final number of eligible households will be determined after eligibility determination by the Eligibility Determination Committee as per DUSIB policy adopted by DDA. The eligibility determination is under way and only the eligible households will be allotted flats as has been proposed in the Agenda.

We may send the file to Commissioner-cum-Secretary for linking the same with the main file for placing before the Authority.

01/11/2024 04:12 PM

139

V.K Chopra

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CONSULTANT(IN-SITU REHAB. PROJ)

Note # 18

04/11/2024 02:29 PM

ANIL SHARMA
DIRECTOR

Note # 19

04/11/2024 07:25 PM

Kunal Kashyap
COMMISSIONER (H)

Note # 20

05/11/2024 02:09 PM

SURENDRA KUMAR MEENA
COMMISSIONER-CUM-SECRETARY

140

Generated from eOffice by NARENDER KHERA, AD(METTING CELL), ASSISTANT DIRECTOR, DDA on 20/11/2024 10:44 AM

Note # 1

VC, DDA has accorded his "in principle" approval to the draft agenda which is placed at page no. 1-14/C . The draft agenda is placed at page no 15-17/C and the annexures to be attached therewith are placed from page 18-45/C.

As directed, the matter may kindly be placed before Finance Department, DDA for vetting please.

14/10/2024 11:51 AM

BHARAT BHUSHAN
ASSISTANT DIRECTOR

Note # 2

14/10/2024 11:55 AM

HARISH CHAND SHARMA
DEPUTY DIRECTOR

Note # 3

14/10/2024 11:57 AM

V.K Chopra
CONSULTANT(IN-SITU REHAB. PROJ)

Note # 4

14/10/2024 12:40 PM

ANIL SHARMA
DIRECTOR

Note # 5

14/10/2024 12:52 PM

Kunal Kashyap
COMMISSIONER (H)

Note # 6

Finance is requested to quickly offer its comments on the draft Authority agenda as the same is to be placed before the Authority in its next meeting on 23.10.2024.

14/10/2024 12:56 PM

Chittaranjan Dash
PC(HOUSING)

Note # 7

14/10/2024 02:34 PM

vijay kumar singh
FM

Note # 8

14/10/2024 03:42 PM

Rakesh Kakkar
FINANCIAL ADVISOR

Note # 9

14/10/2024 05:28 PM

Rohit Sachdeva
DEPUTY FA(H)-I

Note # 10

15/10/2024 11:56 AM

HARENDRA YADAV
ACCOUNTS OFFICER

Note # 11

15/10/2024 04:52 PM

RAVI KUMAR
AAO

Note # 12

Subject: Regarding permission for relocation of eligible Households of JJ Cluster, namely, "Behind Police Station, Vasant Kunj, Sector C Pkt. 9" to remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum Rehabilitation Project, Ashok Vihar

May kindly refer note#6 of PC(H) vide which Draft Authority Agenda (placed at 15-17/C) on the above cited subject has been forwarded to finance for vetting. In this regard, it is submitted that the proposal contained in the draft Authority Agenda (refer page 16-17/C) are Administrative in nature and finance may not have any observation on

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the draft Authority Agenda.

Submitted for perusal and consideration please.

16/10/2024 01:22 PM

Vijay Kumar Sharma
JSA

Note # 13

16/10/2024 01:25 PM

RAVI KUMAR
AAO

Note # 14

16/10/2024 02:53 PM

HARENDRA YADAV
ACCOUNTS OFFICER

Note # 15

16/10/2024 03:15 PM

Rakesh Kakkar
FINANCIAL ADVISOR

Note # 16

17/10/2024 02:10 PM

vijay kumar singh
FM

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17/10/2024 12:50 PM

HARISH CHAND SHARMA
DEPUTY DIRECTOR

Note # 50

17/10/2024 12:59 PM

ANIL SHARMA
DIRECTOR

Note # 51

At note #28 , VC had accorded "in principle" approval to the draft authority agenda proposing for relocation of eligible dwellers of JJ Cluster, namely, "Behind Police station, sector C, Pocket 9, Vasant Kunj" to the left out 279 flats at ISR project of Jailorwala Bagh wherein Hon'ble High Court on a Writ Petition filed by the nearby RWA had directed to remove the JJ Cluster. Thereafter, two separate files were sent to finance and legal for their comments. Finance has provided its comments that the draft agenda is administrative in nature and finance has no observation on the same. Comments of legal will subsequently be placed before the authority meeting. Since time is short, the draft authority agenda may kindly be forwarded for onward transmission to the office of HLG for obtaining his kind approval for placing the same before the authority in its next meeting on 23.10.2024.

18/10/2024 05:10 PM

Chittaranjan Dash
PC(HOUSING)

Note # 52

Submitted for approval of draft agenda please.

HLG

19/10/2024 10:16 AM

SUBHASISH PANDA
VICE CHAIRMAN

Hon'ble H.G has approved.

28/10/24

VC | DDA

[illegible]
Addl. Secretary to Lt. Governor
Raj Niwas, Delhi

RAJ NIWAS Delhi
Diary No. 42647
Dated 21.10.2024

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28.10.24

Generated from eOffice by NARENDER KHERA, AD(METTING CELL), ASSISTANT DIRECTOR, DDA on 20/11/2024 10:57 AM

List of 675 JJ clusters as per DUSIB website.

ANNEXURE-A

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
1	1	21	C-07	LNJP Hospital Ranjeet Road	667	LNJP Hospital/MAMC	14910	Chandni Chowk (1)	81	Central
2	2	21	C-07	64 Khamba Dhobi Gaht No.26, J.N.Marg	79	LNJP Hospital/MAMC	1840	Chandni Chowk (1)	81	Central
3	3	21	C-07	Meer Dard Road	484	CPWD	29000	Chandni Chowk (1)	81	Central
4	4	21	C-07	Shakoor Ki Dandi (Basti Khawza Meer)	786	DDA	8000	Chandni Chowk (1)	81	Central
5	5	41	C-05	Anna Nagar Sanjay Colony Vikas Kutter near Tilak Bridge I.T.O, New Delhi	3000	Railway	23911	East Delhi (3)	154	South East
6	6	41	C-05	Balmiki Basti Kabristan behind Express Building	405	DDA	15254	East Delhi (3)	153	South East
7	7	21	C-07	Dhobi Ghat ,9,11,12 Press Road	67	CPWD	5300	Chandni Chowk (1)	81	Central
8	8	41	C-05	Gandhi Sahitya Samiti Stadium(100 Seater)	452	DDA	6313	East Delhi (3)	153	South East
9	9	21	C-07	East of Chausath Khamba Meer Dard Road	259	Maulana Azad Medical College	5450	Chandni Chowk (1)	81	Central
10	10	41	C-05	JJ Cluster Janta Camp Railway Nursery behind Pragati Maidan	468	Railway	9389	East Delhi (3)	154	South East
11	11	41	C-05	Nagla Bharon Road Hafiz Nagar	109	DDA	2184	East Delhi (3)	153	South East
12	12	41	C-05	Delhi Public School Mathura Road.	212	Waqf Board Land	12200	East Delhi (3)	154	South East
13	13	41	C-05	T-Huts Behind MCD School Village Sarai Kale Khan	380	DDA	1055	East Delhi (3)	153	South East
14	14	21	C-07	Dhobi Ghat No.27 Near Moulana Azad Medical College Meer Dard Road	42	Maulana Azad Medical College	650	Chandni Chowk (1)	81	Central
15	15	41	C-05	Madrasi Camp Jangpura	353	Railway	4968	East Delhi (3)	154	South East
16	16	41	C-05	Indira Gandhi Camp No-3 near Railway Line Hari Nagar Ashram	109	DDA	1358	East Delhi (3)	154	South East
17	17	41	C-05	Near B-Block Double Story Quaters Jangpura	48	Railway	1400	East Delhi (3)	154	South East
18	18	21	C-07	Mahavat Khan Road Dhobi Ghat No 28.	80	Railway	701	Chandni Chowk (1)	81	Central
19	19	20	C-07	Majnu Ka Tila New Block, Aruna Colony.	840	L&DO	24572	Chandni Chowk (1)	78	Central
20	20	20	C-07	J-Block Majnu Ka Tila, Aruna Colony.	128	L&DO	5225.55	Chandni Chowk (1)	78	Central
21	21	20	C-07	Old Chnadrawal Civil Lines Majnu Ka Tila	761	L&DO	40471	Chandni Chowk (1)	78	Central
22	22	20	C-07	Tibti Camp Majnu Ka Tila	400	DDA	45129.38	Chandni Chowk (1)	78	Central
23	23	20	C-07	Fauji Jat Dharamshala Yamuna Bazar	57	Railway	509.32	Chandni Chowk (1)	77	Central
24	24	20	C-07	Press Area Behind Old Secreteriat	100	CPWD	3679.85	Chandni Chowk (1)	77	Central
25	25	20	C-07	Madrasi Basti Mori Gate	180	L&DO	3481.63	Chandni Chowk (1)	77	Central
26	26	20	C-07	Behind Petrol Pump Bulward Road Depot No.23	155	L&DO	6967	Chandni Chowk (1)	78	Central
27	27	20	C-07	Bharon Ki Bagchhi Bulward Road	268	L&DO Nazul Land	6995	Chandni Chowk (1)	78	Central
28	28	20	C-07	Railway Colony Pul Mithai Mori Gate	80	Railway	538	Chandni Chowk (1)	80	Central
29	29	20	C-07	DRP Line Pilli Kothi Lahori Gate	173	Railway	2245	Chandni Chowk (1)	80	Central

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
30	30	20	C-07	Pulmithai Ke Kinare Lahori Gate	41	Railway	976	Chandni Chowk (1)	80	Central
31	31	20	C-07	Duffrin Bridge Mori Gate	8	Railway	60	Chandni Chowk (1)	80	Central
32	33	20	C-07	Old Gas Factory Near Red Fort	47	Railway	166	Chandni Chowk (1)	80	Central
33	34	20	C-07	Madarsa Road Kashmiri Gate	27	Railway	424.08	Chandni Chowk (1)	77	Central
34	35	25	C-04	B-58 Rama Road	362	MCD	15975	New Delhi (4)	97	West
35	36	25	C-04	5/35 Industrial Area Kirti Nagar	908	DDA	29971	New Delhi (4)	97	West
36	37	25	C-04	8/35 Industrial Area Kirti Nagar	149	DDA	12308	New Delhi (4)	97	West
37	38	25	C-04	Hanuman Mandir Near Railway Station Kirti Nagar	53	DDA	558	New Delhi (4)	97	West
38	39	25	C-04	Dr.Ambedkar Camp 52,53 Furniture Block, Kirti Nagar.	126	DDA	1138	New Delhi (4)	97	West
39	40	25	C-04	Dr.Ambedkar Camp Plot No.39-10/67 Industrial Area Kirti Nagar.	50	DDA	1046	New Delhi (4)	97	West
40	41	25	C-04	Dr.Ambedkar Camp Plot No.39 Kirti Nagar Furniture Block.	162	DDA	5771	New Delhi (4)	97	West
41	42	25	C-04	Kamla Nehru Camp Lakkar Mandi Kirti Nagar.	1265	DDA & Rly	2283	New Delhi (4)	98	West
42	43	25	C-04	Behind Fire Station Kirti Nagar.	190	DDA	2955	New Delhi (4)	98	West
43	44	25	C-04	Chuna Bhatti Lakkar Mandi Kirti Nagar	1551	DDA	16473	New Delhi (4)	98	West
44	45	25	C-04	Chuna Bhatti (Harijan Basti) Lakkar Mandi Kirti Nagar	1053	DDA	24000	New Delhi (4)	98	West
45	46	25	C-04	Sanjay Camp Chuna Bhatti Kirti Nagar	143	Railway	5438	New Delhi (4)	98	West
46	47	25	C-04	A-198 Railway Line Indira Gandhi Camp Kirti Nagar.	170	Railway	2345	New Delhi (4)	98	West
47	48	25	C-04	JJ Jawahar Camp A-2-Block W.H.S. Kirti Nagar	1802	DDA & Rly	33500	New Delhi (4)	98	West
48	49	25	C-04	A-2 W.H.S. Kirti Nagar.	180	DDA & Rly	2734	New Delhi (4)	98	West
49	50	25	C-04	Reshma Camp , Ex-Nehru Camp near WHS-2 Kirti Nagar.	361	DDA	11110	New Delhi (4)	98	West
50	51	25	C-04	Front Side of Block 4 and 8 B Between Ramesh Nagar.	61	DDA	4593	New Delhi (4)	98	West
51	53	25	C-04	B-Block, Double Storey Quaters Ramesh Nagar.	167	DDA	1048	New Delhi (4)	98	West
52	54	25	C-04	Silai Kendra Ramesh Nagar	70	DDA	1472	New Delhi (4)	98	West
53	55	25	C-04	DI Block, Mansorver Garden	12	DDA	167	New Delhi (4)	98	West
54	56	25	C-04	Indira Gandhi Camp Maya Puri Chowck Block-C Mansorver Garden	212	DDA	3150	New Delhi (4)	98	West
55	57	25	C-04	Kailash Park Basai Dara Pur Moti Nagar.	113	DDA	3080	New Delhi (4)	99	West
56	58	25	C-04	Natraj Cinema Back of Nalla Sudama Puri Moti Nagar.	315	DDA	6485	New Delhi (4)	99	West
57	59	25	C-04	Block A & B Sudershan Park Nalla Moti.Nagar.	184	DDA	9900	New Delhi (4)	99	West

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
58	60	25	C-04	Block-F Near Nalla Sudeshkar Park Moti Nagar	12	DDA	60	New Delhi (4)	99	West
59	61	25	C-04	Road No.-7 Leather Factory East Punjabi Bagh NG Drain	102	DDA	3709	New Delhi (4)	99	West
60	62	25	C-04	Ram Chander Park F-Block Moti Nagar	139	DDA	1760	New Delhi (4)	99	West
61	63	25	C-04	Amar Park Zhakira (near Zhakira Chowck)	508	DDA & Rly	27031	New Delhi (4)	100	West
62	64	25	C-04	JJ Camp Rakhi Market Zhakira	12716	Railway	105195	New Delhi (4)	100	West
63	65	25	C-04	Chara Mandi Jhakira Flyover	1121	Railway	9928	New Delhi (4)	100	West
64	66	25	C-04	Near Haryana Dharamshala on Najafgarh Drain G-Block, Karam Pura	108	MCD & Flood	2216	New Delhi (4)	100	West
65	67	25	C-04	JJC Garib Basti	99	DDA	1984	New Delhi (4)	100	West
66	68	25	C-04	Shiv Basti Behind Gold Spot Factory Near Railway Station Patel Nagar	216	Railway	2436	New Delhi (4)	100	West
67	69	36	C-04	Arjun Camp Mahipal Pur	1300	DDA	35250	South Delhi (7)	144	South West
68	70	36	C-04	Rangpur Pahari Milkpur Kohi	2511	DDA & Forest	101612	South Delhi (7)	144	South West
69	72	36	C-04	Harijan Balmiki Camp Rangpur Pahadi	182	DDA	10053	South Delhi (7)	144	South West
70	73	36	C-04	Behind Police Station Vasant Kunj Sector C Pocket-9	990	DDA	11720	South Delhi (7)	144	South West
71	74	36	C-04	Sonia Gandhi Camp Near Petrol Pump Smalka Phase.Ii	1234	MCD	34200	South Delhi (7)	143	South West
72	75	36	C-04	Nehru Camp Behind Satya Rani Farm Bijwasan	207	DDA	4169	South Delhi (7)	141	South West
73	76	45	C-04	Jhuggies Kholi Wala Baba Mandir Rajokari	71	Forest Deptt.	6406	South Delhi (7)	172	South
74	77	45	C-04	Jhuggies Kewal Krishan Chowk Post Rajokari	25	Forest Deptt.	1944	South Delhi (7)	172	South
75	78	45	C-04	Ram Dev Ka Dera BSF Office Rajokari Pahari, Delhi	787	Forest Deptt.	38406	South Delhi (7)	172	South
76	79	38	C-04	Barar Squara Railway Station	430	Cantt. Board	15000	New Delhi (4)	Cantt.Area	New Delhi
77	80	38	C-04	CB Area Naraina	371	Cantt. Board	5000	New Delhi (4)	Cantt.Area	New Delhi
78	81	38	C-04	Dhobi Ghat Kirbi Place	959	Cantt. Board	25000	New Delhi (4)	Cantt.Area	New Delhi
79	82	38	C-04	Village Jherea Delhi Cantt.	914	Cantt. Board	11159	New Delhi (4)	Cantt.Area	New Delhi
80	83	38	C-04	Kandhar Line Delhi Cantt.	18	Cantt. Board	650	New Delhi (4)	Cantt.Area	New Delhi
81	84	38	C-04	Behind Genral Hospital Cantt. Sadar Bazar.	18	Cantt. Board	450	New Delhi (4)	Cantt.Area	New Delhi
82	85	38	C-04	Sadar Cantt.	41	Cantt. Board	3000	New Delhi (4)	Cantt.Area	New Delhi
83	86	52	C-06	Shanshi Camp Mathura Road Badarpur	200	DDA & Rly	6786	South Delhi (7)	199	South
84	87	52	C-06	Dora Tabu Camp Near Tuglakabad Railway Station in Mohan Co-Operative	65	DDA	9700	South Delhi (7)	199	South

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Rever. Distt
85	88	52	C-06	Indira Camp Alimore Mathura Road Mohan Co-Operative	43	DDA	2200	South Delhi (7)	199	South
86	89	52	C-06	Grah Kalyan Samiti Railway Colony Tuglaka Bad (V.P.Singh Camp)	1709	Railway	38500	South Delhi (7)	197	South
87	90	52	C-06	Nandi Vatika Railway Colony Tuglakabad	57	Railway	1150	South Delhi (7)	197	South
88	91	52	C-06	Sonia Gandhi Camp Pul Prahlad Pur Railway Line Tuglka Bad	707	Railway	28061	South Delhi (7)	197	South
89	92	52	C-06	Ram Pyari Camp Near Nangia Park Lal Kuan	107	DDA	2525	South Delhi (7)	198	South
90	93	52	C-06	Northen Jhuggie Cluster M.B.Road (Behind Petrol Pump)	52	DDA	27177	South Delhi (7)	198	South
91	94	52	C-06	Shiv Camp Lal Kuan Badarpur Chungi No.-2&3, M.B.Road	495	DDA	76216	South Delhi (7)	198	South
92	95	52	C-06	Khatta Camp Gosain Crusher M.B.Road Lal Kaun	739	DDA	56108	South Delhi (7)	198	South
93	96	49	C-06	Narden Jhuggi S.P.Builder Crusher, M.B.Road	593	Forest Deptt./DDA	38757	South Delhi (7)	188	South
94	97	49	C-06	JJC Sangam Vihar (Shiv Mandir)	92	Forest Deptt./DDA	1195	South Delhi (7)	188	South
95	98	48	C-06	Gandhi Camp West Tuglkabad	54	DDA	1508	South Delhi (7)	185	South
96	99	7	C-12	Rohini Extension 20 Pooth Kalan	461	DDA	10400	North West Delhi (5)	25	North
97	100	7	C-12	Shahbad Daulatpur Block-A, E & F	5984	DDA	128000	North West Delhi (5)	26	North
98	101	16	C-04	Haryana Power House	595	Railway	23150	Chandni Chowk (1)	62	North West
99	102	16	C-04	Golden Park	265	DDA	8200	Chandni Chowk (1)	62	North West
100	103	16	C-04	JJC Near Dharmarth Eye Hospital	545	DDA & Rly	9327	Chandni Chowk (1)	62	North West
101	104	16	C-04	Opposite C-4 Lawerance Road.	292	Railway	5397	Chandni Chowk (1)	62	North West
102	105	16	C-04	B-46 Lawernce Road	135	MCD	8779	Chandni Chowk (1)	62	North West
103	106	16	C-04	C-3 Lawerance Road	47	DDA	310	Chandni Chowk (1)	62	North West
104	107	16	C-04	B-Block Industrial Area Behind Shiv Mandir Lawrence Road	46	PWD	2520	Chandni Chowk (1)	62	North West
105	108	16	C-04	Near MCD Delhi Jal Board Office Kanhiya Nagar Crossing	87	PWD	900	Chandni Chowk (1)	61	North West
106	109	18	C-07	By The Side of Railway Line Shakti Nagar Godown	28	MCD	400	Chandni Chowk (1)	69	North
107	110	18	C-07	Ganda Nalla Gulabi Bagh	189	DDA	5246	Chandni Chowk (1)	69	North
108	111	18	C-07	Near FCI Godown near Under Bridge Shakti Nagar	86	MCD	6984	Chandni Chowk (1)	69	North
109	112	18	C-07	Near Roshan Ara Club	114	Roshanarra Club/ Society	4401	Chandni Chowk (1)	69	North
110	113	18	C-07	Near ESI Dispansary 15/4 Shakti Nagar	95	MCD	1100	Chandni Chowk (1)	69	North
111	114	18	C-07	Ashram Wala Bagh	98	MCD	797	Chandni Chowk (1)	69	North

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
112	115	19	C-10	Near Gopal Mandir Kishan Ganj	124	MCD	1321	Chandni Chowk (1)	75	Central
113	116	19	C-10	JJ Balmiki Camp Railway Quarters Old Sabzi Mandi	185	Railway	3978	Chandni Chowk (1)	75	Central
114	117	19	C-10	Chuna Bhatti Amba Bagh	218	MCD	2953	Chandni Chowk (1)	75	Central
115	118	19	C-10	Near Block-No.149 Railway Colony Kishan Ganj near SI Office	157	Railway	1086	Chandni Chowk (1)	75	Central
116	119	19	C-10	JJ Camp near Farishta Soap Factory, Old Rohtak Road	364	DUSIB	1995	Chandni Chowk (1)	74	Central
117	120	19	C-10	Out Side Green Belt Near Dispensary Shahzada Bagh	203	DUSIB	1276	Chandni Chowk (1)	74	Central
118	121	19	C-10	Matiala Mandir Tulsi Nagar	100	Railway	336	Chandni Chowk (1)	74	Central
119	122	19	C-10	Open Space RPF Quaters Old Rohtak Road.	1227	Railway	22840	Chandni Chowk (1)	74	Central
120	123	19	C-10	Balmiki Jhuggies RPF Lane Daya Basti	193	Railway	8101	Chandni Chowk (1)	74	Central
121	124	19	C-10	Near Bridge Inspector Spl.Northen Railway Daya Basti Railway Station.	100	Railway	1613	Chandni Chowk (1)	74	Central
122	125	19	C-10	Near Block. 318 Daya Basti	23	Railway	1087	Chandni Chowk (1)	74	Central
123	126	39	C-10	Sangam Camp Behind JD Kapoor Hospital, Pandav Nagar	707	Railway	11330	New Delhi (4)	150	Central
124	127	39	C-10	Kathputli Colony	2539	DDA	80337	New Delhi (4)	150	Central
125	128	39	C-10	JJ Camp Y-Block Loha Mandi Near Dharam Kanta Sanjivan Naraina	648	Railway	13220	New Delhi (4)	150	Central
126	129	39	C-10	X-Block Naraina Loha Mandi	105	Railway	2964	New Delhi (4)	150	Central
127	130	39	C-10	Gas Godown TodaPur	448	Agriculture Institute Pusa	910	New Delhi (4)	150	Central
128	131	39	C-10	TodaPur Village Bihari Colony	324	DDA	2043	New Delhi (4)	150	Central
129	132	39	C-10	Rattanpuri Chowk New Rajinder Nagar	114	MCD	1294	New Delhi (4)	149	Central
130	133	39	C-10	C-Block Budh Nagar Inder Puri	346	Railway	10821	New Delhi (4)	152	Central
131	134	39	C-10	Indira Camp A-85 Naraina Industrial Area Phase-I	188	PVT/DSIIDC	3329	New Delhi (4)	152	Central
132	135	39	C-10	JJ Camp Sonia Gandhi Naraina	562	DDA	2536	New Delhi (4)	152	Central
133	136	39	C-10	Indira Camp B-212 Narina Industrial Area Phase-I	116	PVT/DSIIDC	3618	New Delhi (4)	152	Central
134	137	39	C-10	Indira Camp B-97/3 Naraina Industrial Area Phase-I	163	Railway	2158	New Delhi (4)	152	Central
135	138	39	C-10	Rajiv Gandhi Camp C-Block Naraina Vihar	517	Railway	7773	New Delhi (4)	152	Central
136	139	39	C-10	Z-Block Adjoining Loha Mandi Naraina Industrial Area	223	Railway	2811	New Delhi (4)	152	Central
137	140	39	C-10	Rajiv Gandhi Sanjay Gandhi Camp Naraina Industrial Area	135	DSIIDC	767	New Delhi (4)	152	Central
138	141	39	C-10	Mazdoor Kalyan Camp A-Block Ganda Nalla Budh Nagar Near Inder Puri Nagar Inder Puri	319	MCD	3900	New Delhi (4)	151	Central

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
139	142	39	C-10	Mazdoor Kalyan Camp D-Block Ganda Nalla Budh Nagar Near Inder Puri Nagar	668	MCD	6527	New Delhi (4)	151	Central
140	143	39	C-10	Mazdoor Kalyan Camp B-Block Ganda Nalla Budh Nagar Near Inder Puri Nagar Inder Puri	181	MCD	6215	New Delhi (4)	151	Central
141	144	39	C-10	E-Block Budh Nagar Inder Puri	243	Railway	3857	New Delhi (4)	151	Central
142	145	39	C-10	Shashtri Camp Railway Line F-Block Budh Nagar Inder Puri New Delhi	149	Railway	1085	New Delhi (4)	151	Central
143	146	39	C-10	Shashtri park JJC Halt Line Inder Puri	278	Railway	2617	New Delhi (4)	151	Central
144	147	24	C-10	Prem Nagar near Patel Nagar Railway Station Opposite Latrins	517	MCD	14734	New Delhi (4)	94	West
145	148	24	C-10	T-10 Opposite F-Block Punjabi Basti Baljeet Nagar	455	DDA	87478	New Delhi (4)	94	West
146	149	24	C-10	On Pahadi Near Shiv Mandir Anand Parvat	326	DDA	1873	New Delhi (4)	94	West
147	150	24	C-10	Rajasthani Colony West Patel Nagar	250	DDA	18177	New Delhi (4)	94	West
148	151	24	C-10	Nehru Nagar Gali No.-13 to 16	167	DDA	10363	New Delhi (4)	94	West
149	152	24	C-10	Prem Nagar Road Baljeet Nagar	145	DDA	4269	New Delhi (4)	93	West
150	153	19	C-10	JJ Cluster at Teliwara Dera Anand Parvat	649	DDA	25945	Chandni Chowk (1)	74	Central
151	154	19	C-10	Nirankari Crusher Gali No.12 Anand Parvat	150	DDA	3674	Chandni Chowk (1)	74	Central
152	155	19	C-10	Mahavir Crusher Anand Parvat	455	DDA	1623	Chandni Chowk (1)	74	Central
153	156	52	C-06	G-Block Harikesh Nagar Okhla Industrial Area Phase-II	99	DDA	5000	South Delhi (7)	200	South
154	157	52	C-06	S-39 Sanjay Colony, Okhla Industrial Area Phase-II	39	DDA	400	South Delhi (7)	200	South
155	158	52	C-06	Sanjay Colony Y Block at No.Y-5 to Y-8 and Back Lane of Y-1 to Y-12 and ESS Okhla Industrial Area Phase-II	242	DDA	2000	South Delhi (7)	200	South
156	159	52	C-06	Manav Kalyan Camp Z-Block in Back of Plot No.47 To 49 Okhla Industrial Area Phase.II	71	DDA	1170	South Delhi (7)	200	South
157	160	52	C-06	Manav Kalyan Plot No. 23 & 17 Okhla Industrial Area Phase.II	304	DDA	4400	South Delhi (7)	200	South
158	161	52	C-06	Sanjay Colony C-56/3, 60/2, 60/3, 61/1, 61/2 & Its Back Lane, Okhla Phase II	108	DDA	2000	South Delhi (7)	200	South
159	162	52	C-06	JJC in Plot No. X-26 and Back Lane of X-26 to X-37 Okhla Industrial Area Phase-II	55	DDA	300	South Delhi (7)	200	South
160	163	52	C-06	Janta Jeewan Camp in Plot No. B-22/2,& 22/3 Okhla Industrial Area Phase-II	250	PVT	2333	South Delhi (7)	200	South

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161	164	52	C-06	Majdoor Kalyan Camp in Plot No.W-1 to W-5 and Back Lane Okhla Industrial Area Phase II	306	DDA	9770	South Delhi (7)	200	South
162	165	52	C-06	Okhla Over Head Tank Okhla Phase-II	316	DDA	4400	South Delhi (7)	200	South
163	166	52	C-06	Janta Jeewan Camp E-Block (E-44,45)	114	DDA	1000	South Delhi (7)	200	South
164	167	52	C-06	Janta Jeevan Rajeev Camp in Plot No.-B-7/3, B-8/1 to 8/3 and B-9/1, 4/3, B-3/3 & 4/1 and Back Lane of Plot No.-B-4/3 to 7/3 Okhla Industrial Area Ph-II	648	DDA	6200	South Delhi (7)	200	South
165	168	52	C-06	New Sanjay Camp at E-33, Okhla Industrial Area Phase-II	198	DDA	9850	South Delhi (7)	200	South
166	169	52	C-06	Janta Jeewan Rajeev Camp in Back Lane of F 27/1 To F 30/2 Okhla Industrial Area Phase-II	90	DDA	1779	South Delhi (7)	200	South
167	170	52	C-06	Jeewan Jyoti Rajeev Camp in F Block Near Maruti Service Master Opposite E-40 Okhla Industrial Area Phase-II	416	DDA	5400	South Delhi (7)	200	South
168	171	52	C-06	Janta Jeewan Rajeev Camp F-30/5 Near ESS Okhla Industrial Area Phase-II	29	DDA	657	South Delhi (7)	200	South
169	172	52	C-06	Janta Jeewan Camp Rajeev Camp in Plot No. D-6/2 and Back Lane of D-6/2 To D-7/3 Okhla Phase-II	120	DDA	400	South Delhi (7)	200	South
170	173	52	C-06	Janta Jeevan Rajeev Camp in Back Lane & Plot No B-1/1 Okhla Industrial Area Phase-II	54	DDA	400	South Delhi (7)	200	South
171	174	52	C-06	Janta Jeewan Camp in Plot No. B-21/2 Okhla Industrial Area Phase-II	28	DDA	400	South Delhi (7)	200	South
172	175	52	C-06	Janta Jeewan Camp in Plot No. C-43 on 30 Feet Road Okhla Industrial Area Phase-II	300	DDA	800	South Delhi (7)	200	South
173	176	52	C-06	Janta Jeewan Camp in Plot No. C-43 on 80 Feet Road Okhla Industrial Area Phase-II	820	DDA	1500	South Delhi (7)	200	South
174	177	52	C-06	At Janta Jeewan Camp Okhla Phase-II near Chawla Hotel in Plot C-38 Okhla Industrial Area Phase-II	700	DDA	3200	South Delhi (7)	200	South
175	178	52	C-06	Janta Jeewan Camp Along Drain Opposite DSISDC Shed Z-Block Okhla Industrail Area Phase-II	12	DDA	378	South Delhi (7)	200	South
176	179	52	C-06	Janta Jeewan Camp Plot No. D-1/4 Okhla Industrial Area Phase-II	67	DDA	1000	South Delhi (7)	200	South

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177	180	52	C-06	Janta Jeewan Between Park and Plot No. D-11/1, 11/2 ,11/4& Back Lane of D-11/4 To D-8/1 Okhla Industrial Area Phase-II	158	DDA	1000	South Delhi (7)	200	South
178	181	52	C-06	Janta Jeewan Between Park and Plot No. F-17/5& 21/5 Near Mata Ka Mandir Okhla Industrial Area Phase-II	49	DDA	400	South Delhi (7)	200	South
179	182	52	C-06	Janta Jeewan Camp in Back Lane of E-46/1 To E-46/14 Okhla Industrial Area Phase-II	190	DDA	1368	South Delhi (7)	200	South
180	183	52	C-06	Janta Jeewan Camp in Back Lane of E-41/6 To E-43/7 Okhla Industrial Area Phase-II	100	DDA	2798	South Delhi (7)	200	South
181	184	52	C-06	Janta Jeewan Camp in Side Lane & Its Back Lane of F-21/1 & Park Okhla Industrial Area Phase-III	16	DDA	1878	South Delhi (7)	200	South
182	185	52	C-06	Janta Jeewan Camp in Back Line of T-9 To T-16 Okhla Industrial Area Phase-II	9	DDA	1110	South Delhi (7)	200	South
183	186	52	C-06	New Sanjay Camp at Road Berm Inside Lane of E -34, Okhla Industrial Area Phase.II	86	DDA	759	South Delhi (7)	200	South
184	187	52	C-06	Sanjay Colony in Plot No.C 54/4 & Back Lane 54/1 to 54/4 Okhla Industrial Area Phase-II	49	DDA	400	South Delhi (7)	200	South
185	188	52	C-06	Sanjay Colony Okhla Phase-II	3792	DDA	53000	South Delhi (7)	200	South
186	189	2	C-12	Block-EE Ring Bund Huts Jhangir Puri	296	DUSIB	7438	North East Delhi (2)	5	North
187	190	5	C-11	K-Block ITI Jahangir Puri	1844	DUSIB	25273	North West Delhi (5)	20	North
188	191	5	C-11	K-Block, Opposite-656 MIG Flats Jahangir Puri	652	DUSIB	14212	North West Delhi (5)	20	North
189	192	5	C-11	J&K-Block Lakhi Park Jahangir Puri	530	DUSIB	27255	North West Delhi (5)	19	North
190	193	5	C-11	CD-Block Sabzi Mandi Jahangir Puri	1238	DUSIB	26969	North West Delhi (5)	20	North
191	194	5	C-11	CD Block Samaj Kalyan Samiti Jhangir Puri	636	DUSIB	16776	North West Delhi (5)	20	North
192	195	4	C-11	Block-G, Jahangir Puri Site-1	1775	DUSIB	25735	Chandni Chowk (1)	16	North
193	196	4	C-11	H-2 Block, Gujrati School-I Jhangir Puri.	77	DUSIB	11484	Chandni Chowk (1)	16	North
194	197	4	C-11	H-2 Block Gujrati School Part-II, Jahangir Puri	783	DUSIB	11752	Chandni Chowk (1)	16	North
195	198	4	C-11	H-Block Jhangir Puri	1488	DUSIB	19052	Chandni Chowk (1)	16	North
196	199	4	C-11	H-4 Block, Gujrati School Jhangir Puri.	44	DUSIB	1576	Chandni Chowk (1)	16	North
197	200	4	C-11	Sarai Peepal Thala Azad Pur	1118	DDA	17002	Chandni Chowk (1)	15	North
198	201	4	C-11	Rajasthani Udyog Nagar	208	DDA	5221	Chandni Chowk (1)	15	North

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199	202	4	C-11	A-Block Jhangir Puri	205	DUSIB	8348	Chandni Chowk (1)	16	North
200	203	4	C-11	Mool Chand Colony Adarsh Nagar.	187	DDA	7360	Chandni Chowk (1)	14	North
201	204	3	C-07	Sanjay Basti Timarpur	859	CPWD	36413	North East Delhi (2)	10	Central
202	205	3	C-07	Shayam Basti Timarpur	42	DDA	1687.5	North East Delhi (2)	10	Central
203	206	3	C-07	Indira Basti near Thana Timar Pur	239	DDA	12100	North East Delhi (2)	10	Central
204	207	3	C-07	Dairy No.3 Lucknow Road Timar Pur	94	L&DO	5450	North East Delhi (2)	10	Central
205	208	3	C-07	Patra Char Vidyalaya	472	Delhi Admn	15604	North East Delhi (2)	10	Central
206	209	3	C-07	Dr.Ambedker Nagar Near Wazirabad Timarpur.	84	Flood Control Deptt	1472	North East Delhi (2)	10	Central
207	210	3	C-07	T Huts Wazirpur Shiv Mandir	6	MCD	53051	North East Delhi (2)	10	Central
208	211	3	C-07	Nand Lal Camp Near Gopalpur Village (Part-I)	124	Flood Control Deptt	4493	North East Delhi (2)	11	Central
209	212	3	C-07	Nand Lal Camp Near Gopalpur Village (Part-II)	405	Flood Control Deptt	11997	North East Delhi (2)	11	Central
210	213	3	C-07	JJC Mukherji Nagar Dairy Munshi Ram Kingsway Camp	526	DDA	12055	North East Delhi (2)	11	Central
211	214	3	C-07	Sethi Camp Indira Vikas Colony Opposite Sant Nirankari Senior Secondary School Nirankari	865	DDA	17082	North East Delhi (2)	11	Central
212	215	3	C-07	Outram Line Infront of Gurudwara Kingsway Camp	424	DDA	8928	North East Delhi (2)	12	Central
213	216	3	C-07	Patel Chest near Dhaka Village Adjacent to Gandhi Ashram	236	PVT	7811	North East Delhi (2)	11	Central
214	217	3	C-07	Mallik Pur Kingsway Camp	173	MCD	5873	North East Delhi (2)	12	Central
215	218	18	C-07	Camp near Gur ki Mandi Rajpura Village	338	Flood Control Deptt	950	Chandni Chowk (1)	70	North
216	219	18	C-07	Kishor Nagar near R.P.Bagh	307	Railway	10343	Chandni Chowk (1)	70	North
217	220	18	C-07	Kabir Nagar near R.P. Bagh	1692	Railway	43382	Chandni Chowk (1)	70	North
218	221	18	C-07	Om Nagar Dhobi Ghat Sangam Park Mahavir Modern School R.P. Bagh	555	DUSIB	10040	Chandni Chowk (1)	71	North
219	222	18	C-07	Cigratte Wala Bagh Prembari Road	636	DDA	7615	Chandni Chowk (1)	72	North
220	223	18	C-07	Khilona Wala Bagh	622	DDA	24888	Chandni Chowk (1)	72	North
221	224	18	C-07	Hanuman Mandir Model Town	99	DDA	1440	Chandni Chowk (1)	72	North
222	225	18	C-07	Mubarak Bagh P.S. Model Town	166	DDA	9934	Chandni Chowk (1)	72	North
223	226	18	C-07	Chowki No.-4 Railway X GTK Road Azadpur	901	Railway	6568	Chandni Chowk (1)	71	North
224	227	18	C-07	Lal Bagh Near Mosque GT Karnal Road Near Vijay Cinema	156	DDA	9600	Chandni Chowk (1)	71	North
225	228	18	C-07	Kaushalpuri near A-Block Railway Line	1494	DDA	26086	Chandni Chowk (1)	71	North

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226	229	18	C-07	Jhuggies Lal Bagh Azadpur Behind A.T. Mill.	475	DDA	4715	Chandni Chowk (1)	71	North
227	230	18	C-07	Mauji Wala Bagh (GTK Road Azadpur)	1143	DDA	2719	Chandni Chowk (1)	71	North
228	231	18	C-07	Lal Bagh Park near Laxmi Narayan Mandir	1486	DDA	13000	Chandni Chowk (1)	71	North
229	232	18	C-07	Lal Bagh GT Karnal Road	736	DDA	1368	Chandni Chowk (1)	71	North
230	233	28	C-01	Plot No.A - 11 & 12 Maya Puri	444	DDA	4086.65	West Delhi (6)	111	West
231	234	28	C-01	Back of Commercial Center Mayapuri	152	DDA	1362	West Delhi (6)	111	West
232	235	28	C-01	B-127 Maya Puri	102	DDA	641	West Delhi (6)	111	West
233	236	28	C-01	B-46 Maya Puri	49	DDA	549	West Delhi (6)	111	West
234	237	28	C-01	WH-58-59,Maya Puri.	424	DDA	1810	West Delhi (6)	111	West
235	238	28	C-01	WZ-E Block Rewari Railway Line Maya Puri	600	Railway	42026	West Delhi (6)	111	West
236	239	28	C-01	WZ B-Block along Rewari Railway Line, Maya Puri	1992	Railway	24495	West Delhi (6)	111	West
237	240	28	C-01	A-34/A Maya Puri	15	DDA	171	West Delhi (6)	111	West
238	241	28	C-01	C-76 Maya Puri	177	DDA	1328	West Delhi (6)	110	West
239	242	28	C-01	C-187 Maya Puri Phase.II.	54	DDA	705	West Delhi (6)	110	West
240	243	28	C-01	C-200 Maya Puri Phase II.	72	DDA	1697	West Delhi (6)	110	West
241	244	28	C-01	W-228 Maya Puri Phase.II.	40	DDA	561	West Delhi (6)	111	West
242	245	28	C-01	W-100 Mayapuri	53	DDA	572	West Delhi (6)	110	West
243	246	28	C-01	Khazan Basti Shamshan Ghat Road Sabzi Mandi Maya Puri Site No.-1	389	DDA	2361.9	West Delhi (6)	110	West
244	247	28	C-01	G-113,116,117,120 Khazan Basti Mayapuri Part-1	243	DDA	2131	New Delhi (4)	110	West
245	248	28	C-01	C-3/13 Maya Puri.	34	DDA	234	West Delhi (6)	111	West
246	249	28	C-01	C-2/11 Maya Puri Phase.II.	32	DDA	282	West Delhi (6)	111	West
247	250	28	C-01	Pili Kothi Hari Nagar, Ghanta Ghar	519	DDA	6959.04	West Delhi (6)	111	West
248	251	28	C-01	Prayog Vihar, near Swarg Ashram Mandir, Hari Nagar	290	DDA	8968	West Delhi (6)	111	West
249	252	30	C-01	JJC A-562, Pankha Road Near Nalla, Uttam Nagar	350	MCD	1087	West Delhi (6)	119	West
250	253	33	C-01	Gali No.7 Mahavir Enclave	262	Gram Sabha	4963	West Delhi (6)	147	South West
251	254	33	C-01	Opposite MCD Store Naseer Pur Road Mahavir Enclave-I	50	DDA	1021	West Delhi (6)	130	South West
252	255	37	C-01	JJC Sabazi Mandi Rajiv Gandhi Camp Mangla Puri Phase.II	219	DDA	3293.91	West Delhi (6)	146	South West
253	256	33	C-01	East Sagar Pur Nursery Nalla Par	261	Forest Deptt.	19257	West Delhi (6)	131	South West
254	257	33	C-01	West Sagar Pur	36	Forest Deptt.	1666	West Delhi (6)	131	South West

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255	258	34	C-01	Pankaj Garden Goela Dairy	186	Gram Sabha	14933	West Delhi (6)	134	West
256	259	34	C-01	JJC at Goela Dairy Najafgarh	568	Gram Sabha	43811	West Delhi (6)	134	West
257	260	31	C-01	Indira Camp No.6 Vikas Puri	23	DDA	1658	West Delhi (6)	124	West
258	261	31	C-01	Indira Camp No.-3 Vikas Puri	426	DDA	6123.91	West Delhi (6)	124	West
259	262	31	C-01	JJC Indira Camp No.5 Part-II Vikas Puri	89	DDA	1854.01	West Delhi (6)	124	West
260	263	31	C-01	Indira Camp No.-5 Vikas Puri	596	DDA	7827.72	West Delhi (6)	124	West
261	264	31	C-01	Rajiv Gandhi Camp Along Nalla Near Shamshan Bhumi Hastsal	350	DDA	8413.74	West Delhi (6)	123	West
262	266	11	C-03	Sultan Puri Road Near Railway Crossing at Block-Y Phase-I Nangloi Besides Suraj Mal Stadium	63	Railway	5500	North West Delhi (5)	43	West
263	267	24	C-10	Gurunanak Nagar X Block Ranjit Nagar Nalla.	65	MCD	3128	New Delhi (4)	96	West
264	268	24	C-10	2262/58 Near Higher Secondary B/W Ranjit Nagar	68	MCD	820	New Delhi (4)	96	West
265	269	24	C-10	Harjian Colony Ranjit Nagar Red Cross Basic School Shadipur	250	MCD	1448	New Delhi (4)	95	West
266	270	24	C-10	Y-42 New Ranjit Nagar Munshi Ram Bagh	50	MCD	1954	New Delhi (4)	96	West
267	271	23	C-10	Opposite Health Enquiry Dev Nagar	147	MCD	503	New Delhi (4)	92	Central
268	273	23	C-10	D.B.Gupta Road Karol Bagh Plot No.10	161	PVT	3074	New Delhi (4)	91	Central
269	274	23	C-10	Behind Karol Bagh Bus Terminal	942	MCD	17581	New Delhi (4)	90	Central
270	275	23	C-10	Faiz Road Karol Bagh	288	MCD	4525	New Delhi (4)	90	Central
271	276	22	C-10	Motia Khan Near Community Hall	161	MCD	1950	Chandni Chowk (1)	88	Central
272	277	19	C-10	JJ Camp Near Shera Wali Market, Kutab Road	55	MCD	5576	Chandni Chowk (1)	76	Central
273	279	19	C-10	Sabzi Mandi Railway Station Behind Bagchi Peerji	270	Railway	4539	Chandni Chowk (1)	76	Central
274	280	19	C-10	JJC Tokri Walan Near Pul Mithai Azad Market	24	Railway	68	Chandni Chowk (1)	76	Central
275	281	19	C-10	Shivaji ED Azad Market (On Road B17ERM)	21	MCD	677	Chandni Chowk (1)	76	Central
276	282	23	C-10	Near Udasin Mandir Aram Bagh	13	CPWD	1915	New Delhi (4)	89	Central
277	283	23	C-10	Rajiv Gandhi Camp Aram Bagh	187	CPWD	1884	New Delhi (4)	89	Central
278	284	52	C-06	Mazdoor Kalyan Camp in Back Lane of Plot No. B-317 To B-319 and B-254 To B-250 Okhla Industrial Area Phase-I	91	DDA	4055	South Delhi (7)	199	South
279	285	52	C-06	Ambedkar Camp Okhla Phase-I	36	DDA	415	South Delhi (7)	199	South
280	286	52	C-06	Amar Jyoti Camp Okhla Phase-I	52	DDA	800	South Delhi (7)	199	South
281	287	52	C-06	Bengali Camp Okhla Phase.I	153	DDA	1200	South Delhi (7)	199	South

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282	288	52	C-06	Indira Kalyan Vihar Okhla Industrial Area Phase-I, Site-II	2225	DDA	49500	South Delhi (7)	199	South
283	289	52	C-06	Indira Kalyan Vihar in Back Lane of Plot No. B-230 to B-235 Okhla Industrial Area Phase-I	1928	DDA	2894	South Delhi (7)	199	South
284	290	52	C-06	Indira Kalyan Vihar Okhla Industrial Area Phase-I, Site-II	90	DDA	34200	South Delhi (7)	199	South
285	291	52	C-06	Gola Kuan Okhla Industrial Area Phase-I, Tehkhand	1631	DDA	19600	South Delhi (7)	199	South
286	292	52	C-06	New Sanjay Camp Okhla Industrial Area Phase-I Near KTI Factory (Plot No. B-220)	342	DDA	3800	South Delhi (7)	199	South
287	293	52	C-06	Mazdoor Camp in Plot No. B-295 & Back Lane of B-292 to B-301 Okhla Industrial Area Phase-I.	62	DDA	284	South Delhi (7)	199	South
288	294	52	C-06	Back Lane of 151 to 159 Okhla Industrial Area Phase-I	20	DDA	442	South Delhi (7)	199	South
289	295	15	C-12	JJ Cluster Adjoining Punjab Migrant Relief Camp Peera Garhi	163	DDA	7217	Chandni Chowk (1)	58	North West
290	296	26	C-04	C-Block Madipur on Back of Nalla	112	MCD	3345	West Delhi (6)	104	West
291	297	15	C-12	In Park Opposite Kothi No.40 SBI Nagar, (Janmastmi Park Paschim Vihar)	62	DDA	814	West Delhi (6)	57	North West
292	298	15	C-12	Dairy Wala Bagh Paschim Vihar	292	DDA	5400	West Delhi (6)	57	North West
293	299	15	C-12	JJC B-Block Meera Bagh on the Side of N.G.Drain Paschim Vihar	1768	DDA	27894	West Delhi (6)	57	North West
294	300	15	C-12	Opposite BG-6 Block Paschim Vihar Along NG Drain	374	DDA	8013	West Delhi (6)	57	North West
295	301	15	C-12	Saheed Bhagat Singh JJC Paschim Puri Near Shamshan Ghat	322	DDA	22874	West Delhi (6)	57	North West
296	302	15	C-12	JJ Cluster BG-7 Paschim Vihar Near BSES Office	174	DDA	4500	West Delhi (6)	57	North West
297	303	29	C-01	JJ Camp Indira Camp No-II Vikas Puri	577	DDA	7912.22	West Delhi (6)	116	West
298	304	29	C-01	Near Harijan Colony Tilak Nagar	228	DUSIB	687	West Delhi (6)	114	West
299	305	29	C-01	Indira Colony Chaukhandi Road Opposite Yog Mandir and Jagat Mata Kushat Ashram	269	DDA	2223	West Delhi (6)	114	West
300	306	26	C-04	Block-C, Raghubir Nagar.	48	DUSIB	2830	West Delhi (6)	102	West
301	307	26	C-04	Block-N, Raghubir Nagar	4	DUSIB	786	West Delhi (6)	102	West
302	309	26	C-04	Block-K, Raghubir Nagar.	7	DUSIB	360	West Delhi (6)	102	West
303	310	26	C-04	Block.B-1, Raghubir Nagar.	611	DUSIB	5000	West Delhi (6)	102	West
304	311	26	C-04	R-Block, Raghubir Nagar	836	DUSIB	10880	West Delhi (6)	102	West

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
305	312	26	C-04	Din Dayal Camp near Slum Quarters Road No.77 Punjabi Bagh	438	Flood Control Deptt	6713	West Delhi (6)	103	West
306	313	26	C-04	Luxmi Camp Near Slum Quaters N.G. Drain Road No.33 Punjabi Bagh.	47	DUSIB	615	West Delhi (6)	103	West
307	314	26	C-04	Mahatma Gandhi Camp Road No.-77 Punjabi Bagh	573	MCD	5604	West Delhi (6)	103	West
308	315	26	C-04	Rajiv Camp Road No.-77 Punjabi Bagh near DTC Terminal	145	MCD	2713	West Delhi (6)	103	West
309	316	26	C-04	Near Double Storey Sweeper Tenements Raghubir Nagar.	569	DUSIB	15700	West Delhi (6)	101	West
310	317	26	C-04	Shyama Prashad Mukharjee Camp Back Side of Kukreja Hospital Tagore Garden	174	MCD	2035	West Delhi (6)	101	West
311	318	29	C-01	Shanker Garden B-Block Vikas Puri	604	DDA	9235.15	West Delhi (6)	113	West
312	319	29	C-01	Krishna Park Vikas Puri Indira Camp No. 4	387	DDA	7071.11	West Delhi (6)	113	West
313	320	29	C-01	Double Story Sweeper Tenements Tilak Nagar	622	DUSIB	3232	West Delhi (6)	116	West
314	321	29	C-01	Tilak Nagar Along Subhash Nagar Drain	159	DUSIB	653	West Delhi (6)	114	West
315	322	14	C-11	AO Block, Shalimar Bagh	409	DDA	5042	Chandni Chowk (1)	56	North
316	323	14	C-11	Sanjay Sudhar Samiti Camp GP-Block Pitam Pura	1246	DDA	24982	Chandni Chowk (1)	32	North
317	324	14	C-11	Ambedeker Camp U & V Paschim Shalimar Bagh	600	DDA	6216	Chandni Chowk (1)	55	North
318	325	14	C-11	Block.C, Pocket A Shalimar Bagh	347	DDA	586	Chandni Chowk (1)	55	North
319	326	14	C-11	Opposite Old Creamation Ground Near Shalimar Bagh Village Shalimar Bagh	115	DDA	2860	Chandni Chowk (1)	55	North
320	327	14	C-11	Indira Colony Near Railway Phatak No.3 Shalimar Bagh	329	DDA	7266	Chandni Chowk (1)	55	North
321	328	14	C-11	A-A Block Shalimar Bagh Kela Godown	306	DDA	6324	Chandni Chowk (1)	56	North
322	329	14	C-11	Indira Colony BG-1 Shalimar Bagh	383	DDA	7893	Chandni Chowk (1)	55	North
323	330	14	C-11	Ekta Camp AU-Block, near Varun Niketen Pitam Pura	366	DDA	5631	Chandni Chowk (1)	54	North
324	331	14	C-11	JJ Cluster on Outer Ring Road No.-26 Badli Morh Shifted from Rohini Sector-XIV Haiderpur	1635	PWD	57295	Chandni Chowk (1)	34	North
325	332	14	C-11	Dr. Ambedkar JJC Outer Ring Road More	245	PWD	8568	Chandni Chowk (1)	54	North
326	333	14	C-11	In Front of Ayurvedic Hospital Haiderpur.	219	PWD	34416	Chandni Chowk (1)	54	North
327	334	5	C-11	Bihari Samaj Vishwanath Puri (Part-B) Kalander Colony near Bhalswa Dairy	774	DDA	39818	North West Delhi (5)	19	North
328	335	5	C-11	Basant Dada Patil Cluster(Part-A) Kalander Colony Near Bhalswa Dairy	976	DDA	22545	North West Delhi (5)	19	North

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329	336	5	C-11	Kalander Colony Part-C near Bhalswa Dairy	514	DDA	41841	North West Delhi (5)	19	North
330	337	17	C-04	Infront of E&F Patharwala Bagh Wazir Pur Phase-IV	100	DUSIB	8064	Chandni Chowk (1)	65	North West
331	338	17	C-04	Patharwala Bagh E-Block Wazir Pur JJ Colony Phase-I	283	DUSIB	15013	Chandni Chowk (1)	65	North West
332	339	17	C-04	B-Block, Shamshan Ghat Wazirpur	774	DUSIB	1045	Chandni Chowk (1)	66	North West
333	340	17	C-04	Opposite K & L-Block Wazirpur JJ Colony	256	Flood Control Deptt	16942	Chandni Chowk (1)	65	North West
334	341	17	C-04	K-Block Wazir Pur	536	Flood Control Deptt	7458	Chandni Chowk (1)	65	North West
335	342	17	C-04	J1J2-Block Wazir Pur JJ Colony	159	DDA	1713	Chandni Chowk (1)	65	North West
336	343	17	C-04	J-3 Wazirpur	538	DDA	7254	Chandni Chowk (1)	65	North West
337	344	17	C-04	J-Block Murga Market Ashok Vihar Ward No.-31 Wazir Pur Village	700	DDA	5038	Chandni Chowk (1)	67	North West
338	345	17	C-04	Mata Jai Kaur Public School Ashok Vihar	52	DDA	1367	Chandni Chowk (1)	66	North West
339	346	17	C-04	Sawan Park Chowck No.-3 Ashok Vihar	300	DDA	8827	Chandni Chowk (1)	66	North West
340	347	17	C-04	Weaver Colony, Bharat Nagar.	57	DDA	1141	Chandni Chowk (1)	66	North West
341	348	17	C-04	Near Jain Mandir Shakti Nagar Extension	51	DDA	878	Chandni Chowk (1)	66	North West
342	349	17	C-04	Near Arya Samaj Mandir Shakti Nagar Extension	39	DDA	1485	Chandni Chowk (1)	66	North West
343	350	17	C-04	Jailer Wala Bagh Ashok Vihar	1575	DDA	22500	Chandni Chowk (1)	66	North West
344	351	17	C-04	Chander Shekhar Azad Colony, Wazir Pur Industrial Area	1470	Railway	43716	Chandni Chowk (1)	68	North West
345	352	17	C-04	C-35 Wazir Pur Industrial Area	230	DDA	3178	Chandni Chowk (1)	68	North West
346	353	17	C-04	C-Block, Azad Colony Opposite Narula Factory Wazirpur Industriual Area	165	DDA	1597	Chandni Chowk (1)	68	North West
347	354	17	C-04	DDA Park Chander Shekher Azad Colony Wazir Pur Industrial Area	775	DDA	5735	Chandni Chowk (1)	68	North West
348	355	17	C-04	B-33 Wazirpur Industrial Area	62	DDA	638	Chandni Chowk (1)	68	North West
349	356	17	C-04	B-27 Wazirpur Industrial Area	45	DDA	372	Chandni Chowk (1)	68	North West
350	357	17	C-04	B-46 Wazirpur Industrial Area	21	DDA	443	Chandni Chowk (1)	68	North West
351	358	17	C-04	B-46/2 Wazirpur Industrial Area	46	DDA	221	Chandni Chowk (1)	68	North West
352	359	17	C-04	B-70/1 Wazirpur Industrial Area	51	DDA	839	Chandni Chowk (1)	68	North West
353	360	17	C-04	Prem Bari Bridge along Railway Line Sukhdev Nagar	3799	Railway	40300	Chandni Chowk (1)	68	North West
354	361	17	C-04	Tool Room Training Center Wazirpur Industrial Area	400	DDA	1539	Chandni Chowk (1)	68	North West
355	362	17	C-04	Shahdeed Udam Singh Park Industrial Area Wazirpur.	1252	DDA	12817	Chandni Chowk (1)	68	North West

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356	363	16	C-04	HCL Factory Shakur Pur	35	DDA	560	Chandni Chowk (1)	59	North West
357	364	16	C-04	Indira Camp F-Block Shakur Pur	32	DDA	780	Chandni Chowk (1)	64	North West
358	365	16	C-04	Sant Ravi Dass Camp L-Block, Shakur Pur.	68	DDA	840	Chandni Chowk (1)	64	North West
359	367	15	C-12	Near Railway Colony Shakur Basti	775	DDA	34800	Chandni Chowk (1)	59	North West
360	370	15	C-12	Dera Gaji Khan Tarun Enclave Pitam Pura Parwan Road	547	DDA	8120	Chandni Chowk (1)	60	North West
361	371	15	C-12	Rang Mahal Housing Society Pitampura.	99	DDA	1663	Chandni Chowk (1)	60	North West
362	372	16	C-04	Near Kohat Enclave Pitam Pura	32	DDA	990	Chandni Chowk (1)	63	North West
363	373	46	C-06	Junapur Bhim Basti	656	Forest Deptt.	65998	South Delhi (7)	175	South
364	374	46	C-06	Mandi Village Bapu Camp	358	Forest Deptt.	70938	South Delhi (7)	175	South
365	375	46	C-06	Mandi Pahari (Shambhav Camp)	312	Forest Deptt.	31928	South Delhi (7)	175	South
366	376	46	C-06	Mandi Village (Biru Camp)	170	Forest Deptt.	12549	South Delhi (7)	175	South
367	377	46	C-06	Mandi Village (Shanti Camp)	408	Forest Deptt.	62854	South Delhi (7)	175	South
368	379	46	C-06	Dr. Ambedkar Satwari Mehrauli	230	Gram Sabha	6424	South Delhi (7)	176	South
369	380	46	C-06	Suhurpuri Mehrauli	51	Gram Sabha	10049	South Delhi (7)	176	South
370	381	46	C-06	Kharak Riwara Satwari Mehrauli	628	Gram Sabha	121636	South Delhi (7)	176	South
371	382	46	C-06	Sanjay Colony- Mehrauli Bhatti Mines	1263	Forest Deptt.	783173	South Delhi (7)	176	South
372	383	46	C-06	Ambedker Colony Andheria More	87	Gram Sabha	6725	South Delhi (7)	174	South
373	384	46	C-06	Chattar Pur Pahari Mehrauli	114	Gram Sabha	13123	South Delhi (7)	174	South
374	385	51	C-06	Bhoomiheen Camp Govind Puri Kalkaji	2128	DDA	35156	South Delhi (7)	195	South East
375	386	51	C-06	Navjeevan Camp & J.L. Nehru Camp Govind Puri Kalkaji	4578	DDA	103896	South Delhi (7)	195	South East
376	387	50	C-05	Karotia Camp Kalkaji	136	DDA	2400	New Delhi (4)	190	New Delhi
377	388	41	C-05	Indira Gandhi Camp No.2 Jeewan Nagar near Police Post Hari Nagar	400	DUSIB	7351	East Delhi (3)	156	South East
378	389	41	C-05	Indira Gandhi Camp No.1 Siddarth Basti Hari Nagar Ashram	150	DUSIB	3832	East Delhi (3)	156	South East
379	390	41	C-05	Garhi Mohalla Summon Bazar, Bhogal	19	DDA	1970	East Delhi (3)	156	South East
380	391	41	C-05	Behind PGDAV College Nehru Nagar Block-8 & Adivasi Camp	209	L&DO	6044	East Delhi (3)	155	South East
381	392	41	C-05	Partap Camp Behind Gurudwara Nehru Nagar.	524	L&DO	9028	East Delhi (3)	155	South East
382	393	41	C-05	Block.8 Nehru Nagar	90	L&DO	2100	East Delhi (3)	155	South East
383	394	41	C-05	Indira Camp MCD School Block-10 Nehru Nagar	252	L&DO	4577	East Delhi (3)	155	South East

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384	396	41	C-05	Vijay Camp Housing Factory Jal Vihar Lajpat Nagar.	370	DJB	2600	East Delhi (3)	155	South East
385	397	41	C-05	Madrasi Basti Near Railway Line Jal Vihar	1310	Railway	14010	East Delhi (3)	156	South East
386	398	42	C-05	Sai Baba Camp Adjoining Bal Bharti School,Lodhi Road (Institutional Area Lodhi Road)	93	DDA	1614	New Delhi (4)	157	South East
387	399	42	C-05	Harijan Camp Meher Chand Market Lodhi Road	700	L&DO	7500	New Delhi (4)	157	South East
388	400	51	C-06	Karpuri Thakur Jagjeewan Camp Shriniwas Puri	393	CPWD	13400	South Delhi (7)	193	South East
389	401	51	C-06	JJC Indira Gandhi Camp Shriniwas Puri	141	CPWD	3000	South Delhi (7)	193	South East
390	402	51	C-06	Indira Gandhi Tea Market Shriniwas Puri	514	CPWD	10500	South Delhi (7)	193	South East
391	403	51	C-06	Okhla DTC Depot-I	409	DDA	32349	South Delhi (7)	193	South East
392	405	51	C-06	Gandhi Camp Behind Fruit & Vegitable Market Okhla Railway Station	496	Railway	13652	South Delhi (7)	193	South East
393	406	51	C-06	Dayal Singh Colony Near West Front Okhla.	404	DDA	7580	South Delhi (7)	193	South East
394	407	51	C-06	Indira Camp Sriniwas Puri Gurdawara	159	Railway	3195	South Delhi (7)	193	South East
395	408	51	C-06	Priyanka Camp Mathura Road Opposite Sukhdev Vihar Depot	91	DDA	850	South Delhi (7)	193	South East
396	409	51	C-06	CRRI Camp Mathura Road Opposite Sukhdev Vihar Depot	104	DDA	2795	South Delhi (7)	193	South East
397	410	51	C-06	Manav Kalyan Camp Giri Nagar Kalkaji	91	DDA	2690	South Delhi (7)	196	South East
398	411	51	C-06	JJC at Bal Mukund Khand Kalkaji	123	DDA	1450	South Delhi (7)	196	South East
399	412	51	C-06	Sudhar Camp Kalkaji	546	DDA	10790	South Delhi (7)	196	South East
400	413	51	C-06	Sarvodaya Colony near MCD School Tilak Khand Kalkaji	204	DDA	1680	South Delhi (7)	196	South East
401	414	54	C-05	Indira Camp Park 2 Okhla (Tamur Nagar)	541	DDA	13500	East Delhi (3)	205	South East
402	415	54	C-05	Indira Camp Pahari No.-2 Taimur Nagar	460	DDA	19500	East Delhi (3)	205	South East
403	416	54	C-05	North of Jamia College Mehboob Nagar P/Ground Okhla	250	Jamia	4164	East Delhi (3)	205	South East
404	417	54	C-05	In the North of Okhla Village Khizarbaba Camp Okhla New Delhi	322	DDA	1800	East Delhi (3)	205	South East
405	418	54	C-05	Abul Fazal Enclave Okhla Village Across Canal (Pucca Structure)	218	Up Irrigation	9200	East Delhi (3)	206	South East
406	419	50	C-05	Chander Arya Vidya Mandir	306	DDA	8310	New Delhi (4)	194	New Delhi
407	420	42	C-05	Back of Police Colony Andrews Ganj Part-I	586	CPWD	8798	New Delhi (4)	159	South East
408	421	43	C-05	Jagdamba Camp Khirki Gaun Near Satpula Nalla.	143	DDA	530	New Delhi (4)	162	New Delhi
409	422	50	C-05	Swami Nagar Near Water Tank Outer Ring Road	127	DDA	2500	New Delhi (4)	191	New Delhi

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410	423	50	C-05	Lal Gumbad behind Sadhana Enclave Malviya Nagar	265	DDA	6797	New Delhi (4)	191	New Delhi
411	424	50	C-05	Sh.Ram Bhan Dass Malviya Nagar Corner Mkt.	120	MCD	859	New Delhi (4)	191	New Delhi
412	425	43	C-05	Balmiki Camp Creamation Ground Begum Pur	600	DDA	12484	New Delhi (4)	162	New Delhi
413	426	43	C-05	Indira Camp Begum Pur	522	DDA	17213	New Delhi (4)	161	New Delhi
414	427	43	C-05	Balmiki Camp Navjeewan Vihar Malviya Nagar	16	DDA	795	New Delhi (4)	161	New Delhi
415	428	54	C-05	New Priyanka Camp near Sarita Vihar	762	Up Irrigation	40000	East Delhi (3)	207	South East
416	429	5	C-11	At Sanjay Colony Gali No. 9 Samai Pur Badli.	1265	Gram Sabha	24754	North West Delhi (5)	17	North
417	430	5	C-11	Railway Phatak No.8 Badli	125	MCD	4369	North West Delhi (5)	17	North
418	431	5	C-11	Balmiki JJ Cluster Samai Pur Badli	188	Gram Sabha	49306	North West Delhi (5)	17	North
419	432	5	C-11	Bhagwan Pura	766	MCD	11012	North West Delhi (5)	17	North
420	433	5	C-11	JJ Cluster at Badli Village	879	DDA	20075	North West Delhi (5)	17	North
421	434	13	C-12	At Khaada Basti Suraj Park-B at Bawana Road Samai Pur Badli.	700	DDA	22050	North West Delhi (5)	49	North West
422	435	13	C-12	Suraj Park Samai Pur Badli	1478	DDA	36300	North West Delhi (5)	49	North West
423	436	13	C-12	At Industrial Area Badli Phase-II.	467	DDA	11200	North West Delhi (5)	49	North West
424	437	27	C-04	JJ Camp F Extension khayala Near O.H.Tank.	1091	DUSIB	18370	West Delhi (6)	108	West
425	438	27	C-04	F Extension/Outside Boundary Wall of G.G.S. Hospital Khayala	200	DUSIB	3625	West Delhi (6)	108	West
426	439	27	C-04	Back Side of Sanatan Dhram Mandir, Shiv Mandir K-Block, Shyam Nagar	714	DUSIB	16160	West Delhi (6)	108	West
427	440	27	C-04	Seekari Bhatta.	136	DUSIB	2832	West Delhi (6)	106	West
428	441	27	C-04	Opposite Sham Nagar Transit Camp Raghubir Nagar	1097	DUSIB	25059	West Delhi (6)	106	West
429	442	27	C-04	E-Block Raghubir Nagar	88	DUSIB	970	West Delhi (6)	106	West
430	443	10	C-03	HGI Labour Colony Sultanpuri	1187	PVT	56924	North West Delhi (5)	40	North West
431	444	10	C-03	Opposite F-7 Sultanpuri	278	DUSIB	2800	North West Delhi (5)	40	North West
432	445	10	C-03	F-7 Sultanpuri	281	DUSIB	1932	North West Delhi (5)	40	North West
433	446	10	C-03	E-6 Block Sultanpuri	191	DUSIB	3500	North West Delhi (5)	39	North West
434	447	10	C-03	D-1 Machhi Chowck Sultanpuri	90	DUSIB	6386	North West Delhi (5)	39	North West
435	448	10	C-03	D-4 Block Sultanpuri	157	DUSIB	6000	North West Delhi (5)	39	North West
436	449	10	C-03	C-Block, Near Main Bus Stand Sultanpuri.	18	DUSIB	1001	North West Delhi (5)	37	North West
437	450	10	C-03	C-10 Sultanpuri (Potters Huts)	109	DUSIB	8000	North West Delhi (5)	37	North West

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438	451	10	C-03	P-1 Block Sultanpuri	404	DUSIB	10240	North West Delhi (5)	38	North West
439	452	10	C-03	C-7 Block Sultanpuri	156	DUSIB	3783	North West Delhi (5)	37	North West
440	453	10	C-03	A-2 Block, Sultanpuri.	64	DUSIB	2000	North West Delhi (5)	37	North West
441	454	10	C-03	B-1 Mangal Bazar Sultanpuri	40	DUSIB	500	North West Delhi (5)	37	North West
442	455	10	C-03	Y-Block Mangol Puri	176	DUSIB	2500	North West Delhi (5)	38	North West
443	456	12	C-03	F-Block Mangolpuri	400	DUSIB	5552	North West Delhi (5)	47	West
444	457	12	C-03	G-Block Mangol Puri	267	DUSIB	7178	North West Delhi (5)	47	West
445	458	12	C-03	D-4 Block Mangol Puri	47	DUSIB	1000	North West Delhi (5)	46	West
446	459	12	C-03	X-Block Mangol Puri	108	DUSIB	3500	North West Delhi (5)	47	West
447	460	12	C-03	K-Block Mangol Puri	119	DUSIB	2000	North West Delhi (5)	47	West
448	461	12	C-03	L-Block Mangol Puri	240	DUSIB	2685	North West Delhi (5)	47	West
449	462	12	C-03	Q-Block, Mangol Puri	34	DUSIB	1000	North West Delhi (5)	48	West
450	463	12	C-03	JJC Indira Camp Jaipur Golden Hospital Sec-3 Rohini	770	DDA	15000	North West Delhi (5)	45	West
451	464	11	C-03	C-3 Udog Nagar Near Pira Garhi Fly Over.	282	DDA	2887	North West Delhi (5)	42	West
452	465	11	C-03	Udyog Nagar Water Tank No.-2 Jwalapuri	950	DDA	10415	North West Delhi (5)	42	West
453	466	11	C-03	Bheem Nagar behind Nangloi Bus Depot	954	DDA	12288	North West Delhi (5)	42	West
454	467	11	C-03	Hans Raj Mulk Raj Bhatta Jwalapuri	627	DDA	11827	North West Delhi (5)	42	West
455	468	11	C-03	Road No.-5 Jawala Puri	535	DDA	7546	North West Delhi (5)	42	West
456	469	12	C-03	C-Block Near Tanga Stand Mangol Puri	20	DUSIB	250	North West Delhi (5)	46	West
457	470	11	C-03	Leprosy Camp Near C-3 Udyog Nagar.	23	DDA	2000	North West Delhi (5)	42	West
458	471	11	C-03	Jagannath Camp Udyog Nagar Peera Garhi	894	DDA	1500	North West Delhi (5)	42	West
459	472	10	C-03	C-2 Block Sultan Puri	48	DUSIB	500	North West Delhi (5)	37	North West
460	473	10	C-03	Y-Block Dhobi Ghat Mangol Puri	173	DUSIB	2638	North West Delhi (5)	38	North West
461	477	40	C-05	Shaheed Arjun Dass Camp, Laxmi Bai Nagar at Maharaja Agrasen Marg	122	DDA	2480	New Delhi (4)	New Delhi Area	New Delhi
462	478	38	C-04	Sanjay Camp Part-I, Railway Camp Colony, Chankya Puri	3500	NDMC	33000	New Delhi (4)	Cantt.Area	New Delhi
463	479	38	C-04	Sanjay Camp Part-II, Railway Camp Colony, Chankya Puri Iraq Embassy Side	750	NDMC	20000	New Delhi (4)	Cantt.Area	New Delhi
464	481	40	C-05	Shaheed Arjun Dass Camp on Kushak Nalla Between Vishwa Yuvak Kendra, T.P Lane, Mother Terressa Crescent.	20	L&DO	373	New Delhi (4)	New Delhi Area	New Delhi

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465	482	40	C-05	Rajiv Gandhi Camp Behind T.P Lane, Mother Terressa Crescent	56	CPWD	1283	New Delhi (4)	New Delhi Area	New Delhi
466	483	40	C-05	Juggies at Dhobi Ghat No. 15 South Avenue	35	NDMC	346	New Delhi (4)	New Delhi Area	New Delhi
467	484	40	C-05	JJ Cluster at Back of House No. 2, Tughlak Lane 21-A Aurangzeb Lane	130	NDMC	623	New Delhi (4)	New Delhi Area	New Delhi
468	486	40	C-05	Indira Gandhi Camp behind new Khanna Market, Lodhi Road	269	DDA	5820	New Delhi (4)	New Delhi Area	South East
469	487	54	C-05	Rajasthni Camp Near Janta Quarter, Sarita Vihar	306	DDA	5700	East Delhi (3)	208	South East
470	489	40	C-05	JJ Cluster Known as Dairy No 95, C-31 Block, Kali Bari Marg	590	CPWD	3080	New Delhi (4)	New Delhi Area	New Delhi
471	490	40	C-05	JJ Cluster, Near NDMC Water Supply Control Near Kali Bari Marg	118	CPWD	1050	New Delhi (4)	New Delhi Area	New Delhi
472	491	40	C-05	Raju Camp, C-33 Block, Havlock Squater, Kali Bari Marg	92	CPWD	1808	New Delhi (4)	New Delhi Area	New Delhi
473	492	40	C-05	JJ Cluster Behind Palika Dham & Hotel Nicco Bangla Sahib Road	86	CPWD	377	New Delhi (4)	New Delhi Area	New Delhi
474	493	40	C-05	Jhuggies at Talkatora Park Lane Behind Talkatora Stadium	41	CPWD	300	New Delhi (4)	New Delhi Area	New Delhi
475	496	40	C-05	Pacca JJ Cluster Near Princes Park Sangli Mess	453	Army	2590	New Delhi (4)	New Delhi Area	New Delhi
476	497	25	C-04	Amar Park Infront of HIL Factory Gate, Petrol Pump, Zhakira	341	DDA & Rly	13265	New Delhi (4)	100	West
477	498	40	C-05	Indira Camp, Pandara Road Behind Kendiriya Bhandar	29	CPWD	306	New Delhi (4)	New Delhi Area	New Delhi
478	499	40	C-05	JJ Cluster, Back of Chelmsford Club, Raisina Road	27	CPWD	177	New Delhi (4)	New Delhi Area	New Delhi
479	500	40	C-05	JJ Cluster Behind Meridien Hotel, Dr. Rajinder Prasad Road.	124	CPWD	884	New Delhi (4)	New Delhi Area	New Delhi
480	502	40	C-05	JJ Camp Near Masjid Polo Ground, Race Course Club, Kamal Attaturk Road	47	Army	4304	New Delhi (4)	New Delhi Area	New Delhi
481	503	40	C-05	Bhaiya Ram Camp, Race Course Club, Race Course Road.	500	Army	9125	New Delhi (4)	New Delhi Area	New Delhi
482	504	40	C-05	JJ Camp at DID, Race Course Near Riding Club, Safdarjung Road	85	Air Force (HQ)	2160	New Delhi (4)	New Delhi Area	New Delhi
483	505	40	C-05	JJ Camp (Small Cluster) Below Safdarjung Flyover Railway Line	84	Railway	350	New Delhi (4)	New Delhi Area	New Delhi
484	506	40	C-05	JJ Cluster at Shiv Mandir Near Railway Flying Club	51	Railway	220	New Delhi (4)	New Delhi Area	New Delhi
485	508	40	C-05	JJ Cluster at Purana Quila Road, N.S.C.I	204	NSCI	576	New Delhi (4)	New Delhi Area	New Delhi

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486	509	3	C-07	Nehru Basti Kalai Basti (Seeta Saran Colony.)	129	MCD	13090	North East Delhi (2)	9	Central
487	510	3	C-07	Near Petrol Pump Opposite HANS RAJ College Malka Ganj	29	DDA	575	North East Delhi (2)	9	Central
488	511	44	C-05	Azad Basti Mohomed Pur	165	L&DO	3876	New Delhi (4)	167	New Delhi
489	512	44	C-05	Ambedkar Basti West Block-II R.K.Puram	1200	L&DO	27137	New Delhi (4)	167	New Delhi
490	513	44	C-05	Leprosy Colony Infront of Mohan Singh Market R.K.Puram	64	L&DO	1444	New Delhi (4)	167	New Delhi
491	514	44	C-05	Sardar Patel Ekta Camp (Ekta Vihar) Transfered to MCD for maintenance vide orders dated 03-09-2001	1856	L&DO	29333	New Delhi (4)	168	New Delhi
492	515	44	C-05	Sonia Gandhi Camp Sector 7 R.K.Puram	150	L&DO	5285	New Delhi (4)	168	New Delhi
493	516	44	C-05	Lal Bahadur Shastri Camp Sector-7, R.K.Puram	92	L&DO	1960	New Delhi (4)	168	New Delhi
494	517	44	C-05	Nehru Ekta Camp Sector-VII R.K.Puram	335	L&DO	5850	New Delhi (4)	168	New Delhi
495	518	44	C-05	S.P./J.P. Colony Sector 6 R.K.Puram	111	Flood Control Deptt./DJB	3524	New Delhi (4)	168	New Delhi
496	519	44	C-05	Malai Mandir Sector VII R.K.Puram.	143	L&DO	5440	New Delhi (4)	168	New Delhi
497	520	44	C-05	Shastri Market Moti Bagh (South)	943	DDA	37500	New Delhi (4)	168	New Delhi
498	521	44	C-05	Shri Ram JJC near SPRINGDALE School Dhaula Kaun	550	Delhi Univ	12500	New Delhi (4)	168	New Delhi
499	522	44	C-05	Sector-I R.K.Puram Police Post (Hanuman Camp)	373	Flood Control Deptt./DJB	18874	New Delhi (4)	167	New Delhi
500	523	44	C-05	Kanak Durga Camp R.K.Puram Sector XII	1047	L&DO	26800	New Delhi (4)	167	New Delhi
501	524	44	C-05	Behind Sangam Cinema Sector IX/Sabzi Market R.K.Puram	96	L&DO	4800	New Delhi (4)	167	New Delhi
502	525	44	C-05	Ravi Dass Camp Sector-3 R.K.Puram	150	L&DO Nazul Land	3505	New Delhi (4)	166	New Delhi
503	526	44	C-05	Police Chowki Sector IV R.K.Puram Parvatiya Camp	228	Flood Control Deptt	4616	New Delhi (4)	166	New Delhi
504	527	44	C-05	Sector III/JJ Mahiwal Saraswati Camp R.K. Puram	298	Flood Control Deptt./L&DO	9582	New Delhi (4)	166	New Delhi
505	528	44	C-05	Nepali Camp Near Bhanwar Singh Camp Vasant Vihar	686	DDA	13600	New Delhi (4)	165	New Delhi
506	529	44	C-05	Bhanwar Singh Camp Behind Janta Flat Block-D Vasant Vihar Phase-I	1038	DDA	36400	New Delhi (4)	165	New Delhi
507	530	44	C-05	Sewa Camp Behind Police Staff Quarter Vasant Vihar Depot Munirika	92	DDA	3110	New Delhi (4)	165	New Delhi
508	531	44	C-05	Shiva Camp Vasant Vihar Near Petrol Pump	175	DDA	4964	New Delhi (4)	165	New Delhi
509	532	44	C-05	Coolie Camp Vasant Vihar	281	DDA	11200	New Delhi (4)	165	New Delhi
510	533	44	C-05	Adarsh Colony Mohammed Pur	530	DDA	3200	New Delhi (4)	167	New Delhi
511	534	44	C-05	Kumhar Basti Mohomed Pur	241	L&DO	4600	New Delhi (4)	168	New Delhi

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512	535	47	C-06	Janta Jeewan Tigri Part-I	5419	DUSIB	76104	South Delhi (7)	178	South
513	536	48	C-06	Harijan Camp Khanpur & Banjara Camp Opposite PNB Khanpur	348	DUSIB	18900	South Delhi (7)	180	South
514	537	47	C-06	Sanjay Camp Dakshin Puri Extension	915	DUSIB	18790	South Delhi (7)	180	South
515	538	47	C-06	JJC Sheheed Camp Block.16 Dakshin Puri Extension	205	DUSIB	5214	South Delhi (7)	179	South
516	539	47	C-06	Mini Subhash Camp near Police Station Dakshin Puri Extension	195	DUSIB	7425	South Delhi (7)	180	South
517	540	47	C-06	Subhash Camp Block-4,5,6,7 Dakshin Puri	1230	DUSIB	25888	South Delhi (7)	180	South
518	541	48	C-06	JJC Near Virat Cinema C-Block	101	DUSIB	3570	South Delhi (7)	183	South
519	542	55	C-09	Indira Camp Surrounded By Block-28,29&19 Trilok Puri Site-I	1200	DUSIB	18708	East Delhi (3)	211	East
520	543	55	C-09	Sanjay Camp Block-27 Trilok Puri	300	DUSIB	3884	East Delhi (3)	209	East
521	544	55	C-09	Indira Nagar Block-22,23 Trilok Puri	19	DUSIB	464	East Delhi (3)	209	East
522	545	55	C-09	Sanjay Shakha Camp Block-15,16 Trilok Puri	105	DUSIB	1776	East Delhi (3)	210	East
523	546	55	C-09	Shastri Camp Block-6,7& 8 Trilok Puri	58	DUSIB	5193	East Delhi (3)	210	East
524	547	55	C-09	Indira Camp Block-1, 2&3 Trilok Puri	215	DUSIB	9742	East Delhi (3)	210	East
525	548	57	C-09	Pandit Bismil Camp Shashi Garden Patpar Ganj	1159	DDA	77212	East Delhi (3)	220	East
526	549	56	C-09	Block-19,20 Kalyan Puri	341	DUSIB	5723	East Delhi (3)	213	East
527	550	56	C-09	Indira Camp Block-11,12 Kalyan Puri	167	DUSIB	2283	East Delhi (3)	213	East
528	551	56	C-09	JJC Block-18 Indira Camp Kalyan Puri	1019	DUSIB	16208	East Delhi (3)	213	East
529	552	56	C-09	Block-1,6,7 Khichripur near Gaji Pur Drain-II	150	DUSIB	2703	East Delhi (3)	213	East
530	553	56	C-09	Block-17 & 21 Kalyan Puri	1300	DUSIB	29346	East Delhi (3)	213	East
531	554	57	C-09	NH-24, Patpar Ganj (Nehru Camp)	603	DDA	17418	East Delhi (3)	217	East
532	555	56	C-09	Bus Stand Khichripur Block-13,14	94	DDA	5867	East Delhi (3)	213	East
533	556	57	C-09	Indira Jhugie Jhompri Camp Kalyanvas Khichripur	50	DDA	3234	East Delhi (3)	219	East
534	557	57	C-09	Sangarsh Morcha, Ravidas Camp Pandav Nagar Mother Diary	177	DDA	3154	East Delhi (3)	217	East
535	558	56	C-09	Mulla colony,Village Gharoli	287	DDA	16193	East Delhi (3)	216	East
536	559	57	C-09	Jai Bharti Camp East Vinod Nagar	250	DDA	7718	East Delhi (3)	219	East
537	560	57	C-09	J-Block, East Vinod Nagar	166	DDA	4791	East Delhi (3)	219	East
538	561	57	C-09	Block 6,7,8 Khichri Pur Near Gazi Pur Drain Phase-II	482	Flood Control Deptt	37491	East Delhi (3)	213	East
539	562	55	C-09	Rajiv Camp Block-26 Trilok Puri	79	DUSIB	855	East Delhi (3)	209	East
540	563	55	C-09	Harijan Camp Block-31 Tirlok Puri	67	DUSIB	923	East Delhi (3)	211	East

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541	564	55	C-09	Ambedekar Camp Block-32&34 Trilok Puri	950	DUSIB	10657	East Delhi (3)	211	East
542	565	57	C-09	Hr. Sec. School behind Patpar Ganj	1624	DDA	24310	East Delhi (3)	220	East
543	566	57	C-09	D-Block, West Vinod Nagar.	33	DDA	1176	East Delhi (3)	219	East
544	567	55	C-09	Block-24 Tirlok Puri	29	DUSIB	1212	East Delhi (3)	209	East
545	568	45	C-04	Rana Colony-II Mehrauli	397	Forest Deptt./DDA	755	South Delhi (7)	170	South
546	569	45	C-04	Islam Colony Mahrauli	450	Forest Deptt./DDA	1131	South Delhi (7)	170	South
547	570	45	C-04	In Front of B-4, B-5 Vasant Kunj	59	DDA	18500	South Delhi (7)	171	South
548	571	45	C-04	Kusumpur Pahari Block-B Vasant Vihar	4909	DDA	173251	South Delhi (7)	171	South
549	572	45	C-04	Moti Lal Nehru Camp J.N.U.	960	DDA	30367	South Delhi (7)	171	South
550	573	53	C-06	Parasad Nagar, Meethapur	173	Revenue Deptt. Delhi Govt.	9208	South Delhi (7)	204	South East
551	574	53	C-06	Bilas Pur Camp Molar Band NTPC	1122	DDA/NTPC	40500	South Delhi (7)	204	South East
552	575	53	C-06	Subash Camp NTPC Badarpur	521	DDA/NTPC	8600	South Delhi (7)	203	South East
553	576	53	C-06	BIW JJ Camp B.T. Badarpur	717	NTPC	26200	South Delhi (7)	203	South East
554	577	53	C-06	Tajpur Pahari Badarpur	198	Revenue Deptt. Delhi Govt.	18239	South Delhi (7)	203	South East
555	578	59	C-09	Mazboor Camp Near Police Chowcki Mandavli Fazalpur	248	DDA	7854	East Delhi (3)	227	Shahadara
556	579	59	C-09	Indira Camp Madhu Vihar Phase-II	221	DDA	7544	East Delhi (3)	227	Shahadara
557	580	59	C-09	Madhu Vihar Phase-I behind Patpar Ganj Depot	345	DDA	9464	East Delhi (3)	227	Shahadara
558	581	58	C-09	Sonia Camp near Dispensary Mandavali	357	DDA	4366	East Delhi (3)	224	East
559	582	59	C-09	AGCR Shahdara	35	DDA	1764	East Delhi (3)	228	Shahadara
560	583	59	C-09	Rajiv Gandhi Camp Chitra Vihar	375	DDA	8903	East Delhi (3)	228	Shahadara
561	584	59	C-09	EAST GURU ANGAD NAGARD, NEAR RADHU PLACE	177	DDA	3697	East Delhi (3)	228	Shahadara
562	586	59	C-09	C-Block, Jaina Tower Preet Vihar	63	DDA	435	East Delhi (3)	228	Shahadara
563	587	59	C-09	New Sanjay Amar Colony Vishwas Nagar	3309	DDA	72588	East Delhi (3)	226	Shahadara
564	588	58	C-09	Sayeed Peerwala ki Mazar, Ramesh Park Laxmi Nagar	184	DDA	8514	East Delhi (3)	221	East
565	589	58	C-09	Indira Camp Flood Deptt. Office Kishan Kunj Extension	307	DDA	11933	East Delhi (3)	221	East
566	590	60	C-09	Rani Garden Opposite Hr. Sec. School Shastri Nagar	935	DDA	16130	East Delhi (3)	230	East
567	591	60	C-09	Infront of Block-12 Geeta Colony	130	DDA	2594	East Delhi (3)	230	East
568	592	60	C-09	JJ Indira Camp Budh Bazar Block-B Geeta Colony	135	DDA	8910	East Delhi (3)	229	East

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569	593	60	C-09	Shakar Pur Chungi Thokar 16 Lalita Park, Laxmi Nagar & Shamshan Ghat Thokar No.16 (For Pocket at Thokar No.16)	593	DDA	28073	East Delhi (3)	229	East
570	594	67	C-08	Janta Mazdoor Camp Zafrabad Part-I	3943	DDA	78900	North East Delhi (2)	259	Shahadara
571	595	67	C-08	Janta Mazdoor Camp Zafrabad Part-II	5000	DDA	30600	North East Delhi (2)	259	Shahadara
572	596	65	C-08	CPJ-Block New Seelam Pur	151	DUSIB	8400	North East Delhi (2)	250	North East
573	597	65	C-08	Along With Pushta EIJ Block, New Seelam Pur	348	DUSIB	14500	North East Delhi (2)	250	North East
574	598	65	C-08	Block.3/4K Brahampuri Road New Seelampur	254	DUSIB	24900	North East Delhi (2)	250	North East
575	599	65	C-08	Block-D, Seelampur	1000	DUSIB	4294	North East Delhi (2)	250	North East
576	600	65	C-08	Block C-1 Imbira Pushta New Seelm Pur Market.	107	DUSIB	4696	North East Delhi (2)	250	North East
577	601	61	C-08	Block-G Gurdawra Park New Seelampur	283	DUSIB	4910	East Delhi (3)	236	East
578	602	61	C-08	Chander Puri Railway Lines Old Seelam Pur	445	Railway	45906	East Delhi (3)	234	East
579	603	61	C-08	Along Railway Lanes Kailash Lanes Gali No.-17	929	Railway	24541	East Delhi (3)	234	East
580	604	61	C-08	Ajit Nagar Old Seelampur	604	Railway	24272	East Delhi (3)	236	East
581	605	61	C-08	Pusthta Buland Masjid	2500	DDA	5672	East Delhi (3)	233	East
582	606	61	C-08	Block-C Shashtri Park, New Seelampur	400	DDA	6191	East Delhi (3)	233	East
583	607	61	C-08	Syamli Chirga, Near Police Check Post, Bihari Building Yaumna Bridge	87	DDA	1100	East Delhi (3)	233	East
584	608	61	C-08	Taj Colony G.T. Road Railway Line New Seelam Pur	173	DDA	2800	East Delhi (3)	236	East
585	609	62	C-08	Old Seema Puri near Creamation Ground & Sun Light Colony	545	DUSIB	11313	East Delhi (3)	240	Shahadara
586	610	62	C-08	Pushta between Old Seemapuri, DIF Dilshad Garden (Indira Nehru Camp Part-I)	101	DDA	2447	East Delhi (3)	240	Shahadara
587	611	62	C-08	Pushta Between Old Seemapuri, DLF Dilshad Garden (Indira Nehru Camp Part-II)	232	DDA	5188	East Delhi (3)	240	Shahadara
588	612	63	C-08	E-Block Seema Puri	175	DUSIB	2701	North East Delhi (2)	242	Shahadara
589	613	63	C-08	D-Block New Seema Puri (Part-I)	313	DUSIB	7208	North East Delhi (2)	242	Shahadara
590	614	63	C-08	D-Block, New Seema Puri Part-II	157	DDA	4956	North East Delhi (2)	242	Shahadara
591	615	63	C-08	Sarhad Puri Road No.64 (Near Shanti Samiti) Opposite New Seema Puri Part-II	129	DDA	1775	North East Delhi (2)	242	Shahadara
592	616	63	C-08	Sarhad Puri Road No.64 Near Shanti Simiti Opposite New Seema Puri Part-I	110	DDA	1750	North East Delhi (2)	242	Shahadara
593	617	63	C-08	New Janta Quaters New Seemapuri (Shanti Samiti)	320	DDA	3374	North East Delhi (2)	242	Shahadara

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594	618	63	C-08	Road No.64 Tahir Pur (Leprosy Camp)	444	DDA	8450	North East Delhi (2)	242	Shahadara
595	619	63	C-08	Opposite OSPD-Block, New Seema Puri	488	DDA	4200	North East Delhi (2)	242	Shahadara
596	620	63	C-08	Jain Mandir Block-B-1/35 Dilshad Garden	841	DDA	14025	North East Delhi (2)	242	Shahadara
597	621	63	C-08	Block-F New Seema Puri	1107	DDA	26050	North East Delhi (2)	242	Shahadara
598	622	64	C-08	Ram Nagar Lal Bagh, Khand-B Railway Phatak, Shahdara	123	Railway	2282	North East Delhi (2)	247	North East
599	623	64	C-08	Lal Bagh Shriram Nagar, A-Block G.T Road Shahdara	223	Railway	2462	North East Delhi (2)	247	North East
600	624	62	C-08	Aradhik Nagar, Dehi U.P. Border G.T. Road Shahdara	365	DDA	17315	East Delhi (3)	239	Shahadara
601	625	62	C-08	Behind Krishna Market Jhilmil Colony	1108	DUSIB	11430	East Delhi (3)	238	Shahadara
602	626	62	C-08	Block-B Jhilmil Colony (Balmiki Basti)	125	DUSIB	3506	East Delhi (3)	239	Shahadara
603	627	62	C-08	A&B-Block Jhilmil Industrial Area Raj Nagar Sonia Colony (Sonia Camp)	509	DDA	18542	East Delhi (3)	239	Shahadara
604	628	62	C-08	A&B-Block Jhilmil Industrial Area Raj Nagar Sonia Colony (Rajiv Camp)	295	DDA	5011	East Delhi (3)	239	Shahadara
605	629	62	C-08	A&B-Block Jhilmil Industrial Area Raj Nagar Sonia Colony (Dr. Ambedekar Camp)	713	DDA	10837	East Delhi (3)	239	Shahadara
606	630	62	C-08	Deepak Colony Dilshad Garden Behind D.D.A. Office	195	DDA	10713	East Delhi (3)	239	Shahadara
607	631	62	C-08	H-Block Kalender Colony, Dilshad Garden Part-I	933	DDA	6671	East Delhi (3)	239	Shahadara
608	632	62	C-08	H-Block Kalender Colony, Dilshad Garden Part-II	2567	DDA	18352	East Delhi (3)	239	Shahadara
609	633	62	C-08	Dilshad Vihar Julfi Bengal Dilshad Garden Shahdara	219	DDA	2920	East Delhi (3)	239	Shahadara
610	634	62	C-08	Dr. Rajinder Parsad Colony at Dilshad Garden	110	DDA	2734	East Delhi (3)	239	Shahadara
611	635	62	C-08	Dilshad Garden E-120 Near Gurudwara	77	DDA	1891	East Delhi (3)	239	Shahadara
612	636	62	C-08	E-39, Jhugiee Colony Dilshad Garden	250	DDA	1701	East Delhi (3)	239	Shahadara
613	637	63	C-08	Gram Khera Mansarover Park	557	MCD	17600	North East Delhi (2)	241	Shahadara
614	638	63	C-08	Tahir Pur Road No.64	1073	DDA	14470	North East Delhi (2)	241	Shahadara
615	639	63	C-08	Block.G-3,G-5 Sunder Nagri	999	DUSIB	38304	North East Delhi (2)	244	Shahadara
616	640	63	C-08	F2 Block Sunder Nagari	188	DDA	11845	North East Delhi (2)	244	Shahadara
617	641	63	C-08	E-2 Block Nand Nagri	93	DUSIB	2707	North East Delhi (2)	244	Shahadara
618	642	63	C-08	F1 Block, Sunder Nagari	290	DDA	10212	North East Delhi (2)	244	Shahadara
619	643	64	C-08	C-Block, Nand Nagri	69	DUSIB	617	North East Delhi (2)	245	North East
620	644	64	C-08	Railway Quarters Colony Mandoli Road Delhi	99	DUSIB	686	North East Delhi (2)	245	North East
621	645	63	C-08	Block-D 1&2 Nand Nagari	492	DUSIB	8085	North East Delhi (2)	243	Shahadara

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622	646	68	C-08	Block-C Sanjay Camp Gokal Puri-I	735	DUSIB	17160	North East Delhi (2)	202	North East
623	647	59	C-09	18 Quarters Vishwas Nagar.	67	DDA	2557	East Delhi (3)	226	Shahadara
624	648	59	C-09	Jhuggies Adjoining Railway Line Anand Vihar	528	DDA	24441	East Delhi (3)	225	Shahadara
625	649	58	C-09	Harizan Samiti Near Dispensary Mangal Bazar Mandavali	200	DDA	5285	East Delhi (3)	224	East
626	650	38	C-04	Shanker Camp Behind C-II Flats, Moti Bagh Near Vidhan Chand Vidyalaya.	86	NDMC	800	New Delhi (4)	Cantt.Area	New Delhi
627	651	38	C-04	JJ Cluster Harijan Basti, Anant Ram Dairy, Sector XIII, R.K. Puram	311	L&DO	2352	New Delhi (4)	Cantt.Area	New Delhi
628	652	51	C-06	Leprosy Camp Shriniwas Puri	67	DJB	650	South Delhi (7)	193	South East
629	653	51	C-06	Priya Camp Mathura Road Opposite Sukhdev Vihar Depot	139	DDA	494	South Delhi (7)	193	South East
630	654	54	C-05	Subhash Camp, Ali Gaon, Near Old Iron Bridge.	294	Railway And UP Irregation	18585	East Delhi (3)	207	South East
631	655	41	C-05	Jal Vihar Railway Line Shiv Mandir Marg Lajpat Nagar	438	DJB	9700	East Delhi (3)	155	South East
632	656	50	C-05	Jagdamba Camp Near SFS Sheikh Sarai	704	DDA	12000	New Delhi (4)	191	New Delhi
633	657	52	C-06	Mazdoor Kalyan Camp Plot No. A-7,8,12 & Back Lane of A-9 to A-17 Okhla Industrial Area Phase.I	171	DDA	5813	South Delhi (7)	199	South
634	658	52	C-06	New Sanjay Camp Opposite E-44 Near Mohan Export at Okhla Phase.I	34	DDA	7131	South Delhi (7)	199	South
635	659	52	C-06	New Sanjay Camp Opposite Plot No. B-47 & B-48 Along Railway Boundary Wall Okhla Industrial Area Phase-I	6	DDA	1299	South Delhi (7)	199	South
636	660	52	C-06	New Sanjay Camp Opposite Plot No. A-27 & Back Lane of A-7 To A-35 Okhla Industrial Area Phase-I	35	DDA	880	South Delhi (7)	199	South
637	661	52	C-06	New Sanjay Camp Opposite Plot No. B-90 - B-93 , B-94, B-102 & Back Lane of B-90 To B-102 Okhla Industrial Area Phase-I	372	DDA	1904	South Delhi (7)	199	South
638	662	52	C-06	Majdoor Camp Block. B in Plot No. B-130 & 131 & Its Back Lane Okhla Industrial Area Phase-I	202	DDA	2200	South Delhi (7)	199	South
639	663	52	C-06	Majdoor Camp on Back Lane of C1 To C10 Okhla Industrial Area Phase-I	117	DDA	2453	South Delhi (7)	199	South
640	664	52	C-06	Majdoor Camp on Back Lane of C24 To C30 Okhla Industrial Area Phase-I	21	DDA	1087	South Delhi (7)	199	South

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
641	665	52	C-06	Majdoor Camp Plot No.B-145, B-147, B-150 & its Back Lane of B-143 To B-150 Okhla Industrial Area Phase-I	149	DDA	1440	South Delhi (7)	199	South
642	666	52	C-06	Majdoor Camp B Block Plot No.B-122 & Back Lane of B-118 to B-123 Okhla Industrial Area Phase-I	163	DDA	1344	South Delhi (7)	199	South
643	667	52	C-06	Majdoor Camp on Back Lane on Road Berm Along Central Ware Housing & Steel Authority of India Okhla Industrial Area Phase-I	127	DDA	16752	South Delhi (7)	199	South
644	668	52	C-06	Yog Shala Camp in Back Lane of D-120 to D-126 Okhla Industrial Area Phase-I	54	DDA	741	South Delhi (7)	199	South
645	669	52	C-06	Yog Shala Camp in Back Lane of D-153 to D-157 Okhla Industrial Area Phase-I	50	DDA	700	South Delhi (7)	199	South
646	670	52	C-06	Yog Shala Camp in Park Opposite D-42 Okhla Industrial Area Phase-I	40	DDA	500	South Delhi (7)	199	South
647	671	52	C-06	Yog Shala Camp in Back Lane of D-56 to D-60 Okhla Industrial Area Phase-I	20	DDA	500	South Delhi (7)	199	South
648	672	52	C-06	Yog Shala Camp in Park Near ESS Opposite D-159 Okhla Industrial Area Phase-I	22	DDA	1312	South Delhi (7)	199	South
649	673	52	C-06	Yog Shala Camp in Plot No. D-88/6 Okhla Industrial Area Phase-I	26	DDA	150	South Delhi (7)	199	South
650	674	52	C-06	At Janta Jeewan Camp Okhla Phase-II Between Plot C-52 & C-53 Okhla Industrial Area Phase-II	300	DDA	2000	South Delhi (7)	200	South
651	675	52	C-06	Sanjay Colony Block.C-62/1, Okhla Phase II	29	DDA	625	South Delhi (7)	200	South
652	676	52	C-06	Sanjay Colony Near C-63/2 & Its Back Lane, Okhla Phase II	56	DDA	400	South Delhi (7)	200	South
653	677	52	C-06	Sanjay Colony Plot No. A-112 & 113 Okhla Industrial Area Phase-II	122	DDA	2000	South Delhi (7)	200	South
654	678	52	C-06	Sanjay Colony Plot No. A-106 Okhla Industrial Area Phase-II	65	DDA	1000	South Delhi (7)	200	South
655	679	52	C-06	Sanjay Colony Plot No. A-108 Okhla Industrial Area Phase-II	81	DDA	1000	South Delhi (7)	200	South
656	680	52	C-06	Sanjay Colony Plot No. A-128 Okhla Industrial Area Phase-II	44	DDA	1000	South Delhi (7)	200	South
657	681	47	C-06	Janta Jeewan Camp Tigri Part-II	1755	DUSIB	30800	South Delhi (7)	180	South
658	682	31	C-01	Near Shamshan Bhumi Hastsal	828	DDA	13920.05	West Delhi (6)	123	West
659	683	42	C-05	JJC Jhuggie No.4 MCD Store Pant Nagar	20	MCD	600	New Delhi (4)	157	South East

S.No	Code	AC No	Division	Location	House Holds	LandOwningAgency	LandArea in Sqm	ParliamentaryConstituency	Ward Number	Revenue Distt
660	684	54	C-05	Noor Nagar Okhla Village (Pucca Structure)	100	Jamia	1600	East Delhi (3)	206	South East
661	685	42	C-05	Back of Police Colony Andrews Ganj Part-II	186	CPWD	1899	New Delhi (4)	159	South East
662	686	42	C-05	JJC Prem Nagar Barapullah Road	150	L&DO	2280	New Delhi (4)	158	South East
663	687	42	C-05	JJC Rajiv Camp Siri Fort Road Sadiq Nagar	25	L&DO	400	New Delhi (4)	159	South East
664	688	36	C-04	Rangpuri Pharai Nalla	150	Forest Deptt.	52167	South Delhi (7)	144	South West
665	691	18	C-07	JJC Near Ramlila Maidan, Azadpur	500	DDA	6108	Chandni Chowk (1)	71	North
666	692	18	C-07	JJC Block -38 Shakti Nagar	50	MCD	1331	Chandni Chowk (1)	69	North
667	693	42	C-05	JJC Tea Huts Near MCD Nursery Amar Colony Lajpat Nagar	40	DDA	650	New Delhi (4)	159	South East
668	694	52	C-06	JJC Rori Bajri Camp Badarpur	50	DDA	2850	South Delhi (7)	199	South
669	695	52	C-06	JJC Lohar Basti T-Point red Light Lal Kuan	150	DDA	7178	South Delhi (7)	197	South
670	696	52	C-06	Sonia Gandhi Camp Pul Prahlad Pur Railway Line Tuglka Bad Part-2	50	DDA	1721	South Delhi (7)	198	South
671	697	52	C-06	JJC Sanjay Colony S-Block Near Delhi Jal Board Booster Pumping Station Okhla Industrial Area Ph-II	150	DDA	2000	South Delhi (7)	200	South
672	698	52	C-06	JJC Janta Jeevan Camp in the back Lane of X-38 to X-51 Okhla Industrial area Ph-II	150	DDA	1449	South Delhi (7)	200	South
673	699	56	C-09	Jj Cluster Gazipur adjoining NH24	650	DDA	17302	East Delhi (3)	213	East
674	700	9	C-03	Khub Ram park Pem Nagar Kirari	350	PVT	18300	North West Delhi (5)	35	North West
675	701	45	C-04	jai Hind Camp near Masoodpur Village Vasant Kunj	1000	DDA	18400	South Delhi (7)	172	South

ANNEXURE-B

सत्यमेव जयते

OFFICE OF C.L.A.
Dy No. 1013
Date 02/08/23

राज निवास
दिल्ली-११००५४
RAJ NIWAS
DELHI-110054

VC Office
Dy. No. 1553-C
Dated 1/8/23

Please find enclosed herewith a copy of order dated 06.07.2023 as received from Administrative Officer Judl. (Writ), Hon'ble High Court of Delhi vide diary No. 26099 dated 27.07.2023 in WP(C) No. 6662/2011 & CM App. No. 14969-70/2014,29236-37/2016 titled as RWA C6&7 Vasant Kunj Through President, Petitioner/s Vs Lt. Governor & Ors., Respondents, for appropriate action as per rules.

31/7/23

Encl.: As above.

(Harleen Kaur)
Spl. Secretary to Lt. Governor

Vice Chairman, DDA

U.O. No. RN/Court Matter/23/147/A-2129 Dated:- 01-08-2023

For immediate n/action. A meeting of all concerned Departments/agencies to be called.
2/8/23
CLA

please co-ordinate with department of DDA & standing counsel & Worthy VC's o/o for compliance of direction of para 5 of order dated 6.7.23. PS time provided therein has already expired
NDOH. 22.8.23.
Dem 2.8.23

Addl. CLA

Discussed with commissioner (OSD). Kindly fix a meeting as per the order. The respective Counsel may also please be invited to the meeting.

Addl. Commissioner (OSD)

172

Addl. CLA
2.8.23

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IN THE HIGH COURT OF DELHI AT NEW DELHI

COPY OF ORDER

No. 17484-90/DHC/WRITS/D-2/2023
Dated 26/7/23
NDOH: 22.08.2023

RAJ NIWAS DELHI
Diary 26699
Dated 22/7/23

From

The Registrar General
Delhi High Court
New Delhi

To

1. Lt. Governor, Govt. of NCT of Delhi, Raj Niwas, Delhi
2. DDA, Through its Vice Chairman, Vikas Sadan, INA, New Delhi-110023
3. DDA, Horticulture Dept. Vikas Sadan, I.N.A, New Delhi-1100023
4. Government of NCT of Delhi, Through its Principal Secretary, Urban Development, Delhi,
5. The Commissioner of Police, Through the Commissioner, Town Hall, Chandni Chowk, Delhi-110006
6. Delhi Urban Shelter Improvement Board, Through the Chief Executive Officer Puranwas Bhavan,I.P Estate,New Delhi-110002
7. RWA C6 Vasant Kunj, Through Mrs. Usha Batra, President RWA C6 & 7, Vasant Kunj, New Delhi-110070
8. RWA C8 Vasant Kunj, Through Mrs. Himangi Bhatnagar, President RWA C8 Vasant Kunj, New Delhi-110070

WRIT PETITION (C) NO. 6662/2011
&
CM APPL. 14969-70/2014, 29236-37/2016

RWA C6&7 VASANT KUNJ THROUGH PRESIDENT ....Petitioner/s
Vs.
LT. GOVERNOR & ORS ....Respondent/s

Sir/Madam,

I am directed to forward herewith a copy of order dated **06.07.2023** passed by **Hon'ble Mr. Justice Jasmeet Singh** of this Court in the above noted case along with a copy of memo of parties for information and immediate compliance/necessary action.

Please acknowledge receipt.

Yours faithfully,

173
Administrative Officer Judicial (Writs)
for Registrar General

Date: 13.07.2023

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IN THE HIGH COURT OF DELHI AT NEW DELHI

ORIGINAL WRIT JURISDICTION

WRIT PETITION (CIVIL) NO. 6662 OF 2011

A PETITION UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA

RWA C6&7 Vasant Kunj
Through President
Mrs. Usha Batra & Anr.

Petitioners

Versus

Lt. Governor & Ors.

Respondents

AMENDED MEMO OF PARTIES

1. RWA C6 Vasant Kunj
Through Mrs. Usha Batra
President RWA C6 &7
Flat no. 6027 Pocket 6&7,
Vasant Kunj
New Delhi-110070. Petitioner No. 1

2. RWA C8 Vasant Kunj
Through Mrs. Himangi Bhatnagar
President RWA C8 Vasant Kunj
New Delhi – 110070. Petitioner No.2

Versus

1. Lt. Governor
Govt. of NCT of Delhi
Raj Niwas
Delhi Respondent No. 1

2. DDA
Through the Vice Chairman
Vikas Sadan, I. N. A
New Delhi - 110023 Respondent no. 2

174

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402

3. DDA Horticulture Dept
Vikas Sadan, I. N. A
New Delhi – 110023 Respondent no. 3

4. Government of NCT of Delhi
Through its Principal Secretary
Urban Development
Delhi Respondent No. 4

5. The Commissioner of Police
Through the Commissioner
Town Hall, Chandni Chowk
Delhi 110006 Respondent No. 5

6. Delhi Urban Shelter Improvement Board
Through the Chief Executive Officer
Puranwas Bhavan
I. P Estate, New Delhi 110002 Respondent no. 6

7. Ashok Kumar
S/o Shri Ram Ji Singh
R/o Jhuggi No: C N 84,
Dalit Ekta Camp,
Vasant Kunj, Pocket C-8,
New Delhi – 110070 Respondent no. 7

PETITIONERS

THROUGH

New Delhi
Date : 27.07.2017

Rohan Thawani

ROHAN THAWANI
ADVOCATE FOR THE PETITIONERS
JNA LAW, 16-A, SUNDER NAGAR MARKET
NEW DELHI - 110003
Tel – 47535102, 4360069

175

$~25 & 26

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

\+ W.P.(C) 6662/2011 & CM APPL. 14969/2014, CM APPL. 14970/2014, CM APPL. 29236/2016, CM APPL. 29237/2016

RWA C6&7 VASANT KUNJ THROUGH PRESIDENT

..... Petitioner

Through: Mr. Rohan Thawani, Ms. S. Ambica, Mr. Pratul Pratap Singh, Ms. Aakriti Vikas, Advs.

versus

LT.GOVERNOR AND ORS ..... Respondent

Through: Mr. Sameer Vashisht, ASC with Mr. Aman Singh Bhadoria, Mr. Vanshay Kaul, Ms. Harshita Nathrani, Advs. for R-1,4,5,6

Ms. Manika Tripathi, St. Counsel with Mr. Chirantan Saha, Mr. Akshit David, Advs.

Ms. Aakriti Garg, Mr. Parvinder Chauhan, Advs.

Insp. Satender, PS Vasant Vihar with ASI Devender Singh

26

\+ W.P.(C) 8501/2014 & CM APPL. 19653/2014, CM APPL. 19654/2014

ASHOK KUMAR ..... Petitioner

Through: Mr. Kamlesh Kr. Mishra, Mr. Bibhuti Bhushan Mishra, Ms. Anjani Kr. Mishra, Ms. Renu, Advs.

versus

DELHI DEVELOPMENT AUTHORITY & ORS ..... Respondent

Through: Mr. Ripu Daman Bhardwaj, CGSC

Mr. Rajeev Aggarwal, Ms. Vidisha Swarup, Advs. for R-4&5

Ms. Manika Tripathi, St. Counsel with Mr. Chirantan Saha, Mr. Akshit David, Advs.

Ms. Aakriti Garg, Mr. Parvinder Chauhan, Advs.

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

% **06.07.2023**

1. This is a petition seeking the following reliefs:-

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"A) Issue a writ order or direction in the nature of mandamus or any appropriate writ, order or direction directing the Respondents to remove the illegal encroachment in the form Jhuggi Jhopri clustre by the name of "ekta camp" and illegal commercial establishments from the land earmarked for "other commercial purpose"."

B) Issue a writ order or direction in the nature of mandamus or any appropriate writ, order or direction directing the Respondents to remove the illegal encroachment in the form Jhuggi Jhopri clustre by the name of "ekta camp" and illegal commercial establishments from the land reserved in the master plan as a green belt.

C) Issue a writ order or direction in the nature of mandamus or any appropriate writ, order or direction directing the Respondents to remove the illegal religious structures on the public land built inside the Jhuggi Jhopri clustre by the name of "ekta camp".

D) Issue a writ order or direction in the nature of mandamus or any appropriate writ, order or direction directing the respondents to build the commercial complex for which the said land is meant for.

E) Issue a writ of mandamus or any appropriate writ, order or direction directing the respondents to maintain the green belt on the said land."

2. A perusal of the order sheet shows that time and again respondent Nos. 1 to 3 has been asked to indicate their stand on an affidavit, indicating the policy pursuant to which surveys are to be carried out in *Jhuggi* cluster and which are intended to be removed and the guidelines to be followed.

3. Ms. Tripathi, learned standing counsel states that it will be the DUSIB (Delhi Urban Shelter Improvement Board) which will be the agency

which will have to carry out the survey.

4. This Court is constrained to say that despite the writ petition having been filed in the year 2011, the fact remains that the encroachment still exists, the survey still not conducted and the re-location of the *Jhuggi* dwellers has not been so done.

5. It is therefore, directed that the Vice Chairman, DDA shall call for a meeting of all the stakeholders within 2 weeks from today and will file a status report indicating the steps to be taken and the timeframe under which the steps will be taken in order to effectively get the area, under illegal encroachment, free from the encroachment in accordance with the law and policy applicable.

6. In the meantime, each of the respondents as well as petitioners shall file an affidavit indicating the commercial activities going on in the area which has been encroached upon. The respondents shall also ensure that no commercial activity is undertaken in the said area.

7. List on 22.08.2023.

W.P.(C) 8501/2014 & CM APPL. 19653/2014, CM APPL. 19654/2014

Re-notify on 22.08.2023.

JULY 6, 2023 / (MS)

JASMEET SINGH, J

Click here to check corrigendum, if any

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ANNEXURE-C

Delhi Development Authority
Housing Department
In-situ Rehabilitation Projects Branch

No. F2(12)2023/PMAY(ISR)/ [illegible] Dated: 21/08/2023

Sub: **Minutes of the meeting held under the chairmanship of Vice Chairman, DDA on 16.08.2023 regarding Court Case No. WP(C) No. 662/2011 & CM App No. 14969-70/2014, 2936-37/2016 titled as RWA C6 & 7 Vasant Kunj through their President, as Petitioner/s Vs Lt. Governor & Ors. Respondents, regarding Dalit Ekta Camp code 73 identified JJ cluster.**

A meeting was held under the chairmanship of VC, DDA on 16.08.2023 at 2.45 PM with regard to above mentioned subject. The list of participants is annexed at Annexure-A.

The record of discussion is as under:

1. CLA DDA briefed VC, DDA about the Order dated 06.07.2023 of **Hon'ble Mr. Justice Jasmeet Singh** in the WP(C) No. 662/2011 & CM App No. 14969-70/2014, 2936-37/2016 titled as RWA C6 & 7 Vasant Kunj through their president, as Petitioner/s Vs Lt. Governor & Ors. Respondents; and WP(C) No. 8501/2014 & CM APPL No. 19653/2014, CM APPL 19654/2014 with Ashok Kumar as petitioner V/s DDA & Ors. as respondents.
2. The writ petitions are regarding the illegal encroachments in the form of Jhuggi Jhopri cluster by the name of Dalit Ekta Camp and illegal commercial establishments on the land earmarked for "Other Commercial Purposes".
3. Pr. Commissioner (H) clarified that there is no identified JJ Cluster in the list with the name of "Ekta Camp" as mentioned in the above petitions. However, there is an identified JJ cluster at Sl. No. 170 of the DUSIB list, namely "**Behind Police Station, Sector C, Pocket 9, Vasant Kunj**" which is apparently opposite Pkt. C-6 &7, Vasant Kunj. The JJ dwellers call this cluster as "Dalit Ekta Camp".
4. As per the DUSIB survey list there are 990 Households in the cluster.
5. The area under encroachment is approximately 1.00 hectare (App. 10,000 sqm.) out of total plot area of 20,000 sqm. earmarked for Community

Centre / Commercial Use. DDA has not carried out the survey of this JJ Cluster so far, however, the work of survey has been awarded to M/s Society for Promotion of Youth & Masses (SPYM).

6. It was also informed that a Consultant Firm named Credible Management and Consultants Pvt. Ltd. has been entrusted by the Engineering Wing with the task of studying the feasibility of In-Situ Rehabilitation of this JJ cluster.
7. Pr. Commissioner (H) informed that a thorough fresh survey will be conducted following DUSIB protocol for identification of total number of Households and thereafter Claims & Objections shall be called from the JJ dwellers.
8. Eligibility determination shall also be carried out through Eligibility Determination Committee (EDC) to ascertain the no. of beneficiaries eligible for rehabilitation as per the policy in vogue.
9. The rehabilitation of JJ cluster shall be explored within the provisions and ambit of the clauses of Slum & JJ Redevelopment Regulations and Guidelines for In-Situ Rehabilitation of Slum & JJ Clusters of MPD 2041 which is under finalization with administrative unit i.e., MoHUA.
10. It was also informed that MCD and the Delhi Police were called for the meeting, however, no representative from these organizations attended the meeting. The MCD has to take necessary action for the removal of the unauthorized commercial encroachments coming up outside the boundary of JJ cluster as per the law.
11. After detailed discussions, the following decisions were taken for expeditious implementation by all concerned stake holders:

i. The survey agency M/s SPYM to whom the work survey of JJ clusters bearing code 73 was awarded earlier to be directed at the earliest to carry out the survey of the JJ cluster to ascertain the exact number of Jhuggis in the cluster and thereafter, Claim & Objections may be called from the JJ dwellers.

ii. Eligibility determination through EDC may also be carried out to find the number of eligible beneficiaries of the JJ cluster who may need to be rehabilitated.

iii. Timelines for these activities may be worked out so that the entire work gets completed in a time bound manner.

iv The demarcation of the site would be conducted jointly by the Engg. Wing

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and LM branch to identify the unauthorized constructions falling outside the identified boundary of the JJ cluster.

v. CLA may ensure that a detailed reply to the Hon'ble Court on the NDOH i.e., 22.08.2023 may be prepared and filed informing the Hon'ble High Court that the rehabilitation of JJ cluster shall be explored within the provisions and ambit of the MPD 2041 which is under finalization with administrative unit i.e., MoHUA.

vi. The Hon'ble Court may also be requested to grant the requisite time for filing the detailed reply in the matter

vii. MCD to close down illegal commercial operations/activities within JJ cluster in violation of various provisions in vogue.

The meeting ended with a vote of thanks to the chair.

(Anil Sharma)
Director (H)-II/III

All Concerned

Copy for information to:

1. O.S.D. to V.C.

Director (H)-II/III

ANNEXURE-D

DELHI DEVELOPMENT AUTHORITY
PMAY Division, Housing Department
D-Block, Vikas Sadan, INA, New Delhi-110023

No. F2/PMAY/0021/2022/ISR/ 191 Dated: 31/07/24

Sub: Minutes of the meeting held under the chairmanship of Principal Commissioner (Housing) on 26.07.2024 at 12.00 Noon to discuss the issues related to relocation of JJC Dalit Ekta Camp, Pkt. C-9 Vasant Kunj & C-35, Wazirpur Industrial Area for relocation to EWS flats to ISR Project to EWS flats at Jailorwala Bagh

A meeting was held under the chairmanship of Principal Commissioner(Housing) on 26.07.2024 at 12.00 Noon to discuss the issues related to exploration of possibility of relocation of eligible JJ dwellers of JJC Dalit Ekta Camp, Pkt. C-9 Vasant Kunj & C-35, Wazirpur Industrial Area to EWS flats at ISR project at Jailorwala Bagh. The list of participants is enclosed as Annexure-A.

2. At the outset, it was apprised by Director/Consultant (ISR) that in Jailorwala Bagh ISR Project 1675 EWS flats have been constructed. 1078 eligible HHs of JJC Jailorwala Bagh and 318 eligible HHs of 02 JJ Clusters, namely, Golden Park, Ram Pura and Opp. Mata Jai Kur Public School, Ashok Vihar have been allotted flats there. 279 EWS flats at Jailorwala Bagh ISR Project have been left out for which a decision is to be taken for relocation out of the following 2 JJ Clusters as was discussed during presentation before Hon'ble LG on 18.06.2024:-

Sl. No.	Name of the JJ Cluster	Households as per DUSIB/ SPYM SURVEY	Land owning Agency	Area under encroachment in Sqm.	Land Use as per ZDP
1.	Behind Police Station, Vasant Kunj, Sector C Pkt. 9 (Dalit Ekta Camp)	990/ 369	DDA	10060 + Adjacent vacant land 9950 sqm	Commercial Centre
2.	C-35 Wazirpur Industrial Area	230/ 230	DDA	3178	Industrial

3. As regards **JJC Behind Police station, Vasant Kunj, Sector C, Pkt. 9 (Dalit Ekta Camp)** Director (Plg.) Zone 'F' informed that the land under encroachment including the adjacent land (10060+9950=20010 sqm) is earmarked as Commercial Centre as per Zonal Development Plan and the plan of Commercial Centre is with HUPW under Chief Architect. Commr. (Housing) pointed out that although the JJ Cluster is located at a distance of about 28 Kms from Ashok Vihar, there are directions of the Hon'ble High Court for relocation of this JJ cluster and accordingly following DUSIB policy, we may take up this project for relocation. After detailed discussions following decisions were taken:

i. The encroached households of JJC behind Police Station, Vasant Kunj, Sector C Pkt. 9 (Dalit Ekta Camp) may be relocated to the EWS flats at Jailorwala Bagh. After relocation, encroached land will be reclaimed and the entire land measuring about 2 Hac. will be auctioned as per policy.

ii. ISR Branch to carry out the eligibility determination of the JJ Cluster at Dalit Ekta Camp for conducting draw of lots for allotment of EWS flats at Jailorwala Bagh ISR Project for utilizing the remaining flats. Concerned Engineering Division will provide required assistance during eligibility determination. The same may be completed in the next month.

iii. The project will be deemed closed for the purpose of consultant preparing DPR after the eligibility is decided.

[Action: Commr. (Housing), CE (SZ), CA]

4. As regards **JJC C-35 Wazirpur Industrial Area** Dy. Director (Plg.) Zone 'H' informed that the land under encroachment in Industrial Area of Wazirpur is a plot measuring 2023 sqm which was earmarked for allotment to MCD 'Anti Malaria'. The adjacent area measuring 10117 sqm shown open is earmarked as local area Green for 'C' Block of the Industrial Area.

No one attended from Industrial Branch. However, Director (Industrial) informed telephonically and in e-office file that the plot under encroachment proposed for allotment to MCD for 'Anti Malaria' is vacant. After detailed discussions following decisions were taken:

i. Planning Department will inform Commissioner (Housing) whether the land earmarked as open meant for local area green adjacent to the plot encroached by JJ cluster can be clubbed and utilized for In Situ Rehabilitation.

ii. Tentative cost benefit analysis may be got worked out from M/s. Earnst & Young. Consultants for undertaking In Situ slum Rehabilitation projects by clubbing JJ Clusters on DDA land/industrial plots in Wazirpur Industrial area.

[Commr. (Plg.) & Commr. (Housing)]

(Anil Sharma)
Director (Housing)II/III

All Concerned

Copy for information to

1. OSD to VC for kind information of the latter.
2. Pr. Commissioner (Housing)
3. Commissioner (Housing)

31/07/24

31/7/24

Director (Housing)II/III

ANNEXURE-E

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
RAJA GARDEN: NEW DELHI

NO: D-232/DD(Reh.)HQ/2016 **Dated: 14.06.2016**

Sub:- Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015

Delhi Urban Shelter Improvement Board, in its 16th Board meeting held on 11.04.2016 vide Resolution No. 16/3, has approved the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015. The undersigned has been directed to request all the concerned to adhere with the said policy for rehabilitation/ relocation of JJ Bastis. The same is attached herewith for reference.

Encls: As above.

14/6/2016
(BANSH RAJ)
PR. DIRECTOR (REHAB.)
(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

Copy to:

1. C.E.-I & II, DUSIB
2. All Directors, DUSIB
3. B&FO, DUSIB
4. Law Officer, DUSIB
5. All Dy. Directors/ Asstt. Directors (Rehabilitation)
6. Dy. Director (System) DUSIB for uploading this policy on the DUSIB website.

Copy for kind information to:

1. CEO, DUSIB
2. Member (Admn.)
3. Member (Engineering)
4. Member (Power)

14/6/2016
PR. DIRECTOR (REHAB.)
(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

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DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (PART –A)

1. This policy is based on the following principles:

(i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.

(ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi bastis mushroomed all over Delhi close to the areas, where they provide services.

(iii) They have encroached upon the lands on which they live.

(iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders vs. N.K. Toitame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a fundamental right. Going further, in Ahmedabad Municipal Corporation vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a fundamental right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasized ***in-situ rehabilitation***. It is only in the extra ordinary situation, when in- situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

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Pr. Director (Rehab.)
DUSIB,

(v) Additionally, the recent Supreme Court decision in Gainda Ram vs. Municipal Corporation of Delhi, [2010 (10) SCC 715] reiterate that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, *must reside reasonably close to their place of work*. Even apart from the legal aspect, studies have shown that resettlement at faraway places invariably force the poor to return to their informal housing arrangements close to their place of work.

(vi) Govt. of NCT of Delhi recognizes that the habitat and environment in which JJ Basti exists is very dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.

(vii) Govt. of NCT of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and roads etc.

2. Keeping the above principles in mind, GNCTD announces the following policy for rehabilitation and relocation of JJ basti.

(a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) shall act as the Nodal Agency for implementation of this policy as per the mandate given to it under the provisions of Delhi Urban Shelter Improvement Board Act, 2010

(i) **Who is eligible for rehabilitation or relocation**

JJ Bastis which have come up before 01.01.2006 shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such JJ Bastis before 01-01-2015 shall not be demolished without providing alternate housing; *(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)*

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(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

(ii) **No new jhuggis to be allowed in Delhi**

GNCTD shall ensure that no new jhuggi comes up after 01-01-2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any alternate housing. GNCTD will use the following methods to ensure that no new jhuggis come up:

a. GNCTD has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.

b. GNCTD is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.

c. GNCTD would enrol volunteers from JJ Bastis, who will act as eyes and ears of the government and would inform government if any fresh jhuggi comes up in any area.

(iii) **In-situ rehabilitation**

DUSIB shall provide alternate accommodation to those living in JJ Bastis, either on the same land or in the vicinity within a radius of 5 Km. In case of exceptional circumstances, it can be even beyond 5 Km with prior approval of the Board. The terms and conditions at which alternate accommodation will be provided and the eligibility conditions are being separately notified.

(iv) **In-situ Rehabilitation of JJ Bastis on lands belonging to other Land Owning Agencies**

i. DUSIB is willing to take over any JJ Basti on the model of **Kathputli Colony** from any land owning agency in Delhi for in-situ re-development; on the same terms & conditions on which DDA has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to DUSIB on these terms.

(Bansh Raj)
Pr. Director (Rehab.)
DUSIB,

ii. **For the balance bastis;-**

MPD 2021 envisages that for in-situ rehabilitation of JJ Bastis, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate JJ dwellers. DUSIB will prepare a scheme of rehabilitation of any JJ Basti and use such portion of land which is required for rehabilitation of JJ Dwellers depending upon density of the said Basti and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land belonging to DUSIB is used for rehabilitation.

(v) **Relocation in rare cases**

Any Land Owning Agency will not demolish any JJ Basti which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that basti has encroached a street, road, footpath, Railway safety zone, or a park
3. the encroached land is required by the land owning agency for specific public project as envisaged in The NCT of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and can't wait.

In these circumstances, the land owning agency shall bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, then DUSIB shall make all efforts to relocate the jhuggis in that JJ Basti, clear the land and hand it over to land owning agency within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall

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(Bansh Raj)
Pr. Director (Rehab.)
DUSIB,

pay such amount to DUSIB in advance, which meets the cost of construction of alternate dwelling units, cost of the land at Circle Rate on which those dwelling units are constructed and cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

(vi) **Rehabilitation work to be completed in five years –**

DUSIB hopes to complete this task of rehabilitating all JJ Bastis in Delhi in the next five years, if it receives cooperation from all land owning agencies.

(Sansh Raj)
Pr. Director (Rehab.)
DUSIB,

DELHI URBAN SHELTER IMPROVEMENT BOARD

GOVT. OF NCT OF DELHI

DelhiSlum& JJ Rehabilitation and Relocation Policy, 2015 (PART-B)

1. The eligibility criteria for allotment of alternative dwelling units to rehabilitate and relocate JJ dwellers would be as under:

   (i) The JJ dweller must be a citizen of India and not less than 18 years of age;

   (ii) The Jhuggi Jhopri basti in which the JJ dwellers are residing must be in existence prior to 01-01-2006. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01-01-2015(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013);

   (iii) The name of JJ dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01-01-2015) and also in the year of survey, for the purpose of rehabilitation;

   (iv) The name of the JJ dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;

   (v) The JJ dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;

   (vi) JJ dweller must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para;

   (vii) Neither the JJ dweller nor any of his/her family member(s) should own any house/ plot/*flat*, in full or in part, in Delhi. The JJ dweller should not have been allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the

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(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

Departments or Agencies of GNCTD or Govt. of India, either in his/her own name or in the name of any member of his family;

(viii) No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose;

(ix) In case, the jhuggi is being used for both residential and commercial purpose, the JJ dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one dwelling unit only;

(x) If a different family, having separate Ration card issued prior to 01-01-2015, which fulfils all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling unit. (This is in supersession of the earlier notified guidelines of 2013).

(xi) The ineligible JJ dwellers will be removed from the JJ Cluster at the time of its rehabilitation/ relocation/ clearance of JJ Basti.

2. As envisaged in Para 1 (vi) above, the JJ dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit :

(i) Passport;

(ii) Ration Card with photograph;

(iii) Electricity bill;

(iv) Driving License;

(v) Identity Card/ Smart Card with photograph issued by State/ Central Government and/ or its Autonomous Bodies/ Agencies like PSU/ Local Bodies (except EPIC);

(vi) Pass book issued by Public Sector Banks/ Post Office with photograph;

(vii) SC/ST/OBC Certificate issued by the Competent Authority.;

(Danish Raj)
Pr. Director (Rehab.)
DUSIB,

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(viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;

(ix) Freedom Fighter Identity Card with photograph;

(x) Certificate of physically handicapped with photograph issued by the Competent Authority;

(xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);

(xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

3. Appellate Authority

(i) DUSIB will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:

(a) Retired Judge of the level of Additional District Judge ;

(b) Retired civil servant of the level of Joint Secretary to Govt. of India;

(c) An expert member to be nominated by the Chairperson of DUSIB;

(d) Dy. Director of DUSIB to be nominated by the CEO- as Convener

(ii) The terms & conditions of the Appellate Authority will be decided by the Board separately.

(Pranab Raj)
Pr. Director (Rehab.)
DUSIB,

(iii) Any JJ dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal before the Appellate Authority within a period of 30 days from the date of communication of the impugned order.

(iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.

(v) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.

(vi) Order passed in appeal by the Appellate Authority, duly accepted by the CEO, DUSIB shall be final.

4. Terms and conditions of Allotment of alternative Dwelling Unit

(i) The contribution of the beneficiary will be Rs.1,12,000/- per dwelling unit having the carpet area of 25 sq. mtrs (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30,000/- at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of 5 years.

(ii) The dwelling unit shall be allotted to the eligible JJ dweller for a period of 10 (ten) years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of 15 years as notified in the guidelines of 2013).

(iii) Allotment will be made in the joint-name of the husband and wife occupying the jhuggi.

(Ramesh Rai)
Pr. Director (Rehab.)
DUSIB,

(iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The DUSIB will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and DUSIB will have the right to re-enter the dwelling unit.

(v) DUSIB may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

5. Maintenance of dwelling units after allotment

(i) It has been observed that after allotment of dwelling units to JJ dwellers for rehabilitation, the maintenance of the common services in these colonies, is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.

(ii) Therefore, the DUSIB will maintain the common services in these colonies for a period of 5 years after allotment.

(iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in DUSIB.

(iv) The allottees will have to contribute Rs 30,000/- per dwelling unit as maintenance charges which will be deposited in the above said fund.

(v) The maintenance will include common areas like staircase, open ground, water supply & electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.

(vi) Depending upon the requirement, DUSIB may contribute in this fund from its own resources and attempt will be made as far as

(Jagesh Rai)
Pr. Director (Rehab.)
DUSIB,

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possible to carry on the maintenance from the interest earned from this fund.

(vii) In order to ensure that there are sufficient resources for maintenance of these colonies, DUSIB will also request the Govt. of NCT of Delhi to give *Grant-in-aid* for this fund.

(viii) After 5 years, the maintenance will be transferred to the RWAs which will be required to get registered as Societies and work out their own mechanism for maintenance.

(ix) DUSIB may give grant in aid to the RWAs/ Registered Societies of these colonies depending upon the requirement of the works to be done.

6. CEO, DUSIB is authorised to approve the operational guide lines keeping in view the overall spirit of the policy.

(Bansh Raj)
Pr. Director (Rehab.)
DUSIB,

Item No. 51/2024

Subject: Relocation of JJ dwellers of JJ cluster at East Guru Angad Nagar (near Radhu Palace) falling on RoW of Shanti Swaroop Bhatnagar Marg to EWS flats at Narela

F.No. F1(23)ISR/PMAY/2023

I **BACKGROUND**

1. The issue regarding removal of encroachment from the Shanti Swaroop Bhatnagar Marg and construction of complete ROW of SS Bhatnagar Marg is being raised by Sh. O.P. Sharma, Honb'ble M.L.A.& Authority Member in various Authority meetings.
2. It was earlier decided to relocate the dwellers of JJ cluster namely East Guru Angad Nagar and Chitra Vihar to the additional flats proposed to be constructed in Dilshad Garden In Situ Slum Rehabilitation project. Bids were floated twice but one bid was received which was rejected as the bidder quoted VGF of 128 crores as against premium of Rs. 470.47 crores calculated by DDA.
3. Thereafter, decision was taken to relocate the eligible households of JJ Cluster East Gugu Angad Nagar, partly falling on the proposed 24-meter Road connecting Nala Road and Patpar Ganj falling in Zone 'E', by acquiring built up flats from DUSIB at Bhalaswa.
4. Requisition of 275 EWS built up flats was sent to CEO, DUSIB for relocation of the cluster on 25.11.2020 followed by reminders. Addl. Chief Secy. (UD), GNCTD intimated in an Authority meeting held on 14.9.2021 that MoHUA has declined the permission for transfer of Bhalaswa Flats to DDA. DDA also took up the matter with MoHUA but no decision could be given by MoHUA on this aspect.
5. Sh. O.P. Sharma, Hon'ble M.L.A. & Authority Member emphasized in an Authority meeting that the JJ dwellers are the encroachers of the Road and are not entitled for any alternative accommodation. Therefore, they may be removed and the proposed road may be constructed.
6. A joint site inspection was conducted on 23.2.2023 by the officers/officials of the Planning, Land Management Wing and Housing Departments of DDA along with the officers of DUSIB to ascertain the status. During the meeting it was recorded that there is a proposed Road (24-meter RoW) as per ZDP of Zone E connecting Nalla Road and Patpar Ganj. The Road from Nalla Road upto the Chitra Vihar has been constructed which has been named as Shanti Swaroop Bhatnagar Marg. The Road further could not be constructed/connected to Patpar Gang due to existence of a JJ Cluster, namely, East Guru Angad Nagar, near Radhu Palace, which partly falls on the RoW.
7. The officials of the DUSIB informed during the inspection that this is an identified JJ Basti bearing Cluster Code No. 584. As per the list of bastis, a total of 177 jhuggis exist on the said JJ Cluster and DUSIB is also providing the basic amenities to this JJ basti.
8. As per directions of Hon'ble L.G. during the Authority Meeting dated 29.3.2023, a joint site inspection was held along with officers of DDA, DUSIB and Hon'ble Member of the Authority on 3.4.2023. After site inspection it was observed by the Hon'ble Member that action for removal of the unauthorized construction by the JJ dwellers on RoW may be taken in compliance with the orders of Hon'ble L.G. and a meeting in this regard be held in DDA to sort out the issue.
9. In the minutes of the Authority Meeting held on 3.8.2022 it was directed that, "Action against encroachment on ROW of Shanti Swaroop Bhatnagar Marg be expedited. DUSIB policy for rehabilitation to be looked into in respect of encroachment on ROW **(Annexure A)**.
10. In this regard the DUSIB policy on Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (**Annexure B**) modified vide order dated 11.12.2017 has been referred to **(Annexure C)**. The policy does not debar the dwellers of JJ Clusters from rehabilitation/relocation on RoW. The policy has a reference of decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218]. In para 52 of the said judgement observed that," The letter merely records oral instructions of the Lt. Governor that the jhuggi dwellers on the "Right of Way

will not be entitled to relocation. It is also not clear from the letter as to what constitute "Right of Way. When the petitioners set up their jhuggis several decades ago there was no road. It may be that in some layout plan the land was meant for a road but when they started living there, they could not anticipate that the land will be required in future for a road or for expansion of an existing road. As long as they were not on an existing road, they cannot be denied the benefit of rehabilitation/relocation. The denial of the benefit of the rehabilitation to the petitioners violates their right to shelter guaranteed under Article 21 of the Constitution."

11. Further, the DUSIB policy (**Annexure C**) at para 2(v) also provides relocation in rare cases like court order, encroachment on ROW or land specified for public project. Since, part of the JJ cluster is falling on ROW of Shanti Swaroop Bhatnagar Marg, DUSIB policy allows relocation of these JJ dwellers falling on the ROW.
12. Accordingly, it was decided to identify the jhuggi structures falling on the RoW and relocate the eligible households to the EWS flat available in Narela.

II EXAMINATION

14. The survey provided by M/s. SPYM recorded 281 HHs in the said JJ cluster. After demarcation of RoW, 121 structures with 145 households found existing on the encroached land of RoW Shanti Swaroop Bhatnagar Marg. After calling claims/objections as per policy, a list of 147 households was frozen and referred to the Eligibility Determination Committee (EDC) for determining eligibility.
15. EDC examined 147 cases and decided the eligibility as per DUSIB policy adopted by DDA to maintain uniformity in Delhi. Out of 147 HHs, 93 HHs have been found eligible and 54 HHs ineligible as they do not fulfill the eligibility criteria. These 93 eligible HHs are proposed to be relocated by allotting them EWS flats at Pkt. V, Sector G-7/G-8, Narela, where eligible households of JJ Cluster at Kali Bari near RML Hospital have already been relocated. The ineligible persons will have an opportunity to file an appeal before Appellate Authority constituted by DDA comprising a Retd. Addl. Distt. & Sessions Judge, a retired IAS officer of the level of Jt. Secretary and a Social Worker.
16. The distance of JJ Cluster, namely, East Guru Angad Nagar, near Radhu Palace from proposed EWS flats at Narela is 39 Kms. The land under encroachment is proposed for Master Plan Road (RoW), therefore, in situ slum rehabilitation is not feasible at the same spot or within the nearby 5 km radius and relocation can be done as per DUSIB policy.
17. As per para 2(v)(2) of DUSIB Policy **(Annexure C)** the relocation beyond 5 Km can be made if the basti has encroached a street, road, footpath, railway safety zone, or a park. Hence, since the land under encroachment is earmarked as Master Plan Road namely, Shanti Swaroop Bhatnagar Marg, relocation beyond 5 km is proposed to be made in this case as the same is covered under DUSIB policy adopted by DDA.
18. As per DUSIB policy adopted, the alternative allotment is to be made to the eligible beneficiaries by charging contribution amounting to Rs. 1,42,000/- (including Rs. 30,000/- as maintenance for 5 years).

III PROPOSAL

In view of the above, following proposal are submitted for kind consideration and approval of the Authority: -

i. To allot 93 EWS flats at Pkt. V, Sector G-7/G-8, Narela by charging Rs. 1,42,000/- (including Rs. 30,000/- as maintenance for 5 years) by way of draw of lots.
ii. To allow the allottees to make payment within 1 months' time extendable by other 02 months without interest. Thereafter, interest will be charged as per policy for the delayed period.
iii. To carry out demolition of the Jhuggi structures falling on RoW, Shanti swaroop Bhatnagar Marg for construction of road.

RESOLUTION

Note # 1

VC, DDA has accorded his "in principle" approval to the draft agenda which is placed at page no.58/C. The draft agenda is placed at page no 60-62/C and the annexures to be attached therewith are placed at page no 63-90/C .

As directed, the matter may kindly be placed before Legal Department, DDA for vetting please.

17/10/2024 12:42 PM

BHARAT BHUSHAN
ASSISTANT DIRECTOR

Note # 2

17/10/2024 12:49 PM

HARISH CHAND SHARMA
DEPUTY DIRECTOR

Note # 3

17/10/2024 12:59 PM

ANIL SHARMA
DIRECTOR

Note # 4

Since the Agenda is being placed before the Authority in its meeting on 23.10.2024, it is requested that Legal Department may kindly give its comments on the same at the earliest.

17/10/2024 02:33 PM

Chittaranjan Dash
PC(HOUSING)

Note # 5

17/10/2024 10:27 PM

Anil Kumar Sharma
CHIEF LEGAL ADVISOR

Note # 6

Draft agenda seen, its factual in nature.

18/10/2024 05:42 AM

SAVITA MALHOTRA
DEPUTY CHIEF LEGAL ADVISOR-II

Note # 7

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Generated from eOffice by NARENDER KHERA, AD(METTING CELL), ASSISTANT DIRECTOR, DDA on 21/11/2024 12:22 PM

The agenda is factual and appears to be in order. The department to ensure that correct factual particulars are placed in the agenda before the authority.

18/10/2024 08:11 PM

Anil Kumar Sharma
CHIEF LEGAL ADVISOR

Note # 8

19/10/2024 08:39 AM

Chittaranjan Dash
PC(HOUSING)

Note # 9

21/10/2024 11:37 AM

Kunal Kashyap
COMMISSIONER (H)

Note # 10

21/10/2024 12:10 PM

ANIL SHARMA
DIRECTOR

Note # 11

Agenda regarding relocation of eligible households of Shanti Swaroop Bhatnagar Marg (JJC East Guru Angad Nagar) has been vetted by CLA. The Agenda has already been forwarded to Hon'ble L.G. for approval due to urgency. We may send this file to Commr. Cum Secretary to incorporate the approval of CLA with the Agenda while submitting before the Authority.

21/10/2024 12:22 PM

V.K Chopra
CONSULTANT(IN-SITU REHAB. PROJ)

Note # 12

21/10/2024 12:23 PM

ANIL SHARMA
DIRECTOR

Note # 13

'200

Generated from eOffice by NARENDER KHERA, ADMEETING CELL, ASSISTANT DIRECTOR, DDA

21/10/2024 02:00 PM

Kunal Kashyap
COMMISSIONER (H)

Note # 14

21/10/2024 04:41 PM

SURENDRA KUMAR MEENA
COMMISSIONER-CUM-SECRETARY

Note # 15

21/11/2024 12:17 PM

SUNIL GUPTA
DEPUTY DIRECTOR

'201

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ANNEXURE-A

निदेशक (आवास)-I
डायरी सं० 1066
दिनांक 22/08/22

Office of Dy Director (H) Coordn
Diy. No 1129
Dated 23/08/22

DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

Dated: 18.08.2022

No. F.2(4)2022/MC/DDA/126

Sub: Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 03.08.2022.

Kindly refer to this office note of even number dated 18.08.2022 vide which minutes of the meeting of the Authority held on 03.08.2022 were circulated.

It is requested that Action Taken Reports (ATRs) on the minutes of the above meeting may kindly be sent in the enclosed proforma immediately for compilation and placing it as an agenda item at the next meeting of the Authority.

(D. Sarkar)
Commissioner-cum-Secretary

Encl: as above

Copy to:

1. Finance Member
2. Engineer Member
3. Principal Commissioner (Personnel, Landscape, Housing & Hort.)
4. Chief Legal Advisor
5. Commissioner (Planning)-I
6. Commissioner (Planning)-II
7. Chief Architect
8. Chief Engineer (HQ)
9. Commissioner (Land Management/Systems)
10. Commissioner (PM-UDAY, Land Pooling & OSD to VC)
11. Commissioner (Land Disposal)
12. Commissioner (Personnel)
13. Commissioner (Housing)
14. Chief Accounts Officer
15. Addl. Commissioner (Planning)-I
16. Addl. Commissioner (Landscape)
17. Director (Works)

ADG(H) Point no (3)
DD | PMAY | Point no. 35
DD | JANTA

ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 3.08.2022 AT RAJ NIWAS, DELHI.

F.2(04)2022/MC/DDA/Pt.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	Item No. 26/2022 Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 21.06.2022. F.2(03)2022/MC/DDA/Pt. Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 21.06.2022 were noted with the following observations: Shri Vijender Gupta	
i)	Since implementation of PM-UDAY scheme is being affected in unauthorised colonies falling on alignment of proposed Master Plan roads, decision regarding roads that need to be dropped and those that are essential should be taken on priority. **Action: PM-UDAY**	
ii)	Policy be expedited for regularization of damage properties in 23 Nazul estates. **Action: Land Disposal**	
iii)	Public hearings be re-started in DDA offices. Proper publicity/awareness be done in respect of online appointment system. **Action: CCS**	
iv)	Freehold conversion of properties built by private developers where ownership has been transferred without payment of stamp duty be allowed. **Action: Land Disposal**	
	Shri Somnath Bharti	
i)	Report should first be prepared regarding displacement of individuals before decision is taken to build Master Plan roads in unauthorised colonies falling on alignment of these roads. **Action: Planning/Engineering/Land management**	

	Status of all gram sabha lands taken over by DDA be verified in a time bound manner to ensure that these are not encroached upon by individuals to register under PM-UDAY scheme. DDA lands should also be utilized for required utilities. **Action: Land Management/PM-UDAY**	
iii)	Since clarification has been received from DM, South with regard to demarcation report of khasra No. 277, village Hauz Khas, efforts be made to get the stay orders vacated. **Action: Land Management/Legal**	
iv)	Efforts be made to get the stay orders vacated with regard to land at Vijay Mandal Park, Begumpur. **Action: Land Management/Legal**	
v)	Registration under PM-UDAY scheme should not be permitted for an unauthorized colony at Vijay Mandal Park which is trying to register under the scheme. **Action: PM-UDAY**	
	Shri O P Sharma	
i)	Policy for renewal of all expired leases be prepared in consultation with the public in a time bound manner. **Action: Land Disposal**	
ii)	Appreciated the efforts made by DDA for issuing demolition orders for removal of encroachment on 60 ft. ROW at Vishwas Nagar and requested that further action be taken expeditiously. **Action: Land Management**	
iii)	Action against encroachment on ROW of Shanti Swaroop Bhatnagar Marg be expedited. DUSIB policy for rehabilitation be re-looked into in respect of encroachments on ROW. **Action: Land Management/Housing**	
iv)	Though three community halls in his constituency have been constructed in the last two years, these have not yet been made operational as permission for water and sewer connection and fire NOC have not yet been obtained. **Action: Engineering**	
v)	Process of conversion of properties from leasehold to freehold be simplified to prevent	

	due harassment of applicants. Periodic public camps should also be organized. Possibility of getting conversion cases processed using an external agency be explored. **Action: Land Disposal/Housing**	
vi)	Since more than 250 persons have already registered under PM-UDAY scheme at New Sanjay Amar Colony, the colony should be covered under PM-UDAY and not under 'Jahan Jhuggi Wahan Makaan' scheme. The PM-UDAY office should be shifted back to the DDA office near the Nepali mandir. **Action: PM-UDAY**	
vii)	Matter regarding allotment of land for Great Getsby club and Preet Vihar club should be handed over to the CBI/ED for investigation as the same persons who had been allotted these lands had also been allotted several other institutional plots. **Action: Land Disposal/Legal**	
viii)	DDA has imposed fresh conditions on allotment of land for organizing Ramlila functions. The condition that no cooking and washing of utensils at Ramlila functions would be allowed on account of DPCC order should be withdrawn. **Action: Land Disposal/Engineering**	
ix)	Traffic impact assessment for TOD Karkardooma project be expedited and in future before executing such projects traffic impact assessment should be conducted. **Action: Planning**	
2.	**Item No. 27/2022** **Regarding procedure and eligibility conditions for allotment of Institutional plots of Religious Category through auction mode and amendment in approved Authority Resolution No. 82/2019 dated 17.09.2019.** F.LD/IL/0002/2020/REL/7A-Inst. Land/III/Part-I The proposal contained in the agenda item was approved with the following amendments:	

	For determining eligibility of RWA, in case of RWA of the colony in which the Religious plot is located, prior experience of running a religious institution/site or conducting religious functions should not be required. ii) It was decided that the terms of allotment should include a condition "in case of FCRA violations, the allotment to be cancelled and entire property shall be attached to DDA". iii) In the Scrutiny Committee (Para B) in place of Commissioner (MCD), concerned Zonal Deputy Commissioner of MCD be replaced. **Action: Land Disposal**	
3.	Item No. 28/2022 Fixation of Pre-Determined Rates (PDRs) in respect of following areas: A) Rohini Residential Scheme Ph. IV & V for the financial year 2022-23 B) Tikri Kalan for the financial year 2022-23 & C) Narela for the financial year 2022-23. F.2(204)2022/AO(P)/DDA The agenda item was deferred with the direction that it would be placed before the Authority in the next meeting with more details about calculation methodology. **Action: Finance**	
4.	Item No. 29/2022 **Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the year 2022-23.** F. LC/Proj/0002/2021/F-2/PDDL The proposal contained in the agenda item was approved. **Action: Finance**	
5.	Item No. 30/2022 Costing methodology for the built up space to be allotted to Department of Power, GNCTD for Electric Sub-Stations in the housing projects of DDA.	

	21(2195)2022/HAC/DDA The proposal contained in the agenda item was approved. **Action: Finance/Land Disposal**	
6.	Item No. 31/2022 **Adoption of Annual Accounts of DDA for the financial year 2020-21 after certification by CAG of India.** F.6(3)2021-22/A/Cs(M)Annual A/C 2020-21/DDA The Authority ratified the adoption of Annual Accounts of DDA for the financial year 2020-21 after certification by CAG of India. **Action: Finance**	
7.	Item No. 32/2022 **Plinth Area Rates (PAR) for the construction cost of flats for the years 2022-2023 for standard costing of flats.** F.21(2125)2019/HAC/DDA The proposal contained in the agenda item was approved. DDA should consider amendment of DDA (Management and Disposal of Housing Estates) Regulations, 1968 for permitting allotment of DDA flats through auction and introducing dynamic pricing of flats. **Action: Finance**	
8.	Item No. 34/2022 **Agenda proposal regarding new fee bill policy of DDA-2022.** **F.LAW/F7/0004/2022/PS/Misc-O/o CLA** It was informed by CLA that there have been typographical error in the proposed 2022 Fee Bill policy in respect of remuneration of AGI/SG/ASG/Sr. Counsel/Sr. Advocate (para 1 & 2 of Notes appended to the said proposed policy). She further informed that AGI/SG/ASG/Sr. Counsel/Sr. Advocate are required to be paid on per appearance basis and not per case basis, as has been inadvertently mentioned. After considering the agenda, the said agenda was approved with the following amendments: "1. CLA can engage/appoint A/G, S/G, ASG	

	considering the nature/gravity of the case, up to the maximum of Rs. 5 lac per appearance/per opinion & Rs. 75,000/- each conference & 10% clerkage. 2. CLA can also appoint/engage Senior Advocate/or a Counsel as Special Counsel up to the maximum of Rs. 4 lac per appearance/per opinion & Rs. 50,000/- per/each conference, 10% clerkage alongwith other actual expenses." Policy regarding selection, engagement and assessment of performance of DDA's Standing Counsels and Panel Advocates would be submitted separately after examining the criteria of Govt. of India and other departments in this regard. **Action: Legal**	
9.	Item No. 35/2022 **Relaxation in terms of individual income prescribed under the category of Economic Weaker Section (EWS) applicant for allotment of DDA Flats.** **F.E/339(722)2020/ONHS19/NA** The proposal contained in the agenda item was approved. *VC, DDA may ensure that term "family" for the purpose of allotment of DDA flats is defined clearly, without any ambiguity.* **Action: Housing**	
10.	Item No. 36/2022 **Revision of Rates/Annual License Fee for CNG Station sites, Gas Godowns, EV Charging Stations and other non fossil fuels in the light of decision taken by the Committee of Secretaries under Administrative Mechanism for resolution of 20.08.2020 for resolving dispute between DDA and Oil Marketing Companies (OMCs) on increased license fee for the Petrol Pump sites.** **F.LD/CL/0033/2021/CNG/F13-Commercial Land** The proposal contained in the agenda item	

	was approved. **Action: Land Disposal**	

"Other Points" raised by the Hon'ble Members of the Authority

S.No	SUBJECT	ACTION TAKEN REPORT
	Shri Somnath Bharti	
i)	The matter regarding allotment of land to shamshan ghat at Malviya Nagar should be dealt separately with the dispute pertaining to Apeejay School and the shamshan ghat land allotted to MCD. **Action: Land Disposal**	
	In addition, the following was decided:	
i)	Agenda item for updation/revision of conversion rates be placed before the Authority in the next meeting. **Action: Finance**	
ii)	To decide policy on expired leases, data collection exercise through portal, awareness camps be undertaken on the similar lines of Nazul Estate (Damage Property), which may be done in two months. **Action: Land Disposal**	

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ANNEXURE-B

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
RAJA GARDEN: NEW DELHI

NO: D-232/DD(Reh.)HQ/2016 **Dated: 14.06.2016**

Sub:- Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015

Delhi Urban Shelter Improvement Board, in its 16th Board meeting held on 11.04.2016 vide Resolution No. 16/3, has approved the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015. The undersigned has been directed to request all the concerned to adhere with the said policy for rehabilitation/ relocation of JJ Bastis. The same is attached herewith for reference.

Encls: As above.

14/6/2016
(BANSH RAJ)
PR. DIRECTOR (REHAB.)
(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

Copy to:

1. C.E.-I & II, DUSIB
2. All Directors, DUSIB
3. B&FO, DUSIB
4. Law Officer, DUSIB
5. All Dy. Directors/ Asstt. Directors (Rehabilitation)
6. Dy. Director (System) DUSIB for uploading this policy on the DUSIB website.

Copy for kind information to:

1. CEO, DUSIB
2. Member (Admn.)
3. Member (Engineering)
4. Member (Power)

14/6/2016
PR. DIRECTOR (REHAB.)
(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

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DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (PART –A)

1. This policy is based on the following principles:

(i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.

(ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi bastis mushroomed all over Delhi close to the areas, where they provide services.

(iii) They have encroached upon the lands on which they live.

(iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders vs. N.K. Toitame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a fundamental right. Going further, in Ahmedabad Municipal Corporation vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a fundamental right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasized ***in-situ rehabilitation***. It is only in the extra ordinary situation, when in- situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

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(Bansh Raj)
Pr. Director (Rehab.)
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(v) Additionally, the recent Supreme Court decision in Gainda Ram vs. Municipal Corporation of Delhi, [2010 (10) SCC 715] reiterate that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, *must reside reasonably close to their place of work*. Even apart from the legal aspect, studies have shown that resettlement at faraway places invariably force the poor to return to their informal housing arrangements close to their place of work.

(vi) Govt. of NCT of Delhi recognizes that the habitat and environment in which JJ Basti exists is very dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.

(vii) Govt. of NCT of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and roads etc.

2. Keeping the above principles in mind, GNCTD announces the following policy for rehabilitation and relocation of JJ basti.

(a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) shall act as the Nodal Agency for implementation of this policy as per the mandate given to it under the provisions of Delhi Urban Shelter Improvement Board Act, 2010

(i) **Who is eligible for rehabilitation or relocation**

JJ Bastis which have come up before 01.01.2006 shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such JJ Bastis before 01-01-2015 shall not be demolished without providing alternate housing; *(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)*

(Bansh Raj)
Pr. Director (Rehab.)
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(ii) **No new jhuggis to be allowed in Delhi**

GNCTD shall ensure that no new jhuggi comes up after 01-01-2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any alternate housing. GNCTD will use the following methods to ensure that no new jhuggis come up:

a. GNCTD has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.

b. GNCTD is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.

c. GNCTD would enrol volunteers from JJ Bastis, who will act as eyes and ears of the government and would inform government if any fresh jhuggi comes up in any area.

(iii) **In-situ rehabilitation**

DUSIB shall provide alternate accommodation to those living in JJ Bastis, either on the same land or in the vicinity within a radius of 5 Km. In case of exceptional circumstances, it can be even beyond 5 Km with prior approval of the Board. The terms and conditions at which alternate accommodation will be provided and the eligibility conditions are being separately notified.

(iv) **In-situ Rehabilitation of JJ Bastis on lands belonging to other Land Owning Agencies**

i. DUSIB is willing to take over any JJ Basti on the model of **Kathputli Colony** from any land owning agency in Delhi for in-situ re-development; on the same terms & conditions on which DDA has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to DUSIB on these terms.

(Bansh Raj)
Pr. Director (Rehab.)
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ii. **For the balance bastis;-**

MPD 2021 envisages that for in-situ rehabilitation of JJ Bastis, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate JJ dwellers. DUSIB will prepare a scheme of rehabilitation of any JJ Basti and use such portion of land which is required for rehabilitation of JJ Dwellers depending upon density of the said Basti and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land belonging to DUSIB is used for rehabilitation.

(v) **Relocation in rare cases**

Any Land Owning Agency will not demolish any JJ Basti which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that basti has encroached a street, road, footpath, Railway safety zone, or a park
3. the encroached land is required by the land owning agency for specific public project as envisaged in The NCT of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and can't wait.

In these circumstances, the land owning agency shall bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, then DUSIB shall make all efforts to relocate the jhuggis in that JJ Basti, clear the land and hand it over to land owning agency within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall

(Balish Raj)
Pr. Director (Rehab.)
DUSIB.

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pay such amount to DUSIB in advance, which meets the cost of construction of alternate dwelling units, cost of the land at Circle Rate on which those dwelling units are constructed and cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

(vi) **Rehabilitation work to be completed in five years –**

DUSIB hopes to complete this task of rehabilitating all JJ Bastis in Delhi in the next five years, if it receives cooperation from all land owning agencies.

(Bansh Raj)
Pr. Director (Rehab.)
DUSIB,

DELHI URBAN SHELTER IMPROVEMENT BOARD

GOVT. OF NCT OF DELHI

DelhiSlum& JJ Rehabilitation and Relocation Policy, 2015 (PART-B)

1. The eligibility criteria for allotment of alternative dwelling units to rehabilitate and relocate JJ dwellers would be as under:

   (i) The JJ dweller must be a citizen of India and not less than 18 years of age;

   (ii) The Jhuggi Jhopri basti in which the JJ dwellers are residing must be in existence prior to 01-01-2006. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01-01-2015(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013);

   (iii) The name of JJ dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01-01-2015) and also in the year of survey, for the purpose of rehabilitation;

   (iv) The name of the JJ dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;

   (v) The JJ dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;

   (vi) JJ dweller must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para;

   (vii) Neither the JJ dweller nor any of his/her family member(s) should own any house/ plot/*flat*, in full or in part, in Delhi. The JJ dweller should not have been allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the

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(Bansh Raj)
Pr. Director (Rehab.)
DUSIB.

Departments or Agencies of GNCTD or Govt. of India, either in his/her own name or in the name of any member of his family;

(viii) No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose;

(ix) In case, the jhuggi is being used for both residential and commercial purpose, the JJ dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one dwelling unit only;

(x) If a different family, having separate Ration card issued prior to 01-01-2015, which fulfils all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling unit. (This is in supersession of the earlier notified guidelines of 2013).

(xi) The ineligible JJ dwellers will be removed from the JJ Cluster at the time of its rehabilitation/ relocation/ clearance of JJ Basti.

2. As envisaged in Para 1 (vi) above, the JJ dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit :

(i) Passport;

(ii) Ration Card with photograph;

(iii) Electricity bill;

(iv) Driving License;

(v) Identity Card/ Smart Card with photograph issued by State/ Central Government and/ or its Autonomous Bodies/ Agencies like PSU/ Local Bodies (except EPIC);

(vi) Pass book issued by Public Sector Banks/ Post Office with photograph;

(vii) SC/ST/OBC Certificate issued by the Competent Authority.;

(Danish Raj)
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DUSIB.

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(viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;

(ix) Freedom Fighter Identity Card with photograph;

(x) Certificate of physically handicapped with photograph issued by the Competent Authority;

(xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);

(xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

3. Appellate Authority

(i) DUSIB will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:

(a) Retired Judge of the level of Additional District Judge ;

(b) Retired civil servant of the level of Joint Secretary to Govt. of India;

(c) An expert member to be nominated by the Chairperson of DUSIB;

(d) Dy. Director of DUSIB to be nominated by the CEO- as Convener

(ii) The terms & conditions of the Appellate Authority will be decided by the Board separately.

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(Ganesh Raj)
Pr. Director (Rehab.)
DUSIB,

(iii) Any JJ dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal before the Appellate Authority within a period of 30 days from the date of communication of the impugned order.

(iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.

(v) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.

(vi) Order passed in appeal by the Appellate Authority, duly accepted by the CEO, DUSIB shall be final.

4. Terms and conditions of Allotment of alternative Dwelling Unit

(i) The contribution of the beneficiary will be Rs.1,12,000/- per dwelling unit having the carpet area of 25 sq. mtrs (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30,000/- at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of 5 years.

(ii) The dwelling unit shall be allotted to the eligible JJ dweller for a period of 10 (ten) years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of 15 years as notified in the guidelines of 2013).

(iii) Allotment will be made in the joint-name of the husband and wife occupying the jhuggi.

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(Ramesh Rai)
Pr. Director (Rehab.)
DUSIB,

(iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The DUSIB will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and DUSIB will have the right to re-enter the dwelling unit.

(v) DUSIB may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

5. Maintenance of dwelling units after allotment

(i) It has been observed that after allotment of dwelling units to JJ dwellers for rehabilitation, the maintenance of the common services in these colonies, is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.

(ii) Therefore, the DUSIB will maintain the common services in these colonies for a period of 5 years after allotment.

(iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in DUSIB.

(iv) The allottees will have to contribute Rs 30,000/- per dwelling unit as maintenance charges which will be deposited in the above said fund.

(v) The maintenance will include common areas like staircase, open ground, water supply & electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.

(vi) Depending upon the requirement, DUSIB may contribute in this fund from its own resources and attempt will be made as far as

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(Ramesh Rai)
Pr. Director (Rehab.)
DUSIB,

possible to carry on the maintenance from the interest earned from this fund.

(vii) In order to ensure that there are sufficient resources for maintenance of these colonies, DUSIB will also request the Govt. of NCT of Delhi to give *Grant-in-aid* for this fund.

(viii) After 5 years, the maintenance will be transferred to the RWAs which will be required to get registered as Societies and work out their own mechanism for maintenance.

(ix) DUSIB may give grant in aid to the RWAs/ Registered Societies of these colonies depending upon the requirement of the works to be done.

6. CEO, DUSIB is authorised to approve the operational guide lines keeping in view the overall spirit of the policy.

(Bansh Raj)
Pr. Director (Rehab.)
DUSIB,

Government of NCT of Delhi
Department of Urban Development
9th Level, C-Wing, Delhi Secretariat
I.P. Estate, New Delhi-110002

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/3014-42 Dated: // /12/2017

ORDER

In pursuance of the provision of sub-section (1) of Section 10 of the Delhi Urban Shelter Improvement Board (DUSIB) Act, 2010 (The Delhi Act 07 of 2010), the Delhi Urban Shelter Improvement Board in its 16th Meeting on 11.04.2016 approved the Delhi Slum Rehabilitation and Relocation Policy-2015. The Council of Ministers, Government of National Capital Territory of Delhi, vide Cabinet Decision No.2384 dated 08.07.2016 has approved the Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015 and subsequently modified the same vide Cabinet Decision No.2482 dated 20.06.2017.

The Hon'ble Lt. Governor, Government of National Capital Territory of Delhi, has approved the said Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015, which will supersede all previous guidelines of this Government in this matter and modifications thereof. It will also be applicable in all such cases where relocation of slum and Jhuggi Jhopri dwellers has already been done as per this policy.

This Order is issued in supersession of Order F.No.730(7)/UD/BSUP/2016/CD No.021366111/3002-10 dated 07.12.2017.

Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-A)

1. This policy is based on the following principles:

(i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.

(ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi bastis mushroomed all over Delhi close to the areas, where they provide services.

(iii) They have encroached upon the lands on which they live.

(iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh Vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders Vs. N.K. Totame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a Fundamental Right. Going further, in Ahmedabad Municipal Corporation Vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a Fundamental Right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the Government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasised in-situ rehabilitation. It is only in the extra ordinary situation, when in-situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

(v) The recent Supreme Court decision in Gainda Ram Vs. Municipal Corporation of Delhi, [2010(10) SCC 715] reiterates that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, must reside reasonably close to their place of work. Even apart from the legal aspect, studies have shown that resettlement at far way places invariably force the poor to return to their informal housing arrangements close to their place of work.

(vi) Government of National Capital Territory of Delhi recognizes that the habitat and environment in which Jhuggi Jhopri Bastis exist is often dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.

(vii) Government of National Capital Territory of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and roads etc.

2. Keeping the above principles in mind, Government of National Capital Territory of Delhi announces the following policy for rehabilitation and relocation of Jhuggi Jhopri basti.

(a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. In case of Jhuggi Jhopri colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB:

Provided that, the Agencies while doing relocation rehabilitation/in-situ redevelopment of the dwellers of Jhuggi Jhopri Bastis must ensure that the methodology, benefits and provisions adopted in such tasks are in conformity with the guidelines of Pradhan Mantri Awas Yojna and provisions which have been notified by the Central Government from time to time

(i) Who is eligible for rehabilitation or relocation

Jhuggi Jhopri Bastis which have come up before 01.01.2006 shall not be removed (as per National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such Jhuggi Jhopri Bastis before 01.01.2015 shall not be demolished without providing alternate housing; *(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)*

(ii) No new jhuggis to be allowed in Delhi

Government of National Capital Territory of Delhi shall ensure that no new jhuggi comes up after 01.01.2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any

alternate housing. Government of National Capital Territory of Delhi will use the following methods to ensure that no new jhuggis come up:

a. Government of National Capital Territory of Delhi has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
b. Government of National Capital Territory of Delhi is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.
c. Government of National Capital Territory of Delhi would enroll volunteers from Jhuggi Jhopri Bastis, who will act for the Government and would inform Government if any fresh jhuggi comes up in any area.

(iii) **In-situ rehabilitation**

Delhi Urban Shelter Improvement Board shall provide alternate accommodation to those living in Jhuggi Jhopri Bastis, either on the same land or in the vicinity within a radius of five kilometers. In case of exceptional circumstances, it can even go beyond five kilometers with prior approval of the Board. The terms and conditions at which alternate accommodation will be provided and the eligibility conditions are being separately notified.

(iv) **In-situ Rehabilitation of Jhuggi Jhopri Bastis on lands belonging to other Land Owning Agencies**

i. Delhi Urban Shelter Improvement Board is willing to take over any Jhuggi Jhopri Basti on the model of **Kathputli Colony** from any land owning agency in Delhi for in-situ re-developments on the same terms and conditions on which Delhi Development Authority has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to Delhi Urban Shelter Improvement Board on these terms.

ii. **For the balance bastis;-**

Master Plan of Delhi 2021 envisages that for in-situ rehabilitation of Jhuggi Jhopri Bastis, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate Jhuggi Jhopri dwellers. Delhi Urban Shelter Improvement Board will prepare a scheme of rehabilitation of any Jhuggi Jhopri Basti and use such portion of land which is required for rehabilitation of Jhuggi Jhopri Dwellers depending upon density of the said Basti and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land belonging to Delhi Urban Shelter Improvement Board is used for rehabilitation.

(v) **Relocation in rare cases**

Any Land Owning Agency will not demolish any Jhuggi Jhopri Basti which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that basti has encroached a street, road, footpath, Railway safety zone, or a park
3. the encroached land is required by the land owning agency for specific public project as envisaged in The National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and can't wait.

In the circumstances where the land owning agency brings the proposal before Delhi Urban Shelter Improvement Board (DUSIB), and Delhi Urban Shelter Improvement Board is satisfied and undertakes the demolition, the Delhi Urban Shelter Improvement Board (DUSIB) shall make all efforts to relocate the jhuggis in that Jhuggi Jhopri Basti, clear the land and hand it over to land owning agencies within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall pay such amounts to Delhi Urban Shelter Improvement Board in advance, which meets: (i) Cost of construction of alternative dwelling units, (ii) Cost of the land which will be on 'Institutional Rate' at which Delhi Urban Shelter Improvement Board has purchased the land, (iii) Cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India, if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

This provision will come into effect only when Central Government approaches Delhi Urban Shelter Improvement Board (DUSIB) for rehabilitation, removal and relocation of jhuggi jhopri Basti. However, in this case also, the provisions which have been notified by Central Government will prevail.

Rehabilitation work to be completed in five years –

Delhi Urban Shelter Improvement Board (DUSIB) hopes to complete this task of rehabilitating all Jhuggi Jhopri Bastis in Delhi in the next five years, if it receives cooperation from all land owning agencies.

Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-B)

1. The eligibility criteria for allotment of alternative dwelling units to rehabilitate and relocate Jhuggi Jhopri dwellers would be as under:

   (i) The Jhuggi Jhopri dweller must be a citizen of India and not less than 18 years of age;

   (ii) The Jhuggi Jhopri basti in which the Jhuggi Jhopri dwellers are residing must be in existence prior to 01.01.2006. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01.01.2015 (this is in supersession of the earlier cut-off date of 04.06.2009, as notified in the guidelines of 2013);

(iii) The name of Jhuggi Jhopri dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01.01.2015) and also in the year of survey, for the purpose of rehabilitation;

(iv) The name of the Jhuggi Jhopri dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;

(v) The Jhuggi Jhopri dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;

(vi) Jhuggi Jhopri dweller must possess any one of the 12 documents issued before 01.01.2015 as prescribed in the subsequent para;

(vii) The beneficiary family should not own a pucca house (an all-weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India as per the guidelines of Pradhan Mantri Awas Yojana (Urban) PMAY(U).

(viii) No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose;

(ix) In case, the jhuggi is being used for both residential and commercial purpose, the Jhuggi Jhopri dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the Jhuggi Jhopri dweller for one dwelling unit only;

(x) If a different family, having separate Ration card issued prior to 01.01.2015, which fulfils all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling unit. (this is in supersession of the earlier notified guidelines of 2013).

(xi) The ineligible Jhuggi Jhopri dwellers will be removed from the Jhuggi Jhopri Basti at the time of its rehabilitation/relocation/clearance of Jhuggi Jhopri Basti.

2. As envisaged in Para 1(vi) above, the Jhuggi Jhopri dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit:

(i) Passport;
(ii) Ration Card with photograph;
(iii) Electricity bill;
(iv) Driving License;
(v) Identity Card/Smart Card with photograph issued by State/Central Government and/or its Autonomous Bodies/Agencies like PSU/Local Bodies (except EPIC);
(vi) Pass book issued by Public Sector Banks/ Post Office with photograph;
(vii) SC/ST/OBC Certificate issued by the Competent Authority;
(viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;
(ix) Freedom Fighter Identity Card with photograph;
(x) Certificate of physically handicapped with photograph issued by the Competent Authority;
(xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);

(xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

3. **Appellate Authority**

(i) Delhi Urban Shelter Improvement Board will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
   (a) Retired Judge of the level of Additional District Judge ;
   (b) Retired civil servant of the level of Joint Secretary to Government of India;
   (c) An expert member to be nominated by the Chairperson of Delhi Urban Shelter Improvement Board;
   (d) Deputy Director of Delhi Urban Shelter Improvement Board to be nominated by the Chief Executive Officer (DUSIB) - as Convener

(ii) The terms and conditions of the Appellate Authority will be decided by the Board separately.

(iii) Any Jhuggi Jhopri dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the Jhuggi Jhopri dweller shall be entitled to file an appeal before the Appellate Authority within a period of thirty days from the date of communication of the impugned order.

(iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.

(v) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as it deems fit.

(vi) Order passed in appeal by the Appellate Authority, duly accepted by the Chief Executive Officer, Delhi Urban Shelter Improvement Board shall be final.

4. **Terms and conditions of Allotment of alternative Dwelling Unit**

(i) The contribution of the beneficiary will be Rs.1,12,000/- (Rs. One Lakh Twelve Thousand) per dwelling unit having the carpet area of 25 sq.mtr (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30,000/- (Rs. Thirty Thousand) at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of five years.

(ii) The dwelling unit shall be allotted to the eligible Jhuggi Jhopri dweller for a period of ten years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of fifteen years as notified in the guidelines of 2013).

(iii) Allotment will be made in the name of person(s) as provided under PMAY (U) Scheme guidelines.

(iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The Delhi Urban Shelter Improvement Board will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and Delhi Urban Shelter Improvement Board will have the right to re-enter the dwelling unit.

(v) Delhi Urban Shelter Improvement Board may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

5. **Maintenance of dwelling units after allotment**

(i) It has been observed that after allotment of dwelling units to Jhuggi Jhopri dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.

(ii) Therefore, the Delhi Urban Shelter Improvement Board will maintain the common services in these colonies for a period of five years after allotment.

(iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in Delhi Urban Shelter Improvement Board.

(iv) The allottees will have to contribute Rupees thirty thousand per dwelling unit as maintenance charges which will be deposited in the above said fund.

(v) The maintenance will include common areas like staircase, open ground, water supply and electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.

(vi) Depending upon the requirement, Delhi Urban Shelter Improvement Board may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from this fund.

(vii) In order to ensure that there are sufficient resources for maintenance of these colonies, Delhi Urban Shelter Improvement Board will also request the Government of National Capital Territory of Delhi to give *Grant-in-aid* for this fund.

(viii) After five years, the maintenance will be transferred to the Residents Welfare Associations which will be required to get registered as Societies and work out their own mechanism for maintenance.

(ix) Delhi Urban Shelter Improvement Board may give grant in aid to the Residents Welfare Associations/ Registered Societies of these colonies depending upon the requirement of the works to be done.

6. Chief Executive Officer, Delhi Urban Shelter Improvement Board is authorized to approve the operational guidelines keeping in view the overall spirit of the policy.

This issues with the approval of the Lt. Governor of the National Capital Territory of Delhi

(Rajesh Ranjan)
Deputy Secretary (UD)

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/ 3047-52 Dated: 11/12/2017

Copy for information & necessary action to:

1. CEO (DUSIB), Punarwas Bhawan, I.P. Estate, New Delhi.

Copy for information to:

1. Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas Marg, Delhi-54.
2. Advisor to Hon'ble Chief Minister Delhi.
3. Secretary to Hon'ble Minister for Urban Development, GNCTD.
4. Secretary, Ministry of Housing and Urban Affairs, Govt. of India, Nirman Bhawan, New Delhi.
5. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
6. All Pr. Secretaries/Secretaries/HODs of GNCTD/Local Bodies/Autonomous Bodies.
7. SO to Chief Secretary, Delhi.
8. PA to Pr. Secretary (UD)

(Rajesh Ranjan)
Deputy Secretary (UD)

ANNEXURE-C

Government of NCT of Delhi
Department of Urban Development
9th Level, C-Wing, Delhi Secretariat
I.P. Estate, New Delhi-110002

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/3014-22 Dated: 11/12/2017

ORDER

In pursuance of the provision of sub-section (1) of Section 10 of the Delhi Urban Shelter Improvement Board (DUSIB) Act, 2010 (The Delhi Act 07 of 2010), the Delhi Urban Shelter Improvement Board in its 16th Meeting on 11.04.2016 approved the Delhi Slum Rehabilitation and Relocation Policy-2015. The Council of Ministers, Government of National Capital Territory of Delhi, vide Cabinet Decision No.2384 dated 08.07.2016 has approved the Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015 and subsequently modified the same vide Cabinet Decision No.2482 dated 20.06.2017.

The Hon'ble Lt. Governor, Government of National Capital Territory of Delhi, has approved the said Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015, which will supersede all previous guidelines of this Government in this matter and modifications thereof. It will also be applicable in all such cases where relocation of slum and Jhuggi Jhopri dwellers has already been done as per this policy.

This Order is issued in supersession of Order F.No.730(7)/UD/BSUP/2016/CD No.021366111/3002-10 dated 07.12.2017.

Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-A)

1. This policy is based on the following principles:

(i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.

(ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi bastis mushroomed all over Delhi close to the areas, where they provide services.

(iii) They have encroached upon the lands on which they live.

(iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh Vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders Vs. N.K. Totame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a Fundamental Right. Going further, in Ahmedabad Municipal Corporation Vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a Fundamental Right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the Government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasised in-situ rehabilitation. It is only in the extra ordinary situation, when in-situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

(v) The recent Supreme Court decision in Gainda Ram Vs. Municipal Corporation of Delhi, [2010(10) SCC 715] reiterates that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, must reside reasonably close to their place of work. Even apart from the legal aspect, studies have shown that resettlement at far way places invariably force the poor to return to their informal housing arrangements close to their place of work.

(vi) Government of National Capital Territory of Delhi recognizes that the habitat and environment in which Jhuggi Jhopri Bastis exist is often dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.

(vii) Government of National Capital Territory of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and roads etc.

2. Keeping the above principles in mind, Government of National Capital Territory of Delhi announces the following policy for rehabilitation and relocation of Jhuggi Jhopri basti.

(a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. In case of Jhuggi Jhopri colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB:

Provided that, the Agencies while doing relocation rehabilitation/in-situ redevelopment of the dwellers of Jhuggi Jhopri Bastis must ensure that the methodology, benefits and provisions adopted in such tasks are in conformity with the guidelines of Pradhan Mantri Awas Yojna and provisions which have been notified by the Central Government from time to time

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   (i) The Jhuggi Jhopri dweller must be a citizen of India and not less than 18 years of age;

   (ii) The Jhuggi Jhopri basti in which the Jhuggi Jhopri dwellers are residing must be in existence prior to 01.01.2006. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01.01.2015 (this is in supersession of the earlier cut-off date of 04.06.2009, as notified in the guidelines of 2013);

(iii) The name of Jhuggi Jhopri dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01.01.2015) and also in the year of survey, for the purpose of rehabilitation;

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(xi) The ineligible Jhuggi Jhopri dwellers will be removed from the Jhuggi Jhopri Basti at the time of its rehabilitation/relocation/clearance of Jhuggi Jhopri Basti.

2. As envisaged in Para 1(vi) above, the Jhuggi Jhopri dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit:

(i) Passport;
(ii) Ration Card with photograph;
(iii) Electricity bill;
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(ii) The dwelling unit shall be allotted to the eligible Jhuggi Jhopri dweller for a period of ten years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of fifteen years as notified in the guidelines of 2013).

(iii) Allotment will be made in the name of person(s) as provided under PMAY (U) Scheme guidelines.

(iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The Delhi Urban Shelter Improvement Board will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and Delhi Urban Shelter Improvement Board will have the right to re-enter the dwelling unit.

(v) Delhi Urban Shelter Improvement Board may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

5. **Maintenance of dwelling units after allotment**

(i) It has been observed that after allotment of dwelling units to Jhuggi Jhopri dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.

(ii) Therefore, the Delhi Urban Shelter Improvement Board will maintain the common services in these colonies for a period of five years after allotment.

(iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in Delhi Urban Shelter Improvement Board.

(iv) The allottees will have to contribute Rupees thirty thousand per dwelling unit as maintenance charges which will be deposited in the above said fund.

(v) The maintenance will include common areas like staircase, open ground, water supply and electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.

(vi) Depending upon the requirement, Delhi Urban Shelter Improvement Board may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from this fund.

(vii) In order to ensure that there are sufficient resources for maintenance of these colonies, Delhi Urban Shelter Improvement Board will also request the Government of National Capital Territory of Delhi to give *Grant-in-aid* for this fund.

(viii) After five years, the maintenance will be transferred to the Residents Welfare Associations which will be required to get registered as Societies and work out their own mechanism for maintenance.

(ix) Delhi Urban Shelter Improvement Board may give grant in aid to the Residents Welfare Associations/ Registered Societies of these colonies depending upon the requirement of the works to be done.

6. Chief Executive Officer, Delhi Urban Shelter Improvement Board is authorized to approve the operational guidelines keeping in view the overall spirit of the policy.

This issues with the approval of the Lt. Governor of the National Capital Territory of Delhi

(Rajesh Ranjan)
Deputy Secretary (UD)

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/ 3079-31 Dated: /1 /12/2017

Copy for information & necessary action to:

1. CEO (DUSIB), Punarwas Bhawan, I.P. Estate, New Delhi.

Copy for information to:

1. Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas Marg, Delhi-54.
2. Advisor to Hon'ble Chief Minister Delhi.
3. Secretary to Hon'ble Minister for Urban Development, GNCTD.
4. Secretary, Ministry of Housing and Urban Affairs, Govt. of India, Nirman Bhawan, New Delhi.
5. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
6. All Pr. Secretaries/Secretaries/HODs of GNCTD/Local Bodies/Autonomous Bodies.
7. SO to Chief Secretary, Delhi.
8. PA to Pr. Secretary (UD)

(Rajesh Ranjan)
Deputy Secretary (UD)

Item No. 52/2024

Sub.: Allocation for Corpus Fund and Contingency Fund from Dilli Gramoday Abhiyaan (DGA) Fund

F.No. 5/3/0006/2024/114/DDA/-O/o DIRECTOR (WORKS)

1.0 Background

Subsequent to urbanization of the villages, pursuant to notification under section 507 of DMC Act, 1957, the Gaon Sabha of the villages stand dissolved and all assets vested in Gaon Sabha including the Gaon Sabha land and money held in Gaon Sabha Area Fund are vested in the Central Govt. Further, the Central Government, in exercise of the powers under section 22 (1) of the DD Act, 1957, have placed Gaon Sabha land of villages at the disposal of DDA for the purpose of their development and maintenance. Pursuant to this land is taken over by DDA from Revenue Department, GNCTD.

A sum of Rs 959.89 crores (approx.) has been received by DDA from Revenue department, GNCTD till date in respect of the Urbanized Villages/ New Urban Areas.

After a Gaon Sabha area ceases to be included in rural areas in terms of a notification under section 507 of the said Act, as per the provisions of sub-section 3 (a) of Section 150 of the Delhi Land Reforms Act, 1954, the Gaon Sabha constituted for that area stands dissolved. Upon such dissolution all movable and immovable including moneys held in Gaon Sabha Area Fund vest in the Central Government.

Dilli Gramoday Abhiyaan:-The DILLI GRAMODAYA ABHIYAN (DGA) was launched in December 2023 with the primary goal of this initiative to develop and create necessary infrastructure in the Urbanized Villages/ New Urban Areas by utilizing the aforesaid funds transferred to the DDA. The Dilli Gramoday Fund has been established to promote holistic development in the notified urbanized areas of Delhi.

2.0 Examination

The various development works are executed in the urbanized villages assigned to various departments like DDA, MCD, I&FC and others. The Brief detail of the amount of work sanctioned under Dilli Gramoday Abhiyan: -

S.No.	Executive Agency	Estimates sanctioned	Sum of estimated cost (INR)
1	DDA	120	Rs. 29,24,63,939.00
2	I & FC	75	Rs. 29,84,82,865.00
3	MCD	470	Rs. 5,35,02,06,874.00
	Grand Total	**665**	**Rs. 594,11,53,678.00**

The assets like Community Hall, Chaupals, Barat ghar and sports

facilities etc. require periodic upkeep and maintenance. The deliberation regarding the same was held during review meeting at Raj Niwas on 09.08.2024 and record of discussion of the same was issued vide letter no. EM3(114)2024/DGA/EO-II/DDA/136 dt. 06.09.2024 in reference to point no. 5, which is stated as follows: -(Annexure-I)

> *For maintenance of the assets like Choupal, Barat Ghar, Community halls etc. being constructed/developed under the Dilli Gramodaya Abhiyaan, a self-help group or a committee of local people from the community be formed under the supervision of DM/SDM with a mechanism for generating funds through charges etc. The booking of these assets shall also be done by the committee.*

In reference to the point 6 of the record of discussion which is stated as follows: -

> *DDA to make provision to reserve a separate fund out of the existing Gram Sabha fund for maintenance and upkeep of the above said assets. VC, DDA clarified that no provision for recurring expenses such as electricity, water charges etc. will be made by the DDA.*

3.0 Proposal

In order to provide for a separate fund for periodic maintenance and protection of vacant gram sabha land and assets on it as already existing or created through the GDA funds and other works excluding recurring expenses such as electricity, water charges etc. it is proposed to create the following funds out of the Dilli Gramoday fund in order to ensure the upkeep and maintenance of assets created under DGA and to meet the future requirement.

The Detail of the funds to be created under DGA are as below: -

1. Corpus Fund: To create an enduring resource for long-term initiatives and ensure sustainability which also includes utilization of fund for the "Protection of gram sabha land and assets handed over to DDA" and "periodic maintenance, watch and ward etc. of the assets created".

2. Contingency Fund: To address unforeseen expenses and exigency.

Allocation of Corpus fund and Contingency fund proposed out of the DGA fund

Table-1

S. No.	Nature of Fund	Allocation (In Rs.)	Remarks
1	*Corpus Fund*	*150 cr.*	-
2	*Contingency Fund*	*10.0 cr.*	-

In order to enhance financial prudence and planning in future and foster sustainable development initiatives and to create a buffer against unforeseen expenses.

4.0 Recommendation

The agenda is put up for the approval of creation and Allocation of Corpus fund and contingency fund as per the proposal for the Approval of Authority.

RESOLUTION

DELHI DEVELOPMENT AUTHORITY
ENGINEER MEMBER'S SECRETARIAT
VIKAS SADAN, INA, NEW DELHI-110023

No. EM3(114)2024/DGA/EO-II/DDA/ 136 **Dated:** 06/09/2024

A meeting was convened under the chairmanship of Hon'ble LG, Delhi on **09.08.2024** at **05:00 pm** at Raj Niwas to discuss the status of works under Dilli Gramodaya Abhiyan (DGA).

Record of discussion

1. CE(HQ)/DDA, Chairman(PEC) gave a brief presentation highlighting the status of execution of various works sanctioned under DGA.
2. The details of works sanctioned by DDA are as below: -

S.No.	Department	No. of estimates sanctioned	Total amount of the sanction (in Rs.)
1	Municipal Corporation of Delhi	411	466,97,62,313.00
2	Delhi Development Authority	78	20,50,31,329.00
3	Irrigation and Flood Control	63	20,31,04,651.00
	Total	**552**	**508,78,98,293.00**

After discussion and deliberation, the following has been decided:

1. DDA to issue sanction of 23 nos. of estimates as approved by PEC on priority. Further, the scrutiny and sanction of 140 nos. of work submitted by the respective DM's shall be sanctioned at the earliest.
2. The executing agencies shall ensure that the information boards should be erected by the contractor as per the template and a clause may be incorporated in the tender document if not done.
3. All departments shall maintain separate accounts for accounting the receipt, expenditure, interest accrued on Gram Sabha fund so that the funds are utilized for specific purpose and not diverted for any other scheme.
4. Chief Engineer, I&FC to prepare estimates for developing and maintaining the water bodies existing in Gram Sabha Land and get the estimates approved.
   The estimate should be confined to cleaning of water bodies, development of pathways and plantation. DM's to be the custodian of the water bodies and I&FC to upkeep and maintain the same.
5. For maintenance of the assets like Choupal, Barat Ghar, Community halls etc. being constructed/developed under the Dilli Gramodaya Abhiyan, a self help group or a committee of local people from the community be formed under the supervision of DM/SDM with a mechanism for generating funds through charges etc. The booking of these assets shall also be done by the committee.

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6. DDA to make provision to reserve a separate fund out of the existing Gram Sabha fund for maintenance and upkeep of the above said assets. VC, DDA clarified that no provision for recurring expenses such as electricity, water charges etc. will be made by the DDA.
7. A comprehensive list of the projects (completed as well as work order issued) will be submitted to the LG Secretariat within a week.
8. The quality of the work shall be ensured by the executing agency and final payment of the contractor shall be released only after confirmation of quality as well as completion of work by the DM. The report shall be submitted by the DM within 10 days.
9. MCD and I&FC department to ensure that work shall be completed by September/October 2024 as decided in the earlier meeting. The timeline of November/December 2024 shall be squeezed without compromising the quality of the work.
10. HOD of the concerned executing agencies shall ensure that representatives of their departments must attend the meeting called by the DM and ensure that start/completion of the work shall be informed to the DM in time to facilitate proper coordination.
11. All executing agencies must ensure that the prior intimation of start of any work shall be given to the respective DM to facilitate monitoring of the work in effective manner.
12. It is the duty of the concerned officer of the executive agencies to ensure that the standard of the quality of the work and the District magistrate of the district has to cross check it. There should be no compromise in the quality of work and action may be taken immediately against the contractor as well as the supervising officer in case of any default. Final payment of the Contractor shall not be released till the malba is removed from the site and enabling provision in the contract may also be made.

Meeting ended with the vote of thanks to the chair.

This issues with the approval of competent authority.

Sanjay Kumar Khare
Chief Engineer(HQ & QAC)

Copy to: -

1. Chief Secretary/GNCTD for kind information
2. Addl. Chief Secretary, Revenue, GNCTD for kind information
3. Commissioner/MCD for kind information
4. Addl. Chief Secretary, I&FC, GNCTD for kind information
5. Special Secretary to LG for kind information
6. OSD to VC, DDA for kind information
7. EM/DDA for kind information
8. DM (North, Central, South, South West, West, North East, North West, East, Shahdara South East, New Delhi) for information and necessary action

06/9/24
Chief Engineer(HQ & QAC)

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ITEM NO- 53/2024

Subject: Proposal for Penalty Relief Scheme (PRS) for allottees of DDA Housing Scheme 2014
F.No. L/339/0001/2023/DDA14/-AD(HS-2014-17)
I. Background:

1 DDA Housing Scheme 2014 was launched in the year 2014 with appx. 25,000 flats of different categories on offer across various parts of Delhi. In this scheme, as per scheme brochure, applicants were to submit 90% of cost of flat at initial stage as per Demand Letter and the rest 10% balance cost of flat was to be submitted after 5 years along with interest at a rate prevailing at that time. The relevant clause of the scheme brochure regarding payment and execution of conveyance deed for flats offered under this scheme is produced below (**Annexure-N1**):

> *"16. Conveyance deed:*
>
> *a. To prevent speculative applications and to ensure that only genuine persons apply, as per demand-cum-allotment letter a successful allottee, including an allottee under the EWS and PD category making payment on cash down basis, upon payment of 90% of the cost of the flat and completion of other formalities/submission of documents, execute an Agreement to Sell with DDA in the prescribed format which shall be registered with the Sub-Registrar as per law whereupon the possession of the flat shall be handed over to such allottee.*
>
> *b. Allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Conveyance Deed. In the event of sale/transfer being made without execution of Conveyance Deed, such Sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.*
>
> *c. A Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, which shall be registered with the Sub-Registrar as per law, upon receipt of a request from the original allottee, after a period of 5 (five) years from the date of handing over possession subject to payment of the balance 10% cost of the flat along with interest as per policy and the conversion charges and all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof."*

Accordingly, demand letters were issued to the successful allottees to deposit 90% cost of the flat at initial stage and the rest 10% balance cost of flat was to be paid after 5 years along with interest as per policy.

2. However, many applications were received regarding relaxing the condition of lock-in of 5 years and allowing the allottees to get the Conveyance Deed done before 5 years. Therefore, in 2019 vide circular No. F1(303)N&C/H/2013/Pt.I/150 dated 25.01.2019 (**Annexure-N2**), clause 16(C) of the brochure was modified and this condition was relaxed. The allottees were now allowed to get the Conveyance Deed done before 5 years by paying the balance 10% of the cost of flat along with 10% interest on it. The modified clause 16(c) reads as under:

> *"**Upon receipt of a request from the original allottee a 'Conveyance Deed' in the prescribed format transferring the title of the flat shall be executed in favor of the respective allottee upto a period of 6(six) years from the date of handing over possession subject to payment of the balance 10% cost of the flat along with simple interest at 10% per annum and the conversion charges and all other dues** provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of what so ever nature and parted with possession thereof. **All such allottees who would apply for execution of 'Conveyance Deed' after a period of 6 years from the date of possession may be charged applicable Penal interest on the balance 10% cost of flat.** The expenditure on e-Stamping and other expenses on account of registration of Conveyance Deed shall be borne by the allottee."*

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Since the rate of penal interest that would be applicable in case the allottee applies for execution of Conveyance Deed after a period of 6 years was not provided in the above-mentioned circular therefore it was decided with the approval of competent authority that penal interest @14% per annum will be charged as per DDA's office order No. F-.21(Misc.)9/Int./HAC/2001 /2014/2010/252 dated 26.09.2018 (**Annexure-N3**).

3. Many grievances of allottees were received regarding the poor size of flats allotted in Housing Scheme 2014. The allottees were compensated in respect of this issue in the following manner:

(i) One-time Electrical Maintenance (OEM) Charges for MIG flat were waived off and the demand letters were revised which led to reduced balance 10% cost of flat, however in some flats this procedure was not done inadvertently and for the sake of parity, a circular No. M/406/0003/2023/DDA14/MN-O/o DD(MIG)/162 dated 28.03.2024 (**Annexure-N4**) was recently issued.

(ii) One time Maintenance (OTM) (Civil & Electrical) for LIG/One Bedroom flats were however differentially treated in following manner vide circular No. F1(372)2018/Coord.(H)/330A dated 08.03.2019 (**Annexure-N5**):

(a) For allottees of Housing Scheme 2014 - 50% of the charges collected for the maintenance of flats by DDA will be adjusted against the remaining 10% of the cost of flat, demand for which is yet to be raised by DDA.

(b) For allottees of Housing Scheme 2017 - 50% of the charges collected for the maintenance of flats by DDA will be refunded to the present owner of flat i.e. purchaser or allottee as the case may be subject to verification of bonafide.

It is important to highlight that as per above circular, in Housing Scheme 2014, 50% of OTM is adjusted while in Housing Scheme 2017, 50% of OTM was refunded.

4. Circular no. M/406/0003/2023/DDA14/MN-O/o DD(MIG)/162 dated 28.03.2024 (**Annexure-N4**) intended to address the cases where allotees had already paid OEM along with cost of flat but were being charged 10% interest on balance amount. As in such cases 50% OEM was refunded and demand letters were issued afresh, it was pertinent to first adjust the OEM paid over and above and then calculate interest as was envisaged to be done by this circular.

5. A number of representations/grievances are being received in DDA regarding waiving off of penalty being levied on allottees approaching DDA for execution of conveyance deed after a period of 6 years from the date of possession and also waiver of interest on remaining 10% cost of the flat.

II. Analysis:

1. The allottees of Housing Scheme 2014 have been demanding full waiver of penal interest being charged on execution of conveyance deed of the flats after 6 years of date of possession letter, citing that this condition was not mentioned in the brochure at the time of allotment and the terms and conditions cannot be changed arbitrarily. They have also been demanding a relaxation in the method of calculation of outstanding dues on the remaining 10% cost of the flat. During public hearing, the circular dated 28.03.2024 (**Annexure-N4**) was being cited by LIG flats' allottees to bring parity in respect of calculation of dues in same way as being done for MIG flats allotted under Housing Scheme 2014. Thus, a decision to revisit the extant provisions and need to amend them was felt due to numerous grievances pertaining to such issues reported during public hearing at different level including VC, DDA.

2. For redressal of these grievances, a Committee was constituted with the order of VC, DDA under the chairmanship of Commissioner (Housing). The Committee opined that the grievances raised by the allottees of Housing Scheme are genuine and need to be redressed. The committee dwelt upon the issue and grievance to bring parity in method of calculation of dues in case of LIG for Housing Scheme 2014 on the line of MIG flats. It was unanimously agreed to reconcile two circulars dated 08.03.2019 (**Annexure-N5**), pertaining to LIG allottees of Housing Scheme 2014) and circular dated 28.03.2024 (**Annexure-N4**), pertaining to MIG allottees of Housing Scheme 2014.

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3. The Committee proposed that methodology prescribed for determination of outstanding liabilities of MIG allottees may be made applicable to LIG allottees of Housing Scheme 2014 along with waiver of penalty imposed @ 14% p.a. on all allottees of Housing Scheme 2014 through a Penalty Relief Scheme after getting approval of Authority. The Committee has recommended that:

"..a penalty relief scheme valid up to 31st March, 2025 giving one time relief to allottees of HS 2014 consisting of following conditions may be brought in with the Approval of the Authority:

- *Waiver of penalty @ 14% for all allottees of HS 2014.*
- *In case of allottees of LIG flats excess OEM amount paid by the allottee over and above the initial amount of 90%, if any, would be adjusted against the demand of remaining 10% i.e. the net amount (similar to Circular No. M /406 /0003 /2023 /DDA14 /MNO /oDD(MIG)/162 dated 28.03.2024 issued in respect of MIG flats.*

The report of the Committee is enclosed as **Annexure-N6**.

III. Proposal:

Considering the rising grievance of the allottees of Housing Scheme 2014 and the poor show-up of allottees for execution of conveyance deeds, it is proposed that a penalty relief scheme valid up to 31st March, 2025 giving one-time relief to allottees of Housing Scheme 2014 may be brought in with the approval of the Authority. The scheme will provide following benefits to the allottees:

i. Waiver of penalty @ 14% p.a. for all allottees of Housing Scheme 2014.
ii. In case of allottees of LIG flats, excess OEM amount paid by the allottee over and above the initial amount of 90%, if any, would be adjusted against the demand of remaining 10% i.e. the net amount (similar to Circular No. M/406/0003/2023/DDA14/MNO/oDD(MIG)/162 dated 28.03.2024 issued in respect of MIG flats.
iii. The offer will be available only for those live cases which have not yet been settled vis-a-vis the payment of dues and freehold conversion has not yet been made and the settled cases will not be reopened on any account under this policy since it is only a one time amnesty scheme for penalty relief.

RESOLUTION

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14. भुगतान की अवधि

आवंटियों को सफल-पत्र जारी किये जाने की तिथि से 90 दिन के अंदर बिना ब्याज के भुगतान करना होगा। उसके बाद आवंटियों को यह राशि 12% वार्षिक दर से 31 मार्च को समाप्त तिमाही अवधि सहित अगले 9 महीनों के अंदर जमा करानी होगी। यदि जारी तारीख सहित भुगतान सफल-पत्र की तिथि से 365 दिनों के अंदर नहीं किया जाता है तो फ्लैटों का आवंटन स्वतः ही रद्द हो जाएगा। इस संबंध में पत्राचार दिल्ली विकास प्राधिकरण द्वारा कोई कारण बताओ नोटिस / सूचना नहीं दी जाएगी। इस योजना में, स्वतः रद्दकरण की तिथि के बाद भुगतान के लिए समय में कोई बढ़ोतरी नहीं होगी। एक बार यदि भुगतान न करने पर फ्लैट स्वतः रद्द हो जाता है तो उसके बाद कोई भुगतान [illegible] नहीं किया जाएगा। आवंटियों को सलाह दी जाती है कि वे यह सुनिश्चित करें कि ब्याज सहित पूरी राशि, यदि कोई है, स्वतः रद्दकरण की तिथि से पहले जमा कर दी गई है।

टिप्पणी:- सभी आवंटियों को यह परामर्श दिया जाता है कि वे यह सुनिश्चित करें कि ब्याज सहित पूरी राशि, यदि कोई है, स्वतः रद्दकरण की तिथि से पहले जमा कर दी गई है।

15. जारी की गई राशि के भुगतान की पद्धति

सफल आवंटियों द्वारा जारी की गई राशि का भुगतान आरटीजीएस / एन.ई.एफ.टी. / ऑन लाइन मोड के माध्यम से किया जाएगा। **आवंटियों के बैंक खाते से भुगतान करना होगा और कब्जा लेते समय पासबुक / बैंक विवरण की प्रति प्रस्तुत करनी होगी। भार एवं अंतरण पत्र की एक प्रति संबंधित आयुक्त, आयकर विभाग को भेजी जायेगी।**

आर.टी.जी.एस. / एन.ई.एफ.टी. / ऑन लाइन मोड के माध्यम से भुगतान करने के लिए बैंक का चयन किया जा सकता है और डी.डी.ए. की वेबसाइट www.dda.org.in पर [illegible] किया जा सकता है।

16. [illegible]

[illegible] के संबंध में और यह सुनिश्चित करने के लिए कि केवल वास्तविक व्यक्ति ही आवेदन करते हैं, भार एवं अंतरण पत्र के पूर्वकाल [illegible] के आवंटन पत्र के अनुसार सफल आवेदक को आवंटित फ्लैट [illegible] के संबंध में [illegible] को 90% भुगतान करने पर और शेष [illegible] पूरी करने / परिपालन [illegible] करने पर दिल्ली विकास प्राधिकरण के साथ निर्धारित प्रारूप में एक विक्रय समझौता [illegible] करना होगा जो विधि के अनुसार उप रजिस्ट्रार के साथ पंजीकृत होना होगा तथा फ्लैट का कब्जा देते समय फ्लैट की प्रति [illegible]

(ख) आवंटी संपत्ति को अंतरित या अन्यथा पूरे या किसी भाग को बिना फ्लैट के कब्जे के [illegible] एक शर्त के अनुसार अंतरण लेखित करने की तब तक अनुमति नहीं होगी जब तक [illegible] 90% जमा न करा दी जाए तथा परिवर्तन प्रभारों और अन्य सभी शुल्कों का भुगतान किए जाने की तारीख पर मूल आवंटियों से संबंधित [illegible] के एक अंतरणकर्ता करार प्राप्त किया जाए। [illegible] के पक्ष में निष्पादित किया जाएगा जो विधि के अनुसार उप रजिस्ट्रार के यहां पंजीकृत कराया जाएगा जिसके बाद मूल आवंटी से फ्लैट का कब्जा दिया जाएगा। [illegible] इसके किसी भी प्रकार के अंतरण द्वारा पूरे फ्लैट अथवा [illegible] किसी भी भाग का किसी भी तरह से [illegible] अधिकार प्रदान नहीं होगा है और उसके किसी भाग का [illegible] नहीं होगा है।

(ग) [illegible] वर्षों की अवधि के दौरान मूल आवंटियों की मृत्यु होने के मामले में मूल आवंटियों के कानूनी उत्तराधिकारियों के पक्ष में [illegible] के संबंध में डी.डी.ए. की नीति दिशानिर्देशों के अनुसार [illegible] मूल आवंटियों की मृत्यु [illegible] के बाद [illegible] अवधि के दौरान मूल आवंटियों के [illegible] के अनुसार विधिवत किया जाएगा।

17. फ्लैटों का कब्जा

[illegible] के अनुसार एक अतिरिक्त [illegible] के अनुसार [illegible] की औपचारिकताएं पूरी कर दी हों तथा देय राशियों का भुगतान कर दिया हो तो [illegible] फ्लैट का कब्जा लेने के लिए हो।

ख यदि आवंटी कब्जा देने की तिथि से तीन माह के अंदर फ्लैट [illegible] नहीं लेता है तो [illegible] की तिथि से तीन

14. PERIOD FOR PAYMENT

Allottee is liable to make the payment as per the demand-cum-allotment letter within 90 days from the date of issue of the said Letter without interest. Thereafter, the allottee is liable to deposit the amount in not more than next 9 months along with interest @ 12% p.a. compounded as on 31st March. If the payment including interest is not made within 365 days, including interest, from the date of demand letter, allotment of the flat will be automatically cancelled. No show cause notice/intimation will be given by the DDA for cancellation. No time extension for payment beyond the date of automatic cancellation would be given in this scheme. Also no restoration is allowed once the flat is automatically cancelled due to non payment. If the allottee fails to deposit the demanded amount within 365 days from the date of issue of demand-cum-allotment letter, the amount deposited will be refunded without interest and after deduction of cancellation charges as mentioned in para 11(i).

Note : All allottees are advised to ensure that full amount including interest, if any, is deposited before date of automatic cancellation.

15. METHOD OF PAYMENT OF DEMANDED AMOUNT

The payment of the demanded amount by the successful allottee will have to be made by RTGS/NEFT/Online mode. **Payment has to be made from allottee's account and at the time of possession, copy of passbook/bank statement has to be furnished. A copy of the demand-cum-allotment letter will be sent to the concerned Commissioner, Income Tax Department.**

For making payment through RTGS/NEFT/Online mode, banks can be selected and e-challan can be generated by visiting DDA website www.dda.org.in.

16. CONVEYANCE DEED

a. To prevent speculative applications and to ensure that only genuine persons apply, as per demand-cum-allotment letter a successful allottee, including an allottee under the EWS and PD category making payment on cash down basis, upon payment of 90% of the cost of the flat and completion of other formalities/submission of documents, execute an Agreement to Sell with DDA in the prescribed format which shall be registered with the Sub-Registrar as per law whereupon the possession of the flat shall be handed over to such allottee.

b. Allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Conveyance Deed. In the event of sale/transfer being made without execution of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.

c. A Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, which shall be registered with the Sub-Registrar as per law, upon receipt of a request from the original allottee, after a period of 5 (five) years from the date of handing over possession subject to payment of the balance 10% cost of the flat alongwith interest as per policy and the conversion charges and all other dues, provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof.

d. In the event of the death of the original allottee during the said period of 5 (five) years, the Conveyance Deed shall be executed in favour of the legal heirs of the original allottee as per policy/guidelines of DDA in respect of mutation but in case of death of the original allottee after the said period of 5 (five) years, the Conveyance Deed shall be executed in favour of the legal heirs of the original allottee as per law.

17. POSSESSION OF FLATS

The allottees shall be entitled to take delivery of possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand cum allotment letter and as per clause 16 above.

b. If the allottee does not take possession of the flat within 2 months from the date of issue of possession letter, he/she

N-2

DELHI DEVELOPMENT AUTHORITY
COORDINATION (HOUSING)
VIKAS SADAN INA NEW DELHI

No. F1(303)N&C/H/2013/Pt.I/ 150 Date: 25-1-19

CIRCULAR

Sub: - Modification to clause 16(c) and 16(d) relating to lock in period of 5 years for execution of Conveyance Deed in respect of DDA Housing Scheme 2014.

In order to bring parity between "DDA Housing Scheme 2014" and "DDA Awasiya Yojana 2017", in terms of allowing execution of Conveyance Deed, it has been resolved by the Authority that the embargo on execution of 'Conveyance Deed' upto 5 years of issuance of possession letter in respect of allottees of 'DDA Housing Scheme 2014' may be removed and conveyance deed may be allowed to be executed on realization of balance 10% payment with interest alongwith the applicable fee.

The Authority in its meeting dated 14.12.2018 vide Agena item No 53/2018 has approved following modifications in clause 16(c) and 16(d) of the terms and conditions of DDA Housing Scheme 2014:

1. **Clause 16(c)** –

Upon receipt of a request from the original allottee a 'Conveyance Deed' in the prescribed format transferring the title of the flat shall be executed in favour of the respective allottee upto a period of **6(six) years** from the date of handing over possession **subject to payment of the balance 10% cost of the flat along with simple interest @ 10% p.a.** and the conversion charges and all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof. All such alltees who would apply for execution of **conveyance deed after a period of 06 years from the date of possession may be charged applicable penal interest on the balance 10% cost of the flat**. The expenditure on e-stamping and other expenses on account of registration of conveyance deed shall be borne by the allottee.

2. **Clause 16(d)** –

In the event of the death of the original allottee, the Conveyance Deed shall be executed in favour of the legal heirs of the original allottee as per policy/ guidelines of DDA in respect of mutation.

25/01/19

Dy. Director (Coordn.)-H

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Copy to :-

1. OSD to VC for kind information of the latter.
2. PS to EM for kind information of the latter.
3. PS to FM for kind information of the latter.
4. C.L.A.
5. Commissioner (P/H).
6. FA(H).
7. Director H-I, II and III.
8. All Dy. Directors(Housing).
9. Dy. Director (System) with a request to upload the circular on DDA website.

25/1/19

Dy. Director (Coordn.)-H

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ANNX – N–3

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (HOUSING)

No. F.21(Misc.)9/Int./HAC/2001/2014/2018/252 Dated: 26.09.2018

OFFICE ORDER

Sub.: Simplification and Rationalisation of various interest rates applicable in DDA in respect of allotment of flats, built up shops and Plots regarding.

A variety of rates and methodologies applicable in DDA for computation of interest and penalty etc. were reviewed by the Authority in its meeting held on 07/9/2018 with a view to rationalize and simplify them (vide Agenda item No. 36/2018).

2. Accordingly, in supersession of all circulars regarding applicability of interest rates in respect of flats, built up shops and Plots various rates of interest and penalty are simplified and rationalized with immediate effect as detailed below:

S. No.	Particulars	New Rate of Interest
(i)	Interest for working out EMIs in case of hire purchase allotment of flats/built up shops/plots to eligible categories as per norms.	Simple interest @ 10% p.a. on monthly reducing balance.
(ii)	Interest during construction period for working out cost of the flats/built up shops.	Simple interest @ 10% p.a. (*No Change*)
(iii)	Interest during the extended permitted period (maximum 3 months), beyond initial permitted period of 90 days, for making payment of cost of flats/built up shops/plots.	Simple interest @ 10% p.a.
(iv)	Penalty on default or delay in payment (beyond permitted period) of cost of flats/shops and Plots in respect of both, hire purchase and cash down allotments	Simple interest @ 14% p.a. (Interest will be charged upto the date on which full payment of principal amount is made.)

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(v)	Penalty in respect of delay in payment of Ground rent, maintenance charges, composition fee, restoration charges, damages, UEI charges, late intimation of transactions attracting UEI, difference of conversion charges and misuse charges etc.	Simple interest @ 14% p.a. (Interest will be charged upto the date on which full amount of respective payment is made.)
(vi)	For delay of more than 90 days (i.e., zero period) in payment of penalty in case of delayed payment of principal due amount (as in iv and v above). This will be applicable in cases of hire purchase as well as cash down allotments.	Simple interest @ 10% p.a. (Interest on penalty will be charged from 91st day of full payment of principal amount and upto the date on which penalty is paid.)
(vii)	For delay of more than six months in case of mutation on account of death of allottee and also for cases where default/delay in payment is not due to allottees' fault.	Simple interest @ 7% p.a.

Above rates would be applicable subject to following notes:

a) Above interest rates will not be applicable in respect of cases which have already been decided/ finalised and such cases will not be re-opened.

b) Wherever initial permitted period for payment of principal due amount is less than 90 days, the same will be treated as 90 days for not charging interest during this period.

c) In case of partial payment of principal due amount/cost, penalty on the unpaid principal amount (beyond extended permitted period) will continue to be charged @ 14% upto the date of full payment of principal due amount. However, interest on the unpaid penalty/or delay in payment of due amount will be charged @ 10%. In such cases of partial payment, zero period of 90 days for payment of penalty will not be available.

d) Interest for any purpose or occasion not covered above will be decided with the approval of concerned Principal Commissioner with concurrence of FA (H)/Director (LC) as per the approved parameters and standard rates to rationalise them either @ 10% or @14% depending on the nature of the event/occurrence requiring charging of interest by DDA.

e) Interest for working out EMIs in case of allotment of built up shops on instalments to eligible SC/ST category may be retained @ 6% as *approved by the then Ministry of Urban Development vide D.O. No.F.20013 dated 9.9.1986 regarding finalisation of terms and conditions for allotment of shops/stalls to members of SC/ST by restricted tenders.*

f) All those cases where default/delay in payment is not due to allottees' fault will be individually examined to establish that allottees are not at fault for

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default or delay in due payment and reduced rate of 7% simple interest will be charged with the approval of concerned Principal Commissioner with the concurrence of FA (H)/Director (LC).

g) A scheme of Penalty Relief would be applicable for allottees of hire purchase or semi cash down allotment for a period of six months (upto 31st March 2019), wherein they will be exempted from paying 10% interest on the delay of more than 90 days in payment of penalty.

h) Since the penalty on belated payment of Ground rent in respect of plots/shops has been increased from 10% to 14% as per the aforesaid structure, respective allottees are allowed a window period of six months to clear their outstanding dues relating to ground rent along with penalty @10% p.a. within a period of six months (i.e. upto 31st March 2019). After 31st March 2019 penalty on belated payment of Ground rent in respect of plots/shops would be applicable @ 14%.

3. Dues in respect of all pending cases of flats, built up shops and plots would be calculated in accordance with above rates/norms.

Sd/-
(Rajiv Gandhi)
Commissioner (P) / (Housing)

Copy to:-
1. Commissioner (LD)
2. All Chief Engineers
3. FA(H)/ Director (LC)
4. Director H-I/H-II
5. Director (CE/CL)/ Director (RL)/ Director (IL)
6. All Deputy Director LD/ LM
7. All Deputy Director (Housing)
8. SLO (H)
9. All Senior AO/ AO (H)
10. All Senior AO/ AO (LC)
11. Deputy Director (System) – to upload this circular on website

Copy for information to:-
1. OSD to VC
2. OSD to FM
3. E.O. to E.M.
4. PS to PC - Coordn./LD/H
5. PS to PC (Horticulture)

Sd/-
Commissioner (P) / (Housing)

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ANEX-N-4

Delhi Development Authority
MIG Branch
Vikas Sadan, INA

M/406/0003/2023/DDA14/MN-O/o DD(MIG)/162 Date: 28.03.2024

CIRCULAR

As per terms and conditions of Housing Scheme-2014, 90% of the cost of the flat was required to be deposited by the allottee upfront whereupon possession was to be given and conveyance deed to be registered after a period of 5 years from the date of handing over possession subject to payment of balance 10% cost of the flat along with interest as per policy.

In some cases, demand letter was subsequently revised and cost of flat was reduced due to waiving off of the OEM charges. Afterwards it has come to notice that such allottees who had initially paid the 90% cost of flat along with OEM amount, have been charged interest on the 10% balance payment without first adjusting the excess amount paid by them. The excess amount has been deducted only after calculating the interest on the 10% balance payment. The non-adjustment of excess amounts deposited by the allottees/applicants before charging of interest has led to imposition of additional interest liability resulting in grievances.

2. To suitably address the issue, the competent authority is pleased to approve the following standard operating procedure (SoP):

I. In all such cases, as a first step, the excess amount paid by the allottee, over and above the initial demand of 90%, if any, would be adjusted against the demand of remaining 10%.
II. Thereafter, interest as per applicable rate would be applied on the remaining amount (i.e. net amount) from the effective date of charging of interest.
III. The delegation of powers for adjusting the amount of excess amount would be as follows:

SNo	The quantity of excess amount i.e., to be adjusted	Designated officer for adjusting the amount
1	Rs. 1/- to Rs. 10,000/-	Asst. Director(H) / AAO
2	Rs. More than 10,000/- to 1 lakh	Dy. Director (H) level /AO
3	Rs. More than 1 lakh to Rs. 5 lakhs	Director(H) level /Dy. CAO
4	Rs. More than 5 lakhs	Commissioner (H) / FA(H)

3. Once the Housing branch approves the refund / adjustment of the excess amount, the Accounts branch will effect the same immediately.

28.3.24
Dy. Director (MIG)

Copy to:

1. PS to VC for kind information of the latter.
2. PS to Pr. Commissioner (H)
3. Commissioner (H)
4. CAO/FA(H), DDA
5. Director(H)-I, II
6. All Dy. Directors(H)
7. DD (Systems) for uploading the same on Housing portal of DDA's website.

Dy. Director (MIG)

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ANNEX – N-5

DELHI DEVELOPMENT AUTHORITY
COORDINATION (HOUSING)
VIKAS SADAN INA NEW DELHI

No. F1(372)2018/Coord(H)/330A

Date: 08-03-2019

CIRCULAR

Sub: - Refund of 50% of Charges Collected For Maintenance from LIG/ One Bedroom flat allottees of Housing Scheme 2014 And 2017.

In order to provide concessions to allottees of LIG/ One Bedroom flats of DDA Housing Scheme 2014 and DDA Awasiya Yojana 2017, the Authority in its meeting dated 21.02.2019 and 25.02.2019 vide Agenda item No 21/2019 has approved the proposal for refund of 50% of charges collected for Maintenance Purpose from the allottees of LIG/ One Bedroom flats of Housing Scheme 2014 and DDA Awasiya Yojana 2017.

Operational guidelines for the refund purpose is as follows:

1. **For Allottees of Housing Scheme 2014** –

In respect of allottees of LIG/ One Bedroom flats of Housing Scheme 2014 located at Dwarka Sector 23B, Rohini Sector 34 & 35, Narela G-2 & G8 and Siraspur, 50% of the charges collected for the maintenance of flats by DDA will be adjusted against the remaining 10% of the cost of flat, demand for which is yet to be raised by DDA.

2. **For Allottees of Housing Scheme 2017 –**

In respect of allottees of LIG/ One Bedroom flats of Housing Scheme 2017 located at Dwarka Sector 23B, Rohini Sector 34 & 35, Narela G-2 & G8, Siraspur and Ramgarh Colony, 50% of the charges collected for the maintenance of flats by DDA will be refunded to the present owner of the flat i.e. purchaser or allottee as the case may be subject to verification of bonfide **including General Public, Para-Military forces and other Bulk-Buyers**.

Further, As per terms and conditions of the 2014 & 2017 schemes, RWAs have to bridge the gap for the shortfall in a given year against the total expenditure incurred on maintenance of common areas minus the interest earned on the corpus from funds collected as maintenance charges in that year.

Contd...

Also, 50% One Time Maintenance charge that is to be refunded to the allottees will be calculated excluding the GST amount.

-sd-
(Rajiv Gandhi)
Commissioner(P/H)

Copy to :-

1. OSD to VC for kind information of the latter.
2. PS to EM for kind information of the latter.
3. PS to FM for kind information of the latter.
4. C.L.A.
5. FA(H).
6. Director H-I, II and III.
7. All Dy. Directors(Housing).
8. Dy. Director (System) with a request to upload the circular on DDA website.

Commissioner (P/H)

ANEX N-6

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE A.O (ROHINI) NPRS
D-BLOCK, 2ND FLOOR,
VIKAS SADAN INA COLONY

No. F.6(Misc.)2022/AO/RZ/H/

Dated:

Report of committee constituted for reconciling the issues pertaining to Housing Scheme, 2014 to address the Public Grievances in the matter.

A committee was constituted vide order of Hon'ble V.C., DDA for the purpose of reconciling the issues pertaining to Housing Scheme 2014 and to address the Public Grievances consisting of the following officers:

1. Commissioner (H) in chair
2. FA(H)
3. Director(H)-II/III
4. Director(H)-I
5. Dy. CLA-II
6. AO(North Zone)
7. AO(Dwarka)
8. AO(Rohini Zone), Member Secretary

Brief summary of the case

1. DDA had launched Housing Scheme 2014 with condition in clause 16(c) of brochurewhich prescribed that:

> *"A Conveyance Deed shall be executed in favour of original allottee after a period of 5 years from the date of handing over possession subject to payment of balance 10% cost of flat along with interest as per policy and the conversion charges and all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement or whatsoever nature and parted with position thereof".*

Accordingly, the Demand Letters were issued to the successful applicants to deposit 90% cost of the flat at initial stage and the rest 10% balance cost of flat was to be submitted after 05 years alongwith interest as per policy.

2. Thereafter DDA vide its circular No. F1(303)N&C/H/2013/Pt.I/150 dated 25.01.2019 modified the clause 16(C) of the brochure of the Housing Scheme 2014 which reads as under -

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Upon receipt of a request from the original allottee a 'Conveyance Deed' in the prescribed format transferring the title of the flat shall be executed in favor of the respective allottee upto a period of 6(six) years from the date of handing over possession ***subject to payment of the balance 10% cost of the flat alongwith simple interest at 10% per annum*** *and the conversion charges and all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of what so ever nature and parted with possession thereof. All such allottees who would apply for execution of 'Conveyance Deed' after a period of 06 years from the date of possession may be charged applicable Penal interest on the balance 10% cost of flat. The expenditure on e-Stamping and other expenses on account of registration of Conveyance Deed shall be borne by the allottee."*

Since the rate of panel interest that would be applicable in case the allottee apply for execution of CD after a period of 6 years was not provided in the above-mentioned circular therefore it was decided with the approval of Commissioner (H) that panel interest @14% will be charged as per DDA's office order No. F-.21(Misc.)9/Int./HAC/2001 /2014/2010/252 dated 26.09.2018.

3. Thereafter DDA vide its Circular No. F1(372)2018/Coord.(H)/330A dated 08.03.2019 provided that 50% of charges collected for Maintenance from LIG/one Bedroom flat allottees of Housing Scheme 2014 will be adjusted against the remaining 10% of the cost of flat, demand for which is to be raised by DDA.

4. An anotherCircular No. M/406/0003/2023/DDA14/MN-O/o DD(MIG)/162 dated 28.03.2024 (applicable on MIG flats) was also issued wherein it was provided that excess OEM amount paid by the allottee over and above the initial amount of 90%, if any, would be adjusted against the demand of remaining 10%. Thereafter interest as per applicable would be applied on the remaining amount i.e. the net amount.

Analysis of the case

While Circular dated 08.3.2019 (applicable on LIG category of flats) had prescribed charging of interest @ 10% and penalty @ 14% on balance cost of flat without adjusting the OTM charges whereas the circular dated 28.03.2024(applicable on MIG category of flats) had prescribed charging of interest @ 10% and penalty @ 14% on balance cost of flat after adjustment of OEM charges. Both these circulars were examined and it was observed that:-

- The circular dated 08.03.2019 has prescribed non adjustment of OTM charges before charging of interest which has led to imposition of additional interest liability on allottees of LIG category ofHS 2014flatsresulting in grievances.

- Modification of existing circular dated 08.03.2019 in line with circular dated 28.03.2024 or vice versa will result in recalculation of outstanding dues of large numbers of allottees who have already paid outstanding dues on the basis of methodology prescribed under these circulars.

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Recommendations

In view of the above to resolve the public grievances, a penalty relief scheme valid up to 31st March, 2025 giving onetime relief to allottees of HS 2014 consisting of following conditions may be brought in with the Approval of the Authority

- Waiver of penalty @ 14% for all allottees of HS 2014.
- In case of allottees of LIG flats excess OEM amount paid by the allottee over and above the initial amount of 90%, if any, would be adjusted against the demand of remaining 10% i.e. the net amount (similar to Circular No. M/406/0003/2023/DDA14/MN-O/oDD(MIG)/162 dated 28.03.2024 issued in respect of MIG flats) Submitted please

15/10/24
AO(North Zone)

15/10/24
AO(Dwarka)

15/10/24
AO(RZ)Member Secretary

15/10/24
Dy.(CLA)-II

15/10/24
Director(H)-I

15/10/24
Financial Advisor (H)

Commissioner (Housing)

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Item No. 54/2024

F.No. HOUS/0036/2024/-SFS (LAB)

BACKGROUND

Diwali Special Housing Scheme 2023 was approved by the Authority vide agenda item 39/2023 (**Annexure A1**) had offered the available flats to general public through two modes, i.e. e-Auction and FCFS. The flats of MIG and above category in Dwarka sector 19B and sector 14 and Loknayakpuram were offered through e-Auction.

Terms & conditions with regard to period of payment (**Annexure A2**) of the said Scheme at Clause 12 stipulated different conditions for flats which are ready to move in condition and flats which were not ready to be handed over within 3 months of e-Auction. If flats are in ready to move in condition, Demand-cum-allotment letter (DAL) will be issued for payment of 100% demand within 90 days (60 days without interest + 30 days with 10% interest). With regard to flats which are not in ready to move in condition, as per clause 12.6, Demand-cum-allotment letter (DAL) to be issued for payment of 75% demand within 90 days (60 days without interest + 30 days with 10% interest).

Further delay in payment upto 90 days over the above period of 90 days may be regularized by V.C., DDA on the payment of 14% interest on the delayed payment but subject to condition that 25% of the price has been received as per DAL within the period of initial 90 days. Initially, in these cases, inadvertently DALs were issued for depositing 100% of demand of the flats. Subsequently, since these flats in Sector 19B, Dwarka were not yet fully completed, demand was raised for 75% of the disposal price of the flat vide circular dated 03.02.2024 (**Annexure A3**). The remaining cost of 25% was raised upon completion of the flats in the last week of June, 2024. The date of payment of remaining 25% was extended from time to time upon request of the allottees. Now the last date of making the payment of said 25% cost is 30.11.2024 vide circular dated 25.10.2024 (**Annexure A4**).

In order to keep the allotment intact/alive, allottees were required to make at least 25% of the price of the flat as mentioned in Demand cum Allotment Letter (DAL) as per clause 12.11 of the brochure within 90 days of issuance of demand letter. However, the issuance of circular dated 03.02.2024 (**Annexure A3**), resulted in creation of reasonable doubt in the minds of allottees that they were required to deposit 25% of 75% of the cost of flat to keep their allotment intact and be eligible for regularization of delay in making payment upto 180 days. There are some allottees who have deposited 25% of the 75% of the price of flat and requested for regularization of delay in making payment as they have made the payment of rest of the 75% within 180 days.

There are also cases where the allottees could not make the payment of the required 75% of cost of flat within the prescribed 180-day period (90 days + an additional 90 days with interest) as DDA could not communicate/provide the clarity on the aspect of whether 25% of the price of the flat was to be deposited or 25% of 75% of the price of flat was to be deposited to keep their allotment intact/alive. As

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a result of which, the period of 180 days has also elapsed within which delay period of 180 days could be regularized by VC, DDA upon levy of 14% interest. In order to deal with the above said situation, the cap of 180 days within which the delay period in making payment can be regularized needs to be further extended with the approval of Authority.

EXAMINATION

In this regard it is submitted that the relevant**clause "12. Period of Payment"** of Brochure of Diwali Special Housing Scheme 2023 (E-auction) is attached at (**Annexure A2**). The flats in this scheme were offered in 03 different phases and the demand cum allotment letters were issued on following dates: -

Phase 1st	-	30.01.2024
Phase 2nd	-	15.03.2024
Phase 3rd	-	28.03.2024

As per the above terms and condition of brochure of Diwali Special Housing Scheme 2023 (E-Auction), the Cut off/Last date of payment for regularization of delay payment of 75% of the cost of flat for period of delay upto 90 days (over and above initial period of 90 days as mentioned in DAL) with the approval of VC, DDA (with penal interest @ 14% on the remaining amount subject to the condition that at least 25% of the price have been received as per DAL) for 03 different phases is as under: -

Phase 1st	-	28.07.2024
Phase 2nd	-	11.09.2024
Phase 3rd	-	24.09.2024

In this regard it is submitted that as on date, 07 such cases have come to light wherein the applicant could not deposit the full amount of demanded amount of 75% of the cost of flat within a stipulated period of 90 days (60 days without interest + 30 days with 10% interest) from the date of issue of Demand-cum-Allotment letter on AWAAS portal in 03 different phases and their classification is as under: -

A. **Where the applicant has deposited at least 25% of the 100% price of flat as per Demand-cum-Allotment letter but did not deposit 75% of the cost of flat within 180 days (90 days as per DAL + further 90 days as per clause 12.11).**

1. Smt. Alpana Gupta, Allottee of Flat No I-1303 (HIG), Sector-19B, Dwarka
   DAL issued in Phase-II on 15.03.2024
   Last date for 75% payment- 13.06.2024 (90 days)
   Amount to be paid before 11.09.2024 (180 days) – Rs. 1,76,55,868.89/-
   Amount paid before 11.09.2024 – Rs. 60,65,000/-
   Balance – Rs. 1,15,90,868.89/- (yet to be paid)

2. Om Prabha Salhotra, Allottee of Flat No B-1204 (HIG), Sector-19B, Dwarka
   DAL issued in Phase-I on 30.01.2024
   Last date for 75% payment- 29.04.2024 (90 days)

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Amount to be paid before 28.07.2024 (180 days) – Rs. 1,57,39,159.3425/-
Amount paid before 28.07.2024 – Rs. 1,56,00,000/-
Balance – Rs. 1,39,159.3425/- (yet to be paid)

3. Unnati Mithas, Allottee of Flat No D-407 (HIG), Sector-19B, Dwarka
DAL issued in Phase-I on 30.01.2024
Last date for 75% payment- 29.04.2024 (90 days)
Amount to be paid before 28.07.2024 (180 days) – Rs. 1,56,64,909.3425/-
Amount paid before 28.07.2024 – Rs. 1,48,80,323/-
Balance – Rs. 7,84,586.3425/- (yet to be paid)

4. Vikas Saini, Allottee of Flat No J-802 (SHIG), Sector-19B, Dwarka
DAL issued in Phase-I on 15.03.2024
Last date for 75% payment- 13.06.2024 (90 days)
Amount to be paid before 11.09.2024 (180 days) – Rs. 2,19,43,884.3525/-
Amount paid before 11.09.2024 – Rs. 2,18,00,000/-
Balance – Rs. 1,43,884.3525/- (yet to be paid)

5. Kamal Kant, Allottee of Flat No E-1201 (Penthouse), Sector-19B, Dwarka
DAL issued in Phase-I on 15.03.2024
Last date for 75% payment- 13.06.2024 (90 days)
Amount to be paid before 11.09.2024 (180 days) – Rs. 4,22,35,703.235/-
Amount paid before 11.09.2024 – Rs. 3,44,96,000/-
Balance – Rs. 77,39,703.235/- (yet to be paid)

B. **Where the applicant has submitted at least 25% of the 75% price of flat but did not deposit 75% of the price of flat within 180 days (90 days as per DAL + further 90 days as per clause 12.11).**

1. Smt. Monika Nehra, Allottee of Flat No K-701 (HIG), Sector-19B, Dwarka
DAL issued in Phase-I on 30.01.2024
Last date for 75% payment- 29.04.2024 (90 days)
Amount to be paid before 28.07.2024 (180 days) – Rs. 1,80,11,197.9475/-
Amount paid before 28.07.2024 – Rs. 56,36,177/-
Balance – Rs. 1,33,75,020.9475/- (yet to be paid)

C. **Where the applicant has submitted at least 25% of the 75% cost of flat and deposited 75% of the cost of flat within 180 days (90 days as per DAL + further 90 days as per clause 12.11).**

1. Sh. Sourabh Kumar Singh, Allottee of Flat No E-1305 (HIG), Sector-19B, Dwarka
DAL issued in Phase-I on 30.01.2024

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Last date for 75% payment- 29.04.2024 (90 days)

Amount to be paid before 28.07.2024 (180 days) – Rs. 2,11,59,409.3425/-

Amount paid before 28.07.2024 – Rs. 2,14,81,796/-

Balance – Rs. 3,22,386.6575/- (Excess)

Keeping in view the fact that the issuance of circular no F/1/0133/2023/CORD/-O/o DD (Coordination)-Part (5) dated 03.02.2024 has created an ambiguity in the minds of the genuine allottees that they need to pay 25% of 75% of the cost of flat in terms of clause 12.11 of the brochure, it may be in the justice of things and reasonable that only the cases where the allottees have paid at least 25% of 75% of the cost of flat including EMD & subsequent payments may be considered for regularization of delay payment. Further, noting that such allottees who have presumably taken the benefit of this 25% payment await affirmation from DDA i.e. the approval of competent authority to make the rest of the payment and therefore such allottees should be allowed time upto December, 2024 to make the full payment of the cost of the flat with a penal interest at the rate of 14% on the balance amount of 75% disposal price of the flat remaining outstanding. For such allottees for the payment of balance amount of 25% we may also extend the date till December, 2024 and penal interest shall be chargeable for one month as the extant circular for payment of 25% has allowed time upto November, 2024.

PROPOSAL BEFORE AUTHORITY

To offer clarity on the subject and to enable the allottees of Sector 19B, Dwarka to make the full payment for their flats who have made part payments of the flats because of the ambiguity in the wording of the terms & conditions of the payment schedule, Authority may kindly approve the following proposals with regard to cases appearing at A, B & C above as well as any other similarly placed cases:

I. Allottees who have paid at least 25% of 75% of the price of flat including EMD & subsequent payments to be considered for regularization of delay payment in terms of Clause 12.11 of the scheme brochure of e-Auction of Diwali Special Housing Scheme 2023 (e-Auction).
II. Such allottees covered by (I) above who have presumably taken the benefit of this 25% payment await confirmation from DDA i.e. the approval of competent authority to make the rest of the payment and therefore such allottees to be allowed time upto December, 2024 to make the full payment of the cost of the flat with a penal interest at the rate of 14% on the balance amount of 75%.
III. For such allottees for the payment of balance amount of 25% date may also be extended till 31st December, 2024 and penal interest @10% p.a. shall be chargeable for one month as the extant circular for payment of 25% has allowed time upto November, 2024 without any charge of interest.

RESOLUTION

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ANNEXURE-A1

DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

No. F.2(05)2023/MC/DDA/88

Dated: 18th November, 2023

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 16.11.2023 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

18/11/23
(Vineet Jain)
Commissioner-cum-Secretary

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
   Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
   Finance Member, DDA
4. Shri Ashok Kumar Gupta
   Engineer Member, DDA
5. Shri Surendrakumar Bagde
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA
8. Shri Somnath Bharti, MLA
9. Shri Dilip Kumar Pandey, MLA
10. Shri O.P. Sharma, MLA
11. Shri Gyanesh Bharti
    Commissioner, Municipal Corporation of Delhi

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SPECIAL INVITEES

1. Shri Naresh Kumar
   Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
   Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash
   Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
5. Shri
   Addl. Chief Secretary (L&B), GNCTD
6. Dr. Ashish Chandra Verma
   Principal Secretary (Finance)
7. Shri Manish Kumar Gupta
   Secretary (UD), GNCTD
8. Chief Planner
   Town and Country Planning Organization

Copy also to:

1. Shri Chandra Bhushan Kumar
   Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
   Secretary to Lt. Governor, Delhi
3. Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi
4. Dr. Sonal Swaroop
   Special Secretary to Lt. Governor, Delhi
5. Smt. Sonika Singh
   PS to Lt. Governor, Delhi
6. Shri Abhijeet Rai
   Press Secretary to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 15.11.2023 at 12.30 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Shri Vijay Kumar Singh
   Finance Member, DDA
2. Shri Ashok Kumar Gupta
   Engineer Member, DDA
3. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board
4. Shri Somnath Bharti, MLA
5. Shri Gyanesh Bharti
   Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
   Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
   Principal Commissioner (Hort., Personnel, Landscape & Coordn.), DDA
3. Shri Chittaranjan Dash
   Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)

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5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD

6. Shri Manish Kumar Gupta
Addl. Chief Secretary (UD), GNCTD

7. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Shri Surendra Singh
Secretary to Lt. Governor, Delhi

2. Smt. Harleen Kaur
Special Secretary to Lt. Governor, Delhi

3. Smt. Sonika Singh
PS to Lt. Governor, Delhi

4. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Item No. 39/2023

DDA Diwali Special Housing Scheme 2023
F/1/0133/2023/Coord/O/o-DD (Coordination Housing)

At the outset, relevant extracts of Housing Regulations, 1968 and copies of Presentation were circulated to Hon'ble Members of Authority (copies enclosed). The detailed proposals in the Agenda Item No. 39/2023 along with additional points for consideration of the Authority forming part of the presentation were discussed in detail and approved by the Authority with few amendments as follows:

I. **Proposal (para 18(I) of Agenda): Authority may decide if by virtue of Regulation 5, the High-end property at Dwarka Sector 19B can be disposed off through e-Auction or Ministry's approval is required for amendment of Regulation 28.**

Decision: It was apprised to the Hon'ble Members of the Authority that while Regulation 5 provides for disposal of flats in such terms and

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conditions as decided by the Authority, Regulation 28 provides for draw of lots as method of disposal. In view of the omnibus powers given by the substantive provisions of Regulation 5, Authority felt that it can decide on any mode of disposal of housing inventory including e-Auction and FCFS besides draw of lots, which is procedural in nature. Authority decided that the high-end property at Dwarka Sector 19B shall be disposed off through e-Auction. It further directed that subsequently an amendment in Housing Regulation providing for e-Auction as a mode of disposal of flats may be submitted to the Ministry of Housing and Urban Affairs, Govt. of India for post facto approval & notification under section 57 of DD Act, 1957.

II. **Proposal [para 18(II) of Agenda]: Disposal of Affordable Housing at Dwarka Sector 14 & 19B, Loknayakpuram through Draw of Lots.**

Decision: Considering the high quality of inventory, good localities and demand for the same, the Authority decided that instead of draw of lots, the inventory of MIG flats at Dwarka Sector 14 & Loknayakpuram shall also be disposed off through e-Auction as above at (I) to optimize revenues of DDA. Further, the Authority decided that LIG flats at Dwarka Sector 14 & EWS flats at Dwarka Sector 19B, Sector 14 & Lokanayakpuram shall be disposed off through First Come First Serve mode.

III. **Proposal [para 18(III) of Agenda]: Authority may decide if by virtue of Regulation 5, the new Inventory at Narela can be disposed off through FCFS mode by considering it as developing area or Ministry's approval is required for amendment of Regulation 28(a).**

Decision: It was apprised to the Authority Members that Regulation 28 (a) of Housing Regulation, 1968, already provides for FCFS as a mode for disposal of unsold flats in 'developing area'. Further, 'developing area' has been defined in Regulation 2(30b) as an area where more than 25% of flats remain unsold 6 months after conduct of draw of lots for the scheme. It was informed to the Authority Members that currently out of the total unsold inventory of 12,270 flats, an inventory of 9,879 flats i.e. 81% is from Narela despite being offered in successive housing schemes since 2014 and out of new inventory of 32,685 flats, an inventory of 28,316 flats i.e. 87% is from Narela and overall 85% of existing inventory is from Narela.

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Considering substantial investments of more than Rs. 15,000 Cr stands locked up in Narela in housing inventory as well as the physical and social infrastructure due to lack of adequate demand and piling up of huge inventory and recurring expenses on maintenance and wear and tear of assets, the Authority decided that for all practical purposes, Narela constitutes a 'developing area' and the new inventory at Narela shall also be disposed off through FCFS mode in the Diwali Special Housing Scheme 2023.

Authority also directed that subsequently an Amendment in the Housing Regulation may be submitted providing for FCFS as a mode of disposal also for areas which are not 'developing area' as per the definition given in the Regulation to Ministry of Housing and Urban Affairs, Govt. of India for post facto approval & notification under section 57 of DD Act, 1957.

IV. **Proposal [para 18(IV) of Agenda]: Authority may decide if requirement of owning cumulatively 67 sqm of land/built-up in Delhi can be done away with for this Scheme or Ministry's approval should be awaited.**

Decision: It was apprised to the Hon'ble Members of the Authority, that the agenda item no 33/2023 already approved by the Authority, is under the consideration of the Ministry for formal approval and notification. Considering the changed demand-supply scenario in real-estate market in Delhi and the substantial inventory lying with DDA and in order to have adequate demand, Authority decided that DDA shall launch the Diwali Special Housing Scheme 2023 without any restriction on prior ownership of land/built up property in all modes of disposal under the scheme. At the same time, matter may be taken up with the Ministry for expeditious formal approval & notification of the proposal vide agenda item no 33/2023 under section 57 of DD Act, 1957.

V. **Proposal [para 18(V) of Agenda]: To adopt PDR applicable to HIG category of flats for Super HIG & Penthouse also.**

Decision: The Authority approved the PDR applicable to HIG category of flats for Super HIG & Penthouse as well for the purpose of calculation of costing.

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VI. **Proposal [para 18(V) of Agenda]: To adopt standard costing policy of DDA while determining reserve price of flats for e-Auction.**

Decision: The Authority approved the standard costing policy of DDA for determining reserve price of flats for e-Auction. It further approved that as proposed the upfront payment towards corpus fund and monthly charges towards maintenance for 1 year shall not be made part of the reserve price of flats for e-Auction and the same shall be charged seperately at the time of issue of Demand-cum-Allotment letter.

VII. **Proposal [para 18(VI) of Agenda]: To adopt costing of Finance based on RPE and markup of 5-6% as final cost for disposal of flats nearing completion.**

Decision: The Authority approved the costing done by Finance adopting the standard costing procedure based on Revised Preliminary Estimate (RPE) and markup of 5-6% as final cost for disposal of flats nearing completion.

VIII. **Proposal [para 18(VII) of Agenda]: To charge upfront payment towards corpus fund for major repairs/monthly maintenance per sq.ft basis.**

Decision: The Authority approved the proposed maintenance policy for charging upfront payment towards corpus fund for major repairs & monthly maintenance per sq.ft basis for one year for regular maintenance works as follows:

Flat category	Amount of Corpus Fund (in Rs.)	Monthly maintenance charges per sqft (in Rs.)
EWS	75,000	1.50
LIG	1,00,000	1.75
MIG	1,50,000	2.00
HIG	2,50,000	2.50
Super HIG	3,00,000	3.00
Penthouse	3,50,000	3.00

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IX. **Proposal [para 18(VIII) of Agenda]: For staggered payment i.e. initially 75% and 25% at PL stage.**

Decision: The Authority approved that for flats which are nearing completion but where it may not be possible to hand over physical possession within 3 months of the date of e-Auction or date of booking of flats in FCFS, initially DAL will be issued for 75% of disposal price and rest 25% would be demanded at the time when the flats are ready for physical possession (PL).

X. **Proposal [para 18(VIII) of Agenda]: Refund with SI@4% in case PL not handed over within six months of DAL.**

Decision: The Authority approved for provision of refund with Simple Interest @ 4% per annum for amounts deposited towards the disposal price of the flat in case of both e-Auction and FCFS (however, interest won't be applicable on EMD and booking amount), in case PL is not handed over within six months of issuance of DAL.

XI. **Proposal [para 19 of Agenda]: To Authorise VC for relaxing terms & conditions and deciding number of flats to be offered in scheme.**

Decision: The Authority decided that for relaxing the terms & conditions and deciding the number of flats to be offered in the scheme and other such related matters for implementation of the Scheme, a Committee constituted by the VC along the lines of the Committee provided for in Regulation 26 of Housing Regulation, 1968, shall be authorized to take appropriate decisions, including determining the pricing structures for various houses, taking into account market dynamics following the adoption of standard costing.

Further, the Committee may preferably consist of Vice Chairman, Finance Member, Principal Commissioner (Housing), Commissioner (Housing) and Financial Advisor (Housing).

XII. **Further, the following additional points were approved by the Authority.**

a. For seamless disposal of old as well as new inventory simultaneously, the Authority approved the continuation of FCFS IV scheme side by side with the Diwali Special Housing Scheme (FCFS) along with authorisation to VC to determine when the FCFS Phase IV scheme is to be closed.

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b. New registrants on FCFS to be charged registration fee of Rs. 2,500 (inclusive of GST) and old registrants need not have to pay any registration fees for accessing the scheme since the same IT platform is being used.

c. Charging uniform registration fee/ processing fee of Rs. 2,500/- (inclusive of GST) for all categories (including all reserved categories) instead of the proposed Rs. 2,360/-.

d. Considering the persistent lack of demand for identical flats in the same sector of Narela, new LIG flats at Sector G2/G7 Narela to be offered under Diwali Scheme (FCFS) after reduction in disposal price by 10% instead of offering separate discount afterwards.

e. After deciding that MIG flats at Dwarka sector 14 and Loknayakpuram are also to be disposed of through e-Auction, the Authority directed that EMD amounts in e-Auction shall stand revised as follows:

SN	Flat Category	EMD Proposed	EMD Revised
1.	MIG	-	10,00,000/-
2.	HIG	12,00,000/-	15,00,000/-
3.	Super HIG	15,00,000/-	20,00,000/-
4.	Penthouse	20,00,000/-	25,00,000/-

f. With regard to the proposal that one applicant would only be entitled to one flat, the Authority directed that there shall be no restriction on the number of flats that can be purchased by an applicant in e-Auction as well as in FCFS mode to ensure minimal restrictions, maximum demand, quick disposal of property and keeping view changing aspirations of average urban family.

g. DDA till now has been selling flats either through draw of lots or FCFS and so, the disposal price has always been based on the standard costing. Considering that in e-Auction, the price fetched would be anyway at least one increment over the reserve price and thus it would be more than price fetched in draw of lots or FCFS, the Authority directed that even if there is a single bidder (only one

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EMD received against a property), the Auction shall take place & even if there is a single bid above the reserved price, the Auction shall proceed to decide the H1 bidder.

h. The Authority decided that the increment value in e-Auction proposed as follows in the agenda document are to be adopted. Further, for the MIG flats the incremental value shall be Rs. 50,000/-.

S. No.	Flat Category	Incremental value
1.	MIG	50,000/-
2.	HIG	1,00,000/-
3.	Super HIG	1,50,000/-
4.	Penthouse	2,00,000/-

XIII. In addition, the Authority approved Annexure X (scheme brochure for carrying out e-Auction) and Annexure Z (scheme brochure for carrying out FCFS) with the above stated modifications.

Other Points

Shri Somnath Bharti

1. Though the PM-UDAY scheme would have been formulated essentially for poor people who are in occupation of government lands, several well to do people have taken advantage of the scheme and have got Conveyance Deed/ Authorization Slip issued for unauthorizedly occupied government lands. In one such instance, a person in his constituency has occupied a 2000 sq. m. plot.

Hon'ble Lt. Governor directed that the number of such cases be examined and submitted.

2. DJB has developed a system of checking whether a construction has been booked for unauthorized construction by MCD before providing water connection. A similar system should be put in place for checking unauthorized construction before providing electricity connection.

3. Development of Chhath Puja ghats on DDA properties be expedited.

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Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting.

The meeting ended with a vote of thanks to the Chair.

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Item Number: 39/2023

Sub: DDA DIWALI SPECIAL HOUSING SCHEME 2023

BACKGROUND

The disposal of built-up properties of DDA is administered by the DDA (Management and Disposal of Housing Estates) Regulations, 1968 as stands amended vide Regulations 2022. DDA has been disposing off its built-up Housing Estates through launching of different schemes prepared /approved by the Authority. Chapter II of the Regulations provides substantive provisions for terms & conditions of disposal of property. As per Regulation 3, these Regulations are to be administered by Vice Chairman (VC) subject to general guidance and resolutions of Authority. **As per Regulation 5, the disposal of a property shall be effected by either Hire-purchase or sale or in such other manner and subject to such terms and conditions as may be decided by the Authority from time to time.**

2. According to Regulation 2 (16) an eligible person is defined as a person or an entity who is entitled to purchase the property in accordance with the conditions of the scheme and in terms of these Regulations. As per Regulation 7 (eligibility of allotment), a flat can be allotted to a person who or his/her immediate family members do not own cumulatively 67 sqm of land/built up property in Delhi. However, nothing in this condition shall affect allotment of unsold flats in developing area to any person or entity (Govt.) by way of sale. As per Regulation 2 (30b), "developing area" means an area or locality wherein more than 25% flats under a housing scheme remains unsold after closing of a scheme.

3. In chapter III of Regulations, detailed procedure for disposal of a property has been laid out. As per Regulation 28, allotment of property to eligible applicants shall be made by draw of lots and as per Regulation 28 (a), in addition to the mode specified in Regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode "First Come First Serve" basis to eligible applicants. Therefore, chapter III talks about two modes of disposal of property- draw of lots and FCFS.

4. Earlier, considering the huge inventory and relative success of FCFS, it was proposed to Authority vide agenda item 22/2023 to do away with the limiting criteria of not owning more than 67 sqm of land or built-up property cumulatively in Delhi vide Regulation 7. While approving the proposal, Authority also directed to put up another agenda for expanding definition of person to include any legal entity to participate in housing schemes and also to include private entities in definition of 'entities' to allow them for bulk allotment for flats in developing area. The proposal for doing away with requirement of 67 sqm is currently under examination of MoHUA.

5. Till 2010, all housing schemes launched by DDA used to be highly successful since most of the housing estates were built in premium places like Vasant Kunj, Dwarka, Mukherjee Nagar, Pitampura, etc. Since 2014, most of the housing schemes have received poor response as majority of the inventory is located in Narela. For example, in DDA Special Housing Scheme 2021, out of the inventory on offer of 18,335 flats, inventory in Narela was 13114 out of which only 1141 flats were sold and more than **91%** remained unsold. Similarly, in FCFS 2022, 3920 flats in Narela were offered out of which 910 flats were sold and more than **76%** remained unsold. In FCFS Phase IV, out of the 3562 flats offered in Narela, 892 were sold and **75%** remained unsold till date. This shows that the demand for inventory in Narela is very poor and a survey undertaken to ascertain the reasons revealed that remoteness and lack of connectivity were primary reasons for such poor response. In contrast to "draw of lots" as a mode of disposal, "FCFS" has seen better response since interested people can choose a flat of the own liking according to his/her tastes/preferences.

6. Currently the position of total inventory of DDA is as follows:

Unsold Inventory left out from Earlier Housing Schemes						
LOCATION	**EWS/ Janta**	**LIG**	**MIG**	**HIG**	**Total No. of Unsold flats**	**Remarks**
DWARKA	-	-	43	-	43	These inventories are under offered in FCFS Phase IV in different tranches. In the first tranche 5623 flats are on offer.
JASOLA	-	-	-	130	130	
LOKNAYAKPURAM	-	140	-	-	140	
NARELA	1,126	8279	474	-	9,879	
RAMGARH COLONY	-	211	-	-	211	
ROHINI	234	899	-	-	1,133	
SIRASPUR	-	734	-	-	734	

Total (A)	1360	10,263	517	130	12,270	

Newly Completed Inventory/About to be completed in next 6 months						
Location/Project	**EWS**	**LIG**	**MIG**	**HIG**	**Total**	**Likely Completion Date**
Sector G2/ G7, Narela	4,276	19,680	-	-	23,956	Completed
Loknayakpuram	224	-	647	-	871	Fire NOC awaited
Sector 19B, Phase II, Dwarka	728	-	-	1,130	1,858	March 2024
Sector 14 Dwarka, Phase II	1,008	316	316	-	1,640	Dec 2023
Pocket 7, Sector A1 to A4, Narela	200	-	328	192	720	Completed
Pocket 3, Sector A1 to A4, Narela	384	-	648	368	1400	March 2024
Pocket 14, Sector A1 to A4, Narela	296	-	488	272	1056	March 2024
Pocket 4, Sector A1 to A4, Narela	320	-	512	352	1184	March 2024
Total (B)	**7,436**	**19,996**	**2,939**	**2,314**	**32,685**	-
Grand Total (A+B)	**8,796**	**30,259**	**3,456**	**2,444**	**44,955**	-
While Old inventories at **A** are being offered in FCFS Phase IV, new inventories at **B** are proposed to be offered in Diwali Special Housing Scheme 2023.						

- Out of the unsold old inventory of 12,270 flats, an inventory of 9,879 flats i.e., **81%** is from Narela. Out of the new inventory of 32,685 flats, an inventory of 28,316 flats i.e., **87%** is from Narela. From the total inventory of 44,955 flats, an inventory of 38,195 flats i.e., **85% is from Narela.**

- The old inventory will be continued to be offered under FCFS Phase IV as earlier and registration for disposal of new inventory under Diwali Special Housing Scheme 2023 through FCFS will commence on 20.11.2023.

EXAMINATION

7. Considering the nature of new inventory, a distinct typology between them can be made as follows:

Locality of flats	High-end Property with high demand (X)	Affordable housing with demand (Y)	Inventory in Narela an area with poor demand (Z)
Dwarka 19B	Penthouses (14)	EWS (728)	-
	Super HIG (170)		
	HIG (946)		
Dwarka 14	-	MIG (316)	-
		LIG (316)	
		EWS (1008)	
Loknayak Puram	-	MIG (647)	-
		EWS (224)	
Narela	-	-	HIG (1184)
			MIG (1976)
			LIG (19680)
			EWS (5476)
Total	**1,130**	**3,239**	**28,316**

8. It is felt that depending on the nature of inventory, specific mode appropriate for disposal of such inventory need to be adopted. Under the scenario, three different modes for disposal of inventory at X, Y and Z are placed before Authority for their kind consideration as under:

8.1 **High-end Property [para 7(X)] at Dwarka Sector 19B:**

These properties are in high demand because of their location in premium area facing the upcoming DDA's Golf Course in Sector 24 Dwarka and with best metro and road connectivity, proximity to Airport, UER-II, IICC, Dwarka Express Way, Bharat Vandana Park, DDA Sports Complex, Dwarka (Sector 17), etc. These properties have already created a buzz in the real estate market and would command a premium in the market.

In view thereof, as these have potential of high resale value, it is worth considering to dispose them through auction mode vide the e-auction portal. Since, Regulation 5 is a substantive provision of Housing Regulations, 1968 that gives omnibus powers to the Authority to dispose a property in such other manner and

subject to such terms and conditions as may be decided by the Authority from time to time. The Regulations specifically mentions "draw of lots" and "FCFS" in Regulation 28 and 28(a). However, considering the substantive provision of Regulation 5, Authority may consider whether a resolution can be accepted by virtue of Regulation 5 to adopt Auction as a mode of disposal for high end property [para 7(X)] at Dwarka Sector 19B since the mode of disposal is only procedural in nature.

However, Authority may kindly need to consider whether an amendment in the Regulations is necessary if one adopts the "harmonious construction" in interpretation of statute i.e., Regulation 5 read with Regulation 28 and 28(a) considering the substantive provision of Regulation 5 which gives powers to the Authority to adopt any mode of disposal with such terms and conditions, and Authority may also decide if this will prevail over the procedural Regulation of 28 and 28(a) which talks about different modes.

It may further be stated that DDA is already having a policy for Auction for disposing of land property. Furthermore, for built-up garage space/parking, there is an auction policy approved by the Authority vide agenda item no. 116/2016 (**Annexure G**). In addition, an agenda for disposing Expandable Housing flats earlier through e-Auction mode vide agenda 43/2019 was also approved by the Authority (**Annexure H**).

Details of auction process will be elaborated in scheme brochure. It may be noted that **a single applicant is not entitled to more than one flat in the e-Auction although the applicant can bid for multiple flats.** A reserved price would be determined adopting the standard costing formula of the Finance wing and adding 20% of premium surcharge on the same as adopted for developed areas like Dwarka. However, maintenance charges would be charged separately. The auction process to dispose off these high-end 1130 flats will maximize the revenues to DDA by ensuring demand-supply matrix at play and also allowing buyers to exercise their preferences for flats like FCFS. To strengthen the bidding process only those flats will be available for bidding in which there are at least 3 registered bidders i.e. at least 3 people have paid EMDs against that flat. In case there are less than 3 EMDs received for a flat, that flat will not be included for the 1st time bidding and will be put up for next round of auction. In the second round of auction, if still 3 or more registered bidders are not

available, the auction will be carried out and H1 (Highest bid) bidder above the reserved price will be selected.

DDA has provided in its Brochure condition i.e., terms of agreement that in case DDA fails to physically handover the allotted flat to H1 bidder within 6 months of issuance of DAL, DDA will refund interest at the rate of 4% per annum on amount deposited in excess of EMD. Further, the bidder will have the option of waiting for the physical possession without any charge of interest on the money deposited.

Details of Flats, Tentative Reserved Price And Flat Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Tentative Reserve Price (Rs. In Lakh)
Penthouse					
1	Dwarka, Sector 19B, Phase-II (Penthouse)		14	424.767	501
Super HIG					
2	Dwarka, Sector 19B, Phase-II (Super HIG)		170	211.657	250
HIG					
3	Dwarka, Sector 19B, Phase-II		946	171.5 to 186.09	202 to 219
	GRAND TOTAL		**1,130**		

Scheme brochure with detailed terms and conditions for disposal of the **High-end property [para 7(X)] at Dwarka Sector 19B through e-Auction** mode is placed at **Annexure X.**

8.2 Affordable housing with demand [para 7(Y)]:

These inventories of MIG, LIG and EWS are situated in good locality with good connectivity catering to the affordable housing sectors which are likely to generate good demand in the market. It is felt that since these are developed areas with Metro and UER connectivity, these may be put to sale through "draw of lots" mode of disposal as there is sufficient demand in the market for these flats and draw of lots could ensure

maximum participation of general public for disposal of these flats. Since there is already a provision for 100% wait list, it is expected that all the flats in this category will get disposed off easily through draw of lots. It may be noted that **a single applicant is not entitled to more than one flat through Draw of lots.**

Scheme brochure with detailed terms and conditions for disposal of the **affordable housing with demand [para 7(Y)] through 'draw of lots'** mode is placed at **Annexure Y.**

Details of Flats, Tentative Price And Locality Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (inSqm.)	Broad Range of Tentative Disposal Price (Rs. In Lakh)
2 BHK/ MIG					
1	Dwarka, Sector 14 ,Phase II	11	316	120.876 to 131.176	132 to 143
2	Loknayakpuram	12	647	134.259 to 140.455	117 to 122
	TOTAL MIG		**963**		
LIG/One Bedroom					
3	Dwarka, Sector 14 ,Phase II	21	316	91.215 to 99.02	78 to 85
	TOTAL LIG		**316**		
EWS					
4	Dwarka, Sector 19B, Phase-II	31	728	50.043	26
5	Dwarka, Sector 14 ,Phase II	32	1,008	58.535	34
6	Loknayakpuram	33	224	55.35 to 61.17	29 to 32
	TOTAL EWS		**1,960**		
	GRAND TOTAL		**3,239**		

8.3 Inventory in Narela i.e., an area with poor demand [para 7(Z)]

Draw of lots as a mode of disposal in previous housing schemes have failed in case of inventories of Narela with more than 90% of offered stock remaining unsold.

For all practical purposes, Narela continues to be a developing area due to its remote location and lack of metro connectivity and absence of social infrastructure like police stations, shops, dispensaries, etc. The Authority may consider if FCFS mode can be adopted to dispose off these 28,316 newly constructed flats located in Narela.

Though, Regulation 28(a) provides that FCFS mode can also be adopted for "unsold flats" in a developing area, the Authority may decide considering it as a procedural aspect, if the Authority is competent by virtue of substantive powers granted to it in Regulation 5 to dispose property in such other manner and subject to such terms and conditions as decided by the Authority from time to time. Considering the huge pendency of inventory of flats in Narela, it is considered that draw of lots as a mode would not be the right way for disposal and FCFS as a mode would be more successful in disposing off these flats by generating adequate demand due to availability of choices for buyer's to exercise their preference for choosing a flat as well as with the option of amalgamating two adjacent flats.

Scheme brochure with detailed terms and conditions for disposal off the inventory in **Narela i.e., an area with poor demand [para 7(Z)] through First Come First Serve (FCFS) basis** is placed at **Annexure Z.**

Details of Flats, Tentative Price And Locality Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (inSqm.)	Broad Range of Tentative Disposal Price (Rs. In Lakh)
HIG					
1.	Narela ,Pocket 3, Sector A1 to A4		368	160.539 to 184.829	150 to 173
2.	Narela ,Pocket 4, Sector A1 to A4		352	160.554 to 185.07	144 to 165
3.	Narela ,Pocket 7, Sector A1 to A4		192	160.931 to 185.221	140 to 161
4.	Narela ,Pocket 14, Sector A1 to A4		272	160.441 to 184.731	141 to 161
	TOTAL HIG		1184		
2 BHK/ MIG					
5	Narela ,Pocket 3, Sector A1 to A4		648	126.096 to140.496	108 to 120

6	Narela ,Pocket 4, Sector A1 to A4		512	126.096 to 140.496.	110 to 122
7	Narela ,Pocket 7, Sector A1 to A4		328	126.397 to 140.496	105 to 117
8	Narela ,Pocket 14, Sector A1 to A4		488	118.259 to 140.496	100 to 118
	TOTAL MIG		**1976**		
9	Narela ,Pocket 1,3,4,5,6 Sector G2		7913	49.9	23.17 to 23.25
10	Narela ,Pocket 6,7,11 Sector G7		11,767	49.9	28
	TOTAL LIG		**19,680**		
11	Narela ,Pocket 3, Sector A1 to A4		384	65.841 to 66.321	35
12	Narela ,Pocket 4, Sector A1 to A4		320	61.51 to 61.99	33
13	Narela ,Pocket 7, Sector A1 to A4		200	61.48 to 61.96	32
14	Narela ,Pocket 14, Sector A1 to A4		296	61.25 to 61.73	32
15	Narela ,Pocket 1,3,4,5,6 Sector G2		1,696	34.76 to 35.08	11.54 to 11.67
16	Narela ,Pocket 6,7,11 Sector G7		2,580	34.76 to 35.08	14
	TOTAL EWS		**5,476**		
	GRAND TOTAL		**28,316**		

9. It is also felt that since the restricting criteria of the eligible applicant and his family not owning cumulatively 67 sqm of land/built up property in Delhi would prove detrimental in disposal of these inventories, the same may be done away with for relaxing the entry barrier. Real estate scenario in Delhi has undergone a sea change in terms of both demand and supply factors. DDA is no longer having monopoly over real estate in Delhi and a number of competing builders in Delhi and NCR region are offering houses at competitive prices. Demand for DDA flats as a result has come down and DDA is saddled with huge inventory especially in developing areas like Narela. The Authority has already approved the amendment concerning 67 sqm and it is under consideration of the Ministry. Keeping in view, the insurmountable task of

disposal of huge inventory of more than 44,000 flats, it is felt that the eligibility criteria for the Diwali Special Housing Scheme 2023 may be changed by removing the restriction in cumulative land/built-up property held upto 67 sqm so as to optimize revenues of DDA, in anticipation of Ministry's Approval.

10. There are already various precedents where Authority has approved agenda for implementation in anticipation of formal approvals by Ministry. It may be recalled that in case of DDA Housing Scheme 2019, DDA Housing Scheme 2021 and DDA Special Housing Scheme 2021, the restricting condition of owning any land / built up property in Delhi [as appearing in Regulation 7 of DDA (Management and Disposal of Housing Estates) Regulations, 1968 as stands amended vide Regulations 2022] was adopted as not owning cumulatively 67 sqm of land /built up property in Delhi. This Authority Agenda for amending Housing Regulations was approved by Authority vide agenda item 25/2019 (**Annexure A**) and MoHUA finally approved it in February 2023 when the same was notified (**Annexure B**).

11. Similarly, FCFS scheme was initially implemented with the approval of Authority. An Agenda was approved by the Authority vide item no. 71/2018 (**Annexure C**) in its meeting dated 14.12.2018 to implement ONHS-2019 scheme on FCFS basis and the scheme was launched on 18.01.2019. Subsequently, the scheme was re-launched as FCFS 2022 on 12.09.2022 pending notification of FCFS by MoHUA based on the approved Authority item no. 17/2022 (**Annexure D**). Subsequently with the approval of MoHUA, the DDA (Management & Disposal of Housing Estates) Amendment Regulations, 2022 was published via gazette notification S. No. 723 dated 17.02.2023 (**Annexure B**).

12. With regard to pricing of the flats, the same are done in accordance with the standard costing policy of DDA approved vide Authority agenda item no. 07/2002 (Annexure F). Vide this agenda item, a departure was made from actual costing (no profit no loss principle) to standard costing. The flats which are being proposed to be offered in Diwali Special Housing Scheme includes flats which are under construction and are likely to be completed by March, 2024. For such flats the costing is being done by Finance wing on the basis of data provided by Engineering wing based on revised preliminary estimates (RPE) and provisioning for unforeseen expenditure, if any. It is seen that the pricing already takes care of DDA's administrative expenses as well as minimal margin by way of departmental charges of 15% (LIG and above flats) and

10% for EWS and also premium/surcharge at premium locations i.e., there is 10% surcharge on HIG Jasola and MIG Dwarka flats & 20% on HIG Dwarka and South Delhi flats. It is also proposed to adopt the same formula of premium surcharge in Diwali Special Housing Scheme also and for inventories of HIG, Super HIG & Penthouse at Sector 19B, Dwarka, 20% premium will be adopted vis-à-vis the standard costing policy while determining the reserve price of these flats for the purpose of disposal. Similarly, with regard to MIG flats at Dwarka, Sector- 14, a premium surcharge of 10% would be adopted.

13. The Pre-Determined Rates (PDR) for estimating the price of land is approved by Authority as revised from time to time. The PDR presently being used to derive the land cost upto the HIG category of flats would also be used for estimating the price of land in case of Super HIG & Penthouse. Hence, for the purpose of the scheme, the Authority may kindly consider adoption of PDR applicable to HIG for Super HIG & Penthouse also.

14. The hitherto practice before start of FCFS Phase IV 2023 was that the demand letter used to be issued only after the construction was completed and thereby causing delays of months which used to result in belated realization of capital leading to loss in terms of real value of money. In FCFS Phase IV 2023 we made a departure by issuing demand-cum-allotment letter immediately within 24 hours of the booking of the flat. This ensured reduced time period for realization of money and resulted in quick recovery of DDA's capital.

15. In view of the above facts and circumstances of the matter as narrated at para 12, 13 & 14 above, it is proposed that for smooth disposal of flats and the seamless implementation of Diwali Special Housing scheme, the costing finalized by Finance wing on the basis of costing figures provided by Engineering wing based on RPE and markup for unforeseen expenditure would be **adopted as final/firmed up pricing of these flats.**

16. The following method regarding Maintenance charges is proposed to be adopted by DDA for this scheme.

i. **Upfront Payment as Corpus Fund**: An upfront maintenance charges would be collected as part of the price towards the flat for creation of a "Corpus Fund" as mentioned in the following table:

Unit Typology / Category	Amount of Corpus fund (in INR)
EWS	75,000
1 BHK / LIG	1,00,000
2 BHK / MIG	1,50,000
3 BHK / HIG	2,50,000
4 BHK / Super HIG	3,00,000
5 BHK / Penthouses	3,50,000

- The corpus fund will be used for major maintenance works carried out in the Housing Estate i.e., the concerned housing pocket.
- Once the RWA is formed for the concerned housing pocket, this fund will be handed over to them by DDA for future maintenance of the housing pocket.

ii. **Monthly Maintenance Charges**:

- For regular day to day recurring maintenance of the housing pocket, a minimal charge Rs 1.5 to Rs 3 per sq. ft. per month (on super plinth area) will be taken by the DDA.
- The monthly charges will be taken up as an upfront payment for 1 year. Moreover, in case the RWA is not formed within 1 year, the same will be taken up on actuals for consecutive years.

17. For the flats which are nearing the stage of completion, if the flats are not ready to be handed over within 3 months from the last date of e-Auction or the date of draw of lots, then demand cum allotment letter (DAL) will be issued for only 75% of the demand amount/disposal price of the flat. Further, a separate DAL will be issued for rest of the 25% demand amount at the time when the flats are ready for physical possession. If the flats are not ready for physical possession even after 6 months of the issue of DAL, then the allottee can avail the provision for refund of the total deposit paid at the rate of 4% simple interest per annum (no interest would be accrued for the EMD component). However, if the allottee wishes not to opt for refund, then he will be

not be entitled for any interest for the intervening period till the time he gets the possession. In case the delay in taking of physical possession is attributable on the part of allottee due to non-completion of codal formalities, non-payment, etc., then it shall be at the risk of allottee and DDA will not be liable to pay any interest in case of refund. The above has been elaborated in the draft brochures at Annexures X and Y.

PROPOSAL

18. Authority is requested to accord approval for launching of Diwali Special Housing Scheme 2023 for the newly constructed flats through different modes of disposal as follows:

I. Authority may kindly consider whether to dispose off the High-end property [para 7(X)] at Dwarka Sector 19B through e-Auction mode with terms and conditions as stated in **Annexure X** in light of the facts & legal position stated at para 8.1 above.

II. Authority may kindly consider whether to dispose off the affordable housing flats with demand [para 7(Y)] through 'draw of lots' mode with terms and conditions as stated in **Annexure Y** in light of the facts & legal position stated at para 8.2 above.

III. Authority may kindly consider whether to dispose off the inventory in Narela i.e., an area with poor demand [para 7(Z)] through First Come First Serve (FCFS) basis with terms and conditions as stated in **Annexure Z** in light of the facts & legal position stated at para 8.3 above.

IV. Authority may kindly consider whether to adopt the relaxed/modified Eligibility criteria of doing away with the requirement of owning cumulatively 67 sqm of land/built-up property in Delhi by self/family as approved by the Authority vide agenda item no 33/2023 **(Annexure E)** pending MoHUA's approval for disposing off flats as detailed at the table in para 7 above under the proposed Diwali Special Housing Scheme 2023.

V. Authority may kindly consider whether to adopt the existing PDR applicable to HIG category of flats for Super HIG & Penthouse also. Further, Authority may kindly consider whether to adopt the standard costing policy of DDA while determining the reserve price of these flats (excluding maintenance charges

which will be demanded separately during issuance of DAL) for the purpose of disposal of these high-end flats through e-Auction.

VI. In light of observations at paras 12, 13, 14 & 15 to ensure smooth disposal of flats and seamless implementation of Diwali Special Housing scheme 2023, the costing finalized by Finance wing on the basis of costing figures made available by Engineering wing based on RPE and markup for unforeseen expenditure, would be adopted as final/firmed up cost of these flats and actual cost wherever available & finalised by finance, in case of completed flats.

VII. Authority may kindly approve the proposal for charging the upfront payment towards the corpus fund for major repairs and monthly maintenance charges on per sqft basis as proposed in para 16.

VIII. Authority may approve the proposal for staggered payment and refund of amount with simple interest in the case of flats nearing completion, which are not ready to be handed over for physical possession, as proposed in para 17.

19. Authority is also requested to accord approval in respect of Authorization to Vice Chairman as follows:

Authorization to Vice Chairman:

I. Other terms and conditions of the scheme not specifically mentioned above will be detailed out at the time of launching of the scheme and Vice-Chairman, DDA will be the competent authority to decide number of flats in each mode of disposal as stated at para 18 above and also changes in terms & conditions, if any.

II. VC, DDA be authorized for relaxing the terms & conditions, simplifying the procedures of the scheme and process of conveyance deed, to ensure smooth disposal of flats under the scheme.

RESOLUTION

12. PERIOD OF PAYMENT: -

12.1. The price of the flat is to be deposited within 60 days from the date of issue of Demand-cum-Allotment letter.

12.2. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price, that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments over a period up to 15 years.

12.3. Further time of 30 days, over and above the period as stated in para 12.1 and 12.2 above, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.

12.4. If the demanded amount is not paid by the allottee within the time prescribed in Demand-cum allotment letter, the allotment of flat will stand cancelled without any notice and will be made available for allotment to others. In such an event, **the entire EMD will be forfeited**.

12.5. For the flats which are already completed and are in ready to move in condition, demand cum allotment letter will be issued for payment of 100% demand amount to be paid within period as stipulated in para 12.1, 12.2 and 12.3.

12.6. For the flats which are nearing the stage of completion, if the flats are not ready to be handed over within 3 months from the last date of e-Auction, then demand cum allotment letter (DAL) will be issued for only 75% of the demand amount/disposal price of the flat which will have to be paid by the allottee within 60 days of the issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.

12.7. For the flats mentioned at para 12.6 above, a separate demand cum allotment letter will be issued for rest of the 25% demand amount as stated in the demand-cum-allotment letter at the time when the flats are ready for physical possession. This 25% will have to be paid by the allottee within 60 days of issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.

12.8. If the flats are not ready for physical possession within 6 months of the issue of DAL as mentioned at para 12.6, then the allottee can avail the provision for refund of the total deposit paid at the rate of 4% simple interest per annum (no interest would be accrued for the EMD component), provided the delay is not on account of or attributable to Force Majeure event as stated in para 4.11. However, if the allottee wishes not to opt for refund then he will not be entitled for any interest for the intervening period till the time he gets the possession. In case delay in taking of physical possession is attributable on the part of allottee due to non-completion of codal formalities, non-payment, etc., then it shall be at the risk of allottee and DDA will not be liable to pay any interest for the delay period in case of refund.

12.9. It is clarified that no interest shall be charged while issuing the demand letter for this remaining 25% of the demand issued for the intervening period between the issuance of the 2 demand letters as stated at para 12.6 and para 12.7.

12.10. For ease of implementation, if a flat nearing completion, can be handed over within six months of issuance of demand-cum-allotment letter, a single demand letter would be issued providing for 75% & 25% payment as scheduled in 12.6 and 12.7 respectively.

12.11. The delay in payment upto 2 days beyond 90 days (i.e. 60 days' interest-free period & 30 days' interest @10%) will be automatically condoned. The delay in payment up to further 90 days may be allowed with the approval of Competent Authority with penal interest @14 % subject to the condition that at least 25% of the price have been received as mentioned above. The delay will be regularized as per the delegation mentioned below:

Sno.	Period of delay	Competent Authority
1.	Up to 2 days	Automatically condoned (with 10% interest)
2.	3 to 90 days	Vice Chairman (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the price have been received as per DAL)

12.12. Beyond the stipulated time as mentioned (in above para 12.11) no request for further regularization will be entertained in any case & thereafter it shall be deemed as an automatic cancellation of allotment.

13. METHOD OF PAYMENT OF DEMANDED AMOUNT:

The EMD/application processing fee may be paid from any account through NEFT/RTGS/Net Banking on SBI's e-Auction portal through online challan generation only. Any charges, of whatever in nature, in this regard shall be borne by the allottee. Applicants should not use the same generated NEFT challan for multiple payments.

The allotment of flats shall be made on cash down basis only except by the applicants belonging to PwD (Persons with Disability (Divyangjan)) category who will have the options of making payment either on "Cash Down" basis or in Equated Monthly Instalments (EMIs) on terms and conditions as applicable in their case.

14. MORTGAGE/AVAILING LOAN:

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA subject to the condition that the first lien will be of the DDA to the extent of recovery of all outstanding dues including disposal/demanded price. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Housing Branch, DDA, Vikas Sadan, New Delhi:

14.1. Government of India; State Government; Union Territory Administration;

14.2. Public Sector Undertakings / Autonomous Bodies;

14.3. Nationalized Banks;

14.4. Life Insurance Corporation of India; General Insurance Corporation of India;

14.5. Housing Development Finance Corporation;

14.6. Cooperative Banks;

14.7. MCD; NDMC;

14.8. All joint sector companies irrespective of the percentage of shareholding;

14.9. University of Delhi;

14.10. All organizations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;

14.11. All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 Crores or so;

14.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;

14.13. All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

15. MISUSE, ADDITIONS AND ALTERATIONS, ETC.:

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

16. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.: -

16.1. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law in force for the time being i.e., DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA will be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily**

ANNEXURE-A3

DELHI DEVELOPMENT AUTHORITY
COORDINATION (HOUSING)
VIKAS SADAN, INA, NEW DELHI

F/1/0133/2023/CORD/-O/o DD (Coordination)-Part (5) **Date: 03.02.2024**

CIRCULAR

Subject: Clarification with regard to payment of demanded amount within time schedule in case of H1 bidders of first phase of e-Auction for flats of Sector-19B, Dwarka.

With regard to the first phase of e-Auction, demand-cum-allotment letters (DALs) have already been generated at AWAAS portal in the last week of January, 2024 with block end date of 30/01/2024.

2. In this regard, it is clarified that for the H1 bidders of flats of Sector-19B, Dwarka, in terms of clause 12.5 read with clauses 12.6& 12.7 of the scheme brochure of Diwali Special Housing Scheme (e-Auction), instead of 100% of the flat cost amount (i.e. **the amount as reflected in item 5 of the DAL**), the allottee has to pay at least 75% of the demanded amount within the time schedule mentioned in DAL.

3. While calculating the payment towards this 75% of the demanded amountas stated above in para 2, the EMD amount as reflected in item (7a) of DALas well as the TDS deposited as reflected in item (7c) of the DAL would beduly adjusted. For the payment of rest of the amount i.e. balance 25%,separate communication will be sent before the time of physical possession.One illustrative example is also enclosed.

Encl: As above

(Anju Gupta)
Dy. Dir., Coord. (Housing)

ILLUSTRATIVE EXAMPLE		
Details of demanded amount as per Demand-cum-allotment letter (DAL)		**Amount (in Rs.)**
Column 5: Total (1 to 4)		2,00,00,000
75% of Total Disposal price (item 5)		1,50,00,000
Adjustments	*EMD (Already Paid)*	*15,00,000*
	TDS U/s 194IA to be deposited directly by allottee@1% of (75% Amount)	*1,50,000*
Amount I have to Pay to DDA		1,33,50,000
Note: With regard to the payment of rest of the 25% amount i.e. 50,00,000, a separate communication will be sent before the time of physical possession.		

ANNEXURE-A4

DELHI DEVELOPMENT AUTHORITY
3RD FLOOR, D-BLOCK, VIKAS SADAN, INA
NEW DELHI-110023

HOUS/0009/2024/-SFS(LAB)/405

Dated:25.10.2024

Subject: - Request for Extension of Time for Payment of 25% Balance Amount for Flats in A to K Towers, Sector 19B, Dwarka disposed under Diwali Special Housing Scheme 2023 (e-Auction)

With reference to Circular No F/1/0133/2023/CORD/O/oDD(Coordination)/Part (5) dated 28th June 2024, which concerns the payment of the 25% balance amount or less, as applicable, by allottees / H1 bidders of the e-auction for flats in Sector 19B, Dwarka, it was initially stipulated that this payment should be made within 60 days, i.e., by 29th August 2024. Additionally, a further 30-day period was provided for payment with interest at a rate of 10% per annum (simple interest). A circular HOUS/0009/2024/-SFS(LAB)/327 dated 05.09.2024 was issued vide which the payment date was extended upto 28.09.2024. Thereafter, a circular HOUS/0009/2024/-SFS(LAB)/336 dated 24.09.2024 was issued vide which the payment date was extended upto 31.10.2024 without interest, and an additional 30- day extension, with interest at the rate of 10% per annum (simple interest), was also available till 30th November, 2024.

In light of several representations from the allottees of flats in Towers A to K, requesting for additional time to complete their payments as well as a number of banking holidays due to festive season and considering the necessity for a few extra days to finalize finishing work before physical possession of the flats could be handed over, the Competent Authority has decided to extend the payment deadline. The new deadline for payment without interest has been extended to 30st November, 2024. Furthermore, an additional 30- day extension, with interest at the rate of 10% per annum (simple interest), will be available till 30th December, 2024 thereby making it the final deadline for payment for the allotttees of flats in Towers A to K.

This issues with approval of Competent Authority.

25/10/24

Dy. Director (SFS)

Copy to:

1. FAH
2. DD. System(H) for uploading on DDA website

Item No. 55/2024

Subject: Proposal for opening a window of 3 months time to enable rest of the allottees of EWS flats of Shivaji Marg for making full payment for their allotted flats.
F.No. E/488(Misc)2024/Shivangi Marg/Time Extension

I. Background:

1. DDA had purchased 772 EWS flats constructed by M/s DLF Home Builders Pvt. Ltd. in accordance to MoHUA notification dated 13.05.2013 and MPD-2021 which states that every developer constructing group housing project in Delhi is required to hand over 50% of the EWS flats to DDA. The proposal for purchase of these flats from M/s DLF was approved by Authority vide Agenda no. 73/2017 (**Annexure-1**) . These EWS flats were allotted under DDA Housing Scheme-2014 after draw of lots. The actual taking over of these flats from Developer was completed in 21.12.2018 after ensuring structural safety, quality, fire safety and finalization of terms and conditions agreed upon by Developer and DDA and execution of conveyance deed.

2. Demand-cum-Allotment letters (DAL) were issued to the allottees in December 2018 having last date of payment as 29.06.2019. However, since there was a large difference between the advertised cost of these flats in the brochure of Housing Scheme 2014 (i.e. Rs. 6.9 Lakhs to 11 Lakhs) and the actual cost in DAL was mentioned to be in the range of Rs. 19 Lakhs on an average, several representations/complaints were received from allottees about higher costing of these flats. Accordingly, the average cost of these flats was reduced to around Rs. 16 Lakhs with the approval of Authority vide Agenda No. 24/2019 (**Annexure-2**).

3. The revised DALs were issued to all allottees again in May 2019 having last date of payment as 16.11.2019. Later, considering that DDA had allowed extension of time of 365 days + 3 months in DDA Housing Scheme-2014 subject to payment of simple interest at 14% p.a., a proposal for similar relief to EWS allottees of Shivaji Marg was processed and the time for payment was extended upto 19.05.2020. The period was further extended upto 31.07.2020 due to spread of COVID-19 pandemic.

4. However, many allottees moved Hon'ble Delhi Court demanding revision of costing of these flats for keeping them at par with that mentioned in the brochure of the scheme. In some of the cases, court had ordered for maintaining status-quo in respect of these flats, hence the allotment of these flats could not be cancelled. In wake of Court judgements in writ petitions titled Ms. Shveta Srivastava & Ors vs DDA (WPC 12723/2019), Sh. Manoj Kumar & Ors vs DDA (WPC 11903/2019), Prakash Chand & Ors vs DDA (WPC 11977/2019), Ram Praksh Yadav & Ors vs DDA (WPC 12011/2019) and Sanjay & Ors vs DDA (WPC 12118/2019), wherein court had ordered to issue possession letters subject to payment of initial cost of the flat, and subsequent filing of contempt petitions by allottees, DDA started issuing possession letters to the affected petitioners (details available in **Annexure-3**).

5. Due to rise in number of filing of contempt cases seeking similar relief for issue of possession letters, a Committee was formed under chairmanship of Commisisoner(H) to examine the issues so as to obviate further petitions being filed apropos the same issue. The Committee, inter-alia, recommended a last opportunity for depositing payment of initial amount (of appx. Rs. 6 Lakhs) within a period of 2 months from the date of issue of intimation letter/order along with interest @ 14% p.a. from the date of interest free period as per DAL/circular to be given to all the allottees who had not deposited initial amount. The recommendations of Committee were placed before Authority which approved it vide agenda

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item no. 40/2022 (**Annexure-3**). Accordingly, a circular was issued on 04.10.2022 (**Annexure-4**)which stated that:

i. A last opportunity for depositing amount within a period of 2 months from the date of issue of intimation letter/circular. Initial amount approx. Rs. 6 Lakhs along with interest @ 14% p.a. computed from the date of interest free period as per the DAL, shall be paid by all the allottees who have not deposited initial amount. After receipt of initial deposit along with interest and completion of codal formalities, possession of the flat will be handed over to such allottees.
ii. The balance EMIs due along with the penalty @ 14% p.a. & interest thereon @ 10% p.a. (as per prevalent policy of interest) from the due date of possession will be paid by such allottees in 6 EMIs. This will be in addition to the regular EMIs which will run concurrently as per the DAL.
iii. This opportunity will be available to the petitioners (who had challenged the cost) as well as other allottees who did not approach the court.
iv. The aforesaid relaxation will be available to those allottees/petitioners who submit an undertaking that the revised/reduced cost of the flats is acceptable to them and he/she will not challenge cost of the flat at any forum.

II. Examination:

1. Subsequent to issue of circular dated 04.10.2022, all the remaining allottees who had not deposited initial amounts or had outstanding dues were issued demand notices for depositing the amounts within 2 months, i.e. by 03.12.2022. However, due to errors in regeneration of DALs and calculation of demanded amount, the demand notices were issued quite late to the allottees. Till the last date, as many as 117 no. of allottees had paid the demanded amount and their possession letters were processed subsequently.

2 . Whereas, some of the allottees either could not deposit the demanded amount within time (i.e. by 03.12.2022), some other allottees made major payment of outstanding amount till the last date. Whereas, some allottees are still in the court seeking revision of demand letter in accordance to brochure and some other allottees are in court to allow them possession of flats, though they have paid demanded amount after the last date.

3. As of now, there are total 86 no. of cases wherein demanded amount have not been completely paid by the allottees till last date. An examination of these pending cases reveals the following:

	No. of allottees	No. of allottees who have gone to court
No. of allottees who paid the majority of demanded amount till last date	39	7
No. of allottees who paid the majority/complete demanded amount after last date	3	0
Total no. of allottees who could not pay the demanded amount till last date	44	13
Total pending cases	**86**	**20**

4. Most of these allottees have been representing higher authorities in public hearing on

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regular basis and seeking relief for issue of possession letters. They are ready to pay the demanded amount with applicable interest till date. Since, the last approval for extension of time was granted at the level of Authority vide agenda item no. 40/2022, their requests are not being considered currently, resulting into public grievances wherein these allottees have been representing their cases in various public hearings before the senior officers.

III. Analysis:

1. An analysis of the case shows that there are 86 no. of EWS flats at Shivaji Marg whose possession letters could not be issued due to non-payment of demanded amount by allottees till the last date as per circular dated 04.10.2022. While there are some cases, where allottees could not pay any amount till the last date or have made total payment only after due date, there are some others, whose shortfall in payment ranges from as low as Rs. 5,000/- to Rs. 45,000/-. These allottees deserve consideration of their requests, especially due to the fact that they belong to economically weaker section of society, and have little resources at their disposal in making arrangement of required funds for making payment of demanded amounts within a short time. The grant of extension of time to these allottees will generate goodwill for DDA, since it will advance the cause of socioeconomically backward people.

2. As there are still about 20 no. of ongoing court cases in respect of EWS allottees of Shivaji Marg, it would not be possible to dispose off these flats and offer them afresh in a new housing scheme till the court cases are disposed off. The earlier relaxation granted vide circular dated 04.12.2022 has resulted in significant reduction in filing of court cases and contempt petitions, and it is expected that a relaxation in extension of time for making payments at this stage as a last window of opportunity for this group of cases will trigger substantial reduction of remaining court cases as well.

3. As the flats already stand allotted, a substantial capital of DDA still remains locked and waiting to be realized (Rs. 16 Lakhs cost of flat on an average x 86 no. of flats = Rs. 13.76 Cr. appx.) due to ongoing court cases and inability to process issuance of possession letters due to lapse of allottees in depositing the demanded amount till last date.

IV. Proposal:

In view of the above, if agreed, we may place the agenda before Authority to consider the following proposals:

i. A last window of time of 3 months be given to allottees for depositing amount demanded in DAL along with applicable interest of 14% p.a. from the date of interest free period as per DAL till the date of payment. The allottees will also be required to pay the EMIs due since issue of DAL along with the penalty @ 14% p.a. & interest thereon @ 10% p.a. (as per prevalent policy of interest) till the date of payment. These allottee shall pay the regular EMIs thereafter as per DAL schedule.
ii. After receipt of the above amount and completion of codal formalities, possession of the flat will be handed over to such allottees.
iii. This last opportunity will be available to the petitioners (who had challenged the cost) as well as other allottees who did not approach the court.
iv. The aforesaid relaxation will be available to those allottees/petitioners who submit an undertaking that the revised/reduced cost of the flats is acceptable to them and he/she will not challenge cost of the flat at any forum.
v. VC DDA may be given special dispensation to take decision in respect of smooth

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disposal of these flats on case-to-case basis for relaxing the terms and conditions in genuine /bonafide cases.

RESOLUTION

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ITEM NO. 73/2017

Sub: Purchase of 772 EWS Category Flats and 4192 Sq.Mtr Parking Space (equivalent to 131 ECS in 1st Basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/S. DLF Home Developers (Pvt.) Ltd.

File No: F2(07)/2017/EWS/Janta/DDA/Pt.1/

BACKGROUND :

1. The purchase of EWS Category Flats from M/s. DLF Home Developers Pvt.Ltd. is required to be made as per provisions of Notification Nos. SO1215(E) dated 13.05.2013, No.SO2895(E) dated 23.09.2013 and No. SO 2889 (E) dated 23.09.2013 issued as per provisions of MPD-2021.

2. The notification No.SO 2889 (E) dated 23.09.2013 provides that :-

a) The Developer Entity shall ensure that minimum 15% of the proposed FAR to be constructed for Community Service Personnel/EWS and lower category. Such flats should have a carpet area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel/EWS and lower category would be over and above the 200 permissible FAR and density of 200 DUs per hectare.

b) 50 % of EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for residents/owners of the group Housing. These will be developed by DE at respective group housing site/premises or contiguous sites. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/Local Bodies at base cost of Rs.2000 per sq. ft as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site.

c) The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA.

d) The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.

3. Copies of all the above notifications are annexed as Annexure-I.

4. The Developer Entity M/S. DLF Home Developers (Pvt.) Ltd is the lawful owner of the land and has developed a residential Group Housing Complex as DLF Capital Green after getting the building plans, duly sanctioned by the North Delhi Municipal Corporation with 15% FAR for EWS/GSP DUs.

5. Accordingly, M/s DLF Home Developers (Pvt.) under the provision of the above said notification, has constructed 05 independent blocks consisting of 1544 EWS flats under 15% FAR and offered handing over 50% flats i.e. 772 flats to DDA.

6. The Competent Authority had approved the proposal of purchase of 772 EWS flats in principle with the following observations:

(i) The name of Govt. Empanelled Agency issuing Structural Certificate and Quality Assurance Certificate should be clearly brought out in the Agreement to Sell.

(ii) The issue of Fire Safety should be addressed in the Agreement to Sell as per building bye-laws;

(iii) Before taking over the possession, DDA should ensure that these EWS flats conform to DDA specifications.

7. As per the decision of the Authority dated 03.11.2014 DDA, these 772 flats were included in DDA Housing Scheme-2014, and already allotted. The Demand-cum-Allotment letter & Possession are yet to be released.

C. **Examination.**

8) The DE has obtained the Completion cum Occupancy Certificate from North Delhi Municipal Corporation vide letter No. D/EE(B)/KBZ/2016/104 dated 22.03.2016 and 'Fire Safety Certificate' from Delhi Fire Service vide letter No F6/DFS/MS/2015/WZ/661 dated 01.05.2015. The Occupancy Certificate' is preceded by 'Structural Safety Certificate' by the Licensed Architect and Clearance from Fire Department, etc. Copy of Completion letter and Fire Safety Certificate is placed as Annexure-2.

9) A presentation on the purchase of these EWS flats was made on 21.05.2017 at Raj Niwas with concerned officers of DDA. After discussions at length, it was considered necessary that :-

a) Certification/confirmation by an Appropriate Authority on structural safety, quality assurance, fire safety etc., be obtained.
b) Costing of parking space be properly calculated.
c) Maintenance of common portion be ensured.
d) The provision making purchase of flats by DDA mandatory be examined to make it optional in consultation with MoUD.
e) Place the matter before the Authority for consideration- being first case of procurement of flats of this nature.

10) Accordingly, the matter was referred to CE(Dwarka) wherein they have considered the IIT Bombay certification for compliance of codal provisions corresponding to seismic zone -V (Delhi falls in seismic zone-IV) and recommended acceptance of certification submitted by DE, as far as preparation of structural drawings are concerned.

11) CE (QAC), DDA vide his report dated 30.05.2017 has concluded/recommended that during the inspection of the site by the team, it has been observed that the overall quality of flats constructed by Developer DLF Homes is "Satisfactory" and proposed/recommended that these flats may be taken over by DDA for allotment as these flats are fit for habitation.

12) After considering the certification/confirmation by the Engineering Wing about 'structural safety', 'quality assurance' and issuance of 'fire safety certificate' by Delhi Fire Service, purchase of these 772 EWS flats with Parking Space at SBM, Shivaji Marg from M/s. DLF Home Developers (Pvt:) Ltd, is recommended.

13) Initially, it was decided to sign Agreement to Sell with the DE. However, when DE informed about issuance of Completion Certificate by the North Delhi Municipal Corporation, it was considered appropriate to execute the Sale Deed/Conveyance Deed directly for purchase of these 772 flats. Since, this is the first case where Housing Department is in the process of flats from the DE, draft Sale Deed/Conveyance Deed submitted by the DE was referred to DDA's Sr. Standing Counsel for getting it vetted and finalise the document. Maintenance of common portion and cost of development of parking has been worked out and made part of the conveyance deed to be executed between DLF Home Developers Ltd and DDA.The DE vide letter dated 10.01.2017 has agreed and accepted the final deed. Copy of the deed is placed as Annexure-3.

14) Besides, finalization of format of Sale Deed/Conveyance Deed, there were certain other issues on which decision was required to be taken. For the purpose, VC had constituted a group of officers which included FM, EM, PC(LD) and CLA for proposing the final document. The Committee after discussion and deliberations have recommended the following:-

a) The DE has raised demand of Rs.72,18,97,026/- which includes the base flats, 'Infrastructural Fund', Electricity Meter charges and cost of parking in the first basement. The committee has decided that the amount of Rs. 2,58,91,710/- raised on the DE on account of 'Infrastructural Fund' cannot be released to the DE as this is over and above the amount indicated in the Notification.

b) Rs.1315/- shall be paid on account of electric meter charges to the Developer Entity(per flat) as these are already installed in each and every flat and raise the demand to the respective allottees, at the time of issuance of demand-cum-allotment letters.

c) As regards indemnifying DDA by the DE about rectification of any major defect at a later stage, a period of 5 years was made part of the Conveyance Deed/Sale Deed document keeping in view the provision in the RERA (Real Estate Regulatory Act). The DE has agreed to indemnify DDA accordingly.

15. Costing of the EWS flat: The Housing Finance wing of DDA which is associated with costing of built-up flats/properties, has intimated that the disposal cost of these flats may be indicated in the demand-cum- allotment letter to the intended beneficiaries which is determined as per the standard costing methods, approved for disposal cost of flats of DDA.

16. The proposal has been duly pursued and approved by the Finance, Engineering, Law and Housing Departments and the Agenda is in conformity with such approvals

D. Proposal:

a) It is proposed to procure and take possession of 772 EWS flats in Block 3, 4 and 5 (Half) plus 4192 Sqm Parking space equivalent to 131 ECS in 1st basement at Swatantra Bharat Mill, Shivaji Marg from M/s. DLF Home Developers (Pvt.) Ltd. under the provisions of Gazette Notification No. SO 2889(E) dated 23.09.2013.

This acquisition will be effected in accordance with the conveyance deed/ sale deed (attached as Annexure-3).

b) Based on the demand raised by the Developer Entity and the recommendations of the group of officers mentioned in para 14 above, an amount of **Rs.69.60 crores** will be paid by DDA to M/s DLF Home Developers(Pvt)Ltd. as cost for acquiring these flats.

c) The disposal cost of these flats to be indicated in the demand-cum-allotment letters to the allottees will be determined as per standard costing methods, approved for disposal cost of flats of DDA, as proposed by the Housing Finance Wing

d) In addition, DDA will also release Rs.1315/- on account of electric meter charges (per flat) to the Developer Entity(per flat) as these are already installed in each and every flat. DDA will release this amount from its allottees through demand-cum-allotment letters. In DDA flats, it is the responsibility of the individual allottee to get installed his/her own electric meter.

e) Further, as per the notification dated 23.9.2013, the amount to be paid to the Developer Entity will depend on CPWD escalation index rate applicable at the time of actual taking over the flats. Hence, the difference in amount to be released to the Developer Entity to be finally calculated by the Housing Finance Wing at the time of release of payment.

E. Recommendations:-

a) Considering the submission and recommendation of CE(Dwarka) and CE(QAC), DDA as in Paras 10, 11& 12 above, the proposal as mentioned in para "D" above is submitted for consideration and approval of the Authority.

RESOLUTION

After detailed discussions, the proposal contained in the agenda item was approved.

ANNEXURE A-1

Receipt No: 289343/2022/JANTA II

File No. E/468/0002/2020/DOA14/SM1-JANTA II (Computer No. 3605)

ITEM NO. 24/2019

Sub:- Regarding costing of EWS flats at Shivaji Marg.

F.2(07)2017/EWS/Pt

Background

1.0 In the DDA Housing Scheme, 2014, DDA offered EWS flats at Shivaji Marg, New Delhi having plinth area (in sq m.) 25 to 40 and tentative cost from Rs. 6.50 Lakhs to 11.00 Lakhs. These flats were constructed by DLF as per notification of MoUD published in 2013. As per notification 50 per cent of the EWS houses are required to be sold out to DDA for allotting to applicants of the EWS categories. After completion DDA has taken over 50 per cent EWS flats out of total number of EWS flats constructed by the developer on 28.02.2018. DDA had held a draw of lots on 25.11.2014, further, DDA has paid cost of the flats as per MoUD notification and has also issued demand cum allotment letters to the respective allottees of EWS category in 2018-2019. Authority has earlier approved vide Agenda item no. 73/2017 to charge standard cost of flats from allottees assuming the flats have been constructed by DDA on its own land. Accordingly, DDA has applied the standard costing formula to work out the total cost of flat. Total cost of the flat worked out as per DDA's standard costing formula is Rs. 19.50 Lakhs.

2.0 As per condition of the brochure of the DDA Housing Scheme 2014 for maintenance of common area of these flats, maintenance fund was to be created for this purpose, for a period of 30 years, the civil and electrical maintenance charges have been added to the disposal cost. The entire maintenance fund collected would be placed in a corpus as an escrow account and maintenance (of running and in nature capital) would be carried out from the interest earned from corpus. The fund will be apportioned to the RWA's registered with DDA and will be managed by a committee in which DDA will be represented by Executive Engineer of the concerned zone. The civil and electrical maintenance of all newly constructed flats will be carried out only from the interest arising out of the corpus created by the maintenance by registered RWA's. In case of any shortfall the concerned RWA, registered with DDA will have to bridge the gap through self contribution and DDA will not contribute any fund towards maintenance. The fund became operative from the date of first demand cum allotment letter issued.

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3.0 As per condition mentioned in brochure, in order to create a corpus for maintenance purpose, DDA has added Rs. 3.55 Lakhs towards maintenance of civil and electrical works for the EWS flats in allotment cum demand letter.

4.0 After issuance of the demand cum allotment letters DDA has been receiving complaints from the allottees about cost of the flats. The allottees are contending that DDA mentioned tentative cost at Rs. 6.9 Lakhs to 11.00 Lakhs in brochure of the scheme and demand letter has been raised for Rs. 19.30 Lakhs. As per the demand cum allotment letters allottees are required to deposit Rs. 7.78 Lakhs for taking over the possession of the flats, amount of Rs 7.78 Lakhs includes Rs. 3.56 Lakhs towards one time maintenance charges (including all taxes) civil maintenance Rs. 1.53 Lakhs, electrical maintenance Rs. 1.50 Lakhs and GST on maintenance charges @ 18 per cent amounting to Rs. 0.55 Lakhs. If the demand for maintenance charges is reduced to Rs. 0.50 Lakhs, the initial payment will sit reduced substantially to Rs 4.70 Lakhs as against Rs. 7.78 Lakhs demanded now. Balance cost of the flat which is Rs. 11.46 Lakhs is payable in 180 installments which works out to Rs. 12,322 per month.

5.0 The allottees are appearing in public hearing of the Vice-Chairman, DDA on regular basis with the request to review costing of the flats and to reduce cost of the flats. Further, the allottees are expressing their inability to pay Rs. 7.78 Lakhs in one go. It would not be out of place to mention here that cost of the flats is on higher side.

6.0 The conveyance deed with M/S DLF Home Developers Pvt. Ltd. has already been executed and registered in the office of Registrar. The provision for the maintenance of the flats has also been finalized and incorporated in the conveyance deed executed between DDA and Ms. DLF Home Developers Pvt. Ltd.

7.0 The D.E. M/S DLF Home Developers Pvt. Ltd. has now raised demand of maintenance charges for the period w.e.f 1st April to 31st December, 2018 to the tune of Rs. 64,26,000. As per brochure condition these maintenance charges are to be paid from the interest earned on corpus fund which has in fact not been created. The average monthly expenditures towards maintenance works out to Rs. 7.14 Lakhs per month approximately. Since, corpus fund has not yet been

created, as such maintenance charges have to be recovered from the allottees of these EWS flats. Therefore, we may add nominal maintenance charges of Rs 50,000/- in the cost of the flat to meet the demand already raised by DLF as well as account for the future demand for maintenance of common areas till the maintenance is taken over by registered RWA. This nominal maintenance charge will be recovered along with initial deposit required to be deposited by the allottees to take over the possession of the flat instead of creating a maintenance corpus for maintaining the common areas for 30 years from interest accrued from this corpus. This will make the allottees of DDA at par with allottees of other 50 per cent flats by DLF as DLF has not collected maintenance charges for creating maintenance corpus for maintaining the common area for 30 years from allottees of DLF.

8.0 Since, DDA has not incurred any expenditure on supervision and DDA's capital is not involved for construction, no department charges as well as interest during construction may be recovered. However, DDA has already made payment of Rs. 75 crore to DLF for acquisition of these flats in March, 2018 and around one year has already passed, DDA may add interest for a period of one year on the cost of flat at the rate of 10 per cent per annum to account for payment made by DDA to DLF.

DDA has paid stamp duty towards transfer of flats from DLF to DDA. This may also be recovered from allottees.

Proposal

9.0 Taking above into consideration and that the income criteria of the allottees of EWS category that is One Lakh per annum, it would be appropriate to reduce initial payment required to be deposited by the respective allottees by giving following concessions

1. Reducing maintenance charges of civil and electrical works for creating maintenance corpus to Rs. 50,000 per flat.

2. If the cumulative expenditure incurred at any point of time happens to be more than the amount collected, shortfall has to be borne by the

allottees individually through RWA. This will ensure that there is no burden on DDA for granting this concession.

3. All the allottees will be mandatorily required to form Residents Welfare Association and become its member.

4. The possession of flat will be given after the allottees become member of RWA.

5. RWA will have to take over the maintenance of common area of flats and the allottees will be required to contribute maintenance charges to RWA.

6. Any amount collected from the allottees by DDA that remains unspent at the time of handing over maintenance to RWA after accounting for the demand raised by DDA, will be transferred to RWA's account by DDA.

7. Since DDA has not incurred any expenditure on supervision and DDA's capital not involved for construction, no Department charges may be recovered.

8. However, DDA may add the interest for a period of one year on the cost of the flat at the rate of 10% per annum in revised demand letter to be issued after approval of the authority in the month of March.

9. DDA may recover amount of stamp duty paid by DDA towards transfer of flats from M/s DLF to DDA.

10. However, clause no. 16 of scheme's brochure in regard to execution of conveyance deed after five years and restriction on transfer of flat till that time will be made applicable to these allottees.

Since the brochure of scheme was approved by Authority, approval of Authority is required for modification in terms and conditions of brochure as proposed in para 9.0.

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 40/2022

Subject: Allowing extension of time beyond 31.07.2020 for depositing balance cost of flats with applicable interest in respect of EWS flats at Shivaji Marg in view of the Court cases and contempt cases filed by many of the allottees.

File No. F.2(07)2017/EWS/Pt.

BACKGROUND

1. 772 EWS flats constructed by M/s DLF Home Builders Pvt. Ltd. were purchased by DDA at a cost of Rs. 75,20,25,500/- (Seventy five cror Twenty lakh twenty five thousands and five hundred) as per Govt. of India (MoUD) Notification dated 13.05.2013 and MPD-2021 which states that every developer constructing Group Housing Project in Delhi is required to hand over 50% of the EWS units to DDA.

2 These flats were allotted under DDA Housing Scheme-2014. As per the brochure of the Scheme tentative cost of these flats was in the range of Rs. 6.90 to 11.00 Lakh. Since it was the first time when DDA had purchased flats from outside instead of constructing them on its own, as such there was lapse between putting them in the Housing Scheme-2014 and actual taking over of these flats from the Developer on 21.12.2018 before ensuring structural safety, quality, fire safety including finalization of Terms and Conditions agreed upon by the Developing Entity (DE) and DDA and execution of conveyance deed etc.

3. Demand-cum-Allotment letters (DAL) were issued to the respective allottees in December, 2018 having last date of payment as 29.6.2019. As per DAL the average cost was Rs. 19.00 Lakh. DDA had received various representations/complaints from the allottees about higher costing of these flats. Matter was placed in the Authority Meeting vide Agenda No. 24/2019 **(Annexure-A1)** which was approved by the authority in its meeting held on 21.02.2019 & 25.02.2019 and accordingly, the average cost of these flats was reduced to around Rs. 16.00 Lakh from 19.00 Lakh and monthly installments were also reduced to around Rs. 10,632/- per month from Rs. 12,322/- per month proportionally.

4. Thus, revised demand letters were issued to all the allottees again in the month of May, 2019 having last date of payment as 16.11.2019. Later, considering that DDA had allowed Extension of time (EOT) of 365 days + 3 months in DDA Housing Scheme-2014 subject to payment of simple interest @14% p.a., a proposal for similar relief to EWS allottes of

Shivaji Marg was processed and VC, DDA allowed extension of time up to 19.05.2020 The period was further extended upto 31.07.2020 due to spread of Covid-19 Pandemic.

5. Out of 772, 770 flats have got allotted and out of 770 allotments, possession letter in around 420 cases were issued by DDA after receipt of initial payment in accordance with the payment schedule mentioned in the demand-cum-allotment letter. Many of the allottees, initially 112 numbers which gradually rose to around 199, knocked the doors of Hon'ble Delhi High Court demanding revision of costing of these flats at par with that mentioned in the brochure of the Scheme (though, it was tentative one). Initially in some of the cases Court had ordered for maintaining status-quo in respect of these flats so the flats were not cancelled.

EXAMINATION

6. Orders of the Hon'ble High Court of Delhi dated 22.01.2021 **(Annexure-A2)** were received in one of the Writ Petitions WPC-12723/2019 titled Ms. Shveta Srivastav & ORS Vs DDA (total 15 petitioners) which reproduced as:-

> *"The Petitioners wish to pay the due installments on or before 15.02.2021 and take possession of their flats. Let the possession of the flats be handed over to the applicants/petitioners within two weeks of the accept of such monies, upon completion of codal formalities. The applicants/petitioners undertake to make payment of further installments of the principal amount, as per demand-cum-allotment letter and interest as may be ordered by the court in the related proceedings".*

7. Subsequent directions dated 04.03.2021 **(Annexure-A3)** of the Hon'ble High Court were received in WPC-12723/2019 titled Shveta Srivastav & ORS, WPC-11903/2019 titled Shri Manoj Kumar & Ors,WPC-11977/2019 Praksh Chand & ORS, WPC-12011/2019 Ram Prakash Yadav & ORS and WPC-12118/2019 Sanjay & ORS as:-

> *"In the said orders dated 04.03.2021 Hon'ble Court has granted similar relief to these petitioners as granted on 22.01.2021 in WPC-12723/2019 Ms. Shveta Srivastav & ORS Vs. DDA".*

8. In the meanwhile some of the allottees have filed Contempt cases against DDA for not issuing possession letters in compliance of directions of the Hon'ble High Court dated 04.03.2021. In compliance of the directions passed in the Contempt cases, DDA issued possession letters with the approval of Commr.(H) for the first time in three cases after receipt of the

orders dated 09.07.2021 **(Annexure-A4)** passed by the Hon'ble Court. Thereafter, filing of Contempt cases by the petitioners to get similar relief increased in numbers and in all the contempt cases the Hon'ble High Court had directed DDA to issue possession letters in terms of directions passed vide orders dated 04.03.2021. **Hence, with the approval of competent authority possession letters were issued to the petitioners who were covered under the orders dated 04.03.2021 subject to depositing initial amount as well as required documents.**

ANALYSIS

9. Hon'ble High Court by taking into account that filing of contempt cases were increasing consistently, passed an orders dated 23.08.2021 in WPC-11903 of 2019 titled 'Manoj Kumar and Ors. Vs DDA & Ors.' Relevant Para of these orders are reproduced as:-

> 4. *"The learned counsel named above accept notice on behalf of the non-applicant DDA. Reply/compliance affidavit be filed with the approval of DDA's Commissioner within four weeks, Rejoinder, if any, be filed before the next date".*
>
> 5. *"Meanwhile let the Commissioner(Housing), DDA look into the matter and rectify the issue apropos the numerous persons similarly placed so as to obviate further petitions being filed apropos the same issue"*

10. A committee under the chairmanship of Commissioner(H) was constituted with due approval of VC, DDA having Addl. Chief Legal Advisor, DDA, Financial Advisor (H) DDA, Director(H)-II & Dy. Director(Janta)H as its members. The members of the Committee met twice to arrive at a consensus decision with regard to extending time for depositing payment in respect of EWS flats at Shivaji Marg (expired on 31.07.2020) with admissible interest in view of the directions of the Hon'ble High Court to liquidate existing as well as anticipated litigation by the allottees. Sh. Arun Birbal, Sr. Standing Counsel was also present in the meeting.

11. Subsequently, another meeting of the Committee under the chairmanship of Commissioner(H) was held on 10.01.2022 at 3.00 P.M through webex. After much deliberations, taking in to account directions of the Hon'ble High Court and the fact that the allotted flats cannot be re-sold till the litigation/petitions are disposed of, the committee recommended the following **(Annexure-B)**:-

i. A last opportunity for depositing payment within a period of 2 months from the date of issue of intimation letter/order (initial amount approx. 6.00 Lakh) along with interest @ 14% p.a. right from the date of interest

free period as per the DAL/Circular be given to all the allottees who have not deposited initial amount. After receipt of initial deposit along with interest and completion of codal formalities, possession of the flat will be handed over to such allottees.

ii. The balance EMIs due along with the penalty @ 14% p.a & interest thereon @ 10% p.a (as per our prevalent policy of interest) from the due date upto the date of possession will be paid by such allottees in 6 EMIs. This will be in addition to the regular EMIs which will run concurrently as per the DAL.

iii. This opportunity will be available to the petitioners as well as other allottees who did not approach the court.

iv. The aforesaid relaxation will be available to those allottees/petitioners who submits an undertaking that the revised/reduced cost of the flats is acceptable to them and he/she will not challenge cost of the flat at any forum.12. Comments of Legal Department & Finance Department have been obtained and are given as under:-

Comments of Legal Department:-

After gone through the Agenda it is found, that contents and proposal of the Agenda are proposed by management wing keeping in the mind the direction of Hon'ble High Court and decisive meeting of committee held under the chairmanship of commissioner (H).
The said Agenda is forwarded to Legal deptt. for vetting. In this regard it is submitted, that the issue of cost and interest on it, is related to finance wing and the same is to be decided/vetted by finance wing. Another issue extension of time for payment is purely administrative issue which is to be vetted/ decided by administrative department as per policy or administratively.

Comments of Finance Wing:-

The issue in this case is related to Extension of time for depositing payment in respect of EWS flats at Shivaji Marg beyond 31.07.2020 with admissible interest in view of the Court cases and contempt cases filed by many of the allottees.
A draft agenda in this regard has been submitted for financial vetting by the management wing. In view of the explanations given in the paras 1 to 10 and keeping in view the directions of the Hon`ble High court, the Finance wing may agree with the proposals of the management wing elaborated in para 11 of Note No 180 (Draft Agenda DFA/11385)".

PROPOSAL

In view of above, if agreed, we may place the Agenda before the Authority to consider the proposal as contained in para 11 of this agenda note.

RESOLUTION

The proposal contained in the agenda item was approved.

Reasons for error in calculation of disposal cost of these flats in Brochure of 2014 scheme be examined and the officers responsible for it be identified.

ANNEXURE A-1

Receipt No : 289343/2022/JANTA II

File No. E/488/0002/2020/DDA14/SM1-JANTA-II (Computer No. 3605)

ITEM NO. 24/2019

Sub:- Regarding costing of EWS flats at Shivaji Marg.

F.2(07)2017/EWS/Pt

Background

1.0 In the DDA Housing Scheme, 2014, DDA offered EWS flats at Shivaji Marg, New Delhi having plinth area (in sq m.) 25 to 40 and tentative cost from Rs. 6.50 Lakhs to 11.00 Lakhs. These flats were constructed by DLF as per notification of MoUD published in 2013. As per notification 50 per cent of the EWS houses are required to be sold out to DDA for allotting to applicants of the EWS categories. After completion DDA has taken over 50 per cent EWS flats out of total number of EWS flats constructed by the developer on 28.02.2018. DDA had held a draw of lots on 25.11.2014, further, DDA has paid cost of the flats as per MoUD notification and has also issued demand cum allotment letters to the respective allottees of EWS category in 2018-2019. Authority has earlier approved vide Agenda item no. 73/2017 to charge standard cost of flats from allottees assuming the flats have been constructed by DDA on its own land. Accordingly, DDA has applied the standard costing formula to work out the total cost of flat. Total cost of the flat worked out as per DDA's standard costing formula is Rs. 19.50 Lakhs.

2.0 As per condition of the brochure of the DDA Housing Scheme 2014 for maintenance of common area of these flats, maintenance fund was to be created for this purpose, for a period of 30 years, the civil and electrical maintenance charges have been added to the disposal cost. The entire maintenance fund collected would be placed in a corpus as an escrow account and maintenance (of running and in nature capital) would be carried out from the interest earned from corpus. The fund will be apportioned to the RWA's registered with DDA and will be managed by a committee in which DDA will be represented by Executive Engineer of the concerned zone. The civil and electrical maintenance of all newly constructed flats will be carried out only from the interest arising out of the corpus created by the maintenance by registered RWA's. In case of any shortfall the concerned RWA, registered with DDA will have to bridge the gap through self contribution and DDA will not contribute any fund towards maintenance. The fund became operative from the date of first demand cum allotment letter issued.

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3.0 As per condition mentioned in brochure, in order to create a corpus for maintenance purpose, DDA has added Rs. 3.55 Lakhs towards maintenance of civil and electrical works for the EWS flats in allotment cum demand letter.

4.0 After issuance of the demand cum allotment letters DDA has been receiving complaints from the allottees about cost of the flats. The allottees are contending that DDA mentioned tentative cost at Rs. 6.9 Lakhs to 11.00 Lakhs in brochure of the scheme and demand letter has been raised for Rs. 19.30 Lakhs. As per the demand cum allotment letters allottees are required to deposit Rs. 7.78 Lakhs for taking over the possession of the flats, amount of Rs 7.78 Lakhs includes Rs. 3.56 Lakhs towards one time maintenance charges (including all taxes) civil maintenance Rs. 1.53 Lakhs, electrical maintenance Rs. 1.50 Lakhs and GST on maintenance charges @ 18 per cent amounting to Rs. 0.55 Lakhs. If the demand for maintenance charges is reduced to Rs. 0,50 Lakhs, the initial payment will sit reduced substantially to Rs 4.70 Lakhs as against Rs. 7.78 Lakhs demanded now. Balance cost of the flat which is Rs. 11.46 Lakhs is payable in 180 installments which works out to Rs. 12,322 per month.

5.0 The allottees are appearing in public hearing of the Vice-Chairman, DDA on regular basis with the request to review costing of the flats and to reduce cost of the flats. Further, the allottees are expressing their inability to pay Rs. 7.78 Lakhs in one go. It would not be out of place to mention here that cost of the flats is on higher side.

6.0 The conveyance deed with M/S DLF Home Developers Pvt. Ltd. has already been executed and registered in the office of Registrar. The provision for the maintenance of the flats has also been finalized and incorporated in the conveyance deed executed between DDA and Ms. DLF Home Developers Pvt. Ltd.

7.0 The D.E. M/S DLF Home Developers Pvt. Ltd. has now raised demand of maintenance charges for the period w.e.f 1st April to 31st December, 2018 to the tune of Rs. 64,26,000. As per brochure condition these maintenance charges are to be paid from the interest earned on corpus fund which has in fact not been created. The average monthly expenditures towards maintenance works out to Rs. 7.14 Lakhs per month approximately. Since, corpus fund has not yet been

created, as such maintenance charges have to be recovered from the allottees of these EWS flats. Therefore, we may add nominal maintenance charges of Rs 50,000/- in the cost of the flat to meet the demand already raised by DLF as well as account for the future demand for maintenance of common areas till the maintenance is taken over by registered RWA. This nominal maintenance charge will be recovered along with initial deposit required to be deposited by the allottees to take over the possession of the flat instead of creating a maintenance corpus for maintaining the common areas for 30 years from interest accrued from this corpus. This will make the allottees of DDA at par with allottees of other 50 per cent flats by DLF as DLF has not collected maintenance charges for creating maintenance corpus for maintaining the common area for 30 years from allottees of DLF.

8.0 Since, DDA has not incurred any expenditure on supervision and DDA's capital is not involved for construction, no department charges as well as interest during construction may be recovered. However, DDA has already made payment of Rs. 75 crore to DLF for acquisition of these flats in March, 2018 and around one year has already passed, DDA may add interest for a period of one year on the cost of flat at the rate of 10 per cent per annum to account for payment made by DDA to DLF.

DDA has paid stamp duty towards transfer of flats from DLF to DDA. This may also be recovered from allottees.

Proposal

9.0 Taking above into consideration and that the income criteria of the allottees of EWS category that is One Lakh per annum, it would be appropriate to reduce initial payment required to be deposited by the respective allottees by giving following concessions

1. Reducing maintenance charges of civil and electrical works for creating maintenance corpus to Rs. 50,000 per flat.

2. If the cumulative expenditure incurred at any point of time happens to be more than the amount collected, shortfall has to be borne by the

allottees individually through RWA. This will ensure that there is no burden on DDA for granting this concession.

3. All the allottees will be mandatorily required to form Residents Welfare Association and become its member.

4. The possession of flat will be given after the allottees become member of RWA.

5. RWA will have to take over the maintenance of common area of flats and the allottees will be required to contribute maintenance charges to RWA.

6. Any amount collected from the allottees by DDA that remains unspent at the time of handing over maintenance to RWA after accounting for the demand raised by DDA, will be transferred to RWA's account by DDA.

7. Since DDA has not incurred any expenditure on supervision and DDA's capital not involved for construction, no Department charges may be recovered.

8. However, DDA may add the interest for a period of one year on the cost of the flat at the rate of 10% per annum in revised demand letter to be issued after approval of the authority in the month of March.

9. DDA may recover amount of stamp duty paid by DDA towards transfer of flats from M/s DLF to DDA.

10. However, clause no. 16 of scheme's brochure in regard to execution of conveyance deed after five years and restriction on transfer of flat till that time will be made applicable to these allottees.

Since the brochure of scheme was approved by Authority, approval of Authority is required for modification in terms and conditions of brochure as proposed in para 9.0.

RESOLUTION

The proposal contained in the agenda item was approved.

ANNEXURE A-2

Receipt No : 14417a/2021/JANTA II File No. E/488/0002/2020/DDA14/SM1-JANTA II (Computer No. 3605)

16362/2021/JANTA I

48/A41(3)H 27/1/21

43/Slow) 27-01-2021

KAMLESH KUMAR
23.01.2021 20:57

$~34

* IN THE HIGH COURT OF DELHI AT NEW DELHI

\+ W.P.(C) 12723/2019

MS. SHVETA SRIVASTAV AND ORS. ....Petitioners

Through: Ms. Sonia A. Menon and Ms.Vanita Chauhan, Advocates.

versus

DELHI DEVELOPMANT AUTHORITY AND ORS.... Respondents

Through: Ms Prabhsahay Kaur, SC for DDA/R-1 with, Advocate.
Mr Rishikesh Kumar, ASC for R-2 & R-3 with Mr Premsagar Pal, Advocate.

CORAM:
HON'BLE MR. JUSTICE NAJMI WAZIRI

ORDER

% 22.01.2021

The hearing was conducted through video conferencing.

CM APPL.2366/2021 (by applicants/petitioners no. 1 and 4 for directions)

1. Issue notice. Notice is accepted by the learned counsel named above for the non-applicants.

2. The learned counsel for the applicants/petitioners states, upon instructions, that both the petitioners are ready and willing to take possession of their respective Economically Weaker Section ('EWS') flats allotted to them, upon payment of the monies demanded by the Delhi Development Authority ('DDA').

3. The learned Standing Counsel for the DDA submits that in view of the prevalent extraordinary circumstances brought about by the raging pandemic, the DDA has waived the interest on the principal amount

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up to 31.07.2020 but interest @ 14% per annum would be charged thereafter for the delayed payment.

4. The learned counsel for the petitioners submits that the two petitioners are ready and willing to pay the EMIs of Rs.11,84,296/- and Rs.9,76,269/- respectively, within a period of two weeks to the DDA. Let the payment be so made by the two applicants/petitioners on or before 15.02.2021.

5. The Court is informed that there is a stay of the charging of interest by the DDA @ 14% per annum. The learned counsel for the petitioners submits that rate of interest demanded is unconscionable, especially in view of the present circumstances and that even the FDR rates are not beyond 6%. That being the position, there is *ex facie*, no justification for the DDA to continue with earlier rates of interest of 10% and/or 14%, which perhaps is a legacy clause from days when FDRs used to fetch interest @ 10% per annum, or otherwise when corporate lending was 14% p.a.

6. The two applicants, however, undertake to pay such amount as may be permitted levied by the Court apropos the delay in making the payments after 31.07.2021. The petitioners are also ready to undertake to pay interest on the said amount at the bank deposit rates.

7. The petitioners wish to pay the due instalments on or before 15.02.2021 and take possession of their flats. Let the possession of the flats be handed over to the applicants/petitioners within two weeks of the receipt of such monies, upon completion of codal formalities. The applicants/petitioners undertake to make payment of further instalments of the principal amount, as per the demand-cum-allotment

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6362/2021/JANTA I

letter and interest as may be ordered by the court in the related proceedings.

8. At the request of learned Standing Counsel for DDA, renotify on 25.03.2021.
9. The already scheduled date of 07.04.2021 stands cancelled.
10. The order be uploaded on the website forthwith.

NAJMI WAZIRI, J

JANUARY 22, 2021/*n*

73/Roch/21

May please see "X" and see for Necessary Action as Hon'ble Court has given two week time to DDA to hand over the possession after receipt of such monies and legal formalities.

This must be treated as most urgent.

SLDO/H
DD/Jan/Pl/H

27/01/21

VKG
27/01/21
LA(H)

Receipt No : 144178/2021/JANTA II File No. E/488/0002/2020/DDA14/SM1-JANTA II (Computer No. 3605)

442/AO(JT)/21
18/3/21

927/SLO(N)
18.03.2021

Total
no petitions = 150

S-3, 5 to 8

* IN THE HIGH COURT OF DELHI AT NEW DELHI

\+ W.P.(C) 12723/2019, CM APPL. 52020/2019 & CM APPL. 2366/2021

(1) MS. SHVETA SRIVASTAV AND ORS. (14) ..... Petitioners

Through: Ms. Sonia A. Menon, Adv.

versus

DELHI DEVELOPMANT AUTHORITY AND ORS

on. Mahajan ..... Respondents

Through:

\+ W.P.(C) 11903/2019 & CM APPL. 48826/2019

(2) SHRI MANOJ KUMAR AND ORS. (63) (64) ..... Petitioners

Through: Ms. Sonia A. Menon, Adv.

versus

DELHI DEVELOPMENT AUTHORITY AND ORS.

..... Respondents

Through: Mr. Arun Birbal, Adv. for DDA.

Signature Not Verified
Digitally Signed
Court master

W.P.(C) 11977/2019, CM APPL. 49046/2019 & CM APPL. 7559/2021

(3) PRAKASH CHAND & ORS (26) ..... Petitioners

Through: Mr. Mukesh Sachdeva, Adv.

versus

DELHI DEVELOPMENT AUTHORITY THROUGH ITS VICE CHAIRMAN ..... Respondent

Through: Mr. Arjun Pant, Sr. ASC with Mr. Karanjot Singh Mainee Adv. for DDA.

fil discuss a/w file today — Joseph

Urgent AD (Jantak) Reply today pending 18/3/21

Please see for Compliance

Mr. Gulati. Possession of flats to be handed over in terms of the order dt 4.3.21.

18/3/21 Now Case is coming up on 7.4.21.

AD (Janta)

18/3/21

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\+ W.P.(C) 12011/2019, CM APPL. 49195/2019 & CM APPL. 7582/2021

RAM PRAKASH YADAV AND ORS. ..... Petitioners

Through: Mr. Mukesh Sachdeva, Adv.

versus

DELHI DEVELOPMENT AUTHORITY ..... Respondent

Through: Mr. Arjun Pant, Sr. ASC for DDA with Ms. Latika Malhotra, Adv.

\+ W.P.(C) 12118/2019, CM APPL. 49639/2019 & CM APPL. 7609/2021

SANJAY & ORS ..... Petitioners

Through: Mr. Mukesh Sachdeva, Adv.

versus

DELHI DEVELOPMENT AUTHORITY THROUGH ITS VICE CHAIRMAN ..... Respondent

Through: Mr. Arjun Pant, Sr. ASC for DDA with Ms. Latika Malhotra, Adv.

Signature Not Verified Digitally signed by LAKSHMI Name: Date: 12.03.2021

CORAM:
HON'BLE MR. JUSTICE NAJMI WAZIRI

ORDER

% 04.03.2021

The hearing was conducted through physical court.

CM APPL. 7528/2021 & CM APPL. 7529/2021 in W.P.(C) 12723/2019 and CM APPL. 31262/2020, CM APPL. 7437/2021 & CM APPL. 7438/2021 in W.P.(C) 11903/2019

1. Relief similar to the one granted on 22.01.2021 in W.P. (C)

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12723/2019 is sought by petitioners. The said order records *inter alia*, as under:

> "....
> *7. The petitioners wish to pay the due instalments on or before 15.02.2021 and take possession of their flats. Let the possession of the flats be handed over to the applicants/petitioners within two weeks of the receipt of such monies, upon completion of codal formalities. The applicants/petitioners undertake to make payment of further instalments of the principal amount, as per the demand-cum-allotment letter and interest as may be ordered by the court in the related proceedings.*
> ....."

2. The petitioners are ready and willing to pay the down payment and EMIs from the date they are put in possession of the premises. As per the demand letter, the petitioners would have to pay EMIs of approximately 19 months. The petitioners say that in the present circumstances, this large outstanding EMI is rather onerous for the as they belong to the EWS category. They seek to pay the same in further equated instalments. Therefore, let the arrears of EMIs of the last 19-20 months be paid in 6 equated monthly instalments, along with the current EMIs, as per DDA's schedule. Within a week of the down payment and completion of requisite formalities, the petitioners shall be put in possession of the of their respective flats. The payment of EMIs will start from the date the petitioners are put in physical possession of the premises.

3. The applications are allowed and disposed-off, in terms of the above.

W.P.(C) 12723/2019, CM APPL. 52020/2019 & CM APPL. 2366/2021.

Signature Not Verified
Digitally signed By:ANILESH KUMAR
Signing Date:03.08.2021 12:19:13

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W.P.(C) 11903/2019 & CM APPL. 48826/2019, W.P.(C) 11977/2019, CM APPL. 49046/2019 & CM APPL. 7559/2021, W.P.(C) 12011/2019, CM APPL. 49195/2019 & CM APPL. 7582/2021 and W.P.(C) 12118/2019, CM APPL. 49639/2019 & CM APPL. 7609/2021

4. List on 07.04.2021.
5. The next date of hearing already fixed in W.P. (C) 12723/2019 i.e. 25.03.2021 stands cancelled.
6. The order be uploaded on the website forthwith.

NAJMI WAZIRI, J

MARCH 4, 2021
AB

Signature Not Verified
Digitally signed by RAJNEESH KUMAR
Signing Date:04.11.2021 18:19:13

ANNEXURE A-4

S~5 & 6 (1)

* IN THE HIGH COURT OF DELHI AT NEW DELHI

\+ CONT.CAS(C) 356/2021

SOHAN PAL

.....Petitioner

versus

ANURAG JAIN

.....Respondent

\+ CONT.CAS(C) 357/2021

RAJESH KUMAR

.....Petitioner

versus

ANURAG JAIN

.....Respondent

Through: Ms. Sonia A. Menon, Adv. for petitioners.
Mr. Arun Birbal and Mr. Sanjay Singh, Advs. for respondent.

CORAM:
HON'BLE MR. JUSTICE NAJMI WAZIRI

ORDER

% 09.07.2021

The hearing was conducted through video conferencing.

CM APPL. 19923/2021 (exemption) & CM APPL. 19922/2021 (by petitioner for revival of petition) in CONT.CAS(C) 356/2021
CM APPL.19927/2021 /2021 (exemption) & CM APPL. 19926/2021/2021 (by petitioner for revival of petition) in CONT.CAS(C) 357/2021

1. The learned counsel for the petitioners draws the attention of the Court to the glaring breach of this Court's directions, which has already been recorded in the previous order. She submits that despite a lapse of three months, the possession letter has not been issued by the DDA.

2. The learned counsel for the DDA submits that same will be issued

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during the course of the day. Let it be so done. DDA's officer, who is to issue the said Letter of possession, shall remain present in Court on the next date to explain the delay.

3. Renotify on 16.07.2021.
4. The order be uploaded on the website forthwith.

NAJMI WAZIRI, J

JULY 09, 2021/*ni*

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ANNEXURE-B

DELHI DEVELOPMENT AUTHORITY
JANTA/EWS (HOUSING) BRANCH
Vikas Sadan, INA, New Delhi-110023

No.F1(Misc.)court case/2021/DDA14/SM/1327 Date: 09/02/2022

Subject:- Minutes of the meeting held under the chairmanship of Commissioner(Housing) on 10.01.2022 at 3.00 P.M. through Webex to suggest various alternatives to liquidate the existing as well as anticipated litigations in respect of 772 EWS flat at Shivaji Marg.

1. Following officers attended the meeting through Webex:-

a) Shri V.S. Yadav, Commr.(H) (in Chair)
b) Ms Anu Aggarwal, Addl. C.L.A.
c) Sh. Raj Pal Singh, Financial Adviser(H)
d) Sh. S.P. Agarwal, Director(H)II
e) Sh. Ashok Jangid, (Janta)H
f) Sh. Arun Birbal, Stdg. Counsel.

2. The following facts have been submitted before the Committee:-

(a) As per the brochure notified, estimated cost range of the EWS flats was mentioned as Rs.6.90 to 11 lakhs, however, actual cost of the flats worked out to be approx. Rs.19.5 lakhs. The variation between estimated cost and actual cost happened due to recovery of Stamp duty charges which DDA had to pay for transfer from DLF, Parking charges and maintenance charges for 30 years. Total 771 flats were allotted to the applicants falling in EWS category.

(b) Due to stiff resistance by the allottees, DDA reduced cost of the flats to apprxRs.16.00 lakhs. However, the allottees were not satisfied and 15 writ petitions have been filed in High Court of Delhi by 261 allottees primarily challenging costing of the flats.

(c) Out of total 770 allottes 486 have taken over the possession after paying initial amount of the cost of the flats determined by DDA (reduced cost). This number also includes allottees who were given possessions in compliance with the directions issued by the Hon'ble Court from time to time.

(d) A number of petitioners have also filed CMs seeking directions from the Court to DDA for handing over possession of the flats. In one of the CM, Hon'ble Court has passed the following directions on 4th March, 2021:-

"The petitioners are ready and willing to pay the down payment and EMIs from the date they are put in possession of the premises. As per the demand letters, the petitioners would have

EWS category. They seek to pay the same in further equated installments. Therefore, let the arrears of EMIs of the last 19-20 months be paid in 6 equated monthly installments, along with the current EMIs, as per DDA's schedule. Within a week of the down payment and completion of requisite formalities, the petitioners shall be put in possession of their respective flats. The payment of EMIs will start from the date the petitioners are put in physical possession of the premises."

(e) A meeting was held under the chairmanship of Commissioner(H) with the Panel Lawyer Shri Arun Birbal and it was decided to comply with the directions of the Court in respect of the petitioners, but no allottee other than the above petitioners will be given relief, even though they may be similarly placed. However, some of the other petitioners have also filed CMs seeking the similar relief as was granted by the Hon'ble Court vide its orders dated 4.3.2021. In some cases, the petitioners have also filed contempt alleging non-compliance of the order of the court.

(f) While observing the same trend, Hon'ble Court passed another direction vide orders dated 23.8.2021, relevant para of which is reproduced hereunder:-

"The learned counsel named above accepted notice on behalf of the non-applicant/DDA. Reply/compliance affidavit be filed with the approval of the DDA's Commissioner within four weeks, Rejoinder, if any, be filed before the next date.

Meanwhile, let the Commissioner(Housing), DDA look into the matter and rectify the issues apropos the numerous persons similarly placed so as to obviate further petitions being filed apropos the same issue. "

(g) Accordingly, a Committee under the chairmanship of Commissioner(H) has been formed with the approval of V.C., DDA.

Decision:-

After detailed deliberation, directions of the Hon'ble court and the fact that the allotteed flats cannot be resold till disposal of the litigations/petitions, the Committee recommended the following:-

(i) A last opportunity for making payment (initial amount apprx Rs.6.00 lakhs) along with the interest @ 14 p.a right after the date of interest free period as mentioned in DAL within a period of 2 months from the date of issue of the Letter/order. After receipt of the initial payment along with interest and completion of the requisite codal formalities, possession of the flats will be handed over to such allottees, and;

(ii) The balance EMIs due along with the penalty @ 14% p.a & interest thereon @10% p.a (as per our prevalent policy of interest) from the due date upto the date of possession will be paid by such allottees in 6 EMIs. This will be in addition to the regular EMIs which will run concurrently as per the DAL.

(iii) This opportunity will be available to the petitioners as well as other allottees who did not approach the Court.

(iii) The aforesaid relaxation will be available to those allottees/petitoners who submits an undertaking that the revised/reduced cost of the flats is acceptable to them and he/she will not challenge cost of the flat at any forum.

The Meeting ended with a vote of thanks to the chair.

08/2/22

Dy. Director (JANTA/EWS)-H

Copy to:-

1. PS to Commr.(H) for kind information of the letter.
2. PS to Addl. C.L.A for kind information of the letter.
3. PS to Financial Adviser(H) for kind information of the letter.
4. PS to Director(H)-II for kind information of the letter.
5. Sh. Arun Birbal, Stdg. Counsel.

08/2/22

Dy. Director (JANTA/EWS)-H

Office of Dy. Director (H) Coordn
Dy. No. 1336
Dated 4/10/22

DELHI DEVELOPMENT AUTHORITY
Janta(Housing) Branch
D-Block, 2nd Floor, Vikas Sadan
INA, New Delhi-110023

No. E/488/0( )2/2020/DDA14/SM-I-Janta-II /2026 Dated:- 4/10/22

CIRCULAR

Subjec :- Extension of time beyond 31.07.2020 for depositing balance cost of flats with a| plicable interest in respect of EWS flats at Shivaji Marg.

In o der to provide last opportunity to the allottees of Shivaji marg of Housing schem : 20. 1 who did not make payment of his/her flats within stipulated time, the Compe tent A··thority has decided to open a window for 2 months for depositing balance cost o1 flats with applicable interest in respect of EWS flats at Shivaji Marg subject i o fulfilm ent of following conditions as given below:-

(i) A last opportunity for depositing payment within a period of 2 months from the date of issue of intimation letter/circular. Initial amount ipprox. 6.00 Lakh along with interest @ 14% p.a. computed from the iate of interest free period as per the DAL, shall be paid by all the allottees who have not deposited initial amount. After receipt of initial deposit along with interest and completion of codal formalities, possession of the flat will be handed over to such allottees.

(ii) The balance EMIs due along with the penalty @ 14% p.a & interest thereon @ 10% p.a (as per our prevalent policy of interest) from the du e date upto the date of possession will be paid by such allottees in 6 Fl 1ls. This will be in addition to the regular EMIs which will run c ncurrently as per the Demand-Cum-Allotment Letter.

(iii) his opportunity will be available to the petitioners (who had challenged the cost) as well as other allottees who did not approach tl e court.

(iv) The aforesaid relaxation will be available to those allottees/petitioners who submits an undertaking that the revised/reduced cost of the flats is : ceptable to them and he/she will not challenge cost of the flat at a1 forum.

Dy.Director (Janta)-H

Co v to:-
1. Commissioner (Housing) DDA
2. D rector (H)-I/II
3. D y. Director (Janta)H
4.)y.Director (Co-ordination)H for uploading the circular on DDA website.
5. All Asstt. Directors/Janta Branch/call centre.

04/10/22
ADE(H)C

4/10/22
Dy.Director (Janta)-H

Item No. 56/2024

Sub: Proposed change of landuse for an area measuring 40300 sqm i.e. 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility (U4)', for construction of Bio-Methanization Plant.

(File No. PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC)

1.0 BACKGROUND:

1.1 MCD vide letter dated 05.04.2023 requested DDA for allotment of 10 acres of land in Truck Parking site at Pocket-C, IFC Gazipur, for construction of Bio-Methanization Plant in lieu of surrendering of already allotted land measuring 8094 sqm located at Pocket-A, IFC Gazipur **(Annexure- I)**.

1.2 Matter w.r.t change of landuse for land measuring 8094 sqm from 'Commercial' to 'Utility (waste processing plant)', located at Pocket-A, IFC Gazipur was forwarded to Ministry of Housing & Urban Affairs vide letter dated 14.03.2023, for final notification. However, MCD in meeting with Addl. Secretary, MoUD on 23.03.2023 requested that in lieu of earlier proposal submitted to Ministry, 10 acres land may be considered at Pocket-C, Gazipur. Accordingly, the proposal of 10 acres land was approved in Authority meeting held on 06.08.2024.

2.0 FOLLOW UP ACTION / EXAMINATION

2.1 The proposal for change of landuse for an area measuring 40300 sqm i.e. 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility (U4)', for construction of Bio-Methanization Plant, was approved by the Authority in its meeting held on 06.08.2024 vide item no. 35/2024. The Authority approved the proposal for Public notice for inviting objections / suggestions under section 11-A of DD Act, 1957. **(Annexure-II)**

2.2 As per the decision of the Authority, a public notice for inviting objections / suggestions with respect to the proposed change of land use from Commercial (Freight Complex)' to 'Utility (U4)' was issued on 18.09.2024 (Published on 19.09.2024).

2.3 In response to public notice, no objection / suggestion was received within the stipulated time period. Therefore, the meeting of Board of Enquiry and hearing was not required.

3.0 PROPOSAL:

In view of the para 1 & 2 above, the change of landuse is proposed with the following details:

Location	Area (as per Layout Plan)	Landuse (as per MPD-2021 & ZDP of Zone-E)	Landuse changed to	Boundaries (as per Layout Plan)
Pocket-C Integrated freight complex, IFC, Gazipur	40300 sqm (10 acres approx.)	Commercial (Freight Complex)	Utility (U4)	**North:** 30m RoW / Warehousing plots **South:** Proposed WTP **East:** 18m RoW / Khora Colony **West:** 45m RoW/ future use plot, CNG pump, petrol pump

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The location of the site proposed for change of landuse, marked in the part Zonal Development Plan of Zone-E is annexed as **Annexure- III.**

4.0 RECOMMENDATION:

The proposal as given at Para- 3.0 above is placed before the Authority for consideration and approval for final notification under section 11-A of DD Act, 1957, by Ministry of Housing and Urban Affairs, Government of India.

RESOLUTION

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ANNEXURE-I

MUNICIPAL CORPORATION OF DELHI
Office of the Engineer-in-Chief - III
E1-Block, 4th Level, Dr. S.P.M. Civic Centre
JLN Marg, New Delhi-110002

No. E.in.C.-III/MCD/HQ/2023/D-86 Dated - 05.04.2023

To

The Vice Chairman, DDA
Vikas Sadan,
INA, Delhi-110023

Subject:- Allotment of land measuring 40000 sqm. (10 Acre) at Pocket-C, Commercial (Freight) Complex, Ghazipur and surrendering of an area measuring 8094 sqm. located at Pocket A, Integrated Freight Trade Complex, Ghazipur for construction of Bio-methanization plant.

Ref.:- Meeting held at MoHUA on 23.03.2023 with Addl. Secy., MoUD, GoI.

Respected Sir,

Addl. Secy., MoUD alongwith MCD and DDA officials inspected Pocket-C, Commercial (Freight) Complex, Ghazipur and Pocket A, Integrated Freight Trade Complex, Ghazipur on 09.03.2023

2 It was apprised to him that the area measuring 8094 sqm. at Pocket A stands allotted to MCD subject to change of land use, which is under consideration before UD Deptt., GoI. Similarly, it was also informed that 04 acres land has been earmarked for setting up of Bio-methanization plant at Pocket-C, Commercial (Freight) Complex, Ghazipur and Technical Committee of DDA has cleared the proposal in their meeting held on 19.12.2022

3 During the Joint inspection, it was observed that Rapid Rail Transit project has already occupied the land allotted by DDA to MCD i.e. 8094 sqm. at Pocket A and shifting of its heavy infrastructure spread on the subject land would not be feasible in near future.

4 A follow up meeting was held under the Chairmanship of Addl. Secy., MoUD on 23.03.2023, attended by Commissioner, MCD and other senior officers, wherein it was decided that MCD to consider possibility of surrendering 8094 sqm. allotted land at Pocket A and in lieu of that the complete parcel of 10 acres land at Pocket-C, Commercial (Freight) Complex, Ghazipur be explored for setting up of higher capacity Bio-methanization / Bio-CNG / Solid Waste Management facilities so that land can be utilized in more efficient and economical manner at one location.

5 It was also decided that the proposal for change of land use of 10 acres will be considered on priority by MoHUA to facilitate early setting up of Bio-methanization / Bio-CNG facilities.

In view of above decision, proposal for allotment of 10 acres land at Pocket-C, Commercial (Freight) Complex, Ghazipur be considered on priority please.

Yours faithfully,

Engineer-in-Chief - III

Copy for kind information to:

1. Addl. Secy., MoUD (Delhi Division)
2. Commissioner, MCD
3. Addl.Cm (Engg.)
4. CE/Sh(S)Zone : to pursue
5. Office copy

Engineer-in-Chief - III

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ANNEXURE-II

DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

No. F.2(03)2024/MC/DDA/ 63

Dated: 19.08.2024

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 06.08.2024 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

19/8/24
(Vineet Jain)
Commissioner (Personnel)
(Link Officer of Commissioner-cum-Secretary)
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
   Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
   Finance Member, DDA
4. Shri Ashok Kumar Gupta
   Engineer Member, DDA
5. Shri Surendrakumar Bagde
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA
8. Shri Dilip Kumar Pandey, MLA
9. Shri O.P. Sharma, MLA
10. Shri Ashwani Kumar
    Commissioner, Municipal Corporation of Delhi

...2

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SPECIAL INVITEES

1. Shri Naresh Kumar
   Chief Secretary, GNCTD
2. Dr. Vipul Aggarwal
   Principal Commissioner (Landscape, System & Hort.), DDA
3. Shri Chittaranjan Dash
   Principal Commissioner (Personnel & Coordination, Housing, PMAY, Sports & CWG), DDA
4. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY),DDA
5. Shri Manish Kumar Gupta
   Addl. Chief Secretary (L&B), GNCTD
6. Dr. Ashish Chandra Verma
   Principal Secretary (Finance), GNCTD
7. Shri Manish Kumar Gupta
   Addl. Chief Secretary (UD), GNCTD
8. Chief Planner
   Town and Country Planning Organization

Copy also to:

1. Shri Ashish Kundra
   Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
   Secretary to Lt. Governor, Delhi
3. Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi
4. Ms. Isha Khosla
   Special Secretary to Lt. Governor, Delhi
5. Smt. Sonika Singh
   PS to Lt. Governor, Delhi
6. Shri Abhijeet Rai
   Press Secretary to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India

***

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 06.08.2024 at 11.15 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Shri Vijay Kumar Singh
   Finance Member, DDA
2. Shri Ashok Kumar Gupta
   Engineer Member, DDA
3. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board
4. Shri Vijender Gupta, MLA
5. Shri O. P Sharma, MLA
6. Shri Ashwani Kumar
   Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri Surendra Kumar Meena
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
   Chief Secretary, GNCTD
2. Dr. Vipul Aggarwal
   Principal Commissioner (Landscape, Systems and Horticulture), DDA

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3. Shri Chittaranjan Dash
   Principal Commissioner (Personnel, Coordination, Housing, PMAY, Sports & CWG), DDA

4. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling &
   PM-UDAY), DDA

5. Shri Manish Kumar Gupta
   Addl. Chief Secretary (L&B), GNCTD

6. Shri Manish Kumar Gupta
   Addl. Chief Secretary (UD), GNCTD

7. Chief Planner
   Town and Country Planning Organization

Also Present ::

1. Shri Ashish Kundra
   Pr. Secretary to Lt. Governor**hish Kundra**

2. Shri Surendra Singh
   Secretary to Lt. Governor, Delhi

3. Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi

4. Smt. Sonika Singh
   PS to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Hon'ble LG appreciated the contributions made by the former Hon'ble Member of Authority Shri Somnath Bharti and directed for placing the same on record.

Item No. 24/2024

Confirmation of minutes of the meeting of the Delhi Development Authority held on 05.02.2024 at Raj Niwas, Delhi.
F.2(03)2024/MC/DDA/

The minutes of the meeting of the Delhi Development Authority held on 05.02.2024 were confirmed.

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Item No. 25/2024

Action Taken Report on the minutes of the meetings of the Delhi Development Authority held on 05.02.2024 and other issues raised by Hon'ble Authority Members.
F.2(03)2024/MC/DDA/Pt.

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 05.02.2024 were noted. The Hon'ble members further observed and raised issues as follows:

Sh. Vijender Gupta

1. Inordinate delay by the concessionaire in carrying out the works for the socio-cultural PPP project in Rohini. Hon'ble Chairman desired to take coercive action against the concessionaire and fix responsibility and submit a report to Lt. Governor Secretariat.
2. Regarding 19 shops at District Centre, Janakpuri which have yet not been surrendered to DDA, It was directed that eviction proceedings be expedited and a report be submitted to the LG Secretariat alongwith list of such cases.
3. It was also deliberated that in view of the fact that there is very poor response in the auction of Commercial built up properties and Commercial Land, the requirement of reduction/rationalization of the reserve price in these categories be examined and placed before the Authority for consideration.
4. Vacant LSC Plot at Sector 8, Rohini to be examined and considered for putting up for auction.
5. All DDA vacant plots to be inventorised.
6. To include the work of Harijan Chaupal at village Rajapur and Naharpur under Dilli Gramodaya Scheme.

Sh. O.P. Sharma

a) Hon'ble Member appreciated the road work carried out at Vishwas Nagar and Manglam Place road. It was suggested that Shanti Swroop Bhatnagar Marg should be connected the Master

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plan road and for the same PWD should strengthen the junct. n point after obtaining the necessary approvals.

b) Application for an early hearing be filed w.r.t. Court matter pertaining to Ramprastha Colony. DDA to be vigilant for any encroachment in the said area.

c) Camp office be created in Amar Colony to facilitate processing of applications under PM- UDAY scheme and a report be submitted to the LG Secretariat.

d) DDA to explore the possibility of developing Multi Level Car Parking at Karkardooma Court through auction mode.

Item No. 26/2024

Fixation of land rates for the purpose of calculation of Misuse Charges for properties other than residential properties for the year 2023-24&2024-25.
F.No. F2(14)2023-24/AO(P)DDA/Part-II

The proposal contained in the agenda item was approved.

Item No. 27/2024

Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial, Industrial Properties& multi-level parking for the Financial Year 2024-25.
F.No.2 (34) 2024/AO (P) DDA/

The proposal contained in the agenda item was approved. The same shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957.

Item No. 28/2024

Adoption of Annual Accounts of DDA for the financial year 2022-23 after certification by CAG of India.
F.No. F6(3)2023-24/A/Cs(M)Annual A/C 2022-23/DDA

The proposal contained in the agenda item was approved.

Item No. 29/2024

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Proposal for continuation of Diwali FCFS 2023 Housing Scheme after 31st March 2024
F.No. F/1/0133/2023/Coord/O/o-DD(Coordn)

The proposal contained in the agenda item was approved.

Item No. 30/2024

Relocation of eligible households of JJ Cluster, namely, JJ Basti, 5855 NDMC Water Supply Control Room, Kali Bari, New Delhi to EWS flats at Pkt. 5, Sector G-7/G-8, Narela falling on CPWD land allotted to RML for Maternity and Child care hospital project.
F.No. F2(02)2023/PMAY/(ISR)

The proposal contained in the agenda item was approved.

Item No. 31/2024

Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq.m. (1.94 acres) approx. from "Public & Semi-Public" to "Recreational" In lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
F.No. PLG/MP/0046/2022/F-20/-O/o DY DIRECTOR (PLG)MP AND DC

The proposal contained in the agenda item was approved. The matter will be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India, for issuance of final notification.

Item No. 32/2024

Review petition filed by Sh. R.C. Jain, Assistant Engineer (Civil) (Retd.) to Hon'ble LG/Chairman, DDA, against order No. 74/Vig/2022/2896 dated 23.08.2022 passed under Rules 9 of CCS (Pension) Rules 1972 (now rule 8 of CCS (Pension) Rules 2021) read with Gazette Notification dated 29.10.2007 and Regulation 25 of DDA Conduct, Disciplinary & Appeal Regulations, 1999
F.No. F27(07)2018/EE(Vig.)-IV/Appeal(RCJ)/DDA/Pt.-I

The above agenda has been placed before the Authority for considering and disposing of the Review Petition dated 12.10.2022 filed by Sh. R.C. Jain AE(C) Retd. against the order of Hon'ble LG, Delhi /Chairman, DDA imposing the penalty of "withdrawing of pension in full, permanently" upon Sh. R.C. Jain AE(Civil) (Retd.) conveyed by

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Vice-Chairman, DDA on behalf of Hon'ble LG, Delhi/Chairman, DDA vide order No. 74/Vig./2022/2896 dated 23.08.2022 and in view of the order of Hon'ble Tribunal vide OA No. 700/2023 dated 14.03.2023 for passing a reasoned and speaking order in this regard.

The Agenda has been deliberated in detail by the Authority. The Authority has taken into consideration the Review Petition dated 12.10.2022 filed by Sh. R.C. Jain AE(C) Retd. The Authority has gone through the Article of Charges, Report of the Inquiry Officer, Order of Hon'ble LG, Delhi /Chairman, DDA vide which the penalty of "withdrawing of pension in full, permanently" was imposed upon Sh. R.C. Jain AE(Civil) (Retd.) vide order No. 74/Vig./2022/2896 dated 23.08.2022 and existing Rules & Regulations in this regard. After taking into consideration all these aspects, the Authority has come to the conclusion that the Charged Officer Sh. R.C. Jain AE(Civil) (Retd.) was holding the responsible position in DDA and had violated the codal formalities, evidently acted in collusion to facilitate pecuniary gains to the agency, compromised the financial interest of DDA and is liable for severe penal action for the gross misconduct under Rule-8 of CCS (Pension) Rules, 2021.

The Authority is in agreement and upheld the decision taken earlier by the Hon'ble LG, Delhi/Chairman, DDA, by imposing the penalty of "withdrawing of pension in full, permanently" upon Sh. R.C. Jain AE(C)Retd. which was conveyed by Vice-Chairman, DDA on behalf of Hon'ble LG, Delhi/Chairman, DDA vide order No. 74/Vig./2022/2896 dated 23.08.2022.

Hence the Review Petition dated 12.10.2022 of Sh. R.C. Jain AE(C) Retd. is hereby rejected and stands disposed of.

Item No. 33/2024

Amnesty Scheme for waiver of interest component calculated on damages charges recoverable from the occupants of Damage payee properties.
F. No. LM/D/0005/2023/Misc.-(COD) Damage

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The authority noted that the agenda item No.15/2024 with regard to the subject agenda had been carlier approved in its meeting held on 05.02.2024.

The Authority deliberated the agenda along with the proposal submitted vide agenda item No.15/2024 and resolved to approve the proposal with the following modifications: -

i) The Amnesty scheme will be for a period of 06 months in the following graded manner:

   a) **100% waiver** of the entire interest component in the **First** two months period

   b) **75% waiver** of the entire interest component in the **Second** two months period

   c) **50% waiver** of the entire interest component in the **Third** two months period

(ii) The temporary allotment on monthly licence fee basis may be given for a period of 05 years subject to conditions of the licence-deed, which may be extendable to another 05 years. The use of the property allotted temporarily on licence fee shall be as per the relevant provisions of MPD.

Item No. 34/2024

Extension of Time for completing construction on the Residential, Commercial, Industrial and Institutional plots allotted by DDA. F. No. LD/LARO/0001/2020/-LAB Rohini

The Authority approved the proposal at para no. 16 of the Agenda and further directed that this shall be the last and final opportunity for seeking Extension of Time for completing construction which will end on 31.12.2025. In case the allottees of land on leasehold basis fail to avail this last and final opportunity of Extension of time within the extended time period up to 31.12.2025, their leases shall be determined forthwith.

Item No. 35/2024

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Proposed change of landuse for an area measuring 40300 sq.m., i.e., 10 acres approx. at Pocket-C Integrated Freight Complex, Gazipur from Commercial (Freight Complex) to Utility (U4) for construction of Bio-Methanization Plan.
No. PLG/MP/0007/2021/F-3/-O/o DY DIR(PLG) MP AND DC

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Item No. 36/2024
Amnesty Scheme for renewal-cum-freehold conversion of expired term leases in 23 Nazul Estates under Old Scheme Branch of DDA.
F. No. PS(CLD)2010/OSB

The Authority approved the proposal at para 2 of the agenda along with the measures for the effective implementation of the scheme at para 4 of the agenda and directed that a proposal may accordingly be submitted to the Ministry of Housing and Urban Affairs for its approval and notification. Authority further directed that the short-term expired leases in 23 Nazul Estates or any other leases not covered in the scheme be examined so as to ascertain the need for formulation of any separate Scheme.

Item No. 37/2024

Policy for Management and use of Community Halls including Fee Structure and Operationalization of Ancillary Facilities in Multi-Purpose Community Halls.
F. No. LD/IL/0002/2020/REL/8-INSTITUTIONAL LAND-III

The Authority approved the proposal at Para E and further directed that in the policy for community halls having low occupancy, provision for holding exhibitions should be added as a permissible activity in addition to the activities already proposed

Item No. 38/2024

Newspaper Advertisements of DDA.
F. No. PR/F1/0007/2024/O-o Dy. Dir.(PR)

The proposal contained in the agenda item was approved.

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Item No. 39/2024

The policy for fixation of disposal price of standalone Scooter Garages/Car Garages/Covered/Uncovered parking based on various cost component and the mode of disposal.
F. No. HAC/F21/0005/2024/AO/HAC

The proposal contained in the agenda item was approved.

Item No. 40/2024

DDA Housing Scheme 2024.
F. No. F1/0075/2024/Cord./-O/o DD (Coordn.)

The proposal contained in the agenda item was approved.

Item No. 41/2024

Plinth Area Rates (PAR) for the construction cost of flats for the FY 2024-25 for Standard Costing of Flats.
F. No. HAC/F21/0003/2024/AO/-HAC

The proposal contained in the agenda item was approved.

Item No. 42/2024

Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the financial year 2024-25.
F. No. LC/PROJ/0002/2021/F2/PDDL-O/o Dy. CAO(LC)-I-Part (I).

The proposal contained in the agenda item was approved.

Item No. 43/2024

Agenda for fixation of Pre-Determined Rates (PDRs) in respect of Rohini Ph. IV & V, Tikri Kalan & Narela for the financial year 2024-25.
F. No. LC/PROJ/0001/2024/PDRS/AGDS-O/o DY. CAO (PROJECT).

The proposal contained in the agenda item was approved. The same shall now be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India under Rule 2(l) of the DDA (Disposal of Developed Nazul Land) Rules, 1981 for approval and notification.

Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting.

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The meeting ended with a vote of thanks to the Chair.

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ANNEXURE-III

Location of site under reference marked on part Zonal Development Plan of Zone -

Proposed change of landuse for an area measuring 40300 sqm i.e. 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility (U4)', for construction of Bio-Methanization Plant.

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Item No. 57/2024

Subject:- Information of Hon'ble members on decision taken by VC, DDA to issue fresh delegation of powers for Horticulture & Horticulture Engineering.

F.No. HORT/PC/0021/2024/O/o-Dy.Director(Hort)HQ

Background:

1. Horticulture Department & Horticulture Engineering have been working under Principal Commissioner (Hort.) since July 2017 as an independent Department. Earlier, these departments were under the financial and administrative control of EM, DDA.
2. The financial powers delegated to Engineering wing were being exercised on assumption basis by Horticulture Department & Horticulture Engineering, taking reference of the OM of the Engineering wing dated 03-09-2019 issued by the CE(HQ).
3. Recently fresh delegation of financial powers have been approved by VC, DDA separately for Horticulture as well as for Horticulture Engineering wings, which are being submitted for information and perusal of the authority.

Draft resolution:

The DDA has perused the delegation of financial powers, order issued after due approval vide No. PC(Systems/Hort./LS)/2024/DD(HQ)/DDA/361; dt. 08.10.2024 & No. PC(Systems/Hort./LS)/2024/DD(HQ)/DDA/367; dt. 14.10.2024 for Horticulture Engineering and Horticulture Department, respectively, and hereby takes note of the same.

RESOLUTION

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
कार्यालय प्रधान आयुक्त (प्रणाली, बागवानी एवं भू-दृश्य)
OFFICE OF THE PR. COMMISSIONER (SYSTEMS, HORT. & LANDSCAPE)
सी-1/115, विकास सदन, नई दिल्ली – 110 023
C-1/115, VIKAS SADAN, INA, NEW DELHI-110 023
Email: prncomnr@dda.org.in, Ph.: 011-24633217

No. PC(Systems/Hort./LS)/2024/DD(HQ)/DDA/361 Dated:- 8 /10/2024

OFFICE MEMORANDUM

Subject: Delegation of Financial Powers to officers of Horticulture Engineering Wing under the administrative Control of PC (Hort.).

The undersigned is directed to convey that in light of the transfer of administrative control of CE(Hort.) under Principal Commissioner (Horticulture) vide order no. 663 dated 12.07.2022 (No. F.7(216)2019/PB-I/2131 dated 12.07.2022). The competent authority has approved the Delegation of Financial Powers to Horticulture Engineering Wing taking into consideration the orders already issued for Engineering Wing of DDA vide orders of above reference.

This is issued with the approval of Competent Authority.

(Govind S. Meena)
Dy. Director (Hort.)HQ
DDA

Enclosure:- As stated

Copy for information and n.a. to the:-

1. PS to VC, DDA
2. PS to FM, DDA
3. PS to FM, DDA
4. Chief Engineer (Hort.)
5. Superintending Engineer/HCC-1, 2 & 3
6. Dy. CAO (Hort.) for kind information and necessary action to ensure the compliance of the new delegation of powers through a separate office order (in reference to this order) directing all the accounts officers/officials in the zone including CAU for compliance.
7. Office Record

08.10.2024

Dy. Director(Hort.)HQ
DDA

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748187/2024/O/o DY.DIR(HORT/HQ)

S. NO.	NATURE OF POWER	POWERS DELEGATED TO OFFICERS OF ENGINEERING WING VIDE F.WAB1(76)VOL-41/SECY.2017/DDA/2019/2493 DATED 03.09.2019		POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE ENGINEERING WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)		
		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
1	To accord Administrative Approval and expenditure sanction to minor works.					
	(a) For residential and Non residential Building /works. Such as community hall /CSC/ Boundary Wall / Lighting in parks and also non-residential construction works i/c all dev. Works, Electrical Works(except the major earth filling works) (upto Rs. 150 Lakhs and Rs. 500 Lakhs Respectively)	EE	8.00 Lakhs	EE	8.00 Lakhs	
		SE	40.00 Lakhs	SE	40.00 Lakhs	
		CE	250.00 Lakhs	CE	250.00 Lakhs	
		EM	500.00 Lakhs	PC(Hort.) herein after called as PCH	500.00 Lakhs (For residential and Non residential Buildings /works such as community hall, CSC, Boundary Wall, Lighting in parks maintenance/up-gradation of parks/water bodies and Civil/Electrical Works in the parks & water bodies.)	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.
	(b) Structural repairs to	CE	150.00 Lakhs	CE	150.00 Lakhs	

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		Designation of officer	Extent of power (Fig. In Rs.)		Design ation of officer	Extent of power (Fig. In Rs.)		Remarks
1	2	3	4		5	6		7
	Bldgs./Projects, Common area repairs	EM	500.00 Lakhs		PCH	500.00 Lakhs (Structural repairs to Bldgs./Projects. Common area repairs)		Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.
2	Acceptance of lowest tender with or without negotiation (Added as per Manual : including spitted up project/ works/Sub-heads packages)		Original Works	Maintenance Works		Original Works	Maintenance Works	
		EE {(i) Division where ASW/AE(P) is provided}	60.00 Lakhs	30.00 Lakhs	EE {(i) Division where ASW/ AE(P) is provid ed}	60.00 Lakhs	30.00 Lakhs	
		EE {(ii) Division where ASW/AE(P) is not provided}	15.00 Lakhs	15.00 Lakhs	EE {(i i) Divisio n where ASW/ AE(P) is not provid ed}	15.00 Lakhs	15.00 Lakhs	
		SE	400 Lakhs	200 Lakhs	SE	400 Lakhs	200 Lakhs	
		CE	1500 Lakhs under his own authority	750 Lakhs	CE	1500 Lakhs under his own authority	750 Lakhs	

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S. NO.	NATURE OF POWER	POWERS DELEGATED TO OFFICERS OF ENGINEERING WING VIDE F.WAB1(76)VOL-41/SECY.2017/DDA/2019/2493 DATED 03.09.2019			POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE ENGINEERING WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)			
		Designation of officer	Extent of power (Fig. In Rs.)		Design ation of officer	Extent of power (Fig. In Rs.)		Remarks
1	2	3	4		5	6		7
		CE	Beyond 1500 lakhs & upto 2500 lakhs with prior approval of EM/DDA	Beyond 750 Lakhs & upto1250 Lakhs with prior approval of EM/DDA	CE	Beyond 1500 lakhs & upto 2500 lakhs with prior approval of PCH	Beyond 750 Lakhs & upto1250 Lakhs with prior approval of PCH	
		CE	Full Powers with prior with approval of WAB.	Full powers with prior approval of WAB	CE	Full Powers with prior with approval of WAB.	Full powers with prior approval of WAB	
3	Acceptance of Single bid/ tender against open tender with or without negotiations including splited up projects/works/Sub-heads/packages.		Original Works	Maintenance Works		Original Works	Maintenance Works	
		EE	15 Lakhs	7.5 Lakhs	EE	15 Lakhs	7.5 Lakhs	
		SE	200 Lakhs	100 Lakhs	SE	200 Lakhs	100 Lakhs	
		CE	i) 750 Lakhs	ii) 375 Lakhs	CE	i) 750 Lakhs	ii) 375 Lakhs	
			ii) Full powers with prior approval of WAB.	ii) Full powers with prior approval of WAB		ii) Full powers with prior approval of WAB.	ii) Full powers with prior approval of WAB	
		EM	iii) 1250 Lakhs.	iii) 625 Lakhs.	PCH	iii) 1250 Lakhs.	iii) 625 Lakhs.	
			Note:- Full reason should be recorded by the approving authority who should also guard against contractor holding out unjustifiably higher rats. The WAB shall issue approval for acceptance of tender by CE.			Note:- Full reason should be recorded by the approving authority who should also guard against contractor holding out unjustifiably higher rats. The WAB shall issue approval for acceptance of tender by CE.		

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S. NO.	NATURE OF POWER	POWERS DELEGATED TO OFFICERS OF ENGINEERING WING VIDE F.WAB1(76)VOL-41/SECY.2017/DDA/2019/2493 DATED 03.09.2019			POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE ENGINEERING WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)			
		Designation of officer	Extent of power (Fig. In Rs.)		Design ation of officer	Extent of power (Fig. In Rs.)		Remarks
1	2	3	4		5	6		7
4	Award of work with call of quotations.		Original Works	Maintenance Works		Original Works	Maintenance Works	
	a) Urgent works through open call of quotation.	EE	5.00 Lakhs	5.00 Lakhs	EE	5.00 Lakhs	5.00 Lakhs	
		SE	15.00 Lakhs	15.00 Lakhs	SE	15.00 Lakhs	15.00 Lakhs	
		CE	i) 35.00 Lakhs under his own authority	i) 35.00 Lakhs under his own authority	CE	i) 35.00 Lakhs under his own authority	i) 35.00 Lakhs under his own authority	
			ii) Full power with prior approval of WAB- reason to be Incorporated.	ii) Full power with prior approval of WAB- reason to be incorporated.		i) Full power with prior approval of WAB- reason to be Incorporated.	ii) Full power with prior approval of WAB- reason to be	
		EM	iii) 125 Lakhs	iii) 125 Lakhs	PCH	i) 125 Lakhs	ii) 125 Lakhs	
	B) Emergent work through spot quotations as defined in Para 2.2 of CPWD work Manual, 2014, Departmental instructions issued with No. F6(35)2006/PAC/PC/DDA/49 dt. 27.02.2012	EE	10.00 Lakhs	10.00 Lakhs	EE	10.00 Lakhs	10.00 Lakhs	
		SE	30.00 Lakhs	30.00 Lakhs	SE	30.00 Lakhs	30.00 Lakhs	
		CE	70.00 Lakhs	70.00 Lakhs	CE	70.00 Lakhs	70.00 Lakhs	
		EM	250 Lakhs.	250 Lakhs.	PCH	250 Lakhs.	250 Lakhs.	
		WAB	Full Powers	Full Powers	WAB	Full Powers	Full Powers	
5	Award of work order (Annual Limit for Civil & Electrical Divisions).		Original Works	Maintenance Works		Original Works	Maintenance Works	
		EE	50.00 Lakhs	60.00 Lakhs	EE	50.00 Lakhs	60.00 Lakhs	
		SE	150.00 Lakhs (per division)	180.00 Lakhs (per division	SE	150.00 Lakhs (per division)	180.00 Lakhs (per division	
		CE	250 Lakhs (Per division)	250 Lakhs (Per division)	CE	250 Lakhs (Per division)	250 Lakhs (Per division)	

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748187/2024/O/o DY.DIR(HORT/HQ)

S. NO.	NATURE OF POWER	POWERS DELEGATED TO OFFICERS OF ENGINEERING WING VIDE F.WAB1(76)VOL-41/SECY.2017/DDA/2019/2493 DATED 03.09.2019			POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE ENGINEERING WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)			
		Designation of officer	Extent of power (Fig. in Rs.)		Design ation of officer	Extent of power (Fig. in Rs.)		Remarks
1	2	3	4		5	6		7
			Note:- 1. These limits shall be applicable independently for each authority. 2. Each authority would submit monthly return of work orders (explaining urgency) issued in a month with cumulative value of work orders issued during the financial year to his next higher Authority. A copy of the return may also b endorsed to CAO. 3. Short quotation notice shall be displayed on DDA website for tenders and unique no. will be necessary in such cases. 4. Earnest money and security deposit shall be made compulsory.			Note:- 1. These limits shall be applicable independently for each authority. 2. Each authority would submit monthly return of work orders (explaining urgency) issued in a month with cumulative value of work orders issued during the financial year to his next higher Authority. A copy of the return may also b endorsed to CAO. 3. Short quotation notice shall be displayed on DDA website for tenders and unique no. will be necessary in such cases 4. Earnest money and security deposit shall be made compulsory		
6	Splitting up Projects/ works/ sub-heads/ packages (sanctioned cost of project/ work/distinct sub head being criteria)		Original Works	Maintenance Works		Original Works	Maintenance Works	
		EE	60 Lakhs	30 lakhs	EE	60 Lakhs	30 lakhs	
		SE	400 Lakhs	200 Lakhs	SE	400 Lakhs	200 Lakhs	
		CE	1500 Lakhs	750 Lakhs	CE	1500 Lakhs	750 Lakhs	
		EM	Any amount	Any amount	PCH	Any amount	Any amount	
			(i) if different packages are proposed for single sanction, prior approval of EM shall be necessary.			(i) if different packages are proposed for single sanction, prior approval of PC(Hort.) shall be necessary.		
			(ii) Each package as approved by EM shall be considered as distinct sub-head.			(ii) Each package as approved by PC(Hort.) shall be considered as distinct sub-head.		

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	
1	2	3	4	5	6	7
			(iii) The technical sanction of these distinct sub-heads shall be accorded by the same authority who was originally competent to accord the technical sanction for the entire sanction/work.		(iii) The technical sanction of these d stinct sub-heads shall be accorded by the same authority who was originally competent to accord the technical sanction for the entire sanction/work.	
			(iv) The tenders for the same shall be accepted by the competent authority who has accorded the technical sanction mentioned in note (iii) above irrespective of value of work provided the tendered amount does not exceed the delegated financial powers.		(iv) The tenders for the same shall be accepted by the competent authority who has accorded the technical sanction mentioned in note (iii) above irrespective of value of work provided the tendered amount does not exceed the delegated financial powers.	
7	A) (i) To accept highest tender bid for disposal of Government/DDA building without land at /and above the reserve price fixed by CE.	EE	60 Lakhs	EE	60 Lakhs	
		SE	400 Lakhs	SE	400 Lakhs	
		CE	Full Powers	CE	Full Powers	
	ii) To accept highest tenders bid for	EE	Nil	EE	Nil	

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
	construction of DDA shelter /toilets/Kiosk etc. in DDA parks on BOT basis without land at/and above the reserve price fixed by CE.	SE	Nil	SE	Nil	
		CE	Full Powers	CE	Full Powers	
	B) Below reserve price	EE/SE/CE	Decision to be taken by the next higher authority.	EE/SE/CE	Decision to be taken by the next higher authority	
		EM	Full Powers	PCH	Full Powers	
	C) Acceptance of single tender/bid at /and above reserve price	EE	50,000/-	EE	50,000/-	
		SE	50 lakhs	SE	50 lakhs	
		CE	I) 150 Lakhs	CE	I) 150 Lakhs	
		EM	ii) 200 lakhs	PCH	ii) 200 lakhs	
		CE	iii) Full powers with prior approval of WAB.	CE	iii) Full powers with prior approval of WAB.	
	D) Fixing of reserve price for sale / dismantling and disposal of dismantled material of public building without land. (i) other than purely temporary structure	CE	50 Lakhs under his powers.	CE	50 Lakhs under his powers.	
		EM	Full powers	PCH	Full powers	

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		Designation of officer	Extent of power (Fig. In Rs.)	Design ation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
	(ii) Purely temporary structure.	EE	Full powers subject to condition mentioned in para 127 of CPWD code.	EE	Full powers subject to condition mentioned in para 127 of CPWD code	
		SE	Full powers if the structure etc. is to be sold at lower than reserve price	SE	Full powers if the structure etc. is to be sold at lower than reserve price.	
			Note :-		Note :-	
			i) Reserve price shall be fixed on assessed salvage value of dismantled material only.		i) Reserve price shall be fixed on assessed salvage value of dismantled material only.	
			ii) Authority competent to fix reserve price will be competent to fix salvage value of dismantled material also.		ii) Authority competent to fix reserve price will be competent to fix salvage value of dismantled material also.	
8	Acceptance of tenders for smaller works likely to crop up during the execution of work/ project and for which no provision exists in the sanctioned project estimates.	SE	Full powers equal to powers to accord TS subject to availability of funds under sub head "Contingencies" in the sanctioned project estimate.	SE	Full powers equal to powers to accord TS subject to availability of funds under sub head "Contingencies" in the sanctioned project estimate.	
		CE	Full powers equal to powers to accord TS subject to availability of funds under sub head "Contingencies" in the sanctioned project estimate.	CE	Full powers equal to powers to accord TS subject to availability of funds under sub head "Contingencies" in the sanctioned project estimate.	

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		Designation of officer	Extent of power (Fig. in Rs.)		Design ation of officer	Extent of power (Fig. in Rs.)		Remarks
1	2	3	4		5	6		7
9	Accord of Technical Sanction to Detailed Estimates and issue of NIT/ composite NIT.		Original Works	Maintenance Works		Original Works	Maintenance Works	
		EE	60 Lakhs	30 Lakhs	EE	60 Lakhs with prior approval of SE	30 Lakhs with prior approval of SE	*In consonance with the spirit of Circular 17/2024 dated 19.07.2024 issued by CE(HQ&QA
		SE	400 Lakhs	200 Lakhs	SE	400 Lakhs with prior approval of CE	200 Lakhs with prior approval of CE	
		CE	Full Powers	Full powers	CE	Full Powers	Full powers	
			Note :- The delegation of power is subject to restriction & provision orders issued by the Ministry of Finance from time to time & also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28)E-Coordn.77 dt. 20.01.1978 should be kept in view.			Note :- The delegation of power is subject to restriction & provision orders issued by the Ministry of Finance from time to time & also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28)E-Coordn.77 dt. 20.01.1978 should be kept in view.		
10	Acceptance / Challenge of Arbitration award.	..... issued separately			CE	25 Lakhs with the consultation of CAO with due scrutiny by arbitration board headed by CE(HQ)		As per EM1(10)2018/Del. Of Power/DDA/260 dated 29.01.2019

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S. NO.	NATURE OF POWER	POWERS DELEGATED TO OFFICERS OF ENGINEERING WING VIDE F.WAB1(76)VOL-41/SECY.2017/DDA/2019/2493 DATED 03.09.2019		POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE ENGINEERING WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)		
		Designation of officer	Extent of power (Fig. In Rs.)	Design ation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
				PCH	45 Lakhs with the consultation of CAO with due scrutiny by arbitration board.	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO
				VC	500 Lakhs with the consultation of FM, with due scrutiny by arbitration board headed FM, DDA	As per EM1(10)2018/Del. Of Power/DDA /260 dated 29.01.2019
11	To undertake deposit works for new clients: (a) at full rates of departmental charges or all Central Government works and works of Autonomous Bodies fully funded by the Central Government where no departmental Charges are to be levied.	SE	400 Lakhs	SE	400 Lakhs	
		CE	1500 lakhs	CE	1500 lakhs	
		EM	Full powers	PCH	Full powers	
	(b) At rates lower than the full rates of departmental charges.	CE	500 Lakhs	CE	500 Lakhs	
		EM	900 Lakhs	PCH	900 Lakhs	

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
		VC	Full Powers	VC	Full Powers	
			Note :-		Note :-	
		(a) Delegation of full powers will be subject to the condition that the departmental charges to be charged shall not vary by more than 20% of the standard departmental charges.		(a) Delegation of full powers will be subject to the condition that the departmental charges to be charged shall not vary by more than 20% of the standard departmental charges.		
		b) Such departmental charges will be reviewed at every departmental charges.		b) Such departmental charges will be reviewed at every departmental charges.		
		c) Deposit work will be accepted to utilize spare capacity of the DDA and should not in any way affect departmental working.		c) Deposit work will be accepted to utilize spare capacity of the DDA and should not in any way affect departmental working.		
12	To accord A/A & E/S in respect of staff Quarters & office building for their additions /alteration and up gradation / furnishing of DDA office building	EE	1.5 Lakhs	EE	1.5 Lakhs	
		SE	7.5 Lakhs	SE	7.5 Lakhs	
		CE	45 Lakhs	CE	45 Lakhs	
		EM	250 Lakhs	PCH	250 Lakhs	
		FM	Deleted	FM	Deleted	
		VC	Full Powers	VC	Full Powers	
			Note :-		Note :-	
			This will supersede the circular issued vide no. F.5(287)PC/DDA/2008/75 dated 17-07-08		This will supersede the circular issued vide no. F.5(287)PC/DDA/2008/75 dated 17-07-08	
13	Accord of sanction to extra /substituted items and deviation in quantities of agreement items		**Extra / Substitute items /Deviation :**		**Extra / Substitute items /Deviation :**	
			(a) For works within powers to accord TS under his own authority.		(a) For works within powers to accord TS under his own authority.	
		EE	30% of Contract amount or **9.00 Lakhs** whichever is less, which shall also include work executed under extra items substitute items and deviation.	EE	30% of Contract amount or 9.00 Lakhs whichever is less, which shall also include work executed under extra items, substitute items and deviation (with prior perusal of one higher authority).	File shall be sent to one higher authority for perusal before such

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
		SE	30% of Contract amount or **60 Lakhs** whichever is less, which shall also include work executed under extra items substitute items and deviation.	SE	30% of Contract amount or 60 Lakhs whichever is less, which shall also include work executed under extra items, substitute items and deviation {with prior perusal of one higher authority}.	deviation/extra item/ substitute item are sanctioned or principle approval in that regard is given.
		CE	**(i) Extra substitute items:** 30% of Contract amount or **1500 Lakhs** whichever is less **(ii) Deviation:** 30% of Contract amount or **1500 Lakhs** whichever is lower.	CE	**(i) Extra substitute items:** 30% of Contract amount or **1500 Lakhs** whichever is less **(ii) Deviation:** 30% of Contract amount or **1500 Lakhs** whichever is lower.	
			(b) For works within powers of TS of higher authority :		**(b) For works within powers of TS of higher authority :**	
		EE	15% of Contract amount or 30 % of power to accord TS or **9.00 Lakhs** whichever is less, which shall also include work executed under extra items substitute items and deviation.	EE	15% of Contract amount or 30 % of power to accord TS or **9.00 Lakhs** whichever is less, which shall also include work executed under extra items, substitute items and deviation {with prior approval of TS Authority}.	"In consonance with the spirit of Circular 17/2024 dated 19.07.2024

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
		SE	15% of Contract amount or 50 % of power to accord TS or **60 Lakhs** whichever is less, which shall also include work executed under extra items substitute items and deviation.	SE	15% of Contract amount or 50 % of power to accord TS or **60 Lakhs** whichever is less, which shall also include work executed under extra items, substitute items and deviation **(with prior approval of TS Authority).**	Issued by CE(HQ&QA C)
		CE	**(i) Extra substitute items:** 30% of contract amount or **1500 Lakhs** whichever is less **(ii) Deviation:** 30% of Contract amount or **1500 Lakhs** whichever is lower.	CE	**(i) Extra substitute items:** 30% of contract amount or **1500 Lakhs** whichever is less **(ii) Deviation:** 30% of Contract amount or **1500 Lakhs** whichever is lower.	
		—	—	PCH	(i) 100% of agreement amount. However, the matter may be taken up to the WAB for ratification if he so desires. (ii)Full powers with the approval of WAB	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
		CE	The Chief Engineer shall enjoy full powers with the prior/inprincipal approval of Engineer Member/WAB, if the amount exceeds his normal powers: i) in case of tenders accepted by the Chief Engineer under his own competency , the prior inprincipal approval for Deviated/Extra/Substituted items beyond powers of C.E., shall rest with engineer Member only. ii) In case of tender accepted by Chief Engineer, with prior approval of WAB, for deviation beyond the normal acceptance power of C.E., Prior inprincipal approval of WAB may be taken for the Extra/ Substituted/Deviated items. However, EM/DDA will have full powers to accord inprincipal approval in all deviation cases where the rates of quantities beyond C.E.'s powers, are limited to agreement rates only, by ensuring that no undue benefit accrues to contractor. On similar lines EM/DDA will accord inprincipal approval in all cases of Extra / Substituted items where rates are derived by reducing the market rates by percentage below of similar agreement percentage by ensuring that no undue benefit accrues to the contractor.	CE	The Chief Engineer shall enjoy full powers with the prior inprincipal approval of PC(Hort.) (as per the delegated powers) /WAB, if the amount exceeds his normal powers i) in case of tenders accepted by the Chief Engineer under his own competency , the prior inprincipal approval for Deviated/Extra/Substituted items beyond powers of C.E., shall rest with PC(Hort.) (as per the delegated powers). ii) In case of tender accepted by Chief Engineer, with prior approval of WAB, for deviation beyond the normal acceptance power of C.E., prior inprincipal approval of WAB may be taken for the Extra/ Substituted/Deviated items. However, PC(Hort.) will have full powers to accord inprincipal approval in all deviation cases where the rates of quantities beyond C.E.'s powers, are limited to agreement rates only, by ensuring that no undue benefit accrues to contractor. On similar lines PC(Hort.) will accord inprincipal approval in all cases of Extra / Substituted items where rates are derived by reducing the market rates by percentage below of similar agreement percentage by ensuring that no undue benefit accrues to the contractor.	

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		Designation of officer	Extent of power (Fig. in Rs.)	Designation of officer	Extent of power (Fig. in Rs.)	Remarks
1	2	3	4	5	6	7
			Note i) Deviation means increase or decrease in quantities of agreement items. ii) Deviation beyond ±10% of agreement quantity will not require any sanction. iii) Items deviating beyond ±10% of agreement quantity needs sanction for total deviation (including initial ± 10%) iv) The amount of deviation statement shall be the sum of absolute value of deviated amounts of all individual's items. v) The financial power i.r.o EI/SI/Deviation shall be limited to the extent that the contract condition for overall deviation of agreement amount, if any is not violated.		Note i) Deviation means increase or decrease in quantities of agreement items. ii) Deviation beyond ±10% of agreement quantity will not require any sanction. iii) Items deviating beyond ±10% of agreement quantity needs sanction for total deviation (including initial ± 10%) iv) The amount of deviation statement shall be the sum of absolute value of deviated amounts of all individual's items. v) The financial power i.r.o EI/SI/Deviation shall be limited to the extent that the contract condition for overall deviation of agreement amount, if any is not violated.	
14.	Grant of extension of time and rescheduling of milestones : a) Without levy of compensation.	EE	Full powers in respect of contracts amounting upto his power to accord TS.	EE	NIL	*In consonance with the spirit of Circular 17/2024 dated 19.07.2024 issued by CE(HQ&QA
		SE	Full Powers	SE	Full powers in respect of contracts amounting upto his power to accord TS.	
				CE	Full powers { for cases beyond extent of power of SE}	
	b) Levy of Compensation	SE	Full Powers	SE	Full powers in respect of contracts amounting upto his power to accord TS.	*In consonance with the spirit of Circular 17/2024 dated 19.07.2024 issued by CE(HQ&QA
		—	—	CE	Full powers { for cases beyond extent of power of SE}	

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		Designation of officer	Extent of power (Fig. In Rs.)	Design ation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
15.	Accord of sanction to expenditure on ceremonies connected with laying of foundation stone and opening of public buildings.	CE	1.50 Lakhs	CE	1.50 Lakhs	
		EM	3.00 Lakhs	PCH	3.00 Lakhs	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.
		VC	Full Powers	VC	Full Powers	
16.	i) Permanent imprest of AE/Dir.(Hort.)/Dir.(LS/CA provided imprests are not allowed to JEs at the same time.		10000/-		10000/-	
	ii) Local purchase powers of AE out of permanent imprest.		2000/- per petty payment		2000/- per petty payment	
17	For appointment of private architect/consultant/ Structural consultant.	CE/CA	8 Lakhs each case subject to Rs. 60 lakhs in a financial year *	CE/CA	8 Lakhs each case subject to Rs. 60 lakhs in a financial year *	
		EM	40 Lakhs in each case*	PCH	25 lakhs in each case.	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.
		VC	Full power*	VC	Full power*	
			*The power is subject to fulfillment of conditions laid down in para 6.13 of section -6 of the Manual.		*The power is subject to fulfillment of conditions laid down in para 6.10 of Chapter-6 of CPWD Works Manual 2024	

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
18.	Deficiency Estimate	CE	Up to 40 Lakhs per Scheme per service	CE	Up to 40 Lakhs per Scheme per service	
		EM	Up to 225 Lakhs per Scheme per service	PCH	Up to 150 Lakhs per Scheme per service with the concurrence of Finance.	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.
		FM	Up to 300 Lakhs per Scheme per service	FM	Up to 300 Lakhs per Scheme per service	
		VC	Full powers	VC	Full powers	
		Note: These financial powers will not cover deficiency due to poor construction / defective work. The payment of deficiency shall be made with the concurrence of finance personal posted with respective officer i.e. CE/EM. The Chief Engineer and Engineer Member shall be assisted by the with Dy. CAO of the zone and Dy.CAO (Plan) respectively. At the headquarter i.e. for the Finance Member and Vice Chairman proposal shall be examined by the Finance Wing at the Head Quarter i.e. Chief Accounts officer. As an institutional mechanism the endeavor shall for timely allotment of houses and completion of other services Efforts shall be made to ensure immediate physical possession by the allottees in a time bound manner so as to avoid unnecessary payments to the civic agencies by the DDA occurring due to deficiency in the shape of wear and tear.		Note: These financial powers will not cover deficiency due to poor construction / defective work. The payment of deficiency shall be made with the concurrence of finance personal posted with respective officer i.e. CE/PC(Hort.). The Chief Engineer and PC(Hort.) shall be assisted by the with Dy. CAO (Hort.). At the headquarter i.e. for the Finance Member and Vice Chairman proposal shall be examined by the Finance Wing at the Head Quarter i.e. Chief Accounts officer.	

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
19	Payment of infrastructure fund to DJB for water supply and sewerage : a) Where there is provision in the A/A & E/S for above.	CE	Full powers if provision exist in A/A & E/S for each subhead of services i.e. water supply, sewerage and drainage.	CE	Full powers if provision exist in A/A & E/S for each subhead of services i.e. water supply, sewerage and drainage.	
	b) The demand / amount raised by Delhi Jal Board exceeds the provision in A/A & E/S	CE	Full powers provided the amount / demand of DJB is as per approved rates of DJB and adequate provision in the budget has been made.	CE	Full powers provided the amount / demand of DJB is as per approved rates of DJB and adequate provision in	
	c) Where there is no provision in the A/A & E/S	EM	Rs. 100 Crores, if the amount/ demand of DJB is as per approved rates of DJB, for each service i.e. water supply and sewage provided budget provision is available.	PCH	Rs. 100 Crores, if the amount/ demand of DJB is as per approved rates of DJB.	Powers already delegated vide F&E Circular No. 23/2017 dated 14.09.2017 issued by CAO.

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
		VC	a) Full powers provided budget provision is available. b) Rs. 100 crores for partial / ad-hoc payment to Delhi Jal board if the amount demanded by Delhi Jal Board is as per rates under revision or yet to be decided / approved by Delhi Jal Board and budget provision is not available. Whenever the above power is exercised and the amount / provision of A/A & E/S exceeds, the sanction / approval to the amount will be given by EM/VC. DDA, as per their competence subject to provision in the budget. All such cases may be placed before the WAB in its next meeting. The amount so sanctioned / approved will be released to DJB and necessary provision shall be made in the revised PE within three months by concerned CE.	VC	a) Full powers provided budget provision is available. b) Rs. 100 crores for partial / ad-hoc payment to Delhi Jal board if the amount demanded by Delhi Jal Board is as per rates under revision or yet to be decided / approved by Delhi Jal Board and budget provision is not available. Whenever the above power is exercised and the amount / provision of A/A & E/S exceeds, the sanction / approval to the amount will be given by PC (Hort.) / VC,DDA, as per their competence subject to provision in the budget. All such cases may be placed before the WAB in its next meeting. The amount so sanctioned / approved will be released to DJB and necessary provision shall be made in the revised PE within three months by concerned CE	
20	Advance payment to DISCOMS, Local energy suppliers	CE	Full powers as per MOU estimates duly checked and approved by Delhi Electrical Regulatory Commission, within A/A & E/S provisions and budget provision is there.	CE	Full powers as per MOU estimates duly checked and approved by Delhi Electrical Regulatory Commission, within A/A & E/S provisions and budget provision is there.	

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
			100 crores for estimates duly checked and approved by Delhi Electrical Regulatory Commission, where no/lesser provision exists in A/A & E/S but budget provisions is there. "For payment of upto two crores, the CE will get the estimates checked in his office and approve at his end. On the recommendations of CE the payment shall be approved by EM/DDA. Whenever the above power is exercised and the amount/provision of A/A & E/S exceeds, the sanction / approval to the amount will be given by EM/VC, DDA, as per their competence subject to provision in the budget. All such cases may be placed before the WAB in its next meeting. The amount so sanctioned / approved will be released to DISCOM/local energy supplier and necessary provision shall be made in the revised PE within three months by concerned CE.		100 crores for estimates duly checked and approved by Delhi Electrical Regulatory Commission, where no/lesser provision exists in A/A & E/S but budget provisions is there. "For payment of upto two crores, the CE will get the estimates checked in his office and approve at his end. On the recommendations of CE the payment shall be approved by PC (Hort.)", Whenever the above power is exercised and the amount/provision of A/A & E/S exceeds, the sanction / approval to the amount will be given by PC (Hort.) /VC, DDA, as per their competence subject to provision in the budget. All such cases may be placed before the WAB in its next meeting. The amount so sanctioned / approved will be released to DISCOM/local energy supplier and necessary provision shall be made in the revised PE within three months by concerned CE.	
21	a) Local purchase of petty stationary stores/ office consumable through GeM portal only	EE-	Rs. 1.00 Lakh P.A. aggregate in a financial year.	EE-	Rs. 1.00 Lakh P.A. aggregate in a financial year.	
		SE-	Rs. 2.00 Lakhs P.A. aggregate in a financial year.	SE-	Rs. 2.00 Lakhs P.A. aggregate in a financial year.	
		CE	Rs. 5.00 Lakhs P.A. aggregate in a financial year.	CE	Rs. 5.00 Lakhs P.A. aggregate in a financial year.	
		EM-	Rs. 50.00 Lakhs P.A. aggregate in a financial year.	PCH	Rs. 50.00 Lakhs P.A. aggregate in a financial year.	
		VC.	Full Powers	VC	Full Powers	

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		Designation of officer	Extent of power (Fig. In Rs.)	Design ation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
	b) Local purchase of drawing stationary	SE-	50000/- P.A	SE-	50000/- P.A	
		CE/CA-	2.0 Lakhs P.A	CE	2.0 Lakhs P.A	
		EM-	3.0 Lakhs P.A	PCH	3.0 Lakhs P.A	
		VC	Full Powers	VC	Full Powers	
	c) Procurement / purchase of Furniture & Fixtures (Purchase & Repairs) as per prescribed norms.	CE	Upto 3.00 Lakhs on each occasion subject to the overall annual ceiling of Rs. 15.00 Lakhs in aggregate in a financial year.	CE	Upto 3.00 Lakhs on each occasion subject to the overall annual ceiling of Rs. 15.00 Lakhs in aggregate in a financial year.	
		—	—	PCH	Upto 10.00 Lakhs on each occasion subject to the overall annual ceiling of Rs. 100.00 Lakhs in aggregate in a financial year.	Since both verticals of horticulture directorate as well as engineering report to PC (Hort.)
22	Procurement of Goods & services through Government e-market place (GeM) (As per CPWD OM dated 02.08.2017)		**Individual Supply Order:**		Individual Supply Order:	
		EE-	6.00 Lakhs	EE-	6.00 Lakhs	
		SE	40.00 Lakhs	SE	40.00 Lakhs	
		CE-	150 Lakhs	CE-	150 Lakhs	
		EM-	(i) 500 Lakhs under his own authority. ii) Full powers with prior approval of VC	PCH	(i) 500 Lakhs under his own authority. ii) Full powers with prior approval of VC	
			Annual Ceiling :		Annual Ceiling :	
		EE-	60 lakhs	EE-	60 lakhs	
		SE-	400 Lakhs	SE-	400 Lakhs	
		CE-	1500 Lakhs	CE-	1500 Lakhs	
		EM –	Full powers	PCH	Full powers	
23	Appoint-ment of Security Guards /Assistant Security Supervisors/ Gunmen	CE	Upto 150 nos. of Security Guards / Assistant Security Supervisors / Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation Ministry of Defence.	CE	Upto 150 nos. of Security Guards / Assistant Security Supervisors / Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation, Ministry of Defence.	

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S.NO.	NATURE OF POWER	POWERS DELEGATED TO OFFICERS OF ENGINEERING WING VIDE F.WAB1(76)VOL-41/SECY.2017/DDA/2019/2493 DATED 03.09.2019		POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE ENGINEERING WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)		
		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
		EM	Upto 150 and 300nos. of Security Guards / Assistant Security Supervisors / Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation Ministry of Defence.	PCH	More than 150 and upto 300nos. of Security Guards / Assistant Security Supervisors / Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation,Ministry of Defence.	
		VC	Full Powers beyond 300nos. of Security Guards / Assistant Security Supervisors / Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation Ministry of Defence.	VC	Full Powers beyond 300nos. of Security Guards / Assistant Security Supervisors / Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation, Ministry of Defence.	
			Note :- 1. Private Security shall be hired through the experienced Security Agencies registered under the Private Security Agencies (Regulation) Act, 2005 and the Delhi Private Security Agencies (Regulation) Rules, 2009.		Note :- 1. Private Security shall be hired through the experienced Security Agencies registered under the Private Security Agencies (Regulation) Act, 2005 and the Delhi Private Security Agencies (Regulation) Rules, 2009.	
24	Recording of Completion Certificate (Final or Provisional) for all types of works.	———		EE	NIL	"In consonance with the spirit of Circular 17/2024 dated 19.07.2024 issued by CE(HQ&QAC)

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		Designation of officer	Extent of power (Fig. In Rs.)	Designation of officer	Extent of power (Fig. In Rs.)	Remarks
1	2	3	4	5	6	7
				SE	Full powers in respect of contracts amounting upto his power to accord TS.	*In consonance with the spirit of Circular 17/2024 dated 19.07.2024 issued by CE(HQ&QAC)
				CE	Full powers (for cases beyond extent of power of SE)	*in consonance with the spirit of Circular 17/2024 dated 19.07.2024 issued by CE(HQ&QAC)

NOTE:-

1. These powers shall supersede all previous financial powers delegated from time to time.
2. The old works/old vigilance cases shall continue to be governed by delegation of powers prevailing at that time.
3. The delegation of powers at Sr. No. 14 and 24 shall override the provisions of CPWD Works Manual/GCC
4. In case of any ambiguity is observed in the interpretation of presently proposed delegation of powers, the ineterpretation shall be in line with the provisions of CPWD Works Manual with the approval of PC(Hort.). It will be at the discretion of PC(Hort.) if he want to take prior approval of WAB before clarification of any ambiguity.

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DELHI DEVELOPMENT AUTHORITY
कार्यालय प्रधान आयुक्त [प्रणाली, बागवानी एवं भू-दृश्य]
OFFICE OF THE PR. COMMISSIONER (SYSTEMS, HORT. & LANDSCAPE)
सी -1/115, विकास सदन, नई दिल्ली – 110 023
C-1/115, VIKAS SADAN, INA, NEW DELHI-110 023
Email: prncomnr@dda.org.in, Ph.: 011-24633217

No. PC(Systems/Hort./LS)/2024/DD(HQ)/DDA/367 Dated:- 14./10/2024

OFFICE MEMORANDUM

Subject: Delegation of Financial Powers to officers of Horticulture Wing under the administrative Control of PC (Hort.).

Reference: (i) FE.16(35)2009/DDA/453 dated 14.09.2017
(ii)F.WAB1(76)Vol-41/Secy.2017/DDA/2019/2493 dated 03.09.2019
(iii) EM1(10)2024/Circular/DDA/Vol.1/598 dated 19.07.2024

The undersigned is directed to convey that the competent authority has approved the Delegation of Financial Powers to Horticulture Wing taking into consideration the orders already issued for Engineering Wing of DDA vide orders of above references. **Till the time post of Commissioner (Hort.) is approved, the powers will be exercised by the next higher authority i.e. PC (Hort).**

This is issued with the approval of Competent Authority.

(Govind S. Meena)
Dy. Director (Hort.)HQ
DDA

Enclosure:- As stated

Copy for information and n.a. to the:-

1. PS to VC, DDA
2. PS to FM, DDA
3. PS to EM, DDA
4. Director(Hort.) South East
5. Director(Hort.) North West
6. Dy. CAO (Hort.) for kind information and necessary action to ensure the compliance of the new delegation of powers through a separate office order (**in reference to this order**) directing all the accounts officers/officials in the zone including CAU for compliance.
7. Office Record

14.10.2024
Dy. Director(Hort.)HQ
DDA

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(1)

S.No.	Nature of Power	Designation of officer, as per office memorandum F.WAB1(76) Vol 41/Secy.2017/DDA/2019/2493;03.09.2019, issued by CE(HQ)/DDA	POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)	Extent of power (fig. in Rs.)
1	2	3	4	5
1	To accord Administrative Approval and expenditure sanction to minor works. (a)For residential and Non-residential Building/works, such as community hall/CSC/Boundary Wall/Lighting in parks and also non-residential construction works i/c all Dev. Works, Electrical Works (except the major earth filling works) (upto Rs. 150 Lakhs and Rs. 500 Lakhs respectively)	EE	DD(Hort.)	8.00 Lakhs
		SE	Director (Hort.)	40.00 Lakhs
		CE	Commissioner (Hort.)-Proposed	250.00 Lakhs
		EM	PC (Hort.)	500.00 Lakhs
	(b)Structural repairs to Bldgs./Projects, common area repairs	CE	Commissioner (Hort.)-Proposed	150.00 Lakhs
		EM	PC (Hort.)	500.00 Lakhs

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				Original Works	Maintenance works
1	2	3	4	5	6
2	Acceptance of lowest tender with or without negotiation. (Added as per Manual: including splitted up projects/works/sub-heads packages)				
	(i)Division where ASW/AE(P) is provided	EE	DD(Hort.)	60.00 Lakhs	30.00 Lakhs
	(ii)Division where ASW/AE(P) is not provided	EE	DD(Hort.)	15.00 Lakhs	15.00 Lakhs
		SE	Director (Hort.)	400 Lakhs	200 Lakhs
		CE	Commissioner (Hort.)-Proposed	(i) 1500 lakhs under his own authority (ii)Beyond 1500 Lakhs & upto 2500 Lakhs with prior approval of PC (Hort.)/DDA (iii)Full powers with prior approval of WAB	(i)750 Lakhs (ii)Beyond 750 Lakhs & upto 1250 Lakhs with prior approval of PC (Hort.)/DDA (iii)Full powers with prior approval of WAB

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				Original Works	Maintenance works
1	2	3	4	5	6
3	Acceptance of single bid/tender against open tender with or without negotiations including splitted up projects/works/sub-heads/packages.	EE	DD(Hort.)	i) 15 Lakhs	7.5 Lakhs
		SE	Director (Hort.)	i) 200 Lakhs	100 Lakhs
		CE	Commissioner (Hort.)-Proposed	i)750 Lakhs ii)Full powers with the prior approval of WAB	i)375 Lakhs ii)Full powers with the prior approval of WAB
		EM	PC (Hort.)	i) 1250 Lakhs. **Note:** Full reason should be recorded by the approving authority who should also guard against contractor holding out unjustifiably higher rates. The WAB shall issue approval for acceptance of tender by Commissioner (Hort.)-Proposed.	i)625 lakhs

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				Original Works	Maintenance works
1	2	3	4	5	6
4	Award of work with call of quotations. (a)Urgent works through open call of quotation	EE	DD(Hort.)	5.00 Lakhs	5.00 Lakhs
		SE	Director (Hort.)	15.00 Lakhs	15.00 Lakhs
		CE	Commissioner (Hort.)-Proposed	(i)35.00 Lakhs under his own Authority ii)Full power with prior approval of WAB-reason to be incorporated	I)35.00 Lakhs under his own Authority ii)Full power with prior approval of WAB-reason to be incorporated
		EM	PC (Hort.)	(i)125 Lakhs	(i)125 Lakhs
	(b)Emergent work through spot quotations as defined in para 2.2 of CPWD work manual, 2014. Department instructions issued vide No. F6(36)2006/PAC/DDA/49 dt. 27.02.2012	EE	DD (Hort.)	10.00 Lakhs	10.00 Lakhs
		SE	Director (Hort.)	30.00 Lakhs	30.00 Lakhs
		CE	Commissioner (Hort.)-Proposed	70.00 Lakhs	70.00 Lakhs
		EM	PC (Hort.)	250 Lakhs	250 Lakhs
		WAB	WAB	Full Powers	Full powers

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				Original Works	Maintenance works
1	2	3	4	5	6
5	Splitting up projects/works/sub-heads/packages (sanctioned cost of project/work/distinct sub head being criteria)	EE.	DD(Hort	60 lakhs	30 Lakhs
		SE	Director (Hort.)	400 lakhs	200 Lakhs
		CE	Commissioner (Hort.)-Proposed	1500 Lakhs	750 Lakhs
		EM	PC (Hort.)	Any amount (i) If different packages are proposed for single sanction, prior approval of PC (Hort.) shall be necessary. (ii)Each package as approved by PC (Hort.) shall be considered as distinct sub-head. (iii)The technical sanction of these distinct sub-heads shall be accorded by the same authority who was originally competent to accord the technical sanction for the entire sanction/work.	Any amount

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					(iv)The tenders for the same shall be accepted by the competent authority who has accorded the technical sanction mentioned in note (iii)above irrespective of value of work, provided the tendered amount does not exceed the delegated financial powers.	
	Note:- A. The tenders for the split up portion shall be accepted by the same competent authority that permitted such splitting for projects/works costing up to 1000 lakhs. The facts that the project/work has been split up for the purpose of inviting the tenders should however be clearly brought out to the notice of authority competent for split up, explaining the reasons while forwarding the tenders for such works. B. The Tenders for the split up portion of projects/works costing more than 1000 lakhs shall be accepted by the Commissioner (Hort.)-Proposed with the prior approval of WAB. The fact that the project has been split up for the purpose of inviting the tenders, should be clearly brought out to the notice of WAB explaining the reasons while forwarding the tender for its consideration/approval. C. Tender relating to the component parts of the projects, if the amount of such components part appears as distinct sub-head will be dealt with by the authorities concerned according to their powers of acceptance of the tenders and sanction of estimates and not referred to the higher authorities even though they may form part of the project beyond their acceptance as a whole. D. The procedure mentioned in note (C) above will also apply in respect of tenders for sanitary and water supply and electrical and furniture work for which provision is made under the distinct sub-heads. The tenders for such works need not be submitted to the higher authorities if the amount is within the competence of the Authority concerned and the provision exists in the estimates under distinct sub-heads even if the total cost of work may be more.				

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				Original Works	Maintenance works
1	2	3	4	5	6
6	Acceptance of tenders for smaller works likely to crop up during the execution of work/project and for which no provision exists in the sanctioned project estimates.	SE	Director (Hort.)	Full powers equal to powers to accord TS subject to availability of funds under sub head "Contingencies" in the sanctioned project estimate.	
		CE	Commissioner (Hort.)-Proposed	Full powers to approve such works subject to availability of funds under sub head "Contingencies" in the sanctioned project estimate.	
7	Accord of Technical Sanction to Detailed Estimates and issue of NIT/Composite NIT.	EE	DD(Hort.)	60 lakhs	30 Lakhs
		SE	Director (Hort.)	400 lakhs	200 lakhs
		CE	Commissioner (Hort.)-Proposed	Full powers	Full powers

Note:
This delegation of power is subject to restriction & provision orders issued by the Ministry of Finance from time to time & also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28)E-Coordn.77 dt. 20.01.1978 should be kept in view.

Note: This delegation of power is subject to restriction & provision of orders issued by the ministry of Finance from time to time & also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28)E-Coordn.77 dt.20.01.1978 should be kept in view.

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1	2	3	4	5
8	To undertake deposit works for new clients:	SE	Director (Hort.)	400 Lakhs
	(a)At full rates of departmental charges or all Central Government works and works of Autonomous Bodies fully funded by the Central Government where no departmental charges are to be levied.	CE	Commissioner (Hort.)-Proposed	1500 lakhs
		EM	PC (Hort.)	Full powers
	(b)At rates lower than the full rates of departmental charges	CE	Commissioner (Hort.)-Proposed	500 Lakhs
		EM	PC (Hort.)	900 Lakhs
		VC	VC	Full powers
	Note: Delegation of powers will be subject to the following condition: a) Such departmental charges will be reviewed at every upward revision of normal departmental charges. b) Deposit work will be accepted to utilize spare capacity of the DDA and should not in any way affect departmental working	Note: (a) Delegation of full powers will be subject to the condition that the departmental charges to be charged shall not vary by more than 20% of the standard departmental charges. b) Such departmental charges will be reviewed at every upward revision of normal departmental charges. c) Deposit work will be accepted to utilize spare capacity of the DDA and should not in any way affect departmental working.		

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1	2	3	4	5
9	Accord of sanction to extra/substituted items and deviation in quantities of agreement items. (a) For works within powers to accord TS under his own authority:	EE	DD(Hort.)	**Extra/Substitute items/Deviation:** 30% of Contract amount or 9.00 Lakhs whichever is less, which shall also include work executed under extra items substitute items and deviation.
		SE	Director (Hort.)	30% of Contract amount or 60 Lakhs whichever is less, which shall also include work executed under extra items substitute items and deviation
		CE	Commissioner (Hort.)-Proposed	(i)Extra substitute items 30% of Contract amount or 1500 Lakhs whichever is less (ii) Deviation: 30% of Contract amount or 1500 Lakhs whichever is lower.

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1	2	3	4	5
	(b) For works within powers of TS of higher authorities:	EE	DD(Hort.)	15% of contract amount or 30% of power to accord TS or 9.00 Lakhs whichever is less, which shall also include work executed under extra items substitute items and deviation.
		SE	Director (Hort.)	15% of contract amount or 50% of power to accord TS or 60 Lakhs whichever is less, which shall also include work executed under extra items substitute items and deviation.
		CE	Commissioner (Hort.)-Proposed	i) Extra substitute items 30% of Contract amount or 1500 Lakhs whichever is less (ii)Deviation: 30% of Contract amount or 1500 Lakhs whichever is lower.
				(i) The Commissioner (Hort.) shall enjoy full powers with the prior/in principal approval of PC (Hort.)/WAB, if the amount exceeds his normal powers: i)In case of tenders accepted by the Commissioner (Hort.) under his own competency, the prior in-principle approval for Deviated/Extra/Substituted items beyond powers of Commissioner (Hort.)., shall rest with PC (Hort.) only. ii)In case of tender accepted by Commissioner (Hort.), with prior approval of WAB, for deviation beyond the normal acceptance power of

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1	2	3	4	5
				Commissioner (Hort.), prior in-principle approval of WAB may be taken for the Extra/Substituted/Deviated items. However, PC (Hort.)/DDA will have full powers to accord in-principal approval in all deviation cases where the rates of quantities beyond Commissioner (Hort.), powers, are limited to agreement rates only, by ensuring that no undue benefit accrues to contractor. On similar lines PC (Hort.)/DDA will accord in-principle approval in all cases of Extra/Substituted items where rates are derived by reducing the market rates by the percentage below of similar agreement item/overall agreement percentage by ensuring that no undue benefit accrues to the contractor. Note:- i)Deviation means increase or decrease in quantities of agreement items. ii)Deviation up to ±10% of agreement quantity will not require any sanction. iii)Items deviating beyond ±10% of agreement quantity need sanction for total deviation (including initial ±10%). iv)The amount of deviation statement shall be the sum of absolute value of deviated amounts of all individual's items. v)The financial powers i.r. of EI/SI/Deviation shall be limited to the extent that the contract condition for overall deviation of agreement amount, if any is not violated.

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1	2	3	4	5
10	Grant of extension of time and rescheduling of milestones: a)Without levy of compensation	EE	DD(Hort.)	Full powers in respect of contracts amounting upto his power to accord TS.
		SE	Director (Hort.)	Full powers
	b)Levy of compensation	SE	Director (Hort.)	Full powers
11	Accord of sanction to expenditure on ceremonies connected with laying of foundation stone and opening of public buildings.	CE	Commissioner (Hort.)-Proposed	1.50 lakhs
		EM	PC (Hort.)	3.00 lakhs
		VC	VC	Full powers
12	i)Permanent imprest of AE/Dir.(Hort.)/Dir.(LS/CA) provided imprests are not allowed to JEs at the same time. ii)Local purchase powers of AE out of permanent imprest.			10000/- 2000/- per petty payment

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S.No.	Nature of Power	Designation of officer, as per office memorandum F.WAB1(76) Vol 41/Secy.2017/DDA/2019/2493;03.09.2019, issued by CE(HQ)/DDA	POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)	Extent of power (fig. in Rs.)
1	2	3	4	5
13	For appointment of private architect/consultant/structural consultant	CE/CA	Commissioner (Hort.)-Proposed	8 lakhs each case subject to Rs. 60 lakhs in a financial year.*
		EM	PC (Hort.)	40 lakhs in each case.*
		VC	VC	Full powers*
				*The power is subject to fulfillment of conditions laid down in para 6.13 of section-6 of the manual.
14	Deficiency Estimate	CE	Commissioner (Hort.)-Proposed	Up to 40 lakhs per scheme per service
		EM	PC (Hort.)	Up to 225 lakhs per scheme per service
		FM	FM	Up to 300 lakhs per scheme per service
		VC	VC	Full powers
		Note: These financial powers will not cover deficiency due to poor construction/defective work. The payment of deficiency shall be made with the concurrence of finance personal posted with respective officer i.e. Commissioner (Hort.)/PC (Hort.). The Commissioner (Hort.) and PC (Hort.). shall be assisted by the Dy. CAO of the zone and Dy. CAO(Plan) respectively. At the head quarter i.e. for the Finance Member and Vice Chairman, proposal shall be examined by the finance wing at the Headquarter i.e. Chief Account Officer.		

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S.No.	Nature of Power	Designation of officer, as per office memorandum F.WAB1(76) Vol 41/Secy.2017/DDA/2019/2493;03.09.2019, issued by CE(HQ)/DDA	POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)	Extent of power (fig. in Rs.)
1	2	3	4	5
15	Payment of Infrastructure fund to DJB for water supply and sewerage: a)Where there is provision in the A/A & E/S for above	CE	Commissioner (Hort.)-Proposed	Full powers if provision exist in A/A & E/S for each subhead of service i.e. water supply, sewerage and drainage.
	b)The demand/amount raised by Delhi Jal Board exceeds the provision A/A & E/S	CE	Commissioner (Hort.)-Proposed	Full powers provided the amount/demand of DJB is as per approved rates of DJB and adequate provision in the budget has been made.
	c)Where there is no provision in the A/A & E/S	EM	PC (Hort.)	Rs. 100 crores, if the amount/demand by DJB is as per approved rates of DJB, for each service i.e. water supply and sewage provided budget provision is available.
		VC	VC	a)Full powers provided budget provision is available. b)Rs. 100 crores for partial/ad-hoc payment to Delhi Jal Board if the amount demanded by Delhi Jal Board is as per rates under revision or yet to be decided/approved by Delhi Jal Board and budget provision is not available. Whenever the above power is exercised and the amount/provision of A/A & E/S exceeds, the sanction/approval to the amount will be given by PC (Hort.) /VC. DDA, as per their competence subject to provision in the budget. All such cases may be placed before the WAB in its next meeting. The amount so sanctioned/approved will be released to DJB and necessary provision shall be made in the revised PE within three months by concerned Commissioner (Hort.).

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1	2	3	4	5
16	a) Local purchase of petty stationary stores/office consumables through GeM portal only.	EE	DD(Hort.)	Rs.1.00 Lakh P.A. in aggregate in a financial year.
		SE	Director (Hort.)	Rs.2.00 Lakhs P.A. in aggregate in a financial year.
		CE	Commissioner (Hort.)-Proposed	Rs.5.00 Lakhs P.A. in aggregate in a financial year.
		EM	PC (Hort.)	Rs.50.00 Lakhs P.A. in aggregate in a financial year.
		VC	VC	Full Powers
	b) Local purchase of drawing stationary	SE	Director (Hort.)	50,000/- P.A.
		CE/CA	Commissioner (Hort.)-Proposed	2.0 lakhs P.A.
		EM	PC (Hort.)	3.0 lakhs P.A.
		VC	VC	Full Powers
	c) Procurement/Purchase of furniture & fixtures (Purchase & Repairs) as per prescribed norms	CE	Commissioner (Hort.)-Proposed	Up to 3.00 lakhs on each occasion subject to the overall annual ceiling of Rs. 15 lakhs in aggregate in a financial year.
			PC (Hort.)	Up to 10.00 lakhs on each occasion subject to the overall annual ceiling of Rs. 100 lakhs in aggregate in a financial year.

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1	2	3	4	5
17	Procurement of Goods & Services through Government e-market place (GeM) (As per CPWD OM dated 02.08.2017)	EE	DD(Hort.)	Individual Supply order: 6.00 Lakhs
		SE	Director (Hort.)	40.00 Lakhs
		CE	Commissioner (Hort.)-Proposed	150 Lakhs
		EM	PC (Hort.)	(i)500 Lakhs under his own authority (ii)Full Powers with prior approval of VC **Annual Ceiling:** DD(Hort.)-60 Lakhs Director (Hort.)-400 Lakhs Commissioner (Hort.)-1500 Lakhs PC (Hort.)-Full powers

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S.No.	Nature of Power	Designation of officer, as per office memorandum F.WAB1(76) Vol 41/Secy.2017/DDA/2019/2493;03.09.2019, issued by CE(HQ)/DDA	POWERS APPROVED BY COMPETENT AUTHORITY TO OFFICERS OF HORTICULTURE WING UNDER ADMINISTRATIVE CONTROL OF P.C. (HORT.)	Extent of power (fig. in Rs.)
1	2	3	4	5
18	Appointment of Security Guards/Assistant Security Supervisors/Gunmen	CE	Commissioner (Hort.)-Proposed	Up to 150 nos. of Security Guards/Assistant Security Supervisors/Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation, Ministry of Defence.
		EM	PC (Hort.)	More than 150 nos. and up to 300 nos of security guards/Assistant security Supervisors/Gunmen for a period of one year as per rate and overheads decided by Director Rehabilitation Ministry of Defecnce.
		VC	VC	Full powers beyond 300 nos. of Security Guards/Assistant Security Supervisors/Gunmen for a period of one year as per rate and overheads decided by Director General Rehabilitation, Ministry of Defence. **Note:** 1. Private Security Services shall be hired through the experienced Security Agencies, registered under the Private Security Agencies (Regulation) Act, 2005 and the Delhi Private Security Agencies (Regulation) Rules, 2009.

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ITEM NO 58/2024

Subject: Subject: - Costing of 1820 EWS flats at pkt-1A, 1B & 1C, Sec- A1 - A4, Narela under Sasta Ghar Housing Scheme 2024

F.No. J/339/0003/2024/-Janta (Computer No. 85961)

I. Background:

1820 EWS flats at Pkt. 1A, 1B & 1C in Sector A1-A4, Narela has been included in 2nd phase of Sasta Ghar Housing Scheme. Initially, these flats were offered in 2019 on discount of 40% in construction cost. Seeing a surge in demand for these EWS flats, it has been decided to discontinue this discount while aligning with the current FY 2024-25 Pricing and Rate (PAR & PDR) and adhering to the DDA's standard costing policy for EWS flats.

II. Examination:

1. EWS flats totaling 6536 in pockets 1A, 1B and 1C of Sector A1 to A4 of Narela were offered for the first time in Housing Scheme 2019 and in view of a number of surrender in these flats as well poor demand, Authority vide agenda item no 57/2019 approved for reducing the cost of these flats by offering 40% concession in construction cost for smooth disposal of these flats. In the Housing Scheme 2019 for these 6536 EWS flats, only 1456 applicant applied for EWS Flats due to higher cost of the EWS flats. Accordingly, authority while approving agenda item 57/2019 proposed to reduce the cost further by giving 40% discount in construction cost so that the EWS flats are provided to the underprivileged strata at affordable prices.

2. The flats were later reintroduced in another Housing Scheme in 2019 for EWS, but only 622 were sold, with many allottees surrendering their units. The remaining flats were then offered through a First-Come, First-Served (FCFS) mode and later in the Special Housing Scheme 2021, but sales remained rather low in both cases.

3. In 2022, the flats were again offered in a phased manner through the FCFS 2022 scheme, resulting in 2,792 flats being made available, of which 1,969 were booked and subsequently payments were not received on many of these bookings. In 2023, these flats were offered once more through FCFS 2023 Phase IV with costing at the 2019 level, with 1,042 flats available and 977 booked. In 2023, they were included in the Diwali Special Housing Scheme 2023 (FCFS) at the same old rates in the last quarter of 2024, and these flats got sold out within days.

4. There is currently a significant increase in demand from 2023

onward for these EWS flats in pockets 1A, 1B, and 1C, Sectors A1 to A4, Narela, as all flats offered in the FCFS Phase IV and the Diwali Special Housing Scheme 2023 (FCFS) got sold out. Following a reconciliation of inventory due to cancellations and surrenders in AWAAS, there is currently an inventory of around 1820 flats. These flats have a plinth area of approximately 46.7 to 54 square meters. Similar-sized EWS flats in pockets 3, 4, 7, and 14 of Sectors A1 to A4, which were recently constructed, are being sold in the Madhyam Vargiya Housing Scheme 2024 for around 32 to 35 lakhs. Additionally, Narela is undergoing significant infrastructure development and is gaining recognition as an education hub. Its proximity to GT Karnal Road and UER-II, along with the upcoming Narela Metro, is expected to sustain demand.

III. Analysis:

Given this above context, the rationale for the 40% discount on construction costs, applicable in 2019 when demand was significantly low, no longer holds. Therefore, it is proposed to discontinue the discount while aligning with the current FY 2024-25 Pricing and Rate (PAR & PDR) and adhering to the DDA's standard costing policy for EWS flats. Furthermore, the pricing of EWS flats in the Madhyam Vargiya Housing Scheme 2024 is likely to be influenced by the significant price difference between these flats and those offered in the scheme. Even after doing away with 40% discount in construction cost, pricing of these flats remain in a very affordable price range of Rs. 17 to 19.7 lakh. Approval from Hon'ble LG has already been taken in this regard. Further, these flats have been offered in Phase II of DDA Sasta Ghar Housing Scheme 2024 and as on 27.11.2024, a total of 284 EWS flats have already been booked.

IV. Proposal:

Ex post facto approval of Authority may kindly be accorded for offering these EWS flats in Pocket 1A, 1B & 1C in Sector A1 to A4 in Narela in the second phase of ongoing DDA Sasta Ghar Housing Scheme 2024 based on the costing norms of current year FY 2024-25. Additionally, if any further inventory from the same lot is identified, the same will be offered at the same costing of FY 2024-25.

RESOLUTION

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Agenda for Authority

ITEM NO. 59 :2024

Sub.: Proposal for Change of Land Use of various land parcels earmarked for various universities, Commercial & Cricket Stadium in sector G-2/G-6, G-7/G-8, G-3/G-4, Narela Sub-City (Zone P-I).

1.0 BACKGROUND

1.1. Three Sub-cities i.e. Dwarka Rohini and Narela were conceived as a part of MPD-2001. In due time though Dwarka & Rohini Sub-cities have taken off, development in Narela has suffered due to the lack of inter and intra city connectivity. The current scenario has changed considerably with the construction of UER-II which is almost complete by 90% and is slated to be fully functional in another few months. This shall connect the IGI airport with Narela Sub-city making it fully accessible to the airport through a traverse distance of 35 km. Separately, Delhi Metro has already got approvals for extending its metro line in Narela. Due to this enhanced connectivity to the sub-city and considering huge built-up housing stock available, it is felt that the potential of the sub-city should be explored to its maximum. The issue of revitalisation of Narela sub-city, repositioning and strategizing its land parcels has been discussed in various fora and accordingly new development options have been proposed.

1.2. The issue of revitalising the Narela Sub-city and to develop it as an Education Hub has been discussed in various meetings held under the chairmanship of Hon'ble LG. Delhi. The institutes in Delhi are developed in a scattered manner, lack big campuses, are faced with an issue of easy access to housing or are in a dire need for expansion. Keeping in view the above, it was decided to allot land to various universities to enable them to establish their campus in the Education Hub in Narela Sub-city.

1.3. Accordingly, plots have been carved out in Sector G-2/ G-6, G-7/ G-8, Narela having large vacant DDA land parcels. Separately the universities were also requested to identify housing units from the existing built housing stock for setting up their residential hostels.

1.4. Several site visits were held along with representatives of various universities to finalise the plots for universities.

1.5. TSS drawings were provided by Engineering Department after confirmation of land ownership status and plots for universities were carved out. The proposal was finalised in the Screening Committee Meeting of DDA and allotment letters have

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been issued. The details of the universities which have been offered land are as below:-

Plot No.	Description	Sector	Tentative area (acres)
1	Guru Gobind Singh Indraprastha University (GGSIPU)	G-2, G-6	22.79
2	Delhi Pharmaceutical Science & Research University (DPSRU)	G-2, G-6	16.71
3	Indraprastha Institute of Information Technology Delhi (IIITD)	G-2, G-6	20.05
4	Delhi Technological University (DTU)	G-2, G-6	47.82
5	Indira Gandhi Delhi Technical University for Women (IGDTUW)	G-2, G-6	50.03
6	Delhi Teachers University (DeTU)	G-2, G-6	11.80
7	Delhi Skill & Entrepreneurship University (DSEU)	G-7, G-8	10
8	Additional University Plot	G-7, G-8	50.0

1.6. The above proposal for universities was approved in 419th SCM dt. 05.01.2024 vide Item No. 04:2024 with the condition to process the change of Land Use, wherever required.

1.7. In addition to above, requests have been received for earmarking the plots for SPA Delhi, Coaching Centres and private universities in the educational hub.

1.8. As per MPD-2021/ZDP of Zone P-I (Narela Sub-City), the Land Parcels identified for setting up of above stated campus as well as for proposed new universities /colleges/coaching centres, fall under different Land Uses (Residential, Recreational, PSP). As per MPD-2021/ZDP, University/College is permissible in PSP Land Use.

1.9. In order to enable setting up of the universities and making them Land Use compliant, change of land use is being proposed.

It is also proposed to set up a Cricket Stadium having facilities of international level. This proposal also envisages Change of Land Use to enable setting of the same. Further, CLU has been proposed for converting PSP area to Commercial on the land abutting the UER-II so that the full potential of the site can be realised.

1.10. The proposal of CLU for the various pockets on approval shall be processed under section 11A of DD Act.

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2.0 EXAMINATION

2.1 Plots for universities: The details of the plots earmarked for various universities that require CLU (fully/partly), as approved in the 419th SCM, are as follows:

Plot No.	Description	Tentative Plot area (acres)	Change of Land Use		
			Area for CLU (acres)	From	To
Sector G-2, G-6					
U-1	Guru Gobind Singh Indraprastha University (GGSIPU)	22.79 (Residential: 2.12) (PSP: 20.67)	2.12	Residential	PSP
U-2	Delhi Pharmaceutical Science & Research University (DPSRU)	16.71	16.71	Residential	PSP
U-3	Indraprastha Institute of Information Technology Delhi (IIITD)	20.05	20.05	Residential	PSP
U-4	Delhi Technological University (DTU)	47.82	47.82	Residential	PSP
U-5	Indira Gandhi Delhi Technical University for Women (IGDTUW)	50.03 (Commercial: 40.83) (Residential: 9.2)	50.03	Commercial & Residential	PSP
Sector G-7, G-8					
U-7	Delhi Skill & Entrepreneurship University (DSEU)	10.0	10.0	Residential	PSP
U-8	Additional University Plot	50.0	50.0	Residential	PSP
Note: Change of Land use is not required for U-6.					196.73

2.2 Separately, the provisioning of additional land for future use to enable setting up of new universities such as School of Planning & Architecture has also been provisioned in the proposal.

2.3 **Plot for Cricket Stadium (Sector G-3, G-4)**: One plot for cricket stadium has also been envisaged in Sector G-3, G-4 measuring area 50 acres approx. Suitable modification in the adjoining Sector Plan to ensure a seamless network of roads shall be done while taking up the decision of the Cricket Stadium.

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2.4 Change of Land Use from PSP to Commercial (36.6 Ha.) for plot near NIT, Delhi abutting UER-II. Part of this (20.0 Ha.) land has reverted to DDA on account of alternate allotment of land to IGDTUW.

2.5 The details of the pockets for which proposal for change of Land Use for future use of universities/other PSP & Commercial uses to be proposed as per the MPD are as follows:-

Plot No.	Description	Tentative Plot area (acres)	Change of Land Use		
			Area for CLU (acres)	From	To
Sector G-2, G-6					
PSP-1	Sector G-2 / G-6 Narela (Zone P-I)	20.79	20.79	Residential	Public Semi Public
PSP-2	Sector G-2 / G-6 Narela (Zone P-I)	60.22 PSP-2(A)-46.94 PSP-2(B)-13.28	60.22 PSP-2(A)-46.94 PSP-2(B)-13.28	Commercial Residential	Public Semi Public
PSP-3	Sector G-2 / G-6 Narela (Zone P-I)	69.39	69.39	Residential	Public Semi Public
Other facilities					
PSP-4	Sector G-3 / G-4 Narela (Zone P-I)	50	50	Commercial	Public Semi Public
C-1	Sector G-2 / G-6 Narela (Zone P-I)	17.64	17.64	Residential	Commercial
C-2	Part of IFC, Narela (Zone P-I)	90.43	90.43	Public Semi Public	Commercial

2.6 The Land ownership and litigation status shall be ascertained and marked on the plan which shall be part of the public notice before placing it in the public domain for inviting objection & suggestions.

2.7 Wherever modification in the Layout/Sector Plan done for proposed CLU, modification will be processed accordingly.

2.8 The information required for processing the CLU as per the Ministry letters dated 07.04.2015, 04.09.2015 & 17.06.2016 area are annexed as **Annexure – I.**

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3.0 PROPOSAL

3.1 The land use of the following land parcels in Zone P-I is proposed for change in land use as per description listed below:

Plot No.	Location	Area (acres)	Existing Land Use as per MPD 2021 / ZDP 2021	Proposed Land Use	Boundaries
U-1	Sector G-2 / G-6 Narela (Zone P-I)	2.12	Residential	Public Semi Public	**North:** Built-up **South:** 40 M RoW **East:** 15 M RoW **West:** Vacant land
U-2	Sector G-2 / G-6 Narela (Zone P-I)	16.71	Residential	Public Semi Public	**North:** 40 M RoW **South:** Pond and vacant land **East:** Existing Built-up and School **West:** 40 M RoW
U-3	Sector G-2 / G-6 Narela (Zone P-I)	20.05	Residential	Public Semi Public	**North:** Sanoth Village and vacant land **South:** 60 M RoW and vacant land **East:** Sanoth village and vacant land **West:** 40 M RoW
U-4	Sector G-2 / G-6 Narela (Zone P-I)	47.82	Residential	Public Semi Public	**North:** 20 M ROW **South:** 40 M RoW **East:** 60 M RoW **West:** 15 M RoW
U-5	Sector G-2 / G-6 Narela (Zone P-I)	50.03	Commercial : 40.83acre Residential: 9.2acre	Public Semi Public	**North:** Recreational land **South:** 40 M & 20 M RoW **East:** 20 M RoW **West:** 60 M RoW
U-7	Sector G-7 / G-8 Narela (Zone P-I)	10.0	Residential	Public Semi Public	**North:** DDA Housing **South:** Recreational land **West:** Vacant residential land **East:** 20 M RoW
U-8	Sector G-7 / G-8 Narela (Zone P-I)	50.0	Residential	Public Semi Public	**North:** Vacant land **South:** 60 M RoW **East:** 40 M RoW **West:** 20 M ROW
PSP-1	Sector G-2 / G-6 Narela (Zone P-I)	20.79	Residential	Public Semi Public	**North:** Vacant land **South:** Vacant land **East:** Sanoth Village **West:** 40 M ROW
PSP-2	Sector G-2 / G-6 Narela	PSP-A-	Commercial &	Public Semi	**North:** 40 M ROW **South:** 60 M RoW

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	(Zone P-I)	46.94 PSP-B-13.28	Residential	Public	**East:** 40 M RoW **West:** 60 M ROW
PSP-3	Sector G-2 / G-6 Narela (Zone P-I)	69.39	Residential	Public Semi Public	**North:** 20 M ROW **South:** 60 M RoW **East:** 40 M RoW **West:** 40 M ROW
PSP-4	Sector G-3 / G-4 Narela (Zone P-I)	50.0	Commercial	Public Semi Public	**North:** 18 M ROW **South:** UER-II / Green Buffer **East:** Commercial **West:** Commercial
C-1	Sector G-2 / G-6 Narela (Zone P-I)	17.64	Utility/ESS	Commercial	**North:** 40 M wide Green Buffer **South:** Built-up **East:** 60 M RoW **West:** Vacant land
C-2	Part of IFC, Narela (Zone P-I)	90.43	Public Semi Public	Commercial	**North:** Recreational Land **South:** UER-II / Green Buffer **East:** Recreational Land **West:** 60m RoW

The maps showing location of above-mentioned plots are annexed as **Annexure-II.**

4.0 RECOMMENDATION

4.1 The proposal as contained in para 3.0 above is placed before the Authority for its consideration and approval for issuance of Public Notice under Section 11(A) of Delhi Development Act, 1957 **for inviting Objections/Suggestions** within stipulated time period of 30 days.

Asstt. Dir. (Plg.)	**Dy. Dir. (Plg.)**	**Director (Plg.)**
(Narela Project)	**(Narela Project)**	**(Narela Project)**

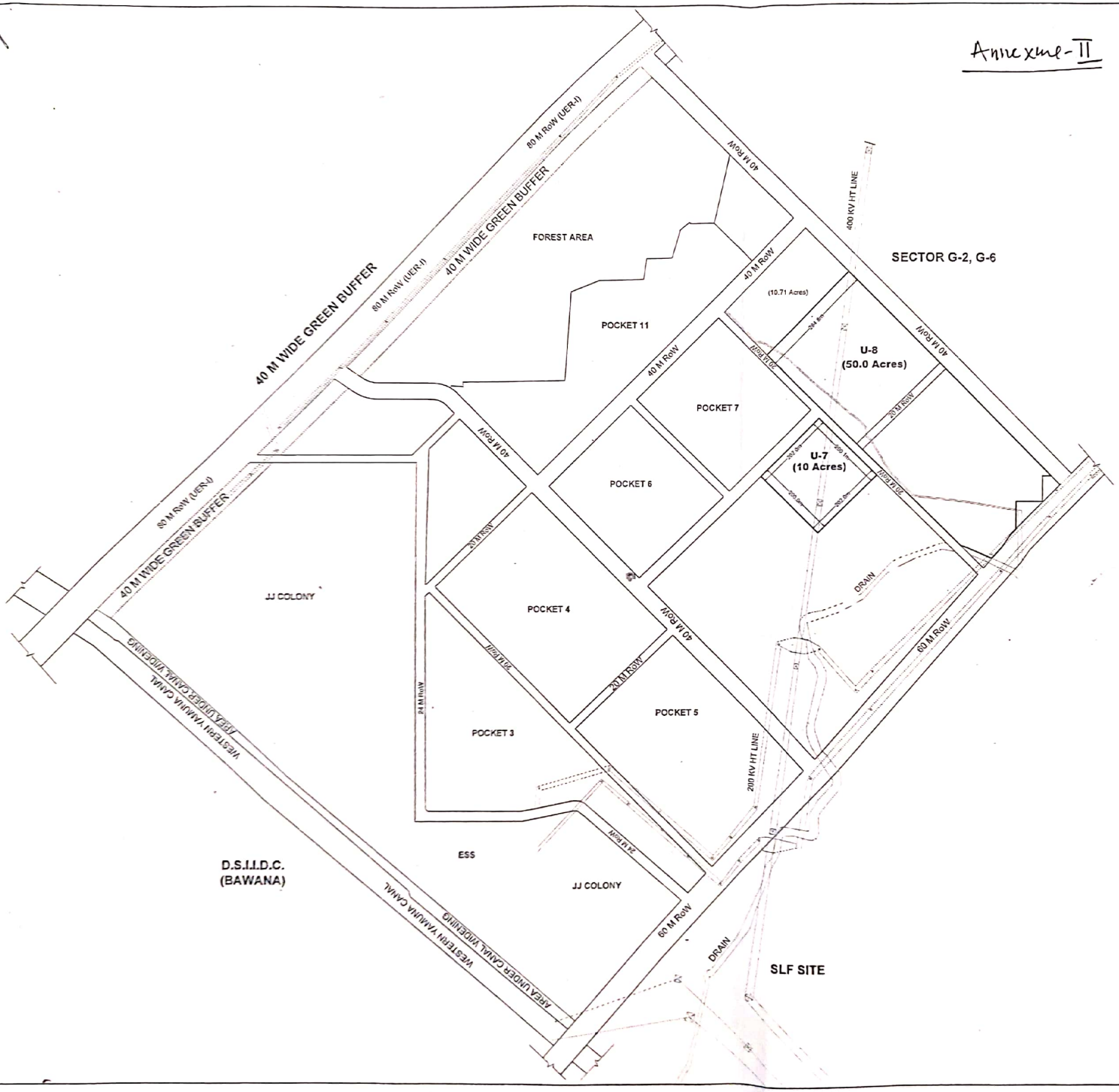
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Annexure-I

Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-IB, dated 07.04.2015:		
Sl. no.	**Information required**	**Status**
1	Whether the land is Government or private and who is the land owning agency?	DDA Land
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per decision taken in the 419th SCM dt. 05.01.2024 vide item no. 04:2024
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	To boost educational facilities/ to develop Narela as Education Hub.
5	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes
6	What will be proposal's impact/implications on general public e.g., Law and order etc.?	Educational infrastructure will be enhanced. Also, it will bring more job opportunities to the area, helping the local economy grow.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No (as per LM records)

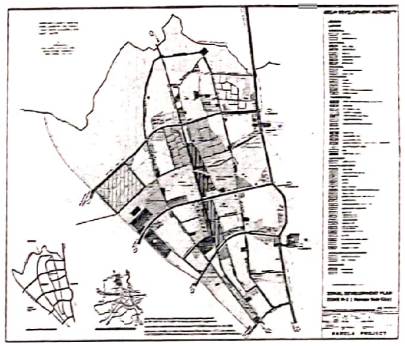
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Annexure-II



DELHI DEVELOPMENT AUTHORITY

KEY PLAN:



NOTES:

1. ALL DIMENSIONS ARE IN METERS. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED AND NOT TO BE MEASURED.
2. THE LAYOUT PLAN TITLED "PROPOSED MODIFIED COMPOSITE STRUCTURE PLAN OF SECTOR G7 & G8, NARELA SUB CITY" WAS APPROVED IN THE 253RD SCM DT. 08.02.2007 VIDE ITEM NO. 27.2007.
3. THE LAYOUT PLAN WAS LAST MODIFIED IN 325 SCM DT. 07.10.2014, VIDE ITEM NO. 103:2014 (3).
4. THIS DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY (TSS) ALONG WITH SIZRA SUPERIMPOSED BY LAND MANAGEMENT DEPARTMENT AND DULY AUTHENTICATED BY ENGINEERING AND LAND MANAGEMENT DEPARTMENT VIDE LETTER NO. F5(72)2022/CD/LM/NZ/1007 DATED 29.12.2023.

TABLE: PROPOSED CHANGE OF LANDUSE

PLOT NO.	EXISTING LAND USE AS PER MPD 2021	PROPOSED LAND USE	CLU AREA (ACRE)
U-7	RESIDENTIAL	PSP	10
U-8	RESIDENTIAL	PSP	50

eFILE NO.: PLG/NP/0001/2023/F15/(-O)-e ADDL COMMISSIONER/PLG)-II [Comp. No. 53120]

TITLE:
CHANGE OF LANDUSE OF PLOTS EARMARKED FOR UNIVERSITIES IN SECTOR G-7 & G-8, NARELA SUB-CITY

SCALE: 0 50 100 200 300 400 500 Meters

DRAWING NO.: NP/2024/038

PLG. ASSTT. | ASST. DIR. (PLG) | DY. DIR. (PLG.)

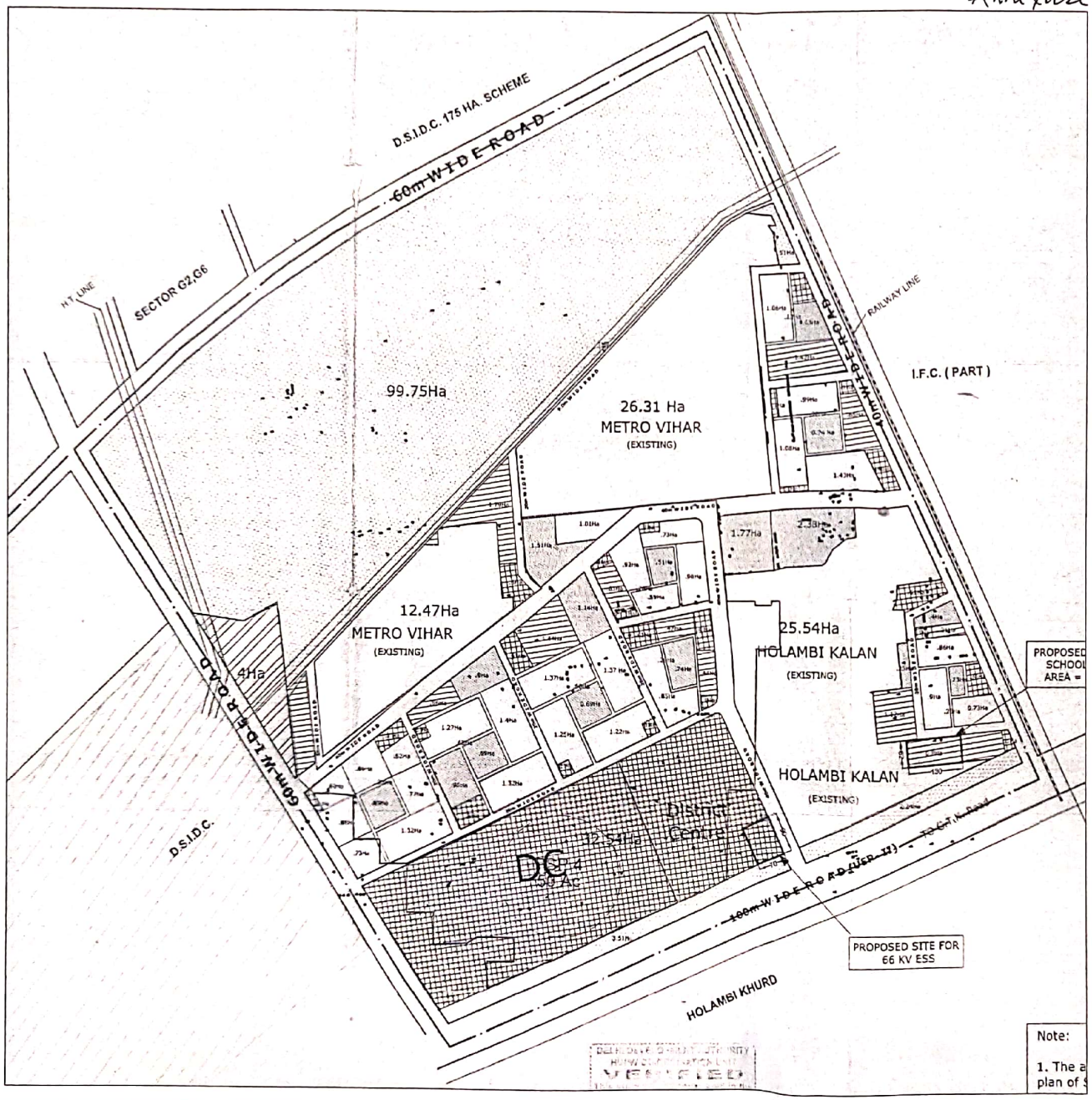
DIRECTOR (PLG.) | DATE: 28.11.2024

N

NARELA PROJECT (DDA PLANNING UNIT)

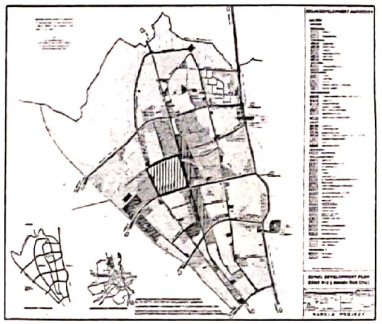
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Annexure - II



DELHI DEVELOPMENT AUTHORITY

KEY PLAN:



NOTES:

1. ALL DIMENSIONS ARE IN METERS. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED AND NOT TO BE MEASURED.
2. THE LAYOUT PLAN TITLED "DRAFT COMPOSITE LAYOUT PLAN OF SECTOR G-3, G-4 OF NARELA SUBCITY" WAS APPROVED IN THE 254TH SCM DT. 02.05.2008 VIDE ITEM NO. 49:2008.
3. THE LAYOUT PLAN WAS LAST MODIFIED IN 310 SCM DT. 20.12.2012 VIDE ITEM NO. 137:2012 (1).
4. THIS DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY (TSS) SHARED BY ENGINEERING DEPARTMENT VIDE WHATS APP ON 27.11.2024.
5. SUITABLE MODIFICATION IN THE ADJOINING SECTOR PLAN TO ENSURE A SEAMLESS NETWORK OF ROADS SHALL BE DONE WHILE TAKING UP THE DESIGN OF THE CRICKET STADIUM.

PLOT NO.	NAME	EXISTING LAND USE AS PER MPD 2021	PROPOSED LAND USE	CLU AREA (ACRES)
PSP 4	CRICKET STADIUM	COMMERCIAL	PSP	50

LEGEND

DDA Land

Plot for Crcket Stadium

eFILE NO.: PLG/NP/0001/2023/F15/-O/o ADDL COMMISSIONER(PLG)-II [Comp. No. 55120]

TITLE

CHANGE OF LANDUSE OF PLOT EARMARKED FOR CRICKET STADIUM IN SECTOR G-3 & G-4, NARELA SUB-CITY

SCALE

0 50 100 200 300 400 500 Meters

DRAWING NO. NP/2024/30

PLG. ASST. | ASST. DIR. (PLG). | DY. DIR. (PLG.)

DIRECTOR (PLG.)

DATE 27.11.2024

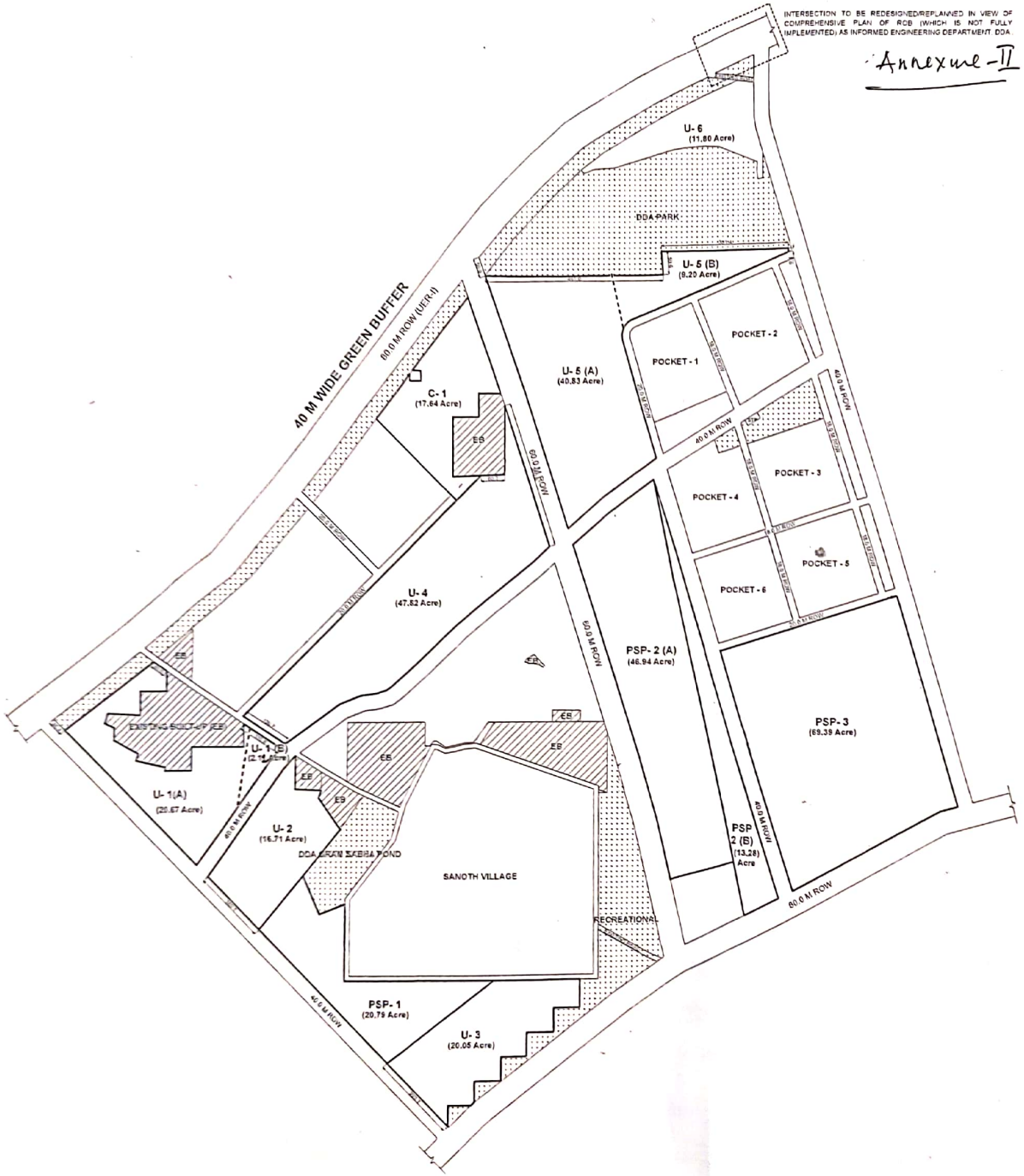
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NARELA PROJECT (DDA PLANNING UNIT)

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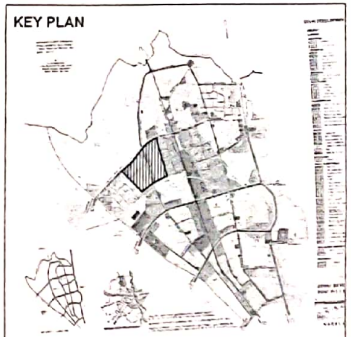
INTERSECTION TO BE REDESIGNED/REPLANNED IN VIEW OF COMPREHENSIVE PLAN OF ROB (WHICH IS NOT FULLY IMPLEMENTED) AS INFORMED ENGINEERING DEPARTMENT, DDA.

Annexure-II



DELHI DEVELOPMENT AUTHORITY

KEY PLAN



NOTE -

1. ALL DIMENSIONS ARE IN METRES. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED AND NOT TO BE MEASURED.
2. THE LAYOUT PLAN TITLED "COMPOSITE LAYOUT PLAN OF SECTOR G-2, G-6 OF NARELA SUBCITY" WAS APPROVED IN THE 264TH SCM DT. 02.06.2008 VIDE ITEM NO. 82.2008
3. THE LAYOUT PLAN WAS LAST MODIFIED IN 328 SCM DT. 07.10.2014. VIDE ITEM NO. 133.2014 (3).
4. THIS DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY (TSS) ALONG WITH SUZRA SUPERIMPOSED BY LAND MANAGEMENT DEPARTMENT AND DULY AUTHENTICATED BY ENGINEERING AND LAND MANAGEMENT DEPARTMENT VIDE LETTER NO. F5(72)2022/DD/LM/N2/948 DATED 07.12.2023.

TABLE: PROPOSED CHANGE OF LANDUSE

PLOT	PART, (if any)	EXISTING LAND USE AS PER MPD 2021	PROPOSED LAND USE	CLU AREA (ACRE)
U- 1	(B)	RESIDENTIAL	PSP	2.12
U- 2		RESIDENTIAL	PSP	16.71
U- 3		RESIDENTIAL	PSP	20.05
U- 4		RESIDENTIAL	PSP	47.82
U- 5	(A)	COMMERCIAL	PSP	40.83
	(B)	RESIDENTIAL	PSP	9.20
PSP - 1		RESIDENTIAL	PSP	20.79
PSP -2	(A)	COMMERCIAL	PSP	46.94
	(B)	RESIDENTIAL	PSP	13.28
PSP- 3		RESIDENTIAL	PSP	69.39
C- 1		UTILITY(ESS)	PSP	17.64

eFILE NO.: PLG/NP/0001/2023/F1/Dir ADDL COMMISSIONER(PLG)-II [Comp. No. 55120]

TITLE:
CHANGE OF LAND USE OF LAND PARCELS IN SECTOR G-2, G-6 OF NARELA SUB-CITY

SCALE: 0 50 100 200 300 400 500 Meters

DRAWING NO.: NP/2024/3A

PLG. ASST.	ASST. DIR. (PLG.):	DY. DIR. (PLG.):

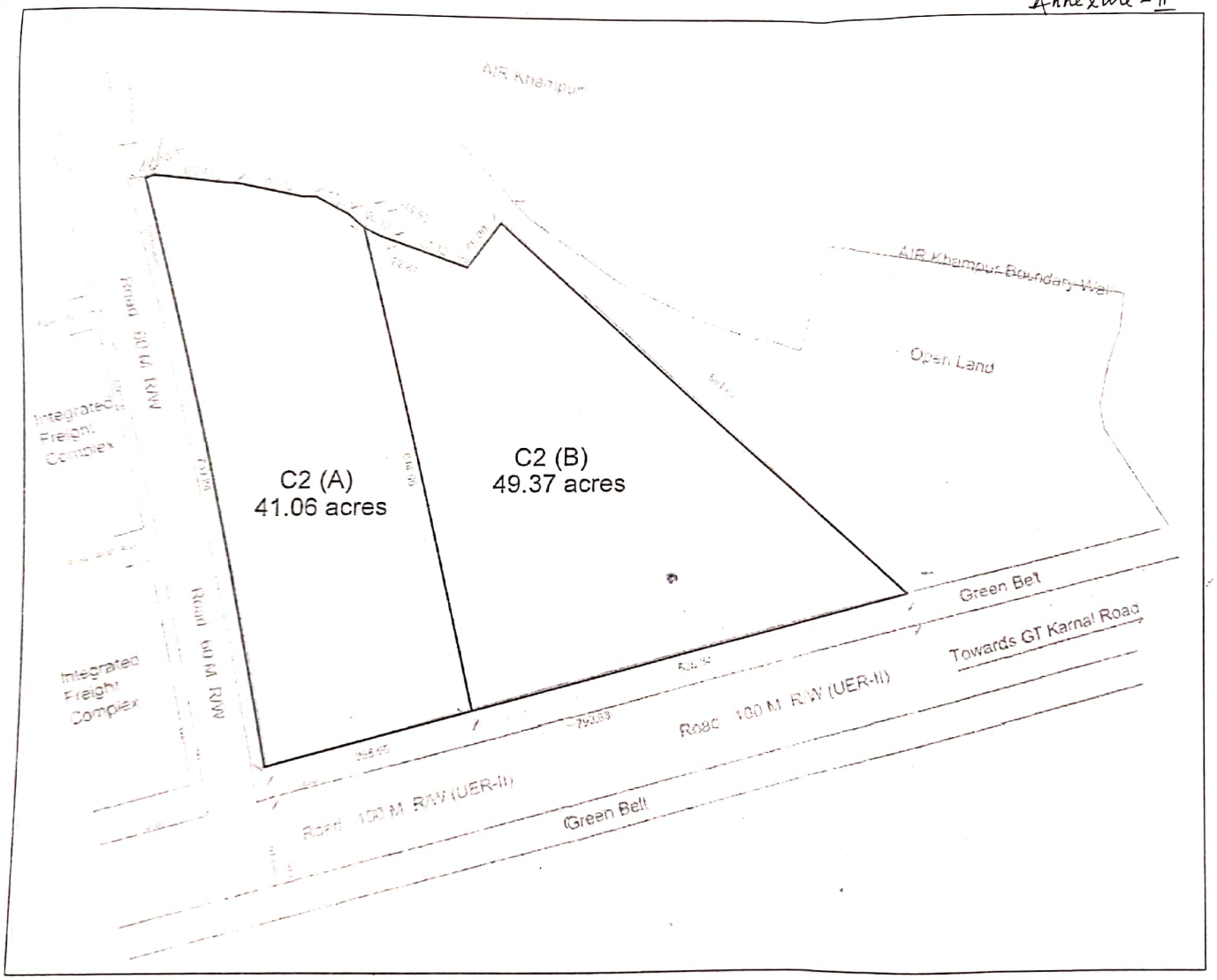
DIRECTOR (PLG): DATE: 26.02.2024

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NARELA PROJECT (DDA PLANNING UNIT)

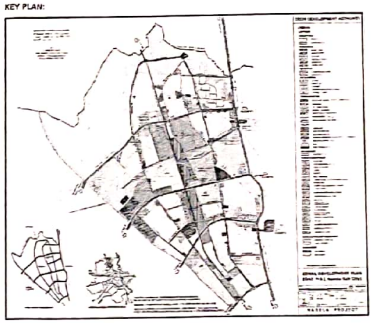
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Annexure - II



DELHI DEVELOPMENT AUTHORITY

KEY PLAN:



NOTES

1. ALL DIMENSIONS ARE IN METERS. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED AND NOT TO BE MEASURED.
2. THE LAYOUT PLAN TITLED "LAYOUT PLAN FOR PUBLIC SEMI-PUBLIC LAND OF AREA MEASURING 38.8 HA ALONG UER-II IN ZONE P-I (NARELA SUB-CITY)" WAS APPROVED IN THE 395TH SCM DT. 05.10.2020 VIDE ITEM NO. 108/2020.
3. THIS DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY (TSS) RECEIVED FROM ENGINEERING DEPARTMENT, ND-9 DDA VIDE LETTER DATED 04.12.2018.

LEGEND

DDA Land

PLOT NO.	NAME	EXISTING LAND USE AFTER CLU IN 2020	PROPOSED LAND USE	CLU AREA
C2 (A)	DISTRICT CENTRE	PSP	COMMERCIAL	41.06 AC (16.62 HA.)
C2 (B)		PSP (IGDTUW)		49.37 AC (19.98 HA.)

eFILE NO.: PLG/NP/0001/2023/FLS/-O/o ADDL COMMISSIONER(PLG)-II (Comp. No. 55120)

TITLE

CHANGE OF LANDUSE OF PLOT FOR DISTRICT CENTRE ALONG UER-II IN NARELA SUB-CITY

SCALE

Not to scale

DRAWING NO.

NP/2024/3D

PLG ASST. | ASST. DIR. (PLG) | DY. DIR. (PLG.)

DIRECTOR (PLG.)

DATE

27.11.2024

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NARELA PROJECT (DDA PLANNING UNIT)

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DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL BRANCH

ITEM NO - 60/2024

Agenda: Allotment of land on temporary basis for short periods to private organisation/agencies for execution of work on allotted sites.

Background

The Authority vide Agenda Item No. 16/2024 approved the rates of premium of land for Institutional Plots to various Organizations/Government Bodiesfor the block of financial years 2022-24. The temporary allotment to Government organization/Bodies is being made @ 5% of No Profit No Loss Rates (NPNL)with the approval of Vice Chairman, DDA.

Rule 44 of Nazul Rule, 1981 on Temporary allotment of Nazul land provides as under: -

> *The Authority may, subject to these rules and in such cases as it deems fit, allot land for temporary periods on a licence basis, in accordance with the terms and conditions of the licence-deed contained Form D appended tothese rules. In addition, such licence-deed may contain such other covenants, clauses or conditions, not inconsistent with the provisions of Form D as maybe considered advisable and necessary by the Authority, in the circumstances of a case.*

As on date there is no policy for temporary allotment of land to private organization/Agencies. However, Engineering Department has been making temporary allotments to Private organization/agencies to facilitate execution of construction work on the plots allotted by DDA @ 5% of the NPNL rates in the absence of any policy.

Analysis

The Institutional Land branch allots land on temporary basis to Govt. organization/Departments @ 5% of NPNL Rates subject to condition that it will be the responsibility of the allottee to keep proper watch & ward of the land againstany encroachment after taking over the possession and that the allotment will be purely on temporary basis for a specific time period as per layout plan. The landwill be returned back to DDA in its original condition by the allottee including removal of debris etc. If any damage/deficiency in this regard is found, the cost of restoration of the same to the entire satisfaction of DDA will be payable by the allottee on raising of demand by DDA. The competent authority for approval of Temporary allotment to government Organization/Departments is VC, DDA.

However, in case of temporary allotment of land to private organization/agencies, there is no such policy. Engineering Department has been making temporary allotment of land on payment of ground rent @ 5% of NPNL rates in the absence of any policy.

Now a request to frame a policy/guidelines has been received from Chief Engineer (Dwarka) in the matter of permission for temporary allotment of land to ISKCON Temple at Sector-13, Dwarka and also after considering various such other requests received from other private organizations/ agencies.

The mode of temporary allotment of L&DO has also been examined in this regard in order to ensure that competitive rates are applicable and the policy helps maximize revenue generation.

Justification

1. No policy for temporary allotment of land to private organization/agencies is in place in DDA.
2. Requests from different private organization/agencies are being received for temporary allotment of land.
3. Roads/footpaths/berms/drains/parks etc. are being used unauthorisedly by the developers for stacking of material/ debris, labour hutments etc.
4. It will prevent encroachment of land and ensure optimum utilization of available resources.
5. This will create a separate revenue stream for the organization by way of temporary allotment of vacant land to private organization/agencies.
6. Temporary allotment of adjacent vacant land will also ease development activities on the allotted land.
7. Temporary allotment of adjacent land will help in maintenance of civic life of the neighbourhood.

Proposal

A. General terms and conditions of allotment:

i. The land will be allotted for the maximum period of 11 months on temporary licence basis.

ii. The land will be allotted only to the allottees of Institutional, Commercial and Industrial and Group Housing land by DDA.

iii. The land will be allotted for the purpose of Labour hutments, Labour canteen, stacking of construction materials, stacking of Plant and Machinery/Equipment. The only purpose of the temporary allotment will be completion of construction over the initially allotted land by DDA.

iv. In case Lay Out Plan is available, IL branch will process the case as per rules. In case of non-availability of LOP, inputs from LM department will be obtained regarding ownership status and ownership legacy (whether MOR land/ Gram Sabha land or Nazul -II land, whether transferred / allotted/acquired).

v. The land to be allotted is to be inventorised on Bhoomi portal by concerned Engineering Zone of DDA.

vi. The allotment is subject to availability of valid sanctioned building plan, availability/feasibility of the land required and satisfaction of DDA.

vii. The ownership legacy and litigation status of the proposed land will be ascertained and provided by LM Department, DDA.

viii. The allotment of the land will be on AS IS WHERE IS BASIS.

ix. In case of any discrepancy of the allotted area during the handing-taking over, the amount against the differential area will be charged/refunded to the allottee on pro-rata basis. The maximum permissible difference in the allotted and handed over area will be 5 % either way.

x. The land will be allotted to private organizations/agencies on following charges:

Sl. No.	Particulars	Premium	Security Deposit (refundable)	GST
1	For DDA owned projects	NIL	NIL	NIL
2	PPP projects of DDA or PPP projects of any other govt. department	5% of NPNL rate	Equal to premium	18%
3	Private organizations (Commercial, industrial, Institutional or Group Housing)	10 % of NPNL rate	Equal to premium	18%

xi. As the NPNL rates are under the approval of MoHUA, hence, the NPNL ratesas on date will be applicable and will be provisional. The differential amount will be payable to/refundable by the allottee subject to the approval of MoHUA.

xii. **Security deposit:** The security deposit/bank guarantee is to be paid along with the premium. The security deposit and the Licence Fee/Rent for the period shall be accounted for separately as the security deposit is refundable or will be subject to adjustment in case of any recovery of damages charges

xiii. The complete demanded amount (premium + security deposit) is to be paid with 30 days (including date of issue of allotment letter) of the issuance of demand cum allotment letter. If the payment is done after the permissible time period of 30 days, then, interest @14% will be levied.

xiv. **Handing over:** After the complete payment is duly verified, the concerned Engineering zone of DDA will hand over the land to the allottee organization through its authorized representative.

xv. **Execution of licence agreement**: A Licence Deed as per form-D of The DDA (Disposal of Developed Nazul Land) rules, 1981 is to be executed between the allottee and DDA invariably in each and every case.

xvi. **Taking over possession after expiry of licence/ cancellation of allotment:** The allotted land, in its original condition, is to be handed over back to the Engineering department, DDA of the concerned zone on or before the last date of allotment period. The Executive Engineer of the concerned zone will ensure that the land is vacated and handed over back to DDA in its original condition on or before the expiry of the allotment. In case of failure, the concerned Executive Engineer will take back the allotted land within 03 days of expiry of the allotment period.

xvii. In case of termination of allotment, the ex-allottee can claim belongings within 15 days from the date of termination of allotment. Otherwise, DDA shall auction the

items and recover all the outstanding dues(damage charges etc) and all cost incurred in conduction of auction of items from the amount received from such auction. Any leftover amount shall be refunded to the ex-allottee.

xviii. **Penalty and recovery**: In case the land is not vacated timely as per the terms and conditions, the overstay period (calculated for each day of over-stay) will be treated as un-authorized occupation and hence an encroachment. Damage charges for the overstay period on commercial rates will be payable by the allottee which will be calculated as:

Damage charges = Allotted Area x Overstay period x Circle rate x 2 x 10%

xix. The Statutory taxes to be levied as per extant rules.

xx. DDA may, in its sole discretion, cancel the allotment of the land, determine the licence deed and take over the allotted land before the expiry of the allotment period as and when the land is required by DDA. The deposited amount including GST of the un-utilised period will be refunded to the allottee on pro-rata basis.

xxi. **Recovery of Penalty:** The damage charges so calculated shall be recovered as arrears of land revenue and also as stipulated at para A(xvii) above.

B. Extension of allotment period:

i. There will be no automatic renewal of temporary allotment. The allottee has to submit a fresh request for extension of allotment.

ii. If the primary allotment period is over and extension letter of the allotment is not issued and if the allottee has not vacated the primarily allotted land then the overstay period will be treated as un-authorised encroachment and damage charges will be levied accordingly as mentioned in Para A (xviii).

iii. The temporary allotment may be extended subject to the conditions mentioned in Para A (vi) for maximum period of 11 months.

iv. There will be no bar on number of extensions.

v. The charges and terms and conditions will be applicable as mentioned in para (A) above.

C. Competency:

i. Commissioner (LD) will be the competent authority for first allotment subject to approval of building plans, availability of land etc.

ii. Competent authority for first extension of allotment will be Principal Commissioner (LD), DDA.

iii. Competent authority for further extension of allotment will be Vice Chairman, DDA

iv. Vice Chairman, DDA will be competent to cancel the allotment before the expiry of the allotment period.

v. Director will be competent to regularize thedifferential area.

Resolution

ITEM NO- 61/2024 DRAFT AGENDA

Sub: Minimum Reserve Price in respect of land to be auctioned for Educational & Health Facilities – decrease in multiplication factor to rationalize the reserve price.

F.No. LD/IL/0001/2022/MISC/-ILV

BACKGROUND:

1. The Authority vide Resolution No. 53/2017 (Annexure-I) approved the adoption of Circle rates notified by GNCTD and other parameters e.g. Multiplication factor etc. for fixation of reserve price of residential, commercial, institutional and other properties. Multiplication factor for calculation of reserve price in respect of private schools, colleges, hospitals was fixed at 1.5 times of prevailing circle rate.

2. Considering the poor / no response to these plots put up for auction multiple times, the Authority vide item no. 44/2019 (Annexure-II) in a meeting dated 4.6.2019 approved decrease in Multiplication factor from 1.5 to 1.0 of the circle rate which effected reduction in reserve price in respect of health and educational plots.

3. The Multiplication factor was further reduced from 1 to 0.75 of the circle rate for Health & Educational facilities vide Authority Resolution No. 51/2020(Annexure – III)

4. Table below show the Minimum Land Rates for Institutional category for **Health & Educational plots** taking the Multiplication factor as 0.75 of the circle rate of the area.

5. Minimum Land Rates for Institutional use:

Category of the Locality	Minimum rate for valuation of land for Residential use i.e. Circle rate (Per sqm. in Rs.)	Minimum land rate using Multiplication factor 0.75 of circle rate (per sqm. in Rs.)
Category A	7,74,000	5,80,500
Category B	2,45,520	1,84,140
Category C	1,59,840	1,19,880
Category D	1,27,680	95,760
Category E	70,080	52,560
Category F	56,640	42,480
Category G	46,200	34,650
Category H	23,280	17,460

6. However, even the reduced prices could not elicit proper response in the various e-auctions held till date. Details are given hereunder:

Phase of e-auction	Date of e-auction	Plots in e- auction (for Health & Educational purposes)	Plots for which Bids received	Plots sold(Details in Annexure IV)
I	22.01.2019	8	0	0

uicated from eOffice by Manisha Gupta, ADM1, Chief Architect to VC, ADA Chief Architect VC, DDA on 25-11-2024 09:31 PM

II	26.03.2019	12	1	0
III	25.04.2019	19	0	0
IV	25.06.2019	47	2	2
V	26.07.2019	48	2	2
VI	12.09.2019	48	0	0
VII	19.11.2019	38	0	0
VIII	28.01.2020	48	0	0
IX	04.08.2020	47	0	0
X	27.10.2020	108	0	0
XI	27.01.2021	78	2	2
XII	18.05.2021	73	1	1
XIII	27.09.2021	73	0	0
XIV	28.12.2021	66	1	1
XV	19.04.2022	46	2	0
XVI	19.07.2022	44	0	0
XVII	14.11.2022	61	0	0
XVIII	07.11.2023	27	2	1
XIX	13.03.2024	19	1	1

Analysis

7. Reasons for poor response to e-auction of Educational & Health facility plots have been analyzed in detail:

(i) As development of Education and Health Facilities require a substantial amount of investment and the gestation period of such projects is also very long, individuals/firms find it financially not viable to invest such huge amount of money in activities which are not entirely commercial in nature but also have some social benefits and oriented. (There are stipulations pertaining to free admission/treatment as per the rules fixed by Govt. of NCT of Delhi/ Govt. of India for the Hospital/Polyclinic as also admissions for EWS categories in schools.)

(ii) Plots for Institutional purposes are auctioned on lease hold basis. There is no policy of auctioning of these plots on freehold basis or allowing conversion of these plots to freehold at a later stage. MoHUA vide letter dated 10.06.2020 intimated that the proposal of freehold conversion of these properties has not been accepted. Thus, the successful bidders have to pay not only the premium (for which they bid competitively in e auction) but also the Ground Rent which is calculated @ 2.5% of the premium.

(iii) The area of the plot for educational and health facilities are relatively larger in size. As per the provisions of the extant MPD 2021, the plot sizes for hospitals

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and other health care facilities are as under:

Table 13.1 (MPD 2021: Planning Norms and Standards for Health Facilities

Sl. No.	Category	Population / Unit	Plot Area (approx.)
1			
2	Hospital	5.0 lakh	2.5 ha to 4.5 ha
3		2.5 lakh	1.5 ha to 2.5 ha
4	Tertiary Health Care Centre	1.00 lakh	0.2 ha. to 1.5 ha.*
5	**Other Health Facilities**	1.00 lakh	0.2 ha. to 1.5 ha.]
	a.		
	i. Maternity Home	1 per 50000	1000 sqm to 2000 sqm
	ii. Nursing Home/ Polyclinic	1 per 50000	1000 sqm to 2000 sqm
	iii. Dispensary	1 per 10000	800 sqm to 1200 sqm
	b.	1 each per	500 sqm to 800 sqm each
	i. Family Welfare Centre	50000	
	ii. Pediatric Centre		
	iii. Geriatric Centre		
	iv. Diagnostic Centre.		
6	a. Veterinary Hospital for pet animals and birds	1 per 5.0 lakh	2000 sq m. (Subject to availability of land)
	b. Dispensary for pet animals and birds	1 per 1.0 lakh	300 sq m.
7	Medical College	1 per 10 lakh	As per norms of Medical Council of India / Regulatory Body (subject to availability of land)
	Nursing and Paramedic Institute	1 per 10 lakh	2000 sqm (Subject to Nursing Council of India / Ministry of Health norms).
	Veterinary Institute	As per requirement	As per the Veterinary Council of India / Ministry norms (subject to availability of land)

[Note:

* Size of hospital plot will be restricted up to 1.5 ha. in developed area with problem relate to plot having three side open and having minimum 18m (60ft) or one side road face area of the hospital shall be provided as per Electrical Control of Development.]

(iv) Similarly, the plot sizes for educational institutions as per the provisions of the extant MPD 2021, are as under:

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Table 13.3 (MPD 2021): Planning Norms and Standards for Education Facilities

Sl. No.	Category	Population / unit (approx.)	Plot Area
1	Primary School	10,000	[2] [illegible]
2	Sr. Secondary School [2][illegible]	10,000	0.4 - 0.8 ha.]
3	School for Mentally challenged	10.0 lakh	0.2 ha
4	School for [3][illegible]	10.0 lakh	0.2 ha

Table 13.5 (MPD 2021): Planning Norms and Standards for Education Facilities (Higher Education)

Sl. No.	Category	Pop./ unit (approx.)	Plot Area
1	Vocational Training Centre(ITI/ Polytechnic / Vocational Training Institute/ Management Institute/ Teacher Training Institute etc.), Research and Development centre	5.0 lakh	0.4 ha
2	General College	5.0 lakh	As per UGC norms
3	Professional College (Technical)	5.0 lakh	As per the AICTE norms.
4	University Campus including International Education Centre (IEC) – Large campus (10 ha and above) will be divided into following four parts: a. Academic including Administration (45% of total land area). b. Residential (25% of total land area). c. Sports and Cultural activities (15% of total land area). d. Parks and Landscape (15% of total land area).	4 sites in urban extension.	Upto 20.0 ha

Upto 10% variation in plot size is permitted.

As the reserve price is calculated on total area of the plot which is generally larger in size, the premium for the plots are generally a substantial amount.

(v) Besides the above mentioned reasons for poor response, opinions/suggestions were obtained from the stakeholders regarding issues/challenges faced by the perspective bidders for allotment of land for Educational and Health Facilities. It has been suggested by the stakeholders that the time period of interest free payment of 75% of the bid amount/premium should be extended to a minimum of 1 year against the present of duration 60 days without interest and another 30 days with interest.

8. Comparison with the Methodology and Rates of other Development Authorities in NCR:

In this regard, the methodology adopted by Development Authorities of NCR area i.e. **Haryana Shehri Vikas Pradhikaran(HSVP), Greater Noida Industrial Development Authority (GNIDA) and Yamuna Expressway**

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Industrial Development Authority (YEIDA) for disposal of Institutional Plots has been evaluated, a summary of which is at Annexure V.

(i) **HSVP:** HSVP conducts e auction of the plots for Institutional purposes whereas in DDA such plots are allotted on perpetual leasehold with no provision for freehold conversion in future. Hence as such the methodology of disposal of Institutional plots of HSVP cannot be equitable compared with that of DDA.

GNIDA and YEIDA vs DDA

(ii) **Method of allotment and Tenure**: Both in GNIDA and YEIDA, the plots are allotted/auctioned on lease hold basis for a period of 90 years. In YEIDA, Institutional plots are allotted through direct allotment and allottees are selected on the basis of project presentation subject to qualification in objective criteria. GNIDA allots Institutional plots through e auction.

In DDA, the Institutional plots are allotted by way of e auction to the highest bidder. The allotment is on perpetual lease hold and there is no provision for conversion into freehold.

(iii) **Land Rates:** During the year 2023-24, the per sqr mtr rate of land in YEIDA ranges from Rs. 11,189.99 to Rs. 10,788.44 for Sector 22E as per available data. In GNIDA, the land rates for the year 2022-23 range from Rs. 13,000 to Rs 22,500 per sqm for Educational purposes and Rs 18,000 to Rs 34,000 per sqm for Health facilities, depending on the sector wise location and size of the plot, the details of which may be seen at Annexure V.

In DDA, the auction of plots is over and above the reserved price which is calculated on the basis of the circle rate of the category of locality in which the plot is located after giving a discount of 25%. The highest rate accordingly works out to Rs. 5,80,500 per sqm and the lowest is Rs 17,460 per sqm. The majority of Institutional plots placed in e auction are in Category D (Dwarka) and Category E (Rohini) with corresponding reserve price of Rs. 95,760 and Rs. 52,560 per sqr mtr, respectively.

(iv) **Lease Rent**: In YEIDA and GNIDA, the annual lease rent is @ 2.5% of the premium of the plot. However, in YEIDA annual lease rent can be enhanced on expiry of every 10 years by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement. In GNIDA, after every 10 years the lease rent is automatically increased by 50% for the next ten years. Further, YEIDA and GNIDA gives an option to pay a lump sum amount equivalent to 11 times and 15 times respectively of the prevailing annual Lease Rent at the time of deposit of one- time Lease Rent in lump sum. On payment of one-time lease rent, no further annual lease rent is required to be paid for the balance lease period, this option may be exercised at any time during the lease period, provided the allottee has no outstanding lease rent arrears

In DDA, the allottee has to pay Re. 1 per annum as ground rent for the first 05 years from the date of physical possession of the plot and thereafter the annual ground rent is payable @ 2.5% of the premium of plot. The rent is enhanced after every 30 years, not exceeding half of the increase in the letting value of the site without buildings. There is no provision of one-time payment of annual Ground rent.

(v) **Period of payment of Premium:** In **YEIDA,** 30 % of the premium after adjusting 10% Registration Money is to be paid within 60 days of issuance of

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Allotment Letter. Balance 70% is to be paid in 10 equal half yearly installments along with interest @ 10 % per annum. **2% rebate** is given on full payment within 60 days of issue of allotment letter.

In **GNIDA, the first** option is to pay 100% of premium within 90 days from the date of issue of Allotment Letter, in which case **2% rebate** is given on the total premium. **The second** option is to pay 40% (including 10% Registration Money) within 60 days from the date of issue of Allotment Letter and balance 60% can be paid in 3 years in 6 equal instalments with interest @9% per annum.

In DDA, 25% of the premium (i.e. the Highest Bid amount) including the EMD, is to be paid within 07 days from issuance of Letter of Intent and another 02 days with penalty of Rs 5000 to Rs 20,000 for bid amounts from upto Rs 1 Crore to more than Rs 10 Crore. Balance 75% can be paid in 60 days without interest and within next 30 days with interest @10% per annum.

Comparative Analysis:

(i) The reserve price of Institutional plots in DDA are higher as compared to GNIDA and YEIDA.

(ii) The time afforded for payment of the premium is also much less.

(iii) There is no provision of rebate on full payment.

(iv) DDA allots land on perpetual leasehold basis while YEIDA and GNIDA allots land on lease hold basis for 90 years.

(v) In DDA, there is no provision of one-time payment of annual ground rent whereas YEIDA and GNIDA have an option to pay one-time annual lease rent of 11 and 15 years, respectively whereafter no further annual lease rent is required to be paid for the balance lease period. However, DDA charges Re. 1 per annum as annual Ground rent for the first 05 years from the date of physical possession of the plot.

9. Survey of vacant Institutional plots of DDA:

(i) A survey of Plots for School located in Dwarka has been conducted with respect to number of schools/higher education institutes within a radius of 2km & 5km respectively and population status, distance to nearest metro, TOD project, UER-II which shows that these plots are well connected to metro station i.e. within a radial distance of 1.38 Km to 2.7 kms. UER-II is also 1.16 km to 2.06 km away. The existing population is less than the proposed which was calculated on the basis of Density @ 250PPH (Details attached at Annexure-VI).

(ii) A similar survey of plots of schools and hospital located in Rohini was also conducted which shows that existing population is less than the proposed which was calculated on the basis of Density @ 250PPH. Further, the radial distance to nearest metro is broadly falling between 5 kms to 6.8 kms and the distance to nearest TOD project (Sector 18-19 metro station) is between 6.5 kms to 8 kms (Details attached at Annexure-VII).

10. Issues raised by the representatives of Self Financing Educational Institutions Association (Regd.)

Meeting has been held in DDA with representatives of Self Financing Educational Institutions Association (Regd.) in due consideration of their representations,

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wherein the issues/demand raised are summarised as under:

i. Disposal of 50 % of Institutional land for educational & health purposes to Charitable societies or Trusts through allotment basis (on reserve price) and rest 50% through Auction.
ii. Land for Educational and Health purposes be auctioned on Free hold basis already allotted/auctioned plot for educational/health facilities be converted from lease hold basis to freehold to free the allottees from the burden of paying ground rent every year.
iii. The reserve price for auction of Institutional plots for educational & health purposes be 25% of the Residential circle rates of the locality.
iv. Payment of 75% of the premium be made in atleast 1 year without any interest.
v. Payment of premium in installments with nominal rate of interest.
vi. Time for completing construction on allotted/auctioned land be increased and composition fee should not be calculated on the circle rate.
vii. The area of play filed should not be factored in for calculating the composition fee.
viii. Area of the play field should not be included in the reserved price.
ix. Plots in the old sectors of Rohini and East Delhi be explored for auction as there is demand of Hospitals and Nursing homes in these densely populated areas.

JUSTIFICATION

11. The disposal of School and Hospital Plots cannot be looked at with a sole motive of profit / loss occurring from the said plot. These are essential Social facilities and are inescapable for planned development of the area. Furthermore, creation of such facilities would increase the value of properties of other categories (viz., Residential, Group Housing, Commercial, etc.,) in the vicinity of the Institutional plots. The allotment of these plots is by Auction where price discovery would take place through market mechanism (except for Government Department).

12. Requests from private organizations have been received for reducing the reserve prices of the Educational and Health facility plots for establishing education and health infrastructure in the city and making them economically viable.

13. As can be seen from the data available on disposal of plots through e-auction, out of all the Educational & Health facility plots put up for e-auction till date, bids have been received for merely 14 plots. In view of such a poor response, there is an urgent need to review the Minimum Reserve Price of Institutional plots for Educational & Health Facilities in order to make them more viable for the buyers and also to augment the social infrastructure of the city and to boost revenue of DDA.

14. By reducing the reserve price, DDA does not stand to lose revenue as it is an open auction and in open bidding, the market forces align the auction prices with real prevailing market price based on simple supply and demand situation. Further, good response in future auctions is anticipated by better competition.

15. There are instances of encroachment on these plots and therefore, DDA spends substantial amount in terms of money and man-hours on watch and ward of these encroachment prone properties and maintenance thus causing a continuous loss of valuable public funds which can otherwise be avoided, if these plots are sold in time. Therefore, there is opportunity cost involved in non- disposal of the land.

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PROPOSAL

16. In view of the reasons and justification above, it is proposed to reduce the multiplication factor from 0.75 to 0.6 of circle rate of the area for calculating the reserve price in respect of land to be put up for auction henceforth for Educational and Health Facilities. Accordingly, the reserve price in 8 Circles of Delhi would change as follows:

Category of the Locality	Rates (per sqm) for Educational & Health Facilities as per existing Multiplication Factor of 0.75 (Amount in Rs.)	Rates (per sqm) for Educational and Health Facilities as per proposed Multiplication Factor of 0.60 (Amount in Rs.)
Category A	5,80,500	4,64,400
Category B	1,84,140	1,47,312
Category C	1,19,880	95,904
Category D	95,760	76,608
Category E	52,560	42,048
Category F	42,480	33,984
Category G	34,650	27,720
Category H	17,460	13,968

RESOLUTION

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ITEM NO. 53/2017

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Subject: Review of Policy for Fixation of Reserve Price for sale/ allotment of Delhi Development Authority (DDA) properties (Land/Shops etc) through Public Auction/E-Tender.
F.No.1(114)17/LD/Coord.

Background Note

1. Rule 8 of the DDA (Disposal of Developed Nazul Land) Rules 1981 (hereinafter referred to as 'Nazul Rules') read with Rule 4 (2) and provisions contained in Chapter III and IV of these rules, provide for the manner and procedure for disposal of land or property for Residential, Industrial, Commercial and Institutional purposes on auction/tender basis. The Nazul Rules provide fixation of premia and ground rent for such land from time to time.

As per Resolution No. 54/2000 dated 18.8.2000, the procedure for fixation of Reserve Price by a Price Fixation Committee (PFC), comprising a representative each of the Management, Planning and Finance Wings, was prescribed as follows:

(i) The PFC may recommend the reserve price for plotted development of residential, commercial and industrial properties at the beginning of every financial year, provided that the PFC may, if circumstances so require, also meet during the year to fix reserve price for a particular property if the same could not be fixed at the beginning of the year due to lack of availability of the property or any other reason.

(ii) The PFC would consider average auction rates received in the immediately preceding year in making its recommendations. The PFC would recommend the percentage factor by which the reserve prices may be kept below the average auction rate of the previous year for the area keeping in view the use category of the property. The PFC would, as a rule, fix the reserve prices at 10% below this average auction rate of the previous year. Should the PFC decide to deviate from this percentage, in case of any use category, the reasons for doing so ought to be explicitly brought out.

(iii) If the average auction rate of the area is not available, the average auction rate of the comparable area would be taken. the comparable area may be determined in terms of the following parameters:

3. The procedure for fixation of reserve price was modified vide Resolution No. 40/2015, followed by circular No.PS/PC(LD)2004/Comm. Properties-5/Pt.Files/78 dated 6.5.2015, as follows:

The PFC headed by Commissioner (LD/LA) comprising a representative each of the Management, Planning and Finance wings, will continue to be responsible for making recommendations on reserve price of industrial, commercial, institutional and residential plots as well as built-up properties. The procedure to be adopted by the PFC for making recommendations on the Reserve Price would be as follows:

(i) The Committee may engage a minimum of two independent valuers for Commercial, Industrial, Residential and Institutional plots and Built-up properties and seek fair reserve price regarding each of the property or a group of similarly placed properties.

(ii) On the basis of fair reserve price as assessed by the valuers, normally the highest of the fair reserve price as assessed by the valuers will be considered by the PFC for fixing the reserve price. In case of deviation, the reasons for doing so should be explicitly brought out.

(iii) The recommendations of the PFC would require the approval of the Finance Member and the Vice Chairman before these are implemented. The decision of the Vice Chairman will be final.

In case, no bid is received in respect of certain properties (vacant as well as built-up), the PFC may fix the reserve price on lower side after fresh valuation of the properties by the independent valuers, following the procedure as in para (iii); in case, the same valuation report is used, the matter would be referred to a committee consisting of Vice Chairman, Finance Member and Principal Commissioner (LD), for fixation of reserve price of that property or a group of similar properties.

As may be seen from above, presently the policy of obtaining reports from the Registered independent DDA Valuers is in vogue for determining the reserve price for sale of plots/built-up properties.

Need for change of Policy

4. The disposal of developed Nazul lands by DDA have been poor over the years due to inter-alia high reserve price fixed by DDA for auction based on the criterion laid down. The existing policy provides that highest of the reserve price as assessed by the Independent

i. An original reserve price (ORP) will be calculated in respect of each auction as follows: The latest auction price of similar properties will be updated @ 12.5% per annum compounded up to the date of the proposed auction and reduced by 20% to arrive at a reserve price. ORP under no circumstances will be less than the No Profit No Loss Rate.

ii. After the determination of the ORP, two valuations will be obtained from experienced, registered and pre-approved valuers for the property or group of similar properties, scheduled to be put on auction. The assignments to valuers will be awarded confidentially through the roster. The lower of the two valuations will be designated V-L and the higher one V-H.

iii. Where V-L and V-H differ by more than 10%, the PFC will converse with the valuers concerned to understand the reasons for difference in the two valuations. After this, the PFC will arrive at a single valuation, called Valuation Based Reserve Price (VBRP). Where V-L and V-H do not differ by more than 10%, V-H will be the VBRP.

iv. Higher of ORP and VBRP will be adopted as the Reserve Price for auction.

7. **The matter has again been reviewed and observed as under:**

- The reserve price may be fixed based on the current Circle rates of that area – which reflects the guideline value of the properties, set by the revenue authorities and fixed by the respective Govt. Circle rates are in public domain and thereby bring in enhanced transparency.
- The assessment report of the valuers can be a case of subjective interpretation and amenable to influence by other factors.

Circle Rates fixed by GNCTD

8. The Government of Delhi has last notified circle rates to designate the minimum rate at which property should be registered and taxed w.e.f. September, 2014. Accordingly, Delhi has been categorized in 8 circles marked A to H, with A being the highest priced circle and H being the low priced circle. The Minimum Rates (Circle Rates) for valuation of Land and Properties for purposes of payment of stamp duty under Indian Stamp Act, as applicable to Delhi & Registration Fees under the Registration Act, 1908 in Delhi is as under: -

reserve price. The base unit rate of cost of construction as notified by the GNCTD is:

Category of the Locality	Minimum rate of construction for Commercial use (in Rs. Per Sq. Mtr.)wef. 23/09/2014
A	25200
B	19920
C	15960
D	12840
E	10800
F	9480
G	8040
H	3960

- In order to take into account, the age of structures, the following multiplying factor shall be employed to the cost of construction mentioned above: -

Year of Completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 Onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

- To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in 'G' and 'H' Categories: -

Structure type	Pucca	Semi-pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

in future for the DDA to calculate the reserve price time and again which further delays the process of auction.

- This will help in disposal of the plots/in-built properties more quickly and in a time based manner.

Proposal

To i) The fixation of Reserve Price for auction of Residential, Institutional, Industrial and Commercial plots/built-up properties of DDA as mentioned at Para 8 may be considered and approved by the Authority.

ii) The Authority may further approve the adoption of Circle rates and other parameters by DDA as may be notified by the GNCTD from time to time for fixation of Reserve price on the same lines.

iii) after two unsuccessful attempt of auction in respect of plot/built-up properties, DDA may put in place an internal mechanism to examine and suggest the ways and means towards fixation of reserve price in respect of such plots/properties.

RESOLUTION

The proposal contained in the agenda item was approved with the following modifications in the multiplication factors for different land uses:-

Use	Residential	Public purposes, e.g., government schools, hospitals, etc.	Public Utility, e.g., private schools, colleges, hospitals	Industrial	Commercial
Factor	1	1	1.5	1.5	2

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ITEM NO. 44/2019

Sub: - Modification in the Agenda Item No. 53/2017 with respect to Re-fixation of factor for calculation of Minimum Reserve Price for Institutional Plots.
File No. F.12(43)12/IL/Pt./Auction/

Introduction: -

Vide Gazette Notification dated 19.4.2006, Rule-4 of DDA (Disposal of Developed Nazul Land) Rules-1981 has been amended and disposal in respect of Hospitals/ Dispensaries/Nursing Homes, Higher and Technical Education institutions, Community Halls, Clubs and Schools has been changed from allotment to auction mode and same are being allotted to the Pvt. entities through auction mode only. Vide item No. 53/2017 the reserve price for public utility e.g. private schools, colleges, hospitals were approved in the Authority Meeting held on 20.11.2017. Accordingly, multiplication factor for calculation of Minimum Reserve Price for institutional plots was fixed at 1.5 times prevailing of Residential circle rate of GNCTD. It is also stated that there is no institutional circle rate defined by GNCTD and hence it was fixed as 1.5 times that of prevailing Residential circle rate in the above mentioned agenda.

Accordingly, based on the approved reserve price, so far e-auction of institutional plots (Hospital, Nursing Home, Dispensary, Polyclinic, School, Community Hall, College) has been conducted 3 time this year whose details are as under: -

Date of e-auction	Number of plots	Number of bids received	Plot sold
22.01.2019	08	Nil	Nil
26.03.2019	12	01 (Had to be rejected due to single bid)	Nil
25.04.2019	32	Nil	Nil

The minimum reserve price of DDA Institutional plot for Category- A, B, C, D, E, F, G & H are Rs. 11,61,000/-, Rs. 3,68,280/-, Rs. 2,39,760/-, Rs. 1,91,520/-, Rs. 1,05,120/-, Rs. 84,960, Rs. 69,300/- and Rs. 34,920/- respectively and there is no distinction between different categories of Institutional plots.

As can be seen response of only 01 bidder has been received for 01 plot of Nursing Home and no other bidder participated for other plots and no one even registered apart from the single bidder. Thus clearly showing a lack of interest among buyers probably due to higher Minimum Reserve Price compared to surrounding areas.

The Authority vide Item No. 53/2017 in the Authority Meeting held on 20.11.2017 has decided that after 2 unsuccessful attempt of auction in respect of plot/built up properties, DDA may put in place an internal mechanism to examine and to suggest the ways and means towards fixation of reserve price in respect of such plots/properties. Therefore, the minimum reserve price fixed as per agenda Item No. 53/2017 needs a review.

Reasons for Reducing Factor for Minimum Reserve Price of Institutional Land: -

The mode of allotment of institutional plots in two NCR regions i.e. Noida and Greater Noida is still on **allotment mode** on lease hold basis except Nursing Home plot (Max. 1550 Sqm.) which are sold through bids in Greater NOIDA only and in Gurugram (HSVP) institutional plots are sold by way of auction but on **freehold basis**. A comparative table of mode of allotment and prices of 03 NCR Authorities (NOIDA, Greater NOIDA & HSVP (Gurugram) with DDA are given below: -

Authorities	DDA	NOIDA	GREATER NOIDA		HSVP (Gurugram)
Mode of disposal of institutional	Lease Hold, e-auction	Lease Hold, allotment mode	Lease Hold, allotment mode		Freehold through e-auction
Reserve Price/Allotment Rate per Sqm.	Minimum Reserve Price is Rs. 1161000 for Category A locality and Rs. 34920 for category H (Reserve price of DDA Institutional plot is 1.5 times of Minimum Reserve Price of	Phase – I (Sectors – 1, 16 A & 24) Rs. 21600 and Phase – II (All other Institutional Sectors) is Rs. 7800 School purpose in other Sectors of NOIDA where allotment through Interview @ 50% of Circle Rate	Institutional: All Schools/ College, Management Institute, Medical/Dental College, University etc.		Nursing Home, Sector-46, Gurugram Rs. 64,623 per Sqm. and Nursery School, Sector-51, Gurugram Rs. 50,693
			i) Up to 4000 Sqm.	15005	
			ii) Addition 4000 to 8000 Sqm.	13500	
			iii) Addition 8000 to 20000 Sqm.	12300	
			iv) Addition 20000 to 40000 Sqm.	11100	
			v) Addition 40000 to 80000 Sqm.	9900	
			vi) Above 80000	8700	
			Hospital & Dispensary		
			i) Above 4000 to 10000 Sqm.	16160	
			ii) Addition to Nursing Home (Max. 1550 Sqm.) through Bid only	14910 25000 (Reserve Price	

From perusal of above comparison, it is observed that reserve price of even Category-H (Bakkarwala, Nangloi, Kirari, Khajoori Khas, Jaitpur etc. which are comparatively less developed area) is also Rs. 39,400 per Sqm., higher than the rate prescribed in the NOIDA and Greater NOIDA but less than Gurugram. (However the plots are auctioned on freehold basis) Similarly, reserve price of G- Category (Badarpur, Begumpur, Budhela, Dakshin Puri etc.) is Rs. 69,300/- which is also higher than the rate prescribed in the NOIDA, Greater NOIDA and Gurugram. The highest reserve price of Category-A is Rs. 11,61,000 per Sqm which is much more than NOIDA, Greater NOIDA and Gurugram. Further, it is also noticed that the allotment of bigger size institutional plots allotted by Greater NOIDA Authority is on **reducing rate** as per their size. Thus making it more economical for bigger buyers.

The poor response to e-auction of institutional land plots was analyzed in detail and it was observed that due to high reserve price in comparison to the areas of NCR, bids have not been received in the e-auction. The population of city has increased rapidly in last few decades and due to which pressure has tremendously increased on existing social infrastructure. Education Facilities (Schools, Colleges) and Health Facilities (Hospitals, Dispensary, Nursing Home and Polyclinic) are crucial part of social infrastructure of the city and by opening of more Education and Health Facilities, the load on existing infrastructure will be eased out and also more facility will be provided to the lower strata of the society (EWS) under RTE Act. Therefore, for wider

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participation of the stake holders, it is being proposed that the reserve price may be reduced. Moreover, DDA spends substantial amount of money on watch and ward of these plots to ensure they are maintained properly and do not get encroached upon. Thus causing a continuous loss of valuable public funds which can be avoided, if these plots are sold in time.

It is also felt that since development of Education and Health Facilities requires a substantial amount of funds and the gestation period is also very long, therefore, it is unlikely that individual/firms would find it financially viable to invest such huge amount of money in activities which are not entirely commercial in nature and are more social oriented. Therefore, the present factor for calculating Minimum Reserve Price of 1.5 times of residential circle rate, notified by GNCTD, appears to be very high.

Moreover, there is no policy of auctioning of institutional plots on freehold basis or allowing conversion of these plots to freehold at a later stage making the commercial exploitation of these plots virtually impossible and therefore even more unattractive to the buyer. It is also submitted that by reducing the reserve price DDA does not stand to lose revenue as it is an open auction and in open bidding, the market forces will align the auction prices with real prevailing market prices based on simple supply and demand situation.

In view of the reasons cited above, there is an urgent need to review and reduce the factor for fixation of Minimum Reserve Price of institutional plots for Educational Facilities and Health Facilities in order to make them more viable for the buyers and also to augment the social infrastructure of the city and to boost the revenue of DDA.

Proposals: -

Keeping in view of above, it is proposed that the proposal contained in the agenda Item No. 53/2017 which was approved on 20.11.2017, may be allowed to be amended and the multiplication factor in respect of institutional plots to put on auction be allowed to be modified to 1.0 in case of Health Facility and Educational Facility. The size of plot will be in accordance with the applicable norms of the regulators i.e. CBSE/DoE/MPD etc.

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 51/2020

Sub: Minimum Reserve Price in respect of land to be auctioned for Educational and Health Facilities – decrease in multiplication factor to rationalize the reserve price.

F.7A(Policy - Religious)15/IL

BACKGROUND:

The Authority vide Resolution No. 53/2017 (P.18-26/C) approved the adoption of Circle rates notified by GNCTD and other parameters e.g. Multiplication factor etc. for fixation of reserve price of residential, commercial, institutional and other properties. Multiplication factor for calculation of reserve price in respect of private schools, colleges, hospitals was fixed at 1.5 times of prevailing Residential circle rate.

Considering the poor / no response to these plots put up for auction multiple times, the Authority vide item no. 44/2019 (P. 6-9/C) in a meeting dated 4.6.2019 approved decrease in multiplication factor from 1.5 to 1.0 which effected reduction in reserve price in respect of health and educational plots.

Table below shows the Minimum Land Rates for Institutional category for Health & Educational plots taking the multiplication factor as 1.00 per sq.m.:

Minimum Land Rates for Institutional use:

Category of the locality	Minimum rates for valuation of land for residential use (per sqm) (Amount in Rs.)	Multiplication Factor of 1.00(per sqm) (Amount in Rs.)
Category A	7,74,000	7,74,000
Category B	2,45,520	2,45,520
Category C	1,59,840	1,59,840
Category D	1,27,680	1,27,680
Category E	70,080	70,080
Category F	56,640	56,640
Category G	46,200	46,200
Category H	23,280	23,280

Accordingly, thereafter, based on the approved reserve price above, six attempts have been made to e-auction the institutional plots (Hospital, Nursing Home, Tertiary Health Centre,

IV PROPOSAL

In view of the reasons and justification above, it is proposed to reduce the multiplication factor from 1 to 0.75 for calculating the reserve price in respect of land to be put up for auction henceforth for Educational and Health Facilities. Accordingly, the reserve price in 8 Circles of Delhi would change as follows:

Category of the locality	Rates (per sqm) for Educational and Health Facilities as per existing Multiplication Factor of 1.00 (Amount in Rs.)	Rates (per sqm) for Educational and Health Facilities as per proposed Multiplication Factor of 0.75 (Amount in Rs.)
Category A	7,74,000	5,80,500
Category B	2,45,520	1,84,140
Category C	1,59,840	1,19,880
Category D	1,27,680	95,760
Category E	70,080	52,560
Category F	56,640	42,480
Category G	46,200	34,650
Category H	23,280	17,460

RESOLUTION

The proposal contained in the agenda item was approved.

		Details of Institutional Plots sold in Auction					
S. No.	Phase	Organisation	Alloted Area	Reserve Price	HI Bid	Purpose	Allotment Date
1	4th	Dharamshila Cancer Foundation and Research Centre	1128 Sqm	Rs. 3,93,89,760	Rs. 9,44,89,760	Polyclinic	06.08.2019
2	4th	Triveni Educational And Social Welfare Society	1003 Sqm	Rs. 19,20,94,560	Rs. 19,22,94,560	PSP use Educational/Health Facility	07.08.2019
3	5th	Triveni Educational And Social Welfare	1003 Sqm	Rs. 12,80,63,040	Rs. 31,89,63,040	PSP use Educational/Health Facility	25.09.2019
4	5th	All India Society for Health AID Education Society	2000 Sqm	Rs. 25,53,60000	Rs, 25,61,60,000	Nursing Home	25.09.2019
5	11th	Aakash Healthcare	2959 Sqm.	Rs. 28,33,53,840	Rs. 28,33,53,840	Polyclinic	22.04.2021
6	11th	Natural Life Style	1000 Sqm.	Rs. 5,25,60,000	Rs. 5,25,60,000	Nursing Home/Polyclinic	27.04.2021
7	12th	Crecer Health Care LLP	2869.36 Sqm.	Rs. 15,08,13,562	Rs. 19,10,13,562	Hospital/Tertiary Health Care Centre	18.10.2021
8	14th	JB Healthcare Pvt. Ltd.	8064 Sqm.	Rs. 42,05,02,601	Rs. 42,31,02,601	Hospital	23.05.2022
9	18th	Ramesh Goyal	530.35 Sqm.	Rs. 2,78,75,196	Rs. 2,79,75,196	Coaching/Training Centre	22.04.2024
10	19th	LSG Educare Pvt. Ltd	5577 Sqm	Rs. 29.31.27.120	Rs. 29,44,27.120	Sr. Sec. School	30.08.2024

1-22-1

Details of the Plots

Sl No.	Plot ID	Location of the Plot	Purpose of the plot	Number of Schools within radius of 2 km and higher educational institutions of same stream within radius of 5 km	No. of dispensaries, Nursing Homes/Polyclinics, Hospitals with a radius of 2,3, & 5 kms respectively	Development status and approximated population of the area including plots and group housing as well as facilities existing within the above mentioned radius	Distance to nearest Metro station & RRTS	Distance to nearest TOD Project	Distance to UER-II
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	1195	Sector-19 Phase-II, Dwarka	School	16	--	(Low)/Population -2.08 lakh approx. Proposed -- 3.14 lakh approx.	1.38 km approx. (Dwarka Sector 11 metro station)	1.36 km (approx.)	2.06 km (approx.)
2.	1199	Sector-19 Phase-II, Dwarka	School	15	--	(Low)/ Population -1.6 lakh approx. Proposed -- 3.14 lakh approx.	1.8 Km approx. (Dwarka Sector 10 metro station)	1.76 km (approx.)	1.16 km (approx.)
3.	1198	Sector-19 Phase-II, Dwarka	School	18	--	(Low)/ Population -1.6 lakh persons approx. Proposed -- 3.14 lakh approx.	1.7 km approx. (Dwarka Sector 10 metro station)	1.68 km (approx.)	1.35 km (approx.)
4.	1202	Sector-19 Phase-II, Dwarka	School	16	--	(Low)/ Population -1.6 lakh persons approx. Proposed -- 3.14 lakh approx.	2.7 Km approx. (Dwarka Sector 10 metro station)	1.76 km (approx.)	1.25 km (approx.)
5.	1201	Sector-19 Phase-II, Dwarka	School	17	--	(Low)/ Population -1.6 lakh persons approx. Proposed -- 3.14 lakh approx.	1.86 km approx. (Dwarka Sector 10 metro station)	1.84 km (approx.)	1.16 km (approx.)
6.	353	Sector-9,Dwarka	Hospital	--	8	(Low)/ Population -11.25 lakh approx. Proposed – 12.8 lakh approx.	340 m approx. (Dwarka Sector 9 metro station)	0.34 km (approx.)	3.00 km (approx.)

Note:-

- No. of Schools and Hospitals mentioned at column 5 and 6 are based upon Site survey.
- The existing Population of planned sectors is calculated on the basis of approved Layout Plans of the respective sectors.
- The existing Population of Built-up area is inferred from the population and area of 'Built up' as provided in Zonal Development plan of Planning Zone K-II (Dwarka).
- The Proposed population of the area is calculated on the basis of Density @250PPH.
- Development Status at column 7 is considered as:
  High: Existing population more than proposed
  Low: Existing population less than proposed
- Distance mentioned at Column 8, 9 and 10 from nearest metro station, TOD Project and UER-II is radial distance.

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Annexure V

Methodology adopted by Development Authorities of NCR area for disposal of Institutional Plots

<table>
<tr><th>Development Authorities</th><th>DDA</th><th>YEIDA</th><th>GNIDA</th><th>HSVP</th></tr>
<tr><td>Mode of disposal</td><td>Leasehold, E-auction</td><td>Leasehold, Allotment</td><td colspan="2">Leasehold, E-auction</td><td>Conveyance Deed is executed but prior permission required for transfer of title, E-auction</td></tr>
<tr><td>Reserve Price/Allotment Rate per Sqm.</td><td>Minimum Reserve Price for Category A is Rs. 5,80,500/- & Category H is Rs.17,460/- using 0.75 Multiplication factor on circle rate.</td><td>Rate of allotment 2023-24 : Rs.11,189.99, Rs. 10,788.44 for Sector 22E.</td><td colspan="2">Rates for 2022-23 (per Sqm) for School/College/Medical College (with and without hospital):
Rate Analysis of Institutional Plots in Greater Noida (Sq.Meter)
GNIDA Approved Slab rates (2022- 23)
<table>
<tr><th>ZONE</th><th>Sector</th><th>Upto 5,000</th><th>5,001- 25,000</th><th>25,000– 1,00,000</th><th>Above 1,00,000</th></tr>
<tr><td>A</td><td>Alpha1,2, Gamma1,2, Delta 1,2,3, Beta 1,2, Swarn Nagari, Knowledge Park — 1,2,3,4&5,Tech Zone— 2,4,Ecotech1 Extension1</td><td>22,500</td><td>21,000</td><td>19,000</td><td>17,000</td></tr>
<tr><td>B</td><td>Omega1,2, Chi 2,3,4,5, Omega (P1,P2, P3, P4, P5, P6, P7, P8), Pi 1,2, Phi 1,2,3,4, Eta1,2, Omicron1,2,3,1A, Sector 36(Rho1), Sector37(Rho2),Xu 1,2,3,Zeta1,2,Mu,Mu1,Sigma1,2,3,4,Psi, Sector 2,3, Tech zone, Tech zone 7</td><td>20,500</td><td>19,000</td><td>17,000</td><td>15,000</td></tr>
<tr><td>C</td><td>Sector 1,4,10,12,16,16B,17A, EcoTech 2,3</td><td>18,500</td><td>17,000</td><td>15,000</td><td>13,000</td></tr>
</table></td><td>Reserve Price for plot area 3362.56 Sqm for Institutional category in E-auction on 24.02.2020 is Rs.18,000/- per Sqm.</td></tr>
</table>

			(For Nursery School/Creche/Primary School/Senior/Higher Secondary School Vocational institute/Degree college/PG College/Professional college (MBA/Engineering etc/Medical College (with and without hospital)/University/Socio Cultural Center) **Rate analysis of Hospital/Nursing Home Plots in Greater Noida (Sq.Meter)** **GNIDA Approved Rates and Slabs (2022-23)** **ZONE** / **Sector** / **Upto 4,000** / **4,001 to 10,000** A — Alpha1,2, Beta1,2, Gamma1,2, Delta1,2,3, Omega 1,2, Sector 4,36(Rho 1),37(Rho2), EcoTech1 (Sector –31), EcoTech3,12, KnowledgePark 1,2,3 — 34,000 — 24,000 B — P4, P6, P8, Phi1, Sector1,3, P3, P7, Phi2, Pi1,2, EcoTech 2,6, Swarn Nagari(Tau), Knowledge Park 4 — 33,000 — 22,000 C — P5, Eta 1,2, Sector 2,16, Mu, Omicron1,1A,2, 3, Xu 1, Chi1, Sigma1,2, Omega3, Zeta1,2, EcoTech1, EcoTech1(Ext), EcoTech1(Ext 1), EcoTech4, Sector16 (Industrial), Knowledge Park5, Phi4 — 32,000 — 20,000 D — Chi2,3,4, Phi3, Mu1,2, Xu2, Sector 10,12, Sector Psi,Sigma2,3,4, Psi1, Eco Tech 7,8,10,11, Sector 18,23 — 31,000 — 18,000	
Payment Terms and Rebate option	25% (including EMD) within 7 days of issue of LOI. Balance 75% to be deposited within 60 days without interest and within 90 days	30 % of total Premium of the plot after adjusting 10% Registration Money within 60 days of issuance of	Two Options- 1. 100% within 90 days from the date of issue of Allotment Letter. **2% rebate** will be given on the total premium of the plot. 2. 40% (including 10% Registration Money) within 60 days from the date of issue of Allotment Letter and balance amount i.e. **60%** of the total premium of the plot in 3 years in 6 equal instalments with interest @9% per annum. However, **Minimum Financial Eligibility Criteria** must be met i.e. Minimum Net Worth,	25% of the total premium of the plot after adjusting 5% registration money & (10% of bid – Registration Money) within 30 days from the date of issuance

	along with applicable interest.	Allotment Letter. Balance amount i.e. **70%** of total Premium of the plot must be paid in 10 equal half yearly installments along with interest @ 10 % per annum. **2% rebate** will be given on full payment within 60 days of issue of allotment letter. 3 years audited Balance Sheet, Financial statement of turnover and networth certified by CA, Liquidity Certificate are required.	Minimum Solvency as per Certificate & Min Total Cumulative Turnover for any of the last 3 accounting years.	of allotment letter. Two Options for payment of balance **75%** - 1. lump-sum within a period of 180 days from the date of LOI. **3% rebate** will be given. 2. in 3 equal annual installment alongwith Simple Interest @ 12%. Bidder has to furnish a **bank guarantee** equivalent to 75% of the bid amount within 30 days from date of issue of LOI.

ANNEXURE - A

Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to nearest Metro Station (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
1	474	**Sr. Sec. School**	Facility Area-4, Sector-15, Rohini	Within 2 km	38	-	-	High / 4.5 lakh (approx) Proposed – 3.14 lakh	1.79 (Rohini West)	1.84	7.2	
2	444	**Multipurpose Community Hall**	FC-14, Sector-29, Phase-IV Rohini	Within 2 km	3 (Community Hall)	-	-	Low /1.6 lakh (approx) Proposed – 3.14 lakh	4.37 (Rithala)	5.24	2.92	
3	443	**Community Recreational Club**	FC-14, Sector-29, Phase-IV, Rohini	Within 2 km	0 (Recreational Club)	-	-	Low /1.6 lakh (approx) Proposed – 3.14 lakh	4.33 (Rithala)	5.20	2.96	
10	316	**Tertiary Health Care Centre**	FC-27, PSP, Phase-V Sector-34, Rohini	-	-	Within 3 km	4	Low /1.5 lakh (approx) Proposed – 7.06 lakh	5.72 (Rithala)	6.87	1.33	
11	315	**Hospital**	FC-27, PSP, Phase-V, Sector-34, Rohini	-	-	Within 5 km	7	Low/4.2 lakh (approx) Proposed – 19.62 lakh	5.53 (Rithala)	6.61	1.59	Approximate Existing Population is calculated for area falling in Rohini only
12	314	**Hospital**	FC-27, PSP, Phase-V, Sector-34, Rohini	-	-	Within 5 km	7	Low/4.2 lakh (approx) Proposed – 19.62 lakh	5.60 (Rithala)	6.60	1.59	Approximate Existing Population is calculated for area falling in Rohini only
13	313	**Prof. College (Engg.)**	FC-27, PSP, Phase-V, Sector-34, Rohini	Within 5 km	3	-	-	Low/3.1 lakhs (approx) Proposed – 19.62 lakh	5.62 (Rithala)	6.57	1.63	Approximate Existing Population is calculated for area falling in Rohini only
14	312	**Recreational Club**	FC-27, PSP, Phase-V, Sector-34, Rohini	Within 2 km	0 (Recreational Club)	-	-	Low /1.7 lakhs (approx) Proposed – 3.14 lakh	5.68 (Rithala)	6.64	1.59	Approximate Existing Population is calculated for area falling in Rohini

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Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to nearest Metro Station (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
15	311	Vocational Training Centre	FC-28, PSP, Phase-V, Sector-34, Rohini	Within 2 km	0	-	-	Low / Population -85000 (approx) Proposed – 3.14 lakh	6.45 (Rithala)	7.68	0.51	
16	310	Gen. College	FC-28, PSP, Phase-V, Sector-34, Rohini	Within 5 km	3	-	-	Low / Population – 3.4 lakhs (approx) Proposed – 19.62 lakh	6.56 (Rithala)	7.83	0.37	Approximate Existing Population is calculated for area falling in Rohini only
17	273	Sr. Sec. School	Pocket CF-6 Sector-34 Phase-V Rohini	Within 2 km	2	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.73 (Rithala)	7.50	0.74	
18	274	Sr. Sec. School	Pocket CF-6 Sector-34 Phase-V Rohini	Within 2 km	2	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.68 (Rithala)	7.50	0.74	
19	275	Dispensary	Pocket CF-6 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.66 (Rithala)	7.52	0.71	
20	276	Dispensary	Pocket CF-6 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.63 (Rithala)	7.50	0.73	
21	269	Sr. Sec. School	Pocket CF-5 Sector-34 Phase-V Rohini	Within 2 km	6	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.06 (Rithala)	7.21	0.98	
22	279	Dispensary	CF-5, Phase V, Sector-34, Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	5.97 (Rithala)	7.13	1.07	

Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to nearest Metro Station (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
23	278	Dispensary	CF-5, Phase V, Sector-34 Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	5.99 (Rithala)	7.12	1.07	
24	266	Sr. Sec. School	CF-4, Phase V, Sector-34 Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.45 (Rithala)	7.26	0.98	
25	267	Sr. Sec. School	CF-4, Phase V, Sector-34 Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.53 (Rithala)	7.27	0.98	
26	268	Sr. Sec. School	CF-4, Phase V, Sector-34 Rohini	Within 2 km	1	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.57 (Rithala)	7.28	0.98	
27	265	Sr. Sec. School	CF-3, Phase V Sector-34 Rohini	Within 2 km	6	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.06 (Rithala)	7.10	1.10	
28	257	Sr. Sec. School	CF-2, Phase V Sector-34 Rohini	Within 2 km	5	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	5.96 (Rithala)	6.71	1.51	
29	258	Sr. Sec. School	CF-2, Phase V, Sector-34, Rohini	Within 2 km	5	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.02 (Rithala)	6.79	1.43	
30	259	Sr. Sec. School	CF-2, Phase-V sector-34 Rohini	Within 2 km	5	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.08 (Rithala)	6.87	1.35	

Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to neareast Metro Station (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
31	260	Sr. Sec. School	CF-2, Phase V Sector-34 Rohini	Within 2 km	5	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.15 (Rithala)	6.95	1.27	
32	261	Dispensary	CF-2, Phase-V, Sector-34 Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.21 (Rithala)	7.04	1.12	
33	262	Dispensary	CF-2, Phase-V, Sector-34 Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.23 (Rithala)	7.07	1.15	
34	264	Coaching/ Training Centre	CF-2, Phase-V, Sector-34 Rohini	Within 2 km	0	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.28 (Rithala)	7.10	1.13	
35	292	Sr. Sec. School	CF-2, Phase-V, Sector-35 Rohini	Within 2 km	7	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.48 (Rithala)	7.02	1.21	
36	293	Sr. Sec. School	CF-2, Phase-V, Sector-35 Rohini	Within 2 km	7	-	-	Low / Population –1.1 lakh (approx) Proposed – 3.14 lakh	5.57 (Rithala)	7.11	1.11	
37	304	Dispensary	CF-3, Phase-V, Sector-35 Rohini	-	-	Within 2 km	1	Low / Population –1.1 lakh (approx) Proposed – 3.14 lakh	5.49 (Rithala)	7.22	1.05	
38	300	Sr. Sec. School	CF-4, Phase-V, Sector-35 Rohini	Within 2 km	7	-	-	Low / Population –1.1 lakh (approx) Proposed – 3.14 lakh	5.78 (Rithala)	7.28	0.94	

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Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to nearest Metro Station (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
39	301	Sr. Sec. School	CF-4, Phase-V, Sector-35 Rohini	Within 2 km	7	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.74 (Rithala)	7.30	0.93	
40	302	Dispensary	CF-4, Phase-V, Sector-35 Rohini	-	-	Within 2 km	1	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.77 (Rithala)	7.30	0.93	
41	303	Coaching/ Training Centre	CF-4, Phase-V, Sector-35 Rohini	Within 2 km	0	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.80 (Rithala)	7.33	0.90	
42	297	Sr. Sec. School	CF-5, Phase-V, Sector-35 Rohini	Within 2 km	6	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.95 (Rithala)	7.52	0.70	
43	298	Sr. Sec. School	CF-5, Phase V, Sector-35 Rohini	Within 2 km	6	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.98 (Rithala)	7.50	0.71	
44	299	Dispensary	CF-5, Phase V, Sector-35 Rohini	-	-	Within 2 km	1	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.96 (Rithala)	7.50	0.71	
45	294	Sr. Sec. School	CF-6, Phase V, Sector-35 Rohini	Within 2 km	6	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	6.14 (Rithala)	7.72	0.51	
46	295	Sr. Sec. School	CF-6, Phase V, Sector-35 Rohini	Within 2 km	6	-	-	Low / Population – 1.1 lakh (approx) Proposed – 3.14 lakh	5.98 (Rithala)	7.67	0.58	

Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to neares t Metro Statio n (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
47	296	Dispensary	CF-6, Phase V, Sector-35 Rohini	-	-	Within 3 km	1	Low / Population – 1.1 lakh (approx) Proposed – 7.06 lakh	6.03 (Ritha la)	7.63	0.60	
48	254	Hospital	Pocket FC-9 Sector-27 Rohini	-	-	Within 3 km	2	Low / Population – 3.4 lakh (approx) Proposed – 7.06 lakh	3.2 (Sam aypur Badali)	3.67	4.56	Approximate Existing Population is calculated for area falling in Rohini only
49	291	Sr. Sec. School	CF-10 in Sector-34, Phase-V Rohini	Within 2 km	6	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.47 (Ritha la)	7.61	0.60	
50	290	Dispensary	FCF-9 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.70 (Ritha la)	7.62	0.60	
51	289	Dispensary	CF-9 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.70 (Ritha la)	7.62	0.60	
52	288	Sr. Sec. School	CF-9 Sector-34 Phase-V Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.81 (Ritha la)	7.75	0.47	
53	287	Sr. Sec. School	CF-9 Sector-34 Phase-V Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.88 (Ritha la)	7.83	0.39	
54	272	Sr. Sec. School	CF-6 Sector-34 Phase-V Rohini	Within 2 km	0	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.77 (Ritha la)	7.52	0.74	

Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to nearest Metro Station (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
55	286	Sr. Sec. School	CF-9 Sector-34 Phase-V Rohini	Within 2 km	2	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.95 (Rithala)	7.91	0.31	
56	285	Sr. Sec. School	CF-9 Sector-34 Phase-V Rohini	Within 2 km	2	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	7.02 (Rithala)	7.99	0.23	
57	284	Dispensary	CF-8 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.93 (Rithala)	7.84	0.39	
58	283	Sr. Sec. School	CF-8 Sector-34 Phase-V Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.89 (Rithala)	7.79	0.44	
59	282	Sr. Sec. School	CF-8 Sector-34 Phase-V Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.83 (Rithala)	7.71	0.52	
60	281	Sr. Sec. School	CF-8 Sector-34 Phase-V Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.76 (Rithala)	7.63	0.60	
61	280	Dispensary	CF-8 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.71 (Rithala)	7.58	0.65	
62	277	Sr. Sec. School	CF-7 Sector-34 Phase-V Rohini	Within 2 km	6	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.28 (Rithala)	7.47	0.72	

ANNEXURE - A

Sl. No.	Plot ID	Purpose of the plot	Location of the plot	Number of schools within a radius of 2km and higher education institutions of same stream within radius of 5 km		No. of dispensaries, Nursing Homes/ Polyclinics, Hospitals within a radius of 2, 3, 5 Km respectively		Development status and approximate population of the area including plots and group housing as well as facilities existing within the above-mentioned radius	Distance to neares t Metro Statio n (in km)	Distance to nearest TOD project (Rohini sec 18-19 metro station) (in km)	Distance to UER-II (in km)	Remarks
1	2	3	4	5		6		7	8	9	10	11
63	256	Dispensary	CF-1 Sector-34 Phase-V Rohini	-	-	Within 2 km	1	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.38 (Rithala)	7.17	1.06	
64	255	Sr. Sec. School	CF-1 Sector-34 Phase-V Rohini	Within 2 km	3	-	-	Low / Population – 85000 (approx) Proposed – 3.14 lakh	6.35 (Rithala)	7.12	1.11	

NOTE –

- No. of Schools, Colleges, Dispensaries, Nursing home/ Polyclinic and Hospitals mentioned at **column 5 and 6** are based upon Site survey.
- Development Status at **column 7,**

  Existing population is tentatively calculated as per the satellite imaginary and Reconnaissance survey.

  Considered,

  High: Existing population more than proposed

  Low: Existing population less than proposed
- Population at **column 7** is approximately calculated by adding Sector built up (Planned and unplanned both) like Group Housing, UC colony, Village population, etc falling within the radius. Proposed population of radius is calculated considering 250 pph density.
- Distance mentioned at **Column 8, 9 and 10** from nearest metro station, TOD Project and UER-II is radial distance.

ITEM NO- 62/2024

Subject: Authorizing the VC, DDA to issue Provisional Entitlement Certificate, Final Entitlement Certificate, Provisional Development License & Final Development License to the Consortium and to nominate officers who can sign the Development Agreement on behalf of DDA with the Consortium.

File no LPCR/F17/0001/2023/LPC/00 Dy Dir Land Pooling

Introduction:

The Land Pooling Policy, 2018 is a participative development model wherein the Land Pooling area has been divided into sectors and the land owners within a particular sector would develop the sector through a collective entity called Consortium under the guidance of Delhi Development Authority.

In this process DDA would issue Entitlement Certificates (Provisional & Final) showing the 40:60 division of the planned land wherein 40% would be developed by the DDA for sector level utilities and remaining 60% would be developed by the consortium and developer entity. DDA would subsequently issue Development Licenses (Provisional & Final) upon signing of Development Agreement and payment of External Development Charges (EDC). While the Regulations for operationalization of Land Policy, 2018 **(Annexure A)** mandates that DDA shall issue the certificates and licenses.

Currently, there are 138 sectors, each of these documents serve as important stages in implementation of the Policy. Therefore, it would greatly serve the cause of efficient implementation if the VC, DDA is authorized to issue the above documents and nominate officers to enter into the Development Agreement with the consortium.

Background:

The Land Policy and its operationalizing Regulations were notified in October, 2018. Therefore, voluntary pooling by land owners in the villages falling within the Land Pooling area was enabled through a web-portal.

Clause 4 of the Regulations mandates that when a contiguous land parcel amounting to a minimum of 70% of the developable area within a sector has been pooled and abuts at least on one side by a road of minimum 30m RoW (existing or proposed) as per ZDP, it shall be eligible for implementation of Land Pooling Policy.

Thereafter, as per clause 6(ix) the consortium will apply to DDA for undertaking development within the sector.

Clause 7 mandates that:

(I) DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions.

(II) Based on the above, DDA shall issue a provisional "Entitlement Certificate" to Consortium through the Single Window System, containing all the above details, within a period of 120 days from the date of application by the Consortium.

(III) The Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause 12 (I) of the Regulations. The decisions shall be binding on the Consortium.

(IV) DDA will issue a final Entitlement Certificate to the Consortium after resolving grievances (if any). Based on this, the Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per the Master Plan and additional development controls as prescribed in ZDPs, location and size of land share and built space (amongst the remaining constituent landowners) for approval by DDA. The entire distribution of land/built space shall be in accordance with the mutually agreed Implementation Plan.

(V) DDA shall enter into a Development Agreement with the Consortium after approving the layout plan and issue a "Provisional Development License" (PDL).

Clause 8(IV) mandates that:

(IV) Based on satisfactory compliance of Clause 8(III), DDA will issue the Final Development License to DE/Consortium upon payment of first installment equivalent to 20% of the EDC as may be prescribed before the Policy is operationalized. The EDC shall be payable on the total pooled land.

As mandated by the Regulations, DDA needs to issue Provisional Entitlement Certificate (PEC), Final Entitlement Certificate (FEC), Provisional Development License (PDL), Final Development License (FDL) and enter into Development Agreement.

In a recent file vide no. LPCR/F-17/0001/2023/LPC)/0/O DD(LP) , the O/o Hon'ble LG (Chairman, DDA) **(Annexure B)** has observed that DDA is authorized to issue Provisional Entitlement Certificate and Final Entitlement Certificate and as seen in Clause 7(V) and 8(IV) DDA shall also issue Provisional Development License (PDL) & Final Development License (FDL).

DDA has already issued Provisional Entitlement Certificate for Sector 8B of zone PII on 24/06/24, **(Annexure C)**

Proposal

Originally 129 sectors were delineated in the Land Pooling area which have been sub-divided to 138 sectors with the approval of the Screening Committee in the interest of the Policy. It is foreseen that the number of sectors may significantly increase in the future, which would imply that issual of such certificates & licenses and signing of Development Agreements would be a routine process which should not be held up for periodic Authority meetings.

Sub-section (1) of section 52 of DD Act, 1957 **(Annexure D)**, mandates that:

(1) The Authority may, by notification in the Official Gazette, direct that any power exercisable by it under this Act except the power to make regulations may be exercised by such officer or local authority [or committee

constituted under section 5A] as may be mentioned therein, in such cases and subject to such conditions, if any, as may be specified therein.

Therefore, it is proposed that the Authority may authorize the VC, DDA to issue Provisional Entitlement Certificate, Final Entitlement Certificate, Provisional Development License, Final Development License and to nominate officers who may enter into Development Agreement with the Consortium.

It is also proposed that the authority may give post-facto approval to the Provisional Entitlement Certificate issued to the consortium of sector 8B of zone P II

Resolution

FEC No. LPP/ FEC/P-II/8B
File No- LPCR/F17/0001/2023/LPC/D- Date –
Computer No .51461

To

The President ,
Sector –8B , Zone P-II Landowners Association
A-8, Panchwati , Azadpur , Delhi-110033

Sub: Issuance of Final Entitlement Certificate (FEC) for the sector 8B of P-II zone.

Sir,

Pursuant to the issuance of Provisional Entitlement Certificate (PEC) Number PEC No . LPP/ PEC/P-II/8B dated 24/06/2024 and no objections/ grievances received on aforesaid mentioned PEC and your letter dated 10/07/2024, this Final Entitlement Certificate (FEC) is being issued along with the final Sector Level Development Plan (SLDP) (Drg No. .....) specifying the distribution and location of the land measuring _____ H.a. in the Sector retained by the Consortium which is to be utilized for development of residential, commercial, public and semi-public facilities as per the provisions of the notified Land Policy/Development control norms in the prevailing MPD, the Land Pooling Regulations, 2018 and the terms and conditions of the PEC No . LPP/ PEC/P-II/8B and other term & condition as -

a. Land parcels who are not part of layout plan, shall liable to apply clause 5 (Vii) of land pooling regulations, 2018 i.e The planning process/ layout plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:

i. Workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning.
ii. Making minimum 45% land available for city level infrastructure/facilities or higher as determined by the Authority from time to time.

b. If land submitted by the consortium / concerned D.E or land to be acquired increases at the time of submission of layout plan , the increased fee shall be levied from the consortium for processing fee for initiating details planning of sector 8B of P-II zone.
c. A non –refundable fee for Sector layout approval charge(s) shall be levied as per Annexure III of UBBL -2016 of Delhi or amendment at the time of submission of layout plan , in favor of the Delhi Development Authority.

For issuance of provisional development license by DDA and approval of the Layout Plan of the aforesaid mentioned land parcels retained by the Consortium in

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FEC, you are required to submit the following: -

1. **Detailed Layout Plan** – (To be submit in CAD and PDF format)

   The Layout Plan (including Infrastructure Plan) should indicate the residential, commercial, public and semi-public facilities in compliance with all terms and conditions as set out in the Policy/Regulations and all neighbourhood level including physical and social infrastructure facilities as per the Master Plan and additional development controls as prescribed in ZDPs, location and size of reconstituted plot/built space as per the mutually agreed final Implementation Plan and built space (amongst the remaining constituent landowners).

2. **Contract Agreement between Constituent Land Owners and Consortium and Final Implementation Plan**

   The consortium shall submit a final implementation plan as per clause of 2(xiii) of land pooling regulations, 2018 at the time of submission of the layout plan of the sector along with a fresh DE/landowner(s) agreements for development of the sector as per compliances of all the terms and conditions as part of the final implementation plan and form the basis of resolve any grievances amongst the landowner(s)/ /DE(s) arising at a later stage

   The final Implementation Plan shall include details of redistribution of developed land/ built space amongst the landowners, or any other form of fair exchange as approved LOP through a valid contract agreement in accordance with law. The plan shall also include details of those landowners/group of landowners who wish to undertake development separately as Developer Entities, share of EDC that will be paid by respective DEs and strategy for watch and ward of 40% land to be surrendered to DDA/service providing agencies.

3. **Contract Agreement between Consortium and DDA** - Consortium shall enter into a Development Agreement with the DDA after approval of the layout plan before issue of "Provisional Development License" (PDL). The Development Agreement will also include an undertaking from the Consortium that it shall comply with the following conditions:

a. Apply for a Final Development License (FDL) with all details as per Clause 8 within a prescribed time.
b. Deposit in an escrow account, the External Development Charges as may be prescribed at the-time of applying for FDL.
c. Handover the Encumbrance-free physical possession and ownership of the land required by DDA and the Service Providing Agencies for infrastructure and other development, as and when required. In case of non-compliance the FDL will be automatically revoked. This handing over of land shall be

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completed before issuance of Completion/Occupancy Certificate or part Completion/ Occupancy Certificate.

Deputy Director (Land Pooling)
For and on behalf of
Competent Authority/DDA

46. Authentication of orders and documents of the Authority.—All permissions, orders, decisions, notices and other documents of the Authority shall be authenticated by the signature of the secretary to the Authority or any other officer authorised by the Authority in this behalf.

47. Members and officers to be public servants.—Every member and every officer and other employee of the Authority shall be deemed to be a public servant within the meaning of section 21 of the Indian Penal Code (45 of 1860).

48. Jurisdiction of courts.—No court inferior to that of a [1][Metropolitan Magistrate] shall try an offence punishable under this Act.

49. Sanction of prosecution.—[2][(*1*)] No prosecution for any offence punishable under this Act [3][other than an offence referred to in sub-section (*2*)] shall be instituted except with the previous sanction of the Authority or as the case may be, the local authority concerned or any officer authorised by the Authority or such local authority in this behalf.

[3][(*2*) No prosecution for any offence for failure to comply with the order of the officer referred to in sub-section (*3*) of section 31 and punishable under sub-section (*5*) of that section shall be instituted except with the previous sanction of the [4][Lieutenant Governor] or any officer authorised by him in this behalf.]

50. Magistrate's power to impose enhanced penalties.—Notwithstanding anything contained in [5][section 29 of the Code of Criminal Procedure, 1973 (2 of 1974), it shall be lawful for any court of a Metropolitan Magistrate] to pass any sentence authorised by this Act in excess of its powers under the said section.

51. Protection of action taken in good faith.—No suit, prosecution or other legal proceeding shall lie against any person for anything which is in good faith done or intended to be done under this Act or any rule or regulation made thereunder.

52. Power to delegate.—[6][(*1*)] The Authority may, by notification in the Official Gazette, direct that any power exercisable by it under this Act except the power to make regulations may also be exercised by such officer or local authority [7][or committee constituted under section 5A] as may be mentioned therein, in such cases and subject to such conditions, if any, as may be specified therein.

[7][(*2*) The Central Government may, by notification in the Official Gazette, direct that any power exercisable by it under this Act, except the power to make rules, may also be exercised by such officer as may be mentioned therein, in such cases and subject to such conditions, if any, as may be specified therein.

(*3*) The [4][Lieutenant Governor] of the [8][National capital territory of Delhi] may, by notification in the Official Gazette, direct that any power exercisable by him under this Act [9][, except the power to hear appeals,] may also be exercised by such officer as may be mentioned therein, in such cases and subject to such conditions, if any, as may be specified therein.]

53. Effect of other laws.—(*1*) Nothing in this Act shall affect the operation of the Slum Areas (Improvement and Clearance) Act, 1956 (6 of 1956).

(*2*) [10][Save as otherwise provided in sub-section (*4*) of section 30 or sub-section (*8*) of section 31 or sub-section (*1*) of this section], the provisions of this Act and the rules and regulations made thereunder shall have effect notwithstanding anything inconsistent therewith contained in any other law.

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1. Subs. by Act 38 of 1984, s. 8, for "magistrate of the first class" (w.e.f. 12-3-1985).
2. Section 49 renumbered as sub-section (*1*) of that section by Act 56 of 1963, s. 23 (w.e.f. 30-12-1963).
3. Ins. by s. 23, *ibid.* (w.e.f. 30-12-1963).
4. Subs. by Act 36 of 1996, s. 2, for "Administrator" (w.e.f. 21-12-1996).
5. Subs. by Act 38 of 1984, s. 9, for certain words and figures (w.e.f. 12-3-1985).
6. Section 52 renumbered as sub-section (*1*) of that section by Act 56 of 1963, s. 23 (w.e.f. 30-12-1963).
7. Ins. by s. 24, *ibid.* (w.e.f. 30-12-1963).
8. Subs. by Act 36 of 1996, s. 2, for "Union territory of Delhi" (w.e.f. 21-12-1996).
9. Ins. by Act 38 of 1984, s. 10 (w.e.f. 24-2-1986).
10. Subs. by Act 56 of 1963, s. 25, for "Save as aforesaid" (w.e.f. 30-12-1963).

समिति अन्य सदस्यों को भी सहयोजित कर सकती है। समिति शिकायत प्राप्त होने के 45 दिन के भीतर शिकायत का निपटान करेगी ।

II. कंसोर्टियम के सदस्यों/भूस्वामियों के बीच, विकासकर्ता संस्थाओं के बीच तथा सेवा प्रदाता एजेंसियों के साथ कंसोर्टियम/विकासकर्ता संस्थाओं के बीच होने वाले विवादों के निपटान हेतु शिकायतों का निवारण निम्न प्रकार से होगा :

क. कंसोर्टियम और विकासकर्ता संस्था के बीच किए गए/किए जाने वाले तथा सेवा प्रदाता एजेंसियों के साथ कंसोर्टियम/विकासकर्ता संस्थाओं के बीच करार में अन्तर्निहित प्रावधान होना चाहिए ।

ख. यदि पक्षकारों के बीच विवादों का निपटान सुलह प्रक्रिया द्वारा नहीं होता है, तो वे मध्यस्थता का सहारा ले सकते हैं ।

ग. यदि विवादों को निपटाने में मध्यस्थता प्रक्रिया असफल होती है, तो पक्षकारों को माध्यस्थम् का आश्रय लेना चाहिए । मध्यस्थों का चयन, कार्य और कर्त्तव्य 'माध्यस्थम् और सुलह अधिनियम, 1996' के अनुसार होना चाहिए ।

घ. इसके अतिरिक्त, यदि सुलह, मध्यस्थता और माध्यस्थम् की सभी प्रक्रियाएं पक्षकारों के बीच विवादों के निपटारे में असफल रहती है, तो उस मामले में असंतुष्ट पक्ष न्यायालय का आश्रय ले सकता है और इस उद्देश्य के लिए न्यायालय का क्षेत्राधिकार दिल्ली/नई दिल्ली होगा ।

13. कंसोर्टियम/विकासकर्ता संस्था को रीयल एस्टेट रेग्युलेटरी अथॉरिटी (रेरा) के अंतर्गत स्वयं का पंजीकरण कराना होगा और उन्हें रेरा अधिनियम, 2016 के प्रावधानों के अनुसार शासित किया जाएगा ।

14. सक्षम प्राधिकारी आवेदन-पत्रों, करारों, शुल्क, अपेक्षित दस्तावेजों और अन्य संगत शर्तों में विशेष रूप से स्कीम और भूमि नीति के संपूर्ण हित और सार्थकता के लिए समय-समय पर आवश्यकतानुसार निबंधन एवं शर्तों में संशोधन कर सकते हैं ।

15. भूमि/संपत्ति के हस्तांतरण के लिए स्टाप ड्यूटी विद्यमान कानून के अनुसार वसूल की जाएगी । तथापि, भू-स्वामियों द्वारा सेवा प्रदाता एजेंसी/दि.वि.प्रा. को भूमि के हस्तांतरण पर कोई स्टाप ड्यूटी लागू नहीं होगी ।

[फा. सं. 15(6)/2012-एल.पी./पार्ट-II]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 24th October, 2018

REGULATIONS FOR OPERATIONALISATION OF LAND POLICY, 2018

S.O. 5384(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

I. These regulations shall be called the "**Land Pooling Regulations, 2018**".

II. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.

III. Any words and expressions that are used in these regulations but not defined shall have the same meaning as assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

IV. If any question arises relating to the interpretation of these regulations, it shall be referred to the Central Government whose decision thereon shall be final.

V. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the Land Policy.

2. DEFINITIONS

In these regulations, unless the context otherwise requires,

I. **"Act"** means the Delhi Development Act, 1957 as amended from time to time.

II. **"Authority"** or **"DDA"** means the Delhi Development Authority constituted under Section 3 of the Act.

III. **"Competent Authority"** means the Chairman/Vice Chairman, Delhi Development Authority or any other officer nominated by him.

IV. **"Consortium"** means a duly registered association having rights, duties & obligations in accordance with law, consisting of multiplelandowners/ Developer Entities who have come together to pool land for unified planning, servicing and subdivision/share of the land or any other defined action for development of sectors under the Land Policy as per prescribed norms and guidelines.

V. **"Developer Entity (DE)"** means:

a. An individual land owner who has pooled one or more parcels of land in the sector, adding up to a minimum of 2 hectares

b. A group of land owners who havecollectively pooled one or more land parcels adding up to a minimum of 2 hectares and who have voluntarily grouped together, through a valid legally enforceable agreement for taking up development.

c. An entity (developer/business/corporate entity) which represents a group of landowners who have pooledone or more land parcels adding up to a minimum of 2 hectares, through a legally binding agreement.

VI. **"Developable Area"** means the areas available for development as per Clause3(III).

VII. **"Development Agreement"** means a valid and legally enforceable agreement between DDA and Consortium to jointly undertake the planning and development of the land pooled as per provisions in the Land Policy and these Regulations.

VIII. **"Development Area"** means the area notified under Section 12 of the DD Act, 1957 for the purpose of the said Act.

IX. **"Encumbrance"** means any legal or physical impediment that can adversely impact the transferability of the property and restrict its free use until the encumbrance is removed.

X. **"Entitlement Certificate"** means the certificate issued pursuant to Clause 7.

XI. **"External Development Charges (EDC)"** mean the charges to be paid by DE/Consortium towards the cost of constructing, laying and installing the public infrastructure and services, including inter-alia roads, water supply, sewerage and drainage systems, electricity supply, greens etc.

XII. **"Final Development License"** means the license issued pursuant to Clause 8.

XIII. **"Implementation Plan"** means the plan submitted by the Consortium, including details of redistribution of developed land/ built space amongst the landowners, or any other form of fair exchange as decided, through a valid contract agreement in accordance with law. The plan shall also include details of those landowners/group of landowners who wish to undertake development separately as Developer Entities, share of EDC that will be paid by respective DEs and strategy for watch and ward of 40% land to be surrendered to DDA/service providing agencies.

XIV. **"Land"** shall have the same meaning as in the Transfer of Property Act, 1882.

XV. **"Land Policy"** means the Land Policy as set out in Chapter 19 of the Master Plan 2021 as applicable from time to time.

XVI. **"Land Pool"** means land legally consolidated for purpose of land pooling in accordance with these Regulations.

XVII. **"Land Pooling"** means the legal consolidation of land parcelsfor utilization of such land parcels as per Land Policy and these Regulations.

XVIII. **"Master Plan"** means the Master Plan for Delhi, prepared and approved under the Delhi Development Act, 1957 for the time being in force.

XIX. **"Provisional Development License"** means a license issued pursuant to Clause 7.

XX. **"Sector"** means a delineated area in the Zonal Development Plan (ZDP) bound by existing or proposed roads or physical features such as high tensions lines, railway lines, drains etc. as per approved ZDP

XXI. **"Service Providing Agency"** means respective agency responsible for providing services such as water supply, sewerage disposal, solid waste, electricity supply, construction of roads, communication and other distributive services, which will develop trunk infrastructure in the land pooling areas.

XXII. **"Single Window System"** means the online facility developed by DDA for providing an interface between DDA and the DE/Consortium/landowner for managing the implementation of the Land Policy.

XXIII. **"Tradable FAR"**means FAR which remains unutilised due to various conditions as specified in Clause 5(IV), and which can be traded or used elsewhere as per the Policy.

3. APPLICABILITY OF THE POLICY

I. The policy will be applicable in the urbanizable areas as notified by DDA/Government from time to time, except the:

a. land/villages notified under Low Density Residential Area (LDRA), green belt;

b. land under unauthorized colonies (which are yet to be regularized);

c. built up Lal Dora areas (abadi), notified extended Lal Dora of villages;

d. lands under litigation including lands under acquisition proceedings, till the case is settled;

e. land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;

f. land under notified forests/government land (use undetermined) and any other scheme of Government of NCT of Delhi for which change of land use is under process under Section 11(A) of the Act at the time of notification of these regulations;

g. pre-existing institutions which have been considered for regularization or are still under examination by the Government;

h. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.

II. If any of the land owners who have lands listed under (b) and (g) of Clause 3(I) above and wish to participate under the Land Policy, they must clear all encumbrances before expressing their willingness to participate.

III. All the remaining lands, other than those mentioned in Clause 3(I), shall form the "Developable Area" that can be taken up for pooling.

IV. Notified ZDPs will form the basis of planned development. The ZDPs shall delineate the sectors for land pooling and all pooling shall be in reference to such sectors.

4. ELIGIBILITY

I. Land parcels of any size can be brought under pooling, provided they fall in the areas notified by the DDA/Government under Land Policy. Land owners with any size of land may register and express their interest to participate as per the application process detailed in Clause 6.

II. The land parcels being offered for pooling must be free from all encumbrances and the landowner shall have a valid and lawful ownership and physical possession of the land parcel proposed for pooling.

III. A sector will be considered eligible when:

a. A minimum 70% of the Developable Area in the sector has been pooled

b. The pooled land parcels are contiguous

c. The entire pooled land is bounded on at least one side by a road of minimum 30m ROW (existing or proposed) as per ZDP.

5. PLANNING POSTULATES OF LAND POOLING

Subject to the other provisions of these Regulations and Land Policy, land pooling process shall be governed by the following guidelines:

I. Each landowner will surrender land proportionately, free of encumbrances as and when required for city level services, as needed for city level infrastructure in a sector, irrespective of land uses assigned to their original land in the ZDP. DDA and the service providing agencies will develop city level physical infrastructure, recreational and public/semi-public (PSP) facilities on minimum 40% of the pooled land on payment of EDC charges on the total pooled land.

II. The remaining 60% land shall be utilized by the Consortium for development of residential (53%) (including neighborhood level facilities), commercial (5%) and public/semi-public facilities (2%) as per sector plan, notified ZDP and prevailing Master Plan.

III. Only DEs will be eligible for return of separate land parcels for final development. Smaller landowners who own less than 2 ha and who are not part of any DE, will only be eligible for built space in the developed area. The responsibility for return of built space to such landowners will be as decided at the time of finalization of Implementation Plan.

IV. Theentire development will be as per the Development Control Norms stipulated in Clause 19.4 (vi) of the Land Policy and Master Plan of Delhi. The DE/Consortium shall be compensated in the form of Tradable FAR, if it is unable to utilize the entire allowable FAR. Some of the cases where Tradable FAR could be generated are as follows:

a. There is a shortfall/reduction of plot size/land in any sector due to site conditions.

b. Mandatory buffer zones near heritage sites, environmentally sensitive sites, high tension lines etc.

c. Height restrictions prescribed by Airports Authority of India (AAI).

V. Tradable FAR as allowed by the Authority can only be used on the sites identified by the Authority from time to time. Such Tradable FAR will accrue to the landowner in perpetuity and can be utilized by him or transferred to other parties through the Single Window System, which shall be the official trading platform for all Tradable FAR generated under the Land Policy.

VI. Receiving sites for such Tradable FAR as identified by the Authority from time to time shall be eligible for receiving such Tradable FAR only after Provisional Development License has been granted by the Authority.

VII. Any un-pooled land imposes a cost on public infrastructure, as services have to be provided to all land parcels in the sectors. Therefore, the following regulations shall apply to such un-pooled lands.

a. The planning process/ layout plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:

i. workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning

ii. making minimum 45% land available for city level infrastructure/facilities or higher as determined by the Authority from time to time

b. Payment of updated applicable external development charges (EDC) for infrastructure and services.

6. APPLICATION PROCESS

I. The Land Policy shall be implemented simultaneously in the entire urbanizable areas of the urban extension. If required, roll out of the Land Policy may be phased depending upon the availability of resources and action plan for provision of infrastructure and services by the concerned Service Providing Agencies.

II. The entire process will be operated through an online Single Window System established by DDA, specifically for this purpose. DDA shall phase the application process through announcement of "Application Window" from time to time. Such Application Window shall be opened for inviting applications for a fixed duration of time, providing detailed information on the process to be followed. The first Window shall be closed in the specified time and applications received shall be processed as the first round of applications. The same process shall apply as the Window is opened for subsequent rounds. Applications for each round shall be invited by DDA through an announcement published on its website, and in newspapers in Hindi and English.

III. Landowners complying with the eligibility criteria specified in Clause 4 can register and express their willingness to participate during the validity of the Application Window, by submitting the prescribed application form along with payment of a Registration Fee as prescribed in the Single Window System.

IV. The application shall contain a mapof the land being offered for pooling, on a scale of 1:1000. The mapshall include the boundaries and dimensions of the said land, the locations of existing streets, buildings and premises, along with certified copies of ownership and other documents as may be prescribed by the Single Window System.

V. The documents shall be self-attested by the landowners who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever. In addition to being proceeded against, in accordance with law, the application of such landowner shall be deemed to be void *ab initio* and shall automatically stand rejected. Any action that has been taken pursuant to such application shall stand automatically revoked and the registration amount will be forfeited.

VI. DDA shall facilitate verification of pooled lands by the Revenue Department, GNCTD through Single Window System.

VII. Once 70% contiguous land is achieved within a sector and verification of pooled lands by the Revenue Department has been completed, such sectors shall be considered eligible for development and DDA will issue a notice ("Notice for formation of Consortium") tothe constituent landowners, as indicated in Clause 19.1(iii) to form a single entity called the Consortium.

VIII. The Consortium will prepare an Implementation Plan containing details as defined in Clause 2(XIII), with the consent of all landowners/ DEs, along with the contract agreement amongst the constituent landowners/ DEs of the Consortium. This contract agreement should adequately reflect all the terms and conditions as part of the Implementation Plan and will form the basis to resolve any grievances amongst the landowners/ DEs arising at a later stage.

IX. The Consortium will thereafter apply to DDA as a single entity for undertaking development within the sector, enclosing the Implementation Plan, copy of the contract and a processing fee for initiating detailed planning of the sector.

X. If any constituent landowner exits the pool during the process, then the sector will still be processed, provided all eligibility conditions given in Clause 4 continue to be fulfilled.Where such exit affects the eligibility conditions the processing of such sectors may be resumed once the eligibility conditions are fulfilled, either within the same or subsequent Application Windows.

XI. Onacceptance of the application, there will be three further stages before the DE/Consortium can undertake development of the land available with the DE/Consortium. These are:

a. Issue of Provisional Development License (as per Clause 7)

b. Issue of Final Development License (as per Clause 8)

c. Approval of layout plan and building plan by the concerned agencies (as per Clause 9)

7. PROVISIONAL DEVELOPMENT LICENSE

I. DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions.

II. Based on the above, DDA shall issue a provisional "Entitlement Certificate" to Consortium through the Single Window System, containing all of the above details, within a period of 120 days from the date of application by the Consortium.

III. The Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause 12 (I) of the Regulations. The decisions shall be binding on the Consortium.

IV. DDA will issue a final Entitlement Certificate to the Consortium after resolving grievances (if any). Based on this, the Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per the Master Plan and additional development controls as prescribed in ZDPs, location and size of land share and built space (amongst the remaining constituent landowners)for approval by DDA. The entire distribution of land/built space shall be in accordance with the mutually agreed Implementation Plan.

V. DDA shall enter into a Development Agreement with the Consortium after approving the layout plan and issue a "Provisional Development License" (PDL).

VI. The Development Agreement will include the final Entitlement Certificate, all the documents provided by the landowners at the time of application, the approved layout plan and the agreed share of land/built spaceamongst the landowners as part of the Implementation Plan.

VII. The Development Agreement will also include an undertaking from the Consortium that it shall comply with the following conditions:

a. Apply for a Final Development License (FDL) with all details as per Clause 8 within a prescribed time.

b. Deposit in an escrow account, the External Development Charges as may be prescribed at the time of applying for FDL.

c. Handover the encumbrance-free physical possession and ownership of the land required by DDA and the Service Providing Agencies for infrastructure and other development, as and when required.In case of non-compliance the FDL will be

automatically revoked. This handing over of land shall be completed before issuance of Completion/Occupancy Certificate or part Completion/Occupancy Certificate.

8. FINAL DEVELOPMENT LICENSE

I. Within twelve (12) months of receipt of Provisional Development License, DE/Consortium shall submit an application in the prescribed form for issuance of the Final Development License.

II. The application shall comprise of:

a. Copies of Provisional Development License against which Final Development License is being sought.

b. Detailed layout plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, size and type of plots, sites reserved for open spaces, community facilities with area under each proposed land use distribution and building lines. Landscape Plan and Transportation/Parking Plan shall also be prepared and submitted along with the layout plan. (Such a plan shall only be for purposes of issuing a Final Development License and not for according any sanction for actual construction.)

c. The detailed layout plan shall be based on:

i. Development Control Norms as per the Land Policy;

ii. Additional development controls for urban design, landscape and built environment to be notified in the ZDPs for land pooling zones;

iii. Master Plan norms for provision of neighborhood level commercial and public semi-public component and other common facilities.

d. An explanatory report (including maps) indicating physical infrastructure development works to be executed in phases through use of smart-city principlesincluding arrangements for disposal and treatment of waste water, rain water harvesting, solid waste management, storm water drainage, water recycling, etc.

e. Various undertakings as prescribed by Single Window System.

f. Scrutiny/Processing Fee as prescribed and compliance with the various requirements of EntitlementCertificate and Provisional Development License.

g. Bank Guarantee equivalent to cover the outstanding liability on account of EDC on reducing balance till the full payment of EDC by DE/Consortium.

h. Proof of having the financial capability of undertaking the development of the final plot particularly to the extent of the proposed FAR calculated as per latest CPWD index (to be enhanced as per CPWD escalation index).

III. After receipt of the application in the prescribed form complete in all respects, DDA shall examine the same from the point of view of all relevant aspects including:

a. conformity with the Development Agreement;

b. conformity with the land use, development controls and prescribed additional development controls;

c. compliance with the provisions of the Master Plan, ZDP and other planning parameters and requirements;

d. proposed plan regarding infrastructure development works to be executed.

IV. Based on satisfactory compliance of Clause 8(III), DDA will issue the Final Development License to DE/Consortium upon payment of the first installment equivalent to 20% of the EDC as may be prescribed before the Policy is operationalized. The EDC shall be payable on the total pooled land.

V. The balance External Development Charges to be paid by DE/Consortium (excluding the first installment) shall be payable either in lump sum within 90 days from the date of issuance of FDL or in 8 six-monthly installments spread over 48 months along with interest to be charged on deferred payment of EDC in instalments shall be as notified from time to time by the Government/ DDA. However, the final amount to be recovered on account of EDC shall be based on the completion cost of the development works.

VI. A DE who has applied separately for issue of FDL will have to bear proportionate share of EDC as detailed in the Implementation Plan.

VII. The Final Development License shall be valid for a specific time period for development, subject to extension as per Clause 10(III) of the Regulations. However, issue of FDL does not provide a sanction for actual construction, which can begin only after obtaining all the layout plan and building plan approvals, and NOCs from various Service Providing Agencies as prescribed in Clause 9 of the Regulations.

9. LAYOUT PLAN APPROVAL AND BUILDING PLAN APPROVAL

I. The Single Window System shall be used by the DE/Consortium to submit layout plans with detailed service plans and building plans as per Building bye-laws to the regulatory agencies like DUAC, DJB, DFS, AAI, etc., for obtaining necessary layout plan level and premise (building plan) level approval / clearances, with the following details:

a. location and extent of the land;

b. conformity with the land use, and development controls (including prescribed additional development controls);

c. proposed layout plan of the area with respect to the Master Plan;

d. proposed plan regarding infrastructure development works to be executed;

e. plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles and any other works connected with such roads;

f. services plans indicating the positions of sewers, storm water channels, water supply (including strategies to reduce water demand) and any other public health services;

g. detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;

h. detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;

i. solid waste management and disposal plan (zero waste strategies);

j. detailed specifications and designs for electric supply including street lighting;

k. Fire-fighting scheme; and

l. Other such information/document as may be prescribed.

II. Considering planning parameters and norms including the provision of laying of infrastructure services, DDA shall have the right/discretion to resize the final plot given to a DE/Consortium, provided no construction has taken place thereon.

III. After obtaining approval/clearance from DUAC, DJB, DFS, AAI and other agencies as may be required for the layout plan, DE/Consortium shall submit revised plans to DDA, incorporating the observations/suggestions if any, as may be made by such authorities/agencies for final layout and premise level building plan approvals.

IV. DE/Consortium shall be responsible for obtaining all statutory and regulatory approvals and permissions from all authorities/agencies concerned through the Single Window System and complying with the directions issued by them. DE/Consortium shall ensure that all approvals/clearances are obtained within a period of two years from the date of issuance of

the Final Development License and the remaining validity period is available for DE/Consortium to carry out the required construction.

V. The validity of Final Development License so as to complete all development and obtain a completion certificate from DDA in accordance with law shall be ten years from the date of its issuance during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained.

10. DEVELOPMENT TERMS AND CONDITIONS

I. DE/Consortium shall execute and complete the development in accordance with the Provisional Development License and Final Development License, the Land Policy, these Regulations, the Master Plan, the approved layout plan and premise level building plan.

II. Service Providing Agencies and DDA shall try to ensureto complete the external development within a period of five years from the issue of Final Development License to DE/Consortium subject to availability of land, utilizing the External Development Charges deposited in pooling process. In case of delays in completion of development works by Service Providing Agencies/ DDA, the concerned agency shall pay proportionate penalty of 2% of EDC per year for first two years and 3% of EDC per year thereafter to affected DE/Consortium for delay beyond the date of completion of the construction by DE/Consortium or five years whichever is later till the external development works are completed, provided that all the EDC charges have been paid by DE/Consortium within the stipulated time period.

III. In case the DE/Consortium is unable to complete the development, the following shall apply:

a. In case DE/Consortium fails to complete the required development within the prescribed period for reasons beyond its control, it may apply to the DDA for extension of FDL in the prescribed form, at least 30 days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and documents in support evidencing the status of development and reasons for non-completion of the development.

b. After receipt of the application for extension, Competent Authority, if satisfied, may extend the FDL up to maximum of three extensions of one year each, subject to payment of the extension charges fixed by the DDA/Government from time to time. The suggested rates are as under:

Extension	Extension charges to be paid
First	5% of EDC
Second	10% of EDC
Third	15% of EDC

c. The EDC shall be as applicable at the time of applying for extension of FDL or as per the last installment of EDC paid, whichever is more.

d. In the event of non-completion of the project beyond the permissible extension period, DE/Consortium shall be liable to pay 15% of the EDC for each year's delay beyond the extension period irrespective of the reasons thereof.

IV. The EDC collected will be kept in an escrow account and will be utilized by the Service Providing Agencies on proportionate basis/ as per actual expenditure incurred.

V. DE/Consortium shall undertake development in a time bound manner and maintain all the neighbourhood level facilities i.e. open spaces, roads and services, etc. till the area is handed over to the Urban Local Body (ULB) responsible for maintenance. The "Deficiency Charges", if any, shall be borne by the DE/Consortium at the time of handing over of the services to the ULB.

VI. Completion/Occupancy Certificate:

a. After the areas have been laid out according to approved layout plan and development works have been executed as per phases shown in the layout plan according to approved designs and specifications, DE/Consortium shall make an application to DDA for issuance

of part/full Completion Certificate for the infrastructure developed and buildings constructed of such phases, subject to payment of all applicable charges.

b. Completion/Occupancy Certificate, part Completion/Occupancy Certificate for premise level plan within the approved phase of development may be granted as per the Building Bye Laws in force at the relevant time subject to completion of infrastructure development works of that phase and handing over of land as mentioned in Clause 7(VII).

11. OTHER DEVELOPMENT CONTROLS

I. All new developments under the Land Policy, shall be planned in accordance with the Development Control Norms prescribed in the Land Policy (Clause 19.4).

II. New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the Master Plan and Building Bye Laws. Additionally, minimum 10% of all energy consumption in the new developments shall be through solar fittings or through other renewable energy sources, prescribed for green-field developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.

III. In order to ensure predictable built results, ensure safer neighborhoods built on principles of universal accessibility and fostering a vibrant public realm, all the developments under the Land Policy shall also comply with additional development controls that will regulate both building level and site level aspects of new developments.The controls will cover aspects such as:

a. *Building type:* Building types will include perimeter blocks (including Podium typology), detached high rise towers, detached medium rise towers, various mixed-use types and row houses.

b. *Building frontage type:* Specifications for use of different building frontages such as colonnades, shop-fronts, porch, fore-courts, overhangs etc. related to abutting uses like open greens, width of abutting roads etc. This will regulate the manner in which built-form engages with the public realm.

c. *Ground cover and vertical mixing of land uses:* Specifications of permissible ground cover and conditions under which vertical mixing of land uses shall be permitted.

d. *Street design and street network:* Regulations governing typological street sections, inclusion of cycling, walking and short-term parking facilities, density of road network, frequency of intersections and mid-block crossings, development of multi-utility zones to accommodate bus stops, street vendors, street utilities, trees, street furniture, planting for storm water management, etc.

e. *Plantation:* Type, location and frequency of tree cover along various road typologies. Specific guidelines for design of large paved public areas shall also be prescribed.

f. *Open spaces and greens:* Specifications for regulating open space to built-form relationships, location and walkability, lighting and surveillance requirements etc.

12. GRIEVANCE REDRESSAL MECHANISM

I. A two-stage Grievance Redressal Mechanism will be constituted by the DDA for resolving disputes/grievances in the land pooling process.

a. First stage Grievances Redressal Committee headed by the Principal Commissioner (Land Pooling) consisting of Chief Engineer (HQ), Addl Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling), Director (NIUA)or his nominee and representatives of concerned Service Providing Agencies.The committee will dispose of the grievance within 30 days of receipt of grievance.

b. If any landowner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievances Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineer Member, Commissioner (Plg), Chief Legal

Advisor of DDA and concerned representatives of Service Providing Agencies. The Committee may co-opt other members, as it may require for resolution of grievances. The committee will dispose of the grievance within 45 days of receipt of grievance.

II. For settlement of disputes arising between members of Consortium/landowners, between DEs and between Consortium/ DEs with Service Providing Agencies, the redressal of grievances shall be as under:

a. There should be in built provision in the agreement entered/to be entered between Consortium and DEs and also in the agreement between Consortium/DEs with the Service Providing Agencies.

b. If the disputes between the parties are not settled through conciliation process they may resort to mediation.

c. If the process of mediation fails to resolve the disputes, the parties should resort to arbitration. Selection of arbitrators, functions and duties should be in accordance with 'The Arbitration and Conciliation Act, 1996'.

d. Further if all the processes of conciliation, mediation and arbitration fail to resolve the disputes between the parties in that eventuality the aggrieved party may take recourse to the courts of law and jurisdiction of the courts for the purpose shall be at Delhi/New Delhi.

13. The Consortium/ DEs shall register themselves under Real Estate Regulatory Authority (RERA) and shall be governed as per provisions of RERA Act, 2016.

14. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents and any other relevant condition as may be necessary from time to time particularly in the overall interest and efficacy of the scheme and the Land Policy.

15. Stamp duty shall be charged for transfer of land/property as per prevailing law. However, no stamp duty shall be applicable on transfer of land to service providing agency / DDA by the land owners.

[F. No.15(6)/2012-MP/Pt.-II]

D. SARKAR, Commissioner-cum-Secy.

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दिल्ली विकास प्राधिकरण
Delhi Development Authority
लैंड पूलिंग सेल (रेविन्यू)/Land Pooling Cell (Revenue)
डीडीए ऑफिस काम्प्लेक्स विपरीत टीवी टावर
पीतमपुरा, नई दिल्ली -110034
DDA Office Complex, Opposite TV Tower
Pitampura, New Delhi-110034

PEC NO. LPP/PEC/P-II/8B

File No: LPCR/F17/0001/2023/LPC/D- 490
Computer No. 51461

Date:- 24-06-2024

To
The President
Sector 8B Zone P-II Landowners Association
A-8, Pachwati Azadpur
Delhi-110033

Sub: Issuance of Provisional Entitlement Certificate (PEC) for sector 8B of P-II Zone.

Sir,

1. A provisional notice for formation of consortium was issued on 24.08.2022 and extended up to 31.03.2023. During the aforesaid period, you have submitted registered Consortium agreement with constituent's landowners of sector 8B of P-II zone, other documents & processing fee for initiating detailed planning of the sector on behalf of consortium of the said sector as per land pooling regulations, 2018.

2. After scrutiny/verification of the above agreement/documents/fee & compliances of sector eligibility criteria as per clause 4(iii) of land pooling regulations, 2018. In accordance with Clause 7(I) & (II) of the land pooling Regulations, 2018, this Provisional Entitlement Certificate (PEC) is issued along with the Sector Level Development Plan (SLDP), Draw no. LPP/SLDP/P II-8B/Ve.1-01, specifying the distribution and location of the land measuring 26.8524 H.a (approx.) in the Sector retained by the Consortium which is to be utilized for development of residential, commercial, public and semi-public facilities and land measuring 17.9376 H.a (approx.) in the sector retained by DDA/SPA which is to be utilised for Industrial, Recreational, Public & semi-public facilities and Roads and circulation purpose as per the provisions of the notified Land Policy, and its Regulations, 2018.

3 In case of any grievance(s) with respect to the distribution and location of the retained land measuring **26.8524 H.a** (approx.) in the Sector, the Consortium is required to represent to DDA within a period of **15 days** from the date of issuance of this Certificate with complete justification addressed to Director (Land Pooling). All such grievance(s) shall be considered through the 1st level Grievance Redressal committee constituted by DDA as per clause 12 (I) of the Regulations and If any landowner/DE/Consortium is aggrieved by the decision of the First Stage Grievance Redressal Committee, the same may be represented before the Second Grievances Redressal Committee, through the Commissioner, Land Pooling, within 30days.The decisions shall be binding on the Consortium/DE(s)/land owner(s). In the event of no objections or representations submitted by the consortium within the stipulated timeframe, it shall be inferred that the consortium/DEs has accepted the approved SLDP (draw no. LPP/SLDP/P II-8B/Ve.1-01) along with all terms and conditions specified in the P.E.C. thereafter the FEC would be issued.

4. The issuance of Provisional Entitlement Certificate (PEC) is subject to the following conditions-

a. The grant of this Provisional Entitlement Certificate (PEC) to the Consortium does not entail to development of any land parcel nor entitle any publicity of any project and collection of money by any

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individuals/aggregators on the said land. It will be in violation of law and liable for punishment/action as per law.

b. That the consortium shall submit a final implementation plan, as defined as per clause of 2(xiii) of land pooling regulations, 2018, at the time of submission of the layout plan of the sector along with a fresh DE/landowner(s) agreements for development of the sector as per compliances of all the terms and conditions as part of the final implementation plan and form the basis of resolve any grievances amongst the landowner(s)/ /DE(s) arising at a later stage.

c. That the Consortium shall immediately inform DDA, if any constituent landowner exits from consortium or sell their land parcel(s) or there being any change in the circumstances of whatsoever nature connected with or related to that affects the pooled land with the accompanying application at any stage of the land pooling process.

d. If any constituent landowner exits the pool during the process, then the sector will still be processed, compliance of provided all eligibility conditions given in Clause 4 (iii) of the Regulations, continue to be fulfilled. Where such exit affects the eligibility conditions the processing of such sectors may be resumed once the eligibility conditions are fulfilled. Either within the same or subsequent Application Windows. The same shall be communicated to DDA immediately.

e. That the Consortium shall hand over the ownership and vacant physical possession of land free from any encroachment, encumbrance or construction of any nature whatsoever to DDA/Service Providing Agencies(SPA) for infrastructure and other development irrespective of land uses assigned to their original land in ZDP, as and when asked to do so. All encumbrances/encroachments on the land retained by Consortium at a later date shall not be the responsibility of DDA.

f. That the Consortium shall permit DDA/SPA or its authorized officers to inspect the area for planning, design and execution of the layout and the development works in the sector.

g. That the consortium shall bear the cost of acquisition of the land acquired by DDA for the public purpose of ensuring planned development of infrastructure in the sector.

h. All conditions mentioned in the SLDP drawing no. LPP/SLDP/PII-8B/Ve.1-01 dated 04.03.2024 shall be applicable.

24/06/24
(Chandan Kumar)
Dy.Director (Land Pooling)
For and on behalf of
Competent Authority/DDA

File No. LPCR/F17/0001/2023/LPC/D- Dated:24-06-2024

Copy for information to:-

1. OSD to VC, Vikas Sadan
2. PS to Pr. Commissioner(LP), Vikas Sadan
3. PS to Commissioner, Plg, Vikas Minar
4. PS to Commissioner(LP), Vikas sadan
5. Director (LP), Vikas Sadan
6. Guard File

(Chandan Kumar)
Dy.Director(Land Pooling)

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Azadi Ka Amrit Mahotsav

दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING
समन्वय विभाग, मुख्य वास्तुविद कार्यालय
COORDINATION DEPTT., O/o CHIEF ARCHITECT
8वां, तल, विकास मीनार नई दिल्ली
8th FLOOR, VIKAS MINAR, NEW DELHI 110002

सं :e-File no.- Comp. No. 77315; HUPW/CACD/0003/2024/SCM/41 दिनांक: 26.03.2024

विषय: 421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 421st Screening Committee Meeting

Ref: e-File no. "Comp. No. 77315; HUPW/CACD/0003/2024/SCM"

Please find enclosed herewith, the Approved Minutes of the 421st Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 07.03.2024 at 11:30 AM in the Conference Room, B-Block, 1st Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

26/03/2024

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the latter
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (LS, Hort. & Pers.)
5. Principal Commissioner (Lands)
6. Principal Commissioner (Housing, Sports)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner (LM, PM-UDAY)
11. Commissioner (Housing, System)
12. Commissioner (LD, LP)
13. Commissioner (Sports)
14. ACA, VC Secretariat
15. ACA (NZ & Narela)
16. ACA (Rohini)
17. Addl. Commr. I (Plg.)
18. Addl. Commr. II (Plg.)
19. Addl. Commr. III (Plg.)
20. Addl. Commr. IV (Plg.)
21. Addl. Commr. (LS)

Azadi Ka Amrit Mahotsav

Invitees:

1. Chief Engineer (HQ & QAC)
2. Chief Engineer (Horticulture)
3. Chief Engineer (Dwarka)
4. Chief Engineer (NZ)
5. Chief Engineer (Rohini)
6. Chief Engineer (Narela)
7. Chief Engineer (SZ)
8. Chief Engineer (EZ)
9. Chief Engineer (Sports)
10. Sr. Architect (SZ)
11. Sr. Architect (Dwarka & WZ)
12. Sr. Architect (Socio-Cultural)
13. Sr. Architect (EZ)
14. Sr. Architect (Urban Parks & DUHF)
15. Sr. Architect (Sports)
16. Director (LS)
17. Director (Building)
18. Director (Plg.) Zone A&B
19. Director (Plg.) Zone E&O
20. Director (Plg.) Zone F & NCRPB
21. Director (Plg.) Zone D, GIS, Survey
22. Director (Plg.) Land Pooling
23. Director (Plg.) UTTIPEC
24. Director (Plg.) Zone C&G
25. Director (Plg.) Zone UC&J
26. Director (Plg.) MPMR-I
27. Director (Plg.) MPMR-II
28. Director (Plg) Dwarka
29. Director (Plg) Rohini
30. Director (Plg.) Narela
31. Director (Plg.) Coordn. Technical Library, Website

26/03/2024

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत

APPROVED MINUTES OF THE 421ST SCREENING COMMITTEE MEETING HELD ON 07.03.2024 AT 11.30 AM

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
09:2024	Confirmation of the Minutes of 420th Screening Committee meeting held on 31.01.2024. e-File no. "Comp. No. 75666; HUPW/CACD/0002/2024/SCM/"	The Minutes of 420th SCM held on 31.01.2024 were Confirmed and Approved as circulated.	
	1) Sr. Architect (Socio-Cultural) informed vide E-file no. "Comp. No. 74772; HUPW/CASC/0001/2024/MISC/" regarding Modification in Scheme and area statement w.r.t **Item No. 06:2024** in compliance of the approved Minutes of meeting of **419th SCM** held on 05.01.2024 for appraisal to Screening Committee.	Regarding **Item No. 06:2024**, Sr. Architect (Socio-Cultural) to put up the scheme for ratification in the next SCM.	
10:2024	Architectural Design Proposal in the Qutub Golf Course at Lado Sarai, New Delhi for Approval of: a. Multipurpose Hall and Terrace Party Seating with Trellis at First Floor of existing Golf Facility Centre Building b. Leisure Swimming Pool, Snack Bar, kitchen, Plant Room in the Open Area and Change Rooms in existing Stilt/Lower Ground Floor of Golf Facility Centre Building c. Canopy- Sloping Roof over the Main Entrance at Gr. Floor of existing Golf Facility Centre Building. d. Accessible Toilet for Person with Disability and correction in Existing Ramp at Ground Floor as per the accessibility norms. e-File no. "Comp. No. 25030; HUPW/CASP/0001/2021/GOLF/"	The proposal was presented by Sr. Architect (Sports). After detailed deliberations the proposal was **Approved** with the following observations: **i.** The visual connectivity from the terrace level to the surrounding golf greens to be ensured by way of design. **ii.** RCC slab over lobby be replaced with a light structure (such as pergolas) keeping in view the concept of openness. **iii.** Financial feasibility w.r.t. O&M of swimming pool and fitness center (by incorporating Spa, Sauna etc.) may be looked into. **iv.** The scheme of covering over entrance porch to be decided after site visit.	**ACTION:** 1. CE (Sports) 2. Sr. Architect (Sports)
11:2024	Landscape Proposal for Part Zone 'O'- Rejuvenation and Restoration of Floodplains of River Yamuna: Western Bank between NH-24 and Barapullah Drain: Kalindi Aviral (Part-B).	The proposal was presented by Director (LS). After detailed deliberations the proposal was **Approved** with the following observations: **i.** Details w.r.t. transportation	**ACTION:** 1. Director (LS)

421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 421st SCREENING COMMITTEE MEETING HELD ON 07.03.2024 AT 11.30 AM

	• The Comprehensive Plan of Zone 'O' Rejuvenation and Restoration of River Yamuna and Conceptual plan of Four Areas, this site being one of the four areas, was approved as 346th SCM:06/2017. Subsequently, the landscape proposal of part of this site was approved as Baansera vide 407th SCM:69/2022. Presently, design of the overall site, with Baansera as its part, is put up for the approval of this Screening Committee. e-File no. "Comp. No. 46520: LS/ADMN/0009/2022/F1/"	projects coming up in and around the project site in future need to be taken into consideration and suitably incorporated in the design, wherever applicable. LS deptt. to coordinate with Planning deptt. regarding same. ii. Area chart mentioned in the agenda to be rectified.	
12:2024	Proposal for Modification of Sector Delineation Plan of Zone L with respect to Sub- Division of Sector 03 for Development under Land Pooling Policy. 1. Sector 03 in Zone L is identified as one of the priority sectors based on participation of landowners under Land Policy. As per applications received up to 18.11.2023, about 73.2% of land falling in the sector has been registered for expression of willingness to participate under the policy. 2. Request has been received to subdivide Sector 03 in Zone L considering non-contiguous pooling, large size of sector and existing constraints on ground. 3. By sub-division of large-sized sectors into smaller sector sizes, more sectors will qualify for development under Land Policy. 4. Reducing the size of sector by sub-division may encourage formation of Consortium as the number of participating landowners also reduces. e-File no. "Comp. No. 30787: PLG/LP/0001/2022/L/"	The proposal was presented by AC (Plg.)-IV. After detailed deliberations the proposal was **Deferred.**	**ACTION:** 1. AC (Plg.)- IV 2. CE (Dwarka) 3. Director (LP) revenue

421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 421ST SCREENING COMMITTEE MEETING HELD ON 07.03.2024 AT 11.30 AM

13:2024	Modification to Standard Operating Procedure (SOP) for Sub- Division of Sectors as approved in Sector Delineation Plan of Land Pooling Zones K-I, L, N, P-I (Excluding Narela Project) and P-II. • To modify para 2(i) of the approved Standard Operating Procedure (SOP) for Sub- Division of Sector(s). e-File no. "Comp. No. 33602; PLG/MP/0017/2022/F-15/"	The proposal was presented by AC (Plg.)-IV. After detailed deliberations the proposal was **Approved** with the following follow-up action: i. Modified SOP shall be uploaded on Land Pooling web portal.	**ACTION:** 1. AC (Plg.)- IV
14:2024	Landscape proposal for Riverfront project, part Zone 'O'- rejuvenation and restoration of floodplains of River Yamuna. Area opposite Millennium Park, along NH- 24, Western bank (previously known as Millennium Bus Depot) • The landscape proposal of this site was earlier presented in the 420th SCM and was approved with certain observations. As per the directions of the Competent Authority, the case is now being brought to SCM with certain amendments in the proposal. e-File no. "Comp. No. 58684; LS/PROJ/0001/2023/ZN-O/"	The proposal was **withdrawn** by Addl. Commr. (LS).	**ACTION:** 1. AC (LS)
	Additional Items		
15:2024	Proposal regarding 60:40 Sector Land Distribution Plan (60:40 SLDP) along with road network for Sector-8B of Zone P-II as per the Land Policy and its Regulations. • As per the Land Pooling Regulation for operationalization of the Land Policy, 2018, the DDA has to prepare a Sector Level Plan i.e., 60:40 Sector Land Distribution Plan (60:40 SLDP). • For preparation of Sector Level Plan i.e., 60:40 Sector Land	The proposal was presented by AC (Plg.)-IV. After detailed deliberations the proposal was **Approved.**	**ACTION:** 1. AC (Plg.)- IV 2. SE (Narela) 3. Director (LP) Revenue

	Distribution Plan (60:40 SLDP), a 'Standard Operating Procedure (SOP)' has been approved by the Competent Authority. • Three draft options of 60/40 Sector Land Distribution Plan (SLDP) were shared with the consortium, Sector 8B on 15.12.2023 and also uploaded on DDA's website. • The Consortium sector 8B has accepted the Option-1 with some changes. • The proposal for the 60:40 Sector Land Distribution Plan (60:40 SLDP) is placed before the Screening Committee e-File no. "Comp. No. 43625: PLG/LP/0002/2022/P-II/"		
16:2024	Modification in the Layout Plan titled "Public & Semi-Public Facilities Sector A-7, Narela". • By sub-dividing Intermediate Hospital Plot No. 28 (Area – 37,555 sq.m.) into two PSP plots as under: a) Plot No. 28A (Area- 4,000 sq.m.) b) Plot No. 28B (Area- 33,555 sq.m.) e-File no. "Comp. No. 33123: PLG/MP/0113/2022/F-20/"	The proposal was presented by AC (Plg.)-II. After detailed deliberations the proposal was **Approved.**	**ACTION:** 1. AC (Plg.)- II
17:2024	Landscape proposal for part Zone 'O'-rejuvenation and restoration of floodplains of River Yamuna, Area 2 (Yamuna Vatika). • Area from Old Railway Bridge to ITO Barrage, on Western bank was taken up for development as per plan approved in the 346 SCM: 06:2017. However, on-site works in area from Geeta Colony Bridge to Raj Ghat drain, which formed part of 346 SCM approval, could not be furthered due to scattered	The proposal was presented by Director (LS). After detailed deliberations the proposal was **Approved** with the observation that area statement mentioned in the Agenda be rectified.	**ACTION:** 1. Director (LS)

	encroachments and litigations. Presently, after series of encroachment removal drives by DDA, this area has been made available for on-site development. Therefore, proposal of this area, now referred as Yamuna Varuka, is being put up for consideration and approval. e-file no. "Comp. No. 77097, LS/ADMN/0005/2024/FU"		

The meeting ended with a vote of thanks to the Chair.

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 77315; HUPW/CACD/0003/2024/SCM/")

26/03/2024

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

DELHI DEVELOPMENT AUTHORITY
NUPW-CO-ORDINATION UNIT
Approved in 421 Screening Committee Meeting Dated 07.03.2024
Vide Item no. LS.2.2.24
Dy. Director (Arch.) Co-ordn.

421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 421ST SCREENING COMMITTEE MEETING HELD ON 07.03.2024 AT 11:30 AM

Azadi Ka Amrit Mahotsav

List of Attendees:

The following Officers were present in the meeting:

1. Vice Chairman
2. Finance Member
3. Engineer Member
4. Pr. Commr. (LS, Hort., Pers.)
5. Pr. Commr. (Lands)
6. Pr. Commr. (Housing, Sports)
7. Chief Architect
8. Commissioner (Plg.)
9. Commissioner (LD, LP)
10. Commissioner (Sports)
11. ACA, VC Secretariat
12. AC (Plg.) – I
13. AC (Plg.) – II
14. AC (Plg.) – IV
15. AC(LS)
16. CE (HQ & QAC)
17. CE (Sports)
18. Sr. Arch. (Socio Cultural)
19. Sr. Arch. (EZ)
20. Sr. Arch. (Sports)
21. Dir. (LS)
22. Dir. (Plg.) Zone E & O
23. Dir. (Plg.) Land Pooling
24. Dir. (Plg.) UTTIPEC
25. Dir. (Plg.) Narela
26. Dir. (Land Pooling)
27. Dy. Dir. (Land Pooling)
28. Dy. Dir. (Arch.) South Zone
29. Dy. Dir. (Arch.) Sports
30. Asst. Dir. (Arch.) Socio Cultural

Item No.: / 2024

Date:

AGENDA FOR SCREENING COMMITTEE

Subject: Proposal regarding 60:40 Sector Land Distribution Plan (60:40 SLDP) along with road network for Sector-8B of Zone P-II as per the Land Policy and its Regulations.

File No.: PLG / LP / 0002 / 2022 / S-8 (Computer No. 43625)

Synopsis:

- As per the Land Pooling Regulation for operationalization of the Land Policy, 2018, the DDA has to prepare a plan Sector Level Plan i.e., 60:40 Sector Land Distribution Plan (60:40 SLDP).
- For preparation of Sector Level Plan i.e., 60:40 Sector Land Distribution Plan (60:40 SLDP), a 'Standard Operating Procedure (SOP)' has been approved the Competent Authority.
- Three draft options of 60/40 Sector Land Distribution Plan (SLDP) were shared with the consortium, Sector 8B on 15.12.2023 and also uploaded on DDA's website.
- The Consortium sector 8B has accepted the Option-1 with some changes.
- The proposal for the 60:40 Sector Land Distribution Plan (60:40 SLDP) is placed before the Screening Committee.

1.0 BACKGROUND:

1.1 The modified Chapter – 19 (Land Policy) of MPD – 2021 was Notified by the Ministry of Housing and Urban Affairs (MoHUA) vide S.O. 5220(E), dated 11.10.2018. The Regulations for operationalization of the Land Policy was also Notified vide S.O. 5384(E), dated 24.10.2018 as per Section-57 of DD Act 1957.

1.2 The Road Map for Operationalization of the land policy has been detailed out in the above said Regulation. As per the road map, Sector Delineation Plans (SDP) of Zone K-I, L, N & P-II were approved by the Screening Committee in its meeting held on 25.01.2019. Subsequently, Web-portal for inviting expression of willingness for participation from land owners was launched for the first time on 05.02.2019. The portal has been opened several times (7 nos.) from 05.02.2019 to 18.11.2023. The 8th window was opened on 01.02.2024 till 30.04.2024 for all the 105 villages under land pooling policy.

1.3 Sub-division of Sector-8, Zone P-II into Sector-8A & Sector-8B was approved by the Screening Committee in its 405th meeting held on 07.07.2022 vide Item No. 40/2022.

1.4 The Sector Boundary of Sector - 8B of Zone P-II, comprises of Revenue Estates of 02 Land Pooling villages namely Gadi Khasro (part), Ibrahimpur (part), and 01 LDRA village Hiranki (part).

1.5 An 'Inter-Departmental committee for Reconciliation' of the land pooled in the priority sectors / sub-divided sectors, was constituted on 25.07.2022 with the approval accorded by the Hon'ble VC, DDA. A reconciliation exercise was undertaken by the 'Inter-Departmental Reconciliation Committee' for Sector-8B, Zone P-II to reconcile the total poolable/pooled and verified pooled land as per Clause 3(I) of the Land Pooling Regulations. The committee has submitted their report to planning department on 13.11.2023. The copy of report & maps are annexed as **Annexure-A**.

1.6 In pursuance to Clause 6 (VII) of Land Pooling Regulations, 2018 a provisional notice for the formation of a consortium was issued to landowners of Sector-8B, Zone P-II on 24.08.2022 to form a consortium within 90 days of the Notice and apply as a Single Entity.

1.7 Subsequently, time period was extended vide Notice dated 29.11.2022 to form Consortium, and accordingly the President of the Consortium, namely "SECTOR 8-B ZONE P-2 LAND OWNERS ASSOCIATION" submitted an application dated 09.12.2022 along with the registered consortium agreement to the Land Pooling Revenue Department DDA.

1.8 The contiguity of the pooled land of Sector 8B, Zone P-II has been considered and approved by the Competent Authority on 24.02.2023.

1.9 A Public Notice was issued on 27.08.2023 informing that consortium has been formed in Sector-8B of Zone P-II namely "SECTOR 8-B ZONE P-2 LAND OWNERS ASSOCIATION" mentioning sector has fulfilled the eligibility criteria as per Clause 4(III) of the Land Pooling Regulations, 2018 and is being processed for issuance of Provisional Entitlement Certificate (PEC) as per Clause 7(II) of the Land Pooling Regulation, 2018.

1.10 Land Pooling Revenue Department with prior approval of VC DDA, forwarded the file to Planning Dept. to prepare a draft 60:40 plan as per clause 7(I) of the Land Policy, 2018 as requested by 8B Consortium vide letter dated 12.04.2023. Further, Consortium has also submitted Total Station Survey (TSS) drawing of the Sector 8B vide letter dated 12.04.2023.

2.0 EXAMINATION:

2.1 The clause 7(I) of the notified Land Pooling regulations stipulates the following

"DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions."

2.2 'Standard Operating Procedure' (SOP) for preparation and approval of plan has been approved by the Competent Authority for preparation of '60:40 Sector Land Distribution Plan' (60:40 SLDP).

2.3 The status of the pre-requisites for initiating approval of 60:40 Sector Plan, is as follows:

Sl. No	Pre-requisite	Status
1	Sector contiguity of 70% pooled land with minimum 30-meter RoW (existing or proposed) as per ZDP.	Achieved
2	Due verification of Consortium Agreement Document.	Received
3	Draft Implementation Plan.	Received
4	Processing Fee	To be deposited
5	Total Station Survey (TSS).	Verification required The verification of TSS submitted by Consortium on 12.04.23 shall be done simultaneously by the concerned Engineering Deptt. along with Land Pooling Revenue and Planning Deptt.

2.4 The Realignment of Notified ZDP road network of P-II as approved vide item No.16/2022 in the 4th Technical Committee of 2022 has been incorporated. Copy of the plan is annexed as **Annexure-B**

2.5 Three options of draft 60: 40 Sector Land Distribution Plan (SLDP) were shared with the consortium, Sector 8Bon 15.12.2023 and also uploaded on DDA's website for inviting their comments / observation on the same by Land Owners/Consortium. **(Annexure-C).**

2.6 The Consortium vide letter dt.08.01.2024 informed that the General body of Consortium of sector 8B has passed the resolution and accepted the Option-1 with some changes in location of 60:40 Land Distribution. Consortium also agreed for acquisition of land required for effectuating the Sector Plan and payment towards such acquisition shall be borne by them. The consortium has authorized President & Secretary of the association to represent on the behalf of Consortium for discussion with DDA. Further, Consortium also submitted the Contract agreement/ DE Agreement and agreed to pay processing fee as and when directed as mandated in Clause 6 (VIII) of the Land Pooling Regulations, 2018.

2.7 The Map showing Consortium Pooled land on update Khasra Map wherein Khasra related issue w.r.t Drain alignment was revised and shared by the Land Pooling revenue dept through file on 16.02.2024 for further action. However, the reconciliation report map was prepared before the rectification of the drain alignment.

2.8 A Sub-committee was constituted vide order dated 16.02.2024 as per SOP for examining the suggestion of the Consortium. The recommendation of the sub-committee is annexed as **Annexure-D.**

2.9 Details of exclusions in Sector-8B are as under:

Sl. no.	Category of Land /Utility	Area in Ha. (approx.)	Remarks.
1.	Awarded Land to Irrigation & Flood Control (I&FC)	8.98	Buffer along canal (approx. 7.602 Ha. of area falls in Buffer area)
			Approx. 1.918 Ha. area falls in proposed 60 m Road, proposed UER-II (100 M RoW) & UER-III (80 m RoW).
2.	Canal /Gram Sabha Land	6.40	Gram Sabha Land for Drain Purpose.
3.	LDRA	53.15	Village Hiranki is LDRA village as per MPD 2021
4.	Revenue Road/ Gram Sabha Land	1.68	1.321 Ha. in 60 M ROW
			0.251 Ha in UER-III 80 M ROW
			0.108 Ha. is along Proposed 24 m Internal suggestive Road Network

3.0 PROPOSAL:

In view of para (1), examination at para (2) a draft 60:40 Sector Land Distribution Plan (60:40 SLDP) has been prepared and annexed as **Annexure-E**. The Area Details are as under:

Area Details of Sector 8B, Zone PII			
Sector Area	119	Ha.	
Exclusions as per Policy & Regulations			
LDRA	53.15	Ha.	
Canal / Gram Sabha Land	6.40	Ha.	
Awarded Land (I&FC dept.)	8.98	Ha.	
Revenue Road/Gram Sabha Land	1.68	Ha.	
Total Exclusions	70.21	Ha.	
Poolable Area	48.79	Ha.	
Contiguous Pooled Land	**41.14**	Ha.	84.32%
Approx Land to be acquired under 40%	*2.51*	Ha.	
Approx Land to be acquired under 60%	*1.14*	Ha.	
Total Contiguous Pooled Land	**44.79**	Ha.	91.80%
60:40 Component	**Required Area (Ha.)**	**Provided Area (Ha.)**	**Percentage (%)**
40% Land Component (DDA/Service Providing Agencies)	**17.9160**	*17.9376*	*40.05%*
60 % Land Component (DE/Consortium)	**26.8740**	**26.8524**	**59.95%**

* *Areas are approximate based on GIS platform and final areas shall be based on actual demarcation of Land on ground.*

Since the Land being retained by DDA is Minimum 40%, and being returned to Consortium is 59.95 % (approx 60%).

4.0 RECOMMENDATION:

The proposal as given in para 3.0 is put up for consideration of the Screening Committee

5.0 FOLLOW UP ACTION:

The approved 60:40 Sector Land Distribution Plan (60:40 SLDP) shall be issued to Consortium after

- Payment of requisite processing fee by the consortium for issuing the approved plan to consortium.
- The verification and ground truthing of TSS/ survey plan carried out by the concerned Engineering dept. along with Land Pooling, Revenue and Planning Deptt. before issuing the plan to consortium.
- Demarcation of road network and land distribution 60:40 plan as per the approved plan by the engineering dept.
- Copy of the approved plan shall be placed on the DDA's website.

AD (Plg.) Land Pooling / Zone P-II	DD (Plg.) Land Policy and Zone N & P-II	Director (Plg.) Land Pooling	AC (Plg.)-IV Land Pooling

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 421st Screening
Committee Meeting Dt. 27/02/2024
vide Item no. 15.2.2024
Sign
Name Nikunj Verma
Designation Director (Plg)

DELHI DEVELOPMENT AUTHORITY
[illegible]
Approved in U21
Committee Meeting dated 07.03.2024
Vide item no. 15.2.2024
Dy. Director (Plg. Pol. Coord.)

Annexure-A

Inter-Departmental Reconciliation Committee Report for reconciliation of the land pooled in the priority sectors/subdivided sectors under Land Pooling Policy 2018
For Sector-8B of Zone P-II

No.: LPCR/F17/0029/2022/LPM/___ Dated: __/10/2023

Ref: 1) DDA Office Order no. LPCR/F17/0029/2022/LPM/- O/o DD (LANDPOOLING)/54 dated 25.07.2022
2) Clause 3 (I) of REGULATION FOR OPERATIONALISATION OF LAND POLICY, 2018 (24.10.2018)
3) Meeting notice LPCR/F17/0029/2022/LPM/O/o- DD(Land Pooling)/147 dated 22.09.2023

1. Background:

Vide ref (1), Hon'ble VC, DDA accorded his kind approval for consitution of an **Interdepartmental committee for reconciliation of the Land in the priority sectors/sub-divided sectors under the Land Pooling Policy 2018** (Copy Enclosed).

This inter departmental committee is tasked with the reconciliation of the priority sectors/sub-divided sectors in a time bound manner. The above said committee needs to reconcile the total poolable/pooled land as per **REGULATION FOR OPERATIONALISATION OF LAND POLICY, 2018** (24.10.2018) in which, lands mentioned in clause 3 (I) are to be excluded from the total land of the given sector. (Copy enclosed).

As per the SOPs and the mandate of the Committee outlined in the order, the committee is required to submit the duly signed reconciliation report/ map showing all the categories of the excluded land as per the **REGULATION FOR OPERATIONALISATION OF LAND POLICY, 2018** of the identified priority sectors in accordance with the Land Pooling Policy 2018 and unauthorized colonies regulations and any other relevant Acts/Regulations, if any.

2. Follow up action:

Previously the first Interdepartmental reconciliation committee meeting was held on 17.08.2022. The committee has submitted the Reconciliation report of sector-8B of Zone P-II dated 17.08.2022 (Copy enclosed). After submission of the report, some more applications have been verified by Nodal officer/ GNCTD. Further additional applications have also been received through land pooling web portal.

The records regarding additional awarded lands and Gaon Sabha lands of Sector – 8B received from ADM/LAC (North) and SDM (Alipur) office, accordingly it was decided to review the previous reconciliation map and reconcile the additional applications and Govt land as well by the O/o Commissioner (Land Pooling) at DDA office Pitampura from 27.09.2023 by the following team:

a) Ms. Supriya Suman, AD (Plg.) Zone P-II, DDA.
b) Sh. Rahul Antil, AD (Land Pooling) Pitampura office, DDA.
c) Sh. Rajender Prasad, Revenue Consultant of concerned zone, GNCTD.
d) Sh. Sher Singh Meena, Patwari, Land Pooling Cell, Pitampura, DDA.
e) Ms. Amandeep Kaur, GIS Consultant, GIS unit, Pitampura, DDA.

3. The above-mentioned team undertook reconciliation exercise for Sector-8B, in Zone P-II for identification/review of exclusions, reconciliation of Gaon Sabha/Awarded Lands and mapping of verified pooled land to determine the contiguity of the sector. The above-mentioned reconciliation team has submitted the following report to the reconciliation committee for Sector-8B of Zone P-II:

Sl. No.	Exclusion as per clause 3 (I) of Land Policy Regulations,2018	Source of Information	Area (in Ha)
a.	Land/villages under LDRA, Green Belt;	ZDP, Zone P-II/MPD / GIS Mapping	53.15*
b.	Land under unauthorized colonies (which are yet to be regularized);	Records provided by PM-UDAY	Nil
c.	Built up Lal Dora areas (Abadi), notified extended Lal Dora of villages;	As per the records provided by GNCTD	Nil
d.	Lands under litigation including lands under acquisition proceedings, till the case is settled;	As per acquisition proceedings records provided by ADM/LAC (North) and litigation as per Revenue Records verified by GNCTD.	Nil
e.	Land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;	As per record provided by GNCTD, DDA; (Area under Revenue Road+ Govt. owned lands)	1.68 (Revenue Road)
f.	Land under notified forests/ government land (use undetermined) and	As per the records provided by GNCTD / As per MPD-2021	Nil
	any other scheme of Government of NCT of Delhi for which change of land use is under process under Section 11(A) of the Act at the time of notification of these regulations;	As per Draft MPD 2041 land use Map, Zone P-II	Nil
g.	Pre-existing institutions which have been considered for regularization or are still under examination by the Government;	ZDP of Zone P-II under MPD-2021	Nil

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	Land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.	As per record (award, allotment, etc.) provided by GNCTD along with the records of Gaon Sabha lands provided by GNCTD / transferred to DDA under sub-section (1) of Section 22 of DD Act'1957 (All allotments by DDA on Gaon Sabha lands are automatically excluded for determining the poolable area of a sector) (Natural Drain+ Irrigation & Flood Control + other awarded land, if any)	1.4 (Natural Drain) + 8.98 (Irrigation& Flood Control)
	Total Exclusion		70.21

*** The area under LDRA has been calculated on the basis of sector area as identified by screening committee - (Pooled land as per verified by NO + pooled land under verification as per ROR +un pooled land (as per field book) + (land of irrigation dept.+ land for revenue road as per revenue record) i.e. (119- (42.88+1.77+4.04+15.38+1.88) = 53.15 Ha.**

The reconciliation team has submitted the duly verified final Area Statement Report along with reconciliation Map of Sector 8B, Zone P-II considering the area under exclusions in Table-1 above and the mapping of verified applications received through DDA's Land Pooling Web Portal carried out by Land Pooling Cell (Revenue, Pitampura office) in co-ordination with Revenue Dept. of GNCTD.

4. Recommendation of Reconciliation Committee:

The constituted inter departmental Reconciliation Committee has reviewed duly signed map of pooled/unpooled land parcels and contiguous land parcels of Sector 8B, Zone P-II and the reconciliation report/map is verified based on random checking. Accordingly, the final Area statement Report based on the reconciliation Map of Sector 8B, Zone P-II is as under:

Sl. No.	Land Description	Area (in Ha)	Percentage of land pooled (%)
1	Total land of Sector 8B as per Screening Committee (in Ha)	119	-
2	Area under Exclusions (in Ha) as per Table-1 above	70.21	-
3	Developable area of Sector 8B	48.79	-
4 (a)	Pooled land as per expression of willingness for participation under land pooling scheme through web portal (in Ha)	44.75	91.72
5	Verified Pooled Land (in Ha)	42.98	88.09
6(a)	Pooled land – Full Khasra (Verified)	41.83	85.73
6(b)	Pooled land – Part Khasra (Verified)	1.15	2.36
7	Contiguous* verified Pooled Land (Full Khasra)	41.83	85.73

Competent Authority (VC DDA) as defined in land pooling regulations, 2018 has accorded approval on file no LPCR/F-17/0001/2023/LPC vide Note dated 24.02.2023 in respect to 'contiguous land parcels' for the Sector 8B, Zone P-II. Accordingly, the contiguity of land has been established for Sector 8B, Zone P-II.

NOTES:

1) Land allotted U/s 74(4) of DLR Act considered as part of Goan Sabha Land (Government Land) Vide letter no. F.168/SDM-VII/HQ/LAND/2022/087706496/386, dated 12.09.2022 of GNCTD. All the verified land does not fall under U/s 74(4) of DLR Act,1954.

2) Gaon Sabha lands are presently excluded for determining the poolable area of a sector and all allotments by DDA on Gaon Sabha lands are automatically excluded for determining the pool able area of a sector.
3) The above reconciliation report is based on the GIS mapping of verified applications and records/information provided by the concerned agencies as on date.
4) Mapping of partly pooled /undivided/jointly owned khasra is done tentatively

5) The above area details are based on the GIS/ Revenue data calculation and exact demarcation of land may vary on ground. The exact demarcation shall be based on Ground Truthing exercise to be done during physical handing over / taking over exercise. Any deviation from the area statement shall be brought to the notice of Planning Department for updating in the relevant plan.

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Shri Durganand Minz
Deputy Director
(PM Uday, GIS)
Member

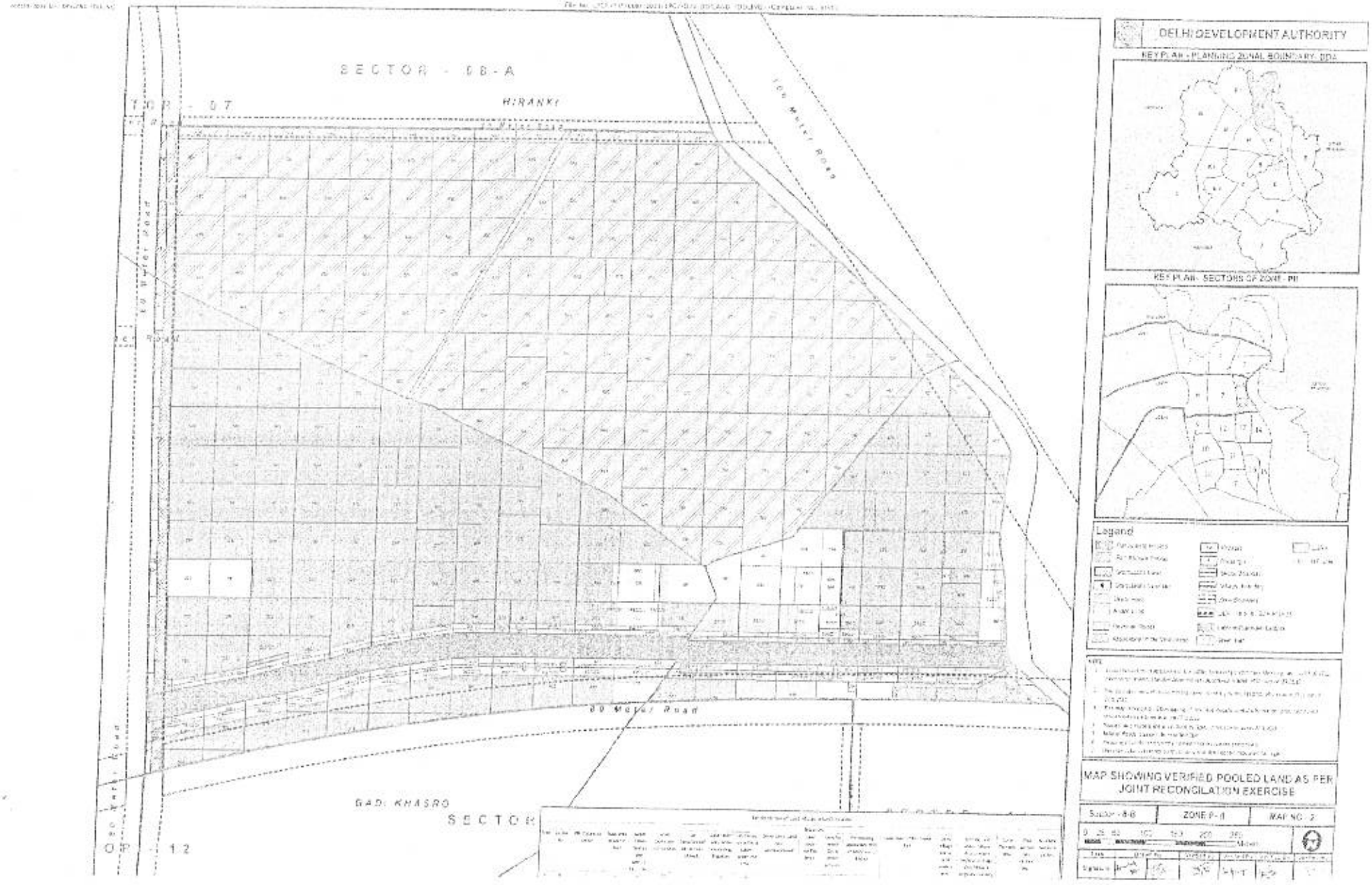
Tehsildar (Alipur), GNCTD
Member

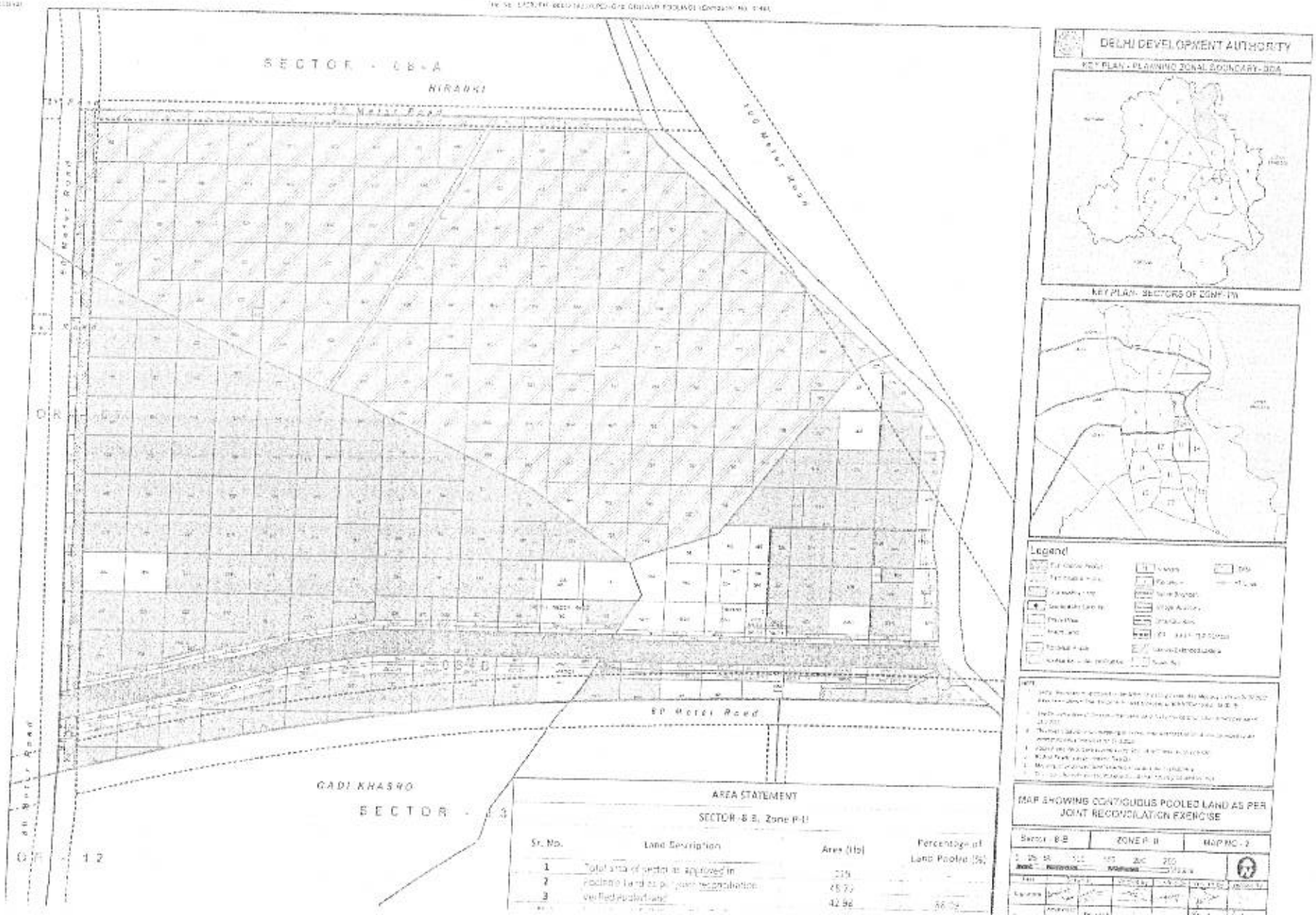
Shri Kamal Singh
Deputy Director (Revenue,
Consultant)
Member

Shri Chandan Kumar
Deputy Director (Land
Pooling Revenue)
Member

(Sanjay Kujur)
Deputy Director (Plg.)
Member

Dr. Vikram Singhal
Director (LP, HQs)


SECTOR - 88-A
HIRANKI
100 Mtrs. Road
30 Meter Road
GAD. KHASRO
SECTOR
DELHI DEVELOPMENT AUTHORITY
KEY PLAN - PLANNING ZONAL BOUNDARY, DDA
KEY PLAN - SECTORS OF ZONE - P II
Legend
MAP SHOWING VERIFIED POOLED LAND AS PER JOINT RECONCILIATION EXERCISE
Sector - 88
ZONE P - II
MAP NO. 2


SECTOR - 18-A
NIRANKI
100 Metre Road
60 Metre Road
60 Metre Road
GADI KHASRO
SECTOR - 3
DELHI DEVELOPMENT AUTHORITY
KEY PLAN - PLANNING ZONAL BOUNDARY - DDA
KEY PLAN - SECTORS OF ZONE - P II
Legend
AREA STATEMENT
SECTOR - 8 B, Zone P-II
Sr. No.
Land Description
Area (Ha)
Percentage of Land Pooled (%)
1
Total area of sector as approved in
2
Pooling Land as per joint reconciliation
3
Verified pooled land
42.96
MAP SHOWING CONTIGUOUS POOLED LAND AS PER JOINT RECONCILIATION EXERCISE
Sector - 8 B
ZONE P- II
MAP NO. - 2

Annexur

दिल्ली विकास प्राधिकरण(Delhi Development Authority)
जोन-पी IIए , पी एवं पी-II, भूमि पूलन नीतियां
Zone- N&P-II, Land Pooling Policy
चौदहवीं मंजिल, विकास मिनार, आई.पी.एस्टेट, नई दिल्ली-110002
Fourteenth Floor, Vikas Minar, I.P. Estate, New Delhi 110002
टेलीफोन(Tel. No.):23378228

निर्देश संख्या: LPCR/F17/0001/2023/LPC/D- 205 दिनांक: 15/12/2023

सेवा में,

The President
Sector 8B, Zone P-II Landowners Association,
A-8, Pachwati, Azadpur, Delhi-110033.

विषय: Inviting views & concerns with reference to Draft '60:40 Sector land Distribution Plan (SLDP)' – three options reg

संदर्भ: LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)/28, dated 02.11.2023 (copy enclosed)

महोदय / महोदया,

This is in continuation to the above referred letter dated 02.11.2023 on the above cited subject. DDA has prepared tentative '60:40 Sector Land Distribution Plan (SLDP)' along with suggestive road network for sector 8(b) of Zone P-II for your perusal with following options.

Option-1: The draft '60:40 Sector land Distribution Plan (SLDP)' has been prepared for the land which has been pooled (contiguous) and is part of **Consortium**, as a single entity through valid updated "consortium agreement" (yet to be received). The area of the land forming part of consortium is 38.73 ha. **(approx.)**, copy enclosed as Annexure-1.

Whereas, the land parcels although pooled but not part of consortium will be treated equivalent to un-pooled land parcels and may be considered under the Clause-5(VII) of the 'Land Pooling Regulation,2018'.

The minimum acquisition as may be required for efficient planning and ensuring Zonal connectivity in this option is 3.4363 ha. **(approx.)** The cost of acquisition is to be borne by the DEs/Consortium.

Option-2: The draft '60:40 Sector land Distribution Plan (SLDP)' has been prepared for all the **Pooled Land** (assuming all the pooled land is verified) within the Sector, whether it is part of consortium or not. The area of the pooled land is **44.75 (approx.)** copy enclosed as Annexure-2.

Whereas, Clause-5(VII) of the 'Land Pooling Regulation,2018' shall apply for all the un-pooled land parcels.

The minimum acquisition as may be required for efficient planning and ensuring Zonal connectivity in this option is 7.6707 ha. **(approx.)**. The cost of acquisition is to be borne by the DEs/Consortium.

Option-3: The draft '60:40 Sector land Distribution Plan (SLDP)' has also been prepared as an option for the complete **Poolable Land** of the sector. The area of the poolable land is 48.79 ha. **(approx.)**, copy enclosed as Annexure-3.

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The minimum acquisition as may be required for efficient planning and ensuring Zonal connectivity in this option is **10.06 ha.** (approx.) The cost of acquisition is to be borne by the DEs/Consortium.

The above options are being shared with consortium for their preliminary comments/observation. Hence, following is sought on part of consortium:

(i) The consortium may give their views and concerns with reference to the 60:40 Sector land Distribution Plan (SLDP) after due consultation with consortium members / participants land owners.

(ii) The consortium may also give their acceptability on any one of the options as they shall have to bear the cost of land acquisition as per Clause-19.2(vi) of the 'Land Policy,2018'.

This issues with the approval of the Competent Authority.

संलग्नक: उपरोक्तअनुसार

Sanjay 15/12/23

Dy. Director (Plg.) Land Pooling

प्रतिलिपि / copy to:

1) OSD to Vice Chairman & Commissioner (Land Pooling) DDA, Vikas Sadan, INA, New Delhi-23.
2) Pr. Commissioner, Land Pooling, DDA, Vikas Sadan, INA, New Delhi-23.
3) PS to Commissioner (Plg.) DDA, 5th Floor, Vikas Minar, I.P. Estate, New Delhi-02.
4) Dy. Director (Revenue) Land Pooling, DDA, O/o Commissioner Land Pooling Cell, Pitampura, Delhi-88 with the request to place the letter (along with plans) in Web-Portal and copy in the notice board of Pitampura office.

Sanjay 15/12/23

Dy. Director (Plg.) Land Pooling

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1/2837/2023

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (LAND POOLING)
OPPOSITE TV TOWER, PITAMPURA
DELHI-110088

LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)
Dated : 05/03/2024

To

The President
Sector 8B Zone P-II LANDOWNERS ASSOCIATION
A-8, Pachwati, Azadpur
Delhi-110033

Sub:- **Submission of Registered Consortium Agreement, Sector 8B, Zone P-II, Delhi (Name- Sector 8B Zone P-II Land Owners Association)**

Sir

In continuation of this office letter no. LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)/96 dated 27.02.2023, I am directed to convey you that **your consortium is being recognized for sector- 8B of P-II Zone under land policy,2018** and it is further directed that **for the further development and initiating detail planning of the sector, you have to submit the implementation plan along with contract agreement (DE agreement) and other details as mentioned in clause 6(VIII) and 6(IX) of the land pooling regulations, 2018 along with the requisite fee.**

2. Also noted that there may be a possibility of compulsory Land acquisition while planning of sector on your contiguous land parcels as per clause 7(i) of Land pooling regulations, 2018, . In this regard, clause 19.3 (xiii) of land policy,2018 would be applicable for bearing the cost of acquisition of land acquired by DDA as per law for the public purpose of ensuring the planned development of infrastructure in sector 88 of P-II zone.

(Dr. Vikram Singhal)
(Director/Land Pooling)

LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)
Copy for kind information please:- Dated :

1. OSD to Vice Chairman & Commissioner, DDA.
2. Pr. Commissioner, Land Pooling.
3. Commissioner, Planning.
4. Guard File.

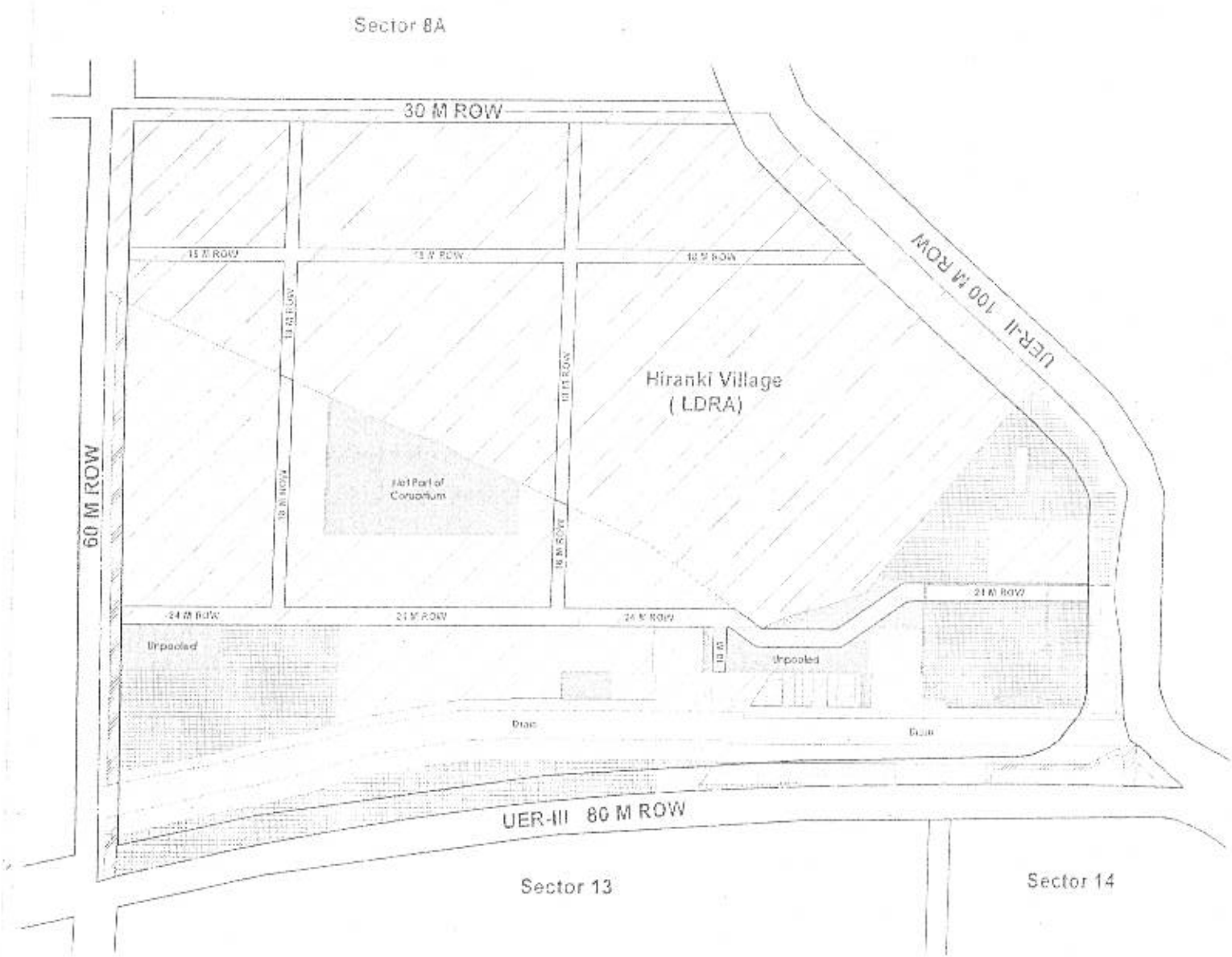
(Dr. Vikram Singhal)
(Director/Land Pooling)

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File No. LPCR/F17/0001/2023/LPC/-O/o DY.LAND POOLING-I Computer No. 515453

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)



Key Plan

Planning Zone A Boundary - Dwk

Sectors of Zone P-II

Legend

EXCLUSIONS

Notes

Sector 8B, Zone P-II (Option-1)

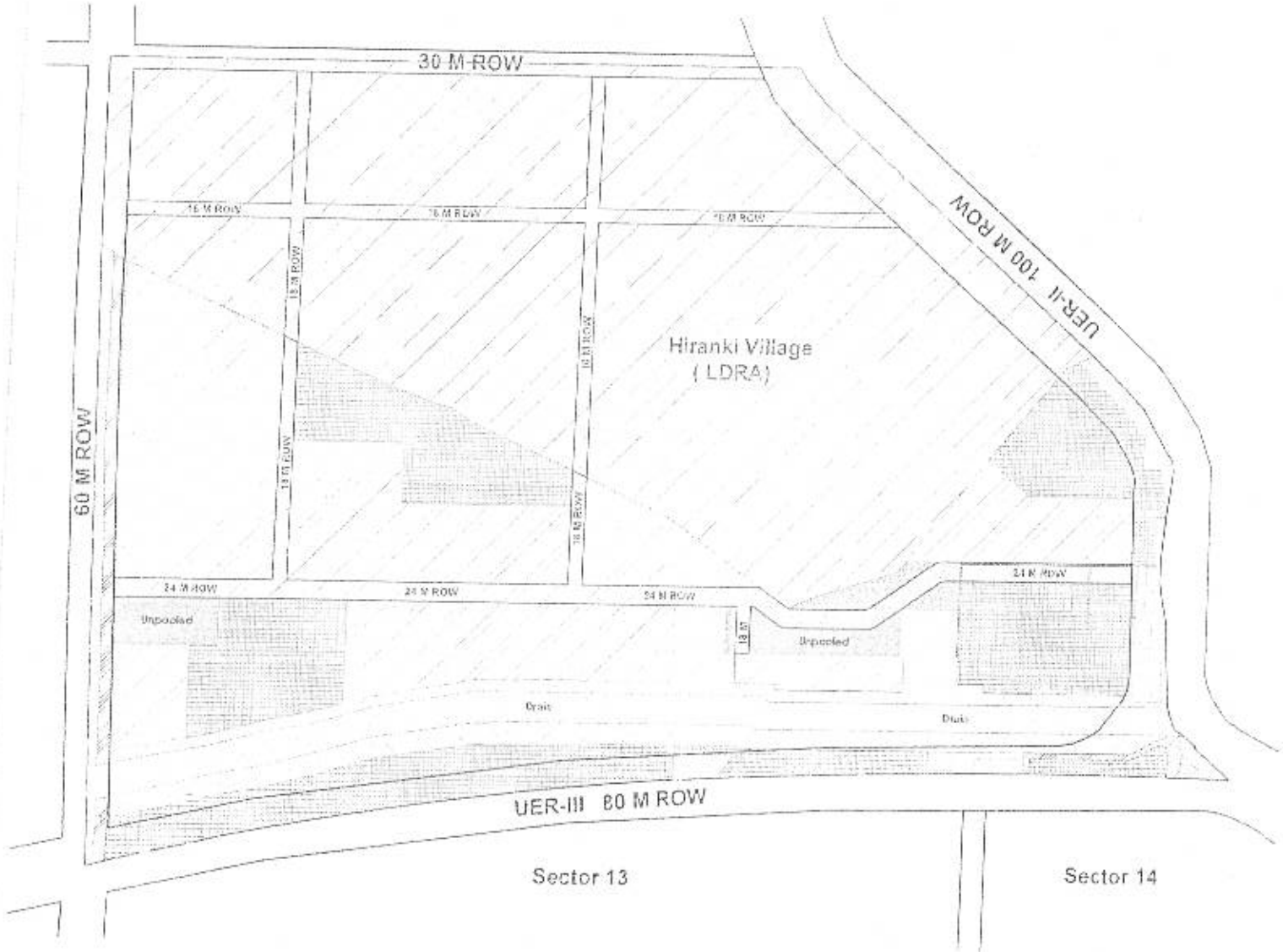
Dwg. Title

Draft 60:40 Sector Land Disposition Plan (SLDP) on Verified Consortium Pooled Land

615453/2023, C/o Dy. DIRETOR(PLG)LAND POLING-I

File No. LPCR/F17/0001/2023/LPC/-0, o DD(LAND POOLING)(Computer No. 5146)

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)



Key Plan

Legend

Notes

Sector 8B, Zone PII (Option-2)

Layout Plan
Draft 60:40 Sector Land Distribution Plan (SLDP) on Pooled Land

N

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Sector 8A



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DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)

Key Plan



Legend



Notes

Sector 8B, Zone PII (Option-3)

Dwg Title

Draft 60:40 Sector Land Distribution Plan (SLDP) on Poolable Land.

Annexure-D

Recommendations of 'Sub - Committee' formulated vide order dated 16.02.2024

Ref.:- (i) Office Order No. LPCR/F17/0001/2023/LPC/O/o DD (Land Pooling)/D-169, dated 16.02.2024.

(ii) Meeting Notice No. LPCR/F17/001/2023/LPC/O/o-DD(LP)/11, dated 19.02.2024

This is with reference to Standard Operating Procedure (SOP) for preparation of preliminary Sector Land Distribution Plan (60:40 SLDP) approved by the Competent Authority, wherein to examine the suggestions provided by the consortium, a Sub-committee shall be constituted comprising officers from Land Pooling (Revenue), Land Pooling (Planning) and concerned Engineering Wing.

In this regard, with the approval accorded by the Hon'ble VC, DDA vide file no. LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING), a Sub-committee has been constituted vide order dated 16.02.2024 with following members :-

1. Dr. Vikram Singhal, Director, Land Pooling, Revenue
2. Sh. Vikas Verma, Director, Land Pooling, Planning
3. Sh. Kumar Rahul Dev Samtayan, Superintendent Engineer, Narela Civil Circle-II

Scope of work of the committee: -

A. To examine the buffer requirement along the drains as per the extent of the master plan or bye-laws of the building or any guidelines. [As per Clause-7(I) of the Regulations]

B. To recommend the requisite fee to be paid by the consortium at all stages.

C. To examine the suggestions provided by the consortium on preliminary Sector Level Development Plan issued by Planning Department.

D. Any other work entrusted by the competent authority.

Accordingly, first meeting of sub-committee was held on February 21, 2024, at 3:30 followed by another meeting on 23.02.2024 at 3:00 pm in Conference Hall, 5th floor, Vikas Minar. President, Sector 8B of the P-II Zone Landowners Associations (Authorized Representative of the Consortium), was also called during in the first meeting on 21.02.2024. During discussion, president of Consortium Sector 8B of P-II Zone Landowners Associations raised additional suggestions apart from the written submission as follows:

- To provide city-level green/park facilities in a triangular portion between Khasra No. 232, 224/2/2, 223/2/2, and 216/2/2 and government land along the canal.
- The centre line of the proposed road in LDRA should be along the Khasra line.
- A green line or distance may be provided from the village boundary at Khasra No. 797 & 798 to the proposed road alignment at 24m RoW to avoid frequent passage from the LDRA areas.
- Permission may be given to increase the proposed road width within the land parcels of the Consortium part, before approval of the layout plan.

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Above points are noted & will be examined in the line with the SOP and Planning Principles.

Observation of Sub-Committee

A. Regarding examining the buffer requirement along the drains as per the extent of the master plan or bye-laws of the building or any guidelines, all the committee members deliberated in detail and available information, such as the River Centric Urban Planning Guidelines Regulation issued by MOHUA and NGT Order (MA No. 63/2022, Original Application No. 16/2014) and revenue records were considered. In this regard, observations are as under:

   a) As per the revenue record, Khasra No. 233 in Garhi Khusro and Khasra No. 579, 580 in Ibrahimpur are canals that are approx. 35 to 40 m wide. Along the canal, one bund is utilized for the purpose of pucca road (bituminous road), and the other bund uses kuccha road. Both sides of the bund are Government Land and average width is more than 12 m from the edge of the canal on either side.

   b) As per NGT order, the water bodies and watercourses be maintained as recreational / green buffer zone and no building activity other than recreational use shall be carried out within 12 m of the boundary of major canals, streams nallahs, canals, etc.

   In view of the above, it is recommended that no additional buffer requirement be provided on SLDP / Provisional Entitlement Certificate (PEC) along the canal at this stage, but if any NGT order or regulation is amended or increases the buffer zone from the boundary of the canal, the same will be abided by the consortium or DE while initiating the development activity. Same remark shall be mentioned in SLDP/PEC & Consortium letter.

B. Regarding the recommendation of the requisite fee to be paid by the consortium at all stages, in this regard, the committee observed that in the regulation of land policy, 2018, the following stage fees are required from the consortium/DE

   a) As per clause 6(ix), the consortium will thereafter apply to DDA as a single entity for undertaking development within the sector, enclosing the implementation plan, a copy of the contract, and a processing fee for initiating detailed planning of the sector.

   b) As per clause 8.2(f), Scrutiny/Processing Fee as prescribed and compliance with the various requirements of Entitlement Certificate and Provisional Development License.

   Hence, DDA is entitled to charge a fee for processing the applications at 2 stages, at the stage of application for initiating planning of the sector and at the stage of application for Final Development License. The committee further observed that no handbook / manual / guideline is available in DDA regarding calculation of processing fee for urban planning / design in land pooling sectors. Therefore, the committee needs to recommend a mechanism for calculating the fee to be paid at these sages, whereas the Layout Approval Charge may be charged separately as per annexure III of UBBBL for Delhi 2016 (amended up to 12.02.2020) wherein the Fee for approval of the layout plan, site plan, or sub-division plan is calculated at Rs. 10,000 per acre.

   The committee noted that as a fee, it should be commensurate to the service provided i.e., processing of application, making of SLDP and scrutinizing the submitted plan. While the manpower deployment may be considered but such loading should be across all 138 sectors. The prevalent market prices for such service is also difficult to ascertain as the SLDP mainly

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pertains to the interest of commons. Moreover, the nature of the policy is such that, immediate commercial activities may not commence on approval of the SLDP.

Considering the above facts, the committee observed that the fee should be nominal in quantum and be charged either uniformly for all sectors irrespective of their size or as per the area for which land use specification are decided, that is the area submitted by the consortium, plus the area required to be acquired under the SLDP.

The committee observed that the SLDP is just a precursor of the layout plan and therefore it should not be charged more than 10 percent of the charges for layout approval. Therefore, the fee for SLDP may be fixed at Rs 1000/Acre or a uniform fee of Rs 1 lac per sector.

Clause 1.V of the regulations allows the competent authority i.e., Chairman/Vice Chairman to decide the fees in the interest of the policy. Therefore, the recommendation may be put up for the approval of the VC DDA.

C. **Regarding finalizing of 60:40 division or SLDP, the regulations mandate:**

Clause 7(I): *DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions.*

Clause 7(II): *Based on the above, DDA shall issue a provisional "Entitlement Certificate" to Consortium through the Single Window System, containing all of the above details, within a period of 120 days from the date of application by the Consortium.*

Clause 7(III): *The Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause 12 (I) of the Regulations. The decisions shall be binding on the Consortium.*

Clause 7(IV): *DDA will issue a final Entitlement Certificate to the Consortium after resolving grievances (if any). Based on this, the Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per the Master Plan and additional development controls as prescribed in ZDPs, location and size of land share and built space (amongst the remaining constituent landowners) for approval by DDA. The entire distribution of land/built space shall be in accordance with the mutually agreed Implementation Plan.*

In view of the above, it is observed that the DDA role is:

1) Preparation of SLDP, i.e., 60:40 land distribution between consortium and DDA, and further broad planning for distribution of 40% as per regulation.
2) If any objection is received on PEC, then modify the SLDP/PEC accordingly.
3) The preparation of the layout plan is the part of the consortium or DE, but scrutiny and their approval are the part of the DDA.

The committee considered the suggestions submitted by the consortium vide its letter dated 8/01/2024 and those submitted during the meeting. The suggestions were considered on the basis of planning principles and the approved SOP for making the SLDP. While considering

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the changes suggested to the road alignment shown in the options, it was noted that the arguments forwarded were grounded in facts, like dividing the road in LDRA areas across khasra boundaries would be more equitable, as no compensatory allotment would be provided. Similarly, distance of sector roads from LDRA were in interest of safety and avoiding farm thoroughfare through sector areas. Regarding shifting of some DDA share plots, it was felt that while PSP and industrial plots needed good road frontage, green and recreational areas would be better in the centre of the sector allowing for equal access for the entire sector therefore one major recreational area should be shifted to a more central location.

The following changes have hence been recommended:

a) DDA share plot be shifted from khasra no 221, 222, 223/2/2, 224, 225, 230, 232, 216, 217 and 218 to khasra no 193, 194, 195, 200, 201, 202, 203, 204, 205, 206 and 209.

b) Road alignment in LDRA hiranki village be realigned as central lines fixed on khasra lines.

c) 24 meters internal road alignment be shifted such as there is a gap from LDRA areas.

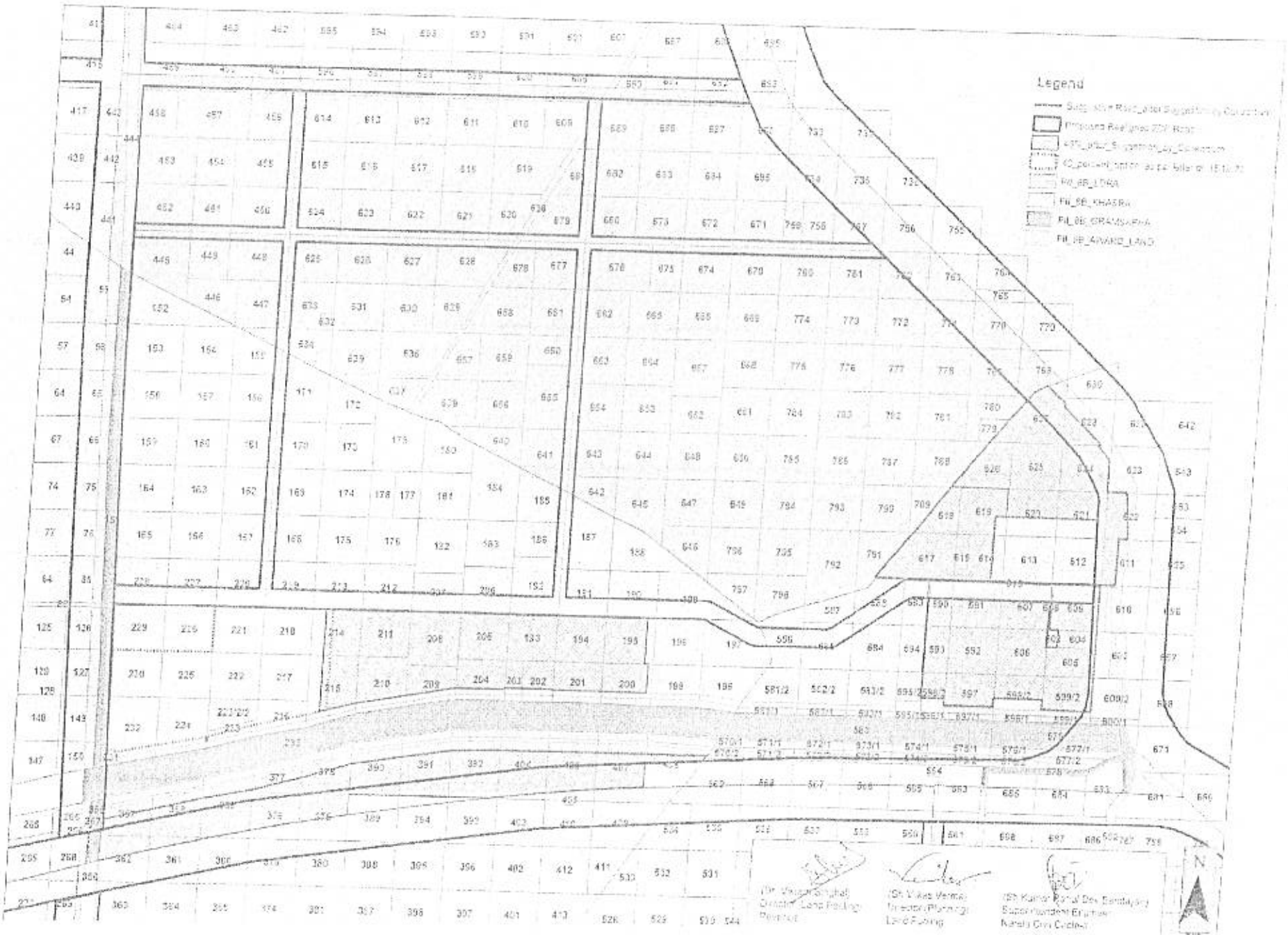
The sub-committee would submit a corrected map for approval to the screening committee

(Dr. Vikram Singhal)
Director (Land Pooling)
Revenue

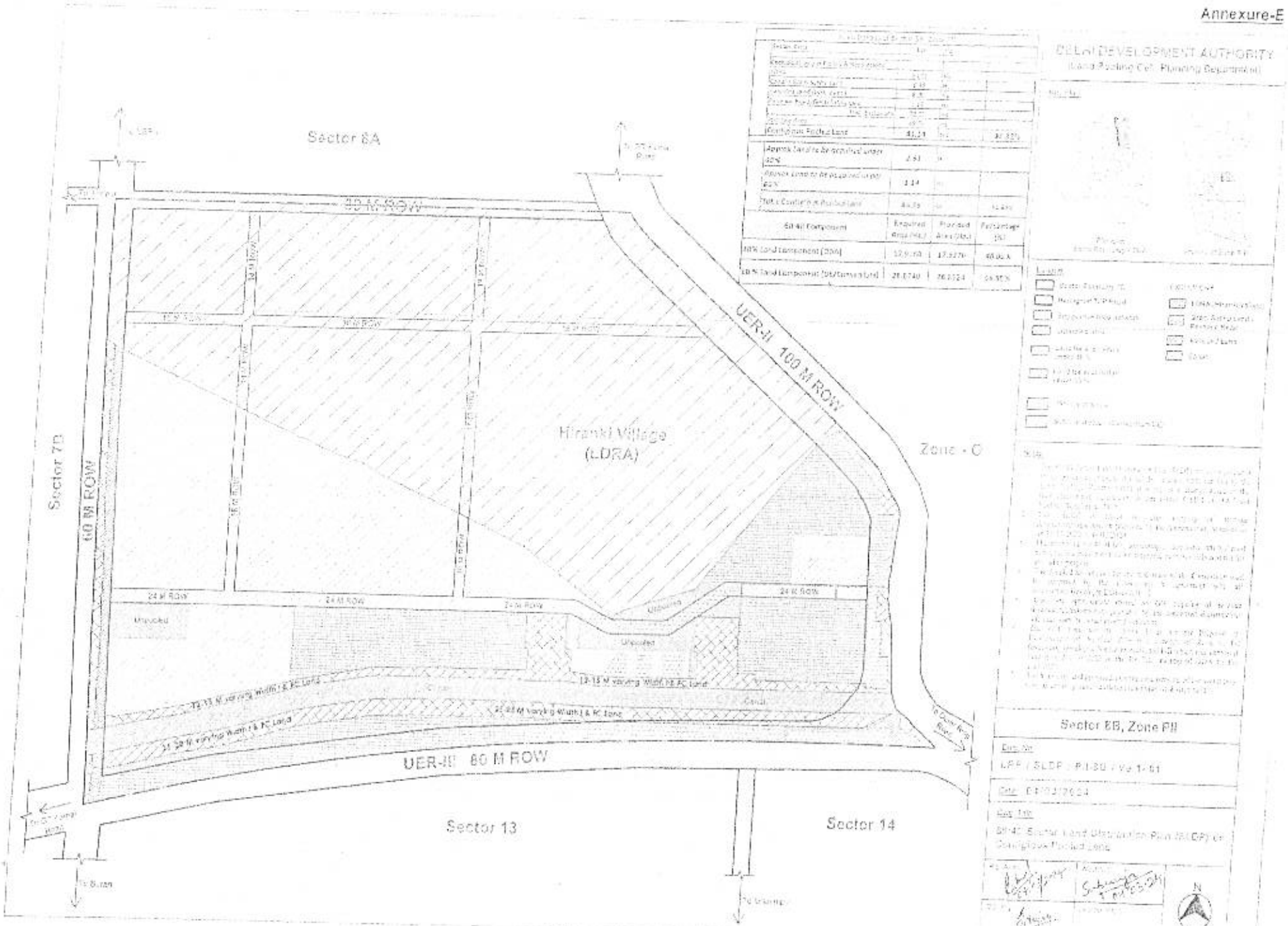
for: Sanjay DD(P)S-I
(Sh. Vikas Verma)
Director (Planning)
Land Pooling

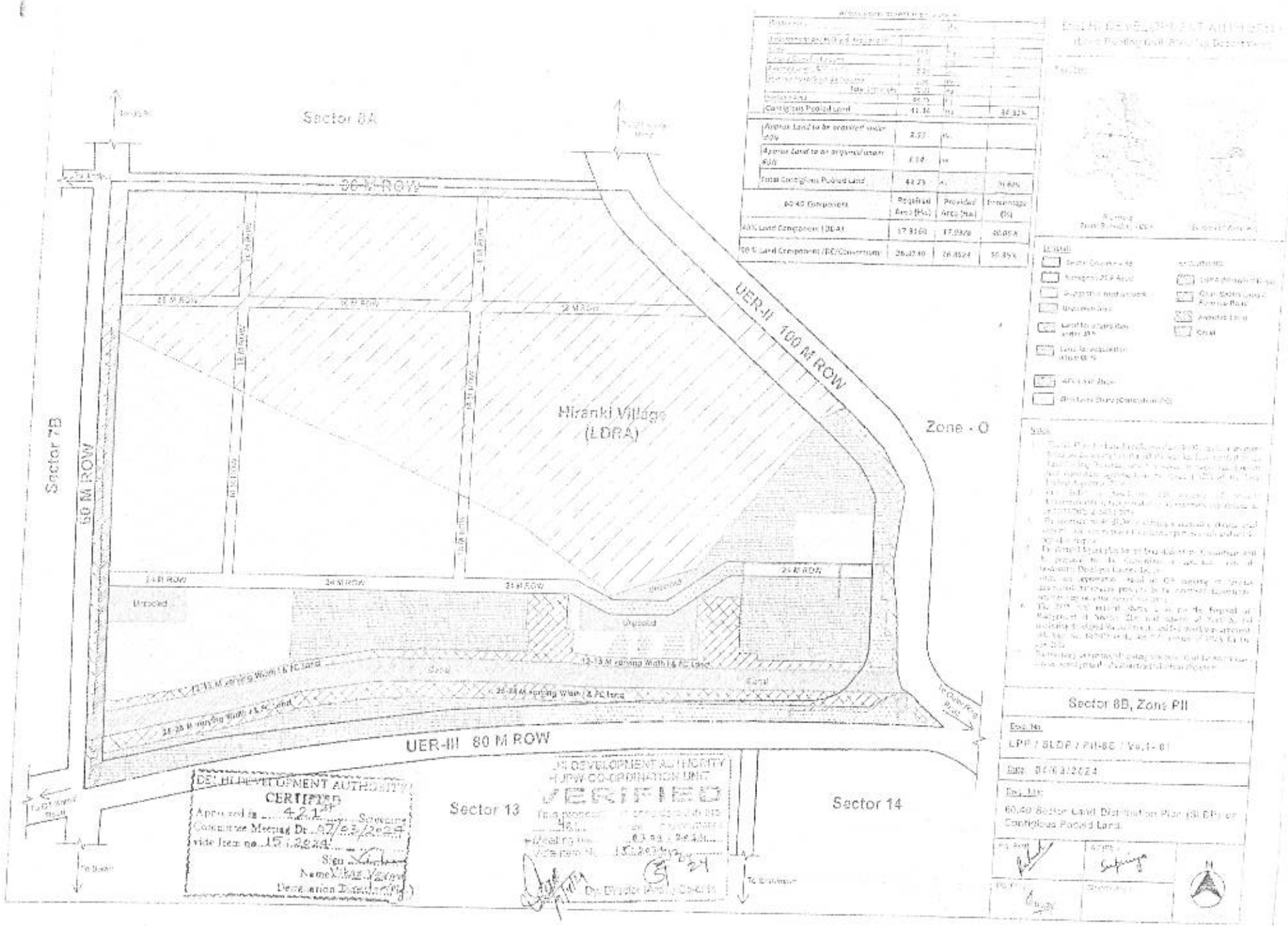
(Sh. Kumar Rahul Dev Samtayan)
Superintendent Engineer,
Narela Civil Circle-II

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FR_BR_ARVARD_LAND
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Annexure-E


Sector 8A
Sector 7D
60 M ROW
24 M ROW
Hiranki Village
(LDRA)
UER-II 100 M ROW
Zone - O
Unbuilt
UER-II 80 M ROW
Sector 13
Sector 14
Sector 6B, Zone P-II


Sector 8A
36 M ROW
UER-II 100 M ROW
Zone - O
Hiranki Village
(LDRA)
Sector 7B
60 M ROW
24 M ROW
Unpaved
UER-III 80 M ROW
Sector 13
Sector 14
DELHI DEVELOPMENT AUTHORITY
CERTIFIED
DELHI DEVELOPMENT AUTHORITY
HUPW COORDINATION UNIT
VERIFIED
Sector 8B, Zone PII
LPP / SLDP / PII-8B / Ver.1-01
06/03/2024
60:40 Sector Land Distribution Plan (SLDP) of Contiguous Pooled Land.

दिल्ली विकास प्राधिकरण
Delhi Development Authority
लैंड पूलिंग सेल (रेविन्यू)/Land Pooling Cell (Revenue)
डीडीए ऑफिस काम्प्लेक्स विपरीत टीवी टावर
पीतमपुरा, नई दिल्ली -110034
DDA Office Complex, Opposite TV Tower
Pitampura, New Delhi-110034

File No. LPCR/F-17/0002/2024/LPC/-O/o DD(LP)/ 51

Dated: 26.06.2024

OFFICE ORDER

Sub:- Constitution of First Stage Grievance Redressal Committee in the land pooling process.

In pursuance to Clause 7(III) of Land Pooling Regulations, 2018 dt 2018 wherein it is stated that "*grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA and as per Clause 12 (I) of the Regulations.*" In this regard, considering the clause no. 12(I) Land Pooling Regulations, 2018, the competent authority has hereby nominated the following members for the first stage Grievance Redressal Committee -

1	Sh. Ravi Shankar	Pr. Commissioner (Land Pooling)	Chairman
2	Sh. Sanjay Khare	Chief Engineer (HQ)	Member
3	Sh. Ashish Aggarwal	Addl. Chief Legal Advisor	Member
4	Sh. Raj Pal Singh	Director (Land Costing)	Member
5	Sh. Sudhir Kumar Kain	Director (Building)	Member
6	Sh. Vikas Verma	Director (Plg.)	Member
7	Sh. Hitesh Vaidya	Director (NIUA)) or his nominee	Member
8	Sh. Kumar Rahul Dev Samtayan	S.E. Narela Civil Circle-II	Member
9	Dr. Vikram Singhal	Director (Land Pooling)	Member Secretary

Above committee is to address/resolve any dispute/ anomalies that may arise from the Consortium on the issued PEC No. LPP/PEC/P-II/8B dated 24-06-2024 of Sector 8B, P-II Zone. The committee shall dispose the grievance within 30 days of the receipt of grievance.

Encls PLC No LPP/PEC/P-II/8B

(Dr. Vikram Singhal)
Director(Land pooling)

Copy for kind information to:-

1. OSD to VC, DDA, Vikas Sadan , DDA
2. PS to Pr.Commissioner(Land Pooling), Vikas Sadan,DDA
3. PS to Commissioner(Land Pooling), Vikas sadan, DDA
4. PS to Commissioner(Plg.) Land Pooling, Vikas Minar, DDA
5. All Members concerned.

(Dr. Vikram Singhal)
Director(Land pooling)

...../N-

Hon'ble Lt. Governor has approved the draft agenda at pre pages with directions to suitably modify the same to obtain the ex-post facto approval of Authority on the Provisional Entitlement Certificate already issued for Sector 8B, Zone P-II, Land Owners Association (Village-Ibrahimpur, Distt-North).

File is returned accordingly.

27/11/24

(Harleen Kaur)
Spl. Secretary to Lt. Governor

HARLEEN KAUR
Spl. Secretary to Lt. Governor
Raj Niwas, Delhi

VC, DDA

28.11.2024

CCS/PC (LP)

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 28.11.2024 at 3.30 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Vijay Kumar Singh

MEMBERS

1. Shri Vijay Kumar Singh
   Finance Member, DDA
2. Smt. Archana Agrawal
   Member Secretary, NCR Planning Board
3. Shri Somnath Bharti, MLA
4. Shri Dilip Kumaer Pandey, MLA
5. Shri O. P Sharma, MLA
6. Shri Ashwani Kumar
   Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri Surendra Kumar Meena
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Dharmendra
   Chief Secretary, GNCTD
2. Shri Naveen Kumar Chaudhary
   Addl. Chief Secretary (UD), GNCTD
3. Dr. Vipul Aggarwal
   Principal Commissioner (Landscape, Systems and Horticulture), DDA
4. Shri Chittaranjan Dash
   Principal Commissioner (Personnel, Coordination, Housing, PMAY, Sports & CWG), DDA
5. Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY), DDA
6. Chief Planner
   Town and Country Planning Organization

Also Present:

1. Shri Ashish Kundra
   Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
   Secretary to Lt. Governor, Delhi
3. Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi
4. Smt. Sonika Singh
   PS to Lt. Governor, Delhi
5. Shri Abhijeet Rai
   Press Secretary to Lt. Governor, Delhi.

At the outset of the meeting, Hon'ble Lt. Governor, Delhi/Chairman, DDA and other Members of the Authority greeted Shri Vijay Kumar Singh, Finance Member, DDA as Vice Chairman, DDA.

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Item No. 44/2024

Confirmation of minutes of the meeting of the Delhi Development Authority held on 06.08.2024 at Raj Niwas, Delhi.
F.2(03)2024/MC/DDA/

Amendment in the minutes of the meeting of the Delhi Development Authority held on 06.08.2024 suggested by Shri Vijender Gupta, Hon'ble Member as proposed in the agenda item was approved and the minutes of the meeting of the Authority were confirmed incorporating the said amendment.

Item No. 45/2024

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 06.08.2024 and other issues raised by Hon'ble Authority Members.
F.2(05)2024/MC/DDA/Pt.

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 06.08.2024 were noted.

Item No. 46/2024

Regarding permission of Authority for Permission of Use Premises in Use Zones under sub-clause 8(2) of MPD-2021 and relaxation for Development Control norms for construction of State Guest House, Govt. of Nagaland in 'Residential' Landuse under LBZ Area at plot 29, Dr. APJ Abdul Kalam Road, New Delhi.
F.No. PLG/MP/0002/2024/(Comp No. 80728)

The proposal contained in the agenda item w.r.t. permission of use premises in use zones under sub clause 8(2) of MPD-2021 was approved subject to the approval of PMO as the said plot falls in the LBZ area.

Item No. 47/2024

Proposed change of landuse of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/Park/ Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.
F.No. PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG) ZONE E AND O)

The proposal for issuance of Public Notice for processing CLU of the plot was discussed and it was decided that the requirement of the Site for shifting of the pig shelter shall be ascertained before processing the Change of Landuse. As a follow up, a Joint Site Visit has been conducted and it has been ascertained that there is a need for relocating the Pig Shelters. It is therefore decided to process the Change of Landuse for the identified pocket. Accordingly, Public Notice for inviting objections and suggestions may be issued under Section 11A of the DD Act.

Item No. 48/2024

Proposal regarding modification in 'Policy for Slum and JJ clusters' in MPD-2021.
F.No. F.3(36)/96-MP-Pt.-I

1. The proposal contained in the Agenda Item was approved with modification in the Para-4.2.3.4(iii) as under:-
   "Slum and JJ Clusters existing on Recreational Landuse, Ecological sensitive sites such as ridge, forest, biodiversity parks, Yamuna flood plain, water bodies, drains and water channels, specific public projects, Railway safety zone, road RoW, street and footpath shall not be eligible for In Situ Rehabilitation and all such encroachments shall be removed on priority".

2. Table under Para 4.2.3.4 (v)(a)(iii) of the Agenda, minimum front setback for plot size above- 10000 sqm. shall be read as 15 mtr. instead of 1 mtr due to printing error.

Item No. 49/2024

Regarding change of Landuse of an area measuring 14123 Sqm. (1.41 Ha) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi.
F.No. F.20(19)2013/MP (Comp. No. 10293)

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Item No. 50/2024

Regarding permission for relocation of eligible Households of JJ Cluster, namely "Behind Police Station, Vasant Kunj, Sector C Pkt. 9" to remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum Rehabilitation Project, Ashok Vihar.
F.No. F2/PMAY/0019/2023/ISR/-O/o DD (PMAY)

The proposal contained in the agenda item was approved.

Item No. 51/2024

Relocation of JJ dwellers of JJ cluster at East Guru Angad Nagar (near Radhu Palace) falling on RoW of Shanti Swaroop Bhatnagar Marg to EWS flats at Narela.
F.No. F1(23)ISR/PMAY/2023

The proposal contained in the agenda item was approved.

Item No. 52/2024

Allocation for Corpus Fund and Contingency Fund from Dilli Gramoday Abhiyaan (DGA) Fund
F.No. 5/3/0006/2024/114/DDA/-O/o DIRECTOR (WORKS)

The proposal contained in the agenda item was approved.

Item No. 53/2024

Proposal for Penalty Relief Scheme (PRS) for allottees of DDA Housing Scheme 2014.
F.No. L/339/0001/2023/DDA14/-AD(HS-2014-17)

The proposal contained in the agenda item was approved.

Item No. 54/2024

Draft agenda regarding Extension of Time for Regularisation of delay payment in respect of Sec 19-B Dwarka allotted in Diwali Housing Scheme.
F.No. HOUS/0036/2024/-SFS (LAB)

The proposal contained in the agenda item was approved. Vice Chairman, DDA, is authorised to decide all similar cases and subsequently inform the Authority.

Item No. 55/2024

Proposal for opening a window of 3 months time to enable rest of the allottees of EWS flats of Shivaji Marg for making full payment for their allotted flats.
F.No. E/488(Misc)2024/Shivaji Marg/Time Extension

The proposal contained in the agenda item was approved.

Item No. 56/2024

Proposed change of landuse for an area measuring 40300 sqm i.e. 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility (U4)', for construction of Bio-Methanization Plant.
F.No. PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC)

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India, for consideration and issuance of final notification.

Item No. 57/2024

Information of Hon'ble members on decision taken by VC, DDA to issue fresh delegation of powers for Horticulture & Horticulture Engineering.
F.No. HORT/PC/0021/2024/O/o-Dy.Director(Hort)HQ

The proposal contained in the agenda item was noted.

Item No. 58/2024

Costing of 1320 EWS flats at pkt-1A, 1B & 1C, Sec-A1-A4, Narela under Sasta Ghar Housing Scheme 2024.
F.No. J/339/0003/2024/-Janta (Computer No. 85961)

The proposal contained in the agenda item was approved.

Item No. 59/2024

Sector Plan G-2, G-3 and G-6 (Part) Narela Bawana
F.No. PLG/MP/0001/2023/F-15/O/o AC-PLG-II

The proposal contained in the agenda item was approved for Change of Land Use for only 8 land parcels as detailed in para 2.1 of the agenda. These 8 parcels have been approved by the Screening committee of DDA and 7 of these parcels of land have already been approved for allotment to various universities and one parcel has been reserved for allotment to a Private University. Accordingly, Public notice for inviting objections/suggestions for only 8 parcels as approved be issued under Section 11-A of DD Act, 1957.

Item No. 60/2024

Allotment of land on temporary basis for short periods to private organisation/agencies for execution of work on allotted sites.
F.No. LD/IL/0019/2022/Misc/1-INSTITUTIONAL LAND V

The proposal contained in the agenda item was approved.

Item No. 61/2024

Minimum Reserve Price in respect of land to be auctioned for Educational & Health Facilities – decrease in multiplication factor to rationalize the reserve price.
F.No. LD/IL/0001/2022/MISC/-ILV

The proposal contained in the agenda item was approved.

Item No. 62/2024

Authorizing the VC, DDA to issue Provisional Entitlement Certificate, Final Entitlement Certificate, Provisional Development License & Final Development License to the Consortium and to nominate officers who can sign the Development Agreement on behalf of DDA with the Consortium.
F.No. LPCR/F17/0001/2023/LPC/-O/o DD (LAND POOLING)

The proposal contained in the agenda item was approved.

Other Points

Optimal Utilisation and Revenue Generation for Facilities created by DDA

The issue of the underutilization of Community Halls was discussed during the meeting. It was noted that the DDA had invested significantly in constructing these halls for social gatherings and events, yet many of them remain largely unused, with minimal bookings. The Hon'ble Lt. Governor directed that henceforth no more community halls shall be constructed by DDA. Further possibility be explored for utilising the already constructed community halls for public/social activities. It was agreed that initially 5 community halls be taken up by DDA in each zone for setting up libraries/reading rooms along with provisioning of café.

Further, the aspect of delayed utilisation of various public utility facilities in the past like cafes in greens, spaces in community halls, etc. came up for discussion during the Authority Meeting . Upon detailed discussion, it emerged that while the facilities get completed in all respects, there remains a considerable lag between selection of agency/vendor for outsourcing the running of the said facilities. This lag is on account of procedural delays emanating out of various requirements for costing, tendering/auction, final selection and handing over of site to the H1 Bidder.

Hon'ble LG observed that such time lags and delays adversely impact the operationalisation of these facilities which otherwise would have benefitted the public and brought revenue to DDA at the same time.

The case of Baanscra Café was discussed where there was a lag of 6 months from completion of the project to the actual finalisation of the H1 bidder. However, once the auction was successfully completed, the accepted bid of Rs. 85.64 lakhs was realized.

Another model adopted by DDA in case of Cafe Stone in Mehrauli Park was also discussed. In this case, freshly created facility by DDA was wisely put to use by way of capacity demonstration by giving it to one of its vendors, which was already providing the F&B facilities in the vicinity i.e Qutub Golf course. In about 4 to 5 months, not only the cafe was popularized, it helped DDA to do its price discovery. This was reflected in its auction, where the highest bid of Rs. 55.37 lakhs was realized which was substantially above the reserve price of Rs. 35.87 lakhs. Furthermore, there was no time lag between the switch over from the vendor who had been selected earlier for capacity demonstration to the vendor who came as the highest bidder in the auction.

In view of the foregoing facts and circumstances, Hon'ble LG directed that in future, DDA should adopt a procedure wherein it can successfully demonstrate the capacity of all such facilities created for the public in DDA greens, community halls etc. VC DDA shall be empowered to resort to a limited process of immediate price discovery by way of inviting bids from its existing F&B vendors operating in DDA facilities. The operations of the newly created facilities can then be outsourced to the H1 bidder among these operators for a period of maximum six months. Once the full potential of this facility is demonstrated and established among people, the auction of this facility will be carried out by way of fixation of reserve price and E auction as prescribed under the rules of DDA. The tendering process will commence after the expiry of four months and shall be completed within the next two months i.e. within a total period of six months. While inviting the bids amongst the existing vendors for capacity demonstration, a minimum reserve price will be fixed at Rs. 25,000/- p.m. for the said facilities during the period of capacity demonstration i.e within 6 months.

In case, this endeavour fails to fructify, VC, DDA may allot the facility to any service provider operating in a four star or five star facility at reasonable reserve price for six months.

Other Points raised by the Hon'ble Members

Shri Somnath Bharti

1. The existing community halls constructed on main roads are causing traffic jam and majority of halls are underutilised.
2. Membership of the sports complexes be upgraded automatically after completion of the successive tenure memberships.
3. Applicable labour rates as per law need to be provided for manpower working on contract basis in all existing and future agreements.
4. The residents of Hauz Khas village are facing difficulties as the cremation and burial ground have been sealed.
5. The process of allocating land for FCTS at N K Pandey Marg, Baba Haridass College, B-7 Deer Park be expedited.
6. Requested for temporary office space for RWA in SDA.
7. The approach road to Kumhar Basti be widened and land for Community Hall be provided.
8. Utilization plan of vacant land measuring 4 acres in Gautam Nagar be prepared.
9. Drug de-addiction centre is need of the hours.
10. Camps should be organized to facilitate ownership rights to the people of JJ clusters like PM-UDAY scheme.
11. Socio Cultural Centre be set up in his constituency.
12. The open gyms installed in the parks require annual maintenance and repair.
13. A plot measuring 2.84 acre is lying vacant in Arjun Nagar. The land should be utilized to avoid encroachment.
14. The land at Khasra No. 277, Hauz Khas village be re-claimed by DDA.
15. Facilitate access to Gate No. 2 of Malviya Nagar Station through DDA land.

Shri O P Sharma

1. Suggested that more libraries, newspaper reading rooms should be constructed in JJ cluster areas.
2. Stay order be vacated w.r.t. court matter pertaining to Ramprastha Colony.
3. Pointed out that the encroachers on government land such as on parks, RoW, etc. are being rewarded through PMAY instead of removing them from the encroached land.
4. Shanti Swaroop Bhatnagar Marg be connected to the Master Plan road.

5. Camp offices be created in Amar Colony and Sanjay Nagar to facilitate processing of applications under the PM-UDAY scheme.

6. DDA to explore the possibility of developing Multi Level Car Parking at Karkardooma Court through auction mode.

Shri Dilip Kumar Pandey

1. Lift is being constructed unauthorizedly in DDA SFS flats in Dwarka. A complaint has already been filed to stop the construction.

2. Parks, Open Gyms and Socio Cultural Centres be developed/maintained in his constituency.

Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting. Further, Hon'ble Lt. Governor directed that in future, at the beginning of the Authority meeting DDA shall make a presentation on its new plans and schemes, emphasizing the progress achieved and initiatives undertaken since the last meeting.

The meeting ended with a vote of thanks to the Chair.

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