



# Annual Administration Report 2006-2007



Fifty Years of Delhi Development Authority



**Delhi Development Authority**





*MPD-2021 team with Sh. S. Jaipal Reddy, Union Minister for Urban Development and Sh. Ajay Maken, Union Minister of state for Urban Development*



*Vice-Chairman, DDA visiting DDA Stall at Bhagidari Mela at Pragati Maidan*



*Media Personnel visit Aravali Biodiversity Park*



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## List of abbreviations used in the Report

A/A & E/S	Administrative Approval and Expenditure Sanction	DSC	Dwarka Sports Complex
AAJ	Ambedkar Awaas Yojna	DSIDC	Delhi State Industrial Development Corporation
ACB	Anti Corruption Branch	DTC	Delhi Transport Corporation
ADJ	Additional Sessions Judge	DTDC	Delhi Tourism Development Corporation
ASI	Archaeological Survey of India	DUAC	Delhi Urban Arts Commission
AWAAS	Housing Software	DU	Dwelling Unit
BE	Budget Estimate	EAC	Expenditure Assessment Committee
BF	Benevolent Fund	EIA	Environmental Impact Assessment
BGC	Bhalswa Golf Course	EM	Engineer Member
BGDA	B. General Development Account	e-mail ID	Electronic Mail Identity
BLK	Block	EMI	Equal Monthly Instalment
BOT	Build Operate and Transfer	EWS	Economically Weaker Section
C/o	Construction of	FAR	Floor Area Ratio
CAU	Central Accounts Unit	GIS	Geographical Information System
CBI	Central Bureau of Investigation	GIS	Group Insurance Scheme
CC	Completion Certificate	GNCTD	Government of National Capital Territory of Delhi
CC	Community Centre	GUI	Graphic User Interface
CDO	Central Design Office	HIG	High Income Group
CEA	Central Electricity Authority	HNSC	Hari Nagar Sports Complex
CFO	Chief Fire Officer	IFC	Integrated Freight Complex
CHBS	Cooperative House Building Societies	IMS	Integrated Management System
CLA	Chief Legal Advisor	IPC	Indian Penal Code
CLU	Change of Land Use	IT	Information Technology
Cr PC	Criminal Procedure Code	JHRS-96	Janta Housing Registration Scheme - 96
CSC	Chilla Sports Complex	L & DO	Land & Development Office
CSC	Convenient Shopping Centre	LAB	Land Administration Branch
CVC	Central Vigilance Commission	LAC	Land Acquisition Collector
CWP	Civil Writ Petition	LDC	Lower Division Clerk
DDA	Delhi Development Authority	LIC of India	Life Insurance Corporation of India
D/o	Development of	LIG	Low Income Group
DC	District Centre	LM	Land Management
DJB	Delhi Jal Board	LOP	Layout Plan
DMRC	Delhi Metro Rail Corporation	LSB	Land Sales Branch
DoPT	Department of Personnel and Training	LSC	Local Shopping Centre
DPG	Directorate of Public Grievances		

MCD	Municipal Corporation of Delhi	QA	Quality Assurance
MDCSC	Major Dhyan Chand Sports Complex	QC	Quality Control
MIG	Middle Income Group	QGC	Qutab Golf Course
MIS	Management Information System	R & D	Receipt and Despatch
MLA	Member of Legislative Assembly	RBE	Revised Budget Estimate
MOU	Memorandum of Understanding	ROB	Road Over Bridge
MOUD	Ministry of Urban Development	ROW	Right of Way
MPD	Master Plan for Delhi	RSC	Rohini Sports Complex
MTNL	Mahanagar Telephone Nigam Ltd.	RSKP	Rashtriya Swabhimani Khel Parisar
NAI	Nazul Account-I	RTI Act	Right to Information Act
NAII	Nazul Account-II	RUB	Road Under Bridge
NCRPB	National Capital Region Planning Board	SC	Screening Committee
NH	National Highway	SCM	Screening Committee Meeting
NOC	No Objection Certificate	SFSC	Siri Fort Sports Complex
NPRS-79	New Pattern Registration Scheme -1979	SLP	Special Leave Petition
NSSC	Netaji Subhash Sports Complex	SSC	Saket Sports Complex
OTA	Out of Turn Allotment	TPO	Town and Planning Organisation
PAIP	Personal Accidental Insurance Policy	UDC	Upper Division Clerk
PDKP	Poorv Delhi Khel Parisar	UDF	Urban Development Fund
PGRAMS	Public Grievances Redressal and Monitoring System	UEI	Unearned Increase
PIO	Public Information Officer	UER	Urban Extension Road
PM	Per Month	UOI	Union of India
PP Act	Punjab Property Act	VC	Vice Chairman
PSU	Public Sector Unit	VKSC	Vasant Kunj Sports Complex
PVSC	Paschim Vihar Sports Complex	VSNL	Videsh Sanchar Nigam Ltd.
		WPC	Writ Petition Civil
		YSC	Yamuna Sports Complex

# 1. Delhi – A City of many wonders



Diversity finds its real meaning in Delhi, the city that is truly a canvas of change and convergence. With a history more glorious than any, the city has stepped across many eras, each one of them leaving the fragrance of its heritage.

Like the seven magnificent wonders of the world, Delhi too has taken avatar as seven different cities over time, accumulating the essence of each. The birth of this majestic city can be traced back to the part-mythical city of Indraprastha of Mahabharata fame. That was a long 3000 years back and got lost amidst the sands of time. Some pieces of painted grey ware pottery seem to be the only memories giving evidence of that era.

Since then, Delhi has been the fancy of many a ruler, some added to its grandeur while others plundered it. It has witnessed sea-saw like phases, at times in abundance and at others completely abandoned.

Delhi got christened from the 1<sup>st</sup> century BC city built near present Qutub Minar. The city came to be known as Lal Kot, the name given by Raja Anangpal of Tomar Dynasty. Lal Kot later evolved



*Green around Qutub Minar*



*Humayun Tomb*

into Quila Rai Pithora, named after Prithvi Raj Chauhan.

In 12<sup>th</sup> century Mohammad Ghauri invaded the city, defeated Prithvi Raj Chauhan but did not continue his rule. He left the newly acquired kingdom in the hands of Alla-ud-din-Khilji, who kept Lal Kot as its capital till 1303.

Eventually after defeating the Rajputs, Khilji created Delhi's second city around the battleground at Siri. But this too didn't last for too long and soon it was time to welcome the third city of Delhi.

Tughlaqabad, the third city, was built by Ghias-ud-din-Tughlaq and came up in a short span of four years. However, it was subsequently abandoned due to shortage of water.

Delhi once again attracted attention towards itself and Mohammed-bin-Tughlaq constructed the fourth city and re-christened it as 'Jahanpanah'. Change is the only thing that's constant and this city too was bound by it. Feroze Shah Tughlaq founded the fifth city and called it 'Ferozabad'.



Just like time flies but leaves its memoirs behind, this glorious era up till the Tughlaqs also left behind several archeological reminiscences.

The most memorable phase of Delhi was perhaps when Mughals stepped in. The great emperor Humayun, chose the erstwhile Indraprastha to craft Delhi's sixth city. Sher Shah Suri subsequently re-fortified it calling it Shergarh. It was Shahjahan, known for his love for beauty and grandiose, who founded the walled city, Shahjahanabad, giving Delhi its unique heritage.

In the present city too Jama Masjid and Red Fort from that era still breathe with glorious life. But the illustrious Mughal era didn't last as long as expected. British rule took over and Delhi turned over a new leaf.

Sir Edward Lutyens and Herbert Baker, the creators of modern Delhi, envisioned the city as a Garden City with wide avenues. They wanted the city to reflect the prestige and splendour of British Raj and designed it as their most precious dream.

The city since then has been known as New Delhi and even after the independence of India from British rule has continued to be the country's capital and utmost pride.

New Delhi has progressed at a tremendous rate, but the burgeoning population along with the challenges of a contemporary city has tried to pull it down. Delhi however has stood the test of time and stood among the world's most prestigious

cities with unfailing esteem.

The government of India sensed the need for making continuous efforts to meet these ever rising challenges and thus create the Delhi Development Authority in 1957.

DDA since then has not only been responsible for land acquisition, construction of housing complexes, commercial centres etc. but also envisioning the development for future generations to come.

In the 50 years of its relentless efforts to maintain the pace of development and match steps with the best cities of the present era, DDA has crossed one milestone after another.

It is constantly adding one feather after another in Delhi's CROWN with gardens, neighbourhood parks, green belts, commercial centers, houses etc.

It aims to keep Delhi young and alive in the midst of an ever changing scenario.

DDA is also playing a major role in giving Delhi a facelift in the light of the 2010 Commonwealth games. Not just that the 2021 Master Plan envisages to ensure an over-all development of the city.

Emperors have come and emperors have gone, history has been written and re-written, but Delhi has continued to grow in glory and spread its warmth. DDA aims to build Delhi as an epitome of development and design, making it the treasure of not just India but the world.

## 2. Achievements of the year



**2.1** The year 2006-2007 experienced increased acquisition and development of land, housing stock, infrastructure development including that for sports activities and development of greens. An accelerated pace of upgradation of already developed sports complexes, landmark greens and impetus to the multifarious aspects of urban development were the thrust areas, including work related to Commonwealth Games-2010. Effective dissemination of information through information kiosks, website, counsellors, and also through telecounselling etc. facilitated transparency across all transactions of DDA allottees. Every effort was thus made to reach the customers by ensuring services to their entire satisfaction and with maximum convenience to them. The Master Plan for Delhi-2021 was approved by Ministry of Urban Development, Government of India and notified in February 2007.

### 2.2 Housing

i) **Construction:** To clear the backlog of registrants under various live schemes, construction



*DDA HIG Flats*

activities have been geared up. At the beginning of this financial year, 11124 houses were in progress. Of these 3081 houses have been completed and another 2936 houses were taken up for construction.

ii) **Allotment:** During 2006-07, 4085 flats were allotted under various live housing schemes. 2201 registrants are waiting for allotment.



*DDA Flats at Rohini*



Vice-Chairman and other senior officers of DDA with Sh. S. Jaipal Reddy, Union Minister for Urban Development

### 2.3 Land Acquisition/ Development

To meet the increasing demand for residential, industrial, commercial, institutional land etc. DDA has undertaken massive land development programme at Rohini, Jasola, Dwarka, Narela etc.

Physical possession of 1932.58 acres of land was taken during 2006-07.

### 2.4 Disposal of Land

- i) **Residential plots** : 462 plots of various categories were allotted during 2006-07 under Rohini Residential Scheme-1981. Some 25366 registrants are awaiting allotment. Besides 150 residential plots were disposed of through auction for a bid amount of Rs. 827.07Cr.
- ii) **Commercial plots** : 123 commercial plots were disposed of through auction during 2006-07 for a bid amount of Rs. 4561.56 Cr. Besides 1034 commercial properties were sold realising a total bid amount of about Rs. 222.93 Cr.

### 2.5 Development and Maintenance of Greens

Considerable emphasis has been laid on development of green areas in Delhi which are acting as lungs of the city. DDA has developed

about 4585 ha of greens in the form of 4 Regional Parks, 111 District Parks, 25 City Forests, 605 Master Plan Greens/ Zonal Greens/Green Belts, 255 Neighbourhood Parks, 1872 Group Housing Greens, 13 Sports Complexes and one Mini Sports Complex. In a massive plantation drive launched during the year, about 4.5 lakh saplings were planted. 86.40 acres of land has been developed as new lawns and 14 children's parks were also developed.

### 2.6 Master Plan for Delhi - 2021

The Master Plan for Delhi 2021 modified as per the recommendations of the Authority in December 2006/ January 2007 was submitted to Ministry of Urban Development, Government of India for consideration and approval. The Master Plan for Delhi with perspective for year 2021 (MPD-2021) was approved and notified by the Ministry of Urban Development on 7th February 2007.

### 2.7 Demolition

402 demolition operations were carried out in which 4388 unauthorised structures were removed and about 168.67 acres of land was made free of encroachment.

## 2.8 Quality Control

To ensure quality in its various ongoing projects, the Quality Assurance Cell has carried out 361 inspections, collected 523 random samples and performed 3955 tests in its laboratory.

## 2.9 Training

In the fast changing technologies especially with application of IT, training has become essential to keep the employees updated. Training Institute of DDA has organised 58 in-house programmes wherein 873 officials have participated. Besides this, 121 officials were nominated to 41 external programmes.

## 2.10 Step Towards Consumer Satisfaction

Concerted efforts were made during the year for ensuring maximum dissemination of information regarding various transactions and procedures and making them available to the allottees in a convenient fashion. In this direction, following measures were taken

- i. **Telecounselling Service** provided all general information pertaining to various transactions to the allottees on telephone itself.
- ii. **Information Kiosks** were operational at the Vikas Sadan and Vikas Minar offices of DDA with Touch Screen Technology. These kiosks provide all information regarding priority numbers, schemes, procedures, policies etc. and also formats of various transactions which can be downloaded from the kiosks for a nominal fee.
- iii. The existing website of DDA was updated to provide maximum information to the consumers by incorporating information on all new projects/ policies, including the master plan.
- iv. The counselling services were further strengthened by providing training to the facilitation staff as well as to the Counsellors and by increasing their number.

- v. The reception and facilitation area is being further expanded.

## 2.11 RTI Act - 2005

RTI Act-2005 came into force with effect from 12th October 2005. DDA appointed 49 PIOs, who have also undergone training organised by DOPT. Information regarding RTI Act, PIOs and appellate authorities, application forms etc. has been made available on DDA's website. Since the implementation of RTI Act, 10592 applications under RTI Act were received, out of which 10217 applications have been disposed off and 375 are under process.

## 2.12 Vigilance Awareness Week

During the Vigilance Awareness Week observed from 06.11.2006 to 10.11.2006, a Lok Shivar for the benefit of allottees of Rohini Residential scheme, was organised by Land Disposal Deptt. in Rohini. In the Lok Shivar 163 Conveyance Deeds were executed, in 115 cases Conveyance Deed Papers were issued and 134 brochures for conversions were sold. 10 DDA officials were also felicitated by awarding them certificate of recognition for their dedicated service to DDA.



*Vice-Chairman DDA addressing the senior officers during vigilance awareness week*

# 3. Management of the Authority



**3.1** Delhi Development Authority was constituted under Section-3 of Delhi Development Act, 1957. Hence, it is a corporate body with power to acquire, hold and dispose of property. It can sue and be sued. Sh. B. L. Joshi, a renowned administrator who took over the reins as Lt. Governor, Delhi and Chairman, Delhi Development Authority on 9th June, 2004 continues to direct the diverse activities of the organisation.

#### Chairman

Sh. B. L. Joshi 01.04.06 to 31.03.07

#### Vice Chairman

Sh. Dinesh Rai 01.04.06 to 31.03.07

#### Whole Time Members

Sh. A. K. Patnaik  
*Finance Member* 01.04.06 to 28.12.06

Sh. Nand Lal  
*Finance Member* 29.12.06 to 31.03.07

Sh. A. K. Sarin  
*Engineer Member* 01.04.06 to 31.03.07

#### Nominated by the Central Government

Sh. P. K. Pradhan  
*Jt. Secretary, MOUD* 01.04.06 to 05.06.06

Sh. M.M. Kutty  
*Jt. Secretary, MOUD* 06.06.06 to 31.03.07

Sh. H. S. Anand  
*Member Secretary* 01.04.06 to 31.03.07  
*NCR Planning Board*

Sh. Ashok Kumar  
*Commissioner, MCD* 01.04.06 to 31.03.07

Sh. K. T. Gurmukhi  
*Chief Planner, TCPO* 01.04.06 to 31.08.06



Vice-Chairman DDA in a meeting with South African Delegation at Vikas Sadan

Sh. J. B. Kshirsagar  
Chief Planner, TCPO 01.09.06 to 31.03.07

**Non Official Member**

Sh. Mahabal Mishra  
MLA 01.04.06 to 31.03.07

Sh. Jile Singh Chauhan  
MLA 01.04.06 to 31.03.07

Sh. Mange Ram Garg  
MLA 01.04.06 to 31.03.07

Sh. Virender Kasana  
Councillor, MCD 01.04.06 to 31.03.07

Sh. Ishwar Dass  
Councillor, MCD 01.04.06 to 31.03.07

The Authority met 10 times during 1.4.2006 to 31.3.2007 and considered 117 items in all.

**3.2 Advisory Council**

This is a body constituted under Section-5 of the Delhi Development Act, 1957 for advising the Authority on the preparation of Master Plan and on such other matters relating to planning and development or arising out of or in connection with administration of this Act as may be referred to it by the Authority. Composition of the Advisory Council during the year was as following

**President**

Sh. B. L. Joshi 1.4.06 to 31.3.07

**Members of Lok Sabha**

Sh. Sajjan Kumar 1.4.06 to 31.3.07

Sh. Kishan Singh Sangwan 1.4.06 to 31.3.07

**Member of Rajya Sabha**

Sh. Jai Prakash Aggarwal 1.4.06 to 31.3.07

**Vice Chairman**

Sh. Dinesh Rai 1.4.06 to 31.3.07



Sh. Ajay Maken, Union Minister of State for Urban Development dedicating link road between Mathura Road and Nizamuddin Railway Station to Delhiites

**Members**

Sh. Hiren Tokas  
Councillor, MCD 1.4.06 to 31.3.07

Sh. Sugreev Singh  
Councillor, MCD 1.4.06 to 31.3.07

Sh. Rohit Manchanda  
Councillor, MCD 1.4.06 to 31.3.07

Smt. Nirmala Vats  
Councillor, MCD 1.4.06 to 31.3.07

Sh. J. P. Goel  
Sh. Chattar Singh  
Sh. Sunil Dev  
Chairman, DTC  
Chairman, CEA  
DG (Defence Estate), Ministry of Defence  
DG (RD) & Addl. Secy., Ministry of Transport  
Chief Planner, TCPO  
GM (PM) MTNL  
Municipal Health Officer, MCD

**3.3 RTI Implementation and Co-ordination Branch**

With a view to bring transparency in the functioning of the Government and to create a sense of responsibility among the Government officials in order to remove corruption, an act



known as Right to Information Act-2005 came into force w.e.f. 12th October 2005.

Delineating the importance of the Act, the main objectives of the new Act are to get the information required in the public domain. This shall not only bring more transparency in the functioning of DDA but also go a great deal in demystifying the procedures involved in different schemes and projects.

DDA has opened 14 separate counters for RTI in its offices where the forms/ applications are received and also the fees. Also, DDA has appointed five Counsellors who give assistance to the public about the queries regarding RTI. An application form has been designed for seeking information regarding RTI which is not mandatory and is free of cost, but, DDA also receives applications on plain paper, through post, through electronic media etc.

DDA has appointed 56 PIOs pertaining to different departments. Such a large number of PIOs are necessary because DDA's offices are widespread. All PIOs and Appellate Authorities have been provided e-mail IDs which facilitates the public to reach the PIOs and Appellate Authorities easily.

Officers have undergone training under the programmes organized by DOPT, Delhi

Productivity Council, National Productivity Council etc. Instructions are being issued from time to time to create awareness among PIOs.

On the DDA website, complete information regarding RTI, list of PIOs and Appellate Authorities, application form and miscellaneous information regarding RTI are available.

From 12th October 2005 to 31st March 2007, DDA has received 10,592 applications under the Act, out of which 10,217 applications have been disposed of and 375 are under process and which are less than 30 days. There are 29 applications which are more than 30 days pending for want of documents, payment from the applicant and clarification from the applicant etc.

### 3.4 Staff Quarters Allotment Branch

During the period under report, 683 applications for allotment of staff quarters from the employees of various categories were received as per detail given below.

S.No.	Type	Change	Fresh	Total
1.	I	25	20	45
2.	II	52	358	410
3.	III	27	102	129
4.	IV	18	61	79
5.	V	3	17	20
<b>Total</b>		<b>125</b>	<b>558</b>	<b>683</b>

During the year 2006-2007 upto March 2007, 284 staff quarters were allotted. The details of allotment is given as under:

S.No.	Type	Change	Fresh	Total
1.	I	8	20	28
2.	II	29	153	182
3.	III	9	85	94
4.	IV	6	17	23
5.	V	2	9	11
<b>Total</b>		<b>54</b>	<b>284</b>	<b>338</b>



Sh. Sajjan Kumar, MP laying the Foundation Stone for development of District Park at Sainik Vihar



*A view of Indraprastha Park*

### 3.5 Nazarat Branch

The main function of Nazarat Branch is to look after the general administration and office management. This branch consists of Director (Nazarat), two Assistant Directors and other subordinate staff. The branch is functioning for procurement and issue of various items i.e. stationery items, office furniture, Uniform, Office equipments e.g. photocopying machine, fax machines, cell phones, crockery, calculators, ink cartridges for computers etc. required for smooth functioning of office. In addition to above this branch functions for procurement of other items required in office i.e. desert coolers, water coolers, air conditioners etc. During the period under report a good number of meetings were held from time to time and all the items were provided to the concerned staff well in time. This branch is also looking after the allotment of office space. Efforts were made to provide office accommodation to various officers/ staff to the possible extent.

### 3.6 Hindi Department

To make the Official Languages Policy of Government of India more effective, Hindi Department has carried 62 inspections during the period April, 2006 to March, 2007. Two meetings of Official Languages Implementation Committee were also organised. To impart the training of



*Hindi Fortnight at Vikas Sadan*



*District Park, Pitampura*

Noting-Drafting in Hindi to the officials, 5 Hindi Workshops were organised wherein training was imparted to 121 employees.

During Hindi Fortnight, observed in September, 2006 Hindi Stenography, Hindi Typing, Hindi Noting-Drafting and Hindi Debate Competitions were organised. In these competitions cash prizes amounting to Rs. 31,600/- were given to 27 officers and officials. Under the ongoing quarterly Cash Prize Scheme of DDA an amount of Rs. 18,300/- was given to 6 officers and 9 officials. A speech competition was organized on 29.12.2006 for the children of officers/officials of the DDA, in which 30 students of class I to Class VIII and class IX to Class XII participated and cash prizes amounting to Rs. 7800/- were given with other gifts.

Apart from the above, for compliance of Official Language Policy of the Government of India the translation of EAC items, Annual Audit Report, Housing Accounts Unit (South Zone) Schemes, Zonal Plan of Zone G,H,O,P,J,L,M, Master Plan Notifications, Vikas Varta material, Chilla Sports Complex Brochure, License Property Cells' documents, forms of the various departments, establishment orders, press releases, Agenda items, Notifications, Annual Report, material received

from Finance Ministry, Expenditure Department, Conveyance Deed, Narela Project, Zonal Development Plan Zone "M" (Part 3,4 and 5) and Material of Parliament & Co-ordination Department, Commercial Land Section, Master Plan Section, Institutional Land Section, Recruitment Rules, Material of Parliament Committee received from Urban Development Ministry have been done.

It may be mentioned that the translation work of about 400 pages of Delhi Master Plan 2021 was got completed and notified within a shortest period.

### **3.7 Public Relations Department**

**3.7.1** Public Relations Department of DDA is entrusted with the activities relating to image building of the organisation through paid and unpaid publicity and to maintain cordial interaction with public using various modes of communication. Its other major functions include formulation of advertisement policy, fixing of advertisement rates, empanelment of Advertising Agencies, publication of quarterly house journal, sports newsletter, publicity literature including guidebooks, souvenirs, tender documents etc. Besides this, the Department is also responsible for arranging of press conferences/ press trips etc. Coverage of various functions, issue of press handouts, processing and follow-up/ monitoring of grievances expressed through newspapers and received from Department of Public Grievances, Government of India and other channels, receiving of delegates and issue of rejoinders are some of the other functions entrusted to this Department.

#### **3.7.2 Activities Performed during 1.4.2006 to 31.3.2007**

1. 55 Press Handouts (both English & Hindi) were released highlighting the achievements and various activities and functions organised during the period. These press releases were covered both in print as well as in audio-visual media.



2. A press conference on the occasion of Golf Tournament on 3.4.2006 addressed by Finance Member, DDA was organized. It was well covered in print and audio visual media. Two days media personnel trip to various greens developed by DDA was also organized in February 2007.
3. A discussion on Greens addressed by Minister of Urban Development and attended by Lt. Governor, Secretary (Environment), Government of India and other senior officers of Central Government and Delhi Government.
4. A capsule on Doordarshan titled "Dateline-Delhi" highlighting achievements of DDA has been telecast fortnightly since July, 2006. Till March 2007, 16 episodes were telecast.
5. 111 advertisements (English + Hindi) got published in various newspapers, including campaigns.
6. 146 press clippings, which appeared in various newspapers, were followed up to get the individual grievances redressed and 58 letters to editor (rebuttals) were issued.
7. 153 complaints were received through the Department of Public Grievances, Cabinet Secretariat, Government of India out of which 69 were got redressed.
8. 59 grievances were received from MOUD and 23 were disposed of.
9. 129 grievances were received directly from public which were sent to concerned departments for disposal. Out of these 30 were disposed of by concerned Departments.
10. 1,38,738 letters received and 60,793 letters dispatched through computerized Receipt and Despatch Counters at Reception.
11. 1,118 new books added to Library. 11,199 press clippings pertaining to DDA extracted from daily newspapers.
12. Two issues of Delhi Vikas Varta were edited and print order given besides editing of Annual Administration Report of DDA.
13. Three issues of "Sports News Letter" comprising of 16 pages each edited and published and got distributed through Sports Department, DDA.
14. One issue of Bio-diversity Newsletter comprising of 8 pages was published and got distributed through Landscape Department, DDA.
15. 153 functions were covered by photo section, 3081 photographs were taken and 4,628 photographs were developed and issued for publication and record.
16. As many as 39,168 calls were attended through tele-counseling.
17. DDA's Calendar of 2007 got printed.
18. Brochure on "Greens by DDA" got printed.
19. DDA Annual Report and Sports Newsletter brought out by Public Relations Department adjudged the 2nd best publications amongst such publications of various other PSUs. This award was given by Public Relations Society of India in December, 2006.



*Astha Kunj*

# 4. Personnel Department



**4.1** Concerned about its employees, the Personnel Department ensures that the manpower is motivated enough so as to achieve the goals set by DDA to serve the people of Delhi. It aims at developing leadership qualities, sense of responsibility and discipline among them.

Grievance Redressal System takes care that voice of the employees is heard at the appropriate level and harmonious relationship can be maintained between the employees and the management.

During the year under report, the Personnel Department has made concerted efforts to fulfill the needs of the organization towards capacity building as well as to meet the aspirations of its employees by way of initiating welfare measures. The various measures which were taken during the year are as follows:

## 4.2 Promotion Made

Group	A	B	C	D	Total
	131	69	116	34	350

## 4.3 Recruitment Made

Group	A	B	C	D	Total
	03	05	30	35	73

## 4.4 Assured Career Progression Scheme

The Scheme of Assured Career Progression for the Group B,C & D employees has been introduced in DDA on the lines of scheme introduced in Govt. of India. The benefit has been extended to 1204 incumbents.

## 4.5 Cross of Efficiency Bar

A total of 4 employees of various categories were allowed to cross efficiency bar.

## 4.6 Compassionate Appointment

During the period under report a total of 6 appointments have been made on compassionate grounds in Group-D and 18 shops have been allotted to the legal heirs of the deceased employees.

## 4.7 A.C.R.

A total of 8,709 Nos. A.C.R. forms were issued during the year 2006-07.

## 4.8 Grant of Pension Cases

System of payment of pensionary dues on the eve of retirement was introduced in DDA. The dues are paid in a function every month. Welfare Inspectors/Personnel Inspectors are deputed to assist in settlement of pension/death cases. With



*DDA employees trekking team at Dodi Tal*



A rare species of *Capparis Decidua* at Yamuna Biodiversity Park

the placement of Welfare Inspectors under Welfare Section encouraging results have been achieved. The pension cases are settled as quickly as possible. 286 incumbents retired during the period under report.

#### 4.9 New Initiatives

1. Applications for the post of Junior Engineers (C) and Surveyors were invited for SC/ST/OBC and General Category candidates. Appointment to the vacant posts of said categories will be made in due course.
2. After coming up of the Court's decision necessary action for filling up the vacant posts of LDC has been taken. The matter under 15% and 10% departmental promotion is under process. Efforts are also made to promote UDC and Assistants.
3. Applications have been called for direct recruitment of four posts of the Junior Hindi Translators, 34 posts of Mali and 48 posts of Security Guards. Backlog vacancies of ST Quota are likely to be filled up during the year 2007-08.

4. During the year 2007-08 appointment on compassionate grounds will be made as per Government of India's instructions and recommendation of the Screening Committee constituted for this purpose.
5. A Training Programme by S.T. Commission for implementation of reservation policy has been proposed.
6. A proposal is under consideration for engagement of MBBS-MD (2 Nos.) Doctors on part time basis/ contract basis for OPD Dispensary in DDA, Vikas Sadan.
7. Position of the Staff as on 31.3.2007.

Group	Personnel in position
A	454
B	1416
C	5235
D	2728
<b>Total</b>	<b>9833</b>
Regular	9833
Work Charged	9919
	<b>19752</b>

# 5. Vigilance Department



**5.1** Vigilance Department is responsible for the implementation of anti-corruption measures and checks on integrity in service, as per instructions issued by the Central Vigilance Commission, Department of Personnel & Training and Ministry of Urban Development from time to time. In DDA the Vigilance Department is responsible for receipt and processing of complaints, conducting in depth investigation and framing charge sheets in consultation with the CVC. The DDA Vigilance Department also analyses the Inquiry Reports and gives its comments for consideration of the Disciplinary Authorities. Further, appeals, review petitions, suspensions, its review and regularization are also dealt by the Vigilance Department.

**5.2** During the year disciplinary proceedings were initiated against 296 officials. 217 officials were

proceeded against for major penalties and 79 for minor penalties under DDA Conduct, Disciplinary & Appeal Regulations 1999.

**5.3** Disciplinary proceedings were finalized in 193 cases.

**5.4** During the period, 1208 general complaints were received and investigated. Out of these 507 were disposed off.

**5.5** 141 Preliminary Enquiry (PE) cases were registered and in 101 PE cases investigations were completed.

**5.6** Sustained effort has been made to process appeals, reviews and suspension regularisation cases. In 10 cases appeal orders have been passed and in 21 cases suspension period was regularised.



*The model of flyover at Dwarka being explained to Sh. S. Jaipal Reddy, Union Minister for Urban Development*



**5.7** In 8 (Eight) cases prosecution sanctions have been accorded against 13 officials for criminal proceedings.

**5.8** During this year 13 officials have been placed under suspension. As per DOPT instructions dated 7.1.2004, Review Committee reviewed 71 suspension cases of Group A, B, C & D categories. As a result of the review, 12 officials have been reinstated and suspension period of remaining have been extended.

**5.9** Watch and Ward cases have been investigated and 141 officials have been charge sheeted.

**5.10** Inspections are being conducted by the vigilance staff on regular basis for verification of the allegations received in DDA. During this period, 16 inspections were conducted.

**5.11** CBI and Anti Corruption Branch, Delhi Police registered 3 cases under IPC/Cr.PC., against 4 officials during the period. Constant liaison with CBI/ACB has been maintained. Inspection was also conducted by the ACB at the request of DDA to curb the menace of touts.

**5.12** To bring more transparency all requisite information concerning notice inviting tenders, allotment of flats/ plots are put on the website of DDA.

**5.13** Investigation of a complaint received in the vigilance department regarding large scale deviation in various works in East Zone resulted in following action

- a. Two EEs have been placed under suspension and major penalty proceedings initiated against them.
- b. 33 officials have been identified for large scale deviations.

**5.14** Investigation in respect of 5 complaints in respect of booking of vacant plots for social functions/marriages have resulted in issue of Major Penalty charge sheet to one EE, one AE and one JE.

**5.15** During the Vigilance Awareness Week observed from 6.11.2006 to 10.11.2006, the following activities were organised.

- a. For creating awareness, banners, posters were displayed at prominent places.
- b. The pledge was administered by VC/DDA to the staff and officers of DDA at 11.00 A.M. on 6.11.2006 to mark the beginning of Vigilance Awareness Week.
- c. Lok Shivir was organised in the Rohini Area and
  - (i) 163 Conveyance Deeds were executed.
  - (ii) 115 Conveyance Deed papers issued.
  - (iii) 134 brochures for conversion were sold at the door step of the citizens.
- d. 10 officials were felicitated by awarding them memento and certificate of recognition for their dedicated service in DDA.

**5.16** Effective effort has been made to implement the CVC circular Dt. 22.11.2006 for increasing transparency through extensive use of Website. All the departments have been directed to put the application forms in downloadable format.

**5.17** All tender notices are put on the website and tender documents are available at website in downloadable format. The information for the award of contracts is also put on the website.

**5.18** It has been decided to go in for ISO-9000 certification for DDA so that clear cut procedures are documented for each activity and followed strictly thereby improving transparency in its various operations.

# 6. Law Department



**6.1** The Law Department is headed by C.L.A. The main function of the Department is to give advise on the policy, rules, regulations and Acts while considering the administrative issues which are referred from time to time. In addition to this the Department is monitoring the court cases filed against D.D.A. and by DDA with the help of Law Officers posted in various Branches, to assist the administrative Departments. Further, the issues regarding filing of the appeal or implementation of the orders, judgements are examined in detail in order to take proper decision by the Administrative Deptt. The details with respect to court cases pending during 2006-07 are given below.

## 6.2 Statement showing the details of Court cases for 2006-07

### A. Cases in Supreme Court

S. No.	Name of Department	Total Cases Pending on 1.4.2006	Total Fresh Cases Received During the Year	Cases Decided During 2006-07	Total Cases Pending as on 31.3.2007
1.	Planning	19	07	–	26
2.	Work-charge Establishment	01	–	–	01
3.	Personnel and Vigilance	06	02	02	06
4.	Building Section	01	–	–	01
5.	Land Disposal	64	23	11	76
6.	Housing	52	36	11	77
7.	Land Management	263	59	17	305
8.	Engineering Department	04	–	–	04

### B. Cases in High Court

S. No.	Name of Department	Total Cases Pending on 1.4.2006	Total Fresh Cases Received During the Year	Cases during 2006-07			Total Cases Pending as on 31.3.2007
				Decided	Against	Favour	
1.	Planning	42	30		–	22	50
2.	Work-charge Establishment	135	13		–	30	118
3.	Personnel and Vigilance	180	75	61	–	–	194
4.	Building Section	39	60	20	–	–	79
5.	Land Disposal	2378	543	140	–	–	2781
6.	Housing	888	300	329	125	204	859
7.	Land Management	3013	398	511	–	–	2900



### C. Cases in District Court

S. No.	Name of Department	Total Cases Pending on 1.4.2006	Total Fresh Cases Received During the Year	Cases Decided During 2006-07	Total Cases Pending as on 31.3.2007
1.	Planning	887	18	–	905
2.	Work-charge Establishment	103	1	3	101
3.	Personnel and Vigilance	12	4	7	9
4.	Building Section	34	20	13	41
5.	Land Disposal	1013	45	18	1040
6.	Housing	888	209	126	971
7.	Land Management	3013	1337	547	3803

### D. Court Cases of Engineering Wing and at Patiala House and RTI cases

S. No.	Name of Department	Total Cases Pending on 1.4.2006	Total Fresh Cases Received During the Year	Cases Decided During 2006-07	Total Cases Pending as on 31.3.2007
1.	Engineering Wing	867	185	134	918
2.	Patiala House	1357	104	803	658
	RTI upto 2006-07				
	i) Total complaints received upto March 2007	15			
	ii) Total complaints disposed of	15			
	iii) Pending	NIL			

### 6.3. Housing

#### Department-Important Cases

##### I. Bunch cases in the leading case of Raj Kumar Malhotra Vs. DDA.

The brief facts of these bunch cases are that DDA announced Registration Scheme on New Pattern-1979 and DDA assigned priority to the registrants and thereafter started allotment of flats on the basis when their priority matured undoubtedly tentative cost of the flat indicated in the brochure during the year 1979 was bound to swell up and common citizen could not muster the requisite cost of the flat and ultimately, DDA had to cancel the allotment. In order to give relief to the registrants, DDA took a policy decision that

upon payment of cancellation charges, DDA will restore the entitlement and such registrants would be considered at the tail-end priority. The cancellation charges being 20% of the registration money. A final draw of lots was held on 31.3.2004 of such tail-end priority cases. But the formal demand-cum-allotment letters were not issued because DDA noticed that the registrants had not deposited the cancellation charges as per the policy and aggrieved from this decision, about 40-50 registrants approached the High Court and after hearing both the parties, the Court issued directions to DDA to allot the flat to such persons at the price prevailing in the year 2004 and further directions were issued to DDA that no interest



*A View of Flower Show at District Park, Hauz Khas*

would be charged by the DDA on the price of the flat for the reason, DDA did not issue the requisite demand-cum-allotment letter. This decision of the Court was detrimental to the financial as well as the administrative aspects and finally DDA engaged Sh. Anil Sapra our Sr. Standing Counsel to contest the matter and DDA has been successful in getting the above decision of the Court stayed and the Court also directed that any allotment made, possession given to the respective registrant shall be subject to the final result of the Appeal.

## **II. Yogendra Kumar Vs. DDA**

In this case one unauthorized occupant was in occupation of flat 16, Pkt.5, Block-F, Sector-15, Rohini which was purchased by him. The original allottee had in fact obtained the possession of the said flat on submission of fake challans and not even a single penny of the cost of the flat was deposited. The purchaser Sh. Yogendra Kumar applied for conversion of the said flat into free hold.

But since no cost of the flat was received by the DDA, conversion was not allowed. The main allotment file is also missing from the Deptt. and the Lower Court had passed orders to allow conversion in the name of unauthorized occupant. DDA Filed appeal against the orders of the Lower Court and Shri K.D. Sharma, Penal Lawyer has got the said suit/appeal dismissed and decree has been passed in favour of DDA.

## **6.4 Land Disposal Department**

### **6.4.1. Important Cases**

- I. IA No. 1156, 1192, 756, 1463, 1501 & 1532 in WPC No. 20295 titled as Ridge Bacho Andolan V/s DDA & Ors. In the Main case titled as T.N. Godavarman Thirumulpad V/s UOI & Ors Date of Decision – 17.10.2006

In the aforesaid Interim Application(s), the applicants had challenged the construction

activities carried out in 92 ha land of DDA. It was prayed that till all the clearances from various authorities under the environmental laws including the environmental impact assessment clearance from the Central Govt. as per the EIA Notification is obtained the construction should not be permitted. The applicants sought further directions to DDA to declare 330 ha. Land as reserve forest and to frame guidelines to fix accountability and personal responsibility of the officers who are found to have been callous in carrying out their duties to protect environment.

These applications were basically directed against auction of Vasant Kunj Mall Project where DDA had auctioned plots for construction of shopping mall to various private builders. The applicants had alleged that the DDA had auctioned the plot in the area which is an integral part of the Delhi Ridge and the auction of the Vasant Kunj Mall plots by the DDA is in violation of the order dated 19.08.97 passed by the Supreme Court and the auction is further vitiated on account of the notification dated 15.08.2000 of the Central Ground Water Authority as well as in violation of Section-2 of Forest Conservation Act, 1980 and various other environmental notifications. It was alleged that the construction of the Vasant Kunj Mall project will create further pressure on the infrastructure as there is no water available to supply these Malls and all these Malls will use ground water for construction and also for sustaining their respective malls. The applicants alleged extensive trees cutting and serious environmental impediments including adverse effect on ecological balance.

The DDA defended all the aforesaid applications and submitted to the Supreme Court that vide its order dated 8.03.2000 in WPC No. 564/03 the Hon'ble Supreme Court had recorded its satisfaction that the proposed mall is on the area measuring 92 ha of land which has already been excluded by the order dated 19.08.97 and accordingly the petition was dismissed. The area

of 92 ha which is known, as constraint area is being developed and allotted by DDA since the year 1982. It is neither the part of the ridge nor part of the reserve forest. Therefore, there is no violation on the part of DDA. It was submitted that in the case of Unisons Hotels that was disposed by order dt. 19.08.97 this Hon'ble Court had cleared the construction in 92 ha of constraint area which is outside the 223 ha of land. The 223 ha of land is being developed as Aravali Bio-diversity Park, which is adjacent to the constraint area of 92 ha. With regards to the notification of the Ministry of Environment & Forest dt. 07.07.04, it was submitted that the said notification is under revision and even otherwise DDA had auctioned the plot on 15.12.03 i.e. prior to issuance of the notification dt. 07.07.04. The DDA prayed for dismissal of all the applications on the basis of these submissions. During the hearing, the court had stayed the construction and at one time it appeared that the court may permanently stay the construction which could have resulted in flood gate of litigation with the auction purchasers of Vasant Kunj Mall plots.



*Sh. Sandeep Dixit, MP laying the foundation stone of development work of Lake and Park at Jahangir Puri*



However, with the efforts made by the DDA, the Hon'ble Court disposed all the applications with the direction that the Ministry of Environment and Forest shall take note of the stand projected by the auction purchasers as well as by DDA and take a decision within a period of two months from the date of judgement regarding the remedial measures including the clearances in view of the report of the Environmental Committee.

## II. CWP 262/04 Purushottam Kumar Vs DDA

In this case the petitioner had challenged the rate of Rs. 50,000/- per Sq. Mt. in respect of shop no. 18 Zone E-6, Block O & P, Dilshad Garden admeasuring 28.69 Sq. Mt. The petitioner claimed that the adjoining shop no. 19 having same plinth area was notified as a reserve price of Rs. 43,550 per Sq. mt. Thus, DDA has not changed the price as per Resolution No. 28 dt. 12.03.92. DDA defended the petition and submitted that price revision takes place every year based on the average auction rates of the previous year. The petitioner had submitted his application on 11.03.03 when financial year 11.04.02 to 31.03.03 was in force. Therefore, the price determined by the DDA in

the financial year 1.04.02 to 31.03.03 would apply and the petitioner cannot claim parity with the price fixed on the basis of average auction rates of the previous year. The petition was accordingly dismissed.

## III. Appeal No. 138/06 SBI Vs Rangoli Buildwell (P) Ltd. and DDA & Ors.

This appeal was filed by the SBI on account of the direction of the Recovery Officer directing adjustment of payment of UEI from the sale proceed payable to the bank. In an open auction, M/s Rangoli Buildwell (P) Ltd had purchased Plot No. F-2/3, Okhla Industrial Area Phase-I from State Bank of India. Since, the property was a leasehold property, the Recovery Officer issued a notice to DDA inviting the response of DDA on the point of UEI. DDA conveyed that a sum of Rs.1,11,37,450/- is recoverable on account of UEI out of the sale transaction. On application of DDA, the Recovery Officer directed adjustment of UEI from the sale proceed and payment of the aforesaid amount to DDA. The bank filed an appeal in which the auction purchaser agreed for payment of UEI of the aforesaid amount. In view of the undertaking given by the auction purchaser the appeal of the bank was dismissed directing DDA to complete the necessary formalities about transfer of property in the name of the auction purchaser on the receipt of the amount of UEI.

## IV. Suit No. 654/04 Hari Prakash Educational & Welfare Society (Regd.) Versus DDA & Others. Date of decision – 25.01.2007

The plaintiff society was allotted plot no. 1 in Sector-A, Pkt.-B, Vasant Kunj, New Delhi admeasuring 800 Sq. mt. on premium of Rs. 5,63,380/- vide perpetual lease dt. 12.04.90 for the purpose of Nursery School. DDA issued Show Cause Notice for misuse by running Girl's hostel & HP Institute of Vocational Studies. Since replies to the show cause notice were not satisfactory, the lease was cancelled on 14.05.03. The plaintiff filed



Migratory birds at Yamuna Biodiversity Park

a suit for declaration, perpetual & mandatory injunction seeking declaration that the cancellation of Lease is illegal and permanent injunction against DDA restraining it from acting pursuant to the order of the cancellation of the lease. After cancellation of the lease the proceedings under PP Act were initiated and the eviction order was passed by Estate Officer of DDA on 21.07.03. Thereafter the property was sealed on 16.08.03 at eleven points and the main gate was also sealed. The appeal against order of eviction was also dismissed by the court of the Additional District judge and the order in appeal is under challenge under a writ petition in the Delhi High Court. In the writ-petition, the court directed expeditious disposal of the suit of the petitioner. The suit of the plaintiff was dismissed by the court of ADJ holding that the premises in question was required to be used for a Nursery School which was misused by running Girl's Hostel & HP Institute of Vocational Studies in contravention of terms & conditions of perpetual lease without consent of the lessor, therefore, the lessor was entitled to cancel/determine the lease.

**V. Suit No. 1446/06 titled as Shri Subhash Sharma Vs DDA Date of decision – 11.10.2006.**

The plaintiff had filed a suit for injunction seeking restrain order against DDA from allotment of a parking site at District Center Janakpuri to anyone except the plaintiff. The plaintiff had alleged that he deposited Rs. 23 lacs as Security Money for renewal of his tender, which expired on 31.07.06. However, plaintiff's tender was rejected by DDA on the ground that DDA has received a higher bid. DDA defended the suit by stating that the tender of the plaintiff had expired on 30.06.06 and extension thereof also expired on 31.07.06. Thereafter, DDA had taken the physical possession of the parking site on 01.08.06. Subsequently, DDA called fresh tenders



*Badminton practice in progress at Siri Fort Sports Complex*

for allotment of different parking sites including the parking site being claimed by the plaintiff. However, the plaintiff did not participate in the bidding process and did not submit any tender. Therefore, he is not entitled for any relief of injunction. On application of DDA, a preliminary issue was framed by the Court on maintainability of the suit. On 11.10.06, the court of Civil Judge dismissed the suit of the plaintiff being not maintainable.

**VI. Appeal No. 60/99 & 81/99, Date of judgment – 25.08.06**

In this appeal DDA challenged the orders of State Commission dt. 6.02.91 directing DDA to refund an amount of Rs. 59,964/- to the respondent with interest @ 15% per annum from the date of deposit till the date of refund along with the cost of Rs.1000/- and also injunction against DDA from recovering balance amount. It was argued on behalf of DDA that the property in question was allotted to Sh. R.N.S. Gambhir who inducted Sh. R.L. Miglani and Sh. O.P. Malik as partners who were out of blood relation. Thereafter, Sh. Gambhir moved an application on



Qutab Golf Course

12.06.83 for permission of transfer in the joint names of Sh. Gambhir, Sh. R.L. Miglani and Sh. O.P. Malik. DDA demanded a sum of Rs. 1,87,112/- However, on representation of the respondent, the amount was reduced to Rs. 59,664/- which along with the interest worked out to Rs. 1,07,036/- The respondent challenged the demanded sum before the State Commission in a Consumer complaint and State Commission directed the refund of the amount recovered by the DDA on account of UEI. The National Commission appreciated the arguments of DDA and after pursuing the policy of DDA regarding transfer outside the blood relation directed that the respondent will be liable to pay the amount of UEI along with the interest which worked out to Rs. 1,70,554/- on the date of order.

### Important Achievements during the year under report

6.4.2 High Court: Important cases decided in favour of DDA are as under

**I. Sh. Phool Singh V/s. UOI CWP  
No. 2608-16/04**

Vide instant writ petition along with four others (connected) petitioner had challenged the

acquisition proceedings to the effect that the land of the petitioner falls in Khasra No.126/3 Village Ghonda Gujran Khadar measuring 35 bighas which may be declared free from acquisition on the ground that no award has been announced by the government within the statutory period from the date of issue of notification u/s 6 of LA Act. Government's stand in the court was that the land in question forms part of the acquisition of large tracts of land for channelisation of River Yamuna and award no. 8/92-93 was announced on 19.06.92. But copy of the same could not be produced as the same was not traceable timely. However, it was pleaded vehemently on the basis of secondary evidence & to substantiate the same summary of award, Naksha Muntazim etc. were brought on court record. More so, on coming to know that petitioners had already filed reference u/s 18 of the LA Act for enhancement of compensation, the hon'ble court was pleased enough to dismiss the writ petitions and upheld the acquisition proceedings. In result thereof, DDA was able to save the acquisition proceedings in respect of large tract of land meant for planned development of Delhi.

**II. Sh. Ved Prakash & Others V/s. UOI CWP  
No. 11933-36/2005**

Petitioner through these writ petitions challenged the decision of the government in rejecting petitioner's request for denotification of the land measuring 1 bigha 9 biswas in village Nangloi, u/s 48 of the LA Act, interalia, on the ground that the development of Suraj Mal Stadium has already been completed and the land is no more required for the purpose it was acquired. After hearing rival contentions of the parties writ petitions were dismissed by the court on 11.01.2007, observing therein, that land of the petitioners is still required for the development of Suraj Mal Stadium and it is within domain and sole discretion of the state to withdraw or not to withdraw any notification from the acquisition in



the public interest. Court further held that land owners do not have any vested and unqualified rights u/s 48 of land Acquisition Act to claim denotification of notified land under the scheme of relevant Act.

### III. Smt. Kamla Sharma V/s. UOI CWP No. 3250/97

In this case petitioner had invoked the writ jurisdiction on the ground that, though, her land stands acquired but she has not been paid the compensation. On the other hand DDA strongly controverted and contended that the possession of the land has not been handed over to it by Land Acquisition Collector due to existence of Sangam Vihar unauthorized colony on the land in question. Therefore, it is not obligatory on the part of DDA to release the payment. Hon'ble Court dismissed the petition observing therein that without active connivance of the land owners, the unauthorized colony cannot surface and if the land owners wish to claim compensation they have to surrender the vacant possession of the land. This is indeed a landmark decision which on the one hand will discourage unauthorized constructions on govt. land and on the other hand decision in this case will also have far reaching bearing in number of other similar cases.

#### 6.4.3 Supreme Court

- I. i) SLP© No. 6093/03-  
Ravi Khullar Vs. UOI & Ors.
- ii) SLP© No. 6394/03-  
Hari Chand Vs. UOI
- iii) SLP© NO. 8574/03-  
Punjab Potteries Vs. UOI & Ors.

These SLPs were related to the acquisition of land in village Mahipal Pur on NH-8. The Hon'ble High Court had dismissed these writ petitions through which acquisition proceedings were

challenged on various grounds. However, land owners filed SLPs in the Hon'ble Supreme Court of India which were argued on several dates. So far as character of the land u/r is concerned it was acquired for Planned Development of Delhi and thereafter transferred to Airport Authority of India for extension/modernization of Delhi Airport. The land owners' contention has been that the acquisition proceedings as per the Act, have not been followed in these matters as provided for the acquisition of land for companies. On court's order to clarify our position, we filed the copy of Master Plan of Delhi and submitted that the Airport is also a part of Planned Development of Delhi. Sensing importance and urgency in the matter, we engaged ASG who appeared for the respondents including DDA. The Hon'ble Supreme Court after hearing arguments of parties reserved the judgment which was pronounced on 30.03.2007 and resultantly the above SLPs were dismissed and acquisition proceedings were upheld.

### II. SLP© No. 3292/5- Raheja Hospital Vs LG, Delhi & Ors.

This is a very important matter related to acquisition of land measuring 22 bigha 7 biswa of Vill. Bharthal (Dwarka Project).

Earlier, the acquisition proceedings in respect of the land u/r were upheld by Hon'ble Supreme Court of India. Thereafter, a writ petition was filed in the High Court to release/denotify the land from acquisition proceedings which was dismissed by the Hon'ble High Court with cost of Rs. 25,000/-.

This SLP was filed against the said order of the High Court. Instant SLP came up for final hearing on 3.4.2006 in the Supreme Court. After hearing arguments of parties and perusing the records, hon'ble court dismissed the same with cost of Rs. 25,000/- This cost was imposed in addition to one already imposed by the High Court while dismissing the aforesaid writ petition.



### III. CCNo. 7161/2005 and CC NO.7168/2005-C.K.Jain Vs. UOI & Ors.

These were appeals for further enhancement of compensation in respect of land acquired in village Masoodpur, New Delhi. Since, Hon'ble Supreme Court has already set aside the enhancement in respect of vill. Masoodpur on the appeal of the Govt. in case of UOI Vs. Parmod Gupta and remanded the matters to the High Court, SLPs for further enhancement were dismissed by the Hon'ble Supreme Court vide order dated 13.04.2006.

### IV. SLP No. 7026/04- Ramjas Foundations Vs UOI & Ors.

This matter relates to the acquisition of land measuring 780 bigha in village Sidhora (Anand Parbat). Earlier the acquisition proceedings in respect of the land u/r were upheld by the Hon'ble Supreme Court of India. Thereafter, a writ petition was filed in the Hon'ble High Court to release/denotify the land from acquisition proceedings which was dismissed by the Hon'ble High Court.

Against aforesaid dismissal of petition, SLP was filed in the Apex Court. The said SLP came up for final hearing on 21.04.2006. As the Hon'ble Supreme Court was not inclined to interfere with the judgment of the High court, the Counsel for the petitioner withdrew the SLP which was accordingly dismissed as withdrawn.

### V. RFA No. 751/94- Jasrath Vs UOI+ connected matters

These matters relate to the enhancement of compensation in respect of 5600 bighas of land of vill. Rithala (Rohini). Earlier, the Hon'ble Supreme Court vide its order dated 7.09.2005 had set aside the enhancement made by the High Court from Rs. 21/- to 73/- per sq. yds. and remanded the matters to High Court.

Now the Hon'ble High Court vide order dated 27.04.06 decided these matters and enhanced the compensation from Rs.21 to Rs. 27/- per sq.yds. Resultantly DDA has been able to save crores of rupees successfully.

# 7. Systems and Training Department



## 7.1 Systems Department

### 7.1.1 Land Record Automation

This is a GIS based application for automation of land records and provides information on the acquired land. It will facilitate to monitor the usage of acquired land and the status at any given time together with monitoring of enhanced compensation. The Land inventories in respect of 233 villages out of 239 acquired/ under acquisition villages have been prepared. Out of these 239 villages the Masabis in respect of 161 villages have been integrated with Land Record attributes. Project is under implementation.

### 7.1.2 Land Disposal Department

The Bhoomi software is already implemented in the Land Disposal Department. Using this package all the allotments are made. The Bhoomi software has provision for generating of various

reports following allotment through any of modes- draw of lots, tender, auction etc. Various MIS reports are also generated.

To ensure correct posting of the receipts received from allottees and for quick verification of the receipts, computer generated challans are given to the allottees.

Freehold conversion module is developed and implemented in the Department. Through this module conversion charges are calculated and a report containing the calculations etc. is generated and after deposit of conversion charges in banks, application is received at DDA counter. Application reaches the concerned section the same day it is submitted by the applicant. Further deposits are verified on-line in the concerned section. This saves time for disposal of applications. There is provision in the software for monitoring of application for free-hold conversion.



*Computer Training Class at Vikas Sadan*



### 7.1.3 Housing

The AWAAS Housing Management and Accounting package is smoothly functioning and various activities like registration, allotment, cancellation, mutation/ transfer, change of address, change of mode of payment and accounting of receipts are being done by this package. All the allotments are made through this system. Online verification for receipts of housing has been activated in all accounting zones to facilitate quick disposal of cases. The processing of demand and collection Ledger, Non Recovery certificates, Sundry Debtors and Defaulter List has also been made online.

A new system for receiving the applications for freehold of flats at the reception of Vikas Sadan has been implemented. This system is improvement over receiving these applications through banks and saves a lot of time.

### 7.1.4 Legal Cases Management System

The software is implemented in GUI environment. The application computerizes the tasks taking place in various wings of Legal Department. At present the system is implemented at Vikas Sadan, Vikas Minar, Tis Hazari and High Court offices of DDA. The

database of legal cases is maintained using this software. All the details of cases, details of appointment of lawyers dealing with particular cases, Hearing/Appeal/Interim directions details, Stay/ interim order details and final decision details are being maintained.

The property details of the cases pertaining to various departments are also entered through this software. There is interface to the Bhoomi and Awaas database from where the details of the property can be directly accessed.

Scanning module of the software scans and saves the documents pertaining to a particular case for future reference by Legal Department. Various reports including MIS reports can be generated through the software.

Lawyers Fee Bill Processing Module maintains the details of money transactions being done by legal wing of DDA for Lawyers handling the cases in various courts. It handles the issues like the payment to Lawyers, their bill summary, payment orders, cheque details etc. The module takes care of the processing of payments under the different policies of DDA according to the type of Lawyers and courts. There is provision to generate various reports.

### 7.1.5 Document Management System

Document Management System was started in the Housing Department for scanning, indexing and storing the images with retrieval facility. During the year about 15,000 files have been scanned.

### 7.1.6 DDA Website

The DDA's dynamic website [www.dda.org.in](http://www.dda.org.in) provides information on various aspects of DDA like Housing, Land, Master Plan, Sports, Environment etc. The information of public interest like result of the draws for housing and land disposal are available on the website. For the ease of the Public the provision of making queries



Lok Shivar at Rohini

round the clock through forms for viewing Registration details, Priority Status and Payments details from the databases has been made. These queries can be made round the clock on the website. Public Notices and Tender Notices are appropriately displayed on DDA's website. The website also has procedures section where procedures for various Housing/Land activities are given and formats of various documents such as affidavits etc. can be downloaded. The Senior Officers and all the 41 Public Information Officers under Right to Information Act are reachable through E-mail and all these officers have been provided personal mail boxes. The brochure and application forms in respect of housing schemes were made available on website facilitating the public to download the same.

#### 7.1.7 Information Kiosks

Fifteen information kiosks, Six at Vikas Sadan, Two at Rohini office, One at Vikas Minar, One at CAU Dwarka, One at Janakpuri, One at Vasant Kunj, One at Ashok Vihar, One at Yamuna Pushta Office and One at Khel Gaon Office are working for dissemination of information to the public. For this facilitation a 2Mbps shared Internet leased line has been taken from VSNL. Now any registrant or allottee of any flat or plot can check his/her registration, allotment and payment details through these kiosks.

#### 7.1.8 PGRAMS/Receipt and Dispatch (R&D) Software/RTI applications

PGRAMS (Public Grievances Redressal and Monitoring System) has been implemented to receive and forward the grievances received online from DPG and Ministry to respective Officers for redressal.

Through R&D module all receipts and dispatches are handled. This helps in monitoring status of files in different branches. Feeding the requests of public for seeking information as per RTI Act has also been included in the R&D system.



*A view of library at Vikas Sadan*

#### 7.1.9 DDA-Library

There are more than 22000 books in the Main Library of DDA at Vikas Sadan. In addition there are two technical libraries, one at Vikas Minar for planning and other is at Legal wing. Main library is automated w.e.f February 2006. "Libman" package with backend MS-Access and Visual Basic as front-end is being used. It is a multi-user software. Bar code is pasted on each book. Each employee who is member of library is given a membership card bearing barcode. These barcodes (of book and membership card) are scanned at the time of issuance of book. Similarly barcode from book is scanned at the time of return of book. A complete database of books available, membership, books issued etc is available.

#### 7.1.10 Data-Network

Vikas Sadan is connected with Vikas Minar through 2Mbps-leased line circuit. Vikas Sadan is connected through 128 kbps leased circuit with all the 6 CAU's and Store-Division II (Janak Puri). This is mainly to give data connectivity of field offices with Vikas Sadan-initially for Payroll and information-Kiosks which may be used for other applications as well.



#### 7.1.11 Attendance System

Biometrics Attendance System for attendance is under implementation in DDA.

#### 7.1.12 Computer Aided Drafting & Designing Center

CADD cell facilitates architects, planners and Engineers for designing, drafting, printing, modifying of the drawings and structural analysis.

#### 7.1.13 Training

Regular Computer Appreciation Training programmes are organized for benefit of the D.D.A. Staff.

#### 7.1.14 Integrated Management System (IMS)

For complete automation of DDA and integration of various standalone software applications the work for an Integrated Management System has been initiated and STPI, an IT society under MIT, was engaged as technical consultant for the assignment. The IMS development and implementation work has been awarded to M/s Birla Soft and the work is at the Systems Study Stage. Implementation of the System has been targeted for the end of December, 2007. This will make access of information easy for both DDA staff and public and will increase transparency in DDA's working.

## 7.2 Training Institute

7.2.1 The Training Institute of DDA has been organising training programmes for the officers and staff of DDA and also identifies the need to upgrade their professional knowledge in various fields. The Department also processes nominations of the officers/ officials to participate in various external training programmes organised by other professional institutions in Delhi and other parts of the country.

7.2.2 During the year 2006-07 the Training Institute successfully imparted training on useful training courses benefiting a large number of employees at all levels nominated to participate in the training courses, workshops, seminars, conferences etc. organized by other professional institutions. The number of the programmes organised and the number of participants is given below

S. No.	Description	Year	No. of Prgm.	No. of Participants
1.	Internal training courses conducted by the Training Institute, DDA.	2005-06	59	684
		2006-07	58	873
2.	External training courses conducted by outside Agencies/ Institutions.	2005-06	77	180
		2006-07	41	121
3.	Foreign Training		1	1

7.2.3 In-house programmes included orientation programmes for LDCs, UDCs, Asstt., Steno, Accounts personnel etc. Special emphasis was given for preparation on the training modules for categories like Asstt./Steno/ UDCs/ S.O. (Hort.) and JE's on the syllabus for departmental tests for promotion to the next grade.

7.2.4 The Training Institute also played significant role in assisting the personnel department in training/coaching programmes for LDCs, UDCs & Assistants appearing in the departmental test for the post of UDCs & Asstt. and Asstt. Director (Ministerial).

7.2.5 Regular training programmes were also organised to improve Computer Literacy, Computer application in Accounts and other areas. This facilitated DDA in taking up computerisation in the department.

# 8. Engineering and Construction Activities



**8.1** The activities of the Engineering wing can be classified broadly under the following heads :

- Construction of Residential Buildings.
- Development and construction of Commercial Centres.
- Development of land for residential, institutional, industrial, recreational and commercial purposes.
- Special Projects/ Sports Complexes.
- Development and maintenance of green areas viz. Master Plan Greens, District Parks,

Neighbourhood Parks, Recreational Centres, Play Fields and Children's Parks etc.

The achievements of DDA during the year 2005-2006 are as under.

## 8.2 Construction of Residential Buildings

**8.2.1** The brief details of houses in progress as on 01.04.2006, new houses started during 2006-2007 and completed by DDA during the year 2006-2007 are given as under (including the details of last two years) :

S. No.	Description	HIG	MIG	LIG	EWS/ Janta	Total 2006-07	2005-2006	2004-2005
1.	Houses in progress as on 01.04.2006	2929	1343	6852	Nil	11,124	9966 (as on 1.4.05)	23,016 (as on 1.4.04)
2.	New Houses targeted to be taken up during 2006-07	2864	1027	3715	17950	25,556	10676	7943
3.	New Houses taken up during 2006-07	144	172	2620	Nil	2,936	1670	3356
4.	Houses targeted to be completed during 2006-07	1369	496	3205	Nil	5,070	8695	12662
5.	Houses completed during 2006-07	140	496	2445	Nil	3,081	2570	9896
6.	Houses in progress as on 1.4.2007	2789	871	5637	Nil	9,297	11124 (as on 1.4.06)	9966 (as on 1.4.05)

## 8.3 Development of Commercial Centres

**8.3.1** The position of various shopping/ commercial complexes in progress as on 01.04.2006 and new complexes started and completed during the year 2006-07 is given as under (including details of last two years) :



S. No.	Description	DC	CC	LSC	CSC	Total 2006-07	2005-2006	2004-2005
1.	Commercial Centres in progress as on 1.4.06	4	6	2	1	13	21 as on 1.4.05	18 as on 1.4.04
2.	New Commercial complexes targeted to be taken up in 2006-07	1	6	9	10	26	22	11
3.	New Commercial complexes taken up in 2006-07	Nil	1	5	3	9	Nil	10
4.	Commercial Centres targeted to be completed during 2006-07	Nil	4	5	5	14	21	11
5.	Commercial Centres completed in 2006-07	Nil	1	3	3	7	8	7
6.	Commercial Centres in progress as on 1.4.2007	4	6	4	1	15	13 (as on 1.4.06)	21 (as on 1.4.05)

**Note :-** DC - District Centre, CC - Community Centre, LSC - Local Shopping Centre, CSC - Convenient Shopping Centre; 1\*CSC in North Zone abandoned/ deleted.

## 8.4 Major Development of Land Schemes

DDA is relentlessly continuing its development activities and expanding the city limits as per Master Plan, by developing new Sub-Cities and creating the physical infrastructure such as roads, sewerage, drainage, water supply, power lines and recreational facilities etc. for such Urban Extensions vis-a-vis Dwarka Phase-I & II, Narela, Dheerpur, Rohini Phase-IV & V (Sector 26 to 33), Vasant

Kunj Phase-II and Lok Nayak Puram (Bakkarwala).

**8.4.1 Progress of the above detailed major development schemes are given in a tabular form :**

- Total length of the service to be laid in the scheme.
- Services laid up to 31.03.2005
- Services laid up to 31.03.2006
- Services laid up to 31.03.2007

Name of Schemes	Area of the Scheme in Ha		Roads in KM	Sewerage in KM	Water Supply in KM	Storm Water Drain in KM
Dwarka Ph-II	2098/1194	A	73.948	57.762	59.82	111.80
		B	44.00	26.10	27.32	49.36
		C	54.00	31.30	36.32	52.30
		D	57.26	37.70	56.004	53.30
Narela	7282/450	A	90.90	33.00	33.00	79.00
		B	74.26	32.00	28.00	60.00
		C	74.26	32.00	28.00	60.00
		D	74.26	32.00	28.00	60.00
Dhirpur	194.50	A	7.70	6.00	6.00	10.00
		B	5.80	-	-	-
		C	5.80	3.00	-	-
		D	5.80	3.00	-	-

*Contd...*



Rohini Ph-III	1000/700	A	168.00	26.60	55.00	83.00
		B	165.60	26.60	55.00	83.00
		C	165.60	-	-	-
		D	165.60	-	-	-
Rohini Ph-IV & V	4000/788 + 100 Ha recently acquired	A	32.47	20.358	35.14	69.63
		B	18.50	3.80	11.50	-
		C	20.165	6.50	11.50	-
		D	20.165	6.50	19.08	2.00
Lok Nayak Puram	60	A	2.60	4.14	5.21	4.28
		B	1.75	2.035	-	4.00
		C	2.25	2.235	-	4.28
		D	2.60	4.14	5.21	-

## 8.5 Special Major Projects/Sports Complexes

DDA has been taking up a number of special projects as a part of its development programme and for providing facilities at city level. During the year 2006-07, DDA completed/ started following special major projects.

### 8.5.1 Special Major Projects Completed During 2006-07.

- i) Amusement Park at Rohini Ph-I.
- ii) Approach road connecting South Delhi with Dwarka through Cantonment area opened to Public on 9.4.2006.
- iii) Link Road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport opened to Public on 9.4.2006.
- iv) Link road along Barapullah Nallah connecting Mathura Road to Nizamuddin Railway Station opened to Public on 10.06.2006.
- v) Community Halls at Sant Nagar & Yusuf Sarai.
- vi) Mirza Ghalib Bagh near Lodhi Road Fly-over, Nizamuddin.
- vii) Upgradation & Beautification of Hauz Khas District Park.
- viii) Upgradation of Jheel Park at Dhaula Kuan.
- ix) Master Plan Roads in Rohini Ph-III.
- x) Upgradation/Improvement of Nigam Bodh Ghat Ph-II.
- xi) Anglo-Arabic School at Ajmeri Gate.

- xii) D/o 1492 Nos. of 12.5 Sqm and 860 Nos. of 18 Sqm plots at Pkt. II, Sec. G-8, Narela.
- xiii) Upgradation of 94 Commercial Complexes under Lot-I.
- xiv) Integrated Freight Complex at Gazipur, Pkt. C.

### 8.5.2 Special Major Projects in Progress

- i) Integrated Freight Complex at Narela.
- ii) Yamuna River Front Development (Yamuna Pustha Park).
- iii) District Centre at Jasola Ph-II (Only road work).
- iv) Upgradation & rejuvenation of District Centre Bhikaji Cama Place Ph-II.
- v) D/o Lala Lajpat Rai Memorial Park at Lajpat Nagar.
- vi) D/o Master Plan Green between Sarvodaya Enclave & Begumpur.
- vii) D/o Tughlakabad Recreational Complex
- viii) D/o Astha Kunj near District Centre, Nehru Place.
- ix) Upgradation of District Centre, Nehru Place.
- x) D/o Yamuna Bio-Diversity Park at Jharoda Mazra & Wazirabad.
- xi) D/o Aravali Bio-diversity Park, North of Vasant Vihar.
- xii) D/o Sultangarhi Tomb Conservation Complex, Vasant Kunj Ph-II.
- xiii) Millennium Park near ISBT Sarai Kale Khan Ph-II.



- xiv) Convention Centre on plot no. 17 at Shastri Park.
- xv) D/o 46 Ha. of land at CBD Shahdara.
- xvi) Covering of Palam Drain.
- xvii) Community Hall-cum-Library at Alaknanda opp. Mandakini.
- xviii) Mini Sports Complex at Chittaranjan Park Near Jahanpanah City Forest.
- xix) Improvement of traffic Circulation of Nelson Mandela Road.
- xx) D/o Archeological Park at Mehrauli.
- xxi) C/O Zonal Office Building at Madhuban Chowk.

### 8.5.3 Sports Activities Completed During 2006-07

- i) Play Field at Pkt. A, Sarita Vihar.
- ii) Bhalswa Golf Course (9th hole).

### 8.5.4 Sports Activities in Progress

- i) Re-laying of surface of two lawn tennis courts at Major Dhyan Chand Sports Complex.
- ii) Laying of synthetic turf in two lawn tennis courts at Major Dhyan Chand Sports Complex.
- iv) Covered Badminton Hall at Saket Sports Complex.
- v) D/o Play Field at Sarita Vihar near Oxidation Pond.



Basket ball match in progress

## 8.6 Development/ Maintenance of Horticulture Works

DDA's emphasis has been to develop green areas which are lungs of the city. DDA can proudly claim to have built up one of the best parks/ green areas in the country. DDA has developed approximately 16,000 Acres of greens which

Year	Tree Plantation (in lacs)		D/o New Lawns (in acres)		D/o Childrens Parks (in nos.)	
	Target	Achievement	Target	Achievement	Target	Achievement
2006-07	4.34	4.51	176.33	129.40	27	14
2005-06	3.80	4.10	232.88	121.09	38	16
2004-05	4.50	4.47	314.95	180.85	35	26

includes city forests, woodland, green belts, district parks, zonal parks, neighbourhood parks and tot-lots in the residential colonies.

### 8.6.1 Aravali Bio-Diversity Park, north of Vasant Vihar, Location and Site Conditions

The Aravali Bio-Diversity Park is presently spread over an area of around 690 acres (277 ha) between Vasant Vihar & Vasant Kunj. There is vast rocky outcrop extending from the core of the site towards the southern end of the site. The total area, including area of Muradabad Pahari and Kusumpur Pahari, is a notified protected forest as per notification of GNCTD. The site is undulating and uneven, full of kikar plantation and scrub vegetation of the Ridge. Within this area an old Mosque is existing. It is popularly called as Muradabad Pahari Fort.

#### Present status of development work

1. C/o boundary wall with MS railing Completed
2. Tube Wells (8 nos.) Completed
3. Sealing of three pits Completed
4. GI pipe network of tube wells Completed
5. Poly houses (2 nos.) Completed

6. Two Net house Completed
7. Nurseries (2 nos.) Completed
8. Scindia Pottery Heritage Building restored
9. Camping facilities provided inside.
10. Electricity provided.
11. 1,985 plants of different varieties have been raised in the Nursery (Poly house and open house).
12. 19,247 plants of 75 plant species have been collected from Delhi, Uttaranchal, UP & Rajasthan.
13. Weed eradication has been performed in 6 ha of land for community plantation.
14. 94 plants of different varieties planted around Nursery area.
15. 382 plants planted in valley.
16. Ditches meant for harvesting (Storm Water drainage system of Vasant Kunj i/c Masoodpur Dairy connected to these ditches for rain water harvesting) completed.

**Note:** Pending decision of Supreme Court to which CEC (Centrally Empowered Committee) has submitted report, the further development works can not be taken up.



*Illuminated fountain at Swarn Jayanti Park, Rohini*

### 8.6.2 Amusement Park

Just adjoining to Swarn Jayanti Park, a chunk of land measuring about 25 ha has been planned and entrusted to M/S Unitech Limited for developing it as an "Amusement Park of World Class & International Standard" which shall be a point of highest attraction for the Capital city of Delhi. The agency has planned to spend about Rs. 80 Crores for the development of this park in a period of five years time. In the first phase, the amusement park work has been completed and opened to Public.

### 8.6.3 Development of Millenium Park from ISBT, Sarai Kale Khan to Bhairon Mandir Marg

Special features of this park will be:

Total area of the park	59 Acres
Total length of the park along Ring Road	2000 Mtrs
Total length of the walkways	About 5 Kms
Total length of jogging track	About 6 Kms
Total cost of the project	Rs. 23 Crores
Present Status :	
i) Phase - I	i) Completed
ii) Phase - II	ii) Ph-II work is in progress and likely to be completed by June, 2007.

It has five designed zones, each having a theme of its own, namely: Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden and Foliage Garden.

For greening of the park, the treated effluent from Dr. Sen Nursing Home Nallah is being utilized.

### 8.6.4 D/o Sultangarhi Tomb Conservation Complex on Mehrauli Mahipalpur Road near Vasant Kunj

Sultangarhi Tomb, the Mazar of Sultan Nasiruddin Mehmood, Son of Sultan Iltumish was



built in the year 1236 AD in Rangpuri Pahari (Alias Malikpur Kohi) area on Mehrauli-Mahipalpur road.

**Work of Phase-I has been completed :**

Boundary wall, drain for Rain Water Harvesting Scheme, DQ Stone footpath and five tubewells bored in Phase-I. The work of construction of unprotected heritage building Sultangarhi Tomb by Intach has been completed

**Work of Phase-II:** The following works are to be taken up:

- i) Entrance Gate
- ii) Car Parking & Carriage Way
- iii) Promenades
- iv) Walkways
- v) Kids Play Area
- vi) Restaurant (Open Terrace)
- vii) Historic Walk
- viii) Steps
- ix) Planter Wall
- x) Kiosks
- xi) City Maker
- xii) Kerb Stone

- xiii) Horticulture Work
- xiv) Supply of Good Earth
- xv) Irrigation System
- xvi) Light Fixture

### 8.6.5 Development of Bhalswa Golf Course

Bhalswa Lake Complex is proposed to be developed over a total area of 92.00 ha of land. 58 ha of land on eastern side of the lake belongs to DDA and 34 ha of land is with DTDC. The lake side facilities such as 8 number kiosks, shelters, walkway roads and parking have already been developed by DDA.

Adjoining the lake there is an area of 46 ha which is marked for development of 18 hole golf course. The work of 3 hole Golf Course is in Ph-I which has since been developed and opened to Public. The work of hole number 4, 5, 6, 7, 8 & 9 Automation system for irrigation, Tube well and GI pipe line net works for 9 holes, boundary wall with railing for all the 9 holes and work related to Plaza & Parking have been completed.

The work of hole number 10 to 18 shall be taken up during the year 2007-08.



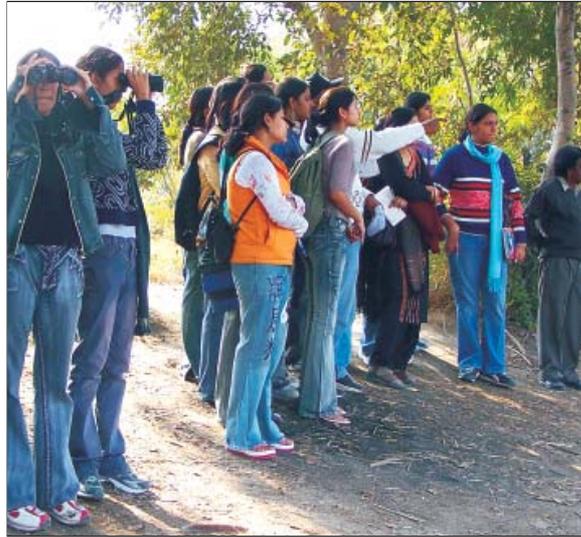
*One of the Sports Complexes developed and maintained by DDA*

### 8.6.6 Yamuna Bio-Diversity Park at Jharoda Mazra and Wazirabad

The mission of the Bio-Diversity Park is to serve as a repository and heritage of Biodiversity of Yamuna River Basin with ecological, cultural and educational benefits to the urban society. The development of park will be carried out in different phases and is likely to be accomplished in 10 years. At present, DDA is developing Bio-Diversity Park on 157 Acres of land in Ph-I. Another 300 acres will be added in the second phase.

The following works have been completed

- Providing and fixing 3 Poly Houses
- Providing and fixing 1 Net House
- Providing and fixing 3 Bamboo cladded Food Kiosks
- Boring of 3 Shallow Tube Wells & C/o 2 Pump Houses
- Laying of GI Pipe lines for unfiltered water supply in the visitors area in Orchard No. 1.
- C/o Footpath (Main trail 3 M wide)
- C/o Office Complex/ Interpretation Centre highlighting the cultural and ecological history of Yamuna has been developed.
- C/o 5300 mtrs length Random Rubble Masonry boundary wall with MS grill
- C/o Water Body and Mounds
- C/o Path (Loop trail)
- C/o Water Body (Additional) and Mounds
- Cafeteria
- Construction of approach road for the project and Car Parking
- Plantation of about 18,000 trees and bamboo along boundary
- Construction of STD booth, drinking water facility and main entry gate
- Construction of Security hut
- Visitors area
- C/o RCC Box type drain and road for parking
- C/o Parking for Buses
- C/o RCC Box type drain from entrance gate to end of scheme
- C/o Steel Bridges



Students visiting Yamuna Biodiversity Park

- Plantation
  - Raising the height of existing R/R Masonry wall along the built-up residential area
  - Construction of one number bamboo bridge, one public toilet, a bamboo shelter
- C/o 18 M R/W road from supplement drain to end of the scheme is in progress and likely to be completed by Sept. 2007.

### 8.6.7 Astha Kunj at Nehru Place

DDA has developed a 81 ha land of green of national importance named as "Astha Kunj" in its District Park abutting Nehru Place and between Bahai's/Kalkaji and ISKCON Temple at a cost of Rs. 40 Crores. Main features of the park are as under:

- Beautiful entrance plaza i/c parking and facilities for physically handicapped.
- Plazas, food corners and lake side facilities.
- Children's play area, senior citizen's corners, jogging tracks and fitness zones.
- Festival congregation areas with large function sites, meditation spaces for yoga and areas for discourse.
- Socio-Cultural Zone which will have cultural plaza, performance areas and amphitheatre.
- Ecological corridor like wealth of flora with natural trails, passive recreation areas etc.



Sh. Ajay Maken, Union Minister of State for Urban Development at Aravali Biodiversity Park

- Other facilities like souvenir shops, book stalls, public utilities, restaurants and plants sale outlets.

The brief status of various works is as under:

- i) Boundary wall fencing-completed.
- ii) Entrance plaza (6 Nos.) - completed.
- iii) D/o water bodies (5 Nos.)-completed.
- iv) Parking near ISKCON-completed.
- v) C/o Food Court, Urban Park, Amphi-theatre, congregation area & bus parking opp. Lotus Temple - in progress, likely to be completed by Sept., 2007.

#### 8.6.8 Tughlakabad Recreational Complex

A large green area on either side of M.B. Road has been designed by DDA along with specialised Committee formed by Hon'ble LG, near Tughlakabad Fort which is being developed as a recreational facility. The work is in progress in Ph-I. Phase-II and III and will be completed by December, 2007.

#### 8.6.9 Yamuna River Front Development (Yamuna Pushta Park)

An area of 83 ha, which was cleared by eviction of jhuggies, is to be developed under the scheme in the first phase at the western banks of River

Yamuna behind Samadhi area, between the Old Railway Bridge & ITO. The scheme has been approved by the Screening Committee of DDA and by the Yamuna Action Committee under the aegis of Central Water Commission.

The landscape scheme has incorporated Active and Passive recreational zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, children's play area, maintained greens, pedestrian walkways, cycling tracks etc. forming a part of "Active Zone".

The Passive Zone has a number of water bodies with pedestrian trails and cycle tracks meandering through the site. The Passive area has been designed to provide a serene and calm environment as compared to event oriented Active area. A water body has been created on existing rivulet in Active area.

Work on site has progressed regarding :

- Raising of Mughal Bundh as per levels required by I&F Department.
- Development of water body in Active area is complete.
- Plantation and grassing along Mughal Bundh slopes is being implemented.
- A nursery for saplings of plants to be used on the project has been established.
- Slopes along with water body under progress.

#### 8.6.10 Proposed Development of Existing Greens

There is a proposal to develop about 18 existing green areas for which landscape plans are being finalized.

### 8.7 New Thrust Area

#### 8.7.1 EWS Housing to be taken up during the year 2006-07

To uplift and provide healthy environment for the Economically Weaker Sections (Slum Dwellers), Ministry of Urban Development decided to take up one lac EWS houses at various places of Delhi



by DDA. The sites are identified for 43,480 DUs and DPRs for 40,010 DUs has been sent to GNCTD for approval. The works for about 3500 DUs are likely to be awarded by 31st Jun' 2007.

### 8.7.2 Fly-overs

With the increase in population (local as well as floating) and increase in use of personal vehicles as well as public transport, the traffic on the roads of Delhi has increased many-fold. The traffic congestion at crossings on busy roads like inner Ring Road causes great inconvenience to the users. Besides, it raises pollution levels and wasteful fuel consumption. As such, DDA was entrusted with the responsibility to take up the construction of fly-overs to mitigate traffic problems. Twelve fly-overs have been completed upto 31st March, 2005. The following improvement works are likely to be taken up during the financial year 2006-07:

Sl.	Location	Present Position
1.	Three clover leaves, slip roads/ RUB at NH-2 & Road No. 13A, SaritaVihar	Likely to be taken up in 2007
2.	Clover leaves at Vikas Marg- Road No. 57 in planning stage	Likely to be taken up in 2007
3.	NH-24 & Noida More - Three more clover leaves are in planning stage	Likely to be taken up in 2007
4.	Second Carriage way Covering of Palam Drain	31.7.2007
5.	Entry and exit to Common Wealth Games Village from NH-24 side	Likely to be taken up in 2007
6.	Entry and exit to Common Wealth Games Village from Marginal Bundh Road	Likely to be taken up in 2007
7.	Improvement of circular road along domestic air-port road to approach road connecting Dwarka.	Likely to be taken up in 2007
8.	4 arm intersection at Kapashera	Likely to be taken up in 2007

### 8.7.3 D/o Cricket & Football Stadium Complex at Yamuna River Bank

85 ha of land West of Noida Toll Bridge is to be developed for which principle approval has been received from Yamuna Action Committee for development by DDA. The total scheme consists of 85 ha of land out of which 12 ha is for Cricket Stadium, 10 ha for Football Stadium and 5 ha for Children's Centre. The remaining 58 ha of land is for parking and recreational use. The scheme is at conceptual stage. CWPRS, Pune has been engaged for carrying out the mathematical model study and also to advise DDA on flood protection measures. The scheme as a whole is slated to be completed before the forthcoming Commonwealth Games.

### 8.7.4 Urban Extension Roads

#### a) C/o Urban Extension Road No. 1

This road will pass through Narela & Rohini Projects and connect NH-1 (GT-Karnal Road) with NH-10 (Rohtak Road).

Total length	28 KMs
Narela Project	<b>11 KMs</b> Land available. Technical Committee has approved the alignment and about 3 KMs length of road from G.T. Karnal Road to Alipur-Narela road constructed and about 1.2 KMs road constructed by DSIDC near Bawana. Road Development Plan for this stretch has been approved.
Rohini Project	<b>17 KMs</b> Land yet to be acquired. Zonal Plan is under preparation.

#### b) C/o 100 Mtr ROW Urban Extension Road No. 11

This road will pass through Narela, Rohini and Dwarka Projects and connect NH-1 (GT-Karnal Road), NH-10 (Rohtak Road) and NH-8 (Delhi-Gurgaon Road). The Technical Committee has



approved the alignment of the entire stretch of the road.

Total length	46.0 KMs
Narela Project	7.0 KMs Land acquired. Road Development Plan has been approved.
Rohini Project	14.0 KMs Land has been acquired except about 2.5 Km stretch near vilage Barwala. Road Development Plan under preparation.
Dwarka Project	25.0 KMs 3 KMs length of road constructed by PWD from NH-8 and 6.50 KMs length constructed by DDA. Road Development Plan has been approved.

#### c) C/o Urban Extension Road No. III

This road will pass through Narela, Rohini and connect NH-1 (GT-Karnal Road) with NH-10 (Rohtak Road).

Total length	16.0 KMs
Narela Project	5.5 KMs Land yet to be acquired
Rohini Project	10.5 KMs Alignment of the road approved from Technical Committee, 3.1 KMs length of road constructed in the available land and remaining could not be constructed because of Court Stay/ encroachments.

#### 8.7.5 Use of Treated Sewage

“Use of treated sewage water for Horticulture works” is being given utmost importance. By using treated sewage, tube wells in use are likely to be de-commissioned. DDA has already made scheme to utilise treated sewage.

#### 8.7.6 Rain Water Harvesting

Rain water harvesting is an easy and effective method of replenishing the ever depleting water

table in order to ensure a reliable source of water in the near and distant future. The Rain Water Harvesting schemes are being implemented in various projects which have been completed/ in progress / in planning.

Till date DDA has introduced the Rain Water Harvesting schemes in 13 green areas and 76 built up areas at various locations of Delhi. Further 27 green areas and 26 built up areas have been identified where Rain Water Harvesting schemes shall be implemented.

#### 8.7.7 Dual Water Supply System

In dual water supply system, two separate water supply lines are provided to each unit. One is a "Potable Water" supply line which is to be led to the kitchens and pantries and is to be used only for drinking and cooking purposes etc. The other is a 'Domestic Water' supply which is led to the toilets, baths etc. where lesser treated water is supplied.

This way the demand for scarce treated potable water gets minimised and hence the more extensive treatment that may be required for potable water will be reduced to a smaller quantity of water. This arrangement has been made in about 10,000 houses taken up by the DDA and is also being introduced in future housing works.

#### 8.7.8 Commonwealth Games 2010

Role of Delhi Development Authority :

##### Games Village

- Venue for Table Tennis, Badminton, Squash and Cue Sports
- Training Venues at Games Village, Yamuna Sports Complex and Siri Fort Sports Complex
- Plot Area : 63.50 ha
- Location : near Akshardham Temple

##### Space Division

- Residential 11.00 ha
- Commercial 5.50 ha



- Public & Semi Public 21.00 ha
  - Recreational/Green areas 26.00 ha
- Residential Zone to be developed partly through Public Private Participation, also to be developed by DDA.

#### Training Area comprises of

- Swimming Pool
- Athletic Tracks
- Fitness Centre
- Training Grounds

#### Status Report

##### a) Commonwealth Games Village:

The lay-out has been discussed with Consultant, Police Authority, Authorities in Akshardham and DUAC. After incorporating all the issues the lay-out will be submitted to DUAC by 1st week of May 2007.

UP land has been taken over, environmental clearance has since been received.

The Games Village is targeted to be completed by May, 2010 and shall be handed over to Organising Committee on 1.6.2010.

##### b) Siri Fort Sports Complex

###### (Badminton & Squash Competition Venues)

The design has been discussed with Consultant and the suggestions have been incorporated and same is being submitted to DUAC by 1st week of May.

The clearance from EIA and ASI has since been received.

The competition Venues are targeted to be completed by Dec., 2009 and shall be handed over to Organising Committee on 31.12.2009.

##### c) Yamuna Sports Complex

###### (Table Tennis Competition Venue)

The design has been discussed with Consultant and the suggestions have been incorporated and same is being submitted to DUAC by 1st week

of May, 2007.

The clearance from EIA has since been received. The competition Venues are targeted to be completed by Dec., 2009 and shall be handed over to Organising Committee on 31.12.2009.

#### 8.7.9 Transfer of Services from DDA to MCD/ DJB

DDA being the development agency provides infrastructural services in their areas and hand over the same to MCD/DJB being the Civic Bodies for maintenance. In this process the services of various colonies had been transferred to MCD in the past. Presently, handing over of services of left over 7 colonies out of the 1st lot of 382 colonies, 163 colonies and 146 colonies is under process.

#### 8.8 Estimates

During the year 2006-07, the Competent Authority has approved preliminary estimates amounting to Rs. 338.81 Crores towards BGDA and Rs. 491.72 Crores towards Nazul A/C-II.

#### 8.9 Financial Performance

	RBE for 2006-07 (In Crores)	Expenditure Achieved (In Crores)
NA-I	10.97	12.18
NA-II	519.67	421.92
BGDA	253.44	169.79
<b>Total 2006-07</b>	<b>784.08</b>	<b>603.89</b>
<b>2005-06</b>	<b>935.77</b>	<b>623.67</b>
<b>2004-05</b>	<b>1390.69</b>	<b>929.62</b>

	B.E. for 2007-2008 (In Crores)
NA-I	11.99
NA-II	757.49
BGDA	612.52
<b>Total</b>	<b>1382.00</b>

# 9. Planning & Architecture



*Janakpuri District Center*

## PLANNING WING

### 9.1 Master Plan for Delhi-2021

The MPD-2021, modified as per the recommendations of the Authority in December 2006/January 2007, was submitted to the Ministry of Urban Development, GOI for consideration and approval. **The Master Plan for Delhi-with the perspective for the year 2021 (MPD-2021) was approved and notified by the Ministry of Urban Development, GOI, vide S.O. 141-(E) dated 07.02.2007.**

- The objections/suggestions on draft Master Plan for Delhi-2021 (MPD-2021) received from public, government departments, professional bodies, individuals, etc. were processed/heard and examined by the Board of Inquiry and Hearing.
- The MPD-2021 modified as per the recommendations of the Board of Inquiry and Hearing was placed before the Authority for finalization of the plan in its meetings held on 29.12.2006, 04.01.2007 and 19.01.2007.
- Around 2000 objections/suggestions received with respect to public notice on Mixed Use Regulations and Development Control Norms in respect of Residential Plotted Development as amendment to MPD-2001 were also processed/examined and heard by Board of inquiry & Hearing. Subsequently notifications were issued which were suitably incorporated in MPD-2021.
- The draft MPD-2021 presented at various levels - Cabinet Committee, MOUD, Authority, Advisory Council, Planning Commission etc.

- The policy on Alternative Modes of Assembly and Development of Land and Housing reviewed.
- Follow-up actions on the provisions of MPD-2021 initiated.

## 9.2 Area Planning-1

### Zone F :

- Review of Zonal Plan of planning Zone 'F' under MPD-2021
- Layout plans
  - Modifications of layout plans of plotted development of Residential scheme at Jasola.
  - Modification incorporating changes - suggestions at various locations in the layout plan of Safdarjung Enclave by the Lands branch.
  - Proposal for Working Women Hostel (under P.M. reference) in Jasola.
  - Proposal for utilization of vacant DDA land near Katwaria Sarai.
- Compilation of information on mixed land use with respect to Supreme Court Case.
- Proposal for Burial Ground near Badarpur.
- Processing/finalization of CRPF and Seema Suraksha Bal sites in Mahipalpur Scheme.
- Proposal for change of land use of land under CRR I campus.
- Proposal for change of land use for Lok Sabha Residential Staff Quarters at R.K.Puram.

## 9.3. Area Planning-II

- The Zonal Development Plan of Zone-'H' approved by MOUD-Placing on the DDA Website and printing etc. undertaken.
- The following items placed before the Screening Committee for approval.
  - (i) Hospital site at Shalimar Bagh.
  - (ii) Approval of 200 Bed hospital site at Lawrence Road.
  - (iii) Exchange of land between ITI and hospital at Dheerpur facility center.

### • Change of land use cases

- (i) Burial Ground near JJ Colony Wazirpur.
- (ii) CLU from residential to public and semi public for police lines, Civil Lines.
- (iii) CLU from residential to PSP for 12 Rajpur Road for Military Institution.

### • Industries

- (i) Serving of Notices for surrender of land by industries H, A & B category.
- (ii) Actions related to approval of plans, providing information to LM Wing for possession of land etc in case of large industries in category H, A & B.

### • RTI Cases

- |                                |   |    |
|--------------------------------|---|----|
| (i) Applications received      | : | 48 |
| (ii) Disposed off              | : | 48 |
| (iii) Appeal cases received    | : | 09 |
| (iv) Appeal cases disposed off | : | 09 |

## 9.4 Unauthorised Colonies

### I) Zonal Development plan of Zone 'J'

Draft Zonal Development of Zone 'J' approved by the Authority in its meeting held on 28.06.2006 for inviting objections and suggestions. The Public Notice issued on 21.08.2006 for invitation of objections/



Engineer Member DDA visiting Chilla Sports Complex



suggestions. A Board of Hearing & Inquiry was constituted for the purpose of processing objections/suggestions received for Zone 'J' under the chairmanship of EM, DDA. The Board of Hearing & Inquiry in its meeting held on 14.03.2007 decided to synchronize draft Zonal Plan with MPD-2021.

## II) K. K. Mathur Committee

A Committee under the Chairmanship of Sh. K.K. Mathur retired Secretary to Govt. of India has been constituted by Ministry of Urban Development, Govt. of India vide order No. K-12016/6/2006-DDIB dated 25th July, 2006 for setting up of a Committee of Experts to look into the various aspects pertaining to farm houses and unauthorized colonies inhabited by affluent sections of the society. After series of meetings of the experts, the Committee submitted its report to MOUD in December, 2006.

## III) Unauthorized Colonies

- i) Built up area details of 228 unauthorized colonies falling in the development area examined, based on the Aerial Photographs of 2002 and the report submitted to GNCTD.
- ii) List of colonies causing constraint in the development of roads, laying of services etc. prepared.
- iii) Draft Regulations for regularization of unauthorized colonies under D.D. Act formulated.

## 9.5 Trans Yamuna Unit (Zone-'E' 8797 Hact.)

### I) Zonal Development Plan of Zone 'E'

- The exercise for preparation of Zonal Development Plan of Zone 'E' based on MPD-2021 taken up.

### II) Schemes approved by Screening Committee

- Layout plan of vacant land between Arya Nagar & Jagriti CHBS Ltd. at Karkardooma in East Delhi.
- Modification in the layout plan of Facility cum Shopping Centre at Patparganj near Chand Cinema.
- Modification in the layout plan of Co-operative Group Housing Society at Vishwas Nagar.
- Modification in layout plan of Facility Centre No. 10 & Services Centre No. 5 at Tahirpur.
- Modification in Facility cum Commercial Centre & Housing Complex at Geeta Colony.
- Plan of Community Hall site at Village Gokulpuri.
- Modification in layout plan of IFC, Gazipur i.e. composite plan & Pkt-C layout plan with standard designs for Paper Merchants plots prepared & approved. Further the exercise for re-loading of FAR for the scheme taken up & completed as per observations of Screening Committee.

### III) RTI Cases : The RTI cases and appeal received in this Unit during this period are:

- |   |     |
|---|-----|
| • Total requests received w.e.f 13.10.2005 till 31.03.2007. | 86  |
| • Total Pending as on 31.03.2007.                           | 48  |
| • Request pending for more than 30 days.                    | Nil |

## 9.6 Traffic & Transportation Unit

- The following proposals were approved by Technical Committee :
  - (i) Traffic Study around Pragati Maidan, New Delhi
  - (ii) Corridor improvement plan for Outer Ring Road from IIT Gate to Poorvi Marg/ NH-8.



- (iii) Proposal of 4 arms intersection at Kapashera on NH-8 sent by CRRI.
  - (iv) Improvement Plan for Palam Dabri Road between Pankha Road and Dabri Village.
  - (v) Revised proposal of grade separator at Sultanpuri Nangloi Karari Mor.
  - (vi) Grade separator at Jawala Heri - Behra Enclave Intersection on outer Ring Road.
  - (vii) Proposed Grade Separator at Rani Jhansi Road.
  - (viii) Grade Separator on G.T. Shahdara Road and Road No.56 near Apsara Border.
  - (ix) Proposal of 2 clover leaves for right turning traffic slip roads for left turning over trunk drain No. 1 along Road No. 57 and Karkari Mor in TYA.
  - (x) Proposal of 3 additional clover leaves at Noida Mor intersection in TYA.
  - (xi) Proposed intersection design of Raja Ram Kohli Marg and road from new bridge under construction over river Yamuna from Shanti Van with marginal bund road near Geeta Colony.
  - (xii) Proposal of under pass at Mool Chand flyover (Executed at site).
  - (xiii) Proposal of Mehrauli Mahipalpur Road from its junction with Mehrauli Gurgaon Road (Andheria Mor) to NH-8 (Phase-I approved).
  - (xiv) Link Road connecting NH-24 bypass with Lodi Road.
  - (xv) Proposal of flyover covering Sultan Puri - Nangloi, Karari Mor intersection on Delhi Rohtak Road NH-10.
  - (xvi) Proposal of pedestrian cum cycle underpass at Bijwasan railway level crossing.
  - (xvii) Proposal of an underpass below Delhi Mathura Road railway line and Mathura Road on Road No. 13 and 13A.
  - (xviii) Modified multi level parking proposal submitted by NDMC.
  - (xix) Proposal for revised alignment of 100m R/W i.e. UER-II from Western Yamuna Canal to Rohtak Railway line to Rohini Project.
  - (xx) Proposal for development plan of UER-I & II, 80M and 100M R/W respectively in Narela Sub-city.
  - (xxi) Proposal for RUB at Railway crossing Lajpat Nagar.
  - (xxii) Proposal for ROB at Bijwasan Rly. Crossing on Najafgarh Bijwasan Road.
  - (xxiii) Proposal of pedestrian-cum-cycle underpass at Sultan Puri level crossing and an alternative proposal for the subway with a stair case for the pedestrian and ramps for cyclists.
  - (xxiv) Proposal of ROB/RUB on Road No. 68 in TYA.
  - (xxv) Proposal of RUB at Defence Colony linking Defence Colony with Jungpura area.
  - (xxvi) Proposal of RUB below the existing Delhi Mathura Railway line near Sidharth Extn on Southern side of Barapullah Nallah.
- The following proposals were put up/ discussed in Screening Committee :
    - (i) Widening/improvement schemes of Press Enclave Road (Road No. 15).
    - (ii) Aligment Plan of Nandhi Vithi Marg from Lala Lajpat Rai Marg to Archana Cinema.
    - (iii) Proposal of Inland Container Depot at Tughlakabad in South Delhi.
    - (iv) Composite aligment plan of 45m R/ W road along west bank of Pankha drain and 30.48m R/W road on eastern side of Najafgarh Road



- connecting Outer Ring Road and Najafgarh Road.
  - (v) Proposal of East-West corridor linking central Delhi Area with trans Yamuna area.
  - (vi) Proposal of flyover at the junction of Mehrauli Badarpur Road, NH-2.
  - (vii) Proposal of grade separator at intersection of Netaji Subash Marg and JLN Marg at Delhi Gate.
  - (viii) Proposal of grade separator at IP Marg, Bahadur Shah Zafar Marg (A-Point) and signal free crossing of ITO flyover.
- Examination/proposal linkages of various games venues of Commonwealth Games-2010.
  - Draft Delhi Public Transport Regulator Authority re-examined and comments issued.
  - Examined the Traffic Management Plan for the area around Civic Center Minto Road, Delhi.
  - Examined the policy matter of parking/movement of vehicles for the proposed international convention center in Sector-24, Dwarka.

## 9.7 Development Control

### I) Preparation of Zonal Development Plan of Zone 'D'

- The exercise for preparation of Zonal Development Plan of Zone 'D' based on MPD-2021 taken up.

### II) Development Control Wing

- Policy for permission of installation of Dish Antenna/Communication Tower.
- Manual for preparation of Zonal Plan.
- Policy on permissibility of hotels on General Commercial Plot.

### III) Master Plan Unit

- Organized 6 (Six) Technical Committee meetings.
- Issued 10 (Ten) Public notices.
- Processed 17 notifications.
- ATR for 6 Authority meetings consisting of 24 items related to Planning Department.
- This section also rendered the coordination work with various organization/Department/Agency in order to dispose of the above mentioned works.

### IV) Monitoring Unit, Zone-'D' (6855 ha New Delhi.)

- Agenda items prepared for Technical Committee/Authority for change of land use cases.
- IDTR Complex adjacent to ISBT Sarai Kale Khan.
- Litigant Hall, Auditorium etc. of Supreme Court at Appu Ghar on the land of ITPO.
- Redevelopment of Netaji Nagar (Part) and Moti Bagh (East) including processing of the change of land use.
- Digitization of Zonal Development Plan of Zone- 'D' undertaken and posted on DDA Website.
- DMRC references examined.
- The references received from MOUD, L&DO, NDMC, MCD and DUAC examined.



Finance Member DDA welcoming the dignitaries on the occasion of Foundation laying ceremony of Sports Complex at Chittaranjan Park

- Dealt with High Court and Supreme Court cases.
- 18 nos. RTI cases and appeals disposed of.

## 9.8 River Yamuna Project

### I) Draft Zonal Development Plan of Zone 'O' and part 'P'

- Approved by Authority in June 2006 and published for inviting public objections/suggestions vide notification No. F 4(2)98-MP dated 21.8.2006. Processing the case for hearing of Board of Enquiry and Hearing.
- Change of land use of 37.0 ha and 1.05 ha of land from 'Agricultural & Water Body' to "Residential & Public & Semi-public" respectively approved by authority vide resolution No. 19/2005 dated 29.3.2005 and public notice issued on 8.3.2006 vide S.O. No. 294(E). The objections/suggestions considered by the Special Screening Board on 28th July, 2006 and the recommendations of the SSB approved by Authority on 19.10.2006. The proposal submitted to MOUD for issue of final notification.
- Change of land use of 16.5 ha of land from 'Recreational' to 'Residential (11.0 ha) and commercial (5.5 ha)' for Common Wealth Games Village Complex approved by authority and published for inviting objections/suggestions vide notice No. F3(73)2003/MP dated 2.3.2006. Final Gazette notification issued vide notification no SO. 1321 dated 18.8.2006.
- Issue of Public Notice No. F 9(10)99/MP on 25.12.2006 regarding change of land use of 1.72 ha of land from 'Agriculture & Water Body' to 'Public and Semi-public use' and processing the case for hearing of Special Screening Board.
- Allotment of land for ESS at Madanpur Khadar, Phase-I.
- The constitution of River Yamuna Authority-



Sh. Jagdish Tytler MP, inaugurating the multigym at Mansarover Garden

mooted and submitted to MOUD in March, 2007.

### II) Commonwealth Games

- Works related to Commonwealth Games Village on preparation of RFP/RFQ documents related to Commonwealth Games Village, Competition Venues.

## 9.9 Dwarka Project

- Zonal Development Plan of Zone K-II consisting of sub-city finally approved by MOUD.
- Zonal Development Plan of Zone K-I & Zone-L initiated and as per the provision of MPD-2021 likely to be completed within the stipulated period of one year from the notification of MPD-2021.
- Draft Zonal Plan of Zone-L prepared on the provision of MPD-2001 processed, is being updated as per MPD-2021.
- Extension of Metro Corridor from Sector-9 to Sector-21 of Dwarka taken up. Preliminary work and study for this corridor examined in consultation with DMRC Metro



*A view of Sports Complex at Pitampura*

Line-II from ITO to Barakhamba upto Dwarka Sector-9 made operative during the period 2006.

- A site of 14 ha identified for locating International Convention Centre.
- A site measuring about 10 ha identified for locating IT Park and necessary planning inputs provided to the consultant.
- In an area of about 140 ha, Integrated Freight Complex proposed for which two stages of consultancy assigned to DSIDC completed.
- Integrated Metropolitan Passenger Terminal being planned by Indian Railways for which necessary planning inputs provided to Railway.
- Preliminary work for locating Diplomatic Mission in an area of about 300 ha taken up.
- Land for locating about 10,000 dwelling units of this category of housing identified.
- In the project area Village Development Plan of village Pochanpur, Bharthal, Dhulsiras and Kakrola initiated.
- In an area of about 150 acres, Golf Course proposed in Dwarka Sub City.

- Land for Water Treatment Plant for Dwarka acquired for handing over to Delhi Jal Board.

### 9.10 Rohini Project

- (i) Zonal Plan of Rohini (Zone M) approved by MOUD vide notification No. K-13011/7/2006-DDIB dated 26.5.2006.
- (ii) Zonal Plan of Zone 'N' taken up under the framework of MPD-2021.
- Layout Plan for Residential plotted scheme Block-A Sector 30 Rohini got approved by Screening Committee.
- Prepared Sector layout plan of Sector 34 & 35 Phase-IV & V got approved and prepared sector plan of Sector 36 & 37.
- Prepared plan for P.S.P. area-II in between sector 21 & 23 Rohini got approved by Screening Committee.
- Prepared layout plan CSC and community facility in Sector-20.
- Zonal Development Plan of Zone-'H' & 'M' (Revised as per instructions of Ministry of Urban Development) got approved by Ministry.
- Zonal Development Plan of Zone I-N (draft) under process.
- Modified L.O.P. of Sector-29 to accommodate addl. Residential plots as well as revised site for ESS got approved by Screening Committee and Sector-29 A1 modified and got approved by Screening Committee.
- Widening of 9 mtr. Wide road to 13.5 mtr. in sector-26 – 2630 housing near Rithala STP and got approved by Screening Committee.
- Prepared summary report of submission received from External agencies for redevelopment of villages in addition to processing of four villages as identified for purpose of out sourcing for redevelopment plan.
- L.O.P. for facility pockets B7, B8, B9, B-10



- & B-11 in Sector-28 got approved by Screening Committee.
- Prepared Layout Plans of CS/OCF in various Sectors in Rohini and got them approved.
- Modified alignment plan of UER-III (80 mtr.) R/W and cross section undertaken. Alternative alignment plan of UER-II(100m) R/W linking Rohini sub city with NH-I and NH-10 got approved by Technical Committee.
- Various court cases attended.
- No of petrol pumps cases for grant of N.O.C. dealt with.
- Various references from institutional branch/ Lands Department examined.
- About 1930 possessions of Residential plots handed over.
- Zonal Plan of Zone PII undertaken.
- 22 ha. (approx.) land in Sector- G-8 planned for relocation of J.J. Cluster, evacuated from Yamuna Pusta on the direction of Supreme Court.
- The layout plan of 175 ha Land in Narela Bawana Ph-II approved by Technical Committee for development of Industrial plots by DSIDC.
- Approved site of sub-fire station sent to land department for allotment to fire department.
- Processing of land marked for freight terminal in I.F.C. Narela for allotment to Railways.
- Approved part layout plan of sector G-6 for allotment of alternative Sr. Sec School site coming in the alignment of 80m R/W road.
- Processing of the case for redevelopment of villages plan falling in Narela project simultaneously with development in the surrounding planned areas to provide essential facilities and up-grading the overall development in villages

### 9.11 Narela Project

- Zonal Development Plan of Narela Subcity approved by the Ministry of Urban Development on 26.05.2006 which is being reviewed as per MPD-2021.

### 9.12 Building Section

Work done from April 2006 to March 2007.

S.No.	Unit	Sanction	B-1	Prov.O.C.	NOC/O.C.	Revalidation
1.	Residential	406	105	-	344	07
2.	Residential Rohini	787	18	-	57	Nil
3.	Commercial	102	67	-	80	06
4.	Industrial	24	05	-	26	01
5.	Institutional	39	07	-	26	04
6.	Layout	07	09	16	28	01
	<b>Total</b>	1365	211	16	561	19

#### Revenue Received from 01.04.06 to 31.03.2007

Rs. 11,43,10,687.00 (Rupees eleven crore forty three lacs ten thousand six hundred eighty seven only) received from the auction purchasers/ allottees by way of Bldg. Permits, Compounding Fee and Peripheral Charges.



*Rashtriya Swabhiman Khel Parisar, Pitampura*

## 9.13 Housing & Urban Projects Wing

### 9.13.1 North Zone

#### Residential Schemes :

1. **Urban form for Dheerpur Residential scheme Phase I** : Project submitted to DUAC.
2. **80 MIG and 64 EWS/ Janta flats between Kalyan Vihar & CC Colony** : Colour scheme has been sent and corresponding work on 8 Nos. of vacant scooter garages.
3. **Faiz Road, Ashoka Pahari** : Corresponding work is going on for increasing in number of MIG flats. Drawings also sent to CDO.
4. **EWS Housing Jahangirpur between Ram Garh Colony** : Layout plan has been prepared and draft agenda is to be put up in Screening Committee.
5. **Pitampura Housing** : Coordination work, ESS position revised as per site requirement.
6. **Housing at Motia Khan** : Finishing is going on. New Block approved by DUAC.
7. **Mukherjee Nagar Housing** : Approved by DUAC/CFO. Drawings issued for detailed estimate.

#### Miscellaneous Project, Comm. Halls Site, Co-Ordination Correspondence & RTI :

8. **Upgradation of Cremation Ground at Nigambodh Ghat** : Almost all (90%) drawings have been completed only few drawings, one regarding change in the area of wooden godown and another regarding grill design for Prayer Hall are to be incorporated.
9. **Haj House at Dwarka** : Design scheme prepared.
10. **Multi gym+badminton Hall at Ashok Vihar**: Proposal being prepared.
11. **Bhalswa Golf Course Club** : Design being prepared.
12. **Commonwealth Games Village**: Monitoring of the Project.
13. **Cremation ground near Surajmal Stadium Nangloi**.
14. **Cricket Pavillion RSKP Pitampura** : Revised scheme modified. Drawings issued to Engg. Wing.

#### Commercial:

15. **Distt. Centre Shalimar Bagh** : For electrification in DC, draft prepared and approved from Screening Committee.
16. **DC Wazirpur, Netaji Subhash Place** : Hotel plot auctioned, coordination work.
17. **DC Rohtak Road** : Approved by Screening Committee.
18. **DC Khyber Pass** : Approved by Screening Committee.

#### Community Centres:

19. **Community Centre Blk. A Shalimar Bagh** : Commercial site has been auctioned and electrification work in facility plot i.e. ESS has been approved.
20. **Community Centre Blk. B Shalimar Bagh** : Most plots are auctioned and electrification work i.e. ESS has been approved.
21. **Lawrence Road Residential scheme** : Draft prepared for change of use (hospital site) with

- relevant drawings and sent for S.C. meeting.
22. **Mangolpuri Phase I** : Scheme being prepared.
  23. **Motia Khan** : Revised LOP approved from Screening Committee for ESS hotel plot and Multi level parking, hotel plot auctioned & coordination work.

#### Transport Centre:

24. **Timarpur Transport Centre** : Conceptual design prepared for facility plots.

#### 9.13.2 South Zone

##### I. Housing (in House) :

1. **SFS housing at Sector 9-A, Jasola.** Number of DUs 400 approximately. Area of Scheme 2.55 ha.  
All local bodies clearances sought. Detailed Working drawings along with the development plan were prepared incorporating the revisions as suggested by CDO/Structure. The drawings have been further issued to Engineering Deptt. for execution.

2. **Two room lounge housing Sector-10B, Jasola.** Total No. of DUs. Approx-330. Area of scheme 1.01 ha  
Working drawings were prepared incorporating the CDO observations. Detailed Drawing issued to Engineering Deptt. for tendering and execution.
3. **Two room + lounge housing opposite Golf Course at Lado Sarai.** Total No. of DUs. Approx. 220. Area of scheme 0.95 ha  
Detailed working drawings prepared. Change of Land use, however, still awaited from area planning deptt.
4. **Two room+lounge east of D-6, Vasant Kunj.** No. of DUs 860 approximately. Area of Scheme 3.3 ha  
The revised proposal was prepared and got approved from the Screening Committee. Further detailed working drawings incorporating the services and structure plan were prepared and issued to Engineering Deptt. The project is under execution in regular coordination with Engg Deptt. Three types of sample flats are ready.



One of the greens developed by DDA



5. **Housing on turnkey basis near Sultan Garhi.**  
Coordinated with Engineering Deptt. for finalisation of architectural finishes. The project is at completion stage.

LIG	305
MIG	350
HIG	140
Total DUs	795
Area of Scheme =	36000 sqm

6. **Two room + lounge at Molar Bund**  
Detailed Drawings issued to Engineering Deptt. for tendering and execution.
7. **360 dwelling units, 2-room+ lounge housing and club building at B-4, Vasant Kunj.**  
The project was considered in the Screening Committee with the observation of proposing staff housing in the said area. The project is being revised to be put up for the Screening Committee approval.

## II. Housing (Consultants)

1. **Mass housing near Sultan garhi, Vasant Kunj.**  
Total no of DU's 852 (HIG-416, MIG-311, LIG-125).  
Extension of the agreement with the consultant is under consideration.

2. **Housing on additional 2 ha site between Mega Housing and Ridge Line, Sultan Garhi, Vasant Kunj.** MIG 268 DUs. LIG 94 DUs. Area of Site 32 ha  
Approvals from Airport Authority of India for height clearances have been sought. Drawings issued to Engg. Dept. for execution & tendering.
3. **In situ rehabilitation project at Tehkhand**  
Public private partnership model.  
Structure plan has already been prepared. Engineering Deptt pursuing with awarding of the Contract.

## III. Commercial

### District Centres

1. **Nehru Place District Center Phase-II**  
Area = 10.6 ha No. of plots=8.  
Project was resubmitted to DUAC for approval. As per the DUAC observations the project is being reworked keeping in view the Metro line alignment. Coordinating in preparation of technical bid for Multi-level cum commercial plot on PPP basis.
2. **Upgradation of Nehru Place Phase I**  
Detailed drawings along with specifications of Kiosks, Signages and Illumination towers issued and tendering on BOT basis.
3. **Upgradation of Bhikaji Cama Place**  
The plots of multi-level parking-cum-cultural-police-station as already approved by SCM is being sent to DUAC for approval .
4. **Saket District Center.** Total Area = 21.4 ha  
No. of Plots =21  
All the plots have been disposed. The process of obtaining NOC from ASI is under progress for plot no. A2 and A3.
5. **Non-hierarchical Commercial Center Jasola, (Distt. Center).** Site Area 18.2 ha, No. of Plots 14.  
All the commercial, hotel and multi-level parking plots have been auctioned. The



Nehru Place District Center

informal sector has been amalgamated as plot no 17a and 17b to be developed as a Haat Bazaar. The development work is under process.

6. **Shopping Mall Vasant Kunj Phase-II.** Area =19.13 ha. No. of Plots =14, Co-ordination with Consultant Architect & auction purchaser regarding Architectural revisions I.

#### IV. Community Centre

1. **CC Alaknanda Kalkaji.** Area=3.3 ha, No. of Plots =10. Project was approved in the Screening Committee and the commercial plots have been auctioned.
2. **CC Okhala Phase I**  
Project was approved in the Screening Committee and the commercial plots have been auctioned.
3. **CC, A-14, Kalkaji**  
The revised layout plan is being prepared as per the Master Plan 2021 and is under the process to be put up in SCM.

#### V. Heritage Projects

1. **Cultural Resource Management Plan of Archeological Park, Mehrauli**  
Necessary clearances have been obtained from ASI regarding proposed heritage trails and signages, conservation and environmental improvement of Quli Khan's Tomb area, rejuvenation of Metcalf's Pond. Drawings have been sent to Engineering and Horticulture Department for implementation.
2. **Revival of Garden, Jharna, Mehrauli**  
Meetings have been held with various stakeholders and a comprehensive Conservation Plan needs to be prepared by the Consultant. The appointment of the Consultant is underway.
3. **Integrated Conservation/Urban design plan of Sultan Garhi & its precincts**  
NOC has been received from ASI for landscaping and restoration of five

monuments in Sultan Garhi. Delhi Chapter INTACH has already completed restoration work in five ruins. Soon the VC, DDA has conveyed notional approval for the restoration of the remaining ruins. The landscape consultant is to integrate the contours of the design as per the excavated and consolidated levels of the ruins.

Apart from the Sultan Garhi Archaeological Park, process for carving out Hotel sites and DDA Heritage Habitat Center is also under development in the PSP area.

#### 4. Conservation of Anglo Arabic School Ajmeri Gate

Works in the internal courtyard still incomplete. Engineering wing of DDA has appointed a consultant for structural analysis of Jharokha which has become fragile due to weathering, which has been completed. Drawings issued to the Engineering Wing for preparation of PE for the Fore Court. Currently the Engg Unit is preparing the Onsite Verification and Preparation of Drawings for Structure to be demolished.



Northern Ridge



*Table Tennis match in progress*

## VI. Sports Complex

1. **Sports Complex at Jasola.**  
Additional facilities-Covered Badminton court, Aerobic Hall and Pavillion block have been provided and the same approved from the Screening Committee. The drawings have been issued to Engg. Deptt.
2. **Mini Sports Complex at CR Park.**  
Conceptual design of Facility block, Restaurant and pavillion with change rooms and toilet were prepared and approved by Screening Committee. Detail working drwgs. in coordination with CDO have been prepared and issued to Engg. Deptt for tendering and execution.
3. **Badminton and Squash Court at Siri Fort Sports Complex for Commonwealth Games 2010.**  
Review and approval of venue, brief document forwarded by organizing committee and developed by EKS. Coordination with M/s IRG for environmental impact assessment. Coordination with financial & detailed consultants is in progress.
4. **Additions/alterations in the existing Standard design of Multi-Gym building.**  
The revised drawings have been prepared and

sent to the Director(Sports) for necessary approvals.

## VII. Miscellaneous

1. **LSC Madangir.**  
Revision in the layout plan, which includes plot for the multi-storeyed building, parking plot and community hall got approved from SCM.
2. **Multi Level Parking at Bahai Temple and parking lot at ISKON Temple (Astha Kunj).**  
Coordination with the Engg. Deptt and CLM. Drawings have been already issued.
3. **LSC A-2 Vasant Kunj.**  
Layout plan got approved from Screening Committee & the same was issued to Engineering Deptt. Commercial Plot has been disposed off.
4. **LSC D-2 Vsant Kunj.**  
Layout plan got approved from Screening Committee & the same was issued to Engineering Deptt and Lands Disposal.
5. **LSC Pocket 6 Jasola.**  
Layout plan got approved from Screening Committee & the same was issued to Engineering Deptt and Lands Disposal.
6. **CSC on Plot no. 52 EPDP Colony.**  
Revision in the Layout plan got approved from Screening Committee & the same was issued to Lands Deptt for further action.
7. **Community Hall at Alaknanda, CC.**  
Architectural detailed drawing prepared & got approved from Screening Committee. The same was issued to Engineering Deptt for further action.
8. **LSC Badarpur.**  
Revision in the Layout plan got approved from Screening Committee. Necessary clearances are being sought from ASI.

### 9.13.3 East Zone

#### A. Commercial Projects

- (I) District Centre



1. **CBD Shahdara**
    - 2 Commercial plots sent for auction.
    - 1 No. Hotel plot sent for auction.
  2. **Mayur Vihar**
    - 2 Nos. service apptt. plots sent for auction.
    - 1 no. commercial-cum-cinema plot sent for auction.
    - Upgradation of drain in front of D.C. got approved from S.C.
    - Sub-division of service apptt. and cinema cum cultural plots got approved from S.C.
  3. **Shastri Park**
    - Scheme of hotel plots revised and got approved from S.C.
    - 4 nos. plots sent for auction.
  4. **Laxmi Nagar**
    - Stall dwg. under +9'-0" lvl. Plaza issued for construction.
- (II) **Community Centres**
1. **Yamuna Vihar**
    - 2 nos. plots sent for auction.
  2. **Anand Vihar**
    - Scheme submitted to DUAC for approval with model, report and presentation drg.
    - One Hotel plot sent for auction.
  3. **Mandawali Fazalpur near Engineers Apptt.**
    - Scheme got approved from S.C.
  4. **Mandawali Fazalpur near Utsav Ground**
    - Scheme got approved from DUAC at Ist stage.
    - 3 No. Hotel plots sent for auction.
  5. **Vivek Vihar**
    - 4 No. Hotel plots got approved from Screening Committee.
  6. **Kondli Gharoli, Sector-A**
    - 1 No. hotel plot sent for auction.
- (III) **Local Shopping Centre**
1. **LSC at Balaji Hospital, Mandawali Fazalpur**
    - Scheme got approved from S.C. and sent for auction.
  2. **LSC at Vasundhara Enclave near Abhiyant CGHS**
    - Scheme got approved from S.C.
  3. **LSC at Yamuna Vihar-Ghonda**
    - Scheme got approved from S.C.
    - Revision of one commercial plot.
- (IV) **Convenient Shopping Centre**
1. **CSC Gagan Vihar**
    - Drg. issued for construction.
  2. **CSC Kondli Sector 'G'**
    - Drg. issued for construction.
  3. **CSC Yamuna Vihar B-5**
    - Drg. issued for construction.
- B) **Housing**
1. **LIG Housing at Vasundhara Enclave**
    - Scheme revised and got approved from S.C.
  2. **300 DU's EWS Housing at Kondli Ext.**
    - Working drgs. issued for construction.
  3. **1350 DU's EWS Housing at Kondli adjoining Noida**
    - Scheme got approved from S.C.
    - Scheme revised for LIG & HIG housing and submitted to DUAC with model and presentation drwgs., report.
    - Scheme again got approved from S.C. as EWS housing.
- (C) **Miscellaneous Projects**
1. **Swimming Pool at Chilla**
    - Detail drgs. issued.
  2. **Covered Badminton Court at Chilla**
    - Drgs. revised and issued to engineering wing.
  3. **Pump House at IFC Gazipur**
    - Drgs. revised.
- 9.13.4 **Dwarka**
- (I) **District Centre**
- Proposal for increasing the FAR of District Centre as per MPD-2021 approved by Screening Committee. Modified plan along with landscape plan submitted to DUAC.



Four plots of commercial use sent to Commercial Lands branch for disposal.

#### (II) Community Centres

1. **Community Centre Sector-4** : All the plots of this Community Centre sent to Commercial Lands Branch for disposal.
2. **Community Centre Sector-6** : The scheme approved by DUAC at conceptual stage submitted to DUAC for approval at Stage-II and to CFO Delhi Fire Service for approval.
3. **Community Centre Sector-17** : Proposal for Community Centre approved by Screening Committee.

#### (III) Convenient Shopping Centre

1. **CSC Sector-9, Dwarka** : Proposal prepared as per MPD-2001 norms. The proposal is being revised as per MPD-2021 norms on recommendation of Screening Committee.

#### (IV) Pedestrian Plaza

Design of Pedestrian Plaza in Sector-10 approved by the Screening Committee

#### (V) In-House Housing Projects

1. **LIG Housing in MLU Pocket-4 Sector-11 (620 DUs)** : Site co-ordination.
2. **EWS Housing Sector-26 Dwarka** : Proposal approved by Screening Committee. Being forwarded to Engg. Wing for PE.
3. **EWS Housing Sector-23 Dwarka** : Proposal approved by Screening Committee, being forwarded to Engg. Wing for PE.
4. **Multi-storeyed 2 bed room housing at Bakkarwala**: Scheme approved by Screening Committee. Forwarded to DUAC for approval.
5. **Multi-storeyed 2 bed room housing at Sector-19, Pkt-3 Dwarka** : Scheme approved by Screening Committee. Forwarded to DUAC for approval.

#### 9.13.5 West Zone

##### District Centre

1. **District Centre Paschim Vihar** : The commercially viable proposal is being taken up with the Consultant with the concerned department. Hotel plot sent for auction.
2. **District Centre Rajendra Place** : Proposal for parking Lot-D sent for execution. Site co-ordination.
3. **Community Centre Block-H, Vikas Puri** : Modified proposal as per MPD-2021 approved by Screening Committee. Being forwarded to DUAC for approval at conceptual stage.

#### 9.13.6 Rohini

##### (I) Commercial Projects

1. **Twin District Centre, Rohini** : The scheme stands approved by DUAC. Around seven plots have already been disposed. The control drawings of the plots are in the disposal mode.
2. **Community Centre, Sector-7, Rohini** : The scheme has been cleared from DUAC and the detailed control drgs. of the plots are being prepared for sending the same to land deppt. for disposal.



*Bhikaji Cama District Center*



Amusement Park adjoining Swarn Jayanti Park, Rohini

3. **Community Centre, Sector-15, Rohini** : The project has been approved by DUAC subject to submission of detailed landscape drawing to DUAC. Thereafter the control drgs. will be sent to land Deptt. for disposal.
  4. **Community Centre, Sector-16, Rohini** : The scheme has been approved by DUAC after having carried out the observations made in the earlier meeting. Further detailing is being carried out.
  5. **Community Centre, Sector-22, Rohini** : The proposal has been approved by the Screening Committee and sold as a single unit. Remaining plot details have been sent to Engg. Deptt. for disposal.
  6. **Distt. Centre Manglam Place** : Working drawings of development for the upgradation of Distt. Centre under preparation. Hotel plots and parking Garage have been sent to land department for disposal after modifications. Drawings for pedestrian plaza and hawker plaza have been issued to the site engineer.
  7. **C.S.C. at Sector-1, Rohini (Avantika)** : The scheme has been approved by the S.C. and has been sent to Engg. Department for taking further necessary action.
  8. **C.S.C. with service shops in Sec.-21, Rohini** : The scheme has been approved by the S.C. for disposal as a single unit after leaving area for service shops. The drawings of service shops have been sent to Engg. Department for execution.
  9. **C.S.C. No. 2 with service shops in Sec.-21, Rohini** : The scheme has been approved by the S.C. for disposal as a single unit after leaving area for service shops. The drawings of service shops have been sent to Engg. Department for execution.
  10. **Shopping Arcade and Banquet Hall, Sector-3, Rohini** : Co-ordination work, construction is almost complete.
  11. **C.S.C. no.4 in Sector-11, Rohini** : The scheme has been approved by the S.C. for disposal as a single unit after leaving area to be developed by DDA for informal sector.
  12. **C.S.C. No.9 in Sector-11 Extn. Rohini** : The scheme stands approved from screening committee and the drawings have been sent to Engg. wing for execution.
  13. **C.S.C. No. 1 in Sector-11, Rohini** : The scheme has been approved by the screening committee for disposal as a single unit after leaving area to be developed by D.D.A. for informal sector.
  14. **C.C. at Sector-25** : The proposal has been approved by screening committee and sent to lands Deptt. for auction as a single unit after leaving the portion to be developed by D.D.A.
  15. **C.C. at Sector-21** : The scheme was placed before screening committee and is under replanning and designing stage incorporating the observation of S.C. meeting.
- (II) **Housing Projects**
1. **4100 LIG DUs at Sector-28, Rohini** : Houses are under construction. All the working drawings have been sent to Engg. Wing. Co-



- ordination work with site engineers as per the progress of work at site.
2. **680/400 LIG Houses, Sector-16, Block-J, Rohini** : Some working drawings regarding external finish development work etc. are under preparation. Co-ordination work & remaining drawings to be issued for execution as per work progress.
  3. **1800 LIG Houses, Sec.29, Gr-IV, Ph-IV, Rohini** : The basic drawings for construction of the project have been issued. The additional working drawings whenever required will be issued to the site engineers.
  4. **660, 440 LIG houses at Sector-18, Block-E, Rohini** : Under construction (co-ordination work from time to time)
  5. **200 (170) LIG DUs at Sector-18 E, Rohini** : Under construction and work almost completed.
  6. **560 M.S. HIG housing at Sector-29, Rohini** : Scheme stands approved from DUAC working drawings almost complete.
  7. **1190 EWS 5 stoeyed houses in Sector 4, Ph.-I (2.2 ha)** : The project stands approved from S.C. meeting and further details are under preparation
  8. **HIG houses in Sector-26 Ph.-IV (1.74 ha)** : The scheme has been submitted to DUAC for its consideration and approval after having got approved from screening committee.
  9. **M.S. houses in Sector-19, Ph-II (1.5 ha) (256 DUs)** : Approved in screening committee, submitted to DUAC for its consideration & approval.
  10. **2630 EWS houses in Sector-26 Ph-IV (5.36 ha)**: The scheme has been approved from screening committee and working drgs are under preparation.
  11. **M.S. HIG houses in Sector-A-9, Narela** : The scheme has been approved by the screening committee meeting. Model & further details etc. are under preparation for submitting the scheme to DUAC for its clearance.
  12. **2800 EWS housing in pkt.I Sector-34, Rohini** : The project has been approved by the screening committee meeting and basic drawings for construction purposes issued to the Engg. wing. Remaining drgs. under preparation.
  13. **2600 EWS housing in pkt.2 Sector-34, Rohini** : The project has been approved in screening committee meeting and working drgs. for execution are under preparation.
  14. **5640 EWS housing at Siraspur, Narela** : Approved in S.C. meeting and basic drgs. for construction have been issued.
- (III) **Miscellaneous Work**
1. **DDA office Building at Madhuban Chowk, Rohini** : Construction of the building is about to be completed shortly.

### 9.14 Landscape and Environmental Planning Unit

9.14.1 Delhi, the Capital of India, is fortunately one of the greenest metros in the country and DDA, the first Urban Development Authority in India emphasizes on continuous development, up-gradation and maintenance of green areas, which form the lungs of the city. DDA has also conserved the natural features like River and Ridge and developed open spaces in the form of Regional Parks, District Parks, Green Belts, and Neighbourhood Greens etc. to cater to the growing urban populace of this city.

DDA not only builds the city but also ensures quality life for its citizens. In this endeavour, DDA has been promoting the development of green belts, theme parks, urban-woodlands, green areas around monuments, Bio-diversity parks, etc. which are designed in house by the Landscape Unit of DDA.

- a) Projects include designing and policy decision, related to Regional parks as per norms laid down in the Master Plan.

- b) Designing of all the District Parks under the jurisdiction of DDA, alongwith Neighbourhood parks, Play fields, Children's Parks and other small parks in residential areas is also done.
- c) Sports facilities have been proposed in DDA green areas for providing healthy environment and improving quality of life as per MPD-2021 norms.
- d) Special projects like Bio-diversity Parks, Golf Course, reclaiming sanitary landfill sites (Indraprastha Park), River Front Development, Aastha Kunj and Heritage projects like Tughlaqabad have been also taken up in the Landscape Unit. The concept of watershed-development, harvesting and conservation of rain-water and recharging of underground water is also adopted in the planning.

#### 9.14.2 Projects Undertaken by Landscape Unit during the year

##### I Aastha Kunj

Aastha Kunj has been conceived as a Landscape project which caters to the urban requirements in a unique way. Spread over an area of 200 acres, in serene natural environs, which enhance the proximity of varied centers of worship like Bahai temple, Kalkaji temple and Iskcon Temple and act as extended spaces to these temples. Moreover, being near to the Nehru Place District Centre, and neighbourhood areas like Kailash Colony & Sant Nagar, the parks' objective is also to cater to the urban needs of the above mentioned areas. The zoning for the park has been thoughtfully done according to the location and proximity of the surrounding areas of the site.

All the various zones of the park are under development.

**Urban Park Facilities :** These include plazas, food courts with healthy organic cuisines, sitting areas



*Siri Fort Sports Complex*

and lake-side facilities. Amongst these plazas, sitting areas and water body have been developed and other features are under development.

**Neighbourhood Facilities :** These cater for children play areas, senior citizen corners, fitness zones and other related facilities which are under development.

**Festival Congregation Zone :** Being situated amongst religious land marks the design includes festival congregation areas, nature trails, meditation spaces, areas for yoga classes, exhibitions and discourse areas. All these areas have been detailed.

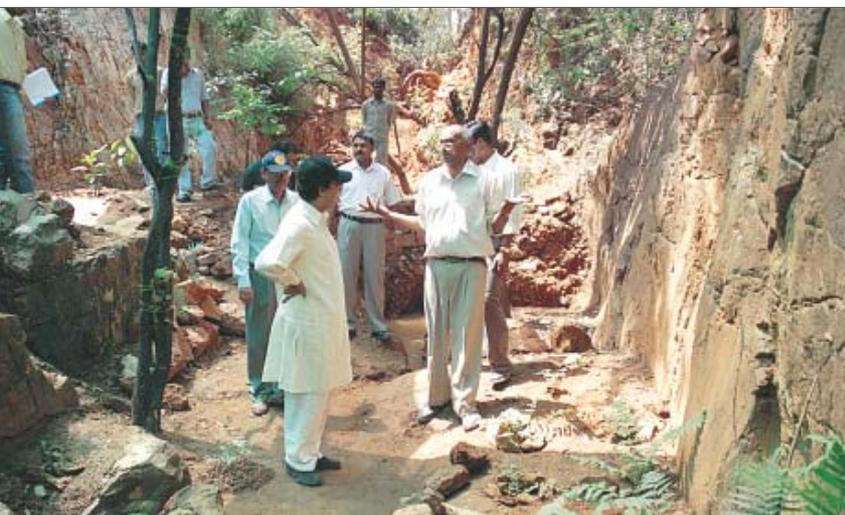
**Socio-cultural Zone :** This area is a hub of activities, providing an amphitheatre for cultural performance, water play facilities and enhancing the cultural ethos. Water body and pathways are under construction in this zone.

**Ecological corridor :** There is an Ecological Corridor which is the transition zone between the Urban Park facilities and the Nature Park. An arboretum, with a wealth of flora emphasizes on nature's diversity, passive recreation, seasonal gardens and herbal gardens. The work of plantation is under progress.



## II. Yamuna Biodiversity Park

The noble idea for developing Biodiversity park in Delhi was floated by the then Hon'ble L.G. It is being developed in collaboration with The University of Delhi. It is located near Wazirabad (Outer Ring Road) over an area of 156 acres in the first phase. Another 300 acres will be added in the second phase. The mission of the Biodiversity Park is to serve as a repository and heritage of Biodiversity of Yamuna River basin with ecological, cultural and educational benefits to the Urban Society.



*Sh. Ajay Maken, Union Minister of State for Urban Development at Aravali Biodiversity Park*

- A nature interpretation center, highlighting the cultural and ecological history of Yamuna has been developed.
- Poly houses, Net house & Pump house are constructed at site.
- The infrastructure in visitor's area like Food Kiosks, Parking has been developed.
- The lost ecosystems are being recreated in this area.
- The meandering water body and wetlands have been created.
- The grasses and aquatic vegetation in wetlands have been planted
- There is an increase in Avifauna in these wetlands and even migratory birds have been spotted.

## III. Aravali Biodiversity Park

The Aravali Biodiversity Park was initiated in the year 2003 in collaboration with The University of Delhi. The site is located between Vasant Kunj and Vasant Vihar over an area of 690 acres. The site is a spur of Aravali hills, which is also facing a large number of threats that have disturbed its natural ecology. The mission of the Biodiversity Park is to serve as a repository and heritage of biodiversity of the Aravali mountain system with ecological, cultural and educational benefits to the urban society and having cultural values. The park will help in imparting education, in restoring ecological balance and will directly augment Delhi's life support system.

## IV. Yamuna River Front Development

An area of 83 ha is being developed under the scheme. In the first phase at the western bank of River Yamuna behind samadhi area, between the Old Railway Bridge and ITO. The Landscape scheme incorporates Active and Passive recreational Zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, children's play area, maintained greens, pedestrian walkways, cycling tracks etc. forming a part of Active Zone. The passive zone has a number of water bodies with pedestrian trails and cycle tracks meandering through the site. The passive area has been designed to provide a serene and calm environment as compared to event-oriented Active area. A water body has been created on existing rivulet in Active area.

## V. Park between Mayapuri Industrial Area Phase-I & II

This open green is situated between the industrial area of phase-I & II Mayapuri. It is approached by the Mayapuri Road on one side and is already under use even if it is not fully developed. The Green area spread over an area of

22 acres has a function site of about 1.0 ha along with a parking of 150 cars approximately. The site has lot of trees, which have been incorporated in the design. The existing entry has been retained and has been used to give a pedestrian access to the function site. A children's play area is designed on the side with seatwalls and shrub beds. A 2.5m wide murram pathway running on the periphery connects various designed spaces. Terraced greens, mounds, shelter and seating on chabutras under trees are proposed as seating spaces apart from the lawns. A small entry through wicket gate has been given from the side of J.J. Cluster. Few Kiosks have also been provided, which can be accessed from within as well as from outside the park. Evergreen, flowering varieties of trees and shrubs have been proposed to add character and for visual respite in the area.

#### VI. Landscape Development of Green area taken over from Ajudia Textile Mills at Azadpur, Delhi

The area is designated as 'Green surrendered by polluting industries. The site is located at Azadpur and surrounded by Lalbagh and Shadi Nagar area. The approach to the site is from GT Road and other roads from within neighbouring areas. The site has been developed by providing a murram pathway of 2.5m width along periphery to form enclosed spaces. A Children's play area has been provided in the central area with Senior Citizens corner in proximity to entrance and parking. A formal approach has been designed from Grand Trunk road. Peripheral plantations have been done to provide buffer from the surrounding traffic.

#### VII. The Satpula Lake Complex

The Satpula Lake Complex of 15 ha of area has been designed so as to bring in active and passive recreational facilities. The site is accessible

from three sides. The main entrance plaza has been conceived with the inherent character of Satpula monument. The parking area has been proposed along the Press Enclave Road. The treated water of the nallahs will be used to fill-up the lake. Various lakeside facilities like amphitheatre, food courts, seating areas and rolling landscapes add to the ambience of the Satpula monument. The water treatment systems, sumps/structure have been integrated with the design development. Due respect has been given to the historical reservoir.

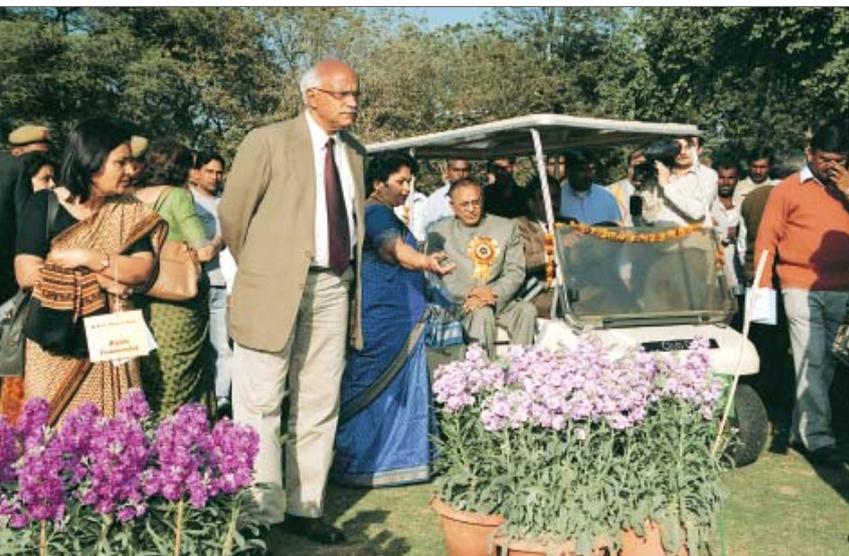


*DDA personnel assisting visitors at reception counter at Vikas Sadan*

The untreated water of nallahs going through the site is proposed to be drained out by underground sewer pipes to meet the original course of nallahs. The total area has been linked by informal walkways & bridges. Large evergreen trees, flowering trees and shrubs are proposed to add colour and variety in all seasons.

#### VIII. Landscape development of land surrendered by SIEL/SBM at Shivaji Marg

The areas surrendered by the polluting industries named SIEL (18.85 ha) & SBM (30.28 ha) is now designated as 'Green'. The landscape proposal included medicinal garden, rose and fragrance garden, fruit gardens and children's play



*Sh. S. Jaipal Reddy, Union Minister for Urban Development at Flower Show at District Park, Hauz Khas*

area. Adequate parking has been provided on the Shivaji Marg side. Due care has been taken to continue or reuse any existing pucca structure in the form of shelters/platforms and paths. Area to be handed-over to Metro on temporary basis can be used as an extension to the proposed green. The existing linkages wherever possible have been continued. The existing tanks, if feasible vis-a-vis water availability and physical stability can be used for boating. Staggered shelters and sitting plazas have been provided at convenient places. The malba lying on site may be used for making mounds within the greens.

### **IX. Landscape development of green area opp. Rajiv Gandhi Khel Parisar, Badarpur**

A site of area 7.25 acres located opp. Rajiv Gandhi Khel Parisar, earlier desired to be developed as a part of the Sports Complex, was developed as green owing to large number of trees existing on site. This was also required to prevent encroachment of site. The site has large number of trees and existing pathways. The pedestrian entrance has been provided in front of the gate of Khel Parisar and the under pass has been proposed

to connect the area. BOT toilet has been proposed as the area is facing a major road. A regular slope has been provided along the boundary wall to give the required face-lift to the area. The existing trees have been retained and some more trees have been proposed along the boundary.

### **X. Landscape plan of District Park along Ma Anand Mai Marg**

A large green area designated as Master plan green along Ma Anand Mai Marg of app 42.28ha, is divided into two parts:

The first part is a major area with lots of existing trees and natural physiographic features. It has been planned to complement the road as well as to improve the visual quality of the district park. Mounds with accentuating plantation and visual links within the park have been deliberately designed to create interest. A major entrance plaza has been planned on this road. This being a vast area, a cycling track is proposed with pick up & drop off zones. The usable spaces have been carved out from the clumps of dense existing trees. The children's play area has been developed as an adventure play area, planned amongst the trees. Senior citizen area has been proposed near the children's play area, and an area with snack counters



*Media Personnel visiting one of the greens*

has also been proposed nearby. Appropriate parking areas have also been proposed.

The marshy land has been developed as a waterbody with picnic and camping areas around it and amongst the clump of trees. The site has natural slopes, and the high points have been further accentuated by providing a Machan, Sun View Points and Kite Flying Slopes etc. A pedestrian entrance plaza has been provided from the side of Okhla Industrial Area Phase-II for the residents. Here some sitting terraces have been developed at varied levels. Drinking water facilities, BOT toilets and street furniture will be provided as per requirement. The low-lying areas have been developed as water catchment areas for recharging the ground water and as seasonal water bodies.

The second part is an extension of Aastha Kunj's congregation area. It also faces a major green area on the West side, which is yet to be developed. The access to this park has been taken from Outer Ring Road as a link with Aastha Kunj, as well as Ma Anand Mai Marg, so as to integrate the other green area on the West side.

This area is a low-lying area at the junction of the two major roads with lots of existing Eucalyptus trees. Thus it has been planned as a visual landscape park, which will enhance the visual quality of the environs, and a passive recreational space with shelters, paved paths, and parking. The water catchment has been developed into a seasonal waterbody.

## XI. Landscape Plan of Green area opposite Kalkaji Mandir

Landscape Plan of up-gradation of green area, opp. Kalkaji Mandir was prepared to improve the ambience and attract more people to use the park, as the area is popular amongst Residents. The site designated as Master Plan Green, is 11.67 ha in area, and is located at the junction of outer ring road and Ma Anand Mai Marg. The area has been

designed so as to bring in active and passive recreational facilities. The site is accessible from three sides. Boudary wall and entrance plazas have been designed to enhance the green area from the main road. The parking area has been proposed on Southern side. A BOT toilet has been proposed along Ma Anand Mai Marg and adjoining parking area to cater to the users. The site has rocky terrain and due respect to the topography has been given. Areas like cactus garden, senior citizen corner, grass terraces and children play areas have been carved out. The fitness trail has been proposed along the periphery taking care of existing path at the site.

## XII. Up-gradation of Sanjay Lake Green, Trilokpuri

This is an old Landscape project, which was developed on a 140-acre land, which included 25 acres of lake area. This area is located strategically along the national Highway no.24 and is the only recognizable large green in East Delhi. It is proposed to be redeveloped in a systematic procedure fulfilling the following basic facility other than up-gradations. DTTDC is developing a Soft Adventure Park, Ramlila/Mela Ground with



Lake at Swarn Jayanti Park



parking as per norms and an independent entry from the 24m wide road from Khichripur side. Additional Pedestrian and Vehicular entries are proposed at various strategic entry points all along the green. Landscape spaces are to be carved out within existing elements, to revive the total site as a happening, open Lung space. Fresh plantation scheme is also proposed.

The various Landscape features that are under design process are:

- Entry from NH-24 and other entries.
- Duck Enclave
- Function site
- Sit-Outs
- Water edge development
- Jetties
- Areas for migratory birds
- Additional fountains within lake
- Trails
- Children Park
- Fitness Trail

### **XIII. Additions/Alterations in Landscape Plan of Prasad Nagar Lake.**

The park along with its lake has existed for a long time and is very much in use by the surrounding residents. DTTDC has been organizing boating in the Lake since 1997. BOT Toilet is provided near the existing gate towards the district center. The railing along lake edge has been designed keeping in mind the safety factors, as well as visibility, to and from, the water. Portions of railing are kept as low planters, to break the monotony. Certain clearings are provided along the edge for public to enjoy the water edge. Children play area, entrance etc are being redeveloped. Total of not more than five fountains are to be provided which would help in keeping the lake clean by aeration. It is proposed that fish be also introduced, if not already so, to help the water to be clean.

### **XIV. Common Wealth Games Village**

Ministry of Environment & Forest (MOEF), Govt. of India, has put coordination no. V under the Head 'India Development/Constitution phase-I', that development of green belt shall be done in consultation with Council of Forest Research & Education, Dehradun. Concept of plantation in green belt along railway line (on railway owned land) has been developed by Landscape Unit. The plantation is to be done keeping in mind the high noise level emerging from the railway track, which needs to be curbed. Also the view of and to the Akshardham Temple has been respected. Other major design constraints are the extensive Keekar and diseased Eucalyptus trees already existing on the site, and the time constraint wherein the plantation has to be fully matured for the Commonwealth Games to be held in 2010.

### **XV. Landscape of green area at Jahangirpuri.**

The site covers an area of 9.8 ha (approx). Initially earmarked for Residential Development, the site was later decided to be developed as Recreational green, due to site being water logged. A function site, children's play area, and waterbody have been designed. The site is accessible from Northern & Southern sides. Parking for approx 160 cars has been earmarked for function site. A 2.5m wide murrum pathway has been provided. The Children's park and Senior citizens area have been provided near woodland. Thick buffer plantation has been proposed along boundary to maintain peace in green environs.

### **XVI. Development of waterbodies on designated sites**

Under directions of Hon'ble High Court of Delhi, DDA has undertaken the revival, maintenance and improvement of a number of water bodies in Delhi, in an ecological &

sustainable manner. A total of 11 sites were already approved / developed and Landscape Plans for 16 sites in various zones have been approved for development.



Rohini Sports Complex

### XVII. Play field at Sector-3, Rohini

Four sites in block A, C, H, F in Rohini of size 72m x 185m approx have been earmarked for development as 'Park and Playground'. Accordingly, a basket ball court, a lawn tennis court, a Rain shelter and parking for approx 12 cars have been provided on each site alongwith a peripheral kaccha jogging track. Wicket gates have been provided for easy access to the sites. Boundary plantation and railing design have been done to allow visual connection to surroundings.

### XVIII. Other Landscape Schemes prepared

The green areas in Delhi are in great demand by the local bodies and overwhelming response is received from the public in terms of participation and interest. Some of the Parks, Play Fields, Sports Complexes designed / under development are listed below :

- The Landscape plan of park at Nizamuddin Basti.
- Landscape development of Village Park near

Mukundpur village, carved out of Bhalaswa Golf Course.

- M.P. Green at Hastals.
- Landscape plan of green area between Pkt-C & B, Sector-A, Vasant Kunj.
- Landscape plan of green area, west of Ratia Marg, in Sangam Vihar.
- The Landscape Plan for green area adjoining Madangir LSC.
- Green area at Maidan Garhi (Chattarpur Enclave).
- Landscape plan of green area at Kohat Enclave, Pitampura.
- Landscape plan of green area in Siddhartha Extension.
- Landscape plan of green area at Pitampura Village.

### XIX. Other activities

Every year a Flower Show/Garden Festival is organized by DDA in which participants from all over Delhi and private nursery take part. The Flower Show was held in Distt. Park, Hauz Khas in the month of Feb 2007. Landscape Unit plays a vital role in organising the Flower Show and judging various entries of the competition.

Various Power point presentations have been prepared for projects like Yamuna River Front Development, Bhalswa Recreational Complex etc. A booklet on Greens by DDA, has been edited and published jointly by PR Department and Landscape Department.

A Newsletter on Delhi Biodiversity Foundation is also published quarterly by the DDA in which inputs from the Landscape Unit have been given to the Chief Editor Prof. C.R. Babu and Director (LS) is in the Editorial team of the same.

Director Landscape Contributes as Expert Member to various Committees and Groups like Commonwealth Games, MPD-2021, Samadhi Up-gradation and works related to environment, landscape and conservation.

# 10. Housing



**10.1** Housing activity has been taken up by Delhi Development Authority since 1967-68 and from time to time, it has been announcing schemes for various categories of flats. The first registration scheme was opened in the year 1969. Thereafter, 41 more schemes have been launched till date. Out of the total 42 schemes launched so far, only 5 schemes are live. So far DDA has made 3,67,991 allotments as on 31.3.2007 under various schemes. Details of the same are given below.

Name of the Scheme	Total Allotments made
Housing General Scheme	65,590
New Pattern Registration Scheme-1979	1,67,310
Self Financing Scheme/VVAY	53,938
Ambedkar Awas Yojna-1989	17,465
Expandable Housing Scheme, 1995-96/	22,352
NHS/ Sharmik Awas Yojna, etc.	
Janta Housing Registration Scheme-1996/	20,942
Punjab & Kashmir Migrant/ Motia Khan	
Retiring Govt. Servants/ JK Mig. (RPS)	1,015
Miscellaneous	440
HIG	3,337
Government organisations	4,670
Jasola Janta Tenements-2003	2,252
TBRHS (MIG) 2004	2,356
Festival Housing Scheme-2004	2,506
(HIG-1287 + MIG-862 + EHS-357)	
New Housing Scheme 2006	3,818
(HIG-1504 + MIG-2018 + EHS-296)	
<b>Total</b>	<b>3,67,991</b>

**10.2** Latest position of the housing schemes is given as under :

### 10.2.1 New Pattern Registration Schemes-1979

The NPRS, 1979 was launched in the year 1979 for allotments of flats of MIG, LIG & Janta

categories. This scheme was on All India basis. Details of the flats allotted under this scheme are as under :

Category	No. of Registrants	No. of Flats allotted	Backlog
MIG	47,521	46,278	NIL
LIG	67,502	66,744	1,043
Janta	56,249	54,288	NIL
<b>Total</b>	<b>1,71,272</b>	<b>1,67,310</b>	<b>1,043</b>

*\*The difference in Registration and allotment /backlog is due to cancellations/surrender or conversion to other schemes.*

### 10.2.2 Ambedkar Awas Yojna, 1989

This scheme was launched in the year 1989 to make up the deficiency of 25% of SC/ST registrants of NPRS-79 scheme. Under this scheme 20,000 persons were registered for allotment of MIG, LIG and Janta flats. Category wise details of allotment are as under.

Category	No. of Registrants	No. of Flats allotted	Backlog
MIG	7,000	5,902	NIL
LIG	10,000	8,575	449
Janta	3,000	2,988	NIL
<b>Total</b>	<b>20,000</b>	<b>17,465</b>	<b>449</b>

*\*The difference in Registration and allotment /backlog is due to cancellations/surrender.*

Following reservations were made in this scheme :

1. 1% P.H.
2. 1% Ex-Servicemen
3. 1% War Widows

### 10.2.3 Janta Housing Registration Scheme, 1996

This scheme was launched in the year 1996 for registering 20,000 persons of weaker sections of the society for allotment of Janta flats in phased-manner. Reservations made under this scheme :



1. 25% SC/ST
2. 1% Ex-servicemen
3. 1% P.H.
4. 1% War Widows
5. 2% War Widows with children

The latest position of the allotment is as under :

Registrants	Allotments Made	Backlog
20,000	18,347	709

\*The difference in Registration and allotment/ backlog is due to cancellations/surrender.

#### 10.2.4 Vijayee Veer Awas Yojna, 1999

Vijayee Veer Awas Yojna was launched in the year 1999 and the scheme was initially opened on 10.9.99 to 30.6.2000 for the widows/ next of the kin/ dependents of the soldiers killed or those permanently disabled in "Operation Vijay". However the scheme was extended till 30th September 2003 and was also extended to the widows/next of kin/dependents of the soldiers killed or those permanently disabled in Operations after May-1999.

Four hundred and fourteen flats were constructed under the scheme [312 two bed room flats (Type-A) and 102 three bed room flats (Type-B)] 431 applicants have come forward. Out of 431 applicants, 17 applicants have withdrawn. Out of remaining 414, as many as 308 were allotted Type-A (2 Bed Room flats) and 102 were allotted Type-B (3 Bed Room flats). 4 have not yet deposited the desired 90% amount and, therefore, not allotted the flat.

#### 10.2.5 Housing Scheme for Rehabilitation of Punjab Migrants

Housing Scheme for rehabilitation of 3661 Punjab Migrants, who were staying in the following Camps, was launched on 8th March, 2000.

The latest position as on 30.6.2007 about the allotment is as under :

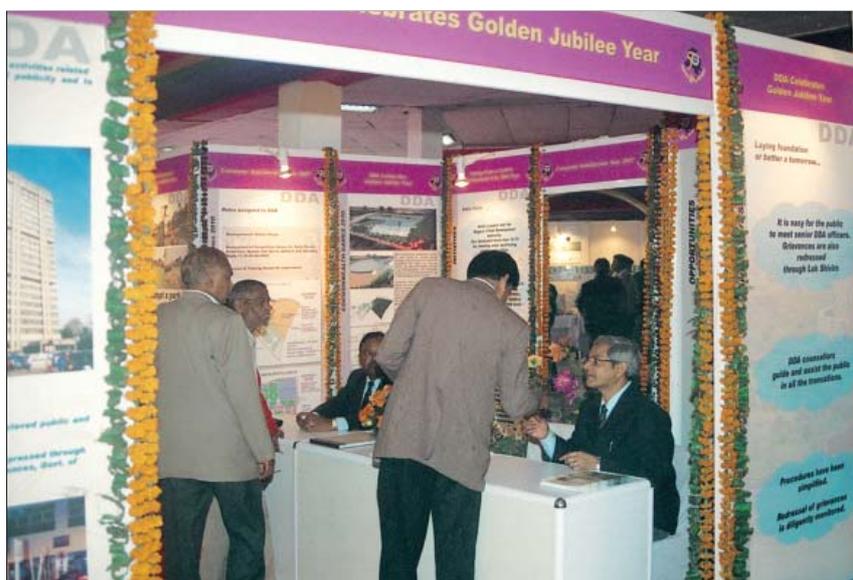
Sl No.	Camp site	No. of Families	Camp site owning agency
1.	Peera Garhi Camp	2560	DDA
2.	Mangolpuri Camp	226	DSIDC
3.	Govindpuri Camp	347	DSIDC
4.	Jahangirpuri Camp	385*	DDA
5.	Jawalapuri Camp	42	S & JJ
6.	Palika Hostel Camp	36	NDMC
7.	Youth Hostel, Mori Gate	65	Delhi Administration
	<b>Total</b>	<b>3661</b>	

\*These migrants are not being allotted flats by DDA as Slum Wing of the MCD has decided to allot them the flats they were occupying.

Total Migrants	3,661
Less (Migrants staying at Jahangirpuri)	385
	<b>3,276</b>
Applied for allotment	3630
Flat allotted	3335

A committee has been constituted for examining the cases of double/triple and 291 cases of allotment made to the Punjab Migrants of Peera Garhi Camp. On receipt of the report of the Committee, action of cancellation/issue of the withheld possession letter will be taken.

Out of 3,335 approximately 3000 possession letters have been issued till 30.6.2007 (Flats offered in Narela, Dwarka, Rohini and Bindapur)



DDA Stall at Bhagidari Mela at Pragati Maidan



### 10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

There were 14 Refugee Camps, where 237 Kashmiri Migrants are/were staying. The details are as under:

S. No.	Camp site	No. of Families	Camp site owning agency
1.	Hauz Rani	16	MCD
2.	Bapu Dham	24	NDMC
3.	New Moti Nagar	23	MCD
4.	Palika Dham	13	NDMC
5.	Baljit Nagar	49	Slum & JJ
6.	Mangol Puri, D-Block	34	Slum & JJ
7.	Mangol Puri, N-Block	16	MCD
8.	Sultan Puri P-2	09	Slum & JJ
9.	Begum Pur	06	MCD
10.	South Extn., Pt.II	05	Slum & JJ
11.	Krishna Park	10	MCD
12.	Kailash Colony	02	MCD
13.	Ali Ganj	12	MCD
14.	Nand Nagri	18	Slum & JJ
	<b>Total Migrants</b>	<b>237</b>	
	<b>Applied for Allotment</b>	<b>228</b>	
	<b>Allotments made</b>	<b>228</b>	

Flats offered in Dwarka and Rohini

### 10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 2.7.2001. Total 2,074 applications received. The details of allotments are as under:

S. No.	Category	Applications received	Allotments made
1.	MIG	1,464	410
2.	LIG	550	546
3.	Janta	60	59
	<b>Total</b>	<b>2,074</b>	<b>1,015</b>

*Note : No backlog as amount of deposit refunded to the unsuccessful registrants.*

### 10.2.8 Housing Scheme for Rehabilitation of Motia Khan Jhuggi Cluster

DDA vide its Resolution No. 88/2002 dated 26.12.2000 approved the scheme for allotment of

one room EWS tenements in Sector-4, Rohini to eligible Jhuggie dwellers of Motia Khan. There were 2,068 squatters at Motia Khan as per the new Survey Report. The scheme was launched with effect from 26.9.2001 and continued till 30.6.2002. 1,288 eligible squatter families have been allotted flats at Rohini. Scheme has been closed.

### 10.2.9 HIG Housing Scheme Dwarka 2003

Allotment made to 416 registrants and scheme closed.

### 10.2.10 Jasola Janta Tenements Scheme-2003

Allotment made to 2215 registrants and scheme closed.

### 10.2.11 Narela Housing Scheme-2004 (with 30% rebate)

Scheme was opened upto 15.4.2004. 2,124 Nos. of flats were allotted. Scheme has been closed.

### 10.2.12 Two Bed Room Housing Scheme-2004

Scheme was launched from 7.6.2004 to 7.7.2004. Approx. 90,000 application forms were received. Draw held on 12.8.2004. Under the scheme 2,356 Nos of flats have been allotted. Scheme has been closed.

### 10.2.13 Festival Housing Scheme-2004

Scheme was launched from 20.10.2004 to 24.11.2004 for 2500 ready built up flats. 2,506 (HIG-1287 + MIG-862 + EHS-357) have been allotted in the draw held on 28.1.2005. Scheme has been closed.

### 10.2.14 DDA Housing Scheme-2006

The scheme was launched from 22.08.2006 to 12.10.2006 for allotment of approx. 3500 HIG/MIG/EHS flats through draw of lots. Approx. 2.00 lacs applications have been received. 3818 allotments were made in the draw held on 03.01.2007.

### 10.2.15 Conversion of flats

No. of Applications received	No. of Applications disposed off	Closed due to non submission of outstanding dues & required documents in spite of issue of reminders	No. of Applications Pending
63486	60653	384	2449

### 10.2.16 Scheme-wise Backlog

S.No.	Scheme	Total Backlog
1.	NPRS-79	1,043
2.	AAV-89	449
3.	JHRS-96	709
	<b>Total</b>	<b>2,201</b>

### 10.2.17 Action Plan for Liquidating-Waiting Registrants of MIG, LIG and Janta Flats

MIG	LIG	Janta	Proposed Date
NIL	1043-NPRS-79 449-AAV-89	709	June-2007

The main list of MIG registrants under NPRS-1979 has been covered. The cases of conversion of registration from Janta/ LIG to MIG and that of tail-end priority have already been exhausted.

## 10.3 Housing Accounts Wing

10.3.1 Housing Accounts Wing is mainly concerned with the following activities with regard to allotment of flats.

- Examination of preliminary estimates of BGDA for financial concurrence.
- Processing and disposal of costing cases.
- Maintenance of accounts of receipts and payment of flats and recovery thereof.
- Maintenance of accounts in respect of built up shops.

### 10.3.2 Main activities/ achievements during the year

- Examination of preliminary estimates
  - Financial concurrence to the Preliminary Estimates in respect of 11 (Eleven) Housing Schemes involving 13216 flats has been accorded.

- Financial concurrence to the Preliminary Estimates in respect of 16 shops has been finalized.

### 2. Costing of Flats.

- Costing of 14462 flats has been finalized.
- Costing of 8 new schemes involving 280 shops finalized.
- Costing of 1509 shops (old scheme) has been finalized.

### 3. Computerisation

Steps have been taken to develop following softwares :

- Costing of flats.
- Computerisation of General Housing Branch.
- Pay Roll Accounts.
- Online verification of Housing Receipts.

### 4. Other achievements

- Agendas put up before the Authority for approval of Plinth Area Rates to be adopted for working out the cost of flats under different categories. The effective dates are 1st October and 1st April of every year.



DDA Janta Flats



- b) DDA has launched a new Housing Scheme-2006 for general public for allotment of flats under MIG/HIG Categories in various locations in Delhi. 3818 flats under the new scheme have been allotted.
  - c) Under the RTI Act, 2005, 270 cases have been received by the Housing Accounts Wing during the financial year and disposed of after giving suitable reply to the public and supply of the requisite paper/information as desired by them.
5. **Steps taken for acceleration of recovery**  
Under its drive to effect recovery of arrears of monthly instalments/ penalty from the defaulting allottees and with a view to build pressure on the defaulting allottees and to take firm and time bound action against such allottees.
- a) 5 Assistant Collectors, Grade-II/Sr. A.O's have been appointed for recovery purpose in Housing Accounts Wing during this financial year 2006-07.
  - b) 55000 defaulter notices have been issued during the period 1.4.2006 to 31.3.2007 to the defaulted allottees who have not deposited the EMI.
  - c) 5021 nos. of cases referred to Management Wing for cancellation.
6. **Some other functions of Housing Accounts Wing during the year**
- a) 10,433 conversion cases from lease hold to free hold have been decided.
  - b) In 1850 cases 'No Objection Certificate' has been issued to Management Wing for issuance of possession letter.
  - c) Refund in 7,199 cases, where registrants were not interested in allotment, have been made.
  - d) A new Penalty Relief Scheme is under consideration with the higher authorities to give some relief to the defaulted allottees.



*Green developed by DDA near residential complex*

# 11. Land Management & Disposal Departments



## 11.1 Land Management Department

11.1.1 Delhi Development Authority has vast area of land of different categories under its jurisdiction. Besides looking after Nazul-I land, which came to DDA from the erstwhile Delhi Improvement Trust, it also manages and takes care of Nazul-II land acquired by the DDA after 1957. DDA also has some land, which was taken over from the erstwhile Ministry of Rehabilitation under a package deal. In addition some land of Land & Development Office, Ministry of Urban Affairs is also with DDA for care and maintenance. This land is utilized and allotted by the Land & Development Office.

### 11.1.2 Main functions of the Land Management Department

- i) Acquisition of land
- ii) Management of land
- iii) Protection of land till it is handed over to the user departments
- iv) Assisting the land user departments
- v) Coordination with various departments and outside agencies for land management matters
- vi) Planning and execution of demolition programme for encroachment removal
- vii) Action against unauthorised construction in the Development Area
- viii) Action against misuse under Master Plan provisions

11.1.3 There is a Branch which deals with Nazul-I Land which came to the DDA from the erstwhile Delhi Improvement Trust and Nazul-II land which was acquired under the policy of Large Scale Acquisition, Development and Disposal of Land in Delhi. 1,932.58 acres land was handed over by LAC to DDA during the period 1.4.2006 to 31.3.2007.

11.1.4 The most important area of functioning of the Land Management Department is to protect DDA land from encroachments. DDA has set up a zonal working system for land protection. There are six zones in East, West, North, South East, South West and Rohini.

11.1.5 Each Zone is headed by a senior officer of Deputy Director level who is supported by secretarial and field staff. Regular watch and ward is kept on DDA land by the security guards who are deployed and assigned specific beat areas. Regular demolition operations are planned and carried out with the help of police to check the tendency of encroachment.

11.1.6 From April 2006 to 31.3.2007 DDA has carried out 402 demolition operations and about 168.67 acres land was made free of encroachments. In this process 4,388 structures of kucha, pucca and semi-pucca nature were removed. Land Management Department carried out some major demolition operations during the year to reclaim DDA land. Some such major demolition programmes were carried out in Sarita Vihar, Yamuna Pushta, Geeta Colony, Village Shahpur Garhi (Narela), Holambi Kalan, Saraswati Vihar, Peeragarhi Camp (Paschim Vihar), Vasant Kunj, Bela Estate Darya Ganj, Sangam Vihar, Alli Village (Sarita Vihar), Naseerpur Village, Village Pitampura, Pootkalan, Lajpat Nagar, Lado Sarai, Rohini Sector-3, Balmiki Camp-II (Katwaria Sarai), Village Malviya Nagar, Mehrauli, Harijan Basti Masoodpur, Arakpur Bagh Mochi, Karkardooma, Uttam Nagar, Palam Bazar Road, Bhor Garh, Village Rithala, Jhimranpur Basti, Okhla Indl. Area, Village Khichripur, Azadpur, Village Naharpur, Rohini Sector-10, Kishangarh (Mehrauli), Gazipur, Khasra No. 75/2/1, 2/2,



2/3, Narela, Sarai Kale Khan (Nizamuddin), Village Khichripur, Nandnagri and Village Ambarhai Sector-10, Dwarka. This has helped DDA's image as an agency which protects its land effectively.

Sometimes demolition operations had to be refixed because of litigations involved and non-availability of police force on account of their engagements for law and order duty. During this period DDA has also won some important court cases.

11.1.7 The Damages Branch is entrusted with the work of eviction and assessment of Damages and Recovery from the unauthorised occupants squatting on the Govt. land under the control and management of DDA. DDA initiates the eviction proceedings under P.P. Act against the unauthorised occupants on Govt. Land. There are 2 Estate Officers who have been delegated powers under the Act to discharge their duties for assessment of damages and eviction. During 1.4.2006 to 31.3.2007, Estate Officers did the following work.

i)	Recovery of damages	Rs. 3,60,97,435/-
ii)	Number of cases of damages - decided	128
iii)	Eviction cases decided upto 31.3.2007	88



Chitragupt Park, Rohini

Major achievements of the year 2003-04, 2004-2005, 2005-06 and 2006-2007 are given below:

Functions	2003-2004	2004-2005	2005-2006	2006-2007
Land handed over to DDA by LAC	770.697 Acres	1765.60 Acres	3426.97 Acres	1932.58 Acres
Demolition operations carried out (Nos)	354	326	344	402
Land reclaimed by removing JJ clusters	259.44 Acres	181 Acres	158.90 Acres	168.67 Acres
Structures/buildings removed	13077	14937	4495	4388
Recovery of damages made	Rs. 1.37 Crore	Rs. 1.57 Crore	Rs. 2.56 Crore	Rs.3.61 Crore
No. of damage cases decided	887	321	154	128

11.1.8 Major achievements in Land Acquisition During 2006-07.

An area of 155.92 acres of land was awarded during the year 2006-2007. Out of old/new awarded land possession of 1932.58 acres was handed over by the Land Acquisition Collector to DDA. The details of the land handed over by the LAC to DDA is as under

1.	East Zone	Nil
2.	West Zone	291.18 acres
3.	North Zone	1527.63 acres
4.	South Zone	113.77 acres
	<b>Total</b>	<b>1932.58 acres</b>

## 11.2 Land Disposal Department

### 11.2.1 Commercial Land

The Commercial Land branch has disposed of 123 plots in auction during 2006-07 for bid amount Rs.45,61,56,24,000/- against reserve price Rs. 28,69,64,90,000/- out of which one bid for hotel plot auctioned in March, 2007 is yet to be accepted by the competent authority and 16 bids of commercial plot auctioned in 3/2007 are yet to be accepted by the competent authority. This office has also finalized the RFP in r/o



multilevel parking at Nehru Place and Manglam Place at Rohini, which is likely to be issued very soon to the short listed bidder after technical qualification. Tender has also been floated for Convention Center at Dwarka. The Branch has also assigned consultancy of Development of IT Park at Dwarka.

#### 11.2.2 LSB (Rohini)

LSB (Rohini) deals with the allotment of plots of various categories like MIG, LIG & Janta to the registrants of Rohini Resdl. Scheme 1981 and disposal of plots by way of auction. During the period under report, 462 plots were allotted under Rohini Residential Scheme 1981.

#### 11.2.3 Commercial Estate

Commercial Estate Branch deals with the disposal of built up commercial properties through auction, allotment and tender to social, reserved categories i.e. SC/ST & PH persons, Land Acquired category, Freedom Fighter, Ex-serviceman on OTA basis and allotment to Govt. Deptt./ Public Sector Undertaking for which reservation has been made vide various resolutions of the Authority. Parking sites are also disposed by this branch through tenders on license fee basis. During the period under report tenders have been held and total 1034 commercial properties sold against total reserve price of Rs.1,53,04,84,803.00 and total bid amount Rs. 2,22,93,03,894.72.

#### 11.2.4 L.S.B./ L.A.B. (Residential)

Lease Admn. Branch deals with the disposal of residential plots by way of auction and allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. During the period under report the Resdl. Land branch has disposed of 150 plots in auction during 2006-07 for bid amount Rs. 827.07 Crores against reserve price Rs. 380.28 Crores.

#### 11.2.5 Anticipated Performance

##### Target for 2007-08.

1. A sum of approximately Rs. 200 crores will be generated through public auction of residential properties in various colonies.
2. Alternate allotment of approximately 600 plots are expected to be done during 2007-08 and a sum of Rs. 300 crores are likely to be generated on this account.
3. Approximately Rs. 317 crores is generated on account of Commonwealth Games of residential complex auction.
4. Approximately Rs. 901 crores is generated through tenders of Convention Centre at Dwarka.

#### 11.2.6 Conversion Application

During the financial year 8,547 applications have been received and 11,272 conversion applications from lease hold to free hold have been disposed of in Land Disposal Wing.

### 11.3 Land Costing Wing

#### 11.3.1 Fixation of Predetermined Rates of Developed Areas

Dwarka Phase I & II (Except Sector 22 to 26) were declared as developed area alongwith Phase III Rohini. The rate structure for the purpose of fixation of PDRs for the year 2006-07 for these developed areas including Rohini Phase I & II (which were already developed area) were analysed & finalised under the approval of competent authority and circulated vide No. Dy CAO(LC)/ DAR/2004-05/23 dated 10.05.2006 for implementation of calculation of cost of land under houses/flats as also plots to be allotted under these areas during the year 2006-07.

#### 11.3.2 Cost Benefit Analysis

The exercise relating to Cost Benefit Analysis in respect of Narela, Tikri Kalan and Rohini Phase



IV & V for the year 2007-08 have also been finalised and got approved from VC, DDA well in advance before the commencement of the Financial Year 2007-08. The Agenda items have also been firmed up and placed before the Authority.

### 11.3.3 Revision of Rates of Institutional Land Premium

The Agenda for fixation of Institutional Land Premium rates for the year 2006-07 was placed before the Authority in its meeting held on 28.6.2006 and the rates structure proposed has been approved by the Authority. Accordingly, a reference to the Ministry was made for approval of the rates as contained in the Authority's Resolution No.61/2006. The Ministry has conveyed its approval. Likewise the proposal for fixation of Institutional Land Premium for the year 2007-08 has been finalised with the approval of VC, DDA well in advance before the commencement of the Financial Year 2007-08. The Agenda item has also been firmed up and placed before the Authority.

### 11.3.4 Other Important Items/ Achievements

- An important burning issue relating to

fixation of charges for allowing Mixed Use and Commercial Use of premises under Mixed Land Use regulations as per the provisions of modified Master Plan have been got finalised with the approval of Ministry of Urban Development. Besides this, charges for additional FAR, regularization of unauthorized construction for Residential Development Regulations have also been finalised with the approval of the ministry.

- Another important issue relating to fixation of predetermined rates to be charged from the evictees of Chawri Bazar etc in walled city to be relocated at Gazipur in East Delhi was firmed up during this period. The rates for the year 2006-07 and 2007-08 have been got approved from the competent authority and circulated to Land Disposal Wing.
- Besides the above, another important issue relating to fixation of predetermined rate to be charged from the evictees of Jawalपुरi etc. to be relocated at Tikri Kalan was firmed up during this period. The rates for the year 2006-07 and 2007-08 has been got approved from the competent authority and intimated to Land Disposal Wing.
- The other vital issues like rationalization of misuse charges was firmed up and the rationalized rates for computation of misuse charges on zonal basis have been got approved from the competent authority and circulated to all concerned.
- The other important issue regarding fixation of licence fee and use conversion charges for setting up of petrol pumps in Rural Use Zone/ Rural Area i/c urban extension for the year 2006-07 was firmed up and the rates have been finalised with the approval of VC, DDA and circulated provisionally subject to approval by the Ministry of Urban Development. Necessary reference to the Ministry has also been made for approval.



District Park, Dwarka



### 11.3.5 Composition Fee

The Revised Rate structure for recovery of composition fee for delay in construction on Residential, Commercial, Institutional and Cooperative Group Housing Societies plots has been got approved from the competent authority and circulated to all concerned.

### 11.3.6 Recovery of Ground Rent/Licence Fee

As regards recovery of ground rent over 25000 defaulter notices were issued against the defaulting allottees. By making these extraneous efforts, DDA has recovered an amount of Rs. 55.15 Crore as against the corresponding period recovery of Rs. 44.14 Crore last year. Similarly licence fee amounting to Rs. 43.46 Crore has been recovered against the corresponding period recovery of Rs. 37.17 Crore in the last year.

### 11.4 Enforcement Branch (Lands)

The role of Enforcement (Lands) Branch is detection of misuse in contravention of Master Plan/ZDP and to initiate action against the misuser under section 14 read with 29(2) of DD Act. 1957 by way of launching the prosecution cases in MM court after legal formalities. It is further submitted that due to enactment of Delhi Laws (Special Provision) Act. 2006 dt. 19.05.2006, action under section 14 read with 29(2) of DD Act. 1957 was restricted only to the misuser which started after 1.1.2006. Regarding action against existing commercial activities prior to 1.1.2006, action under section 14 has been totally suspended for a year i.e. up to 18.05.2007. In the year 2006-07, MM Court imposed a fine amounting to Rs. 30.29 lacs to misusers for violation of Master Plan provisions.

# 12. Sports



*All India Inter Institutional Table Tennis Championship in progress at one of the DDA Sports Complexes*

## 12.1 Introduction

The successful conduct of Asian Games – 1982 in Delhi created an awareness about sports amongst Delhites. The sports infrastructure which existed then in the city for the common man was extremely inadequate. The few stadia which were constructed for hosting the Asian Games were generally used by already accomplished sports persons to excel themselves further. A few private clubs that existed were expensive and used more for social purpose than sports. The Master Plan of Delhi – 2001 thus laid emphasis on the development of easily accessible and affordable sports facilities for all sections of society, across all age groups.

The idea of creation of Sports Complexes all over the city was to take sports facilities to the very door step of people. The foundation was laid in 1989 at Siri Fort, where the first Sports Complex came up. DDA Now boasts of 13 Sports Complexes, 26 Multigyms, two Golf Courses and several Play fields. The citizens of Delhi are assured of wonderfully laid-out and well-equipped

complexes close to their homes. Not only that, the nominal fee structures and various concessional offers, competitions and coaching for students and children of different age groups also ensures that the sports complexes are accessible to a large section of the population. The facilities extended by the DDA Sports Complexes, the multi-discipline coaching provided to member and non-member trainees encouraged more and more Delhites to become members of Sports Complexes. The Athletics and Football Promotion Schemes run by the DDA have opened avenues for young footballers and athletes to exhibit their talent at State, National and International levels. The concessions extended to the students for using the DDA Sports Complex facilities by paying a meager amount on production of I-Cards and Senior Citizens (60 and above) extended membership on payment of just 1/5<sup>th</sup> of the Entry Fee paid by a General Category member are notable features of the Sporting Vision of the Sports Wing, DDA.

The scope of DDA Sports has got enlarged with the scheduled Commonwealth Games 2010 where DDA has been assigned to develop the Games Village and host Table Tennis, Squash and Badminton as part of the Games besides other miscellaneous responsibilities.

## 12.2 Major Achievements in Sports

### I) National Level Tournament

DDA Sports Wing organized the following National Level Tournaments.

- (i) 13<sup>th</sup> DDA Open Squash Tournament at Siri Fort Sports Complex (SFSC) from 8<sup>th</sup> to 12<sup>th</sup> October, 2006 (A National Level Tournament; 305 entries were received in 9 categories; Prize Money Rs. 2 Lakhs for Under – 16 for both Boys and Girls).



- Sh. B.L. Joshi, Hon'ble LG of Delhi witnessed the finals and gave away the prizes at the closing ceremony on 12<sup>th</sup> October 2006.
- (ii) DDA National Series Tennis Tournament (AITA Ranking) at Saket Sports Complex (SSC) from 13<sup>th</sup> to 18<sup>th</sup> November, 2006 (226 entries were received from all over India). Hon'ble LG of Delhi, Sh. B.L. Joshi was gracious enough to attend the closing ceremony and gave away the prizes on 18<sup>th</sup> November 2006.
- (iii) 3<sup>rd</sup> Lt. Governor Invitational DDA Football Tournament 2006 was organized by Yamuna Sports Complex (YSC) at Ambedkar Stadium from 5<sup>th</sup> to 14<sup>th</sup> December, 2006 in association with All India Football Federation (AIFE) and Delhi Soccer Association(DSA). 8 Teams from all over India participated. Rs. 4 Lakhs was the Prize Money for the tournament. Punjab Police Football Team were the Winners and National Football Club, Delhi the Runners up.
- (iv) 5<sup>th</sup> VC's DDA Football Tournament 2006 was organized at Siri Fort Sports Complex (SFSC) from 24<sup>th</sup> November to 2<sup>nd</sup> December, 2006 for schools. DDA Football Academy 'A' Team were the Winners.
2. **At Poorv Delhi Khel Parisar, Dilshad Garden (PDKP)**
- i) 5<sup>th</sup> Invitational School Basket Ball Tournament.
  - ii) 3<sup>rd</sup> Inter School Invitational Skating (Speed) Tournament.
  - iii) Rajiv Gandhi Memorial Cricket Tournament. 16 Teams participated.
  - iv) AITA Ranking Tennis Tournament. 250 participants competed.
  - v) Athletics Meet of East Zone (Inter School)
3. **At Yamuna Sports Complex (YSC)**
- i) An AITA Ranking Tennis Tournament. 200 participants from all over India participated.
  - ii) Inter Complex Invitational Skating Championship. 100 children participated.
  - iii) Inter Club Taekwondo Championship for 6 to 18 yrs. age group. 300 participants took part.
  - iv) Inter School Badminton Tournament for under -10, 13 and 15. 200 children competed.
  - v) Zonal selection trials in Athletics. 200 athletes participated.

## II) Tournaments organized by Complexes

1. **At Siri Fort Sports Complex (SFSC).**
- i) A shooting competition from 7<sup>th</sup> to 13<sup>th</sup> June, 2006. Eminent shooters Shri Samresh Jain and Shri Gaman Narain provided shooting tips to participants.
  - ii) 5<sup>th</sup> Invitational Hockey Tournament for schools from 12<sup>th</sup>-16<sup>th</sup> January 2007. Eight Teams participated.
  - iii) An Instructor's Course by Squash Racket Federation of India from 8<sup>th</sup> to 10<sup>th</sup> September, 2006 under the supervision of Major Maniam, Consultant Coach, SRFI to select potential Referees.



Indoor Stadium at Siri Fort Sports Complex



4. **At Chilla Sports Complex (CSC)**
  - i) Inter Complex Coaching Scheme/ Academy Tournament.
  - ii) 10<sup>th</sup> Pulse Polio Inter School Football Tournament.
  - iii) Dr. Shiv Kumar Kaushik Memorial Football Tournament.



*Sanjay Lake Complex*

5. **Other Complexes**
  - i) Saket Sports Complex (SSC) organized a school level Basket Ball Tournament from 20<sup>th</sup> to 23<sup>rd</sup> December, 2006. 14 Schools participated. The G.D. Goenka Public School, Vasant Kunj were the Winners.
  - ii) Jasola Open Tennis Tournament was organized by Netaji Subhash Sports Complex (NSSC) in May – June 2006. 67 participants took part.
  - iii) An Invitational Table Tennis Tournament was organized for School Children by Vasant Kunj Sports Complex (VKSC). 16 Schools participated Alcon Public School, Vasant Kunj were the Winners.
  - iv) 5<sup>th</sup> Invitational Cricket Tournament for Under – 15 was organized by Paschim Vihar Sports Complex (PVSC) from 12<sup>th</sup> October to 3<sup>rd</sup> November, 2006. 16 Teams participated. St. Marks Public School, Meera Bagh were the Winners.

- v) 7<sup>th</sup> DDA Invitational Volley Ball Tournament 2006, a prize money state level tournament was organized by Hari Nagar Sports Complex (HNSC) from 31<sup>st</sup> October to 3<sup>rd</sup> November, 2006. 12 teams participated. The Rajputana Rifles (Army) Team were the proud Winners.
- vi) Chris Cairns & Daniel Vittori, international cricketers from New Zealand played a friendly match for the “Pepsodent Cup” at HNSC on 8<sup>th</sup> November 2006 which was enjoyed by the children and parents. The greenery and ambience of the complex was much appreciated by the visitors.
- vii) Rohini Sports Complex (RSC) conducted 4<sup>th</sup> DDA Cricket Tournament for Visually Challenged and 9<sup>th</sup> DDA Cricket Tournament for Hearing Impaired during November, 2006 which are the annual features for the Complex. 12 teams participated in Visually Challenged and 6 Teams in Hearing Impaired tournaments.
- viii) 2<sup>nd</sup> Invitational Badminton Tournament was held at Rashtriya Swabhiman Khel Parisar, Pitampura (RSKP) from 5<sup>th</sup> to 9<sup>th</sup> December, 2006. 8 local schools participated.

### 12.3 Miscellaneous Activities.

- I) **Annual Sports Gala:** Sports Gala –2006 was conducted for 15 days in each of the DDA Sports Complexes from 15<sup>th</sup> October 2006 to 15<sup>th</sup> January, 2007. Competitions were organized in several sporting disciplines for all the members including ladies and children. Winners were awarded prizes and certificates of merit.
- II) **Coaching:** The coaching is organized by the Complexes under their own arrangements in the disciplines for which facilities exist in the Complex. Three level coaching i.e. basic, intermediate and advance level is conducted in some of the sports. DDA sports complexes

provide free coaching to upto 10% of the trainees undergoing coaching in particular disciplines to deserving candidates.

III) **Summer Coaching Camps:** DDA Sports Complexes also organized Summer Coaching Camps in various sports disciplines during summer vacations for the benefit of children and dependent members. Efforts are made to provide coaching at affordable charges.

IV) **Swimming :** DDA has established 13 Swimming Pools (12 within the complexes and one in the green areas). These pools remained operational from April 2006 to September 2006. Besides the members, the pools were utilized by a large number of guests on daily dip basis. Every pool has coaches to impart coaching. Special Coaching Camps for Swimming were also organized in some of the complexes. Pools are also used by Schools and other Institutions on batch booking basis. Separate timings have been kept for ladies for use of Pool in a few of the complexes where there is such a demand.

V) **Specialized Facilities :** DDA has the distinction of providing artificial Climbing Wall facility at YSC, Air Rifle Shooting at SFSC and Horse Riding at SSC. A large number of trainees benefit from these facilities every year. There are three golf driving ranges at QGC, SFSC and BGC. A mini golf course also exists in SFSC.

#### VI) Associated Activities and Visits

- i) Reliance Industries utilized the coaching facilities of DDA Sports Complexes for the children of their employees as part of Summer Coaching Camps at PDKP, YSC, CSC and SSC.
- ii) YSC organized a tree plantation drive on 19<sup>th</sup> July, 2006. A large number of school children took part in the event.
- iii) Shri Nand Lal, FM, DDA inaugurated the VC's Cricket Cup Tournament for DDA

employees on 3<sup>rd</sup> February, 2007 at YSC.

- iv) Shri. Jaipal Reddy Hon'ble Minister of Urban Development, Govt. of India, visited the complex at Dwarka on 9<sup>th</sup> April 2006. The Minister felt the complex was well conceived, properly maintained and a wonderful facility in Dwarka Sub-City.
- v) A delegation of Olympic Council of Asia visited the complex on 10<sup>th</sup> November 2006 in connection with Delhi's bid for hosting the Asian Games –2014. The team members appreciated the facilities and the ambience of the complex.

VII) **SFSC the Flagship :** DDA's SFSC was the first Sports Complex inaugurated on 29<sup>th</sup> March 1989 and, is the flagship of the Sports Wing. It has now become one of the most popular sports destinations in Delhi. Its well maintained jogging track, golf driving range, synthetic tennis courts, indoor stadium, cricket field, well appointed gym and aerobic /yoga classes are much in demand. Some of the highlights are as under.

#### i) Practice Sessions for Champions Trophy Teams :

Cricket ground of SFSC was selected as an excellent choice for conducting practice sessions by the teams



*Practising Yoga at District Park Dwarka*



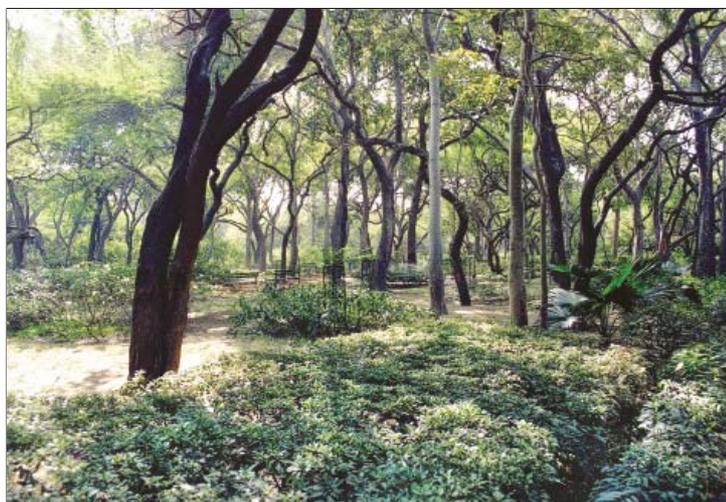
who were in India during October – November 2006 for participating in the Champions Trophy-2006. Eight top Cricket teams of the world utilized the Cricket field, Basket- ball courts and Golf Driving Range of the complex on different dates as part of their practice schedules and were immensely satisfied and appreciative the facilities of the complex and the hospitality extended. They not only endorsed their views in the Visitors Book of the complex but also presented a bat each to the complex duly signed by the players.

#### ii) Tennis Workshop

Mr. Bob Brett, world renowned tennis coach conducted a three day tennis workshop for players and coaches at SFSC from 7<sup>th</sup> to 9<sup>th</sup> September 2006. Mr. Brett had words of appreciation for the complex and commented “extremely impressive facility, well maintained and great boon to sports persons”.

#### iii) The Best Jogging Track

India Today in its 11<sup>th</sup> April 2005 issue had acclaimed the jogging track of SFSC as “one of the best in town” and commented that the track is like a “small oasis in the heart of the City”. On 16<sup>th</sup> April 2007, the magazine again quoted fitness fans “This is a wonderful track, beautifully maintained by DDA, all that greenery makes you feel healthier.”



Orchard in Rohini

## 12.4 Infrastructure

### I. Existing Major Sports Infrastructure

a)	Sports Complex	13
b)	Mini Sports Complex	01
c)	Swimming Pools	13
d)	Multigyms in Sports Complexes	13
e)	Golf Courses	02
f)	Mini Golf Course	01
g)	Golf Driving Ranges	03 (One at SFSC with night lighting facility).
h)	Multigyms in Greens	26

### II. Developed during the year

- Two Multigyms in green area were opened to public at Mansarovar Garden and Salvage Park, both in West Delhi, on 24<sup>th</sup> September 2006 and 14<sup>th</sup> January 2007 respectively.
- Multigym at Sunder Vihar was renovated and operationalised on 1<sup>st</sup> March 2007.
- 1.56 acres of land has been acquired by Saket Sports Complex (SSC) to develop entry – exit gates and extension of parking space.
- Chilla Sports Complex (CSC) developed a football ground in the complex.
- Construction of an Aerobics Hall and Swimming Pool at Chilla Sports Complex (CSC) has commenced.
- Work on a number of projects in the sports complexes is in progress by the Engineering Wing of DDA.

### III. Multigyms in Green Areas.

- SFSC New gym equipments installed at Hauz Khas gym.
- PVSC Sunder Vihar gym in green area made operational on 1<sup>st</sup> March, 2007.
- HNSC Multigyms at Mansarover Garden and Salvage Park, Maya Puri made Operational on 24<sup>th</sup> September, 2006 and 14<sup>th</sup> January, 2007 respectively.
- CSC Gym equipment of Mandawali



Fazalpur gym repaired/new items procured.

#### IV) Upgradation of Infrastructure- Major upgradations are as follows:

- SFSC - An Office for Coordination and CAU established for Commonwealth Games 2010.
  - Renovation of rooms and toilets in Tennis arena.
  - Laying of synthetic surfaces in open Badminton Courts.
  - A Sports Library and State-of-the-Art class room.
- SSC - A few items of new gym equipment were added in the multigym.
- NSSC Approval of Screening Committee for construction of Aerobics Hall, Covered Badminton Court and Mini Pavilion were obtained.
- VKSC Practice Tennis Wall made operational.
- PVSC Metal-Halide lights installed replacing Halogens.
- HNSC Construction of practice pitches in progress. Walking/Jogging track improved.
- RSKP One hard and one turf cricket practice pitch added. Constructon of Synthetic courts under progress.
- CSC - Football field developed and made operational.
  - Installation of Basket Ball boards and poles in one Court.

#### VI. Future Plans

- i) 3 Swimming Pools i.e. CSC, Vikas Puri and Kanti Nagar are under construction. In future Swimming Pools will be on BOT basis.
- ii) Development of a Mini Sports Complex at Alakananda approved.
- iii) 4 more Sports Complexes proposed to be developed in areas that are presently under survey. These will be located at Narela, Karol Bagh/Patel Nagar/Rajender Nagar, Rohini

Phase - III and Dwarka Phase – II.

- iv) A Golf Course at Dwarka is being planned in addition to development of Bhalaswa Golf Course to a 18 hole course. Another Golf Course is under consideration along the Yamuna bed near the proposed CWG-2010 Games Village, subject to clearances from various agencies.
- v) Upgradation of existing Sports Complexes to improve the facilities.

### 12.5 Sports Promotion Schemes

DDA has instituted Football and Athletics Promotion Scheme for growth of these two Sports. Padamshri and Arjuna Awardee Shri G.S. Randhawa is the Athletics Advisor to DDA and Shri Melvyn D' Souza (Ex FIFA Referee), is the Advisor for football.

#### 12.5.1 Athletics Promotion Scheme

Sixteen athletes undergoing training in the Scheme won 36 Gold, 24 Silver and 7 Bronze medals in various State, National and International meets during the year under review.

#### 12.5.2 Football Promotion Scheme

Seventy Five Trainees underwent football coaching during the year under the DDA Football Promotion Scheme. Selection trials, an annual feature, for finding talented footballers were conducted under the supervision of Shri Melvyn D' Souza, and his team of coaches as under.

- 8<sup>th</sup> and 9<sup>th</sup> June 2006 at Yamuna Sports Complex (YSC)
- 22<sup>nd</sup> and 23<sup>rd</sup> June, 2006 at Siri Fort Sports Complex (SFSC)

The selected trainees were inducted into the scheme on 1<sup>st</sup> August 2006.

Following achievements have been made.

- i) 31 boys represented their respective school teams in Subroto Cup Football Tournament
- ii) 11 boys were members of Delhi State



(U-16) team which participated in the North Zone. 3 of the trainees were selected as promising footballers by the AIFF to undergo training in Coaching Camps at Kolkata/ Goa.

- iii) 18 trainees got free admission in Public Schools (Air Force Bal Bharati Schools at Subroto Park/ Lodhi Road) due to their talent and prowess in football. Their tuition fee and transportation charges have also been exempted.
- iv) Our teams participated in 8 major tournaments played in Delhi and other cities of the country and gave commendable performances. For the first time, the DDA Football Academy team won ONGC Golden Jubilee Tournament (U-17) which was held for schools from 15-28 October 2006. DDA team was acclaimed the best team amongst the schools in Delhi.



*Dr. A. R. Kidwai, Administrator Delhi and Governor Haryana presenting trophy to one of the winners*

### 12.5.3 Promotion of Golf

- The Qutab Golf course (QGC) at Lado Sarai organized major tournaments such as Lt. Governor's Cup, CAG's Cup, Admiral's Cup as also the 2<sup>nd</sup> Pro-Am tournaments in 2006. QGC is the first and the only public golf course in India.
- **PHDCCI-Golf Tournament.** Punjab Haryana Delhi Chambers of Commerce and Industry (PHDCCI) organized Golf Tournament –

2006 at QGC on 28<sup>th</sup> October 2006. Ambassadors / High Commissioners of Six countries alongwith diplomats, senior govt. officials, noted industrialists and leaders of major corporate houses participated in the tournament.

- An Inter – Club Golf Tournament between Noida Golf Club & QGC was played on 16<sup>th</sup> September 2006 at QGC. 18 teams participated.
- A Seminar on turf management was held at QGC on 28<sup>th</sup> – 29<sup>th</sup> March 2006. The two day workshop was of intense learning & brain storming to learn more about the latest trends in turf industry, golf course development, maintenance and management practices.
- The QGC has been upgraded and has been made into a full 18 hole Golf Course with the overall length of the course increased to over 6000 yards.
- Development of Bhalswa Golf Course is also continuing with 7 holes fully operational. It will ultimately be developed into a 18 hole golf course.
- There are three golf driving ranges at QGC, SFSC and BGC. A mini golf course also exists at SFSC.

## 12.6 Membership Management

### 12.6.1 Admission of Members

Every Complex has a Screening Committee which decides the admission of members to the Complex. Standardized norms are followed by Complexes for admission of Members.

### 12.6.2. Membership

5,172 new members were admitted to the Sports Complexes and membership of 1,483 was cancelled.

### 12.6.3 Customer Relations

The Managers, Assistant Managers and Games Supervisors who were selected for duties at the



Sports Complexes have had a tenure of 2 to 4 yrs. on the job. By and large they have performed well and are better qualified to attend to members and their problems.

#### 12.6.4. Notices to defaulting Members

Every quarter the Complexes send notices to those members who have not cleared their dues. Memberships of the defaulting members are cancelled strictly in accordance with Rules, Regulations and Bye Laws of the Complex.

#### 12.7 Website

The Complexes have updated information in the Website. All relevant informations pertaining to organization, membership, coaching & charges / rates, facilities availability etc. have been included in the Website. The web address is [www.dda.org.in](http://www.dda.org.in)

#### 12.8 Manpower

The authorization and holding of manpower is approved by the Sports Management Board. Sports Wing having carried out a survey of requirement of actual manpower complex-wise has provisioned men – in – position accordingly. Outsourcing is done wherever DDA manpower does not become available especially for House keeping, Security, maintenance of play facilities and dressing up of cricket pitches, courts etc.

#### 12.9 Publicity

- The activities of DDA Sports Complexes have found attention of DD Sports and other media. The media (Newspapers and Door Darshan) has made capsules covering the facilities, concessions provided by the Complexes, Coaching schemes run etc. These capsules were shown on DD (Sports), DD (National), published in several dailies thereby creating an awareness amongst Delhites about the activities of DDA

Sports Wing.

- The DDA Sports News Letter has completed five years of its publication. It is published quarterly after its contents are approved by the Director (Sports), DDA. It brings out the sports news of Sports Wing, its Complexes, Golf Courses and the progress of Commonwealth Games activities on quarterly basis. It is distributed to Sports Organizations of the Country, State, School and Colleges.

#### 12.10 Commonwealth Games 2010

- The Delhi Development Authority is playing a major role in the Commonwealth Games – 2010, since the time games were allotted to Delhi. It has been assigned the task of building the Commonwealth Games Village near Akshardham Temple and the Stadia for badminton and Squash at Siri Fort Sports Complex and for Table Tennis at Yamuna Sports Complex.
- A coordination Office and a Conference Hall with State of Art facilities has been developed at Siri Fort Sports Complex where coordination of various activities for the tasks assigned to DDA for Commonwealth Games is held.
- Evaluation Commission of Commonwealth Games Federation visited the sports venues and the village site being constructed by DDA on 2-3 November 2006. This was followed by a visit of Mr. Cripsin Blunt, UK Minister of State for Sports alongwith 9 members on 11 November 2006.

#### 12.11 Financial Management

- DDA Sports Complexes are designed to be self-sustainable. This has been made possible by enrolling members who besides paying a one time entry fee also pay monthly subscription which helps in maintaining the sports complexes. Although the sports



- complexes are membership oriented, these are available for use by anyone on 'Pay & Play' basis. The fees/ charges for casual visitors, who become a member for the day, are nominal and affordable. Special concessions are provided for students and senior citizens.
- Capital Expenditure on the development of sports complexes and other sports facilities including incremental works/ upgradation of capital nature, is met out of the account of Nazul II with the DDA. However day to day maintenance of the sports facilities is carried out by the Sports Wing from the membership fee and miscellaneous receipts. Cross subsidisation from more popular complexes to less popular ones is done where required. Non refundable one time entry fees for membership collected by the complexes are remitted to DDA Main to pay back towards capital expenditure. Rs. 3061.89 lacs up to December 2006 has so far been remitted to DDA Main on this account. During the year 2006-07 (up to Dec. 2006) Rs. 194.58 lacs has been generated as surplus.
  - For the purposes of running and maintenance on day to day basis, which includes expenditure on staff salaries, establishment costs, house keeping, security etc. the Sports Wing/Sports Complexes are self-sustaining. This is made possible due to the concept of membership and pay & play facilities.
  - Monthly statement of accounts is submitted to DDA Main. Annual Accounts of all the sports complexes for the year under review have been compiled and rendered to CAO for inclusion of the same in DDA Main A/c. The budget of the sports complexes has also been incorporated in the DDA Main Budget for the next financial year. Sports Wing Accounts are audited by the DDA internal auditors and by the CAG's office as external audit. Accounts of all the sports complexes have been audited.
  - Computers are available in all the sports complexes and golf courses and computerised bills/notices are being dispatched on regular basis. Back log of defaulters is being cleared and membership of those who continue to be in the defaulters list is being cancelled on regular basis.

## 12.12 Conclusion

The Sports Wing having pioneered the sports in Delhi has established 13 Sports Complexes, 26 Multigyms, 13 Swimming Pools, 2 Golf Courses and 3 Golf driving ranges for use by Delhiites. The concept of pay and play in Sports Complexes and the Golf Courses has provided immense opportunity to one and all to pursue the game of their choice, thereby catering for the common Delhiite. The Athletics and the Football Promotion Schemes having gained enormous publicity within a span of five years have also become rewarding as DDA footballers and athletes can be seen at State, National and International Levels. The coaching schedules including the Summer Coaching has provided an opportunity to youngsters to learn the games of their choice be it shooting, swimming or horse riding. The focus of Sports Wing, DDA is to modernize facilities and equipment, improve customer care and relations, revamp ambience and publicise the efforts put in by the DDA towards the growth of Sports in Delhi, thus realizing its long cherished vision. Standardizing policies, procedures and routine drills followed in the complex is the current orientation. Membership Management, Financial Management and Resource Management principles are finding application in the administration of Sports Wing and the Sports Complexes.

# 13. Horticulture Greening the Capital



Golfers enjoying golf at Qutab Golf Course

**13.1** In a concrete jungle it is amazing to find an evergreen forest. A fact that does DDA proud by having built the finest network of green areas in the country. It is credited with the development of city forests, wood lands, green belts, golf courses, sports complexes, Millennium Park and tot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

During the year a massive plantation drive was launched by involving school children, senior citizens and Ministers/ MLAs and MPs in the plantation programme. A Flower Show was also organised successfully by the Horticulture Department, DDA in the month of February, 2007.

**13.2** Like previous years DDA decided to organize the 23rd Annual Flower Show during the spring season from 23rd to 25th February 2007. During this period, DDA strove to develop the themes "Protecting, preserving and nurturing greens" for a better tomorrow.

For over about five decades since its inception, DDA has been successful in creation of 'Environment Friendly' Delhi providing its citizen a healthier and happier life. One must understand that development of Delhi is an ongoing progressional process.

#### Performance/ Achievements during 2006-07 in North Zone.

Item	Year 2006-07	
	Target	Achievement
Plantation	1,55,805 Nos.	1,62,258 Nos.
D/o New Lawns	79.33 acres	43.40 acres
D/o Children's Parks	20 Nos.	10 Nos.

#### Performance/ Achievements during 2006-07 in South Zone.

Item	Year 2006-07	
	Target	Achievement
Plantation	2,78,500 Nos.	2,89,282 Nos.
D/o New Lawns	97 acres	86 acres
D/o Children's Parks	07 Nos.	04 Nos.

# 14. Quality Assurance Cell



**14.1** Delhi Development Authority is committed to provide quality products at reasonable cost to the customers, keeping in mind, “the customer is the king”. The quality is, therefore, drilled not only into activities of various serving departments of DDA, but also in its construction and development works.

**14.2** Quality of construction is not only supervised and monitored regularly by JE/AE/EE at field level but is regularly checked internally at the level of SE/CE and externally at level of Q.C. Cell now renamed as Q.A. Cell of DDA, by conducting periodical inspections so as to ensure that the works are executed strictly in accordance with contract-conditions, specifications and drawings.

**14.3** The Q.C. Cell which was created in year 1982 with skeleton staff has now grown with solid strength of 8 J.Es. 9 A.E.s (7 Civil & 2 Elect.), 7 E.E.s (6 Civil & 1 Elect.), one A.D. (Hort.), and one S.E. headed by CE (QC). The unit is playing a vital role in Quality Assurance, which oversees not only the quality of materials

and workmanship but also the quality of planning, designing, contract documents, specifications etc. and issues necessary guidelines, circulars etc. from time to time as and when necessity arises. For some of the mega projects/prestigious projects, a system of third party inspection has been introduced and agencies like CRRI, IIT etc. have also been engaged as consultants.

**14.4** The major projects are inspected by Q.A. Cell at least thrice i.e. at foundation stage, super-structure stage and finishing stage. Due emphasis is given to maintenance of records on procedural aspect, material aspect and workmanship aspect which are duly examined during Quality Audit. The deficiency noted, if any, is promptly brought to the notice of concerned EE/SE/CE for suitable and effective administrative/contractual action and close watch is kept on compliance of the observations.

**14.5** The specifications and technologies adopted are being reviewed regularly and suitably amended to meet the present requirements and environmental consideration. Use of new construction materials, new techniques, use of R.M.C. etc have been encouraged. Control on time and cost overruns without compromising with the quality, functional requirements, aesthetics and structural soundness of the building are being effectively monitored.

**14.6** ‘Sky is the limit’ – keeping this theme in mind, DDA has been striving for continued improvement of services and quality of work. Zonal level interactive workshops were conducted in each zone which were attended by the officers of all level right from JEs to SEs bringing out valuable suggestions for continual quality improvement.



*Flyover at Wazirpur*



The Q.A. officers and other Engineering staff were sent for refresher courses/training programmes being conducted by CPWD/CRRI/NCCBM/NPC etc. for their skill upgradation.

**14.7** Emphasis has also been laid to clear the long pending Q.C. paras and closure of the cases for which the drive was launched by Q.A. Cell to identify the pendencies with various offices, pursue the ATRs with respective EEs/SEs/CEs and arrive at final action either to close the case or to initiate administrative/contractual action against the erring officials/contractors. As a result Q.A. Cell has been able to close 410 old cases during the year and a good number has reached to its final action stage, which is a record as compared to past performances.

**14.8** Complaints as and when received are got investigated through Q.A. Cell/units and vigilance action is initiated by Vigilance Unit as and when any vigilance action is considered necessary. During the year 8 such cases were investigated.

**14.9** Selection of materials for work, collection of representative samples and their testing in reputed and reliable lab is of utmost importance. Q.A. Cell has a well equipped testing lab (with one AE and 2 JEs) set up in Asian Games Village Complex. Though day to day routine tests are conducted at site by field staff, the random samples collected by Q.A. team during their inspection are mostly got tested in the Q.A. Lab. In order to induce more confidence in people at large, the present system of testing has been streamlined and revised guidelines have been issued in this regard giving more emphasis for testing of at least 25% samples in outside lab. As such, ten other labs like Sriram Test House and NTH, Delhi Test House etc. have also been approved for testing

of material. Besides, the Q.A. Lab of DDA is also being renovated/strengthened.

**14.10 DDA Gets IS/ISO 9001: 2000 License.** The Quality Assurance Cell has made concerted efforts to improve quality systems and compiled Quality Manual in line with Quality Management System of ISO-9001-2000 which emphasized improvement in organizational profile, quality management, administration; quality policy and quality objectives, quality management system; management responsibility; resource management; service realization etc. It is only after all parameters were fully covered and BIS was satisfied with the Quality Management System, the Bureau of Indian Standards granted Quality Management Systems Certification license CRO/QSC/L-8002720 for IS/ISO 9001:2000 to DDA in March 2007 valid upto March 2010.

**14.11** The achievements during the year 2006-07 and the Target for year 2007-08 are as under :

Description	2004-05	2005-06	2006-07	2007-08 (Target)
Inspections	366	366	361	330
Tech. Audit	-	-	12	21
Samples/Materials	385	477	523	500
Closure of files	220	441	410	460
Complaints investigation	11	9	8	12
Q.A. Lab (Testing of Samples)	9,825	5,247	3,955	6,000

The reduction in number of tests in Quality Assurance Lab is due to the fact that at least 10% of the tests are being got conducted from the other external approved labs, which was not mandatory earlier.

# 15. Finance & Accounts Wing



**15.1** Finance & Accounts Wing of DDA is headed by the Finance Member who is also assisted by the Chief Accounts Officer, Financial Advisor (Housing), Director (Land Costing) and Director (Finance).

Finance & Accounts Wing of DDA handles finances of DDA and deals with preparation of Annual Accounts, preparation of Annual Budget, fund management of Urban Development Fund, Urban Heritage Award Fund, employees remuneration including GPF, medical reimbursement, pension distribution and also project approvals.

## 15.2 Annual Accounts of the Authority

- a) For Budgetary and Accounting purposes, the Accounts of the authority are maintained under the following three broad heads.
1. A. Nazul A/c-I.
  2. A. Nazul A/c-II.
  3. B. General Development Account.

- b) The financial position of the three Accounts is summarised in the succeeding paras.

### (i) Nazul Account-I

Nazul Account-I represents the transactions relating to the old Nazul Estates entrusted for management by the Government to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 and taken by the DDA in December 1957 being the successor body. The Account also includes transactions relating to the preparation and implementation of the Delhi Master Plan and Zonal Development Plans. The Receipts and Expenditure under this account during the last two years is as under :

(Fig. in Crs. of Rs.)

	2004-2005	2005-2006	2006-2007
Receipt	2.90	6.10	24.98
Expenditure	12.72	16.65	17.40

### (ii) Nazul Account-II

This account comprises transactions pertaining to the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. The sale proceeds of land and recovery of ground rent etc. are accounted for under this account and expenditure is mainly on acquisition and development of land. The surplus receipt accumulated in this Account is utilised for payment to GNCTD for land acquisition and payment of enhanced compensation as also for expenditure on development and Establishment Expenditure. A sum of Rs. 629.01 Cr. up to March 2007 has been paid to GNCTD for the land acquisition and payment of enhanced



Subhash Place District Center



compensation. The receipts and expenditure for the last three years under this Head of A/c is given under :

(Fig. in Crs. of Rs.)

	2004-2005	2005-2006	2006-2007
Receipt	2,310.56	1,931.59	4424.79
Expenditure	1,047.48	1,668.52	1222.94

### (iii) General Development Account

All properties and land vesting in the Authority are paid for out of the revenue of this account. Under this account DDA undertakes Housing programme for the Weaker section, Lower Income and Middle Income Groups, besides housing under higher income group and also shops in CSC/LSC in various parts of Delhi and also land transferred by the Ministry of Rehabilitation are financed from this account. The Receipt and Payment made under this head for the last three years is given below :

(Fig. in Crs. of Rs.)

	2004-2005	2005-2006	2006-2007
Receipt	1,004.24	757.00	933.90
Expenditure	571.97	576.93	787.41

### (iv) Annual Accounts

Annual accounts up to the year 2000-2001, 2001-02 & 2002-03 have already been laid before the Parliament. Audit Report for the year 2003-2004 duly adopted by the Authority has also been sent to the Ministry for laying it before the Parliament. Audit Report for the year 2004-05 has also been approved by the Authority and report will be sent to the Ministry after printing work is complete. The Annual Accounts for the year 2005-06 has been adopted by the Authority and Audit Certificate is awaited.

### (v) Urban Development Fund

In 1992-93, Govt. of India announced the scheme for conversion of leasehold tenure to freehold tenure. Under this scheme, a sum of Rs. 430 Cr. has been invested (including interest on investment) up to 31.3.2007. Out of this account funds are being released to the schemes/projects approved by the Project Approval Committee (PAC) headed by Ministry of Urban Development. Some of the projects/ schemes are as under :

1. An amount of Rs. 12.39 Crore as an advance was sanctioned by the Ministry of Urban Development for infrastructure development of Sec-VI, MB Road, Pushp Vihar, New Delhi out of which an amount of Rs. 6.20 Crore has been released to CPWD the balance amount Rs. 6.20 crore is to be released on the requirement of CPWD during the Financial year 2007-08.
2. An amount of Rs. 12.40 Crores as advance was sanctioned by the Ministry for infrastructure development of Sector-IV, MB Road, Pushp Vihar, New Delhi out of which an amount of Rs. 6.20 Cr. has been released to CPWD.
3. An amount of Rs. 40 Crores has been sanctioned by Ministry of Urban Development for modernisation of Idgah Slaughter House at Ghazipur, Rs. 20 Crores as grant and Rs. 20 Crores as loan. The whole amount of Rs. 40 Cr. has been released to MCD.
4. An amount of Rs. 1.18 Cr. has been sanctioned by Ministry for improvement of M.P. Flats at North & South Block, New Delhi which has also been released to CPWD as grant.

### (vi) Release of payments to MCD

As per MOU/Agreement in respect of improvement of roads by MCD an amount of Rs. 60 Crore was to be funded out from UDF out of



which Rs. 50 Crore was as loan and Rs. 10 Crore as grant. The loan amount is to be repaid by MCD in the period of 20 years alongwith 10% interest w.e.f. 2001-02. Out of 60 Crores an amount of Rs. 51.51 Crore has been released to MCD. An Amount of Rs. 15 Crore of principal funds of repayment has been received and balance of Rs. 15 Crore are to be received from MCD upto 2006-07. The balance to be released during the financial year 2006-07 on demand and requirement of MCD.

As per MOU/Agreement in respect of modernization of Idgah Slaughter House at Gazipur an amount of Rs. 40 Crore was to be released from UDF out of which Rs. 20 Crore was as loan. The loan amount was to be repaid by MCD in period of 20 years alongwith interest. The whole amount of Rs. 40 Crore has been released to MCD. The amount of Rs. 6 Crore as principal repayment for the period 2004-05 to 2006-07 is to be received from MCD.

**(vii) Release of payments to DMRC**

As per draft agreement of the Ministry, following funds have been released to DMRC as per schedule given below :

i)	2003-04	:	Rs.	80.00	Crores
ii)	2004-05	:	Rs.	160.00	Crores
iii)	2005-06	:	Rs.	80.00	Crores

The Ministry of Urban Development vide their letter dated 14.1.2004 sanctioned Rs. 160.00 Crores to DMRC out of UDF (Urban Development fund) with the loan component and grant component at Rs. 80.00 Crores each. The sanction of Ministry was conveyed to DMRC, who refused to take loan component of Rs. 80.00 Crores. The matter was taken up with the Ministry to convert funding of Rs. 160 Crores into grant out of UDF. The suggestion was not agreed to by the Ministry of Urban Development and vide their letter dated 28.4.2004, it has been decided that the total

amount of grant out of UDF shall remain Rs. 80.00 Crores only and that the remaining amount of Rs. 80.00 Crores may be provided by the DDA either by availing loan from UDF or out of its own funds. Accordingly, DDA would be financing the balance amount of Rs. 240.00 Crores out of its own funds. DDA has since released entire amount of Rs. 240.00 Crores to DMRC & Rs. 80.00 crore from UDF so that the tendering and completion of this work does not get hampered. The land for Metro line has been given to DMRC free of cost as directed by the Ministry of Urban Development.

Now, DMRC has requested for an additional amount of Rs. 275.00 Crores for further extension of Metro Line upto Sector-22, Dwarka. Out of which Rs. 100.00 Cr. has been released by DDA up to 31.3.2007 as per Secy. (UD)'s directions.

**(viii) Commonwealth Games-2010**

Rs. 175 Crore has been earmarked for Common Wealth Games and Rs. 150 Crore for specified Housing Under BGDA.

**(ix) Urban Heritage Award Fund**

For any city, heritage is the source of inspiration for its creative endeavour. In order to encourage and also to contribute its bit in the task of preserving, protecting and maintaining and upkeep of at least a hundred years old and still in use historical buildings of Delhi, DDA has instituted an award in 1993 known as "DDA Urban Heritage Award". Necessary funds amounting to Rs. 23.50 lacs have been kept apart and invested to finance the cost of award given every year.

**(x) Outstanding loan and other dues**

As on date, there is no outstanding liability against DDA on A/c of loan/ debentures etc.

### 15.3 Budget

- a) The Budget Estimates of the Authority for the ensuing year and the revised estimates

for the current year in respect of all Receipts and Payments of the Authority are compiled in accordance with the provisions contained in DDA Budget and Accounts Rules 1982 and got approved by the Authority. The Budget Estimates duly approved by the Authority are forwarded to Central Govt. in accordance with the provisions contained in section 24 of DDA Act. Effective budgetary control is being exercised by releasing the funds for various works expenditure with reference to the budgetary provisions of various Civil, Electrical, and Horticulture Wings by the respective payment units. The actual Receipt and Expenditure are also reviewed with reference to the budgetary provision periodically and necessary steps taken well in time to prevent any slippage in target.

- b) Zone-wise performance budget indicating the physical and financial progress of various works/schemes is also compiled every year by Zonal C.Es. The funds released for various schemes/projects are co-related with the physical progress of the scheme as reflected by the concerned Chief Engineer. This facilitates effective monitoring of various projects/ schemes and helps in controlling the time and cost overrun.



Swimming pool of Dwarka Sports Complex

## Budget at a glance

### (a) Receipts

(Fig. in Crs. of Rs.)

	R.E 2005-06	2005-06 (actual)	R.B.E. 2006-07	B.E. 2007-08
Nazul A/c-I	3.38	6.10	15.59	22.68
Nazul A/c-II	1217.70	1931.59	2871.73	2433.91
BGDA	810.02	757.16	1264.36	1493.46
<b>Total</b>	<b>2031.10</b>	<b>2694.85</b>	<b>4151.68</b>	<b>3950.05</b>

### (b) Expenditure

(Fig. in Crs. of Rs.)

	R.E 2005-06	2005-06 (actual)	R.B.E. 2006-07	B.E. 2007-08
Nazul A/c-I	16.38	16.65	19.05	19.08
Nazul A/c-II	1820.41	1568.52	1575.77	2115.80
BGDA	502.35	576.93	560.57	1069.29
<b>Total</b>	<b>2339.14</b>	<b>2162.10</b>	<b>2155.39</b>	<b>3204.17</b>

## 15.4 Medical Facilities to the Employees

During the financial year 2002-2003, DDA had enhanced the monetary annual ceiling of medical re-imbursment for OPD treatment in respect of the staff/officers and the pensioners. Apart from outdoor treatment, all DDA employees including pensioners are entitled to reimbursement of indoor hospitalisation expenses, at Govt. hospitals, Nursing homes and private hospitals registered with Delhi Govt. on approved panel for taking indoor treatment. About 5,330 cases of Pensions/Family Pensions are also dealt with by the medical cell in addition to regular claim of staff.

## 15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme that the Central Govt. has for its employees. As on 31.3.2007, a sum of Rs.564.56 crores has been invested in Central/ State Government Security/ Public Financing Institutions and State Government Guaranteed Bonds as against the investment of Rs.529.53 Crs. as on 31.3.2006.



## 15.6 Pension Scheme

(a) CCS (Pension) Rules, 1972 as applicable to Central Govt. employees are applicable to DDA employees from 1973 onwards. There are 5,400 pensioners/ legal heirs of deceased employees getting monthly pension/family pension from the Authority as on date. 458 Number of Pension Cases/Family Pension have been finalized during 2006-07. A sum of Rs. 21.56 Crs. has been paid as pensionary benefits during 2006-2007 upto 31.3.2007.

(b) Disbursement of Pension Through Banks

(i) DDA retirees can now draw their monthly pension from State Bank of India Vikas Sadan and all branches of Central Bank of India under Delhi Region which covers Haryana, Rajasthan, Punjab, Uttaranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of other states falling under their regions.

(ii) DDA has also kept apart requisite funds to meet the future pension liabilities of the retired/retiring employees as per the guidelines issued by Govt. of India, Ministry of Finance. The total funds towards Pension Fund Investment upto March 2007 is Rs. 301.11 Cr. as compared to Rs. 287.31 Crore upto the year 2005-06. In addition to this a sum of Rs.77.28 Cr. has also been invested under Gratuity Fund.

(iii) **Registration of Pension Fund and Gratuity Fund Trust**

The Authority in their meeting held on 22nd November 2004 had resolved to create the DDA Pension Fund Trust and The DDA Gratuity Fund Trust as per the requirements under the Income Tax Act and Rules. The Trusts have since been registered and action

is pending on the part of the Income Tax Authorities for the same.

(c) Group Insurance Scheme (GIS)/Benevolent Fund (BF) & Personal Accidental Insurance Policy (PAIP), the details of these schemes are as under :-

(d) Group Insurance Scheme

1. In the case of death of an employee, complete case of GIS with required documents as per checklist are forwarded to GIS branch by DDO for further scrutiny and for onward transmission to LIC of India for releasing the payment of GIS. LIC of India further verifies/scrutinises the documents and then releases the amount of GIS in favour of DDA. Then payment is made to the legal heirs by DDA. During the year 2006-07, 171 cases were settled by DDA and further 83 cases are in process.

2. Personal Accident Insurance Policy (PAIP) On the demise or loss of a DDA employee due to an accident or loss of a limb due to accident, the cases of PAIP are also dealt with in GIS branch. The complete case alongwith claim form, death certificate, FIR, Post Mortem Report etc. as per check list is sent to GIS branch for onward transmission. The documents are scrutinised in GIS branch and out of DDA fund, payment is made to the legal heir after taking approval of the Competent Authority. During the year 10 cases were settled and 11 are in process.

3. Benevolent Fund/GIS Cases of Staff on Deputation Benevolent Fund/GIS/PAIP cases in respect of staff of DDA on deputation to MCD/JJDeptt. etc. are also scrutinized by the GIS branch & payment is made by GIS branch. As regards Benevolent Fund, w.e.f. 1.4.2002, payment on Death is made to the tune of Rs.50,000/- & recovery from the employees is made @ Rs.32/- p.m. at uniform rate from all categories. A sum of



Rs.1.54 Crs. has been paid towards payment of B.F. to the legal heirs of the deceased during 2005-2006 upto 31.3.2007 as compared to Rs.0.50 Cr. paid upto 3/2005.

The payment of Benevolent Fund is made by concerned DDOs till December 2004. The Benevolent Fund payment amount which was Rs.50,000/- irrespective of category of employee, has been increased to Rs.1,00,000-(Rs. One Lac) w.e.f. 1.1.2005. The subscription of employees has also been increased from Rs.32/- p.m. to Rs.50/- p.m. The Authority in the meeting held on 22nd November 2004 resolved to create the DDA Benevolent Fund Trust with Rs.20 Crore as initial deposit as per the requirements under the Income Tax Act and Rules. The Trust has since been registered and action is being taken to obtain the approval of the Income Tax Authorities for the same.

### 15.7 Administrative Approval & Expenditure Sanction

(a) During the year 2006-2007 after detailed project approval of the various schemes forwarded by the Engineering Wing for development of land and housing, financial concurrence was given for Rs.371.90 Crs. assigning of 76 cases as a result of financial scrutiny of the proposals forwarded by the Engineering Wing.

#### (b) Preliminary Estimate

Preliminary Estimates are framed by Engineering Wing for accord of A/A & E/S, which is a pre-requisite for execution of works. Before submission of the P.Es for approval of the Competent Authority, these are referred to F.M. for financial concurrence.

After accord of financial concurrence, PEs are placed before the E.A.C. headed by VC, DDA for accord of A/A & E/S.

### 15.8 Development of Pay Roll Package in DDA

A Pay Roll Package has been developed for the DDA which consists of the following modules.

- 1 Preparation of Pay Bill Register.
- 2 Calculation of Income Tax & Issue of Form No.16.
3. Preparation of GPF ledger including issue of Annual Accounts Slips.
4. Calculation of Pension and Gratuity.
- 5 Maintenance of records for various advances and the recoveries.
- 6 Calculation of arrears salary.
- 7 Old data maintenance including Audit trail.

The module wise testing and documentation have since been completed and steps are being taken to implement the Pay Roll Package for all categories of DDA's employees.

### 15.9 Filing of Income Tax Return of DDA for the financial Year 2006-2007

All the Housing Development Authorities/ Boards came under the purview of the Income Act, 1961 from the Financial Year 2002-03. The Income Tax Return for the Financial year 2005-06 was filed by the prescribed date.

No further advance Tax has been paid as DDA has been granted registration under section 12 A by Director (Exemption) Income Tax, so no further tax is to be paid.

### 15.10 Payment of Property Tax to MCD.

Payment of property Tax/Service Charges of Rs. 9.56 Crore for the year 2006-07 under Unit Area Method has been made to MCD in respect of various properties as per decision taken in the Vice-Chairman's meeting with Commissioner (MCD) on 8.7.2004.



## Receipt

(Fig. in Crs. of Rs.)

Description of Item	Actual 2005-06	R.E. 2006-07	Actual 2006-07
<b>Opening Balance</b>	118.93	222.60	161.32
Revenue/Capital receipt from works & Dev. Scheme Including damages	41.59	120.88	133.39
Receipt from disposal of houses under Hire-purchase scheme & shops	551.26	861.84	540.54
Receipts from disposal of land	1688.81	2547.12	4009.67
Interest	237.97	455.01	477.96
Other receipts	167.58	138.29	53.87
Plan scheme and Deposit works	3.81	28.54	3.45
Grant from Central Govt.	124.44	-	-
GPF/GIS/PAIP	2815.46	216.39	132.26
Loan and Debentures	-	-	-
Deposit and Advances			
a) Encashment of investment	2656.54	6368.00	7128.76
b) Revolving Fund	425.17	1575.77	452.29
c) PLA	1061.04	1130.00	1062.76
d) Reserve Fund	251.63	12.00	346.74
e) Other Suspense Deposits and Advances	1274.98	2045.90	7891.31
<b>Total</b>	<b>8603.75</b>	<b>16192.34</b>	<b>22394.32</b>

## Payment

(Fig. in Crs. of Rs.)

Description of Item	Actual 2005-06	R.E. 2006-07	Actual 2006-07
Cost of Admn i/c share cost charged to Dev. Schemes Master plan- Deduct cost of Admn.	412.07	254.54	250.24
Expdr. on D/o land etc. Finance from revolving fund	423.88	674.77	454.02
Expdr. on Works and Development Scheme	61.92	79.81	67.87
Land acquisition enhanced compensation	925.62	750.00	629.01
C/o houses/ shops	290.93	315.85	228.72
Payment of interest on loan GP Fund and advanced deposit	27.90	28.35	29.79
Plan scheme Deposit Works	18.72	28.54	10.32
Other Expdr.	0.75	23.53	347.84
Payment of loan	71.59	-	-
GPF, GIS, PAIP	2233.38	77.35	78.00
Deposit and Advances	-	-	-
a) GPF investment Pension Fund, Gen. investment	3621.95	6094.50	11126.40
b) Provision for redemption of debts			
c) Amt. Paid to revolving fund	425.17	2871.73	452.29
d) Reserve Fund	31.47	35.50	61.66
e) Personal Ledger Account	1085.35	1075.00	1080.37
f) Other suspense Deposit and Advances	1045.11	2607.47	7315.28
<b>Total</b>	<b>8442.43</b>	<b>14916.94</b>	<b>22335.93</b>
<b>Closing Balance</b>	<b>161.32</b>	<b>1275.40</b>	<b>262.51</b>
<b>Grand Total</b>	<b>8603.75</b>	<b>16192.34</b>	<b>22394.32</b>



*Sh. S. Jaipal Reddy, Union Minister for Urban Development inaugurating flyover at Dwarka*



*Sh. S. Jaipal Reddy, Union Minister for Urban Development at Flower Show organised by DDA at District Park, Hauz Khas*



*Winners of DDA Squash Championship 2006 with Sh. B.L. Joshi, Lt. Governor of Delhi*



Delhi Development Authority  
Ministry of Urban Development  
Govt. of India