



DELHI DEVELOPMENT AUTHORITY

Item No. 77/17

ITEM NO. 77/2017

Subject: Modifications in approved Regulations for operationalization of Land Policy.
(File No. F 15(6)/2012-MP/PLII)

I. BACKGROUND:

- i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter - 19 on "Land Policy" in MPD 2021.
- ii. While preparing the Regulations, it was felt that certain modifications are also required in the Land Policy. Accordingly, the modifications in Policy were processed under Section 11-A of DD Act 1957. The modifications approved by the Authority were sent to Ministry of Housing & Urban Affairs (MoHUA). The same are under consideration & final notification of MoHUA.
- iii. The regulations for operationalization of the Land Policy were approved by MoUD (Now MoHUA) on 26/05/2015 with some modifications. The copy of the approved Regulations is annexed as **Annexure -A**. Further during deliberation in DDA, it was felt that certain additional modifications in Regulations are required. Accordingly, the modifications in Regulations were proposed and the same were considered & approved in the Authority meeting held on 17/02/2017. These Regulations are pending for notification under Section 57 of DD Act 1957.
- iv. Simultaneously, to operationalize the Land Policy various pre-requisites were taken up such as declaration of 89 villages as Urban Villages under Section 507 of Delhi Municipal Corporation Act 1957 (Notified on 16/05/2017), declaration of 95 villages as Development Area under Section 12 of Delhi Development Act 1957 (Notified on 16/06/2017), Exemption from Stamp Duty (exempted 1st stage stamp duty & rejected 2nd stage stamp duty). Revenue Department, GNCTD is processing the authentication of base maps.
- v. In a meeting held on 4.5.2017 at Raj Niwas to review the operationalization of land Policy, it was decided that alternate options need to be examined to minimize land retention period with DDA and that this would require suitable modification in the Policy/Regulations (minutes of meeting given at **Annexure B**). A number of meetings were held under the chairmanship of VC DDA to assess the constraints & limitations in the implementation of the existing Land Policy.
- vi. DDA signed a Memorandum of Understanding (MoU) with the National Institute of Urban Affairs (NIUA) in June 2017, in which part of the scope is review of Land Policy in order to make it implementable (MoU given at **Annexure C**).
- vii. A stakeholder consultation with landowners and developers was convened by NIUA on 05/07/2017 at DDA office, to discuss the issues and seek their suggestions for implementation of Land Policy.
- viii. A meeting was held at Raj Niwas on 22/09/2017 to discuss the issues of Land Policy, where officers from MoHUA, DDA and NIUA were present.

(minutes of meeting given at Annexure D). As a follow up, meetings were held with service providing agencies i.e. Delhi Transco, Delhi Jal Board and PWD on 28/09/2017, 03/10/2017 and 06/10/2017 respectively to assess their preparedness for development in land pooling zones (minutes of meetings given at Annexure E).

- ix. In a meeting held at MoHUA on 12/10/2017, it was decided that DDA will now act more as a facilitator and planner as against the role initially envisaged. DDA was further asked to immediately initiate spatial and services planning for the five zones covered under Land Policy so that the policy could be given immediate effect after finalization of Regulations (press release given at Annexure F)
- x. A draft agenda item containing the revised regulations for operationalization of Land Policy in line with the modifications proposed in Chapter 19 of MPD 2021 with inputs of the Legal and Finance department of DDA and NIUA was submitted on 09/11/2017 for placing before the Authority. The matter was discussed at Raj Niwas on 23/11/2017, wherein it was observed that the agenda needs to be modified to make the policy implementable and an enabling instrument.
- xi. A number of deliberations were held between DDA and NIUA and the proposed modifications in Land Policy and Regulations were finalized in a meeting on 29/11/2017 with VC DDA wherein Director NIUA, Finance Member, Pr. Commissioner (LM)/ Land Pooling Policy, Chief Legal Advisor, Commissioner (Plg.), Director (Plg.) Land Pooling Policy, Director (Land Pooling) were present.
- xii. In a discussion held on 1/12/2017 with CEO, DJB regarding assessment of water availability in land pooling areas, it emerged that in view of the scarcity of water in Delhi, alternative measures such as aquifer systems, water conservation measures like rainwater harvesting, natural recharge, recycling, etc. are required to meet the future water demand in land pooling areas. (Annexure G)
- xiii. An agenda item containing the revisions to existing provisions of Chapter – 19 of MPD-2021 is put up for consideration of the Authority.

II. EXAMINATION:

The major modifications and additions proposed in the Policy, based on which revisions have been taken up in the Regulations for operationalization of land policy are as under:

- I. DDA will now act as a facilitator, regulator and planner.
- II. ZDPs will be revised as and when required for the new development areas, including delineation of sector boundaries.

- III. A minimum of 70% contiguous land of the developable area within a sector, free of encumbrances, is required to be pooled for processing of development in a sector.
- IV. Sectors will be developed by Developer Entities (DEs), either individually or through a Consortium formed by multiple DEs.
- V. Differential land return in two categories has been replaced with uniform division of land on 60:40 basis. The DE/ Consortium will retain 60%. The remaining 40% pooled land will be kept by the Developer Entity (DE) for city level services and shall be surrendered encumbrance free to ODA/ Service Providing Agencies, as and when required.
- VI. Each DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.
- VII. Layout plan of the land available with DE/ Consortium will be prepared by them as per sector plan, notified ZDP and prevailing MPD, clearly indicating the land share/ built space under residential, commercial and PSP uses to individual DEs.
- VIII. Considering the scarcity of water, it may be imperative to undertake resource based planning in land pooling areas to align the development with availability of resources. Therefore, the FAR and density norms may be proposed as per prevailing Master Plan. Future revisions in FAR/density may be based on availability of infrastructure and resources, especially water.
- IX. Provision for fragmented land holdings needs to be removed. Since land pooling is restricted within the sector, the condition in existing policy with respect to return of land within 5 km of pooled land needs to be deleted.
- X. Any land which is essential for effectuating land pooling in any zone, may be acquired in accordance with law. The cost of acquisition shall be borne by the DEs/Consortium of the respective sector.
- XI. In case of un-pooled land parcels remaining in any sector, which come forward to participate at a later stage, the requirement for surrender of land for city level infrastructure shall be 45% or higher, as decided by the Authority from time to time.
- XII. Provisions for amalgamation and sub division of city level public semi-public plots & commercial plots is introduced, for ensuring that minimum area requirements as per norms of MPD are met.
- XIII. Provision for achieving a vertical mix of uses (residential, commercial, PSP) at building level is introduced.

- XIV. New concept of Form Based Codes in lieu of segregated land use controls has been introduced to regulate building and site level aspects of new developments.
- XV. 50% of the plots earmarked for neighbourhood level facilities for health and education, within gross residential use (53%) in a sector, to be returned to DDA for allotment to government agencies/ departments.
- XVI. Clauses have been introduced in the Policy for creation of i) a two stage Grievance Redressal Mechanism within DDA, ii) Single Window System facilitated by DDA for operationalization and implementation of the policy, and iii) An independent Land Pooling Appellate Authority (LPAA) having quasi-judicial powers for resolving anomalies and disputes emerging from the implementation of the Policy.

III. PROPOSAL:

The modified Regulations for operationalization of the Land Policy are as follows:-

In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations in pursuance to Notification No. S.O. (to be notified).....

1. **SHORT TITLE AND COMMENCEMENT**

- I. These regulations shall be called the "Land Pooling Regulations, 2017".
- II. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.
- III. Any words and expressions that are used in these regulations but not defined shall have the same meaning as assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.
- IV. If any question arises relating to the interpretation of these regulations, it shall be referred to the Central Government whose decision thereon shall be final.
- V. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the Land Policy.

2. **DEFINITIONS**

In these regulations, unless the context otherwise requires,

- I. "Act" means the Delhi Development Act, 1957 as amended from time to time.
- II. "Authority" or "DDA" means the Delhi Development Authority constituted under Section 3 of the Act.
- III. "Competent Authority" means the Chairman/Vice Chairman, Delhi Development Authority or any other officer nominated by him.

- IV. "Consortium" means a duly registered association having rights, duties & obligations in accordance with law, consisting of multiple Developer Entities who have come together to pool land for unified planning, servicing and subdivision/share of the land or any other defined action for development of sectors under the Land Policy as per prescribed norms and guidelines.
- V. "Developer Entity (DE)" means:
- An individual land owner of one or more parcels of land in a delineated sector, adding up to a minimum of 2 hectares
 - A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement in a delineated sector, adding up to a minimum of 2 hectares.
 - An entity (developer/business/corporate entity) is representing a group of landowners who have pooled, through a legally binding agreement, contiguous land parcels having an area of 2 hectares or more.
- VI. "Developable Area" means the areas available for development as per Clause 3.
- VII. "Development Agreement" means a valid and legally enforceable agreement between DDA and DE/Consortium to jointly undertake the planning and development of the land pooled as per provisions in the Land Policy and these Regulations.
- VIII. "Development Area" means the area notified under Section 12 of the DD Act, 1957 for the purpose of the said Act.
- IX. "Encumbrance" means any legal or physical impediment that can adversely impact the transferability of the property and restrict its free use until the encumbrance is removed.
- X. "External Development Charges (EDC)" mean the charges to be paid by DE/Consortium towards the cost of constructing, laying and installing the public infrastructure and services, including inter-alia roads, water supply, sewerage and drainage systems, electricity supply, greens etc.
- XI. "Final Development License" means the license issued pursuant to Clause 8.
- XII. "Land" shall have the same meaning as in the Transfer of Property Act, 1882.
- XIII. "Land Policy" means the Land Policy as set out in Chapter 19 of Master Plan - 2021 as applicable from time to time.
- XIV. "Land Pool" means land legally consolidated for purpose of land pooling in accordance with these Regulations.
- XV. "Land Pooling" means the legal consolidation of land parcels by the DE/Consortium for utilization of such land parcels as per Land Policy and these Regulations.
- XVI. "Entitlement Certificate" means the certificate issued pursuant to Clause 7(IV).
- XVII. "Master Plan" means the Master Plan for Delhi, prepared and approved under the Delhi Development Act, 1957 for the time being in force.
- XVIII. "Provisional Development License" means a license issued pursuant to Clause 7(V).
- XIX. "Sector" means a pocket in the ZDP bounded by existing or proposed roads or physical features such as high tensions lines, railway lines, drains etc. as per approved ZDP.
- XX. "Service Providing Agency" means respective agency responsible for providing services such as water supply, sewerage disposal, solid waste, electricity supply, construction of roads, communication and other distributive services, which will develop trunk infrastructure in the land pooling areas.
- XXI. "Single Window System" means the online facility developed by DDA for providing an interface between DDA and the DE/Consortium/landowner for managing the implementation of the Land Policy.
- XXII. "Tradable FAR" means the right of a DE/Consortium to utilize the surplus FAR generated due to various conditions as specified in Clause 5 (IV).

XXIII. "Land Pooling Appellate Authority" means the Authority with the quasi-judicial powers for resolving anomalies/ disputes emerging from the implementation of the Policy.

3. APPLICABILITY OF THE POLICY

- I. The policy will be applicable in the urbanizable areas as notified by DDA/Government from time to time, except the:
 - a. land/villages notified under Low Density Residential Area (LDRA), green belt;
 - b. land under unauthorized colonies (which are yet to be regularized);
 - c. built up Lal Dora areas (abadi), notified extended Lal Dora of villages;
 - d. lands under litigation including lands under acquisition proceedings, till the case is settled;
 - e. land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;
 - f. land under notified forests/government land (use undetermined) and any other scheme of Government of NCT of Delhi for which change of land use is under process under section 11A of the Act at the time of notification of these regulations;
 - g. pre-existing institutions which have been considered for regularization or are still under examination by the Government;
 - h. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.
- II. If any of the land owners who have land listed under excluded categories as per Clause 3(ii) -b and g, wish to participate in the Land Policy, they must clear all encumbrances before filing their application for inclusion.
- III. All the remaining lands, other than those mentioned in Clause 3(ii), shall form the "Developable Area" that can be taken up for pooling.
- IV. Notified ZDPs will form the basis of planned development. The ZDPs shall delineate the Sectors for land pooling and all pooling shall be in reference to such Sectors.

4. ELIGIBILITY

- I. A DE/Consortium that has pooled together a minimum 70% of the Developable Area in a Sector, can apply for development to DDA as per the process prescribed in Clause 6. The 70 % pooled land in the sector must meet the following criteria.
 - a. The pooled land parcels must be contiguous.
 - b. The entire pooled land must be bounded on at least one side by a road of minimum 30m ROW as per ZDP.
- II. The DE/Consortium shall satisfy the following conditions to be eligible for participation in land pooling:
 - a. Each DE or landowner (where DE represents a group of landowners) participating in the pool shall have a valid and lawful ownership and physical possession of the land parcel proposed for pooling.
 - b. Each constituent land parcel in the pool shall be free of all Encumbrances.
 - c. Each constituent DE shall pool a minimum of 2 hectares in a Sector as per the provisions of Clause 19.1(ii) of the Land Policy.
 - d. The DE/Consortium (except where DE is a single landowner) shall have a valid and legally enforceable agreement between all the DEs/landowners, setting out the terms of participation, and confirming to abide by the terms and conditions of land pooling.

5. PLANNING POSTULATES OF LAND POOLING

Subject to the other provisions of these regulations and Land Policy, land pooling process shall be governed by the following guidelines:

- I. Each landowner/DE will surrender land equitably, free of encumbrances as and when required for city level services, as needed for city level infrastructure in a sector, irrespective of land uses assigned to their original land in the ZDP. DDA and the service providing agencies will develop city level physical infrastructure, recreational and public/semi-public (PSP) facilities on minimum 40% of the pooled land on payment of EDC charges on the total pooled land by the DE/Consortium.
- II. The remaining 60% land shall be utilized by the DE/Consortium for development of residential (53%) (including neighbourhood level facilities), commercial (5%) and public/semi-public facilities (2%) as per sector plan, notified ZDP and prevailing Master Plan.
- III. The FAR for the entire development will be as per the Development Control Norms stipulated in Para 19.4 (vii) of the Land Policy the Policy. The DE/Consortium shall be compensated in the form of Tradable FAR, if it is unable to utilize the entire allowable FAR. Some of the cases where Tradable FAR could be generated are as follows:
 - a. There is a shortfall/reduction of plot size/land in any Sector due to site conditions.
 - b. Mandatory buffer zones near heritage sites, environmentally sensitive sites, high tension lines etc.
 - c. Height restrictions prescribed by Airports Authority of India
 - d. Density restrictions on account of infrastructure availability in particular sectors or any other limitation as identified by the ZDP.
 - e. In strategic sectors as identified under the ZDP, the area under residential use zone may be smaller leading to insufficient return of residential land to the DE/Consortium.
- IV. Tradable FAR as allowed by the Authority can only be used on the sites identified by the Authority from time to time. Such Tradable FAR will accrue to the landowner in perpetuity, and can be utilised by him or transferred to other parties through the Single Window System, which shall be the official trading platform for all Tradable FAR generated under the Land Policy.
- V. Receiving sites for such Tradable FAR as identified in the ZDP shall be eligible for receiving such Tradable FAR only after Provisional Development License has been granted by the Authority. The resultant FAR of the receiving sites cannot exceed maximum FAR as prescribed on the basis of proposed intensity of development within the Sector.
- VI. Any un-pooled land imposes a cost on public infrastructure, as services have to be provided to all land parcels in the Sectors. Therefore, the following regulations shall apply to such un-pooled lands:
 - a. The planning process/ Layout Plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:
 - i. workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning
 - ii. making minimum 45% land available for city level infrastructure/facilities or higher as determined by the Authority from time to time
 - b. Payment of updated applicable external development charges (EDC) for infrastructure and services.

6. APPLICATION PROCESS

- I. The Land Pooling Policy shall be implemented simultaneously in the entire Urbanizable Area of the Urban Extensions. If required, roll out of the Land Policy may be phased

depending upon the availability of resources and action plan for provision of infrastructure and services by the concerned Service Providing Agencies

- II. The entire process will be operated through an online Single Window System established by DDA, specifically for this purpose. DDA shall phase the application process through announcement of "Application Window" from time to time. Such Application Window shall be opened for inviting applications for a fixed duration of time, providing detailed information on the process to be followed. The first Window shall be closed in the specified time and applications received shall be processed as the first round of applications. The same process shall apply as the Window is opened for subsequent rounds. Applications for each round shall be invited by DDA through an announcement published on its website, and in newspapers in Hindi and English.
- III. Any DE/Consortium complying with the eligibility criteria prescribed in Clause 4, can register for participation in land pooling during the validity of the Application Window, by submitting the prescribed application form along with payment of a Registration Fee as prescribed in the Single Window System. All constituent DEs/landowners who are willing to participate in the land pooling process shall have to exercise their options in writing on the prescribed application form.
- IV. A DE/Consortium can apply for more than one sector, provided that the sectors are adjacent and 70% contiguous land is pooled for every sector. In such cases, all the constituent DEs of all the pooled sectors applying together shall be part of the same Consortium.
- V. The application shall contain a plan of the pooled land, on a scale of 1:1000. The plan shall include the boundaries and dimensions of the said land, the locations of existing streets, buildings and premises, along with certified copies of documents as may be prescribed by the Single Window System. These will include inter-alia documents related to ownership, DE/Consortium agreement etc.
- VI. The documents shall be self-attested by all the members of a DE/Consortium who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever. In addition to being proceeded against, in accordance with law, the application of such DE/Consortium shall be deemed to be void *ab initio* and shall automatically stand rejected. Any action that has been taken pursuant to such application shall stand automatically revoked and the registration amount will be forfeited.
- VII. DDA shall facilitate verification of pooled lands by the Revenue Department, GNCTD. On receiving a verification from the Revenue Department, the Single Window System shall indicate that the application has been accepted for further processing.
- VIII. DDA may in its sole discretion reject any application considering the overall efficacy of land pooling in a particular zone based on planning parameters and requirements.
- IX. After registering through the Single Window System, if any constituent DE/landowner who is part of an application received by DDA exits the pool (within a period of 30 days of registration), then that application will still be processed, provided all eligibility conditions given in Clause 4 continue to be fulfilled. Where such exit affects the eligibility of the application or happens after 30 days of registration, the same would be rejected, forfeiting the registration fee and no further actions will be taken on it. The DE/Consortium can re-apply, following the same procedure, through the Single Window System.
- X. On acceptance of the application, there will be three further stages before the DE/Consortium can undertake development of the land available with the DE/Consortium. These are:
 - a. Issue of Provisional Development License (as per Clause 7)
 - b. Issue of Final Development License (as per Clause 8)
 - c. Approval of Layout Plan and Building Plan by the concerned Agencies (as per Clause 9)

7. PROVISIONAL DEVELOPMENT LICENSE

- I. Once an application is accepted, DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available with the DE/Consortium for development.
- II. DDA will also identify sites/locations to be earmarked for necessary buffers, land that may be required to be taken up under acquisition, extent of Tradable FAR likely to be generated, other terms and conditions and applicable External Development Charges, etc. as the case may be.
- III. Based on the above, DDA shall issue a provisional "Entitlement Certificate" to DE/Consortium through the Single Window System, containing all of the above details.
- IV. The DE/Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause (12) of the Regulations. The decisions shall be binding on the DE/Consortium.
- V. After issue of provisional Entitlement Certificate, DDA will issue a final Entitlement Certificate to the DE/Consortium. Based on this the DE/Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per MPD 2021, location of land share (wherever land is being given back to constituent DEs/landowners), for approval by DDA. The Consortium shall also indicate the share of built space amongst the remaining constituent DEs/landowners. The entire distribution of land/built space shall be in accordance with the mutually agreed DE/Consortium agreement.
- VI. DDA shall enter into a Development Agreement with the DE/Consortium after approving the layout plan, and issue a "Provisional Development License" (PDL).
- VII. The Development Agreement will include the Final Entitlement Certificate, all the documents provided by the DE/Consortium at the time of application, the approved layout plan and the agreed share of land/built space within the 60% land remaining with the DE/Consortium, amongst the constituent DEs/landowners.
- VIII. The Development Agreement will include an undertaking from the DE/Consortium that it shall comply with the following conditions:
 - a. Apply for a Final Development License (FDL) with all details as per Clause 8 within a prescribed time.
 - b. Deposit in an escrow account, the External Development Charges as may be prescribed at the time of applying for FDL.
 - c. Handover the Encumbrance-free physical possession and ownership of the land required by DDA and the Service Providing Agencies for infrastructure and other development, as and when required. In case of non compliance the FDL will be automatically revoked.

8. FINAL DEVELOPMENT LICENSE

- I. Within twelve (12) months of receipt of Provisional Development License, DE/Consortium shall submit an application in the prescribed form for issuance of the Final Development License.
- II. The application shall comprise of:
 - a. Copies of Provisional Development License against which Final Development License is being sought.
 - b. Detailed Layout Plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, size and type of plots, sites reserved for open spaces, community facilities with area under each, proposed land use distribution, building lines, Landscape Plan and Transportation/Parking Plan shall also be prepared and submitted along with the layout plan. (Such a plan shall only be

- for purposes of issuing a Final Development License and not for according any sanction for actual construction.)
- c. The detailed Layout Plan shall be based on,
 - i. Development Control Norms as per the Land Policy
 - ii. Specific Form Based Codes (FBCs) as prescribed by the ZDPs shall be applied on all new developments, in order to ensure high quality built environment with safer neighbourhoods, based on principles of universal design and fostering a vibrant public realm. The FBCs will regulate building type, building frontage type, vertical mixing of land uses, density restrictions and variations within the sectors, street design and street network, ratio of built and open spaces, paved public spaces, universal accessibility, plantation, etc.
 - iii. MPD 2021 norms for provision of neighbourhood level commercial and public semi-public component and other common facilities.
 - d. An explanatory report (including maps) indicating physical infrastructure development works to be executed in phases including arrangements for disposal and treatment of waste water, rain water harvesting, solid waste management, storm water drainage, water recycling, etc.
 - e. Various undertakings as prescribed by Single Window System.
 - f. Scrutiny/Processing Fee as prescribed and compliance with the various requirements of Entitlement Certificate and Provisional Development License.
 - g. Bank Guarantee equivalent to 25% (Revolving) of the External Development Charges as may be prescribed.
 - h. Proof of having the financial capability of undertaking the development of the final plot particularly to the extent of the proposed FAR calculated as per latest CPWD index (to be enhanced as per CPWD escalation index).
- III. After receipt of the application in the prescribed form complete in all respects, DDA shall examine the same from the point of view of all relevant aspects including:
 - a. conformity with the Development Agreement
 - b. conformity with the land use, development controls and prescribed Form Based Codes;
 - c. compliance with the provisions of the Master Plan, ZDP and other planning parameters and requirements;
 - d. proposed plan regarding infrastructure development works to be executed
 - IV. Based on satisfactory compliance of Clause 8(III), DDA will issue the Final Development License to DE/Consortium upon payment of the first instalment equivalent to 20% of the EDC as may be prescribed before the grant of the Final Development Licence. The EDC shall be payable on the total land pooled by the DE/Consortium.
 - V. A constituent DE/landowner entitled to land as part of the DE/Consortium agreement, may be issued a separate FDL. In such cases the constituent DE/landowner shall bear proportionate share of EDC.
 - VI. The balance External Development Charges to be paid by DE/Consortium/landowner (excluding the first instalment) shall be payable either in lump sum within 90 days from the date of issuance of FDL or in 6 six-monthly instalments spread over 48 months along with interest @ 12% per annum on each instalment.

- VII. The Final Development License shall be valid for a specific time period for development, subject to extension as per Clause 10(III) of the Regulations. However, issue of FDL does not provide a sanction for actual construction, which can begin only after obtaining all the layout plan and building plan approvals, and NOCs from various Service Providing Agencies as prescribed in Clause 9 of the Regulations.

9. LAYOUT PLAN APPROVAL AND BUILDING PLAN APPROVAL

- I. The Single Window System shall be used by the DE/Consortium to submit Layout Plans with detailed Service Plans and Building Plans as per Building bye-laws to the regulatory agencies like DUAC, DJB, DFS, AAI, etc., for obtaining necessary Layout Plan level and premise (building plan) level approval / clearances, with the following details:
 - a. location and extent of the land;
 - b. conformity with the land use, prescribed Form Based Codes and development controls;
 - c. proposed layout plan of the area with respect to the Master Plan;
 - d. proposed plan regarding infrastructure development works to be executed;
 - e. plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles any other works connected with such roads;
 - f. services plans indicating the positions of sewers, storm water channels, water supply (including strategies to reduce water demand) and any other public health services;
 - g. detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;
 - h. detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;
 - i. solid waste management and disposal plan (zero waste strategies);
 - j. detailed specification and designs for electric supply including street lighting;
 - k. Fire-lighting scheme; and
 - l. Other such information/document as may be prescribed.
- II. Considering planning parameters and norms including the provision of laying of infrastructure services, DDA shall have the right/discretion to resize the final plot given to a DE/Consortium, provided no construction has taken place thereon.
- III. After obtaining approval/clearance from DUAC, DJB, DFS, AAI and other agencies as may be required for the layout plan, DE/Consortium shall submit revised plans to DDA, incorporating the observations/suggestions if any, as may be made by such authorities/agencies for final Layout and premise level building plan approvals.
- IV. DE/Consortium shall be responsible for obtaining all statutory and regulatory approvals and permissions from all authorities/agencies concerned through the Single Window System and complying with the directions issued by them. DE/Consortium shall ensure that all approvals/clearances are obtained within a period of two years from the date of issuance of the Final Development License and the remaining validity period is available for DE/Consortium to carry out the required construction.

- V. The validity of Final Development License so as to complete all development and obtain a completion certificate from DDA in accordance with law shall be ten years from the date of its issuance during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained.

10. DEVELOPMENT TERMS AND CONDITIONS

- I. DE/Consortium shall execute and complete the development in accordance with the Provisional Development License and Final Development License, the Land Policy, these Regulations, the MPD, the approved layout plan and premise level building plan.
- II. Service Providing Agencies and DDA shall ensure the completion of external development within a period of five years from the issue of Final Development License to DE/Consortium subject to availability of land, utilizing the External Development Charges deposited in pooling process. DDA may explore alternative financing mechanism in order to ensure smooth implementation of infrastructure and services as part of the Land Policy.
- III. In case the DE/Consortium is unable to complete the development, the following shall apply:

- I. In case DE/Consortium fails to complete the required development within the prescribed period for reasons beyond its control, it may apply to the DDA for extension of FDL in the prescribed form, at least 30 days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and documents in support evidencing the status of development and reasons for non-completion of the development.

- II. After receipt of the application for extension, Competent Authority, if satisfied, may extend the FDL up to maximum of three extensions of one year each, subject to payment of the extension charges fixed by the DDA/Government from time to time. The suggested rates are as under:

Extension	Extension charges to be paid
First	5% of EDC
Second	10% of EDC
Third	15% of EDC

- III. The EDC shall be as applicable at the time of applying for extension of FDL or as per the last instalment of EDC paid, whichever is more.
- IV. In the event of non-completion of the project beyond the permissible extension period, DE/Consortium shall be liable to pay 15% of the EDC for each year's delay beyond the extension period irrespective of the reasons thereof.
- V. The EDC collected will be kept in escrow account and will be utilized by the Service Providing Agencies on proportionate basis/ as per actual expenditure incurred.
- VI. DE/Consortium shall undertake development in a time bound manner and maintain all the neighbourhood level facilities i.e. open spaces, roads and services, etc. till the area is handed over to the Urban Local Body (ULB) responsible for maintenance. The "Deficiency Charges", if any, shall be borne by the DE/Consortium at the time of handing over of the services to the ULB.

IV. Completion/Occupancy Certificate:

- a. After the areas have been laid out according to approved layout plan and development works have been executed as per phases shown in the layout plan according to approved designs and specifications, DE/Consortium shall make an application to DDA for issuance of part/full Completion Certificate for the infrastructure developed and buildings constructed of such phases subject to payment of all applicable charges
- b. Completion/occupancy Certificate, part completion/occupancy certificate for premise level plan within the approved phase of development may be granted as per the Building Bylaws in force at the relevant time subject to completion of infrastructure development works of that phase and after obtaining the part/full Completion Certificate for the same.

11. OTHER PLANNING CONTROLS

- I. All new developments under the Land Policy, shall be planned in accordance with the Development Control Norms prescribed in the Land Policy (Clause 19.5 of MPD 2021)/MPD 2021.
- II. New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the MPD 2021 and Building Bye-Laws. Additionally, 10% of all energy consumption in the new developments shall be through solar fittings or through other renewable energy sources, prescribed for greenfield developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.
- III. In order to ensure predictable built results, ensure safer neighbourhoods built on principles of universal accessibility and fostering a vibrant public realm, all the developments under the Land Policy shall also additionally comply with specific Form Based Codes (FBCs) as prescribed by the ZDPs.
- IV. The FBCs will regulate both building level and site-level aspects of new developments. The ZDPs will prescribe FBCs for the following aspects:
 - a. *Building type*: Building types will include perimeter blocks (including Podium typology), detached high-rise towers, detached medium rise towers, various mixed-use types and row houses. Use of building typologies shall be linked to intensity of usage of the Sectors and abutting width of roads. In order to minimize boundary walls and setbacks of compounds, all buildings along arterial roads (30m and above) shall follow the perimeter typology. In such cases the buildings will not maintain front or side setbacks and will be built-to-edge
 - b. *Building frontage type*: Specifications for use of different building frontages such as colonnades, shop-fronts, porch, fore-courts, overhangs etc. related to abutting uses like open greens, width of abutting roads etc. This will regulate the manner in which built-form engages with the public realm, and will also include prescriptions for building heights.
 - c. *Ground cover and vertical mixing of land uses*: Specifications of permissible ground cover and conditions under which vertical mixing of land uses shall be permitted.
 - d. *Density restrictions within the Sectors*: Prescriptions regarding variable densities that can be permitted with respect to the width of abutting roads, proximity to ecological features etc.
 - e. *Street design and street network*: Regulations governing typological street sections, inclusion of cycling, walking and short-term parking facilities, density of road network, frequency of intersections and mid-block crossings, development of Multi-Utility Zones (MUZ) along Collector and Arterial Roads to accommodate bus stops, street vendors, street utilities, trees, street furniture, planting for storm water management, etc.

- f. *Plantation*: Type, location and frequency of tree cover along various road typologies. Specific guidelines for design of large paved public areas shall also be prescribed.
- g. *Open spaces and greens*: Specifications for regulating open space to built-form relationships, location and walkability, lighting and surveillance requirements etc.
- h. *Universal Accessibility*: All public facilities and amenities, and public areas like open spaces and greens, sidewalks, footpaths, pedestrian crossing, road intersection, subways and FOB shall be in line with the harmonized guidelines published by the MoHUA for the elderly and the differently abled.
- V. The ZDPs shall classify Sectors under different typologies depending upon the proposed land use and intensity of usage. Different combinations of typologies and regulations prescribed under the FBCs shall be applicable for different Sector types.

12. GRIEVANCE REDRESSAL MECHANISM

- I. A two-stage Grievance Redressal Mechanism will be constituted by the DDA for resolving disputes/grievances at any stage of the land pooling process.
 - a. First stage Grievance Redressal Committee headed by the Principal Commissioner(Land pooling) consisting of Chief Engineer (HQ), Addl Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling) and representatives of concerned service providing agencies.
 - b. If any land owner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineering Member, Commissioner (Plg), Chief Legal Advisor of DDA and concerned representatives of service providing agencies. The Committee may co-opt other members, as it may require for resolution of grievances.
- II. If any party is aggrieved by the decision of the second stage Grievance Redressal Committee, it may appeal within a period of 30 days, before an independent Land Pooling Appellate Authority (with quasi-judicial powers), to be constituted by the Government.

IV. RECOMMENDATION:

- a. The proposal contained in Para IV above is placed before the Authority for approval. Considering that it is a major Policy, these Regulations shall be brought into public domain for inviting observations/ suggestions giving 30 days' time. The revised regulations also require legal vetting clause by clause, so that the regulations are legally sustainable in the court of law. These Regulations will again be put for final approval of Authority. Approved Regulations will be sent to MoHUA for concurrence and thereafter the Regulations will be notified under Section 57 of DD Act 1957.
- b. The application forms and various other agreements, undertakings required for applying under the land pooling shall also be modified and get the approval of the Authority once the Policy and Regulations are finalized.

RESOLUTION

दिनांक

आमृत (योग्य) कार्य
अधीन सं. २१-०२
दिनांक ०३/०१/११

-86-

Item No. 74/2017

**Grant of selection grade to Mates.
F.7(01)2003/P&C(P)/Pt.IV**

The proposal contained in the agenda item was approved.

Item No. 75/2017

**Modifications in Chapter-19 (Land Policy) of MPD-2021.
F.3(53)2003-MP/Vol.II/Pt.III**

After detailed discussions, the proposal contained in the agenda item was approved. Public notice inviting objections/suggestions may be issued immediately. The following observations were made for consideration:

- i) Instead of constituting an independent Land Pooling Appellate Authority, which would require amendment of D.D.Act, 1957, an Anomaly Committee may be constituted for the purpose.
- ii) The land pooling policy should be finalized on priority.

Item No. 76/2017

**Allowing development of un-acquired land in Narela sub city (Zone P-1) under the Land Pooling Policy.
F.25(1)2014-MP**

The proposal contained in the agenda item was approved. The matter may be referred immediately to GNCTD for declaring these areas as Development Area under section 12(A) of D.D.Act, 1957 and Urban Area under section 507 of DMC Act, 1957.

Item No. 77/2017

**Modifications in approved Regulations for operationalization of Land Policy.
F.15(6)2012-MP/Pt.II**

It was intimated that the typographical error in para IV Recommendation of the agenda item "The Proposal contained in Para IV", should be read as "The Proposal contained in Para III".

The proposal contained in the agenda item was approved. Public Notice inviting observations/suggestions for 30 days period may be issued immediately.

**DELHI DEVELOPMENT AUTHORITY**

(MASTER PLAN SECTION)

PUBLIC NOTICE

Delhi Development Authority has proposed modifications in the approved Regulations for operationalization of the Land Policy, which have been considered and approved by Authority in its meeting held on 21.12.2017. It has been decided to put up these regulations in Public Domain to get the views of the stake holders/ general public. Accordingly these Regulations, have been put up in public domain on DDA's website i.e. www.dda.org.in (under 'HOT LINKS' and 'PUBLIC NOTICES') for inviting views of all the stake holders / public within a period of **Thirty Days** from the date of issue of this Notice.

Any person having any views / suggestions with respect to the proposed modified Regulations for operationalization of the Land Policy may send the same in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within the above stipulated time period. The person making the views / suggestions should also give his / her name, address and telephone / contact number(s) which should be readable.

The text of proposed modified Regulations for operationalization of the Land Policy shall also be available for reference at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above.

File No: F15(06)2012/MP /PL-II

Date: 12.01.2018

Place: New Delhi

Sd/-

Commissioner-cum-Secretary,
Delhi Development Authority

Please give your feedback on DDA apps at Google play

Please Visit DDA's Website at www.dda.org.in or Dial : 1800110332

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

File No.: F.15(6)/2012-MP/Pt.-II/

Date: 06/08/18

Subject: Minutes of the meeting of the Board of Enquiry & Hearing held on 04.07.2018 for hearing suggestions/ views received in response to Public Notice dt.12.01.2018 with reference to 'Modifications in approved Regulations for operationalization of Land Policy'.

Land Policy as chapter 19.0 of MPD 2021 was notified on 05.09.2013. The Regulations for operationalization of the Land Policy were approved by the erstwhile Ministry of Urban Development (MoUD) on 26.05.2015. The modifications in Chapter - 19 (Land Policy) of MPD - 2021 were approved by the Authority in its meeting held on 21.12.2017. Simultaneously, modified 'Regulations for operationalization of Land Policy' based on the Policy revisions were approved by the Authority in its meeting held on 21.12.2017 vide Agenda item no. 77/2017. To make the Regulations transparent, people friendly and widely acceptable, Delhi Development Authority issued Public Notice dated 12.01.2018 w.r.t. the proposed modifications in the Regulations for operationalization of Land Policy for inviting suggestions/ views during the stipulated time period of 30 days i.e. up to 10.02.2018.

In response to the above public notice, 77 representations/ suggestions were received and all the suggestions/ views were placed before the Board of Enquiry and Hearing in its meeting held on 04.07.2018. The Board also heard 29 numbers of oral submissions of individuals who submitted their suggestions/ views on the above date.

A large number of suggestions/views received from the stakeholders on the proposed modifications in the 'Regulations for operationalization of the Land Policy' and their oral submissions, were arising from the proposed modifications in Chapter - 19 - Land Policy of MPD-2021. The objections / suggestions received w.r.t Public Notice dt. 11.1.2018 on the proposed 'modifications in Chapter - 19 - Land Policy of MPD-2021' were placed separately before the Board of Enquiry and Hearing in its meeting held on 02.07.2018 and 03.07.2018.

The gist of suggestions/views raised by the stakeholders w.r.t creation of Consortium, contiguous land, minimum size of land holdings, un-pooled land parcels, FAR, tradable FAR, arising from the proposed Policy modifications and the observations/ recommendations of the Board thereon are covered separately and not reproduced for the sake of brevity.

The gist of remaining issues arising from the modifications in Regulations for operationalization of the Land Policy, raised by the stakeholders before the Board as well as in the representations received and observations of the Board thereon with inputs of the Planning, Legal and Finance department are as follows:-

S.	Gist of Issues	Observations
1	Levy of EDC <ul style="list-style-type: none"> i. Estimated EDC amount per hectare is too high, small farmers will not be able to pay. ii. Clause allowing surrender of 8% land in lieu of EDC (Notified Policy) should be reconsidered for those who cannot pay EDC iii. The payment towards EDC should be taken only when the construction is about to begin so that the money to be paid towards interest is reduced. 	<ul style="list-style-type: none"> • The EDC to be paid to DDA and Service providing agencies are based on actual cost of developing the city level public infrastructure and services of the pooled lands. • Land in lieu of EDC was removed because <ul style="list-style-type: none"> o As per the earlier policy, the entire land was coming in the ambit of DDA in a consolidated manner which could be put to any use by DDA. Now, since DDA is not holding large scale pooled land, these fragmented land parcels cannot be utilized appropriately. o Value of land may vary and may not be equivalent to EDC requirements. • The present design of milestones including provision for 20% EDC at the time of FDL is critical for service providing agencies to successfully undertake and complete external development in consonance with the private developments. Balance EDC shall be payable either in lump sum or in 8 six-monthly installments spread over 48 months alongwith interest.
	Recommendation <ul style="list-style-type: none"> • EDC amount per hectare shall be intimated before the policy is opened up for participation. The rate of interest to be charged on deferred payment of EDC in installments shall be as notified from time to time by the Government/DDA. However, the final amount to be recovered on account of EDC shall be based on completion cost of the development works. • Land in lieu of EDC may be considered as an internal arrangement between the DEs/Consortium. 	
S. No	Gist of Issues	Observations
2	Bank guarantee - Validity of the Bank Guarantee should be indicated in the Land Pooling Policy. The Bank Guarantee should be reduced proportionately to the EDC paid	<ul style="list-style-type: none"> • The bank guarantee is proposed equivalent to 25 % (revolving) of the EDC on sliding scale basis.
	Recommendation Bank guarantee will be to cover the outstanding liability on account of EDC on reducing balance till the full payment of EDC by DE/Consortium.	
S. No	Gist of Issues	Observations
3	Penalty Clause - DDA should also be brought under the penalty clause for delays in implementation of infrastructure	<ul style="list-style-type: none"> • Since multiple service providing agencies will be involved in external development, it will not be possible to impose penalty clauses for such agencies. • The Single Window System (SWS) will facilitate the process by providing a management dashboard, raising reminders/alerts and acting as a coordinating mechanism between the various agencies.
	No change recommended by the Board	

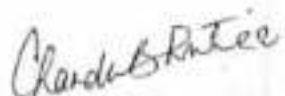
S. No	Gist of Issues	Observations
4	FBCs are restrictive and subjective and should not be applied on private land. DDA should exercise FBCs on 40% land share to be used for public purposes.	<ul style="list-style-type: none"> FBCs are critical for regulating the new developments in terms of mix of uses, creation of active and safe public realm, incorporation of various sustainability features, integration with blue green infrastructure etc. However, the terminology may need to be reconsidered and simplified in order to provide clarity to all stakeholders.
Recommendation The term FBCs may be deleted. 'Additional development controls' for built environment, urban design and landscape may be notified as part of Zonal Development Plans and shall be uniformly applicable to all Land Pooling Zones under the policy. These controls will ensure that the new sectors are developed along smart city principles and adequately address all environmental concerns.		
S. No	Gist of Issues	Observations
5	No grievance redressal mechanism provided to safeguard the interests of genuine landowners/ DE, and without any intervening government body, it may lead to litigations and various issues amongst individuals and consortium.	<ul style="list-style-type: none"> To avoid unnecessary involvement of DDA directly and for settlement of disputes and redressal of grievance it is suggested that there should be in built provision in the agreement entered/to be entered between consortium and DEs and also in the agreement between consortium/DEs with service providers. If the disputes between the parties are not settled through conciliation process they may resort to mediation and if the process of mediation fails to resolve the disputes the parties should resort to arbitration. Selection of arbitrators, functions and duties should be in accordance with 'The arbitration and conciliation Act, 1996'. Further if all the process of conciliation, mediation and arbitration fails to resolve the disputes between the parties in that eventuality the aggrieved party may take recourse to the courts of law and jurisdiction of the courts for the purpose shall be at Delhi/New Delhi. For taking up final development, the Consortium/ DEs shall register themselves under Real Estate Regulatory Authority (RERA). Consortium shall be governed as per provisions of RERA Act, 2016.
Recommendation <ul style="list-style-type: none"> All necessary references of RERA Act shall be suitably incorporated in the Regulations. Model contract agreements and suggestive checklist containing broad parameters of the agreement, and FAQs may be prepared and shared via multiple media to safeguard interests of land owners. 		
	Modification in Policy & Regulations have been published simultaneously.	<ul style="list-style-type: none"> Draft Regulations containing broad functions and procedures for operationalization of the Land Policy have been framed based on the

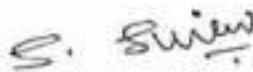
-1889/c-

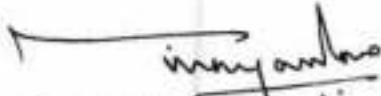
		modified Land Policy (as part of MPD 2021) and published simultaneously for obtaining views/suggestions to make the Regulations transparent, people friendly and widely acceptable. As the Policy/Regulations are in the draft stage, any modification in the Policy/Regulations could be incorporated so as to sync with each other.
	No change recommended by the Board	

Recommendation:

In view of above and taking into consideration the ground realities, the Board recommended that the proposal as contained in the public notice dated 12.01.2018 may further be processed as per Section 57 of DD Act, 1957 with the recommendations made in Sr. no 1 to 6. The Board further recommended to carry out necessary revisions in the Regulations for operationalization of land policy based on the Board recommendations with respect to proposed Policy modifications in Chapter 19 (Land Policy) to sync with proposed MPD modifications.


Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the Board of Enquiry
& Hearing)


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


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


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

ITEM NO. 29/2018

SUB: Proposed modification in MPD - 2021 regarding permissible commercial activities in in-situ up-gradation / rehabilitation projects

File No. F3(36)/96/MP/Pt-I

SYNOPSIS

- During implementation of in-situ projects it has been observed that there is lack of clarity regarding the activities permitted under the commercial component and home-based economic activities (industrial use) and their utilization.
- Due to this difficulties are being faced in permitting any commercial activity while sanctioning of in-situ projects. The redressal of the issue regarding permissibility of activities & utilization of commercial component will ensure smooth implementation of these projects.
- The proposed modification in MPD-2021 is submitted for the approval of Authority for processing under Section 11A of DD Act, 1957 and inviting objections / suggestions from the public.

i) BACKGROUND

- 1.1 Master Plan for Delhi - 2021 recognizes the in-situ up-gradation of the land pockets of slum and JJ Clusters, which are required for public / priority use, as the first option for provision of affordable housing for rehabilitation of squatters.
- 1.2 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 1.3 Director (Bldg.) has brought in the notice that various in situ projects have been initiated by DDA. It is observed that there is lack of clarity regarding the uses permitted under the Commercial Component and utilization of commercial and industrial components in redevelopment of specific schemes.

Under points (iv) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:

"(iv) Mixed land use / commercial component up to 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project/scheme."

- 1.4 As mentioned in point (iv) of Para 4.2.3.4 there is no clarity in the permissible activity under the "Mixed land use / commercial component up to 10% of permissible FAR". While implementation of various such schemes by DDA and other different government agencies, difficulties are being faced to permit any commercial activity.
- 1.5 A policy is under preparation for in situ development on DDA's encroached land by the Housing Deptt. The issue regarding permissibility of activities & utilization of Commercial component will need to be addressed for smooth implementation of these projects.
- 1.6 In situ development is being successfully implemented in Maharashtra and Gujarat. Where the developer is being given flexibility of usage to develop the remunerative component as per the socio-economic feasibility / sustainability of the project without insisting upon landuse.
- 1.7 In Notes under SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021, the following is provided:
 - "ii) Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA".
- 1.8 Further, in any project of public private participation of such social upliftment projects would require regular services and maintenance of the areas along with better quality of infrastructural / environment improvement. Mixed land use / commercial component i.e. 10% of the permissible FAR may be allowed to use for any commercial activities as mentioned in Master Plan – 2021 under table 5.1.
- 1.9 In MPD-2021, "home based economic activities" has been permitted in point (iv) of Para 4.2.3.4 as per activities prescribed in Annexure-I of Chapter-7. This industrial activity may be optional instead of being mandatory.

ii) RECOMMENDATION OF TECHNICAL COMMITTEE

The matter was placed before the 4th Technical Committee meeting of the year 2018 held on 02.08.2018 vide Item No. 20/ 2018 wherein the following was recommended (Annexure I):

The proposal was presented by Director (Plg.) MP. After detailed deliberation, the proposal contained in Para 3 of the agenda is recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957 with the following modifications:

- a) In view of the provisions existing under sub-clause 8(2) in Chapter17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted.
- b) Proposal contained for point (iv) of Para 4.2.3.4 in MPD-2021 be re-drafted as under:

"Mixed land use / commercial component (including all commercial activities as permitted under Table 5.1 of Chapter 5) upto 10% of permissible FAR in the residential component of the land. In addition to the above, 10% of permissible FAR may be permitted for home based economic activities (i.e. Group-A Household industries as given in Annexure-1 of Chapter 7) to the beneficiaries of the project / scheme. All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2021."

iii) PROPOSAL

Based on the above recommendation of the Technical Committee, the following modification in MPD-2021 is proposed:

MPD-2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/ Modifications
iv) Mixed land use /commercial component upto 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e. Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project/scheme.	iv) Mixed land use / commercial component (including all commercial activities as permitted under Table 5.1 of Chapter 5) upto 10% of permissible FAR in the residential component of the land. In addition to the above , 10% of permissible FAR may be permitted for home based economic activities (i.e. Group-A Household industries as given in Annexure-1 of Chapter 7) to the beneficiaries of the project / scheme. All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2021.

- 4.0 The proposal contained in Para 3.0 above is placed before the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and for inviting objections / suggestions from the general public as per procedure.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

Sub: Proposed modification in MPD - 2021 regarding permissible commercial activities in in-situ up-gradation/rehabilitation projects
F.3(36)96/MP/Pt.I

1. BACKGROUND

- 1.1 Master Plan for Delhi - 2021 recognizes the in-situ up-gradation of the land pockets of slum and JJ Clusters, which are required for public / priority use, as the first option for provision of affordable housing for rehabilitation of squatters.
- 1.2 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 1.3 Director (Bldg.) has brought in the notice that various In situ projects have been initiated by DDA. It is observed that there is lack of clarity regarding the uses permitted under the Commercial Component and utilization of commercial and industrial components in redevelopment of specific schemes.

Under points (iv) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:

"(iv) Mixed land use / commercial component up to 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project/scheme."

- 1.4 As mentioned in point (iv) of Para 4.2.3.4 there is no clarity in the permissible activity under the "Mixed land use / commercial component up to 10% of permissible FAR". While implementation of various such schemes by DDA and other different government agencies, difficulties are being faced to permit any commercial activity.
- 1.5 A policy is under preparation for in situ development on DDA's encroached land by the Housing Deptt. The issue regarding permissibility of activities & utilization of Commercial component will need to be addressed for smooth implementation of these projects.
- 1.6 In situ development is being successfully implemented in Maharashtra and Gujarat. Where the developer is being given flexibility of usage to develop the remunerative

component as per the socio-economic feasibility / sustainability of the project without insisting upon land use.

2. EXAMINATION

2.1 In Notes under SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021, the following is provided:

"(ii) Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA".

2.2 Further, in any project of public private participation of such social upliftment projects would require regular services and maintenance of the areas along with better quality of infrastructural / environment improvement.

2.3 It would be appropriate if the developer entity is given free hand to identify or adopt any permissible activity in the remunerative component.

Mixed land use / commercial component i.e. 10% of the permissible FAR may be allowed to use for any commercial activities as mentioned in Master Plan - 2021 under table 5.1.

2.4 In MPD-2021, "home based economic activities" has been permitted in point (iv) of Para 4.2.3.4 as per activities prescribed in Annexure-I of Chapter-7. This industrial activity may be optional instead of being mandatory.

3. PROPOSAL

Based on the above examination, the following modification in MPD-2021 is proposed:

MPD-2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/ Modifications
(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme) and FAR on the remunerative component of land shall be as applicable for the relevant land use.	(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/scheme) and FAR on the remunerative component of the land shall be applicable irrespective of the use.

iv) Mixed land use /commercial component upto 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (I.e. Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project/scheme.	iv) Mixed land use / commercial component (including all commercial activities as permitted under Table 5.1 of Chapter 5) upto 10% of permissible FAR in the residential component of the land. In addition, 10% of permissible FAR may be permitted for home based economic activities (I.e. Group-A Household industries as given in Annexure-1 of chapter 7) to the beneficiaries of the project / scheme.
--	---

4. The proposal contained in Para 3.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957

20/2018	Proposed modification in MPD - 2021 regarding permissible commercial activities in in-situ up-gradation / rehabilitation projects F3(36)/96/MP/Pt-I	<p>DECISION:</p> <p>The proposal was presented by Director (Plg.) MP. After detailed deliberation, the proposal contained in Para 3 of the agenda is recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957 with the following modifications:</p> <p>a) In view of the provisions existing under sub-clause 8(2) in Chapter 17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted.</p> <p>b) Proposal contained for point (iv) of Para 4.2.3.4 in MPD-2021 be re-drafted as under:</p> <p>"Mixed land use / commercial component (including all commercial activities as permitted under Table 5.1 of Chapter 5) upto 10% of permissible FAR in the residential component of the land. In addition to the above, 10% of permissible FAR may be permitted for home based economic activities (I.e. Group-A Household industries as given in Annexure-1 of Chapter 7) to the beneficiaries of the project / scheme. All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2021."</p>
---------	--	---

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in the Meeting held on 28.8.2018
Vide Item No. 2018/2018
For: Ananday
Asstt. Director
Master Plan

ITEM NO. 30/2018

Subject: Proposed modification in Master Plan for Delhi-2021 w.r.t. permissible activities in Hotels

F.20(13)/2013/MP

1.0 BACKGROUND

- 1.1 The matter regarding percentage of FAR to be utilized for the residential units in Hotel premises was first considered in the 11th Management Action Group (MAG) meeting held on 28.05.2013 w.r.t. the representation received from FHRAI & PHD Chambers of Commerce. The decision of MAG is as follows:

"This was discussed earlier and MAG agreed for inclusion of residential units within 20% ceiling. However, the disposal method -sale / rental is outside the scope of Master Plan and relates to allotment conditions. The representatives of FHRAI and PHD Chamber of Commerce requested to review this and increase it to minimum 30%.

After detailed discussion MAG agreed to increase the limit to 30%."

- 1.2 As a follow-up to the decision of MAG meeting, the matter was put up before the Advisory Group (constituted for taking up the Mid-Term Review of MPD-2021) in its 10th meeting held on 03.07.2013, wherein it recommended the modifications /amendments in MPD-2021 as part of review exercise.

- 1.3 The proposed modifications to the MPD-2021 was processed under Section 11 A of DD Act, 1957 and was finally approved by the Authority in its meeting held on 09.05.2014 vide Item No.55/2014 wherein the following was decided:

"It was decided that the total commercial component for hotels would be 40% of the FAR. However, residential units in hotels would be permissible upto a maximum of 20% of the total FAR. It was decided that these units would function as service apartments and if these are to be used as residential units with or without transfer of ownership rights in table 5.4: Development Controls- Commercial Centres (Chapter 5.0-Trade and Commerce), DDA should first frame the rules after seeking legal advice in the matter so that the value of lands in such cases is not reduced in case the leased property is put up for fresh lease / sale at any later point of time. These rules should be clearly spelt out and should be put up before Authority for final approval. The transfer of ownership of

residential units in hotels will be permissible only in cases where in hotel land is entirely freehold and not in cases of leased lands till the rules in this regards are framed by DDA."

- 1.4 The minutes of Authority meeting 09.05.2015 (as mentioned in (iii) above) was confirmed in the Authority meeting held on 26.06.2014 vide item no. 76/2014. The above matter was further clarified in the Authority meeting held on 25.07.2014 vide Item no. 100/2014 and 111/2014.
- 1.5 The above matter and related issues were discussed in a meeting held under the chairmanship of Secretary (UD), MoUD, GoI held on 07.08.2014, the Ministry pointed out that *instead of having sub-division within the overall limit of commercial usage it would be best left open for the individual Hotel to decide how best to utilize the commercial FAR that would be allowed. It was agreed that instead of residential units the nomenclature should be 'service apartments' as 'residential units' within the commercial enterprise would imply mixed land use and its attendant issues. Accordingly, DDA may consider the proposed for change in MPD-2021.*
- 1.6 Based on the Authority decisions and directions of VC, DDA on page 49/N, the following modified proposal was forwarded to the Ministry vide letter dt. 08.01.2015 for its consideration and issue of final notification with due approval of VC, DDA:
 "Chapter 5.0- Trade and Commerce
 Table 5.4: Development Controls - Commercial Centres
 c) Hotels - Other Controls
 ii) *Maximum 40% of the FAR can be used for the Commercial offices, Retail & Service shops and residential. However, residential units in Hotels would be permissible upto a maximum of 20% of total FAR. These units would function as service apartments and if these are to be used as residential units, the transfer of ownership of residential units in hotels will be permissible only in cases where in hotel land is entirely freehold and not in case of leased lands till the rules in this regard are framed by DDA."*
- 1.7 Ministry of Urban Development (now Ministry of Housing and Urban Affairs), Govt. of India vide letter dt. 06.09.2016 returned the proposal along with the report submitted by FHRAI with the request *"to examine the matter and submit the proposal after the approval of Authority, as may be found necessary."*

2.0 EXAMINATION

2.1 From the examination of the report submitted by FHRAI, the following is observed:

- a. Out of all the examples given by FHRAI in their report of various Hotels (India & International), only Singapore and Noida provides the facility for utilization of maximum 40% of FAR of permissible FAR for residential use in commercial plot. However, there is no specific mention of permissibility within Hotel premises/ building and no information regarding disposal of residential flats on freehold or leasehold basis.
- b. The remaining examples are related to the mixed use activities on the commercial and residential land and are not specific to any break-up of percentage utilization within the Hotel use premise.
- c. In almost all of the cases the residential use allowed/ permitted within the Hotel use premise are in the form of Serviced Apartments and not residential flats/ premises.
- d. In the report no information has been provided w.r.t. allotment/ disposal of such serviced apartments / residential units i.e. freehold or on lease basis.

2.2 Further, in the representation of FHRAI dt. 23.12.2016, it has been mentioned that:

"..... at present there are only 24, 381 hotel rooms in the Capital and as per the report of M/s HVS Global Hospitality Services, a worldwide renowned research agency, 20443 more hotel rooms will be required by the year 2021-22"

2.3 Sh. K.J. Alphons, Hon'ble Minister of State (IC) for Tourism, GoI, New Delhi vide its D.O. No. 1084/HM(T)/2018 dated 06.06.2018 addressed to Hon'ble Minister of State for Housing and Urban Affairs, GoI has mentioned the following:

"There is a shortage of 2,00,000 hotel rooms in India. Delhi has a shortage of 20,000 rooms. The most important infrastructure necessary for promotion of tourism is availability of Hotel rooms. Investors have been extremely reluctant to invest in the hotel industry as it is not perceived to be feasible investment proposal. Therefore, we need to create conducive atmosphere for investment."

- 2.4 From the above examination and study submitted by FHRAI, there is no example available for mixed use development with both commercial and residential apartments within Hotel use premise. The modifications as proposed with regard to the permissibility of 20% of the total FAR to be used for "residential flats" may lead to transformation of hospitality business into real estate development. This shall not be encouraging for growth of the hotel industry which is currently facing the shortage of sufficient hotel rooms
- 2.5 Keeping in view the shortage of a large number of Hotel rooms as well as encouraging the investment in the hospitality industry, requirement is felt for permitting flexible norms / permissible activities for utilizing a percentage of FAR for activities as per the economic / financial viability of the project by the Hoteliers. It is further opined that the proposal requires revisit for utilization of residential component as "Service Apartment" on time-share basis with all services as per the Hotel Facility Management System.

3.0 PROPOSAL

- 3.1 Based on the above examination, the following modification is proposed in MPD-2021 (as a part modification to the decision taken by the Authority in its meeting dated. 09.05.2014 vide Item No. 55/2014):

MPD 2021	
Chapter 5.0- Trade and Commerce	
Table 5.4: Development Controls - Commercial Centres	
c) Hotels - Other Controls	
Existing Provisions	Proposed Amendments / Modifications
i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted towards FAR.	i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted towards FAR.
ii) Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops.	ii) Hotel space / rooms shall be minimum 60% of floor area including exhibition space, banqueting, convention and meeting space.
iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government	iii) Retail trade, office space / commercial office, service apartments and related activities shall be upto maximum 40% of floor area.
	iv) Service apartments shall be non-saleable with all services as per the Hotel Facility Management

	System. v) The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.
--	---

- 3.2 As the above matter has already been processed under Section 11A of DD Act, 1957 and the proposed modification is being reviewed on the directions of the Ministry of Housing and Urban Affairs, Govt as mentioned in para 1.7 above, the same shall be forwarded directly to the Ministry for its consideration and issue of final notification.
- 4.0 The proposal contained in Paras 3.1 and 3.2 above is placed before the Authority for approval.

RESOLUTION

The proposal was explained by Commissioner (Planning).

The proposal contained in the agenda item was approved for placing the same in the public domain. Public notice inviting objections/suggestions be issued immediately.

ITEM NO. 31/2018

File No.: F.20 (3) / 2016-MP

Subject: Proposal for Relaxation in Height & Setbacks for multilevel parking Site at Gandhi Maidan in Delhi, walled city area.

SYNOPSIS:

- 1) On the request of North Delhi Municipal Corporation, the proposal for relaxation in setbacks and height for Multi level site at Gandhi Maidan, Walled city area was put up for consideration & approval before the 4th Technical Committee of DDA held on 02.08.2018.
- 2) The proposal was presented by the officers from North MCD. The proposal was discussed & considered by the Technical Committee of DDA vide Item No. 16/2018 and recommended the above proposal will be submitted for consideration of the Authority.

1.0. BACKGROUND:

- 1.1. North DMC has pointed out that there is an existing built up North DMC parking of single basement of 600 cars at Gandhi Maidan in Chandni Chowk area. The plot area of car parking is 18524 Sqm surrounded by roads on three sides and on one side Metro Station Chandni Chowk. The existing Gandhi Maidan Parking facility is under the ownership of North DMC. The MPD-2021 also stipulates that major efforts have to be made for creation of public parking facilities in designated commercial/work centers and other areas where significant commercial activity has surfaced.
- 1.2. Since Chandni Chowk area is the busiest area of old Delhi which accommodates several types of business and residential activities, this issue of reconstruction of multi-level parking at Gandhi Maidan has been pointed out by Hon'ble High Court vide orders dated 12/10/2012 and various orders and now orders dated 12.04.2018, 4.05.2018. Various associations of Chandni Chowk have raised the issue to increase the capacity of Gandhi Maidan car parking in the Hon'ble High Court.

This matter is being heard by Hon'ble High Court in the case titled "Manushi Sangathan Vs GNCTD, MCD & Others (WPC No. 4572/2007)". North DMC was directed by Hon'ble High Court for developing Gandhi Maidan Multilevel Parking on priority. It is pertinent to mention here that the progress of this project is also being monitored by Hon'ble High Court. As per the Hon'ble High Court Order dt. 19.07.2018, the project is to be completed in a time bound manner.

- 1.3. In view of the Hon'ble High Court directions the proposal of multi-level parking was initiated by North DMC. The proposal for multi-level parking was approved by the Standing Committee and Corporation for construction of Multi level parking as per MPD-2021 provisions. The proposal was approved for bidding for construction of parking with commercial lease on 99 years lease model basis.

- 2
- 1.4. DDA was requested for change of land use of Gandhi Maidan existing parking from Recreational land use to Transportation (Multi-level parking), which was approved vide notification 15.09.2016 with the following condition which will be adhered / complied by the North DMC:

- i. North Delhi Municipal Corporation (North DMC) should design the Multilevel parking and allied buildings on this site with all components of green buildings (such as use of solar panels, re-cycling of water zero waste discharge etc.) In addition to this, North DMC should also develop vertical gardens having green walls living walls with climbing plants or cascading ground covers both in the interiors as well as the exteriors. North DMC should also adopt other methods by which plants/green cover can be integrated in the proposed built-up micro environment created by these structures by placing potted plants, flowering plants in the interior/exterior and planting climbers and hanging plants along the pillars.
- ii. The design including the colour scheme of the multilevel parking to ensure blending with the surrounding in view of the heritage value of the area
- iii. The multilevel parking to be developed as per the norms of MPD-2021.

A copy of the notification dated 15.9.16 is enclosed as **Annexure -A**.

- 1.5 North DMC has given the justification for height relaxation and stated that the minimum number of car spaces required as per MPD-2021 with permissible commercial component can be accommodated only in a height of 30.0 mtr, if double basement is considered. The proposal cannot be constructed in permissible height of 15m /17.50m as per MPD-2021 and the proposed height of 30.00m be permitted on the following grounds:

- a. The detailed report stating the requirement of height relaxation, substantiated by the geotechnical investigation report has been submitted. According to the report, the hard rocks are found at depth of 9m to 11m and the water table is found at a depth of 3m from existing ground level and would require excessive de watering.
- b. The requirement of 4.0 m height in the basement parking level and 3.3 m height in the upper floor level of parking is required. The proposed height of commercial floors has been kept as 4.8m.
- c. It is stated that due to these technical issues going deeper than two basement levels as proposed will involve longer time and also create environmental issues due to excessive de-watering requirements.
- d. It is stated that the approach road to the site is 30m to 55m width in-front of the proposed Multi level Parking site location giving enough space on the carriageway to cater to the vehicular movement requirement.
- e. Due to restrictions in basement depth as water table of the area is quite high and passing of DMRC underground line side by the plot, it is proposed to construct the parking space above ground.

- 1.6 The Technical Committee has considered the relaxation in height and setbacks for which the justification was given by the North Delhi Municipal Corporation.

2.0 DECISION OF THE TECHNICAL COMMITTEE

The proposal for the above site was considered by the 4th Technical Committee in its meeting held on 02.08.18 vide item No. 16/2018. The proposal was presented by CE-III, North DMC. The decision of the Technical Committee is as under:

Considering the above and after detailed deliberation, Technical Committee approved the relaxation in setbacks & height on the plot for multilevel parking at Gandhi Maidan, Chandni Chowk subject to clearances / NOC from Archeological Survey of India and National Monument Authority.

Further, in view of the provisions given under point (ix) of para 12.14.3.7 in MPD-2021, the same be placed before the Authority for its approval.

The approved agenda & minutes of the Technical Committee is annexed as Annexure-B.

3.0 PROPOSAL:

Based on the request from North Delhi Municipal Corporation and recommendation of the 4th Technical Committee of DDA & as per the facts explained above, the proposal regarding relaxation in setbacks and height for construction of Multi Level Parking at Gandhi Maidan, under provisions of MPD-2021, Chapter-12.0: Transportation, under point – (ix) of Para-12.14.3.7, is placed before the Authority for approval of following:

Relaxation in setbacks of the preceding category and relaxation in the height of multi level parking at Gandhi Maidan from "15 meters" (the height of the surrounding residential areas) to "30 M" subject to clearances /NOC from Archeological Survey of India and National Monument Authority.

4.0 RECOMMENDATIONS:

After the approval of Authority, the same shall be forwarded to North Delhi Municipal Corporation for necessary action at their end.

RESOLUTION

The proposal was presented by Commissioner (Planning), DDA. Chief Engineer North Delhi Municipal Corporation clarified to the Authority that Hon'ble High Court vide its orders dated 30.8.2018 directed DDA to convene a meeting of the Authority for considering the issue of height relaxation of the Gandhi Maidan parking facility not later than 15th September, 2018 and convey its decision to the North Delhi Municipal Corporation not later than 20th September, 2018. After detailed discussion the Authority approved the proposal contained in the agenda subject to condition that the North Delhi Municipal Corporation will scrutinize the tender documents and ensure that no undue financial benefit is given to the contractor as the proposal submitted for change in height to DDA is after completion of tender process.

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

2. Whereas one objection/suggestion was received with regard to the proposed modification and

days from the date of said notice.

S.O. 2956(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan-2021 for Delhi regarding the area mentioned here under were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. 1629(E) dated 04.05.2016 by the Delhi Development Authority in accordance with the provisions of Section-44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions are required by sub-section(3) of Section 11-A of the said Act, within thirty

New Delhi, the 15th September, 2016

MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION

1944-1945: 1st. 2nd. 3rd. 4th. 5th. 6th. 7th. 8th. 9th. 10th. 11th. 12th. 13th. 14th. 15th. 16th. 17th. 18th. 19th. 20th. 21st. 22nd. 23rd. 24th. 25th. 26th. 27th. 28th. 29th. 30th. 31st. 32nd. 33rd. 34th. 35th. 36th. 37th. 38th. 39th. 40th. 41st. 42nd. 43rd. 44th. 45th. 46th. 47th. 48th. 49th. 50th. 51st. 52nd. 53rd. 54th. 55th. 56th. 57th. 58th. 59th. 60th. 61st. 62nd. 63rd. 64th. 65th. 66th. 67th. 68th. 69th. 70th. 71st. 72nd. 73rd. 74th. 75th. 76th. 77th. 78th. 79th. 80th. 81st. 82nd. 83rd. 84th. 85th. 86th. 87th. 88th. 89th. 90th. 91st. 92nd. 93rd. 94th. 95th. 96th. 97th. 98th. 99th. 100th. 101st. 102nd. 103rd. 104th. 105th. 106th. 107th. 108th. 109th. 110th. 111th. 112th. 113th. 114th. 115th. 116th. 117th. 118th. 119th. 120th. 121st. 122nd. 123rd. 124th. 125th. 126th. 127th. 128th. 129th. 130th. 131st. 132nd. 133rd. 134th. 135th. 136th. 137th. 138th. 139th. 140th. 141st. 142nd. 143rd. 144th. 145th. 146th. 147th. 148th. 149th. 150th. 151st. 152nd. 153rd. 154th. 155th. 156th. 157th. 158th. 159th. 160th. 161st. 162nd. 163rd. 164th. 165th. 166th. 167th. 168th. 169th. 170th. 171st. 172nd. 173rd. 174th. 175th. 176th. 177th. 178th. 179th. 180th. 181st. 182nd. 183rd. 184th. 185th. 186th. 187th. 188th. 189th. 190th. 191st. 192nd. 193rd. 194th. 195th. 196th. 197th. 198th. 199th. 200th. 201st. 202nd. 203rd. 204th. 205th. 206th. 207th. 208th. 209th. 210th. 211th. 212th. 213th. 214th. 215th. 216th. 217th. 218th. 219th. 220th. 221st. 222nd. 223rd. 224th. 225th. 226th. 227th. 228th. 229th. 230th. 231st. 232nd. 233rd. 234th. 235th. 236th. 237th. 238th. 239th. 240th. 241st. 242nd. 243rd. 244th. 245th. 246th. 247th. 248th. 249th. 250th. 251st. 252nd. 253rd. 254th. 255th. 256th. 257th. 258th. 259th. 260th. 261st. 262nd. 263rd. 264th. 265th. 266th. 267th. 268th. 269th. 270th. 271st. 272nd. 273rd. 274th. 275th. 276th. 277th. 278th. 279th. 280th. 281st. 282nd. 283rd. 284th. 285th. 286th. 287th. 288th. 289th. 290th. 291st. 292nd. 293rd. 294th. 295th. 296th. 297th. 298th. 299th. 300th. 301st. 302nd. 303rd. 304th. 305th. 306th. 307th. 308th. 309th. 310th. 311th. 312th. 313th. 314th. 315th. 316th. 317th. 318th. 319th. 320th. 321st. 322nd. 323rd. 324th. 325th. 326th. 327th. 328th. 329th. 330th. 331st. 332nd. 333rd. 334th. 335th. 336th. 337th. 338th. 339th. 340th. 341st. 342nd. 343rd. 344th. 345th. 346th. 347th. 348th. 349th. 350th. 351st. 352nd. 353rd. 354th. 355th. 356th. 357th. 358th. 359th. 360th. 361st. 362nd. 363rd. 364th. 365th. 366th. 367th. 368th. 369th. 370th. 371st. 372nd. 373rd. 374th. 375th. 376th. 377th. 378th. 379th. 380th. 381st. 382nd. 383rd. 384th. 385th. 386th. 387th. 388th. 389th. 390th. 391st. 392nd. 393rd. 394th. 395th. 396th. 397th. 398th. 399th. 400th. 401st. 402nd. 403rd. 404th. 405th. 406th. 407th. 408th. 409th. 410th. 411th. 412th. 413th. 414th. 415th. 416th. 417th. 418th. 419th. 420th. 421st. 422nd. 423rd. 424th. 425th. 426th. 427th. 428th. 429th. 430th. 431st. 432nd. 433rd. 434th. 435th. 436th. 437th. 438th. 439th. 440th. 441st. 442nd. 443rd. 444th. 445th. 446th. 447th. 448th. 449th. 450th. 451st. 452nd. 453rd. 454th. 455th. 456th. 457th. 458th. 459th. 460th. 461st. 462nd. 463rd. 464th. 465th. 466th. 467th. 468th. 469th. 470th. 471st. 472nd. 473rd. 474th. 475th. 476th. 477th. 478th. 479th. 480th. 481st. 482nd. 483rd. 484th. 485th. 486th. 487th. 488th. 489th. 490th. 491st. 492nd. 493rd. 494th. 495th. 496th. 497th. 498th. 499th. 500th. 501st. 502nd. 503rd. 504th. 505th. 506th. 507th. 508th. 509th. 510th. 511th. 512th. 513th. 514th. 515th. 516th. 517th. 518th. 519th. 520th. 521st. 522nd. 523rd. 524th. 525th. 526th. 527th. 528th. 529th. 530th. 531st. 532nd. 533rd. 534th. 535th. 536th. 537th. 538th. 539th. 540th. 541st. 542nd. 543rd. 544th. 545th. 546th. 547th. 548th. 549th. 550th. 551st. 552nd. 553rd. 554th. 555th. 556th. 557th. 558th. 559th. 560th. 561st. 562nd. 563rd. 564th. 565th. 566th. 567th. 568th. 569th. 570th. 571st. 572nd. 573rd. 574th. 575th. 576th. 577th. 578th. 579th. 580th. 581st. 582nd. 583rd. 584th. 585th. 586th. 587th. 588th. 589th. 590th. 591st. 592nd. 593rd. 594th. 595th. 596th. 597th. 598th. 599th. 600th. 601st. 602nd. 603rd. 604th. 605th. 606th. 607th. 608th. 609th. 610th. 611th. 612th. 613th. 614th. 615th. 616th. 617th. 618th. 619th. 620th. 621st. 622nd. 623rd. 624th. 625th. 626th. 627th. 628th. 629th. 630th. 631st. 632nd. 633rd. 634th. 635th. 636th. 637th. 638th. 639th. 640th. 641st. 642nd. 643rd. 644th. 645th. 646th. 647th. 648th. 649th. 650th. 651st. 652nd. 653rd. 654th. 655th. 656th. 657th. 658th. 659th. 660th. 661st. 662nd. 663rd. 664th. 665th. 666th. 667th. 668th. 669th. 670th. 671st. 672nd. 673rd. 674th. 675th. 676th. 677th. 678th. 679th. 680th. 681st. 682nd. 683rd. 684th. 685th. 686th. 687th. 688th. 689th. 690th. 691st. 692nd. 693rd. 694th. 695th. 696th. 697th. 698th. 699

[क. सं. १३०११/१७/२०१६-२१६१-१]

I. Halting time: $\mathcal{O}(n^2)$ (if n is large, this is not a good algorithm) / $\mathcal{O}(n)$ (if n is small, this is a good algorithm)

1. 12 hours of training in 12 days

1) प्रतिभाषा :- प्रत्येक शब्द का अर्थ स्पष्ट करने वाला भाग है।

1. What is the main purpose of the study?

১৯৭১ সালে বাংলাদেশ স্বাধীন হওয়ার পরেই দেশের উন্নয়নের জন্য সরকারি এবং বেসরকারি উভয় স্তরেই নানান প্রকল্প বাস্তবায়ন করা হয়েছে। এর মধ্যে '১৯৭১ সালের ১৫ আগস্ট' নামের একটি প্রকল্পটি ছিল। এই প্রকল্পটির মাধ্যমে দেশের উন্নয়নের জন্য নানান কার্যক্রম পরিচালনা করা হয়েছে।

1954

ਸਰਗਿਆ	ਫਿ.ਯੂ.ਯੂ-2021 ਆ ਅਸਰਦਾਰ ਯੁੱਗ ਅਧਾਰ ਯੋਜਨਾਵਾਂ ਲਈ ਆਗੇ ਹੋ	ਸਾਹਿਤਕਾਵਿਕਾਸ ਯੋਜਨਾਵਾਂ (ਸਰਗਿਆ ਯੋਜਨਾ)	1.852 84244	ਸ਼੍ਰੋਮਣੀ ਗੁਰਦੁਆਰਾ ਪ੍ਰਬੰਧਕ ਕਮੇਟੀ ਭਾਗਾਂ ਦੇ ਆਗੇ ਹੋਵੇਗਾ
ਸ਼ਿਵਾਨ	ਯੁੱਗ ਅਧਾਰ ਨਿਰਮਾਣ ਅ ਯੋਜਨਾਵਾਂ ਲਈ ਆਗੇ ਹੋ	ਯੋਜਨਾਵਾਂ (ਸਰਗਿਆ ਯੋਜਨਾ)	ਯੋਜਨਾਵਾਂ ਲਈ ਆਗੇ ਹੋਵੇਗਾ	ਯੋਜਨਾਵਾਂ ਲਈ ਆਗੇ ਹੋਵੇਗਾ

4. Now, therefore in exercise of the powers conferred by sub-section(2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi-2021 with effect from the date of Publication of this Notification in the Gazette of India.

MODIFICATION:

Location	Area	Land use as per MPD-2021/ZDP	Land use changed to	Boundaries
1	2	3	4	5
Gandhi Maidan in Zone 'A' (Walled City)	1.852 Ha.	'Recreational' (Neighbourhood Park/Open Space)	'Transportation' (Multi Level Parking)	North: Hardayal Singh Library & Chandni Chowk Police Station; South: Road; East: H.C. Sen Road; West: Metro Station Chandni Chowk

Conditions:

- North Delhi Municipal Corporation (NrDMC) should design the Multi level parking and allied buildings on this site with all components of green buildings (such as use of solar panels, re-cycling of water, zero-waste discharge etc.). In addition to this, NrDMC should also develop vertical gardens having green walls living walls with climbing plants or cascading ground covers both in the interiors as well as the exteriors. NrDMC should also adopt other methods by which plants/ green cover can be integrated in the proposed built-up micro environment created by these structures by placing potted plants, flowering plants in the interior/ exterior and planting climbers and hanging plants along the pillars.
- The design including the colour scheme of the multilevel parking to ensure blending with the surroundings in view of the heritage value of the area.
- The multilevel parking to be developed as per the norms available for existing/ earmarked parking sites.

[F.No. K-13011/17/2016-DD.I]

BHUPENDRA BAHUGUNA, Under Secy.

Minutes of Technical Committee Meeting held
On 2.8.2018

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Relaxation in height and setbacks for multilevel parking construction at Gandhi Maidan Parking in Delhi walled city area.

1.0 Background:

Ref. is invited to the Sr. Town Planner Letter No. TP/G/1330/NOMC dated 26.7.18 (Annexure-A)

1.1 The Chandni Chowk area is the busiest area of old Delhi which accommodates several types of business and residential activities. The need of car/vehicles parking is increasing day by day. Parking is becoming a major civic problem in Delhi; redressal of the same is urgent need of the hour. The MPD-2021 also stipulates that major efforts have to be made for creation of public parking facilities in designated commercial/work centers and other areas where significant commercial activity has surfaced.

1.2 There is an existing built up North DMC parking of single basement of 600 cars at Gandhi Maidan in Chandni Chowk area. The plot area of car parking is 18524 Sqm surrounded by roads at three sides and on one side Metro Station Chandani Chowk and facing H.C. Sen Marg.

1.3 This issue of construction of multi-level parking at Gandhi Maidan has been pointed out by Hon'ble High Court vide orders dated 12/10/2012 and various orders and now orders dated 12.04.2018, 4.05.2018 (Annexure-A). The associations of Chandni Chowk have raised the issue to increase the capacity of Gandhi Maidan car parking in the Hon'ble High Court. This matter is being heard by Hon'ble High Court in the case titled "Manushi Sangathan Vs GNCTD, MCD & Others (WPC No. 4572/2007)" in it was directed by Hon'ble High Court for developing Gandhi Maidan Multilevel Parking on priority. Next date of hearing is on 31.05.2018. The Hon'ble LG of Delhi also pointed out during the meeting to provide more car parking spaces.

It is pertinent to mention here that the progress of this project is being monitored by Hon'ble High Court in case WP (C) 4572/2007 (Manushi Sangathan Vs GNCTD & Others).

1.4 The existing Gandhi Maidan Parking facility is under the ownership / control of North DMC. The document of I.P. Register entry since 1968 is enclosed as annexure-H

1.5 Accordingly the DDA was requested for change of land use of Gandhi Maidan existing parking from recreational to Transportation (Multi-level parking), which was approved vide notification 15.9. 2016 with the following condition which will be adhered / complied by the North DMC:

- i. North Delhi Municipal Corporation (NrDMC) should design the Multilevel parking and allied buildings on this site with all components of green buildings (such as use of solar panels, re-cycling of water zero waste discharge etc.) In addition to this, NrDMC should also develop vertical gardens having green walls living walls with climbing plants or cascading ground covers both in the interiors as well as the exteriors. Nr.DMC should also adopt other methods by which plants/green cover can be integrated in the proposed built-up micro environment created by these structures by placing potted plants, flowering plants in the interior/exterior and planting climbers and hanging plants along the pillars.
- ii. The design including the colour scheme of the multilevel parking to ensure blending with the surrounding in view of the heritage value of the area.
- iii. The multilevel parking to be developed as per the norms available for existing/earmarked parking sites.

1.6 In view of the Hon'ble High Court directions the proposal of multi-level parking was initiated by North DMC under UDF after demolishing of the existing single basement parking in the year 2016, but the same could not be materialized due to non-allocation of the funds to the North DMC under UDF. Accordingly, a meeting was again held on 3.8. 2017 under the Chairmanship of Commissioner North DMC to decide the matter of multi-level parking wherein it was decided to process the proposal for approval of Corporation/Standing Committee on free hold basis. However, the proposal was approved by the Standing Committee and Corporation with a amendment to lease out the commercial area for 99 years on lease basis and the additional parking area constructed by the bidder will be handed over to the North Corporation after five years. Accordingly the terms and conditions of the free hold tender were modified for lease hold tender and modified terms and conditions & tender documents are attached as annexure 'F'.

1.7 The rough drawings were also prepared by the department and as per the drawings prepared, it was observed that the minimum number of car spaces of 2338 required as per MPD-2021 with permissible commercial component can be accommodated only in a height of 30.00 mtr, considering double basement parking. The reason for not going much below ground is that the underground Metro is abutting the back side of the plot and it may not be feasible to go much below ground.

1.8 The VC, DDA was also requested by Addl. Commissioner (Rev.) vide letter dated 19/1/2018 wherein it is clearly mentioned that the provision for required Equivalent car spaces (ECS) i.e. 2338 ECS is to be provided on this plot. Due to restrictions in basement depth as the water table of the area and passing of DMRC underground line side by the plot, it is proposed to construct the parking space above ground. The space for 2338 ECS is not possible to accommodate in permissible 15 m height. The height of building structure is required to be increased beyond 15 meter (permissible height) for providing additional ECS to meet up the requirement of users as well as provisions of MPD-2021.

1.9 Director (Plg) DDA, has sought certain clarifications vide letter dated 15.5.2018, in this regard it is submitted that the detailed reasoning / justification for relaxation in height has been explained above and the rough drawings accommodating minimum car space are enclosed as annexure 'G' along with the existing photographs of the site. Regarding point no. d this condition for free hold tendering, it is submitted that the free hold tendering was not considered by Corporation and modified to only leased basis tender and accordingly tenders were called.

1.10 The successful bidder is M/s Omaxe Ltd. And the project has been awarded to M/s Omaxe Ltd. and the agreement signed with the its SPC Company (M/s Ansh Builders Pvt. Ltd.) post all the approval of Standing Committee and Corporation.

2.0 Examination:-

2.1 The land use of existing parking/plot has got been changed by Ministry of Urban Development, GOI. vide their Notification No.SO2956(E) dated 15th September 2016 (Annexure-B). The relevant information is reproduced as under:-

Location	Area	Land use as per MPD-2021/ZDP	Land use changed to	Boundaries
Gandhi Maidan in Zone 'A'(walled City)	1.852 Ha	*Recreational' (Neighbourhood Park/Open Space)	*Transportation'(Multi level parking)	North: Hardayal Singh Library & Chandni Chowk Police Station; South: Road East:HC Sen Road; West:Metro Station Chandni Chowk

Note: The developer has confirmed in writing that they shall adhere to the required conditions stipulated in the land use change notification dated 15.09.2016.

2.2 Master Plan for Delhi 2021 Provisions:

As per para 12.14.3.7 of chapter 12 – Transportation:- for plots for multi-level car/parking already earmarked / designated by Local Bodies, the existing development control norms will continue, as follows:-

- Minimum Plot Size – 1000 sqm.
- In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings

where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).

- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements - No Limit, subject to adequate safety measures.
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority.

2.3 As per the drawings prepared by department the proposal as per MPD cannot be constructed in permissible height of 15m/17.50m. The proposal needs 30m height as per drawings attached along with Annexure-G.

- a) The detailed section plan is given in Annexure-2 clearly stating the requirement of height relaxation, the same is also substantiated by the geotechnical investigation report. According to the report the hard rocks are found at depth of 9m to 11m and the water table is found at a depth of 3m from existing ground level.
 - b) In continuation of point-a) as above, the requirement of 4.0m height in the basement parking level and 3.3m height in the upper floor level of parking as shown in the Annexure-2. The proposed height of commercial floors has been kept as 4.8m as per the MPD-2021 norms.
 - c) Due to these technical issues going deeper than two basement levels as proposed will involve longer time and also create environmental issues due to excessive de-watering requirements. As per the Hon'ble High Court direction, the project is to be completed in a time bound manner by 15.09.2020.
 - d) The approach road to the site is 30m to 55m width in-front of the proposed MLP land location thus giving enough space on the carriageway to cater to the vehicular movement requirement.
- 2.4 Further as per the drawings the setback taken is 9m, 6m, 6m, 6m please note that the same has been proposed as per the MPD-2021 table 17.1- note i "in case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding categories may be allowed".

As per setback of 15m, 12m, 12m the ground coverage comes out to be less than 66.6% accordingly the setbacks of preceding categories has been taken (as per provisions in Master Plan -note (i) under table 17.1.)

2.5 Accordingly a request was forwarded to VC DDA vide letter No.D/79/EE(Spl. Pr.)CSPZ dated 19/01/2018 (Annexure-E) to VC DDA to the relaxation of height. However, Director (Planning) AP-III vide letter No.F.20(03)/2016-MP/D-111 dated 22.03.2018 (Annexure-F) has desired to submit the proposal /agenda on the issue for consideration of Technical Committee of DDA and authority as per format along with NOC of AAI & Fire Department.

2.6 In this reference, it is submitted that NOC of AAI & Fire Department will be obtained later on after receipt of height relaxation as per Clause No. 12.14.3.7 (ix) and as per Chapter 17 Development Code Clause 8(3)(v). The parking as per MPD 2021 cannot be accommodated in 15m /17.50m height until unless it is relaxed to 30.00m height. The copy of tentative floor plans is already enclosed.

2.7 NOC/clearance from ASI and other such agencies is not required since the subject site is beyond the influence zone and the same is shown in the Map of ASI(Heritage sites and Monuments)- Map showing the distance enclosed

2.8 The total built up area in the proposed plan is 1,00,994.99sqm and as per the provisions of the MPD-2021/Building Bye Laws for Delhi 2016 section 12.13.7, the commercial component can be a maximum 25% of gross floor area subject to 100 FAR excluding parking area.

The total plot size is 18524sqm with 100 FAR making it maximum FAR of 18524sqm which is well within 25% of gross floor area (25248.75sqm.)

AREA OF PLOT = 18524 SQM
NO. OF PARKING REQUIRED = 2338 ECS

A. PROPOSED CAR PARKING IN BASEMENT				
LEVEL	USAGE	AREA	NO. OF CAR PARKING	PROPOSED DEPTH
LOWER BASEMENT	PARKING	13148.89	375	4.0
UPPER BASEMENT	PARKING	13148.89	375	4.0
			750	8.0

B. PROPOSED CAR PARKING IN SUPER STRUCTURE FROM EXISTING GROUND LEVEL				
LEVEL	USAGE	AREA	NO. OF CAR PARKING	PROPOSED HEIGHT
PLINTH LEVEL				1.2
GROUND FLOOR	COMM. (66% COVERAGE which includes 50% for commercial and rest 16% for toilets/ staircase/ lifts) with reduced setbacks of preceding category i.e. 9m, 6m, 6m & 6m instead of 15m, 12m, 12m & 12m.	10671.03	NIL	4.8
FIRST FLOOR	COMM. (66% COVERAGE which includes 50% for commercial and rest 16% for toilets/ staircase/ lifts) with reduced setbacks of preceding category i.e. 9m, 6m, 6m & 6m instead of 15m, 12m, 12m & 12m.	10671.03	NIL	4.8
SERVICES	SERVICES	10671.03	NIL	2.6
2ND FLOOR	PARKING	10671.03	290	3.3
3RD FLOOR	PARKING	10671.03	290	3.3
4TH FLOOR	PARKING	10671.03	290	3.3
5TH FLOOR	PARKING	10671.03	290	3.3
6th FLOOR	PARKING	10671.03	290	3.3
TERRACE LEVEL	PARKING	Terrace	188	
			1638	29.9
PROPOSED TOTAL PARKING (A+B)			2338	

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

Sl. No.	Information required	Explanatory background
---------	----------------------	------------------------

	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, similar projects of three parking proposals have been allowed by Authority in the matter of Shiva Market, Sant Nagar Rani Bagh & Shastri Park, Karol Bagh.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	As per the High Court direction dated 2012 and latest direction dated 12/04/2016 and 4/5/2016, the multilevel parking needs to be constructed for which height relaxation is required as per the preliminary drawing prepared and attached as annexure 'G'.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Relaxation in height will provide the Engineering Department, North DMC to provide required number of car parkings as per MPD- 2021. The public will be benefited by construction of 2338 car parking against 600 existing car parking which is the need of the Chandni Chowk area as on today. It is also explained in the background note.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	The public will be benefited to have a authorised car parking space and cars which are seen parked on roads will use this parking site. This will reduce congestion on roads as well as helping pedestrians move safely.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed multi-level parking will help in reducing the congestion of areas under reference and cater to the parking requirement.
(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is specific to the requirement of Delhi for sites falling in Transportation use zone as per the notification dated 15.9.2016.
(ix)	What will be public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the existing one level parking is operational as on today under the control of North DMC
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	The relaxation is sought as per provision of MPD-2021 under clause 12.14.3.7(ix) and Chapter 17 Development Code 8(3)(v).
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	As per (xi) above.
(xiii)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Not applicable.
(xiv)	Whether the relevant guidelines/	Not applicable.

	orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. Town Planner (Tel. No.23226323) and Sh. Pradeep Bansal, Chief Engineer (Mob. No.9717788070) shall be the nodal officers.

B. As per MoUD letter dated 07.04.2015

(i)	Whether the land is government or private and who is the land owning agency?	The land of Gandhi Maidan measuring 18524 Sqm (1.85 Ha) is owned / under possession of North DMC and is entered in the Immovable Property Register of Land & Estate Deptt. copy annexed at 'H'.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	N.A.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertains to DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed multi-level parking shall cater to the parking requirement of the adjoining commercial area / streets.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	N.A.
(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There will be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As on date there is no court case on the land mentioned in proposal.

4.0 Proposal:-

Based on the suggestion and examination the relaxation in the maximum height is proposed from 15mtrs/17.5 mtr to 30.00mtr. and relaxation in setback as per the provision of MPD-2021 to achieve the ground coverage.

5.0 Recommendation:-

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA.

CE-III

EE(Spl Fr)CSPZ

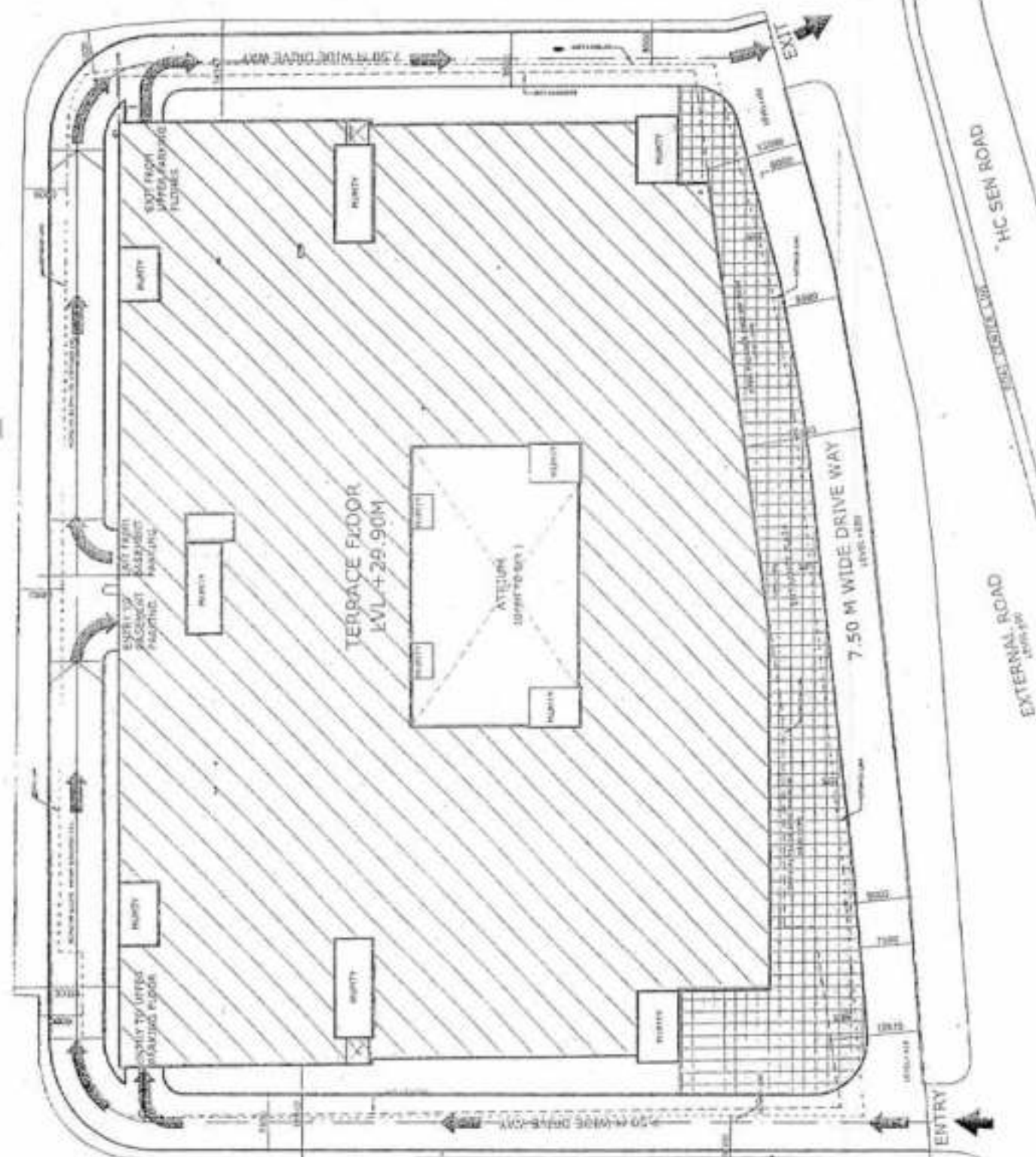
CTP

STP

"DECISION"

16/2018	Relaxation in height and setbacks for multilevel parking construction at Gandhi Maidan parking in Delhi Walled City area. F.20(3)2016-MP	<p>The proposal was presented by Director (Plg.) AP-III. During the discussion the following was informed:</p> <p>a) As per requirements for traffic decongestion, parking requirements of surrounding business and residential areas, the multi-level parking on the said plot has been proposed.</p> <p>b) As per MPD-2021 the minimum numbers of car spaces to be provided in the parking is 2338 ECS which is possible only in the height of 30 meter & only considering the double level basement parking.</p> <p>c) Due to technical issue like high water table and MRTS line nearby, the construction of basement to more than 2 levels is not possible.</p> <p>d) Further, as the ground coverage could not be achieved within the prescribed setbacks of MPD-2021, the relaxations in the setback to the preceding category is also sought.</p> <p>Considering the above and after detailed deliberation, Technical Committee approved the relaxation in setbacks & height on the plot for multilevel parking at Gandhi Maidan, Chandni Chowk subject to clearances / NOC from Archeological Survey of India and National Monument Authority.</p> <p>Further, in view of the provisions given under point (ix) of Para 12.14.3.7 in MPD-2021, the same be placed before the Authority for its approval.</p>	Director (Plg.) AP-III
---------	---	---	------------------------

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
 This Proposal was considered by the Technical Committee on 16/10/2018.
 Meeting held on 16/10/2018.
 Vide Item No. 16/10/2018.
 Dr. A. Madan, Asstt. Director Master Plan



137

PROPOSED PLANS FOR CONSTRUCTION OF
MULTILEVEL UNDERGROUND CAR PARKING
GARDNER WHARF, CITY ZONE

and title

SITE PLAN

2007

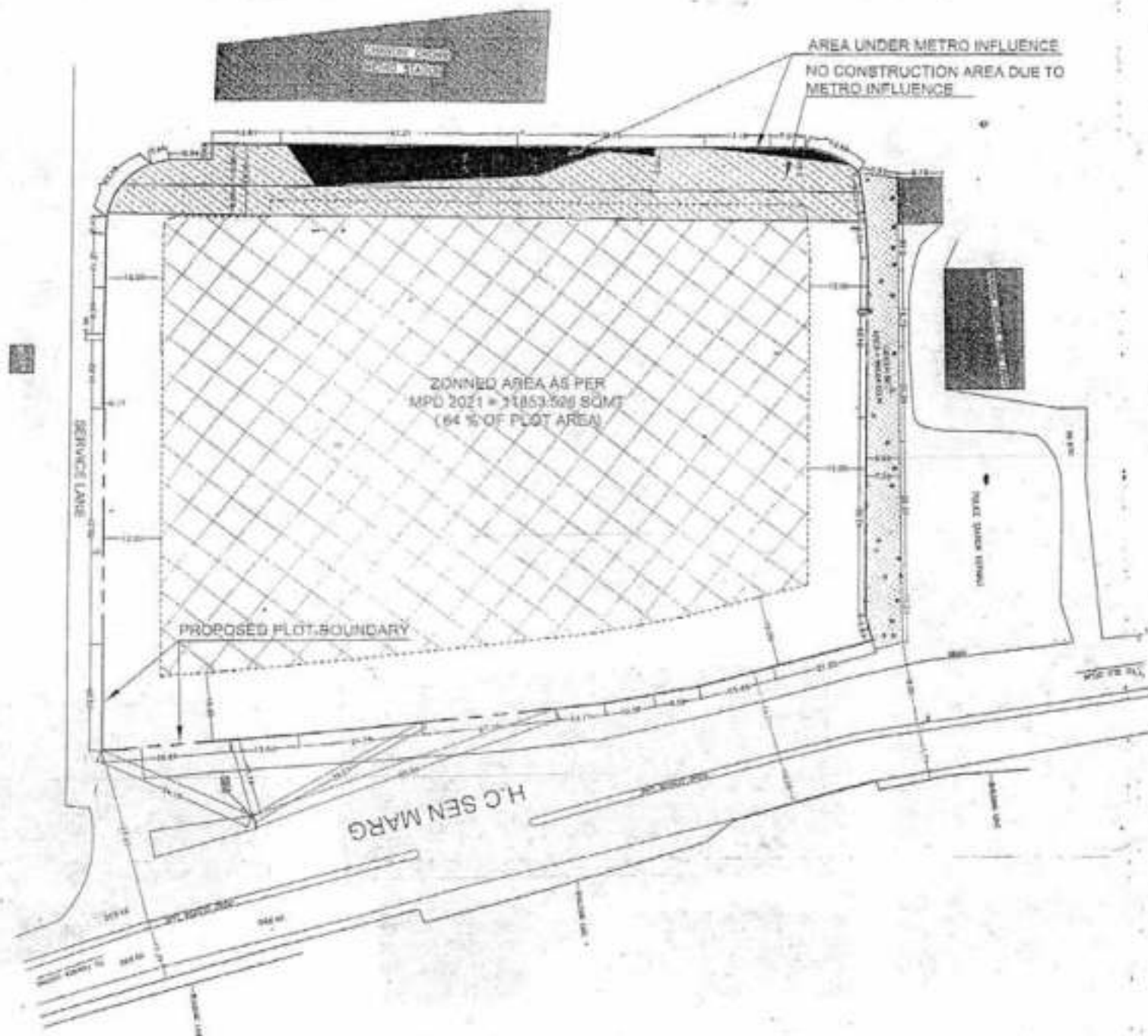
24.07.18

0740-7600/96/0000-0000\$05.00/0

APR-01

ANNEXURE - 03

DRG TITLE
SITE PLAN SHOWING ZONED
AREA AS PER MPD 2021



ITEM NO. 32/2018

Sub: Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24sqm, 24400sqm and 23687.18sqm) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.

File No. F.20(06)2017/MP

1.0 Background

- i. A letter dated 01/03/2017 was received from the Chief Engineer/MRTS, Northern Railway, New Delhi regarding the proposal of change of land use from 'Transportation' (Railway Operational) to 'Residential' for Railway land three plots measuring 23911.24 sqm, 24400 sqm and 23687.18 sqm located on East & West side of Africa Avenue Road, opposite Safdarjung Railway Station and Sarojini Nagar Area, New Delhi for redevelopment of railway's existing residential set up by providing high rise apartments for Railway officers accommodation. In this letter, Northern Railway had enclosed documents i.e. Site Layout plan, Land Plan, Master Plan for redevelopment of Railway Land at Safdarjung Station and Sarojini Nagar Area, Revenue Records duly verified by L&DO and information w.r.t. proposal as per MoUD letter dated 04/09/2015 & 07/04/2015.
- ii. In response, DDA vide letter dated 09.05.2017 requested Northern Railway to take up the matter with MoUD for PMO approval for site earmarked as 'Y' and for site earmarked as 'Z', to provide revised/modified plan showing RoW (width) of approach road/roads affecting the sites for further examination.
- iii. Thereafter, Northern Railway vide letter dated 16.06.2017 clarified with respect to site earmarked as 'Y' and 'Z'.

2.0 Follow up action

- i. On the request of Chief Engineer/MRTS, Northern Railways vide letter dated 01.03.2017, the said proposal of three plots (X, Y, Z) was placed before the Technical Committee meeting held on 20.09.2017 vide item No. 29/2017. The decision of the Technical Committee is reproduced below:

"The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.

It was also decided that the plot referred as 'Y' measuring 2.44 Ha. falling within Lutyen's Bungalow Zone(LBZ) may immediately be referred to MoH&UA for seeking approval of PMO to facilitate change of land use of the said pocket."

(Refer Technical Committee Agenda alongwith decision is at Annexure 'A')

- ii. In view of the decision of the Technical Committee meeting dated 20.09.2017, a letter dated 05.10.2017 was sent to MoH&UA by DDA. In response, MoH&UA vide letter dated 09.10.2017 has directed DDA to process the matter as per the prescribed procedure and to take approval from Authority before sending it to this Ministry for seeking approval of PMO.
- iii. Thereafter, the agenda for the Authority has been prepared and submitted to Hon'ble L.G. Delhi/Chairman for prior approval.
- iv. Subsequently, Special Secretary to Lt. Governor vide note dated 22.11.2017 had observed the following :

"Hon'ble Lt. Governor has perused the draft agenda 'proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24sqm, 24400sqm and 23687.18sqm) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D. It has been desired that the assessment of impact on traffic and feasibility of providing essential services for the proposal, may kindly be carried out by DDA in consultation with the agencies concerned".
- v. In view of the above observations from Raj Niwas, a letter dated 08.12.2017 was sent to Northern Railway for compliance of the above referred observation.
- vi. Thereafter, Northern Railway vide letter dated 14.05.2018 had submitted the traffic impact assessment report in response to DDA's letter dated 08.12.2017.
- vii. As per the observations from Raj Niwas as stated in para 2(iv), the Northern Railway was requested to submit the assessment of impact on traffic and feasibility of providing essential services for the proposal however Northern Railway has only submitted the traffic impact assessment report vide letter dated 14.05.2018 and not submitted the feasibility of providing essential services for the proposal.
- viii. Further, DDA vide letter dated 23.05.2018 has requested Northern Railway to send feasibility of providing essential services for the proposal. The report of the same is still awaited.

3.0 Examination

- The Northern Railway land plots are located on East & West Side of Africa Avenue-Road opposite Safdarjung Railway Station & Sarojini Nagar Area.
- The details of plots marked as 'X', 'Y' & 'Z' on the copy of Master Plan for Redevelopment of railway land at Safdarjung Station and Sarojini Nagar Area provided by Chief Engineer/Const./Survey, Northern Railway vide letter dated 01.03.2017 is given below:

S. N o.	Location	Area as per Northern Railway letter dated 01.03.2017	Boundaries (as per Northern Railway letter dated 01.03.2017)	Land use as per approved ZDP of Zone-D (prepared under MPD-2001)	Planning Observations
1.	Railway land plot adjacent to Lakshadweep Guest House, Bihar Niwas and Tripura Bhawan in Chanakyapuri Government residential area, New Delhi, falling in Planning, Zone-D (marked as 'X')	23911.24 sqm.	North: Lakshadweep Guest House, Bihar Niwas and Tripura Bhawan South: Existing Railway Track East: Africa Avenue Road West: Existing approach road from Satya Marg.	'Transportation (Railway Operational)'	i. The site falls outside LBZ. ii. The road width, as provided in the enclosed plan is 24.0m.
2.	Railway land plot adjacent to Naval HQ and Central Govt. Residential Area, New Delhi (marked as 'Y')	24400 sqm.	North: Naval HQ and Central Govt. Residential Area South: Existing Railway Track East: G-Avenue Road West: Africa Avenue Road	'Transportation (Railway Operational)'	i. The site falls within LBZ. ii. For processing any change of land use under Section 11A of Delhi Development Act, 1957 (within LBZ), the approval of Prime Minister's Office (PMO) through Ministry of Housing & Urban Affairs, Govt. of India is required

					for which Ministry of Railway is seeking NOC separately.
3.	Railway land plot adjacent to Sarojini Nagar Residential Area, New Delhi (marked as 'Z')	23687.18 sqm	North: Existing Railway Track South: Sarojini Nagar Residential Area East: G Avenue Road West: Africa Avenue Road	Transportation (Railway Operational)	i. The site falls outside LBZ.

- iii. Northern Railway vide in its letter dated 01.03.2017 has stated that General Manager, Northern Railway has accorded administrative approval for this change of land use proposal.
- iv. As per letter dated 01.03.2017 of Northern Railway, the land parcels proposed for change of land use are owned by Railway (Central Government). Ownership of this land is duly verified by L&DO.
- v. Northern Railway vide its letter dated 16.06.2017 has clarified the following :
 - a. The Plot marked as 'Y' measuring 24400sqm. falls within LBZ hence the matter will be taken up with the Ministry of Housing & Urban Affairs, GoI for PMO approval.
 - b. The plot marked as 'Z' falls outside LBZ but as per MPD-2021, plots for group housing should be located on road facing minimum width of 18 m ROW. It is hereby clarified that the G-Avenue road is having 14m carriage way and 2+2m wide footpath hence total width is 18m which meets the requirement of MPD-2021. This has been corrected in the Master Plan for redevelopment of Railway Land at Safdarjung Station and Sarojini Nagar Area. It is to mentioned that, in the meeting held with Director, L&DO, MoH&UA on the subject, it was informed that redevelopment of General Pool Residential Accommodation (GPRA) at Sarojini Nagar and six other colonies in Delhi have been approved by the Cabinet in July 2016 based on proposal of MoH&UA. Hence G-Avenue road will be developed as per requirement, in line with the plan of above redevelopment.

4.0 Comments from DCP, Traffic (HQ) forwarded by Northern Railway vide letter dated 14.05.2018 (**Annexure-'B'**) with respect to approval/endorsement of Impact Assessment report for traffic arising out of proposed Railway employees residence at Railway plots at Safdarjung & Sarojini Nagar Area

The following points are suggested which may be taken into consideration to ensure better traffic management in the area in the general interest of the public.

- i. **Plot 'X'** – This may be relooked into for **reduction in the proposed dwelling units** as suggested by field traffic officers.
- ii. **Plot ' Y'** – Provision for additional entry/exit from Naval School side should also be looked into for better circulation and management of traffic.

- iii. **Plot 'Z'** – Provision for one more entry & exit from Brigadier Hoshiyar Singh Marg either from L Avenue, J Avenue or from elsewhere may also be looked into. Similarly, case may also be relooked into for reduction in the **proposed dwellings units which may be restricted to 100 dwellings as suggested by field traffic officers.**
- iv. No commercial activity like mall, shopping complex, multiplex/cinema etc. Should be allowed in the proposed residential complex(s).
- v. The entry & exit gates of the proposed residential complex(s) should be planned away from the main roads to avoid direct conflict with the main road traffic.
- vi. Provision for adequate holding area inside the boundary walls of the complex(s) should also be made to facilitate temporary parking of a certain number of motor vehicles so that no queuing of vehicles is observed on road side while entering/exiting the complex.
- vii. Availability of parking spaces as per the Delhi Master Plan, 2021 or as applicable in Building Bye Laws should be ensured.
- viii. Adequate number of traffic marshals should be deployed for proper regulation of traffic and parking of visitors vehicles to ensure efficient traffic management in the area even during construction period in the general public.
- ix. Provision of other suitable traffic control measures alongwith traffic calming measures as per the available guidelines and as per the need should also be ensured so that no parking of vehicles is allowed outside the premises on road side in the general interest of public and there is better traffic circulation alongwith safety of all road users.

5.0 MoH&UA reference

The reply, as received from Northern Railway vide letter dated 01.03.2017 with respect to the then MoUD (now MoH&UA) letter dated 07.04.2015 is as follows:

S.No	Description	Reply
(i)	Whether the land is government or private and who is the land owning agency?	The land is Government and owned by Railway (Central Government) as per Northern Railway vide letter dated 01.03.2017.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by Chief Engineer/Const/Survey, Northern Railway vide letter dated 01.03.2017.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Site was inspected by officers of Planning Zone-D on 21/08/2017 and following was observed: i. The sites under reference (X, Y, and Z) are bounded by a boundary wall and are located on the Eastern & Western side of Africa Avenue Road and Sarojini Nagar Residential Area. ii. There are already built up flats existing within the sites under reference (as X & Z).

		iii. The sites are accessible from existing 24m wide Road and 18m wide G Avenue Road. iv. There are number of trees/bushes existing within the plots under reference. v. Some construction was going on inside the plot earmarked as 'X'.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	Redevelopment of Railway colony for better utilization.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Redevelopment and the changes in consonance with approved plans, policies and guidelines of MPD. Presently, there are 124 houses of Railway Officials of double storey on these plots. After redevelopment more railway officials will be accommodated in the same land plots for better and economical utilization of land resources.
(vi)	What will be proposal's impact on general public e.g. Law & order etc.?	No side effect on law and order
(vii)	Whether any Court cases are ongoing on the land mentioned in proposal? Full details be attached.	There is no Court case on the land mentioned in the proposal and title is clear for Northern Railway.

6.0 MoH&UA references

The information, as received from Northern Railway vide letter dated 01.03.2017 with respect to the then MoUD (now MoH&UA) letter no K13011/3/2012 – DD-I dated 04/09/2015 is as follows:

S.No	Description	Reply
(i)	Background Note indicating the current situation/provisions;	<p>The said Railway Lands has 124 houses (existing) for railway officials in double storey of old vintage. Railway officials are required to stay near Stations for emergent and regular operational activities but due to shortage of vacant land, there is shortage of accommodation near railway stations. So proposal is initiated by Northern Railway to utilize maximum FAR for residential redevelopment for economical & better utilization of available railway operational land to residential redevelopment use for railway officials.</p> <p>The activities permitted under Rail circulation as per table 12.7 of MPD – 2021 is all facilities related to Railway Tracks, operational areas including</p>

		watch and ward.
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and /or disposed, and if yes, when and how;	Yes, similar proposal of RVNL for CLU in nearby railway land from "Railway operational" to "Residential" have already been considered by the DDA.
(iii)	What were the specific recommendations of the Authority with regard to the proposal	DDA has approved the CLU of railway land to RVNL from 'Railway operational' to 'Residential' adjacent to Hotel Leela in MotiBagh, New Delhi.
(iv)	How and why the proposal was initiated;	The proposal was initiated as per requirement by Northern Railway
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and ; if yes, the outcome thereof	The Northern Railway want to utilize maximum FAR for Residential redevelopment and better utilization of available Railway operational land area to residential use.
(vi)	What are the expected short term and long-term outcomes if proposal is approved and implemented;	This will add to the Housing stock of Railway and increased the Residential density in the area.
(vii)	How the proposal will benefit in the development and economic growth of the city;	This will add the Housing stock of the Delhi and increase the residential density in synergy with the vision of the Master Plan of Delhi
(viii)	What are the provisions corresponding to the propose policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	The proposal is made as per MPD-2021
(ix)	What will be the public purpose served by the proposed modification.	Railway officials are required to stay near Stations for emergent and regular operational activities, there is shortage of vacant land in Delhi and accommodation near Railway station. So proposal is initiated by Northern Railway for better utilisation of available Railway operational land to Residential use.
(x)	What is the number of people/families/households likely to be affected by the proposed policy.	As stated 124 Railway officials are residing in double storey houses. The development shall be done in phases.
(xi)	Whether the proposal is in consonance with the existing plans, laws, byelaws, rules,etc.	Yes, the proposal is in consonance with the existing plans, laws, byelaws, rules,etc.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master	The implementation of the proposal required only Change of Land use from Operational to Residential redevelopment

	Plan, etc; and if yes, what action has been taken to bring about such changes.	use and as per provisions of Master Plan.
(xiii)	Whether the departments/organization/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes, General Manager, Northern Railway has accorded administrative approval for this CLU proposal in consultation with other departments/Ministries.
(xiv)	Whether the relevant guidelines/orders of DOP & T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	Yes, as stated by Chief Engineer/MRTS, Northern Railway in their letter dated 01/03/2017 for redevelopment of Railway Land.
(xv)	The name designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministries regarding the proposal.	Sh. Desh Ratan Gupta, Chief Engineer/Construction/Northern Railway/Kashmiri Gate, Contact no.9717635818, Fax No.011-23863540 Sh. Manish Kumar Verma, Director (Plg.) UTTIPEC/Zone-D, DDA. Ph. No.23379042, 9818726121 (M)

7.0 Proposal

As recommended by the Technical Committee in its meeting held on 20.09.2017 vide item No. 29/2017, MoH&UA vide letter dated 09.10.2017 and observations from Raj Niwas vide note dated 22.11.2017, the matter regarding proposed change of land use of an area measuring 23911.24 sqm, 24400 sqm and 23687.18 sqm for sites (i.e. 'X', 'Y' & 'Z' respectively) located in East and West side of Africa Avenue Road opposite Safdarjung Railway Station and Sarojini Nagar Area, New Delhi under Section 11A of DD Act 1957 are detailed as under :

- The following proposal with respect to Plot 'X' and 'Z' is placed before the Authority for inviting objections and suggestions from the public under Section 11A of DD Act, 1957. The details of the same are as follows :

Location	Area	Land use as per MPD-2021 and ZDP of Zone -D (prepared under 2001)	Land use changed to	Boundaries
(Plot as 'X') Railway land plot adjacent to Lakshdweep Guest House, Bihar Niwas and Tripura Bhawan	2.391 Ha. (23911.24 sqm.)	'Transportation' (Railway operational)	'Residential'	North: Lakshdweep Guest House, Bihar Niwas and Tripura Bhawan. South: Existing

in Chanakyapuri Government residential area, New Delhi, falling in planning Zone -D				Railway Track East: Africa Avenue Road West: Existing approach road from Satya Marg
(Plot as 'Z') Railway Land plot adjacent to Sarojini Nagar Residential Area, New Delhi, falling in planning Zone - D	2.368 Ha. (23687.18 sqm.)	'Transportation' (Railway operational)	'Residential'	North: Existing Railway Track South: Sarojini Nagar Residential Area East: G- Avenue Road West: Africa Avenue Road

- ii. The proposal with respect to **Plot 'Y'** is placed before the Authority for seeking the approval of Prime Minister's Office (PMO) through Ministry of Housing and Urban Affairs (MoH&UA), Government of India as the site falls within Lutyens' Bungalow Zone (LBZ). The approval of PMO is a prerequisite for processing the change of land use under Section 11-A of Delhi Development Act, 1957. The detail of the said plot is as follows :

Location	Area	Land use as per MPD-2021 and ZDP of Zone -D (prepared under 2001)	Land use changed to	Boundaries
(Plot as 'Y') Railway land Plot adjacent to Sarojini Nagar Residential Area New Delhi falling in planning Zone-D	2.44 Ha. 24400 sqm.	'Transportation' (Railway operational)	'Residential'	North: Naval Head HQ and Central Govt. Residential Area South: Existing Railway Track East: G- Avenue Road West: Africa Avenue Road

(Refer location of three plots as 'X','Y' & 'Z' on plan provided by Northern Railway vide letter dated 01.03.2017 & approved Zonal Development Plan of Zone-D prepared under MPD-2001 is at Annexure 'C')

8.0 Recommendation

The proposal at para 7.0 is placed before the Authority for its consideration and approval subject to the following condition:

- i. Northern Railway will submit feasibility study report on essential services (water, sewage & Electricity) to be required for the proposed development duly vetted by concerned agency before issuance of public notice for inviting objections/suggestions.
- ii. Northern Railway will submit undertaking that they will ensure the observations of DCP (Traffic) as stated in Para 4.0 in letter and spirit while preparing plan and its execution before issuance of public notice for inviting objections/suggestions. However, comments/inputs of DCP, Traffic (HQ) at para 4(i), (iii) [reduction in the proposed dwelling units at Plot 'X' and Plot 'Z'] and (iv) [provision of commercial activity] cannot be applied rigidly. The plans should be as per MPD-2021 and UBBL 2016 regarding proper density and use mix after taking into account impact on traffic circulation.
- iii. The project should be planned in such a manner that the existing trees become an integral part of the project. No tree should be cut.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued for plots X and Z after fulfilling the conditions as approved by the Authority.

For Plot 'Y', the matter be referred to Ministry of Housing and Urban Affairs (MoH&UA), Government of India for seeking the approval of Prime Minister's Office (PMO) as the site falls within Lutyens' Bungalow Zone (LBZ). Public notice be issued inviting objections / suggestions after receiving the approval.

Minutes of the Technical Committee Meeting Held On 20.9.2017.

ITEM No. 29/TC/201

Sub: Change of Land use from "Railway Operational" to "Residential" for three plots of Railway land located on East & West side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D (f.20(6)/2017-MP)

Synopsis:

The proposal is regarding Change of Land use from "Railway Operational" to "Residential" for three plots (X, Y & Z) area measuring 23911.24 sqm, 24400 sqm and 23687.18 sqm located on East & West side of Africa Avenue Road, opposite to Safdarjung Railway Station and Sarojini Nagar Area, New Delhi, falling in Planning Zone-D

1.0 Background

- letter dated 01/03/2017 was received from the Chief Engineer/MRTS, Northern Railway, New Delhi regarding the proposal of Change of Land use for three plots located on East & West side of Africa Avenue Road, opposite Safdarjung Railway Station and Sarojini Nagar Area, New Delhi, falling in Zone-D.
- Chief Engineer/MRTS, Northern Railway vide letter dated 01/03/2017 had enclosed some documents i.e. Site Layout plan, Land Plan, Master Plan for redevelopment of Railway Land at Safdarjung Station and Sarojini Nagar Area, Revenue Records duly verified by L & D O and information w.r.t. proposal as per MOUD letter dated 04/09/2015 & 07/04/2015.
- General Manager, Northern Railway vide letter dated 01/03/2017 has accorded approval for this Change of Land use proposal.

2.0 Examination

- The proposal was examined and discussed with Commissioner(Plg.) on 13/04/2017. Based on the discussion a letter vide this office dated 09/05/2017 was sent to Chief Engineer/MRTS with observations for site earmarked as 'Y' & 'Z'.
- The railway land plots are located on East & West Side of Africa Avenue Road opposite Safdarjung Railway Station & Sarojini Nagar Area.
- The details of plots marked as 'X', 'Y' & 'Z' on the copy of redevelopment plan provided by Chief Engineer/Const./Survey, Northern Railway is given below:

S.No.	Location	Area (sq.m.) as per Northern Railway letter dated 01.03.2017	Boundaries (as per Northern Railway letter dated 01.03.2017)	Land use as per approved ZDP of Zone-D (prepared under MPD-2001)	Planning Observations
1.	Railway land	23911.24	North:	Transportation	a) The site falls

	plot adjacent to Lakshadweep Guest House, Bihar Niwas and Tripura Bhawan in Chanakyapuri Government residential area, New Delhi, falling in Planning Zone-D (marked as 'X')		Lakshadweep Guest House, Bihar Niwas and Tripura Bhawan South: Existing Railway Track East: Africa Avenue Road West: Existing approach road from Satya Marg	(Railway Operational)	outside LBZ. b) The road width, as provided in the enclosed plan is 24.0m.
2.	Railway land plot adjacent to Naval HQ and Central Govt. Residential Area, New Delhi (marked as 'Y')	24400	North: Naval HQ and Central Govt. Residential Area South: Existing Railway Track East: G-Avenue Road West: Africa Avenue Road	Transportation (Railway Operational)	a) The site falls within LBZ. b) For processing any change of Land use under Section 11A of Delhi Development Act, 1957 (within LBZ), the approval of Prime Minister's Office (PMO) through Ministry of Urban development, GoI is required for which Ministry of Railway is seeking NOC separately.
3.	Railway land plot adjacent to Sarojini Nagar Residential Area, New Delhi (marked as 'Z')	23687.18	North: Existing Railway Track South: Sarojini Nagar Residential Area East: G Avenue Road West: Africa Avenue Road	Transportation (Railway Operational)	a) The site falls outside LBZ. b) The exact ROW to the site under reference is not clear.

- iv) With reference to plot 'Y' Chief Engineer/Survey in his letter dated 16.06.2017 informed that the matter will be taken up with the MoUD, GoI

for PMO approval and for site 'Z'. G-Avenue road will be developed as per requirement, in line with the plan of Redevelopment of General Pool Residential Accommodation. Regarding road R/W of G-Avenue road, it is informed that G-Avenue road is 14m wide carriageway with 2+2-metre-wide footpath hence total width is 18.0mt.

- v) The site was also inspected by Officials/Officers of Planning Zone-D on 21/08/2017. The plots under reference (X, Y & Z) shown on the copy of approved Zonal Plan-D and on plan provided by Northern Railway are bounded by a boundary wall and located on the Eastern & Western side of Africa Avenue Road opposite Safdarjung Railway Station and Sarojini Nagar Area. The sites are accessible from existing 24 mt wide road and 18 mt wide G-Avenue road. There are already built up flats existing inside the plots (as X, Y & Z). Some construction was going on within the plot earmarked as 'X'.

3.0 MoH&UA reference

The information required with the proposal as per MoH & UA letter no K13011/3/2012 - DD - IB dated 07/04/2015

S.No	Description	Reply
(i)	Whether the land is government or private and who is the land owning agency?	The land is of Government and belongs to Northern Railway
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Chief Engineer/Const/Survey, Northern Railway
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Site was inspected by officers of Planning Zone-D on 21/08/2017. Copy of inspection report enclosed. (Annexure-A)
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	Redevelopment of Railway colony for better utilization.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Redevelopment and the changes in consonance with approved plans, policies and guidelines of MPD. Presently, there are 124 houses of Railway Officials of double storey on these plots. After redevelopment more railway officials will be accommodated in the same land plots for better and economical utilization of land resources.
(vi)	What will be proposal's impact on general public e.g. Law & order etc.?	No side effect on law and order

(vii)	Whether any Court cases are ongoing on the land mentioned in proposal? Full details be attached.	There is no Court case on the land mentioned in the proposal and title is clear for Northern Railway.
-------	--	---

4.0 MoH&UA references

The information required with the proposal as per MoH & UA letter no K13011/3/2012 – DD-I dated 04/09/2015

S.No	Description	Reply
(i)	Background Note indicating the current situation/provisions;	The said Railway Lands has 124 houses (existing) for railway officials in double storey of old vintage. Railway officials are required to stay near Stations for emergent and regular operational activities but due to shortage of vacant land, there is shortage of accommodation near railway stations. So proposal is initiated by Northern Railway to utilize maximum FAR for residential redevelopment for economical & better utilization of available railway operational land to residential redevelopment use for railway officials. The activities permitted under Rail circulation as per table 12.7 of MPD – 2021 is all facilities related to Railway Tracks, operational areas including watch and ward.
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and /or disposed, and if yes, when and how;	Yes, similar proposal of RVNL for CLU in nearby railway land from "Railway operational" to "Residential" have already been considered by the DDA.
(iii)	What were the specific recommendations of the Authority with regard to the proposal	DDA has approved the CLU of railway land to RVNL from 'Railway operational' to 'Residential' adjacent to Hotel Leela in MotiBagh, New Delhi.
(iv)	How and why the proposal was initiated;	The proposal was initiated as per requirement by Northern Railway
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and ; if yes, the outcome thereof	The Northern Railway want to utilize maximum FAR for Residential redevelopment and better utilization of available Railway operational land area to residential use.
(vi)	What are the expected short term and long-term outcomes if proposal	This will add to the Housing stock of Railway and increased the Residential

	is approved and implemented;	density in the area.
(vii)	How the proposal will benefit in the development and economic growth of the city;	This will add the Housing stock of the Delhi and increase the residential density in synergy with the vision of the Master Plan of Delhi
(viii)	What are the provisions corresponding to the propose policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	The proposal is made as per MPD-2021
(ix)	What will be the public purpose served by the proposed modification.	Railway officials are required to stay near Stations for emergent and regular operational activities, there is shortage of vacant land in Delhi and accommodation near Railway station. So proposal is initiated by Northern Railway for better utilisation of available Railway operational land to Residential use.
(x)	What is the number of people/families/households likely to be affected by the proposed policy.	As stated 124 Railway officials are residing in double storey houses. The development shall be done in phases.
(xi)	Whether the proposal is in consonance with the existing plans, laws, byelaws, rules, etc.	Yes, the proposal is in consonance with the existing plans, laws, byelaws, rules, etc.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc; and if yes, what action has been taken to bring about such changes.	The implementation of the proposal required only Change of Land use from Operational to Residential redevelopment use and as per provisions of Master Plan.
(xiii)	Whether the departments/organization/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes, General Manager, Northern Railway has accorded administrative approval for this CLU proposal in consultation with other departments/Ministries.
(xiv)	Whether the relevant guidelines/orders of DOP & T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	Yes, as stated by Chief Engineer/MRTS, Northern Railway in their letter dated 01/03/2017 for redevelopment of Railway Land.
(xv)	The name designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the	Sh. DeshRatan Gupta, Chief Engineer/Construction/Northern Railway/Kashmiri Gate, Contact no.9717635818, Fax No.011-23863540

Ministries regarding the proposal.	Sh.Chandu Bhutia, Director(Plg.) AP-II, DDA, Zone - D, E, O/J & UC Contact No. 011-2338848, Mobile No. 9213188990
------------------------------------	--

5.0 Proposal

In view of above the Land use of an area measuring 23911.24 sqm, 24400 sqm and 23687.18 sqm for sites (i.e. 'X', 'Y' & 'Z') located in East and West side of Africa Avenue Road opposite Safdarjung Railway Station and Sarojini Nagar Area, New Delhi may be changed from 'Railway Operational' to 'Residential' under Section 11A of DD Act 1957.

Site/Location	Area (in Sqm)	Land use as per MPD-2021 and ZDP of Zone - D(prepared under 2001)	Land use changed to	Boundaries
(Plot as 'X') Railway land plot adjacent to Lakshdweep Guest House, Bihar Niwas and Tripura Bhawan in Chanakyapuri Government residential area, New Delhi, falling in planning Zone - D	23911.24 (2.391 Hac)	'Transportation' (Railway operational)	'Residential'	North: Lakshdweep Guest House, Bihar Niwas and Tripura Bhawan. South: Existing Railway Track East: Africa Avenue Road West: Existing approach road from Satya Marg
(Plot as 'Z') Railway Land plot adjacent to Sarojini Nagar Residential Area, New Delhi, falling in planning Zone - D	23687.18 (2.368 Hac)	'Transportation' (Railway operational)	'Residential'	North: Existing Railway Track South: Sarojini Nagar Residential Area East: G- Avenue Road West: Africa Avenue Road
(Plot as 'Y') Railway land Plot adjacent to Sarojini Nagar Residential Area New Delhi falling in planning Zone-D	24400 (2.44 Hac)	'Transportation' (Railway operational)	'Residential'	North: Naval Head HQ and Central Govt. Residential Area South: Existing Railway Track East: G- Avenue Road West: Africa Avenue Road

Note: The Plot as 'Y' mentioned above falls within Lutyens Bungalow Zone (LBZ). For processing any change of Land use under Section 11A of Delhi Development Act, 1957 (within LBZ), the approval of Prime Minister's Office (PMO) through Ministry of Urban development, GoI is required.

Refer the copy of Location Map for Plots 'X', 'Y' & 'Z' prepared on the basis of drawing submitted by Chief Engineer/MRTS, Northern Railway (i.e. Master Plan for redevelopment of Railway Land at Safdarjung Railway Station & Sajan Nagar Area and ZOP OF Zone-D, showing the sites/location) placed at Annexure - B.

6.0 Recommendation

The proposal at Para 5.0 above is placed at Technical Committee Meeting for consideration under Section 11A of DD Act 1957.
A view may be taken by Technical Committee of DDA for para 5.0 mentioned above.

DECISION

The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

It was also decided that the plot referred as 'Y' measuring 2.44 Ha. falling within Lutyen's Bungalow Zone (LBZ) may immediately be referred to MoH&UA for seeking approval of PMO to facilitate change of landuse of the said pocket.

Action:
Director
(Plg.) Zone-D

29/
2017
Change of land use from "Railway Operational" to "Residential" for three plots of Railway Land located on East & West side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.

F.20(6)2017-MP

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was considered in the 5th Technical Committee Meeting held on 29.09.2017
Vide Item No. 29/2017
Sudhokh P. 92017
Joint Director
By [Signature] 29/9/17

Site Inspection Report

The sites under reference were inspected by Asstt. Dir. (Plg.)-II, Zone-D and the undersigned on 21/08/2017. The site inspection report is as under:-

- a) The sites under reference (X, Y, and Z) are bounded by a boundary wall and are located on the Eastern & Western side of Africa Avenue Road and Sarojini Nagar Residential Area.
- b) There are already built up flats existing within the sites under reference (as X & Z).
- c) The sites are accessible from existing 24m wide Road and 18m wide G Avenue Road.
- d) There are number of trees/bushes existing within the plots under reference.
- e) Some construction was going on inside the plot earmarked as 'X'.

Harish Kohli
21/08/17

(Harish Kohli)

Asstt. Dir. (Plg.)-I, Zone-D



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE FROM
RAILWAY OPERATIONAL TO RESIDENTIAL
FOR THREE PLOTS OF RAILWAY LAND
LOCATED ON EAST AND WEST SIDE OF
AFRICA AVENUE ROAD, OPPOSITE
SAPTAHANG RAILWAY STATION AND
ENCLAVING AREA, NEW DELHI, FALLING
IN PLANNING ZONE 'D'

SITE MARKED AS 'Y'

NORTH - NAVAL HEAD HILL X
CENTRAL GOVT.
RESIDENTIAL AREA
SOUTH - EXISTING RAILWAY
TRACK
EAST - G-AVENUE ROAD
WEST - AFRICA AVENUE
ROAD

SITE MARKED AS 'Y'

NORTH -
SOUTH -
EAST -
WEST -

SITE MARKED AS 'Y'

NORTH -
SOUTH -
EAST -
WEST -

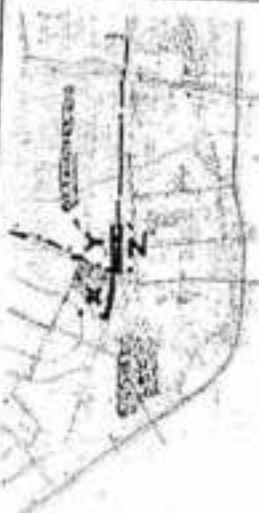
NOTE: THIS DRAWING WAS PREPARED
BASED ON DRAWING SUBMITTED BY OWNER
ENGINEER'S NORTH EAST RAILWAY ZONE
LETTER DATED: 21.03.2017

FILE NO: F-20/06/2017-APP

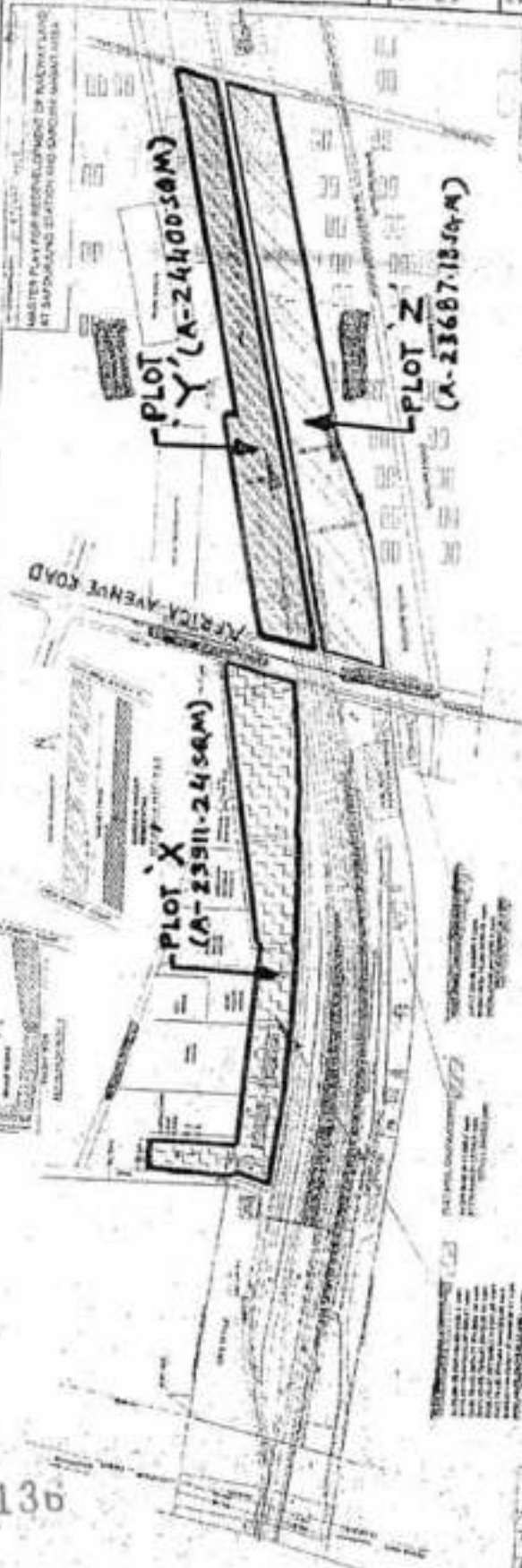
LOCATION
MAP

SCALE: NOT TO SCALE

DATED
31.08.2017



KEY MAP



FOR ALL INFORMATION
PLEASE CONTACT
DELHI DEVELOPMENT AUTHORITY
PLOT NO. 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2

ANNEXURE-B

OFFICE OF THE DY. COMMISSIONER OF POLICE TRAFFIC: (HQ), DELHI
DELHI TRAFFIC POLICE HQRS., DEV PRAKASH SHASTRI MARG, PUSA, NEW DELHI

No.(F.73/18)/ 2964 /TE (NOC)/Traffic dated, Delhi the 11 /05/2018.

To

The Dy. Chief Engineer/Const./SSB
Northern Railway,
Shakurbasti, Delhi

Sub:- Approval/endorsement of Impact Assessment report for traffic arising out of proposed Railway employees residences at railway plots at Safdarjung and Sarojini Nagar area.

Sir,

Please refer to your office letter dated 07.04.2018, addressed to Jt. Commissioner of Police/Traffic (HQ), Delhi on the subject cited above. In this respect, I am directed to inform that the "Impact Assessment report for traffic arising out of proposed Railway employees residences at railway plots at Safdarjung and Sarojini Nagar area" has been examined and the following points are suggested which may be taken into consideration to ensure better traffic management in the area in the general interest of the public:-

- i) **Plot 'X'** - This may be relooked into for reduction in the proposed dwelling units as suggested by field traffic officers.
- ii) **Plot 'Y'** - Provision for additional entry/exit from Naval School side should also be looked into for better circulation and management of traffic.
- iii) **Plot 'Z'** - Provision for one more entry & exit from Brigadier Hoshiyar Singh Marg either from L Avenue, J Avenue or from elsewhere may also be looked into. Similarly, case may also be relooked into for reduction in the proposed dwelling units which may be restricted to 100 dwelling units as suggested by field traffic officers.
- iv) No commercial activity like mall, shopping complex, multiplex/cinema etc. should be allowed in the proposed residential complex(s).
- v) The entry & exit gates of the proposed residential complex(s) should be planned away from the main roads to avoid direct conflict with the main road traffic.
- vi) Provision for adequate holding area inside the boundary walls of the complex(s) should also be made to facilitate temporary parking of a certain number of motor vehicles so that no queuing of vehicles is observed on road side while entering/exiting the complex.
- vii) Availability of parking spaces as per the Delhi Master Plan, 2021 or as applicable in Building Bye Laws should be ensured.
- viii) Adequate number of traffic marshals should be deployed for proper regulation of traffic and parking of visitors vehicles to ensure efficient traffic

management in the area even during construction period in the general public interest.

- ix) Provision of other suitable traffic control measures along with traffic calming measures as per the available guidelines and as per the need should also be ensured so that no parking of vehicles is allowed outside the premises on road side in the general interest of public and there is better traffic circulation along with safety of all road users.

Yours faithfully,



ACP/TE
FOR DY. COMMISSIONER OF POLICE:
TRAFFIC (HQ), DELHI

No.(F.73/18)/

/TE (NOC)/Traffic dated, Delhi the **/05/2018.**

Copy to DCsP/T-CR and SR for information & necessary action.



DELHI DEVELOPMENT AUTHORITY

PROPOSED CHANGE OF LANDUSE FROM "TRANSPORTATION" (RAILWAY OPERATIONAL) TO "RESIDENTIAL" FOR THREE PLOTS OF NORTHERN RAILWAY LOCATED ON EAST AND WEST SIDE OF AFRICA AVENUE ROAD, OPPOSITE SAFDARJANG RAILWAY STATION AND SAFDARJANG NAGAR AREA, NEW DELHI, FALLING IN PLANNING ZONE 'D'.

SITE MARKED AS 'X'

NORTH - LAKSHADWEEP GUEST HOUSE, BHAR KENNA AND TROPURA SHARAW
SOUTH - EXISTING RAILWAY TRACK
EAST - AFRICA AVENUE ROAD
WEST - EXISTING APPROACH ROAD FROM SATTA MARG

SITE MARKED AS 'Y'

NORTH - NAVAL HQ & CENTRAL GOVERNMENT RESIDENTIAL AREA
SOUTH - EXISTING RAILWAY TRACK
EAST - D AVENUE ROAD
WEST - AFRICA AVENUE ROAD

SITE MARKED AS 'Z'

NORTH - EXISTING RAILWAY TRACK
SOUTH - SAFDARJANG NAGAR RESIDENTIAL AREA
EAST - D AVENUE ROAD
WEST - AFRICA AVENUE ROAD

NOTE: THIS DRAWING WAS PREPARED BASED ON DRAWING SUBMITTED BY CHIEF ENGINEER-NORTHERN RAILWAY HOE, LETTER DATED: 01-03-2017

FILE NO.: P-29/06/2017-AM

LOCATION MAP

SCALE NOT TO SCALE



ZONE 'D' UNIT

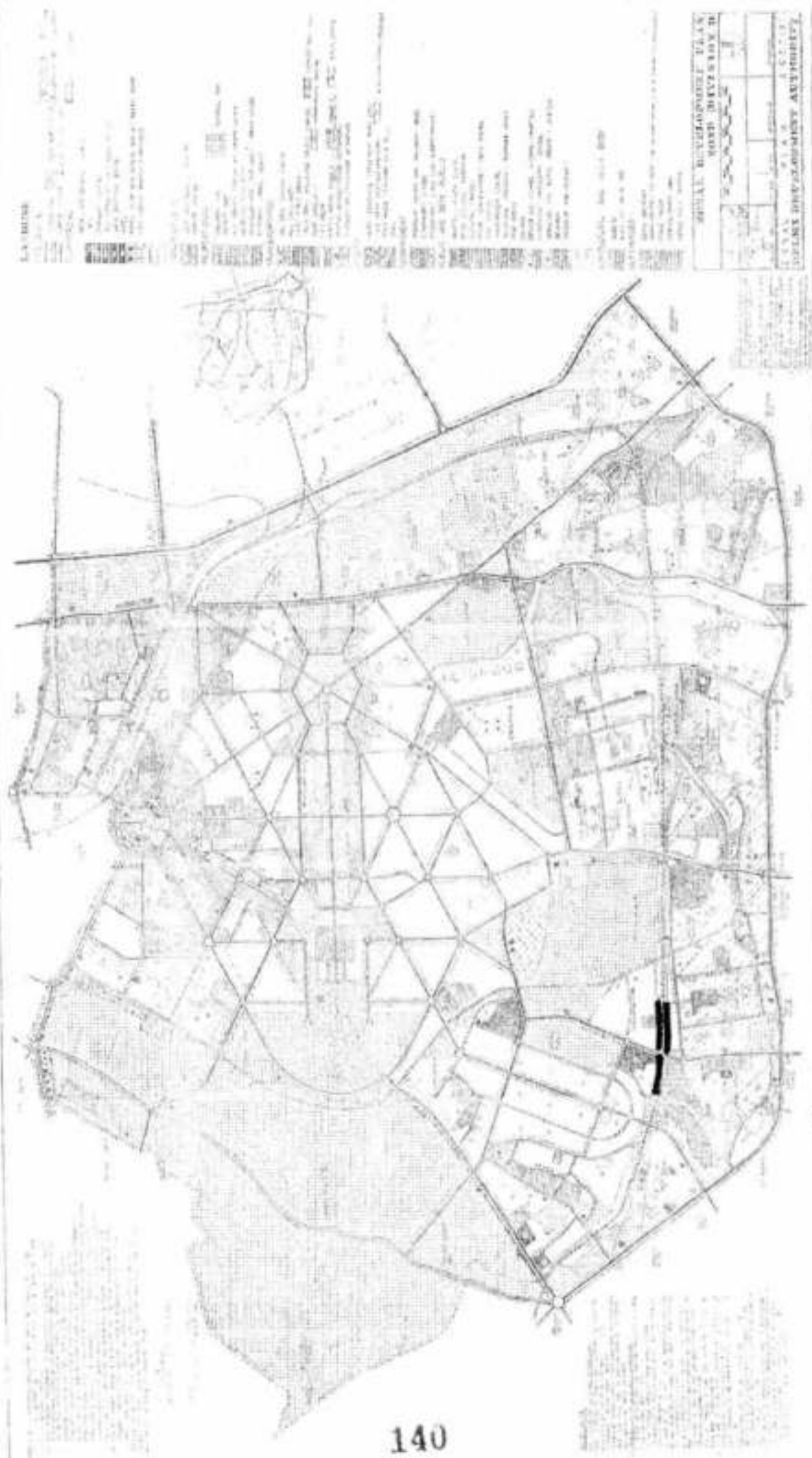
KEY MAP

MASTER PLAN FOR REDEVELOPMENT OF RAILWAY LAND AT SAFDARJANG STATION AND SAFDARJANG NAGAR AREA

PLOT - X
(Area - 2.391 ha.)

PLOT - Y
(Area - 2.44 ha.)

PLOT - Z
(Area - 2.368 ha.)



— PLOT X.
— PLOT Y.
— PLOT Z.

ITEM NO. 33/2018

Sub: Proposed change of land use of an area measuring 1.336 acres (5406 sqm.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2 allotted to Supreme Court of India for setting up of Supreme Court Archives and Chambers for Advocates in Planning Zone-D.

File No. F.20 (6)2018/MP

1.0 Background

- i. Land & Development Office vide letter No. L&DO. L-IIA/11(1121)/18/304 dated 12.07.2018 requested DDA to change the land use of an area measuring 1.336 acres from 'Bus Depot' to 'Government Office' for construction of housing 'Archives and Lawyers Chamber' at ITO behind petrol pump on Ring Road in Planning Zone-D so that building plan for Supreme Court of India Archives could be approved from Local body and other civic agencies as per norms.

- ii. The proposal of change of land use was placed before the Technical Committee (TC) meeting held on 02.08.2018 vide item No. 19/2018. The decision of the Technical Committee is reproduced below:

"The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal as contained in para 5 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957".

(Technical Committee Agenda along with its decision is annexed at **Annexure-I**)

2.0 Examination

- i. The site is located on Ring Road near DTC Bus Depot, I.P. Estate, New Delhi and outside Lutyens' Bungalow Zone (LBZ).
- ii. As per MPD-2021, the land use of the site under reference is 'Transportation' & as per approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the land use of the site under reference is 'Transportation' (Bus Depot).
- iii. As per L&DO letter dated 12.07.2018, it is stated that the Land Allotment Screening Committee (LASC), Ministry of Housing & Urban Affairs has decided in its meeting dated 08.06.2018 that the building on the land measuring 1.336 acres at ITO behind Petrol Pump, New Delhi may be constructed and maintained by CPWD for housing 'Archives' and 'Lawyers Chambers' of the Hon'ble Supreme Court of India with the Hon'ble Court bearing maintenances charges.

- iv. As per L&DO letter dated 23.07.2018, Land & Development Office has '**No Objection**' if the current land use of the aforesaid land is changed from 'Bus Depot' to 'Government Office'. This land belongs to Government. Land & Development Office (L&DO) is the land owing agency and the land in question is under care and maintenance of South DMC.

3.0 Proposal

Proposed change of land use of an area measuring 1.336 acres (5406 sqm.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1 The proposed site situated behind petrol pump at ITO on Ring Road in Planning Zone-D.	2 1.336 acres (5406 sq.m.)	3 Transportation (Bus Depot) T2	4 Government (Government Office) G2	5 North : CNG Station South : Railway Line East : Ring Road West : Railway Line

4.0 Public Notice: With Prior approval of Hon'ble LG/ Chairman, DDA public Notice was issued vide S.O.4184(E) dated 28.08.2018. (Annexure-II)

5.0 Recommendation

The proposal at para 3.0 above is placed before the Authority for its post facto approval and para 4.0 for information of Authority.

RESOLUTION

Authority was apprised about the issuance of public notice with the approval of Chairman, DDA. The proposal contained in the agenda item was approved.

Minutes of Technical Committee Meeting Held On 2.8.2018.

Sub: Proposed change of land use of an area measuring 1.336 acres (5406 sqm.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2 allotted to Supreme Court of India for setting up of Supreme Court Archives and Chambers for Advocates in Planning Zone-D.
File No. F.20 (6)2018/MP

1.0 Background

- i. Land & Development Office vide letter No. L&DO. L-IIA/11(1121)/18/304 dated 12.07.2018 requested DDA to change the land use of an area measuring 1.336 acres from 'Bus Depot' to 'Government Office' for construction of housing Archives and Lawyers Chamber at ITO behind petrol pump on Ring Road in Planning Zone-D so that building plan for Supreme Court of India Archives could be approved from Local body and other civic agencies as per norms.
- ii. Further, a meeting was held on 23.07.2018 under the chairmanship of Joint Secretary, (L&E), MoHUA to discuss the above mentioned issue.
- iii. Thereafter, L&DO vide letter No. L&DO/L-IIA/11(1121)18/328 dated 23.07.2018 had sent the following information:
 - a) Copy of approved layout plan of the area showing the plot under consideration along with boundaries.
 - b) Copy of total station survey of the plot under consideration.
 - c) Copy of Zonal Development Plan of Zone-D with location of the plot under reference
 - d) The information as per the letter dated 07.04.2018 and 04.09.2015 of MoHUA.
 - e) No objection from Land & Development Office if the current land use of the aforesaid land is changed from 'Bus Depot' to 'Government Office'.

2.0 Examination

- i. The site is located on Ring Road near DTC Bus Depot, I.P. Estate, New Delhi and outside Lutyens' Bungalow Zone (LBZ).
- ii. As per MPD-2021, the land use of the site under reference is 'Transportation' & as per approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the land use of the site under reference is 'Transportation' (Bus Depot). (Location marked on part copy of ZDP of Zone-D-2001 is annexed as Annexure 'A').
- iii. As per L&DO letter dated 12.07.2018, It is stated that the Land Allotment Screening Committee (LASC), Ministry of Housing & Urban Affairs has decided in its meeting dated 08.06.2018 that the building on the land measuring 1.336 acres at ITO behind Petrol Pump, New Delhi may be constructed and maintained by CPWD for housing 'Archives' and 'Lawyers Chambers' of the Hon'ble Supreme Court of India with the Hon'ble Court bearing maintenances charges.
- iv. As per L&DO letter dated 23.07.2018, Land & Development Office has 'No Objection' if the current land use of the aforesaid land is changed from 'Bus Depot' to 'Government Office'. This land belongs to Government. Land & Development Office

(L&DO) is the land owning agency and the land in question is under maintenance of South DMC.

3.0 Site Inspection

The site under reference was inspected by the officers of Planning Zone-D on 24.07.2018 and following was observed:

- i. The site is located on Ring Road near DTC Bus Depot, I.P. Estate, New Delhi and is vacant with a boundary wall.
- ii. A room without roof exists in the centre of the site.
- iii. Two high tension lines passing through the area under reference.
- iv. Few trees are existing on the site.

4.0 Information as per the MoHUA, GoI letters dated 07.04.2015 & 04.09.2015

The information as per letter dated 07.04.2015 & 04.09.2015 of MoHUA received from the L&DO vide letter dated 23.07.2018 is annexed at Annexure - 'B'

5.0 Proposal

The proposed change of land use of an area measuring 1.336 acres (5406 sqm.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2. The details of the proposal is as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site situated behind petrol pump at ITO on Ring Road in Planning Zone-D.	1.336 acres (5406 sq.m.)	Transportation (Bus Depot) T2	Government (Government Office) G2	North : CNG Station South : Railway Line East : Ring Road West : Railway Line

(The location plan of the site under reference is annexed as Annexure-'C')

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

19 / 2018	Proposed change of land use of an area measuring 1.336 acres (5406 sqm.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2 allotted to Supreme Court of India for setting up of Supreme Court Archives and Chambers for Advocates in Planning Zone-D. F.20(6)2018/MP	The proposal was presented by Director (Plg.) Zone D. After detailed deliberation, the proposal contained in Para 2 of the agenda is recommended by the Technical Committee for further processing under Section 11-A of DD Act, 1957.	Director (Plg.) Zone D
-----------	--	--	------------------------

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

VERIFIED

This Proposal was Considered in the 9th Technical Committee

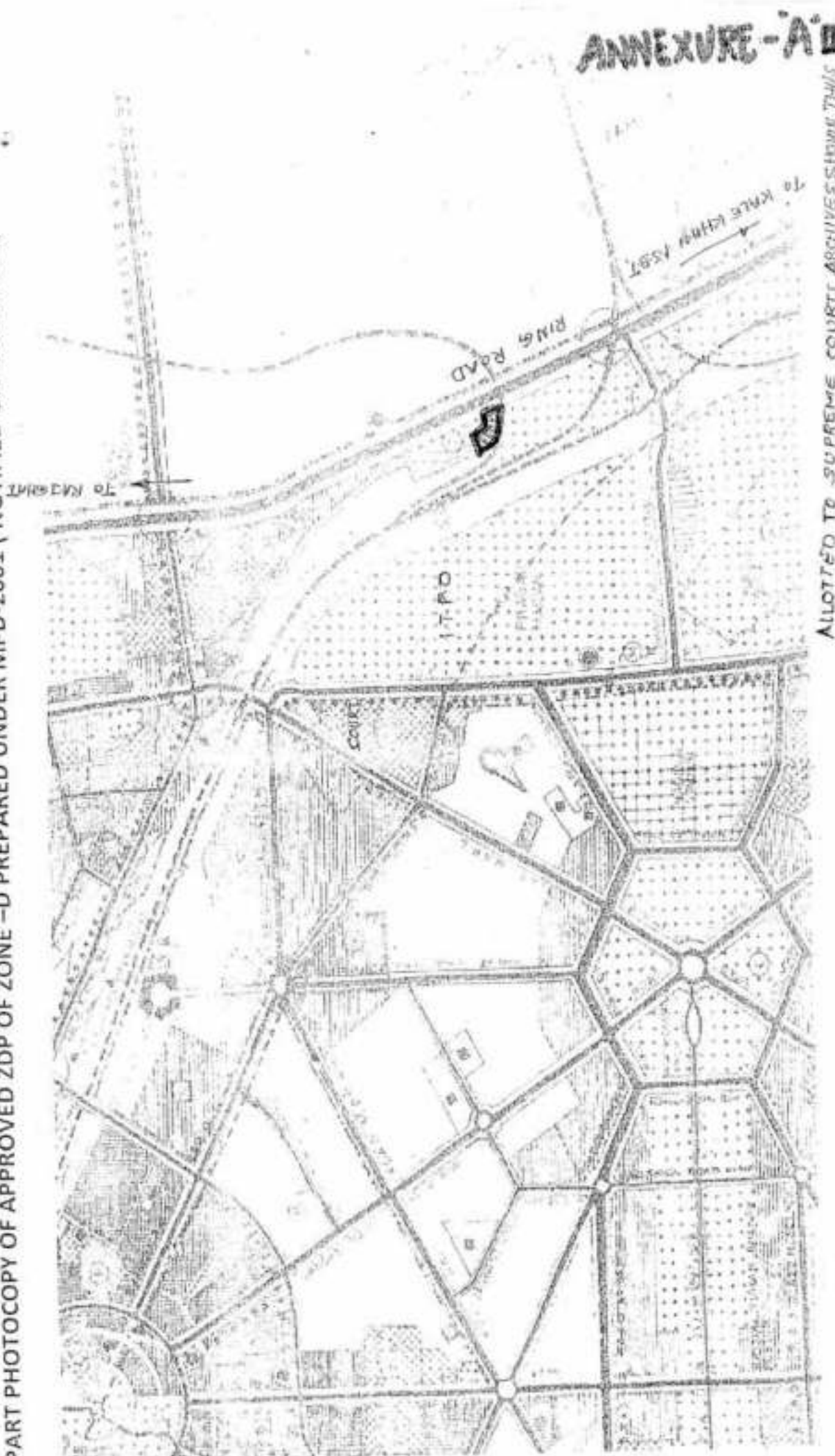
Meeting held on 2.8.2018

File No. 19/TC/2018

for Approval

Asstt. Director

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



Handwritten signature
23.7.18. B.O.

PHOTO

Sr. No.	Information as sought by MOUD, GOI vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/provisions	<p>At this site, earlier, a Hot Mix Plant was in existence. Thereafter, park is in existence from 12.05.2000 till date.</p> <p>However, the land use has been mentioned in the Master Plan as 'Bus Depot' and modification is required in the Zonal Plan of Zone-D for 'Office', so that this site which is presently a 'Bus Depot' site could be utilized for construction of Archives of the Supreme Court and Advocate chambers.</p>
2.	Whether similar proposal have earlier been considered by DDA/Ministry and /or disposed and if yes, when and how?	Similar proposals of change of land use have been processed by DDA earlier.
3.	What are the specific recommendations of the Authority with regards to the proposal.	The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated.	On the basis of the request received from L&DO, vide letter dated 11.07.2018, the proposal has been initiated.
5.	What are pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	As per L&DO letter dated 11.07.2018, the site is recommended to be used for construction of Archives for Supreme Court and Advocate Chambers, because the site is very near to the Supreme Court & High Court, and it is conveniently accessible for the public at large.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented.	The Archives will provide the history of Supreme Court, and its journey from its inception upto till date. Whereas, the advocate chambers will be easily accessible to the general public and will help to decrease the traffic intensity at Supreme Court.
7.	How the proposal will benefit in the development and economic growth of the city	It will serve only for public purpose.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities	There is no specific relation of the proposal in the context of other

	in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	metropolitan Cities in the area.
9.	What will be the public purpose served by the proposed modification	The Archives will provide the history of Supreme Court, and its journey from its inception upto till date. Whereas, the advocate chambers will be easily accessible to the general public and will help to decrease the traffic intensity at Supreme Court.
10.	What is the number of people/families/households likely to be affected by the proposed policy.	No person/ family/ household affected furthermore, General Public will be benefitted at large.
11.	Where the proposal is in consonance with the existing plans, laws, by laws, rules etc.	Yes, the change of land use is within the purview of provisions contained in MPD-2021.
12.	Whether the implementation of proposal will require changes in certain rules, provision of Master Plan etc. and if yes what action has been taken to bring about such changes.	No change required.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	Central Ministry has been consulted and L&DO has given its approval.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministry/ Department were taken into account while preparing and examining the proposal	The proposal does not require to take into consideration any guidelines/ orders of DoPT/ Ministry.
15.	The name, designations and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal.	Shri Amit Kataria, L&DO. Phone No.2306 2871 Fax: 2306 1384

Sr. No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	The land belongs to Government. Land & Development Office (L&DO) is the land owning agency. The land, in question, is under care & maintenance of South DMC.
2.	On whose request the change of land use or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request of L&DO.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposed modification/change of land use will serve the public purpose of construction of Archives of the Supreme Court and Advocate chambers.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/policies?	Yes.
6.	What will be proposal's impact/implications on general public eg. Law & order etc?	There will be no implication regarding Law & Order on the general public.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No Court Case is pending on the site in question.



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (04)/2018/MP/188

Date: 13.08.2018

CORRIGENDUM

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year 2018 held on 02.08.2018 - Reg.

In view of certain typographical errors observed w.r.t Item nos. 16/2018 and 19/2018 in the Minutes of 4th Meeting of Technical Committee (held on 02.08.2018) issued vide this office letter dated 09.08.2018, the following is amended in the minutes:

- i. Item No. 16/2018: The line "The proposal was presented by Director (Plg.) AP-III. During the discussion..." be read as "The proposal was presented by **Chief Engineer, North Delhi Municipal Corporation**. During the discussion..."
- ii. Item No. 19/2018: The line "After detailed deliberation, the proposal contained in Para 2 of the agenda" be read as "After detailed deliberation, the proposal contained in **Para 5** of the agenda"

The above modifications will be informed in the next Technical Committee meeting during the confirmation of minutes. This is for reference and further necessary action by the concerned units/ departments.

Manju Pahl

(Manju Pahl)

Addl. Commissioner (Plg.) - I

13/8/18

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (HQ.), DDA
11. Addl. Commr. (Plg.) - I, DDA
12. Addl. Commr. (Plg.) - II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Landscape), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

भारत का

The Gazette of India



REGD. NO. D. L.-33004/99

फाइल नं. डी. एम.-33004/99

EXTRAORDINARY
PART II—SUB-SECTION 3—Sub-section (ii)
PUBLISHED BY AUTHORITY

₹. 3377] नई दिल्ली, मंगलवार, अगस्त 28, 2018/अंश 6, 1940
No. 3377] NEW DELHI, TUESDAY, AUGUST 28, 2018/BHADRA 6, 1940

दिल्ली विकास प्राधिकरण

(महानगरपालिका क्षेत्र)

समाधानात्मक सूचना

नई दिल्ली, 28 अगस्त, 2018

कल. अम. 4184(अ)—दिल्ली विकास प्राधिकरण/केन्द्रीय सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अन्तर्गत मूल्यांकन योजना-2021/वर्ष की संशोधित योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे लागू की जाएगी के लिए एम्बेडेज्ड प्रकाशित किया जाना है। प्रकाशित संशोधन के संक्षेप में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सांख्यिक सूचना के साथ ही जो कि विधि की धारा (30) दिन की अवधि के अन्दर आगुस्त पूर्व सांख्यिक, दिल्ली विकास प्राधिकरण, पी. ब्लॉक, विकास मार्ग, नई दिल्ली-110023 को लिखित रूप में देना चाहते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और सही टेलीफोन नम्बर एवं ई-मेल आईडी भी दे, जो

प्रकाशित किया जाय :

अतिरिक्त	संशोधन (अग्रिम)	दिनांक -2021/संशोधित विकास योजना-2001 के अनुसार वर्षीय वित्तीय	संशोधित (संशोधित) धारा 2	संशोधित (संशोधित) धारा 2	संशोधित (संशोधित) धारा 2
1.336 एम्बेडेज्ड	1.336 एम्बेडेज्ड	1.336 एम्बेडेज्ड	1.336 एम्बेडेज्ड	1.336 एम्बेडेज्ड	1.336 एम्बेडेज्ड
वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना
वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना
वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना	वर्षीय विकास योजना

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को उप-निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। यह दिविप्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा.सं. एफ. 20(6)2018/एमपी]

डी. सारकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 28th August, 2018

S.O.4184(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021/Zonal Development Plan of Zone 'D' under Section 11-A of DD Act 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this Public Notice. The person making the objection or suggestion should also give his/her name and address in addition to telephone No. /contact number and e-mail ID which should be legible.

Proposed Modification:

Location	Area (approx.)	Land use as per MPD-2021/ ZDP - 2001	Land use Changed to	Boundaries
The proposed site situated behind petrol pump at ITO on Ring Road in Planning Zone - D	1.336 acres (5406 sq.m.)	"Transportation" (Bus Depot) T2	Government (Government Office) G2	North : CNG Station South : Railway Line East : Ring Road West : Railway Line

The text / Plan indicating the proposed modification shall be available for inspection at the office of Dy. Director (MP), Delhi Development Authority, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above. The text / plan indicating the proposed modification is also available on DDA's website i.e. www.dda.org.in.

[F. No. F. 20 (6) 2018/MP]

D. SARKAR, Commissioner-Cum-Secy.

RAKESH SUKUL
Digitally signed by RAKESH SUKUL
DN: cn=Rakesh Sukul, o=DDA, email=Rakesh.Sukul@dda.org.in

ITEM NO. 34/2018

SUB: RELAXATION IN PAYMENT CONDITIONS IN RESPECT OF VALMIKI CATEGORY FOR GRANT OF OWNERSHIP RIGHT/REGULARIZATION OF CHULHA TAX PAYEE VILLAGES.

File No. TN2(10)2014

SYNOPSIS

- Issue of grant of ownership rights to the original occupants and Chullah Tax Payers of five villages NagliRazapur, Todapur, Dashghara, JhilmilTahirpur and ArakpurBaghMochi has been under consideration for last five decades. These persons were displaced from their respective villages for establishment of the new Capital in Delhi by the British Indian Government and allowed to settle in the aforesaid villages in lieu of payment on Chulha Tax @ One Anna per month per family.
- They were granted lease hold rights in respect of the land allotted to them vide Gol OM No.J-1/20011/6/75-DII dated 18.7.1983. Subsequently, free hold rights have been granted to them vide Ministry's letter No.K-20013/10/2008-DDVA(Vol-I) dated 17.12.2014 after charging the prescribed fee/amount. As per the above OM occupant of Valmiki category has to pay Rs. 575/- per sq. mtrs. as decided for unauthorized colonies in the year 2008 + prescribed interest rate of DDA upto 30.11.2014.
- On the request of the community, the proposal is to relax the above conditions for the original occupants of Valmiki Category of CHULHA TAX PAYERS of villages NagliRazapur, Todapur, Dashghara, JhilmilTahirpur and ArakpurBaghMochi:-
 - (i) The basic rate of Rs. 575/- per sq. mtrs. may be charged without payment of any interest till date for grant of freehold rights.

Background :

1. When the capital of British India was shifted from Calcutta to New Delhi in the year 1911-12, a number of villages had been acquired by the British Indian Government. The areas presently known as Lutyen Bungalow Zone (LBZ) was acquired and villagers of these areas were temporarily allowed to stay on payment of 'Chulha Tax @ 1 anna per family per month in five villages namely NagliRazapur, Todapur, Dashghara, JhilmilTahirpur and ArakpurBaghMochi. As per records available (1940) in DDA, there were only 302 families in these Chulha Tax Payee villages.
2. However, the number has increased in the long flux of time and roughly more than 5000 families were in occupation in these villages, as per the policy note of 2009. Moreover, it has been mentioned in the records that the Valmiki Community (Scheduled Caste) was exempted from the payment of chulha tax and therefore, the number of chulha tax payees could be higher. All these chulha tax settlement along with 23 Nazul Estates were placed under the management of erstwhile Delhi Improvement Trust, predecessor of DDA through an agreement between the Secretary of State for India in Council and Delhi Improvement Trust in the year 1937 known as Nazul Agreement. The copy of this agreement is available at **Annexure-I**.
3. As the residents were seeking ownership rights against the occupied plots, as per Govt. of India office Memorandum No. J-1/20011/6/75/-DII dated 18.07.1983, **Annexure-II**, it was decided to grant leasehold rights to the villages/occupants of five chulha tax payee villages/settlements.
4. Accordingly, the agenda vide item no. 166/2014 was placed before the Authority on 07.11.2014 which is annexed as **Annexure-III**. The following decision was taken as reflected in minutes of the Authority's meeting held on 07.11.2014 which is annexed as **Annexure - IV :-**

" Vice Chairman, DDA explained the agenda item in detail and informed that there are five types of occupants of these five villages viz. (a) original chulha tax payers and their descendants; (b) purchasers from the chulha tax payers and their descendants; (c) original/purchasers having an area excess than the permitted 167 sq. mtrs./267 sq. mtrs.; (d) encroachers on Govt. land and (e) Valmiki

category or their descendants which are to be regularized and given ownership rights subject to payment of the proposed payments.

After detailed deliberations, the Authority decided the following: -

- (i) For original chulha tax payers and their descendants and for purchasers from the Chulha Tax payers and their descendants- the rates of Rs. 575/- per sq. mtrs. as decided for unauthorized colonies in the year 2008 should be updated with prescribed interest rate of DDA upto 30.11.2014.
- (ii) For the original occupants/their descendants/purchasers occupying land more than permitted limit- the calculation will be based on PDR basis i.e., the rate of Rs. 3500/- sq. mtrs. (Cost of acquisition of undeveloped land in the year 2007 i.e., Rs. 1702/- per sq. mtrs. plus interest at prescribed rate of DDA upto November, 2014) will be charged.
- (iii) For encroachers on Govt. land-market rates will be charged.
- (iv) For Valmiki category or their descendants- the rates will be that of (i) above.

Proposal contained in the agenda item was approved with the above modifications of rates".

5. The matter was referred to Ministry of Urban Development and the Ministry vide their letter no. K-20013/10/2008-DDVA(Vol-I) dated 17.12.2014 (Annexure -V) has approved the followings: -

- "(i) For original chulha tax payers and their descendants and purchasers from the chulha tax payers and their descendants- the rates of Rs. 575/- per sq. mtrs. as decided for unauthorized colonies in the year 2008 should be updated with prescribed interest rate of DDA upto 30.11.2014.
- ii) For the original allottees/ their descendants/ purchasers from original allottees occupying land more than permitted limit- the calculation will be based on PDR basis i.e., the rate of Rs. 3500/- per sq. mtrs. (cost of acquisition of undeveloped land in the year 2007 i.e., Rs. 1702/- per sq. mtrs. plus interest at prescribed rate of DDA upto November, 2014) will be charged for the area in excess of the permissible limit.
- iii) For Valmiki category or their descendants- the rates will be as that in (i) above.
- iv) All three categories as above on the existing occupation may be regularized on 'as is where is' basis.

- v) *As regards the encroachers on the Government Land in these villages, the matter will be decided separately.*
 - vi) *DDA should ensure proper identification of the villagers for granting the freehold ownership rights".*
6. After implementation of the policy dated 17.12.2014 on the above subject, total 430 applications were received from the chulha tax payers/descendants/purchasers of five chulha tax payee villages. Out of these 430 applications 125 cases have been given ownership rights. Out of remaining 305 applications/cases a total number of 230 cases belongs to chulha tax payers of village Tahirpur in which deficiency letters have been issued to the applicants and are pending for want of documents. In rest of 75 cases of other four villages, deficiency letters have been issued.
7. Sh. Udit Raj, Hon'ble Member of Parliament (Lok Sabha) vide his DO letter dated 09.11.2017 which is annexed as **Annexure - VI**, has forwarded the representation of Sh. Ram Singh, President village Tahirpur requesting for:-
- (i) The basic rate of Rs. 575/- per sq. mtrs. may be charged without payment of any interest till date for the purpose of regularizing their cases.
 - (ii) To waive the processing fee of Rs. 500/- per sq. mtrs.
8. He sought the above reliefs on the two grounds viz. they were original occupants of the villages and even the British Govt. did not charge any chulha tax from them (Valmiki Category); secondly, their agricultural land was acquired/utilized by the State and no compensation and/or alternative plots were given to them.
9. The aforesaid claims/grounds have been examined and it is borne out from the Gol OM dt. 18.07.1983 that the Valmikis were original inhabitants of these villages. Para (vi) of the OM clearly stipulates that *the Valmikis who are the original inhabitants of these villages may be included in the list of inhabitants eligible for the allotment even though they were exempted from payment of the chulha tax. Even though the relief was sought by*

Pradhan of Tahirpur village, it has been considered appropriate to extend the relief to occupants of Valmiki category of all five villages.

- 10 As processing fee of Rs. 500/- was prescribed by DDA in the meeting held by CLD dated 26.06.2015, it may be waived by DDA and does not need approval of the Authority/Govt.

PROPOSAL:-

It is proposed to relax the condition of Ministry's letter no. K-20013/10/2008-DDVA (Vol-I) dated 17.12.2014 for the original occupants of Valmiki category or their descendants of villages; NagliRazapur, ArakpurBaghMochi, JhilmilTahirpur, Todapur and Dashgara as follows:-

- (i) The basic rate of Rs. 575/- per sq. mtrs. may be charged without payment of any interest till date for the purpose of regularizing their cases.
- (ii) It is clarified, however that there will be no relaxation in the prescribed rates of Rs. 3500/- per sq. mtrs. (cost of acquisition of undeveloped land in the year 2007 i.e., Rs. 1702/- per sq. mtrs. plus interest at prescribed rate of DDA upto November, 2014) for the area in excess of the permissible limit for the Valmiki category or their descendants, if held by them.

The aforesaid proposal has been vetted and concurred by Legal and Finance Deptt. separately at note dated 05.06.2018 at page 43/N and dated 13.06.2018 at page 44/N.

The proposal for approval of draft agenda by Worthy VC/DDA and permission of Hon'ble LG for placing the agenda in the next meeting of the Authority is solicited. After approval of the authority, the instant proposal shall be sent to MOHUA for its approval.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be sent immediately to Ministry of Housing and Urban Affairs, Government of India for its approval.

File No.

19____

Vernacular Office

File No.

Delhi Improvement Trust.*Chairman Department***Catchward-****Subject***Agreement between the Government & the Delhi Improvement Trust
in regard to the administration of Certain Government property.***Previous reference.****later Reference.****English Office.****English Office.****Vernacular Office.****Vernacular Office.**

THIS AGREEMENT made the thirty-first day of March 1937 BETWEEN The SECRETARY OF STATE FOR INDIA in Council [Hereinafter called "Government" which expression shall include his successor in office and assigns] of the one part and The DELHI IMPROVEMENT TRUST [constituted under the United Provinces Town Improvement Act, 1919, as extended to the Province of Delhi][hereinafter called "The Trust" which expression shall include its successors and permitted assigns]of the other part.

WITNESSETH as follows :-

1] With a view to the orderly expansion of Delhi under the supervision of a single authority, Government agree that they will with effect from the 1st April 1937, and subject to the conditions hereinafter contained place at the disposal of the Trust the Nazul Estate described in schedule I to this Agreement excluding any property in the occupation of any Department of the Government of India or any Local authority on that date until surrendered by Government or such authority when they will similarly be placed at the disposal of the Trust and hereinafter referred to as "the said Nazul Estate".

2] The Trust shall hold and manage the said Nazul Estate on behalf of Government and shall realise all dues in respect thereof which may be outstanding on the 1st April, 1937, or may arise on or after that date;

3] The Trust shall use its best endeavours for the improvement and development of the said Nazul Estate with special reference to the requirements and improvements of Delhi, and may incur expenditure upon the said Nazul Estate in accordance with the provisions of the United Provinces Town Improvement Act, 1919, as extended to the Province of Delhi [hereinafter referred to as "the said Act"]; Provided that no expenditure shall be incurred upon the purchase of land to be added to the said Nazul Estate unless :-

a] The proposal to make the purchase has been specifically included in an Improvement Scheme sanctioned under section 42 of the said Act; or

b] If the value of the land to be purchased does not exceed Rs. 50,000/- the previous sanction in writing of the Chief Commissioner of Delhi Province [hereinafter referred to as "the Chief Commissioner"] has been obtained

c] If the value of the land to be purchased exceeds Rs. 50,000/-, the previous sanction in writing of Government has been obtained.

4] The Trust may sell or lease any land included in the said Nazul Estate in pursuance of the provisions of an Improvement Scheme sanctioned under section 42 of the said Act.

5] The Trust may, on its own authority and otherwise than in pursuance of a sanctioned Improvement Scheme, lease at full market rate any land included in the said Nazul Estate, and may determine whether the consideration for any lease shall be paid wholly in the form of a recurring ground rent, or partly in the form of premium and partly in the form of ground rent. If it is proposed to lease any land included in the said Nazul Estate at a rent less than the full market rate the Trust shall obtain:-

a] When the full market value of the land does not exceed Rs. 25,000/- the Previous sanction in writing of the Chief Commissioner; and

b] When the full market value of the land exceeds Rs. 25,000/-, the previous sanction in writing of Government.

6] The Trust may, otherwise than in pursuance of an Improvement Scheme sanctioned under section 42 of the said Act, sell any land included in the said Nazul Estate:-

a] On its own authority, for full market value where the full market value does not exceed Rs. 25,000/-;

b] With the previous sanction in writing of the Chief Commissioner, for full market value where the full market value exceeds Rs. 25,000/- but does not exceed Rs. 50,000/-;

c] With the previous sanction in writing of Government, for full market value where the full market value exceeds Rs. 50,000/-;

d] With the previous sanction in writing of the Chief Commissioner, for less than the full market value, where the full market value does not exceed Rs. 25,000/- and the price proposed is not less than half the full market value;

e] With the Previous sanction in writing of Government, for less than the full market value, where,

i] the full market value does not exceed Rs. 25,000/- and the price proposed is less than half the full market value, or

ii] the full market value exceeds Rs. 25,000/-.

7] The forms of conveyances and leases to be used by the Trust shall be as approved by Government.

8] The Trust shall assume full liability for all expenditure which has been or remains to be incurred upon the works described in Schedule II to this Agreement, and shall arrange for the completion of the said works to the satisfaction of

Government and shall indemnify Government on account of any claim arising on account thereof including any claims under the Workmen's Compensation Act, 1923.

9] The Trust shall maintain in accordance with rules to be made under section 72 of the said Act separate accounts of all revenue realised from and all expenditure incurred upon the said Nuzul Estate and shall pay to Government at the end of each financial year a sum of Rs. 2 lakhs, being a sum equivalent to the net income of the said Nazul Estate for the financial year 1935-36. Provided that in any year in which the income from the said Nazul Estate has been permanently reduced by any sum exceeding Rs. 1,000/- [i] in consequence of the transfer of immovable property to the Chief Commissioner under section 54A (2) of the said act, or [ii] from any other cause beyond the control of the Trust [e.g. anti-malarial restrictions], the said amount payable to the Government shall be reduced by such sum.

Any surplus funds in the Nazul Development Account remaining at the end of each financial year when the said sum has been paid shall be put at the disposal of Government and shall be applied until further orders of Government to the further improvement and development of the said Nazul Estate and/or to the repayment of loans made to the Trust as Government may direct.

10] In consideration of the liability hereby assumed by the Trust for the management of the said Nazul Estate and the execution of the works described in Schedule II to this Agreement, Government shall pay to the Trust :-

a] a grant of Rs. 21.40 lakhs, being a sum approximately equivalent to one half of the estimated cost of the Sewage Disposal Scheme described in Schedule II to this Agreement;

b] loans of such amount as may be required to enable the Trust to complete

i] the Sewage Disposal Scheme; and

ii] the programme of anti-malaria works described in Schedule II to this Agreement

at interest equal to Government's rates for the time being for loans to Local Authorities;

c] such further loans as Government may sanction for the improvement and development of the said Nazul Estate; and

d] by charge against the Nazul Development Account such equitable proportion of the Administrative costs of the Trust as may be agreed upon between Government and the Trust; and the service of one half of the loan referred to in sub clause [i] of clause [b] and the service of the whole of the loans referred to in sub-clause [ii] of clause [b] and in clause [c], shall be a charge on the income arising from the development of the said Nazul Estate.

11] The Trust shall submit in accordance with rules to be made under section 72 of the said Act separate estimates of income and expenditure in respect of the said Nazul Estate for each financial year.

12] Government may at any time on giving six months notice terminate this Agreement.

Schedule I

Properties of Government placed at the disposal of the Delhi Improvement Trust under Section 54-A of the United Provinces Town Improvement Act, 1919, as extended to the Province of Delhi.

The following Nazul Revenue Estates :-

- | | |
|--------------------------|--|
| 1. Naiwala | |
| 2. Basti Rehgar | |
| 3. Karol Bagh | |
| 4. Bagh Raoji | |
| 5. Shidipura | |
| 6. Jhandewala | |
| 7. Qadam Sharif | |
| 8. Paharganj | |
| 9. Burn Bastion Road | |
| 10. Garstin Bastion Road | |
| 11. Daryaganj South | |
| 12. Chiragh North | |
| 13. Chiragh South | |
| 14. Jhilmila Tahirpur | |
| 15. Inderpat | |
| 16. Arakpur Bagh Mochi | |
| 17. Aliganj | |
| 18. Southern Ridge | |
| 19. Sadar Bazar North | |
| 20. Sadar Bazar South | |
| 21. Inside City Walls | |
| 22. Daryaganj North..... | { Less those portions of these estates which
fall Within the limits of the Fort Notified
Area Committee. |
| 23. The Bela | |

PROPERTIES AS DESCRIBED BELOW PLACED AT THE DISPOSAL OF THE DELHI IMPROVEMENT TRUST AFTER EXECUTION OF THE AGREEMENT OF 31-3-1937 UNDER DIFFERENT NOTIFICATIONS MENTIONED AGAINST EACH :-

24. 9.13 acres comprised in Khasra Nos. 281 to 294 and 305 in the revenue estate of Sadhora Kalan [vide Govt. of India, Department of Education, Health and Lands' letter No. F. 101-18/37-L & O Dated the 11th August, 1937.]

25. 33.03 acres comprised in Khasra Nos. 52, 54 to 76, 78, 82 to 84, 423/98, 425/100, 101 to 103, 104/1, 104/2, 105, 106/1, 106/2, 106/3 and 107 in the revenue estate of Sadhora Khurd [vide Govt. of India, Department of Education, Health and Lands' letter No. F101-18/37-L & O, Dated the 29th September, 1937.]
26. 1.35 acres comprised in Khasra No. 242 in the revenue estate of Sadhora Kalan [vide Govt. of India, Department of Education, Health and Lands letter No. F.115-4/38-L & O Dated the 28th February, 1938.]
27. 108 bighas and 11 biswas of land outside the Delhi Gate formerly used as a dumping ground and recorded in the revenue records as Government property in the possession of the Municipal Committee, Delhi vide [Chief Commissioner's letter No. 5274-L.S.G. dated the 4th May 1938.]
28. 10.47 acres comprised in Khasra No. 261 part in the revenue estate of Civil Station [vide Government of India, Department of Education, Health & Land's letter No. F-29-35/39- dated the 4th August 1939.]
29. 1 bigha 10 biswas of land in, the revenue estate of Aliganj formerly occupied by the Delhi joint water and sewage Board [vide Chief Commissioner's letter No. F.1[68]40-LSG., dated 6th April 1940.]

SCHEDULE II

A. Delhi sewage Extension Scheme.

List of Works

- 1] In New Delhi
 - a] See page Recorders at places yet to be fixed.
 - b] Storm Overflow at Point "Q" with Control Penstocks.
 - c] 66" dia Out-fall Sewer from Point 'Q' to Kilokari.
- 2] At Kilokari
 - a] Penstock Chamber and 66" Penstocks.
 - b] Detritus and Screening Plant with necessary Civil engineering Works, pipe lines, etc.
 - c] New Pumping Station Building which also contains workshop, office, and store rooms and suction sumps connecting with existing work.
 - d] Pumping Plant Comprising :-
 - i] Three electric pumping units of 12 m.g.d. capacity.
 - ii] Two electrically operated exhausters.
 - iii] Two electrically operated bilge pumps.
 - iv] Two electrically operated gland sealing pumps.
 - v] Necessary Penstocks valves, suction and delivery piping for items [i] to [iv].
 - e] Overhead Travelling Crane.

- f] Low Tension switchgear.
 - g] Two Transformers.
 - h] High Tension Switchgear.
 - i] Two Overhead travelling Cranes in workshop.
 - j] Workshop Equipment. Details as yet not fixed.
 - k] Electric Lighting and Fans for Building.
 - l] One 44" Venturi Meter and Recorder.
 - m] Roads and pathways.
 - n] Rising Main 44" dia 800' long with control valves and Outlet Chamber.
- 3] from Kilokri to Disposal Works gravity Duct in masonry approximately 16500' long.
- 4] At Disposal Works
- a] Bio-Aeration Plant consisting of 12 Preliminary Settling Tanks, 108 Aeration Pockets and 48 Final Settling Tanks, the whole with necessary valves, piping, motors, shafting and other operating gear.
 - b] Sludge Pump House and 4 Electrically Operated Sludge Pumps and accessories.
 - c] Two portable electrically operated dewatering pumps and accessories.
 - d] Transformer House containing High Tension Switchgear, Transformers, Low Tension Switchgear, Overhead Crane and other Accessories.
 - e] Electric cables supplying power and lighting circuits.
 - f] Office building containing Assistant Superintendent's office, Laboratory and Equipment, clerks Rooms, Store, and Lavatories and Furniture.
 - g] Assistant Superintendent's Bungalow with 4 rooms.
 - h] Five Drivers Quarters each with two rooms.
 - i] Fifteen single room quarters.
 - j] Necessary water supply, sanitary and electrical services for items [f] to [i].
 - k] Roads and pathways inside Disposal works Compound, boundary fence and gates, Trees and Lawns.
 - l] Electric Lighting for whole installation.
 - m] Sludge Drying Bed and Return Sludge Pumping Plant with necessary flow and return piping to main plant.
 - n] Three Venturi Flumes with Electrical Recording Gear.
- 5] Disposal works to River.
- Effluent Channel with pitched bed and sides including aqueduct crossing over the Agra Canal.

- 6] New Delhi Power House to New Works.
6600 Volt Transmission Line to the Disposal Works with branch to New Pumping Station including railway and road crossings.
- 7] Any acquisitions of land necessitated by this scheme.

SCHEDULE-II

B. ANTIMALARIA WORKS

- a] Filling depressions in Jumna village.
- b] Raising depressions in Storm water drains.
 - i] Wall Road
 - ii] Upper Bela Road
 - iii] Kudsia Creek
 - iv] Metcalfe Nala
- c] Filling depressions near Metcalfe House.
- d] Filling and draining Block 169 [between Hardinge Avenue and Muttra Road] to R.L. 669. 5-668.
- e] Filling and draining area east of Muttra Road, from Hardinge Bridge to Nizamuddin and Borrowpits west of line.
- f] Filling excavations between Lytton Road, Hardinge Avenue and Bhagwan Dass Road.
- g] Filling and draining disused part of D Pt. outfall Nala.
- h] Canalisation and Cunetting of Q Pt. outfall drain from Lodi Bridge Road to Railway Bridge south of Nizamuddin and below this for a short distance and filling borrowpits alongside this.
Additional for stone-pitching
- i] Diversion of City Ditch.
- j] Filling and draining pits west of Paharganj.
- k] Filling and draining pits along Lower Bela and Power House Roads.
- l] Filling borrowpits along road east of Ferozeshah Kotla . Petty works in Fort area.
- m] Demolition of Power House irrigation canal.
- n] Modification of road syphons.
- o] Mosquito proofing cisterns on latrines and pail shutes outside compounds.
- p] Closure of Western Jamuna Canal at Najafgarh Cut, filling bed from here to Pul Mithai, lining certain minor branches.

As witness the hands of the parties the day and year first before written.

SIGNED by Sir Girja Shankar Bajpai,
Secretary to the Government of India
in the Department of Education,
Health and Land's by order and
direction of the Governor General
of India in Council acting in the
premises for and on behalf of the
Secretary of State for India in
Council in the presence of

Sd/- G.S. BAJPAI

Sd/-

Deputy Secretary to the Government of India,
New Delhi.

SIGNED by Andrew Park Hume on Behalf
of the Delhi Improvement Trust in
the presence of

Sd/- A.P. HUME

Sd/-

Deputy Secretary to the Government of India,
New Delhi.

Delhi Improvement Trust.

.....Department

Head.....INDEX No.AG/2.....

Sub-Head.....

File No. J. VIII. 19

Subject

*Agreement between the Trust & the Govt. of India in respect
of the transfer to the D.I.T. of the Bela Bir land.*

Previous Reference

Later Reference

THIS AGREEMENT made the 23rd day of September 1940 between the Governor General in Council [hereinafter called "Government" which expression shall include his successors in office and assigns] of the one part and the Delhi Improvement trust [a body corporate constituted under the United Province Town Improvement Act., 1919, as extended to the Province of Delhi] [hereinafter called the Trust which expression shall include its successors and permitted assigns] of the other part.

WITNESSETH as follows:-

Whereas by an agreement made the thirty first day of March 1937 between the Secretary of state for India in Council and the Trust [hereinafter called the principal agreement] the Secretary of the State for India in Council placed at the disposal of the Trust subject to certain conditions the Nazul Estate described in Schedule I to the said agreement; and

Whereas the Government desires to place at the disposal of the Trust the land known as the Bela Bir land measuring 293.04 acres more or less and more specifically described and delineated in the Schedule and Plan hereto annexed; and

Whereas these presents are intended to be supplemented to the principal agreement

Now therefore the Government agrees to place the said land at the disposal of the Trust subject to the following conditions which the Trust hereby undertakes to observe:-

1] The Trust shall hold the said land from the 16th June 1938, from which date the said land shall be deemed, subject to the provision of the clause next following, to have been included for all purposes in Schedule-I to the Principal Agreement.

2] For the purpose of calculating the sum due to the Government under clause [9] of the Principal Agreement the sum of Rs. 2 lakhs mentioned therein shall be deemed with effect from the payment to be made for the financial year 1938-39 for subsequent years upto and inclusive of the financial year 1942-1943 to have been increased by a sum of Rs. 14,000/- provided that in consideration of the provision by the Trust of fencing for the Khairati Nala and the Fort Pucca Nala the additional payment for the year 1938-39 shall be reduced by the amount of the cost of the said fencing subject to a maximum reduction of Rs. 8000/-.

3] The increase mentioned in clause [2] above shall be subject to revision in respect of payments for the financial year 1943-44 and subsequent financial years and such revised amount shall be credited to Government in calculating the sum due under clause [9] of the principal agreement.

DELHI PROVINCE

As witness the hand of the parties the day and year first before written.
SIGNED BY Sd/-

Secretary to the Government of India
in the Department of Education
Health and Lands by order, direction
and on behalf of the Governor General
in Council in the presence of

Sd/-
Joint Secretary of the Government
of India, New Delhi.

SIGNED BY Sd/- on behalf of
the Delhi Improvement Trust in the presence of

Sd/- OM PRAKASH
Lands Officer,
Delhi Improvement Trust.

THIS AGREEMENT made the 2nd day of April, 1947 between the Governor General in Council [hereinafter called "Government" which expression shall include his successors in office and assigns] of the one part and the Delhi Improvement Trust [a body corporate constituted under the United Provinces Town improvement Act, 1919, as extended to the Province of Delhi] [hereinafter called the Trust which expression shall include its successors and permitted assigns] of the other part.

WITNESSETH as follows:-

Whereas by an agreement made the thirty first day of March 1937 between the Secretary of State for India in Council and the Trust [hereinafter called the principal agreement] the Secretary of State for India in Council placed at the disposal of the Trust subject to certain conditions the Nazul Estate described in Schedule I to the said agreement; and

Whereas the Government desires to place at the disposal of the Trust the land described in the schedule below measuring 14.27 acres more or less and more specifically described and delineated in the Schedule and Plan hereto annexed; and

Whereas these presents are intended to be supplemented to the principal agreement

Now therefore the Government agrees to place the said land at the disposal of the Trust subject to the condition which the Trust hereby undertakes to observe, that the Trust shall hold the said land from the 17th June 1946, from which date the said land shall be deemed to have been included for all purposes in Schedule I to the Principal Agreement.

As witness the hand of the parties the day and year first before written.

Secretary to the Government of India
in the Department of Health by order,
direction and on behalf of the Governor
General in Council in the presence of

Sd/-

Sd/-

P.A. to Secretary Health Department
Government of India

Sd/-
SIGNED BY Chairman on behalf
of the Delhi Improvement Trust in the presence of

Witness :
Om Prakash
Executive Officer
Delhi Improvement Trust.

SCHEDULE

Name of estate	Khasra No.	Area [acres]	Name of occupant.	Name of owner
Sadar Bazar North	190	2.09	Punjab Irrigation Department	Central Government
-do-	204	3.56	-do-	-do-
-do-	210	1.64	-do-	-do-
-do-	211	1.83	Public works Department.	-do-
Patti Johannuma, Mauza Delhi.	448	5.14	Punjab Irrigation Department.	-do-
-do-	447	0.01	-do-	-do-
<hr/> 14.27 <hr/>				DSB 21.12

No.J-20011/6/75-LIT
Government of India
Ministry of Works and Housing
(Lands Division)

New Delhi, the 18th July 1983

OFFICE MEMORANDUM

Sub: Grant of perpetual lease hold rights to the residents of village Nangli Razapur, Arakpur Bagh Mochi, Dasghara, Todapur and Jhimli Tahirpur.

The question of grant of lease hold rights to the residents of village Nangli, Razapur, Arakpur Bagh Mochi, Dasghara, Todapur and Jhimli Tahirpur who have been in occupation of land acquired by Govt. in the beginning of the century and paying Chula Tax for the same, has been under consideration of the Govt. for sometime past and in the background of resolution No.114 dated 16-9-76 in respect of village Nangli, Razapur and resolution No. 23 dated 20-4-76 in respect of village Arakpur Bagh Mochi of the DDA and under similar situation occurring in villages of Dasghara, Todapur and Jhimli Tahirpur, it has now been decided to grant the perpetual lease hold rights of the land in their occupation to the residents of these 5 villages subject to the following conditions.

- i) A family may be allotted land on lease hold to the extent in occupation of each family, but limited to the 157 sq.mtrs. only, out of the land available after providing for development schemes.
- ii) In the case of Nangli Razapur, as the villagers had been originally allotted 267 sq.yds. plots each. It may be reasonable to allot land upto a maximum extent of 267 sq. yds. per family in that village, after making provision for development schemes.
- iii) The eligibility and identification of the original allottees or their descendants, who are in occupation of land in these villages, will be determined by reference to the electoral rolls and the ration cards issued.
- iv) It may be equitable to charge in the case of all these villages a rate of Rs. 15/- per sq.yds. premium which represents the current cost of acquisition of undeveloped land and in addition, the development charges already incurred by the DDA in respect of these villages, may be charged together with the usual ground rent @ 2 1/2 % of the premises.
- v) In cases where the land presently under occupation by the family is more than the limit of 200 sq.yds. / 117 sq.mtrs. and the area in excess is desired to be retained, predetermined market rate prevalent in 1975 as decided by Government may be charged for the area of land in excess.

W 70/c

2-27

6/c

Exemption of Advertisements
exempted from Chutah Tax
+ take half of Chutah

- vi) The Salukis who are the original inhabitants of these villages may be included in the list of inhabitants eligible for the allotment even though they were exempted from payment of Chutah Tax.
- vii) It would be one of the conditions of allotment that in the event of sale of plot by the allottees, 75% of the unearned increase in the value of the land will be recovered by Government.
- viii) Unauthorized squatters on Govt. land in these villages may be dealt with according to the existing policy of the Govt.
- ix) The other usual terms and conditions governing lease hold properties will also be applicable.

2. In view of the above discussion, DDA may take further action for making further allotment to the residents of these villages on the terms and conditions given above, under intimation to this Ministry.

Sd/-
(M. Shankar)
Director Lands

To,

- 1. The Vice-Chairman, DDA.
- 2. DDA Division

-29-

This Item was considered in the Authority's meeting, held on 7-11-2014.

Vide Item No. 166/2014

The file is being returned to CLH for further necessary action.

[Signature]
Meeting Assistant

Asst. Director (HC)

By Director (HC)

CLH.

With regard to the grant of ownership rights/regularization of five Chulha Tax payee villages i.e. Arakpur Bagh Mochi, Toda Pur, Dasghara, Jhimil Tahirpur and Nangli Razapur, the Authority deliberated the issue in its meeting held on 07.11.2014 and observed as under:

Item No. 166/2014:

Grant of ownership rights/regularization of five Chulha Tax payee villages i.e. Arakpur Bagh Mochi, Toda Pur, Dasghara, Jhimil Tahirpur and Nangli Razapur

F.TN.2(10)2014

Vice Chairman, DDA explained the agenda item in detail and informed that there are five types of occupants of these five villages viz.

- (a) Original chulha tax payers and their descendants;
- (b) Purchasers from the chulha tax payers and their descendants;
- (c) Original/purchasers having an area excess than the permitted 167 sq.m./267 sq.yds.;
- (d) Encroachers on Govt. land; and
- (e) Vainmili category or their descendants which are to be regularized and given ownership rights subject to payment of the proposed payments.

176

Conan LM ✓ Mon 4/9
25/11

Item No. 164/2014:

Draft Regulations for Operationalisation of Land Policy to be notified under Section 57 of Delhi Development Act, 1957
E.15(6)2012/MP

It was enquired as to how the aspect of differential cost of land falling under remunerative uses such as commercial, residential, etc. and non-remunerative uses such as green, utilities, etc. as per the Zonal Development Plans has been considered in the Land Pooling Policy. It was explained that the guiding principle in the land policy provides for an equitable return to the developers irrespective of the land uses assigned to their land in the Zonal Development Plans with minimum displacement.

Proposal contained in the agenda item was approved.

Item No. 165/2014:

Modifications to Chapter 19.0 of MPD-2021.
E.3(53)2003/MP

Proposal contained in the agenda item was approved.

Item No. 166/2014:

Grant of ownership rights/regularization of five Chulha Tax payee villages i.e. Arakpur Bagh Mochi, Toda Pur, Dasghara, Bhilmil Tabirpur and Nangli Razapur.
E.TN.2(10)2014

Vice Chairman, DDA explained the agenda item in detail and informed that there are five types of occupants of these five villages viz. (a) original chulha tax payers and their descendants; (b) purchasers from the chulha tax payers and their descendants; (c) original/purchasers having an area excess than the permitted 167 sq.m./207 sq.yds.; (d) encroachers on Govt. land and (e) Valmiki category or their descendants which are to be regularised and given ownership rights subject to payment of the proposed payments.

After detailed deliberations, the Authority decided the following:-

- (i) For original chullah tax payers and their descendants and for purchasers from the Chullah Tax payers and their descendants - the rates of Rs. 575/- per sq.m. as decided for unauthorized colonies in the year 2008 should be updated with prescribed interest rate of DDA upto 30.11.2014.
- (ii) For the original occupants/their descendants/purchasers occupying land more than permitted limit - the calculation will be based on PDR basis i.e. the rate of Rs. 3500/- per sq.m. (cost of acquisition of undeveloped land in the year 2007 i.e. Rs. 1702/- per sq.m. plus interest at prescribed rate of DDA upto November, 2014) will be charged.
- (iii) For encroachers on Govt. land - market rates will be charged.
- (iv) For Valmiki category or their descendants - the rates will be that of (i) above.

Proposal contained in the agenda item was approved with the above modification of rates.

Item No. 167/2014:

Proposed change of land use of an area measuring 4191 sq.m. (1.0356 acres) from 'Residential' to 'Government (Govt. Office)', opposite CGO Complex, opening on Road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone-D.

F.20(26)2014/MP

Proposal contained in the agenda item was approved.

Item No. 168/2014:

Modification in MPD-2021 regarding motels.

F.20(04)83/MP-Vol.II

The proposal at 5A of the agenda item was approved by the Authority. But proposal contained in 5B of the agenda item, the modification i.e. "the vacant land under the ownership of Motel owner adjoining to original/sanctioned plot may be utilized for parking/maintaining green on purely temporary basis without raising any construction on such plot and without claiming any FAR and amalgamation

AGENDA ITEM

ITEM NO.

GRANT OF OWNERSHIP RIGHT / REGULARIZATION OF CHULLA TAX PAYEE VILLAGES

A. BACKGROUND NOTE :

When the capital of British India was shifted from Calcutta to New Delhi in the year 1911-12, a number of villages had been acquired by the British Indian Government. The areas presently known as Lutyen Bungalow Zone (LBZ) was acquired and villagers of these area were temporarily allowed to stay on payment of 'Chulla Tax @ 1 anna per family per month in five villages namely NangliRazapur, Todapur, Dashghara, Jhilmil Tahirpur and ArakpurBaghMochi. As per records available (1940) in DDA, there were only 302 families in these Chulha tax payee villages. List of Chullah Tax payers is annexed as Annexure-I. The village wise details of Chullah Tax payers are as under:

S. No.	Name of Village	No. of chullah tax paying families.
1.	Todapur	38
2.	Dashgraha	58
3.	ArakpurBaghMochi	85
4.	JhilmilTahirpur	48
5.	NangliRazapur	<u>73</u>
		<u>302</u>

However, the number has increased in the long flux of time and roughly more than 5000 families were in occupation in these villages, as per the policy note of 2009. Moreover, it has been mentioned in the records that the Balmiki Community (Scheduled Caste) was exempted from the payment of chullah tax and therefore, the number of chullah tax payees could be higher. All these Chulla tax settlements along with 23 Nazul Estates were placed under the management of erstwhile Delhi Improvement Trust, predecessor of DDA through an agreement between the Secretary of State for India in Council and Delhi

improvement Trust in the year 1937 known as Nazul agreement. The copy of this agreement is available at Annexure-II.

As the residents were seeking ownership rights against the occupied plots, Govt. of India vide office Memorandum No. J-1/20011/6/75/-DII dated 18.07.1983, Annexure-III, decided to grant leasehold rights to the villages/occupants of five chulla tax payee villages/settlements. In pursuance of this OM of GOI, further action taken by DDA is elebrated as below:

1. VILLAGE NANGLI RAZAPUR

As regards granting leasehold rights to villagers of NangliRazapur as per the above referred Govt. of India's office Memorandum No. J-1/20011/6/75/-DII dated 18.07.83, initially, a Committee was constituted in the year 1999 which met on number of times and it recommended to grant leasehold rights to the 44 eligible villagers out of 59 claimants.

Lease stand executed in all the 44 recommended cases by O58 branch under LD-department. Rest of the cases could not be decided due to the disputes among the claimants themselves or the area under their occupation was found to be more than 267 sq. yds stipulated by the MOUD. As per the policy framed by the Govt. of India vide above referred order dated 18.07.83, it has been stipulated that the eligible villagers/Chullah Tax Payee and their descendants are to be granted leasehold rights up to an area of 267 sq. yds. of the land occupied by them @ Rs. 15/- per Sq. Yard and beyond 267 sq. yds. the rate has been fixed as Rs. 150/- per sq. yd.

Later on, the field inspection conducted by the DDA shows that in all the 44 cases the area occupied/ claimed differ from the area for which the lease has been executed. Accordingly, a complete list of 44 claimants detailing out the area under their occupation of claimants has been prepared. A perusal, of the list shows that in almost all the cases (barring 2-3 cases) the area occupied/ claimed is more than 267 sq. yds. These case were required to be dealt under para (v) of office memorandum dated 18.07.1983.

2. VILLAGE ARAKPUR BAGH MOCHI.

In order to implement above orders, VC, DDA constituted a Committee to examine the cases of ArakpurBaghMochi. The Committee was constituted to scrutinize the claims of the Chulla Tax Payees and their descendants.

The Committee finally recommended only 20 cases out of 209 cases for grant of lease hold rights who appeared and submitted the required documents before the Committee and found eligible.

Out of remaining 189 chulla tax payers, 123 person did not submit the required site plan of the area under their occupation and cases of 4 persons fall completely under road widening. 27 person did not turn up before the Committee for verification of their original documents. In 10 cases, objection were received from the legal descendants and in 25 cases supporting documents regarding Chulla Tax were not attached.

Accordingly the demand letters were issued to the 20 eligible person and out of them only one person deposited the demanded amount and his case is under consideration for executing of lease in Old Scheme Branch. Rest of the 19 persons represented DDA to grant lease hold rights on the basis of Resolution No.23 dated 20.04.1976 Annexure - IV wherein it was recommended that the lease hold rights may be given at the rate of Rs. 1/- per annum. The matter is still pending.

It is also added that therefore VC, DDA desired to give another opportunity to the villagers who had not submitted their documents for lease hold rights. Accordingly letters to the remaining villagers were issued, but none of them turned up.

The representatives of the MochiBagh residents demanded that they are not ready to accept the perpetual lease hold rights and they want permanent free hold ownership rights as they are inhabitants of the place of almost 90 years.

- 4 - 7/c-
3. VILLAGE TODAPUR
 4. VILLAGE DASGRAHA
 5. VILLAGE JHILMIL TAHIRPUR

The work with regard to above remaining three villages i.e. Das Garaha, Todapur and Jhil Mil Tahirpur has not been taken up till now due to want of comprehensive survey report.

The grant of lease hold rights to the villagers has been started in accordance with the instructions/ orders of Ministry. MOUD as per its letter dated 11.10.2004 has reiterated that only leasehold rights should be granted to the villagers @ Rs.15/- per sqm, since the rates in question are quite low. Therefore, further action in the matter was taken by DDA, but the occupants were not responsive and interested to get their cases finalized.

However, as the resident not willing to take lease hold rights, a draft policy prepared in DDA for regularization of these villages was sent to MOUD in the year 2009(Draft policy Annexure-V). MOUD on examination of the draft policy sought clarification by a letter dated 27th January, 2009 Annexure-VI. To prepare a consolidated clarifications to send it to MOUD, LM Department has sought comments from various wings of DDA namely Planning, LD, Finance, Legal etc. the same is still awaited.

At present all the chalah tax payee village settlements have grown over the period and are thickly builtup. These villages have same nature and character as that of urbanized villages in Delhi. There are constructions of 2 - 3 storey buildings with complete absence of planning and infrastructure etc.

As residents are pressing for regularization and the replies from wings are not forthcoming, a meeting by the Vice Chairman, DDA was held on 26.02.2014 and the minutes of the meeting enclosed in Annexure-VII.

During the meeting held on 26.02.2014, it was concluded that it is preferable to grant freehold rights rather than perpetual lease rights as Govt. agencies are converting the lease hold right into freehold rights. It was also decided to put up on agenda note to the Authority. Proposed agenda for Authority meeting has been prepared accordingly.

B. PROPOSED AGENDA FOR AUTHORITY MEETING.

In the background of the above facts, the following proposals are submitted for consideration by the authority.

- a. Villagers of 5 villages namely Nangli Razapur, Todapur, Das Ghara, Jhilmil - Tahirpur and Arakpur Bagh Mochi may be considered for grant of free hold rights "in principle".
- b. There are different categories of occupants such as (i) original Chullah Tax payer and their descendents, (ii) purchasers from the Chullah Tax payers and their descendents, (iii) original occupants / their descendents / purchasers occupying land more than permitted limit (iv) encroachers on govt. land. These categories will be charged different rates
- c. Charges to be levied from different type of occupants will be as under :-
(Being furnished by Finance Department, DDA)
- d. It is also proposed that Planning Department of DDA may prepare re-development plan of these villages including the change of land use, if necessary.
- e. It is also proposed that the authority may also consider to decide a cut off date for consideration of regularization/ grant of free hold rights to the unauthorized settlers/residents of these villages, other than the original chulha tax payers and their descendents. The date 8th February, 2007, which has been considered for regularization of unauthorized colonies by Govt. NCT of Delhi and mentioned in section 3(1)(c) of 'The NCT of Delhi Laws(Special Provisions) Second Act 2011' may be considered in this regard.

RESOLUTION

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
7th November, 2014 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri Balvinder Kumar

MEMBERS

3. Shri Venkatesh Mohan
Finance Member, DDA
4. Shri Abhai Sinha
Engineer Member, DDA
5. Shri D.S. Mishra
Addl. Secretary
Ministry of Urban Development
Govt. of India
6. Smt. Naini Jayaseelan
Member Secretary, NCR Planning Board

SECRETARY

Shri Brijesh Kumar Mishra
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas
Principal Secretary to Lt. Governor, Delhi
2. Shri Rajendra Kumar
Secretary (UD), GNCTD

3. Shri T. Srinidhi
Principal Commissioner (Housing, LI & CWG), DDA
4. Shri Dayanand Kataria
Principal Commissioner (LM, Pers. & Systems), DDA
5. Shri Sunil Kumar Gulati
Chief Vigilance Officer, DDA
6. Smt. Swati Sharma
Addl. Secretary to Lt. Governor, Delhi
7. Dr. Simi Malhotra
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor, Delhi
8. Shri R.N. Sharma
Addl. Secretary to Lt. Governor, Delhi
9. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
10. Shri Vishwendra
PS to Lt. Governor, Delhi
11. Shri J.B. Kshirsagar
Chief Planner, TCPO
12. Shri S.N. Gupta
Commissioner (Incharge) (LM/IL), DDA
13. Shri R.K. Jain
Commissioner (Incharge) (Planning), DDA
14. Shri Shamsher Singh
Chief Town Planner, SDMC & NDMC
15. Shri Sunil Mehra
Chief Town Planner, EDMC
16. Shri Anil Kumar Sharma
Chief Legal Advisor, DDA
17. Shri Amardeep Singh
FA (Housing) & CAO, DDA
18. Dr. K. Srirangan
Director, UTTIPEC, DDA
19. Ms. Paromita Roy
Dy. Director, UTTIPEC, DDA
20. Smt. Meena Vilhani

Asstt. Director (Planning), DDA

21. Sri Vijay Rishud
Advisor (NPIIC), DDA
22. Smt. Neemo Dhar
Advisor (PR), DDA

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, special invitees and senior officers present at the meeting of the Authority.

Item No. 153/2014:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.10.2014 at Raj Niwas.
F.2(2)/2014/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 9.10.2014 were confirmed as circulated.

Item No. 154/2014:

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 19.09.2014 at Raj Niwas.
F. 2(3)2014/MC/DDA

With regard to agenda item No. 130/2014, it was observed that by taking the decision to increase the number of dwelling units on bigger plots by the Authority, has DDA committed contempt of the Hon'ble High Court.

DDA, clarified that the minutes mention that Commissioner (Planning) would request the Hon'ble Court to allow additional dwelling units and the outcome would be submitted in the next meeting of the Authority. Therefore, DDA has not yet decided to increase the number of dwelling units. DDA has only conveyed to MOUD the proposal as approved by the Authority i.e. increase in the ground coverage and FAR on the bigger plots.

It was decided that based on the decision earlier taken by the Authority, DDA would request the Hon'ble Court to review the earlier decision of August, 2008 to allow more dwelling units in the residential plots.

257

ATRs on the remaining agenda items of the minutes of the meeting of DDA held on 19.9.2014 were noted.

Item No. 155/2014:

Standard costing of flats - Plinth Area Rates (PAR) of construction effective from 1st October, 2014 to 31st March, 2015.
F.21(1671)2001/HAC/Pl.II

It was observed that the cost of LIG flats at village Siraspur mentioned at Sl. No. 12 of the table under para 3 has been shown than the cost of other LIG flats of other localities mentioned in the table. This could lead to objections from the public and indeed lead to litigation.

Financial Advisor (Housing), DDA explained that the costing of 2920 LIG flats of village Siraspur has been done on the basis of actual rate of construction which included the construction of boundary wall too. This was also part of the DDA Housing Scheme-2014. This has been done keeping in mind that there would not be any financial loss to DDA.

It was also explained that the cost of these flats has been mentioned in the brochure. The general public should have applied for these flats after keeping in mind the higher cost indicated in the brochure of the DDA Housing Scheme-2014.

The proposal contained in the agenda item was approved.

Item No. 156/2014:

Policy for direct purchase of private land by DDA through negotiation.
F.9(6)/2014/NL-1/DDA

It was stated that in view of cumbersome and time consuming exercise of land acquisition under new Land Acquisition Act, DDA proposes to adopt the policy for direct purchase of private land on the pattern of DMRC regarding purchase of private land.

After detailed deliberations on the subject, the following decisions were taken:-

1. The DDA internal Committees would finalize the direct purchase of land only upto 10 acres. For direct purchase of the land exceeding 10 acres, the proposals will be submitted to the Authority for its approval.
2. The Standing Committee will be headed by the Vice Chairman, DDA with Finance Member, Engineer Member and Principal Commissioner (LM) being the members.
3. The cost of land for private purchase will not exceed the cost to be incurred under new Land Acquisition Act.
4. DDA will go in for direct purchase only in matters of public purpose.
5. The issue will be legally examined before implementation.

Hon'ble Lt. Governor expressed his concern about sensitivity of this agenda item and directed that due care and precaution must be taken by DDA to ensure transparent process while going for purchase private land through negotiations.

Proposal contained in the agenda item was approved with the above directions.

Item No. 157/2014:

Revised "Transportation (Chapter 12.0)" and related modifications to "Delhi Urban Area- 2021 (Chapter 3.0)" and "Development Code (Chapter 17.0)" based on the recommendations of the 13th Advisory Group meeting held on 11.6.2014 and review meeting held under Hon'ble LG on 16.9.2014.

F.1 (55)2012/UTTIPEC/Vol.III (Part)

The following decisions were taken:-

1. In clause 8(4) of Development Code (Chapter 17.0), under "Table 17.2" Parking Standards" the permissible ECS per 100s.q.m. of floor area for "All

- use zones within "TOD zone" shall be 2.0. Any other relevant sections should be modified accordingly.
2. To delete the last sentence in para 12.4.1 i.e. "In urban extension areas, TOD principles will be integrated with the proposed MRTS/Major Public Transport corridors at the planning stages only".
 3. To delete the word 'new' in para 12.13.2 of the draft TOD norms/policy.
 4. Member Secretary, NCRPB stated that all provisions of the NCR plan with respect to Transportation should be suitably incorporated in the chapter. She proposed that all major transport corridors, especially, the three prioritized corridors should be mentioned accordingly. Latest update on the issue would be submitted by the Member Secretary, NCRPB to DDA for inclusion in the draft chapter.
 5. It was agreed that the relevant aspects/features of TOD Development code especially with respect to issues related to safety of women and children, network connectivity, etc. should be included in the Development Code for urban extension areas, as far as they do not entail any zonal plan modifications in the land pooling areas.
 6. Typographical errors, if any, should be placed before the Authority prior to issuance of the public notice.

Hon'ble Lt. Governor directed that before the announcement of this policy, it should be ensured that there are adequate provisions for traffic, water, sewerage and electricity. He also directed that the matter may be taken up with the Delhi Jal Board whether they would provide adequate water and sewerage disposal system under this policy.

The agenda item was approved with the proposed modifications which will be put in public domain for inviting objections/suggestions on the proposed policy.

Item No. 158/2014:

Proposed change of land use in respect of the area measuring 1.40 ha. (3.462 acres) from 'Residential' to 'Government Office' proposed for dedicated office building at Curzon Road, Kasturba Gandhi Marg, New Delhi, falling in Planning Zone-D.
F.3(68)2008/MP

Since this building/site is located in Lutyens Bungalow Zone, as per the instructions issued by the Ministry of Urban Development in the year 1988, approval of Prime Minister's Office is required for change in land use. It was decided that DDA should write to Ministry of Rural Development, Govt. of India to first submit the site plan of the existing building and other details like FAR, ground coverage norms, photographs and copy of the proposed plans etc. for examination. Then the case that is processed by the Authority will be sent to the PMO for final approval.

The proposal contained in the agenda item was therefore not approved.

Item No. 159/2014:

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security - Police.
F.20(24)/2014-MP

Proposal contained in the agenda item was approved.

Item No. 160/2014:

Agenda for adoption of Annual Accounts for the financial year 2013-14.
F.6(30)/A/C(Main)/DDA/Annual A/Cs/2013-14

Proposal contained in the agenda item was approved.

Item No. 161/2014:

Annual Report of DDA for the year 2013-14.
F.1(05)/2014/P&C/AAR/DDA

Proposal contained in the agenda item was approved.

Item No. 162/2014:

Amendments in the Recruitment Regulations of Planning Cadre.
F.7(56)2010/PB-I/Part-1

In view of some representations received from certain officers of DDA with regard to the proposal, Hon'ble Lt. Governor directed that the file concerning amendments in the RRs of Planning cadre should be put up for orders and then this issue should be placed in the next meeting of the Authority.

Proposal contained in the agenda item was therefore not approved.

Item No. 163/2014:

Modifications in already approved proposal in MPD-2021 with respect to Existing Guest Houses.
F.20(17)2013-MP/PLI

After detailed discussions, the proposal contained in the agenda item was approved with following modification in para 15.7.3 (v) Chapter 15 i.e. Mixed Use Regulations:-

"Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply. Provided that except Bungalow Zone, Guest House that were operating validly under provisions of MPD, prior to 31/12/2010 would continue to the extent as was permissible at that time. For guest houses, which were already in existence prior to 07/02/2007, the requirement of ROW as provided for in notification dated 19.05.1999 would be as per the provisions of the National Building Code, Building Byelaws, 1983, Delhi Fire Service Act, 2007, Delhi Fire Service Rules, 2010 and other statutory bodies as applicable under relevant Acts/Rules"

Item No. 164/2014:

Draft Regulations for Operationalisation of Land Policy to be notified under Section 57 of Delhi Development Act, 1957
F.15(6)2012/MP

It was enquired as to how the aspect of differential cost of land falling under remunerative uses such as commercial, residential, etc. and non-remunerative uses such as green, utilities, etc. as per the Zonal Development Plans has been considered in the Land Pooling Policy. It was explained that the guiding principle in the land policy provides for an equitable return to the developers irrespective of the land uses assigned to their land in the Zonal Development Plans with minimum displacement.

Proposal contained in the agenda item was approved.

Item No. 165/2014:

Modifications to Chapter 19.0 of MPD-2021.
F.3(53)2003/MP

Proposal contained in the agenda item was approved.

Item No. 166/2014:

Grant of ownership rights/regularization of five Chulha Tax payee villages i.e. ArakpurBaghMochi, Toda Pur, Dasghara, JhilmilTahirpur and NangliRazapur.
F.TN.2(10)2014

Vice Chairman, DDA explained the agenda item in detail and informed that there are five types of occupants of these five villages viz. (a) original chulha tax payers and their descendants; (b) purchasers from the chulha tax payers and their descendants; (c) original/purchasers having an area excess than the permitted 167 sq.m./267 sq.yds.; (d) encroachers on Govt. land and (e) Valmiki category or their descendants which are to be regularised and given ownership rights subject to payment of the proposed payments.

After detailed deliberations, the Authority decided the following:-

- (i) For original chulha tax payers and their descendents and for purchasers from the Chullah Tax payers and their descendents - the rates of Rs. 575/- per sq.m. as decided for unauthorized colonies in the year 2008 should be updated with prescribed interest rate of DDA upto 30.11.2014.
- (ii) For the original occupants/their descendents/purchasers occupying land more than permitted limit - the calculation will be based on PDR basis i.e. the rate of Rs. 3500/- per sq. m. (cost of acquisition of undeveloped land in the year 2007 i.e. Rs. 1702/- per sq.m. plus interest at prescribed rate of DDA upto November, 2014) will be charged.
- (iii) For encroachers on Govt. land - market rates will be charged.
- (iv) For Valmiki category or their descendants - the rates will be that of (i) above.

Proposal contained in the agenda item was approved with the above modification of rates.

Item No. 167/2014:

Proposed change of land use of an area measuring 4191 sq.m. (1.0356 acres) from 'Residential' to 'Government (Govt. Office)', opposite CGO Complex, opening on Road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning, Zone-D.
F.20(26)2014/MP

Proposal contained in the agenda item was approved.

Item No. 168/2014:

Modification in MPD-2021 regarding motels.
F.20(04)83/MP-Vol.II

The proposal at 5A of the agenda item was approved by the Authority. But proposal contained in 5B of the agenda item, the modification i.e. "the vacant land under the ownership of Motel owner adjoining to original/sanctioned plot may be utilized for parking/maintaining green on purely temporary basis without raising any construction on such plot and without claiming any FAR and amalgamation

with original plot subject to regulatory measures by GNCTD and Local body" was approved.

Hon'ble LL Governor thanked all the members, special invitees and senior officers for participating in the meeting.

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

No. K-20013/10/2008-DDVA (Vol-I)
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi-110108
Dated the 17 December, 2014

Chairman,
Development Authority,
Sadan, INA Colony,
Delhi-110 023.

4334-B
19.12.14

Granting of ownership rights / regularization of Chullah Tax payees of five villages.

I am directed to refer to DDA's letter No. TN 2(10)2014/DDA/78 dated 28.11.2014 regarding the subject cited above and to convey the approval of this Ministry on granting freehold rights to the following categories of villagers in Chullah tax villages viz. Nangli Razapur, Toda Pur, Dasghara, Jhimli Tahirpur and Arakpur Bagh Mochi

- (i) For original chullah tax payers and their descendants and purchasers from the chullah tax payers and their descendants - the rates of Rs. 575/- per sq.mtr as decided for unauthorized colonies in the year 2008 should be updated with prescribed interest rate of DDA upto 30.11.2014.
 - (ii) For the original allottees / their descendants / purchasers from original allottees occupying land more than permitted limit - the calculation will be based on PDR basis i.e. the rate of Rs. 3500/- per sq. mtr (cost of acquisition of undeveloped land in the year 2007 i.e. Rs. 1702/- per sq. mtr plus interest at prescribed rate of DDA upto November, 2014) will be charged for the area in excess of the permissible limit.
 - (iii) For Valmiki category or their descendants - the rates will be as that in (i) above.
2. All three categories as above on the existing occupation may be regularized on "as is where is" basis.
 3. As regards the encroachers on the Government Land in these villages, the matter will be decided separately.
 4. It is directed that DDA should ensure proper identification of the villagers for granting the freehold ownership rights.

This issues with the approval of competent authority.

Yours faithfully,

(Bhupendra Bahuguna)
Under Secretary to the Government of India

Copy to

- (i) PS to UDM
- (ii) PSO to Secretary (UD)
- (iii) PPS to AS(UD)

Dr. Udit Raj (Ex. I.R.S.)

Member of Parliament
(Lok Sabha)
NORTH WEST DELHI48600
15/11/17

15/Nov/17

D.O. No UR/M P/2017/CON-213

Date: 9th November 2017

Dear Shri Anil Baijal Ji,

Attached is the application from Shri Ram Singh, President, Village Tahirpur Parisangh R/o 420, Main Road-64, Village Tahirpur, Shahdra, Delhi-110095 regarding releasing the residence from paying the Choolah Tax and also from Rs. 500 as process fee under DDA Scheme. Residence of this area are poor and belongs to SC/ST and backward classes. Necessary documents are enclosed.

I shall be grateful if you could look into the matter and do the needful in public interest.

Thanking You,

With reg
Yours Sincerely,

Udr

(Dr. Udit Raj)

b. copy
✓
15/11/17

Shri Anil Baijal,
Hon'ble Lieutenant Governor,
Raj Niwas Marg, Ludlow Castle,
Civil Lines, New Delhi,
Delhi 110054

Pls ack.

196

15/11

15/11

2 Nov

Dr. Udit Raj (Ex. L.R.S.)



4/8/C
Member of Parliament
(Lok Sabha)
NORTH WEST DELHI

48600
15/11/17



15/Nov/17
Date: 9th November 2017

D.O. No UR/M P/2017/CON-213

Dear Shri Anil Baijal Ji,

Attached is the application from Shri Ram Singh, President, Village Tahirpur Parisangh R/o 420, Main Road-64, Village Tahirpur, Shahdra, Delhi-110095 regarding releasing the residence from paying the Choolah Tax and also from Rs. 500 as process fee under DDA Scheme. Residence of this area are poor and belongs to SC/ST and backward classes. Necessary documents are enclosed.

I shall be grateful if you could look into the matter and do the needful in public interest.

Thanking You,

With re
Yours Sincerely

Ud

(Dr. Udit Raj)

Dr. Singh
in
ss/ks

Shri Anil Baijal,
Hon'ble Lieutenant Governor,
Raj Niwas Marg, Ludlow Castle,
Civil Lines, New Delhi,
Delhi 110054

Pls act

15/11

8/11

8/11

197

444/c

2

प्रार्थना पत्र

दिनांक :- 08.11.2017

सेवा में,

श्रीमान डॉ० उदित राज जी,

संसद सदस्य महोदय जी

टी-22 अतुल ग्लोब रोड, नई दिल्ली-110001

माननीय डॉ० उदित राज जी,

हम समस्त ताहिरपुर गांव के निवासियों की ओर से बताना चाहते हैं कि दिनांक 13.10.2017 को डी.डी.ए. मुख्यालय में उपाध्यक्ष महोदय जी के समक्ष व गांव ताहिरपुर के निवासी भी मौजूद थे कि बारे में जो चर्चालाप हुई का विवरण इस प्रकार है।

1. जो चूल्हा टैक्स 575 ₹0 वर्ग मीटर से जमा करवाने, जो 2008 से ब्याज लगाया जा रहा है उसे खत्म करवाया जाये, क्योंकि हमारे गांव की जो कृषि भूमि थी उसका भी कोई मुआवजा और न ही कोई विकल्प प्लॉट मिले हैं जो कि डी.डी.ए. की स्कीम (Scheme) है। व 500 ₹ जो चालान प्रोसेस फीस वसूली जा रही है से भी मुक्ति दिलवाई जाये।
2. हमारे गांव में वाल्मीकि समाज/अनुसूचित जाति/जनजाति व पिछड़े वर्ग व बेसहारा विधवाओं को भी संविधान के तहत एवं भारत सरकार की नीति के तहत / को मध्य नजर रखते हुए। डी.डी.ए. का गजट 17.07.1983 में भी उल्लेखित किया गया है। 1915-16 का गजट की कॉपी भी संलग्न कर रहे हैं। हम आपको बताना चाहते हैं कि इस गांव की कृषि भूमि वह रिहायशी जगह पट्टे पर व ग्राउण्ड रेंट (Ground Rent) पर दी गई थी।

अतः हम श्रीमान् डॉ. उदित राज जी से हार्दिक/अर्ज करते हैं कि हम बेसहारा गरीब निवासियों को जो भी सम्भव मदद हो सकती है करवाने की अनुमति प्रदान करें। आपकी अति कृपा होगी।

आपके सहयोग की भावना से।

सधन्यवाद।

भवदीय

राम सिंह

राम सिंह

12/11/2017
प्रमोदी (SG/31/UBC)
सीमापुरी विधानसभा क्षेत्र
9-110095

198

प्रधान गांव ताहिरपुर परिसंघ की ओर से
भ.नं. 420, गैल रोड, -64
गांव ताहिरपुर, शाहदरा, दिल्ली-110095

Shri Ram Singh met
 the VC DDA during PM on 16/11/18
 meeting is to be held in the
 morning in the Chamber of VC DDA on
 22/11/18 at 11-30 AM. May/18 attend
 P.C.(LD)/M./C.LD/Dir(CSB)
 (19/Dir(CM))HG/SLD(CB)/SLD(CM).

41916
 P.H. - 2761/15
 23/11/17
 VC Office
 Dy. No. 45-PH
 Dated 18/11/18

उपराज्यपाल
 दिल्ली
 LIEUTENANT GOVERNOR
 DELHI



राज निवास
 दिल्ली-110054
 RAJ NIWAS
 DELHI-110054

Old Pr. Commr. (Coordn)
 Diary No. 207-D
 Dated 11.8.01.17

VC Office
 Dy. No. 3578-H
 Dated 22.11.17
 November, 2017

टी. एन. निवास
 कागजी नं. 05-LG
 दिनांक 23-11-18

okul
 18/11/18
 CLO
 AMH

Dear Dr. Udit Raj ji,

I have received your letter of 9th November, 2017 alongwith a representation of Shri Ram Singh, President, Village Tahirpur Parisangh, Shahdra, Delhi regarding payment of Choolah Tax and processing fee under DDA Scheme.

I have asked Vice Chairman, DDA to look into the matter and send a status report for my perusal.

Warm regards,

P.C.(LD)/Dir.(S&A)H

Yours sincerely,

(Anil Baijal)

DDA/HQ/DA
 Dated 18/11/18

Dr. Udit Raj,
 Hon'ble Member of Parliament (Lok Sabha),
 T-22, Atal Grove Road,
 Connaught Place,
 New Delhi-110001.
 No. 100(3)/2017/RN/406/885

Dated 22 November, 2017

Copy along with the enclosures forwarded to Vice Chairman, DDA to look into the matter and send a status report for perusal of Hon'ble Lt. Governor. please.

Please ensure that
 ATR is sent to Raj Niwas

(Swati Sharma)
 Special Secretary to LG

20/11/17
 199
 23/11/18

20/11/17
 199
 23/11/18

20/11/17
 199
 23/11/18

ITEM NO. 35/2018

Sub: Disposal of about 7876 cancelled/surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to wait listed and to bulk buyers from Central/State Government Departments, Local Bodies (i.e. Municipal Corporations, Council etc.) and Central/State Government Public Sector Undertakings & non-governmental bulk buyers.

No.F.1(15)/2017/Coordn.(H)/DDA.

SYNOPSIS :

DDA offered 25000 flats of different categories at different locations to the general public through its Housing Scheme-2014 and 12617 flats were offered in DDA Aawasiya Yojana-2017. 7876 number of flats have been surrendered by the registrants under Housing Scheme-2017. DDA is proposing these surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini be offered to wait-listed registrants and Government/Public Sector organizations & non-governmental entities.

1.0 Background.

- 1.1 DDA had offered 25000 flats of different categories at different locations to general public through its Housing Scheme-2014. About 12,617 flats were surrendered which were again offered in the Housing Scheme-2017. 46,675 number of applications were received in DDA AY-2017. 12,617 applicants were declared successful for allotment of the flats and further a wait list of 631 applicants equivalent to 5% of total number of flats was also prepared in accordance with the provisions of the scheme 7876 number of successful allottees have surrendered the flats till 12.06.18. Out of these 7876 surrendered flats, 7201 flats are LIG/One Bedroom flats located in Narela-(3025), Siraspur- (1423) and Rohini-(2753). Out of

these surrendered flats, 794 flats have been allotted to CISF with the approval of the Authority.

- 1.2 The matter regarding allotment of 794 flats at Rohini & Siraspur to CISF and allowing 50% rebate on the departmental charges was placed before the Authority vide its Agenda Item No.12/2018 and the Authority has approved with the following observations:

"Approval was accorded to the part proposal for allotment of available LIG/One Bedroom flats to CISF and other Para-military forces only. The modalities for disposal of flats to other categories as mentioned in para 5.4 of the proposal required further examination and exploration of all possible alternatives for re-submission before the Authority".

2.0 **EXAMINATION:**

- 2.1 7201 number of LIG/One bedroom flats are thus at present in stock which are lying un-allotted since 2014. As a result capital to the tune of ₹995 crores is blocked. Further, in addition to stock holding cost, DDA is also incurring liability of expenses on account of watch & ward charges and depreciation @ 1.25% p.a. till the time the flats remains un-allotted. It is, therefore, considered necessary to put all out efforts to dispose of these surrendered flats at Narela, Rohini & Siraspur. However on the basis of past experience of last two Schemes, it is unlikely that there would be a better response from general public for these flats. It may, therefore, be prudent to explore the possibility of disposal of these flats amongst the waitlisted applicants of present Scheme "DDA AY-2017".
- 2.2 The provision about wait listed applicants in the Scheme is as under:
- 8.(iii) A separate wait list of applicants equal to 5% of total flats on offer, will also be declared in order of priority. The waiting list will be valid only for 10 months from the date of issue of demand letters to successful applicants. The application money of wait-listed applicants shall be refunded along with unsuccessful applicants. However, before going for the draw in case the same takes place for allotting the

surrendered/cancelled flats, all such eligible wait-listed applicants shall be asked to deposit the Application Money. 15 days' time shall be given to them to do so and only those names shall be included who have deposited their Application Money prior to the draw. **A draw will be held only once after 8 months from the date of issue of demand letters for allotment of the surrendered flats to the wait listed applicants as per the priority decided initially.** Only those flats which are surrendered within 6 months from the date of issue of demand letters would be included for allotment to the wait-listed registrants. The waiting list is created just to ensure that the surrendered flats (if any) are allotted to the applicants of the same scheme rather than keeping them vacant and the list will be valid for 10 months, and, hence it doesn't create any right of the wait listed applicants if they fail to get a flat from the surrendered ones. If successful, the cost would be the cost of the flat on the date the demand-cum-allotment letter is issued."

- 2.3 The provision of wait list of applicants equivalent to 5% of total flats was made with a view to ensure allotment of all available flats to the applicants of the Scheme itself. It may be mentioned here that in the past two schemes, DDA has faced a peculiar situation that the number of surrendered/cancelled flats has been much more than 5% of the flats offered in the scheme.
- 2.4 Since large number of flats are available against the waiting list of 631 applicants, therefore, it is considered appropriate to offer all these surrendered flats including those going to be surrendered in future to the wait-listed applicants immediately **by relaxing the time lines prescribed in above stated condition 8(iii) i.e. 6 months for surrender of flats for their inclusion for allotments and 8 months for holding the draw for wait-listed applicants.** The wait listed applicants will be offered all surrendered flats including LIG/One bedroom flats in Narela, Siraspur and Rohini area as per the brochure condition as stated at para- 2.2. The wait listed applicants will be intimated through letter to deposit registration fee within 30 days from the issue of letter.
- 2.5 Since there is about 7876 vacant flats are available and after allotting these flats to the wait-listed applicants, there would be large number of

flats still un-allotted. It is further proposed that the remaining surrendered/cancelled flats be offered to bulk buyers of Central/State Government Departments, Local Bodies (i.e. Municipal Corporations, Council etc.) and Central/State Government Public Sector Undertakings. They may apply for any number of flats desired by them.

2.6 The flats to bulk buyers may be offered at the same rate as offered to Central Industrial Security Force by giving rebate of 50% in Departmental Charges and with the option of amalgamation of two flats. The character of these flats as residential will not be changed by the users.

2.7 The bulk buyers shall be required to submit application along with application money equivalent to the number of flats intended for purchase @ ₹50,000/- per flat. To operationalize the scheme, the bulk buyer will be required to submit priority tower-wise of the available flats. For this, Tower-wise inventory of surrendered flats will be created in advance and details of the towers that are available for allotment alongwith number of flats vacant in that tower will be provided to bulk buyers. They will indicate the priority for the towers available for allotment alongwith their applications. They may include all the available towers in their priority. A computerized draw will be held to decide the order of preference for allotment. The bulk buyers whose preference comes first will be allotted all the flats as per the priority submitted by them at the time of application. After having allotted the flats to bulk buyer having first order of preference, remaining flats will be allotted to the bulk buyer having second order of preference and so on till all the bulk buyers are allotted flats. It may so happen that vacant flats in one tower may become available for allotment to more than one bulk buyer. In this case allotment will be done from ground floor onwards in order of flat number to the bulk buyers as per their order of preference decided through computerized draw. It may also happen that the bulk

buyer may not get the demanded number of flats as the flats for which the buyer has submitted priority have already been allotted. In such a situation, once the allotment of flats have been done to all the bulk buyers in order of preference assigned through computerized draw as per priority submitted by them, the bulk buyers who have not got demanded number of flats will be allowed to choose from remaining available vacant flats. The choice will be accorded in accordance with the order of preference already assigned through computerized draw. The bulk buyer will be given three working days to choose the vacant flats failing which the chance will be passed to next bulk buyer in order of preference.

- 2.8 In case flats remains un-allotted even after offering them to bulk buyers of Govt./Public Sector, the un-allotted flats may be offered to bulk buyers of non-government entities other than individuals for the sole purpose of housing their staff at the same rate as given in DDA AY-2017. The scheme for non government entities will be launched separately once the exercise as per para 2.6 and 2.7 has been completed. Such non-government entities will have to apply for minimum of 50 flats and they will not be allowed to further sell these flats. An Undertaking by way of Affidavit to this effect shall be obtained and any breach shall invite criminal prosecution as well as cancellation of allotment. The modalities of allotment will remain same as mentioned in para 2.7 above except the minimum flats they will have to apply for will be kept as 50.

3.0 PROPOSAL

- 3.1 To relax the prescribed time lines of clause No.8(iii) of DDA AY-2017 of 6 months for surrender of flats for inclusion in the allotments and of 8 months for holding the draw for wait-listed applicants so that the draw of lots is held immediately for applicants placed in wait list and to relax the

prescribed time limit of 15 days to 30 days for depositing registration money.

- 3.2 To approve the proposal for offering the remaining surrendered/cancelled LIG/One bedroom flats at Narela, Siraspur & Rohini after the allotment to wait-listed applicants to the bulk buyers of Central/State Government Departments, Local Bodies (i.e. Municipal Corporations, Council etc.) and Central/State Government Public Sector Undertakings at the same rate as offered to CISF by giving rebate of 50% in departmental charges and with the option of amalgamation of two flats. Operational scheme has been prescribed in para 2.7.
- 3.3 To approve the proposal for offering the flats to bulk buyer of non-government entities, in case flats remains un-allotted after offering these to bulk buyers of Govt./Public Sector, as per modalities prescribed in para 2.7. & 2.8.

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 36/2018

Subject: - Simplification and Rationalisation of various interest rates applicable in DDA in respect of allotment of flats, built up shops and Plots regarding.

F.21(Misc.)9/Intl./HAC/2001/2014

Background

DDA charges interest in cases of sale of property where staggered payment is permitted or in cases where there is delay in payment of dues to DDA. It has been noticed that a variety of rates and methodologies have been prescribed for computation of interest and penalty etc. In many a case it turns out that the interest / penalty payable is very high even as compared to the value of the property. Also in certain cases these calculations have been disputed by the affected parties. Many such cases have been brought up before the Vice Chairman, DDA in public hearings.

In the light of the above background it is felt that the existing procedure and the rules be thoroughly reviewed with a view to rationalize and simplify them, so that there is visible improvement in terms of 'ease of doing business'.

The following proposal has been drafted in the above stated background.

Proposal

It may be noted that most of the interest rates applicable for calculation of 'disposal cost of flats' and delay in making payment by the allottees were approved by the Authority in its meeting on 21.2.2002, 29.9.2003, 22.11.2004 and on 26.6.2014. In this regard respective office orders dated 22.4.2002, dated 4/14.11.2003, dated 12.4.2005 and dated 21/7/2014 are enclosed at **Annexure 1**.

2. As per available information at RBI website as on date, bank rate is 6.25% and policy repo rate is 6%. Interest rates, across banking sectors, for housing loan segment vary in the range of 8.25 to 9.5% whereas following interest rates are presently in vogue in DDA for calculation of disposal cost of flats and for default or delay in payment made by the allottees:

- | | | |
|-------|---|---|
| (i) | Interest for working out EMIs in case of hire purchase allotment (mostly to persons with disability). | Simple interest @15% p.a. on monthly reducing balance. |
| (ii) | Interest during construction period (for the period of 15 to 24 months) for working out the cost of the flat. | Simple interest @ 10% p.a. |
| (iii) | Penalty in case of default/delay in payment. | |
| | a) For hire purchase scheme. | Simple interest @ 12% p.a. for 1 st month of default and thereafter @ 18% p.a. for subsequent period of delay in depositing the instalments. |
| | b) Other than hire purchase schemes /SFS. | Same as above (Up to 31 st March 2002). However, from 1 st April 2002 onwards, compound interest @ 12% p.a. compounded yearly (as on 31st March of the year). |
| (iv) | For delay of more than six months in @7% cases of mutation on account of death of allottee | Compound interest |
| (v) | In cases where allottees are not at fault | Simple interest @ 7%. |

3. Generally interest rates applicable for flats are also applicable for built up shops. However, some of the interest rates in respect of built up shops are different from the rates mentioned above. For example, 15% p.a. compound interest is applicable for delayed

payment in respect of initial deposit of hire purchase allotment and delayed payment for cash down allotment of built up shops as compared to 12% p.a. applicable (after 31st March 2002 onwards) in respect of flats allotted on cash down basis. Similarly, 6% p.a. interest is factored in for calculating EMIs for allotment of shops on hire purchase basis to eligible SC/ST categories as against interest of 15% p.a. applicable in respect of flats allotted on hire-purchase basis to eligible categories like, persons with disability.

4. Various interest rates prevalent in respect of Plots are contained in letter/circulars dated 11th Nov. 1976, dated 03/6/2004, dated 16/8/2005 and dated 31/5/2011 (enclosed as **Annexure 2**), as mentioned below:

Sl. No.	Purpose	Applicable penalty for delay in payment (% per annum)
i.	Ground Rent Charges	10% Simple interest.
ii.	Maintenance Charges and updation of Unearned Income (UEI)	18% simple interest.
iii.	Belated payment of premium, Composition Fee, Restoration Charges, Unearned Income (UEI) charges, misuse charges and damages	12.5% up to 30 days and thereafter 15%.
iv.	Cases where the allottee is not at fault	7% simple interest.

5. It is, thus, evident that rates of interest prevalent in DDA vary across Housing (flats), built up shops and Plots. From the analysis of interest structure for flats (as in para 2 above), it is worth noting that while simple interest is chargeable for delay in payment of instalments of cost of flats in respect of hire purchase allotment, compound interest is chargeable (from April 2002) for delay in respect of cash down allotment. Moreover, as per provision of the order dated 22/4/2002, on receipt of all instalments of the cost of the flat allotted on hire purchase basis, the amount of penalty for delay in payment of instalments is virtually frozen as no further interest is charged for delay in payment of the amount of penalty; i.e. the amount of penalty remains the same irrespective of the time period after which it is paid. However, in respect of cash down allotment, compound interest is chargeable (from April, 2002) even on the amount of penalty levied

due to delay in payment or part payment of cost of the flat. Thus, whereas no further interest is charged for delay in payment of the penalty in respect of hire purchase allotment, compound interest is charged even on the penalty being charged in respect of cash down/SFS cases. This has created some sort of a dichotomous situation in respect of interest rate structure for cash down allotment as compared to hire purchase allotment as a result of which proportionately much higher penalty is levied for delay in payment/short payment of the cost of flats in respect of cash down/SFS allotments as compared to hire purchase cases.

6. In view of above facts and position, it is plausible that the prevailing interest rates structure applicable for flats/built up shops and Plots need to be revisited to simplify and rationalise them in tune with the overall prevailing interest rates architecture with a view to maintaining transparency, equity and giving relief to the allottees/general public.

7. While simplifying and rationalising various prevailing interest rates, it may be considered that broadly we may prescribe two standard interest rates. One standard rate may be applicable for the instances/cases which do not involve the default and reasons for charging penal interest, like the interest for calculating EMIs in case of hire purchase allotments. Another standard rate may be in the nature of penalty and be applicable for instances/cases involving default and reasons for charging higher or penal interest, like delay in payment towards the cost of the flats/land/built up shops. It may be considered that DDA may adopt 10% as standard rate of interest for the instances/cases which do not involve the default and therefore do not attract penal interest whereas another standard rate applicable for cases involving default may be fixed at higher rate of 14%. Compounding structure of interest rates, wherever applicable, may be done away with.

8. Accordingly, prevailing interest rate of 15% for determining EMIs in case of hire purchase allotment of flats and built up shops may be rationalised to 10%. Similarly all other interest rates which are not linked to default or delay in payment of cost and other applicable charges in respect of flats/built up shops and plots may also be rationalised at 10%. Interest rates relating to default or delay in various kinds of due payment in respect of the flats/built up shops and Plots which are in the nature of penalty may be fixed at a higher rate of 14%.

9. Accordingly, it is proposed that in supersession of all presently applicable interest rates in respect of flats, built up shops and Plots, interest rates in DDA may be simplified and rationalised as under:

- | | | |
|-------|---|---|
| (i) | Interest for working out EMIs in case of hire purchase allotment of flats/built up shops/plots to eligible categories as per norms. | Simple interest @ 10% p.a. on monthly reducing balance. |
| (ii) | Interest during construction period for working out cost of the flats/built up shops. | Simple interest @ 10% p.a. (No Change) |
| (iii) | Interest during the extended permitted period (maximum 3 months), beyond initial permitted period of 90 days, for making payment of cost of flats/built up shops/plots. | Simple interest @ 10% p.a. |
| (iv) | Penalty on default or delay in payment (beyond permitted period) of cost of flats/shops and Plots in respect of both, hire purchase and cash down allotments | Simple interest @ 14% p.a. (Interest will be charged upto the date on which full payment of principal amount is made.) |
| (v) | Penalty in respect of delay in payment of Ground rent, maintenance charges, composition fee, restoration charges, damages, UEI charges, late intimation of transactions attracting UEI, difference of conversion charges and misuse charge etc. | Simple interest @ 14% p.a. (Interest will be charged upto the date on which full amount of respective payment is made.) |
| (vi) | For delay of more than 90 days (i.e., zero period) in payment of penalty in case of delayed payment of principal due amount (as in iv and v above). This will be applicable in | Simple interest @ 10% p.a. (Interest on penalty will be charged from 91 st day of full payment of principal amount |

cases of hire purchase as well as cash down allotments.

and upto the date on which penalty is paid.)

- (vii) For delay of more than six months in case of mutation on account of death of allottee and also for cases where default/delay in payment is not due to allottees' fault. Simple interest @ 7% p.a.

Following notes may also be considered as part of the above proposal:

- (i) Above interest rates will not be applicable in respect of cases which have already been decided/finalised and such cases will not be re-opened.
- (ii) Wherever initial permitted period for payment of principal due amount is less than 90 days, the same will be treated as 90 days for not charging interest during this period.
- (iii) In case of partial payment of principal due amount/cost, penalty on the unpaid principal amount (beyond extended permitted period) will continue to be charged @ 14% upto the date of full payment of principal due amount. However, interest on the unpaid penalty for delay in payment of due amount will be charged @ 10%. In such cases of partial payment, zero period of 90 days for payment of penalty will not be available.
- (iv) Interest for any purpose or occasion not covered above will be decided with the approval of concerned Principal Commissioner with concurrence of FA (H)/Director (LC) as per the approved parameters and standard rates to rationalise them either @ 10% or @14% depending on the nature of the event/occurrence requiring charging of interest by DDA.

- (v) Interest for working out EMIs in case of allotment of built up shops on instalments to eligible SC/ST category may be retained @ 6% as approved by the then Ministry of Urban Development vide D.O. No.F.20013 dated 9.9.1986 regarding finalisation of terms and conditions for allotment of shops/stalls to members of SC/ST by restricted tenders.
- (vi) All those cases where default/delay in payment is not due to allottees' fault will be individually examined to establish that allottees are not at fault for default or delay in due payment and reduced rate of 7% simple interest will be charged with the approval of concerned Principal Commissioner with the concurrence of FA (H)/Director (LC).

A Penalty Relief Scheme connected with rationalisation of interest rates structure (as submitted below) may also be considered to grant further relief to the allottees/beneficiaries.

10. With the proposed simplification and rationalisation of the interest rates structure in DDA, there will be overall relief to the allottees of flats/plots/built up shops. Whereas the liability of penalty in respect of cash down allotment of flats/ built up shops will be reduced considerably, liability of hire purchase / semi cash down allottees of flats/built up shops will also be reduced; vide two examples of live cases enclosed at **Annexure 3**. However, with the provision of 10% simple interest on delay of more than 90 days in payment of due penalty [vide para 9 (vi) of the proposal], hire purchase allottees may be liable to pay more depending on the period of delay in payment of penalty as they are not liable to pay such interest as per present rules. Cash down allottees of flats, on the other hand, will get benefited with this provision of 10% simple interest on delay in payment of penalty as they are charged compound interest @ 12% as per present structure.

11. It is, accordingly, proposed that a scheme of Penalty Relief may also be introduced for allottees of hire purchase or semi cash down allotment, initially for a period of six months, wherein they will be exempted from paying 10% interest on the delay of more than 90 days in payment of penalty. Depending upon the response, the scheme may be considered for extension. It is understood that if given due publicity, this scheme may enable us to substantially recover the due instalments and penalty from such allottees.

12. Since the interest liability on belated payment of Ground rent in respect of plots/shops will increase from 10% to 14% as per the aforesaid proposed structure, it would be appropriate to also allow

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No F.21(Misc.)9/INT/HAC/2001/ 49

16.4.2002
22

OFFICE ORDER

Sub: RATIONALIZATION OF INTEREST STRUCTURE

Authority in its meeting held on 21.2.2002 have passed the resolution on Rationalization of Interest Structure vide Resolution No. 09/2002. The Resolution has become operative with immediate effect as per the orders of the Chairman, DDA dated 24.01.2002.

Subsequently, Authority has modified some of the rates in Authority meeting held on 28.3.2002 vide Resolution No. 53/02. It became effective with immediate effect vide orders of VC dated 4.4.2002.

The decisions taken, in brief, are as under:

1. Interest for working out equated monthly instalments(EMI) in case of hire purchase allottees

The rate of interest in case of hire purchase allottees will be 15% p.a. to be charged on monthly reducing balance. This 15% will include interest @14% p.a. and collection charges @1% p.a. There will be no group insurance coverage for the new allottees.

2. Interest during construction period for working out cost of the flat:
Interest during construction period will be charged @15% for the following periods:

Sl.No.	Particulars	Number of months
i.	Single & double storey	18 months
ii	Three & four storey flats	24 months
iii	More than 4 storey flats	24 months (without lift) 30 months (with lift)

3. Actual Period Interest (API) Interest on Restoration and working out current cost

a) SFS flats:-

As per Authority Resolution 09/2002, interest is to be charged @12% p.a. compounded at yearly intervals before issue of demand letter and 15% p.a. compounded yearly thereafter. Subsequently, Authority vide Resolution 53/02 has reduced the interest rate from 12% to 10% p.a. compounded at yearly interval.

b) Non-SFS Flats:-

As per Authority Resolution 09/2002 interest is to be charged @12% p.a. compounded at yearly intervals before issue of demand letter and 15% p.a. compounded yearly thereafter. Subsequently, Authority vide Resolution 53/02 has reduced the interest rate from 12% to 10% p.a. compounded at yearly interval.

4. Interest on default payments:

a. Hire-purchase scheme:-

Simple interest will be charged @ 12% p.a. for the first month and @ 18% p.a. for the subsequent period for delay in depositing the hire purchase installments.

However if the allottee had already deposited interest penalty as per original terms of the schemes or under any penalty relief schemes and interest penalty under the Resolution No.09/2002 is less than the amount earlier deposited, no refund will be given and amount deposited will be treated as penalty upto the date of deposit.

b. Other than Hire Purchase Schemes:-

Interest will be charged @ 15% p.a. compounded yearly.

c. SFS Schemes:-

Interest @ 15% p.a. compounded yearly will be charged.

5. Interest as stated in Para 3 & 4 above was to apply for period in live default i.e. after the resolution of the authority in case of allotment on non installment basis. But for the purpose of simplification the rates will apply for default after 31.3.2002. The interest due upto 31.3.2002 will be added in the principal to work out the interest after 31.3.2002.

6. Where DDA is at fault interest will be charged @ 10% p.a. compounded annually as against the interest mentioned in Para 3 & 4 above. Whether DDA is at fault or not will be decided by Com[H].

7. In case of allotment in hire purchase basis, in working out old cost + interest, cost will be updated with applicable rate of interest and then installment will be worked out.

8. Payment of belated construction interest (BCI):

No BCI will be paid in future schemes except where DDA has already made a commitment in respect of existing schemes. No BCI will be paid on cancelled and restored flats where final demand letters are yet to be issued. However past commitments conveyed in writing to the allottee on the earlier policy shall be honored.

9. Payment of deferment interest:

Where the installments are deferred but the allottees have deposited the installment before the publication of notice in the newspapers, deferment interest will be paid @ 7% p.a. from the date of deposit till the due deferred date of installments. However, no deferment interest will be paid on deposits made after deferment is announced in the newspapers. However, in cases where DDA has committed to pay the deferment interest either by conveying it to allottee in writing or it has been allowed in the demand letter prior to May, 2001, the commitment shall be honoured.

10. Interest on Registration deposit:

a) Interest on registration deposit will be paid as per commitment made in the brochure.

245

b) In futures schemes simple interest will be paid @ 7% on registration deposit, where deposit has been kept for more than three months for a period above three months.

11. Compounding of Interest

Wherever it has been provided that interest will be charged on annual compounding basis, compounding will be done as on the last day of the accounting year of the DDA.

12. The past cases, already decided, will not be reopened.

25/12/02
[D.B. GUPTA]
Commissioner [H]

Copy to :

1. VC for information.
2. FM for information.
3. Commissioner (System)
4. FA[H]
5. Director[H] I & II
6. Jt.FA[H] I & II
7. All Jt./Deputy Directors (H)
8. All Sr.Aos/Aos of Housing Accounts Wing.
9. PS to CH.
10. Jr. L.O.
11. Counsellor(Housing).

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

Hd.F.21(1671)2004/HAC

4.11.2003

Sub:- Costing of flats.

Authority have passed a Resolution on the costing of the flats by DDA- moving from actual cost to standard cost in its meeting held on 21.1.2002 vide Resolution No. 7/2002. This was further modified for interest during construction period and land factor for four storey flats vide Resolution No. 95/2002, 110/2002. The authority in its meeting held on 29.9.2003 have approved the following vide resolution number:

- a. Collection of share money as approved vide Authority Resolution No. 7/2002 has been dispensed with.
- b. No service charges/capitalized service charges be separately levied on flats. This will be part of land cost as intimated by Land Costing wing.
- c. Authority had left the decision on interest during construction period to the Vice Chairman who has decided that interest during construction period be charged @ 10% p.a.
- d. The above would apply on demand letters yet to be issued. Demand letters already issued will not be revised.

(R/K.Singh)
Commissioner (Housing)

Copy to:

1. VC for information.
2. FM/EM for information.
3. PC for information
4. Commissioner (System)
5. FA(H)/ Dir(LC)
6. Director(H) I & II/ Jt.FA(H) I & Dy FA(H)
7. Sr A.O.(HAC)
8. M/s CMC

DELHI DEVELOPMENT AUTHORITY
(LAND COSTING WING)
12/1/05

DELHI DEVELOPMENT AUTHORITY
(LAND COSTING WING)

No.F.(4)2003/Coordn./LC/PLIV/DDA 60

Dated: 12 April, 2005

CIRCULAR

In pursuance of the decision taken by the Authority during the meeting held on 22.11.2004 vide Agenda Item No.69/2004, Housing L.C. is pleased to order to charge simple interest at the rate of 7% p.a. in the cases where allottee is not at fault instead of the following rates:

1. Interest at the rate of 5% p.a. previously approved by the Authority vide Agenda Item No.52/2004 dated 24.8.04 relating to Rohini Residential Scheme in Lands Wing.
2. Interest at the rate of 7% p.a. at compound rates prevalent in Housing Wing.

The decision as regards charging simple interest at the rate of 7% p.a. in cases where allottee is not at fault will be applicable both in Housing Wing as well as in Lands Wing. Cases already finalised shall not be re-opened.

(PRAHLAD SINGH)
DIRECTOR (L.C.)

Copy to:-

1. Commr.(L.D), DDA.
2. Commr.(Housing), DDA.
3. F.A.(Housing), DDA.
4. Director(RL)/(CL)/(Lands), DDA.
5. Director(H) I & II, DDA.
6. OSD TO VC for kind information of the latter.
7. OSD TO FM for kind information of the latter.
8. Dy./Jt.F.A.(H)-I & II, DDA.
9. Dy.CAO(L.C.), DDA.
10. PS to Principal Commissioner
11. PS to Director(L.C.)

Director (L.C.)

3A/DA/CAO/1/Quar/12/4/5

12/4/5
12/4/5

**DELHI DEVELOPMENT AUTHORITY
HOUSING ACCOUNTS CENTRAL**

No. F.21(Misc.)9/INT/HAC/2001/2014/56

Date: 9/07.2014

OFFICER ORDER

Sub: Interest on registration money and interest on default payment

In partial modification/supersession of earlier orders issued vide Circulars No. F.21 (Misc.)9/INT/HAC/2001/49 dated 22.4.2002 and No.F.21(Misc.)9/INT/HAC dated 23.4.2004 regarding rationalization of interest, the Authority in its meeting held on 26th June, 2014 vide Item No.99/2014 has now approved as follows:-

1. That DDA will pay simple interest at the rate of 8% per annum on registration deposit on future schemes and also in earlier alive schemes where deposit has been kept for more than three months from the last date of closure of the scheme.
2. In case of delay in receipt of disposal cost of flats, compound interest at the rate of 12% per annum (to be compounded on 31st March every year) will be recovered from the allottees instead of existing 15% per annum compound interest.
3. Old settled cases will not be reopened for this purpose.
4. This will be effective from the date of issue of this order.


(D. Sarkar)
Commissioner (Housing)

cc TO:-

1. VC, DDA for kind information.
2. FM, DDA for kind information.
3. EM, DDA for kind information.
4. FA (H)
5. Director (H) - I & II / Director (Systems)
6. Dy. Director (Systems) / Dy. FA (H) - I & II, PS to Commissioner (H)
7. All Sr. AO / AO (Housing)

IMMEDIATE

DELHI DEVELOPMENT AUTHORITY
(FINANCE & EXPENDITURE)

No. FE. 16(108)/73.

Dated the 11th Nov., 1976.

OFFICE ORDER NO. 47

Subject: Rate of interest to be charged
on belated payments of ground rent.

It has been advised by the Ministry of Works & Housing vide their letter No. J-13037/848/76-UDIA dated 6/3/76 (copy enclosed) that interest @ 10% p.a. may be recovered on the arrears of ground rent payable by the lessees of lands/plots under the scheme of 'Large Scale Acquisition, Development & Disposal of land in Delhi'. It has, therefore, been decided with the approval of the V.C. that henceforth interest @ 10% p.a. may be charged on all belated payments of ground rent from the lessees of lands/plots pertaining to the Nazul Account-I, Nazul Account-II and General Development Account. Accordingly, in all the lease-deeds to be executed from now onwards, provisions should be made for charging interest on arrears of ground rent @ 10% p.a.

(Lachhman Singh.)
Chief Accounts Officer

1. Additional Secretary, LAB, A.O.(R)
2. All the Officers and Branches of the Authority.

/guleri/

No. G-13037/8/76-UBID
Government of India
Ministry of Land & Housing
(Air Mail Air Awar Mantralaya)

New Delhi, the 6th March, 1976

The Secretary,
Land & Building Department,
Delhi Administration,
Delhi.

Subject: Scheme for Large Scale Acquisition, Development
& Disposal of land in Delhi-Allotment of land
to the ODS.

Sir,

I am directed to refer to your letter No. G-19(C)/75/L&B/
P&A. 46 dated the 5th January, 1976 on the above subject and to
state that the matter has been carefully examined in the Ministry.
It is felt that it is unreasonable to claim penal interest on
the ground rent which have not been paid. In view of this,
Ministry would advise that normal rates of interest only on
the arrears payments should be recovered in all such cases the
rate of interest may, however, be fixed at 10% as is being
levied by the Land and Development Office in similar cases.

Yours faithfully,

(P.S. Ravindra)
DESK OFFICER

1099
2/2/80

DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

No. 12/2004 Coordn./LC/Wing

Dated 22.6.04

CIRCULAR

Sub: Interest rates on belated payments of land premium,
Unearned increase and other charges

The Authority vide resolution No.12/2004 have resolved that interest on belated payments of all kind of premium will be charged @ 12.5% p.a. where delay is 30 days or less and @ 15% p.a. for the period exceeding 30 days.

The above rates of interest will also be applicable in respect of other belated payments i.e. unearned increase, misuse charges, composition fee, compounding fee and restoration charges.

The rates will be effective from the date of issue of this circular and these rates will not be applicable in old cases in which demand has already been raised.

(Dr.R.N.Patnaik)
Director (LC)

Copy forwarded to the following :

1. Commr.(LC)/Housing, DDA.
 2. Chief Legal advisor, DDA.
 3. F.A.(H), DDA.
 4. Director /RI/CL/II/Coordn.(Lands), DDA
 5. Director (Bldg.), DDA
 6. Dy.C.A.O.(LC), DDA
 7. O.S.D. to V.C. : for kind information of the later.
 8. O.S.D. to J.M. : for kind information of the later.
 9. All Sr.A.C.(s)/A.O.(s) of L.C.Wing.
- Sr A O J.L.

DELHI DEVELOPMENT AUTHORITY
CO. ORDINATION (LAND DISPOSAL)

2075/13/8/05
13/8/05
F.6A(193)67/LSB(1)

16/8/05

CIRCULAR

In implementation of all payments circulars, the following guidelines for computing Unpaid Demand (ULD) are issued.

- 1) The crucial date for determining the market rate of calculation of ULD would be the date of transaction, whether in the form of sale/transfer/transfer of share etc. In case of "WIT" which is not in blood relation, the crucial date would be the date of death of the deceased.
- 2) The amount of ULD thus calculated on the basis of crucial date would be updated at the rate of 12% annum till the date of intimation of transfer/application for conversion or mutation is received, complete in all respects.
- 3) No interest would be charged from the date of submission of complete application for transfer/change in ownership/constitution till the date on which the formal communication of demand is issued after approval of transfer, change in constitution etc. Further no interest will be charged upto 60 days from the date of issue of demand. Thereafter interest @ 18% per annum would be levied till the date of payment. Rate of interest in such cases will be at the rate of 12.5% per annum where the demand letter has been issued after 31st March 2001, where the delay is 30 days or less and at the rate of 15% per annum for the period of delay beyond 30 days.
- 4) All the old settled cases where demand has been realised will not be re-opened. In cases where demand has been issued and the same is revised in view of these guidelines interest would be payable from the date of issue of Demand letter as stated in Para 3 above.

This issues with the approval of LG in file no. F.6A(193)67/LSB(1).

(SANJEEV KUMAR)
DY. DIRECTOR (CO. ORDN.)LD

Copy to:

1. Commissioner (Housing)
2. Chief Legal Advisor
3. Financial Advisor (Housing)
4. All Director (Land Disposal) LDA
5. Director (Building)
6. Dy. CAO (LC)
7. All Dy. Directors (Co. Ord.)LD
8. OSD to VC for kind information of the later.
9. OSD to FM for kind information of the later.
10. All Sr. AOs /AO in Land Costing wing.

[Signature]
DY. DIRECTOR (CO. ORDN.)LD

DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

186

No.FI(Misc.) Damages A/cs/2007-08/

18

Dated 31-5-2011

CIRCULAR - CC No.14

Sub: Reduction of rates of interest on belated payments of Damages recoverable from unauthorized occupants.

DDA is charging simple rates of interest @18% per annum for belated payment of Damages recoverable from unauthorized occupants of Nazul Land/BGDA Lands.

2. Consequent upon the notification of Ministry dated 1.12.2002, the rate of interest on belated payments @ 12.5% where delay is 30 days or less and 15% per annum for a period exceeding 30 days have been prescribed in respect of disposal of land by DDA under section 29 of DDA(Disposal of Developed Nazul Land) Rules-1981.
3. In the Authority meeting held on 29.3.2005, some of the Authority Members suggested that the penal rate of interest for late payment of damages should be brought down at par with the penalty being charged for other dues as stated above.
4. Section 7(2A) of JP Act deal with recovery of arrears of rent or damages according to which the arrears of damages shall be payable together with simple interest at such rate as may be prescribed, not exceeding the current rate of interest within the meaning of the Interest Act-1978 as decided by Reserve Bank of India. In other words, this section refers to recovery of interest at the time of assessment of damages from time to time for the period prior to assessment. It has been further reported that no such interest is being recovered presently from the encroachers on the arrears of damages. Henceforth, the provisions of this act may be complied with while recovering the arrears of damages.
5. Accordingly, with the approval of authority vide Resolution No.18/11, it has been decided that the recovery of penalty for non-payment of damages within the stipulated period after the demand is raised, the same may be recovered @ 12.5% per annum for delay upto 30 days and 15% per annum for delay exceeding 30 days as is being charged in respect of other dues like land premium, misuse charges, unearned increase and composition fee, etc. so as to maintain parity. Besides, the proposal contained in para 4 is also approved by the authority. The rate will be effective prospectively and will not apply to past cases.

ANNEXURE-3

File No.	L21(395)87/NP/DG		
Flat No.	22-D, Pkt- 5/G, Dilshad Garden		
Total Installments	180	Amount of each intallment	816.46
Date of commencement of installments		10-Sep-1987	

Sr. No.	Due date	Date of Deposit	Amount	Belated 12%	Belated 18%	Remarks
1	10-Sep-1987	18-Aug-1993	1633.00	1	71	
2	10-Oct-1987	18-Aug-1993		1	70	
3	10-Nov-1987	29-Sep-1993	1633.00	1	70	
4	10-Dec-1987	29-Sep-1993		1	69	
5	10-Jan-1988	19-Oct-1993	1633.00	1	69	
6	10-Feb-1988	19-Oct-1993		1	68	
7	10-Mar-1988	2-Nov-1993	816.00	1	67	
8	10-Apr-1988	15-Apr-1994	816.00	1	72	
9	10-May-1988	5-Oct-1994	1633.00	1	76	
10	10-Jun-1988	5-Oct-1994		1	75	
11	10-Jul-1988	20-Oct-1994	4082.00	1	75	
12	10-Aug-1988	20-Oct-1994		1	74	
13	10-Sep-1988	20-Oct-1994		1	73	
14	10-Oct-1988	20-Oct-1994		1	72	
15	10-Nov-1988	20-Oct-1994		1	71	
16	10-Dec-1988	11-Jan-1995	1633.00	1	73	
17	10-Jan-1989	11-Jan-1995		1	72	
18	10-Feb-1989	16-Mar-1995	4080.00	1	73	
19	10-Mar-1989	16-Mar-1995		1	72	
20	10-Apr-1989	16-Mar-1995		1	71	
21	10-May-1989	16-Mar-1995		1	70	
22	10-Jun-1989	16-Mar-1995		1	69	
23	10-Jul-1989	1-Aug-1995	816.00	1	72	
24	10-Aug-1989	4-Apr-1996	14688.00	1	79	
25	10-Sep-1989	4-Apr-1996		1	78	
26	10-Oct-1989	4-Apr-1996		1	77	
27	10-Nov-1989	4-Apr-1996		1	76	
28	10-Dec-1989	4-Apr-1996		1	75	
29	10-Jan-1990	4-Apr-1996		1	74	
30	10-Feb-1990	4-Apr-1996		1	73	
31	10-Mar-1990	4-Apr-1996		1	72	
32	10-Apr-1990	4-Apr-1996		1	71	
33	10-May-1990	4-Apr-1996		1	70	
34	10-Jun-1990	4-Apr-1996		1	69	
35	10-Jul-1990	4-Apr-1996		1	68	
36	10-Aug-1990	4-Apr-1996		1	67	
37	10-Sep-1990	4-Apr-1996		1	66	
38	10-Oct-1990	4-Apr-1996		1	65	

39	10-Nov-1990	4-Apr-1996		1	64
40	10-Dec-1990	4-Apr-1996		1	63
41	10-Jan-1991	4-Apr-1996		1	62
42	10-Feb-1991	27-Jul-1996	19584.00	1	65
43	10-Mar-1991	27-Jul-1996		1	64
44	10-Apr-1991	27-Jul-1996		1	63
45	10-May-1991	27-Jul-1996		1	62
46	10-Jun-1991	27-Jul-1996		1	61
47	10-Jul-1991	27-Jul-1996		1	60
48	10-Aug-1991	27-Jul-1996		1	59
49	10-Sep-1991	27-Jul-1996		1	58
50	10-Oct-1991	27-Jul-1996		1	57
51	10-Nov-1991	27-Jul-1996		1	56
52	10-Dec-1991	27-Jul-1996		1	55
53	10-Jan-1992	27-Jul-1996		1	54
54	10-Feb-1992	27-Jul-1996		1	53
55	10-Mar-1992	27-Jul-1996		1	52
56	10-Apr-1992	27-Jul-1996		1	51
57	10-May-1992	27-Jul-1996		1	50
58	10-Jun-1992	27-Jul-1996		1	49
59	10-Jul-1992	27-Jul-1996		1	48
60	10-Aug-1992	27-Jul-1996		1	47
61	10-Sep-1992	27-Jul-1996		1	46
62	10-Oct-1992	27-Jul-1996		1	45
63	10-Nov-1992	27-Jul-1996		1	44
64	10-Dec-1992	27-Jul-1996		1	43
65	10-Jan-1993	27-Jul-1996		1	42
66	10-Feb-1993	31-Jul-1996	19584.00	1	41
67	10-Mar-1993	31-Jul-1996		1	40
68	10-Apr-1993	31-Jul-1996		1	39
69	10-May-1993	31-Jul-1996		1	38
70	10-Jun-1993	31-Jul-1996		1	37
71	10-Jul-1993	31-Jul-1996		1	36
72	10-Aug-1993	31-Jul-1996		1	35
73	10-Sep-1993	31-Jul-1996		1	34
74	10-Oct-1993	31-Jul-1996		1	33
75	10-Nov-1993	31-Jul-1996		1	32
76	10-Dec-1993	31-Jul-1996		1	31
77	10-Jan-1994	31-Jul-1996		1	30
78	10-Feb-1994	31-Jul-1996		1	29
79	10-Mar-1994	31-Jul-1996		1	28
80	10-Apr-1994	31-Jul-1996		1	27
81	10-May-1994	31-Jul-1996		1	26
82	10-Jun-1994	31-Jul-1996		1	25
83	10-Jul-1994	31-Jul-1996		1	24
84	10-Aug-1994	31-Jul-1996		1	23
85	10-Sep-1994	31-Jul-1996		1	22
86	10-Oct-1994	31-Jul-1996		1	21

87	10-Nov-1994	31-Jul-1996		1	20
88	10-Dec-1994	31-Jul-1996		1	19
89	10-Jan-1995	31-Jul-1996		1	18
90	10-Feb-1995	31-Aug-1996	816.00	1	18
91	10-Mar-1995	28-Dec-1998	11431.00	1	45
92	10-Apr-1995	28-Dec-1998		1	44
93	10-May-1995	28-Dec-1998		1	43
94	10-Jun-1995	28-Dec-1998		1	42
95	10-Jul-1995	28-Dec-1998		1	41
96	10-Aug-1995	28-Dec-1998		1	40
97	10-Sep-1995	28-Dec-1998		1	39
98	10-Oct-1995	28-Dec-1998		1	38
99	10-Nov-1995	28-Dec-1998		1	37
100	10-Dec-1995	28-Dec-1998		1	36
101	10-Jan-1996	28-Dec-1998		1	35
102	10-Feb-1996	28-Dec-1998		1	34
103	10-Mar-1996	28-Dec-1998		1	33
104	10-Apr-1996	28-Dec-1998		1	32
105	10-May-1996	28-Dec-1998	11431.00	1	31
106	10-Jun-1996	28-Dec-1998		1	30
107	10-Jul-1996	28-Dec-1998		1	29
108	10-Aug-1996	28-Dec-1998		1	28
109	10-Sep-1996	28-Dec-1998		1	27
110	10-Oct-1996	28-Dec-1998		1	26
111	10-Nov-1996	28-Dec-1998		1	25
112	10-Dec-1996	28-Dec-1998		1	24
113	10-Jan-1997	28-Dec-1998		1	23
114	10-Feb-1997	28-Dec-1998		1	22
115	10-Mar-1997	28-Dec-1998		1	21
116	10-Apr-1997	28-Dec-1998		1	20
117	10-May-1997	28-Dec-1998		1	19
118	10-Jun-1997	28-Dec-1998		1	18
119	10-Jul-1997	31-Dec-1998	3270.00	1	17
120	10-Aug-1997	31-Dec-1998		1	16
121	10-Sep-1997	31-Dec-1998		1	15
122	10-Oct-1997	31-Dec-1998		1	14
123	10-Nov-1997	1-Feb-1999	3400.00	1	14
124	10-Dec-1997	1-Feb-1999		1	13
125	10-Jan-1998	1-Feb-1999		1	12
126	10-Feb-1998	1-Feb-1999		1	11
127	10-Mar-1998	12-Mar-1999	817.00	1	12
128	10-Apr-1998	10-May-1999	1633.00	1	12
129	10-May-1998	10-May-1999		1	11
130	10-Jun-1998	3-Jul-1999	1633.00	1	12
131	10-Jul-1998	3-Jul-1999		1	11
132	10-Aug-1998	30-Apr-2007	19548.00	1	104
133	10-Sep-1998	30-Apr-2007		1	103
134	10-Oct-1998	30-Apr-2007		1	102

135	10-Nov-1998	30-Apr-2007		1	101
136	10-Dec-1998	30-Apr-2007		1	100
137	10-Jan-1999	30-Apr-2007		1	99
138	10-Feb-1999	30-Apr-2007		1	98
139	10-Mar-1999	30-Apr-2007		1	97
140	10-Apr-1999	30-Apr-2007		1	96
141	10-May-1999	30-Apr-2007		1	95
142	10-Jun-1999	30-Apr-2007		1	94
143	10-Jul-1999	30-Apr-2007		1	93
144	10-Aug-1999	30-Apr-2007		1	92
145	10-Sep-1999	30-Apr-2007		1	91
146	10-Oct-1999	30-Apr-2007		1	90
147	10-Nov-1999	30-Apr-2007		1	89
148	10-Dec-1999	30-Apr-2007		1	88
149	10-Jan-2000	30-Apr-2007		1	87
150	10-Feb-2000	30-Apr-2007		1	86
151	10-Mar-2000	30-Apr-2007		1	85
152	10-Apr-2000	30-Apr-2007		1	84
153	10-May-2000	30-Apr-2007		1	83
154	10-Jun-2000	30-Apr-2007		1	82
155	10-Jul-2000	28-May-2007	19548.00	1	82
156	10-Aug-2000	28-May-2007		1	81
157	10-Sep-2000	28-May-2007		1	80
158	10-Oct-2000	28-May-2007		1	79
159	10-Nov-2000	28-May-2007		1	78
160	10-Dec-2000	28-May-2007		1	77
161	10-Jan-2001	28-May-2007		1	76
162	10-Feb-2001	28-May-2007		1	75
163	10-Mar-2001	28-May-2007		1	74
164	10-Apr-2001	28-May-2007		1	73
165	10-May-2001	28-May-2007		1	72
166	10-Jun-2001	28-May-2007		1	71
167	10-Jul-2001	28-May-2007		1	70
168	10-Aug-2001	28-May-2007		1	69
169	10-Sep-2001	28-May-2007		1	68
170	10-Oct-2001	28-May-2007		1	67
171	10-Nov-2001	28-May-2007		1	66
172	10-Dec-2001	28-May-2007		1	65
173	10-Jan-2002	28-May-2007		1	64
174	10-Feb-2002	28-May-2007		1	63
175	10-Mar-2002	28-May-2007		1	62
176	10-Apr-2002	28-May-2007		1	61
177	10-May-2002	28-May-2007		1	60
178	10-Jun-2002	28-May-2007		1	59
179	10-Jul-2002	5-Jun-2009	1080.00	1	82
180	10-Aug-2002	5-Jun-2009		1	81
Total			147238.00	180.00	9969.00

Dues Report	Due	Deposit	Balance
1. Total installments amount	146962.8	147238.00	-275.20
2. 12% penalty	1469.63		0.00
3. 18% penalty	122089.35		0.00
4. Total Penalty 12% + 18%	123558.97		123558.97
Total Amount Due	270521.77	147238.00	123283.77

A. Total penalty on delay in payment of MI as per existing terms and condition = 123559.00

B. Calculation of penalty on delay in payment of MI @ 14%PA in r/o above referred hire purchase case:-

Delay period = 10,149 Month.

Penalty/Interest on delay MI = $\frac{816.46 \times 10149 \times 14}{1200} = 96,673.00$

Total penalty on delay in payment of MI = 96,673.00

Case of Cash down allotment

1. Flat No. : 54-C, Pkt-C, Ph-II, Jhilmil
2. Date of Demand-cum-Allotment Letter : 17.03.1993

A. Calculation of penalty on delay of payment of cost of the flat :-

1. Cost of flat Rs.3,29,925.98/-
Due on 16.05.1993

2. Penalty on cost of flat from 17.05.93 to 24.08.93 i.e. 3.5 month.

(i) 1 st month @ 12% PA =	$\frac{329925.98 \times 12 \times 1}{1200}$	=	Rs. 3,299.25
(ii) 2.5 Month @ 18% PA =	$\frac{329925.98 \times 18 \times 2.5}{1200}$	=	Rs. 12,372.22
(iii) Penalty not charged from 25.08.93 to 31.03.95 as per Hon'ble Court order Dated 3.02.95 Sheelavanti & others V/S DDA	---		
(iv) Penalty from 1.04.95 to 18.03.96 (31.03.96) i.e. 12 month @ 18% PA	$\frac{329925.98 \times 18 \times 12}{1200}$	=	Rs.59,386.67
Total penalty upto 31.03.96		=	Rs. 75,058.14

Deposit of Rs. 3,20,000/- as cost of flat on 18.03.1996

Balance cost of flat yet to be paid = Rs. 9,926/-

Penalty w.e.f. 01.04.96 to 31.03.2002 on balance cost of Rs.9926/- = 72 months

@18% PA = $\frac{9926 \times 18 \times 72}{1200}$ = Rs. 10,720.00

Total penalty (Rs. 75059.00 + 10720.00) = Rs. 85,779.00

Balance cost = Rs. 9,926.00

Total = Rs. 95,705.00

Penalty @ 12% p.a. compound interest on Rs. 95705.00
w.e.f 1.04.2002 to 31.03.18

1.4.2002 to 31.03.2003	<u>11484.60</u>
	107189.6
1.04.2003 to 31.03.2004	<u>12862.75</u>
	120052.35
1.4.2004 to 31.03.2005	<u>14406.28</u>
	134458.63
1.04.2005 to 31.03.2006	<u>16135.04</u>
	150593.67
1.04.2006 to 31.03.2007	<u>18071.24</u>
	168664.91
1.04.2007 to 31.03.2008	<u>20239.79</u>
	188904.70
1.04.2008 to 31.03.2009	<u>22668.56</u>
	211573.26
1.04.2009 to 31.03.2010	<u>25388.79</u>
	236962.06
1.04.2010 to 31.03.2011	<u>28435.45</u>
	265397.50
1.04.2011 to 31.03.2012	<u>31847.70</u>
	297245.20
1.04.2012 to 31.03.2013	<u>35669.42</u>
	332914.63
1.04.2013 to 31.03.2014	<u>39949.76</u>
	372864.38
1.04.2014 to 31.03.2015	<u>44743.73</u>
	417608.11
1.04.2015 to 31.03.2016	<u>50112.97</u>
	467721.08
1.04.2016 to 31.03.2017	<u>56126.53</u>
	523847.61
1.04.2017 to 31.03.2018	<u>62861.71</u>
	586709.32

Total Say Rs. 5,86,710.00

Interest Rs. 576784.00 + Balance Cost Rs. 9926.00 = Rs.5,86,710.00

Flat No. 54-C, Pkt-C, Ph-II, Jhilmil

B. Calculation of penalty for delay in payment @ 14% p.a. on cost and interest @ 10% p.a. on penalty:-

1. Cost of flat Rs.3,29,925.98/-
Due on 16.05.1993
2. Penalty for delay in payment of cost of flat w.e.f. 17.05.93 to 24.08.93 i.e. 3.5 months.

(i) $\frac{329925.98 \times 14 \times 3.5}{1200} = \text{Rs.13,472}$

(ii) Penalty not charged from 25.08.93 to 31.03.95 as per Hon'ble Court order Dated 3.02.95 Sheelavanti & others V/s DDA

(iii) Penalty from 1.04.95 to 18.03.96 (31.03.96) i.e. 12 month

$\frac{329925.98 \times 14 \times 12}{1200} = \text{Rs.46,190}$

Total penalty upto 31.03.96 = Rs. 59,662

Partial cost of flat (Rs. 3,20,000/-) paid on 18.03.1996

Balance cost yet to be paid = Rs. 9,926/-

1. Balance Cost yet to be paid = Rs. 9,926.00
2. Penalty upto 31.03.96 = Rs. 59,662.00

A. Penalty @ 14% p.a. on balance cost of Rs. 9,926.00 w.e.f 1.04.96 to 31.03.2018 (22 years).
 $\frac{9926 \times 14 \times 22}{100} = \text{Rs. 30,572.00}$

B. Interest @ 10% p.a. for delay in payment of penalty i.e. Rs. 59,662.00 w.e.f 1.04.96 to 31.03.2018 (22 years)
 $\frac{59662 \times 22 \times 10}{100} = \text{Rs. 1,31,256/-}$

Total due :-

Balance cost	=	Rs. 9,926/-
Penalty	=	Rs. 90,234
(Rs. 59,662/- + Rs. 30572/-)		
Interest on penalty	=	Rs. 1,31,256/-
TOTAL	=	Rs. 2,31,416/-

ITEM NO. 37/2018

SUB: (i) Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial & Industrial Properties for the year 2017-18.

(ii) Fixation of Land Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under Multi-level parking for the year 2017-18.

File No.2 (34) 99/AO (P) DDA/ Pt.

1. The Scheme for conversion of commercial and industrial properties from leasehold to freehold was put into effect following the directives of the Govt. of India vide letter dated 27.06.2003. The rates for computation of conversion charges for the initial year 2003-04 were fixed after updating the rates notified by L&DO for the year 1995-96.
2. In view of the fact that there had not been much response to the existing rates of conversion charges based on L&DO rates, it was felt that these rates be rationalized on the basis of actual market trend and stage of development in the respective zones. Accordingly, the rates for the year 2004-05 were firmed up based on average auction rates of the year 2003-04.
3. Due to lukewarm response, no increase was proposed for the succeeding year i.e. 2005-06.
4. While working out the land rates for conversion charges for the subsequent years, though the average auction rates of relevant years were duly considered, but in view of the huge fluctuations in the market rates and the fact that real estate trend may not prevail permanently and cannot said to be the real indicator for the purpose of determining the increase in conversion charges, an equitable increase @ 10% i.e. equal to expected cost of money was accepted by the Authority subject to final approval of MOUD.
5. The rates of Conversion of Industrial plots from Leasehold to Freehold are fixed at 60% of the commercial rates for 100 FAR except Narela which is taken as 75%. However, these rates are linked to plot area instead of FAR.
6. Now coming to the issue for fixation of land rates for calculating the conversion charges from leasehold to freehold in respect of commercial and industrial properties for the year 2017-18 going by the same analogy which has been adopted in principle for the earlier years, an increase of 10% over the existing rates seems to be reasonable and justified.

7. Accordingly, the rates for calculation of conversion charges in respect of Commercial and Industrial Properties from leasehold to freehold for the year 2017-18 are shown in the tables given below:-

Land Rates for calculating Conversion Charges in respect of Commercial Properties

TABLE 7.1 (Rates in Rs./sqm for 100 FAR)

Zone	Rates for the year 2016-17	Proposed rates for the year 2017-18
Central, South & Dwarka	1,12,050/-	1,23,255/-
West, North, East & Rohini	77,815/-	85,597/-
Narela	31,127/-	34,240/-

Land Rates for calculating Conversion Charges in respect of Industrial Properties

TABLE 7.2 (Rates in Rs./sqm)

Zone	Rates for the year 2016-17	Proposed rates for the year 2017-18
Central, South & Dwarka	67,232/-	73,955/-
West, North, East & Rohini	46,690/-	51,359/-
Narela	23,346/-	25,681/-

Note:-

- Commercial rates proposed above will be applicable for normal locations. For commercial plots located in Mall Areas and Multiplex Complexes, the rates will be further enhanced by 50% i.e. 1.5 times of the normal rates.
- These rates will be applicable only for calculation of conversion charges for the conversion of commercial/industrial plots from leasehold to freehold.
- These rates shall be applicable to commercial built up properties also.

Fixation of Land Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under Multi-level parking for the year 2017-18.

8. The reserve price for multilevel parking is fixed @ 35% of the market rate of commercial properties. On the same analogy, the land rates in respect of area under multi-level parking for conversion from leasehold to freehold are being adopted @ 35% of the conversion rates of commercial properties.

9. Accordingly, based on the policy as already in vogue, land rates in respect of area under Multi level parking for the year 2017-18 have been worked out at 35% of land rates of commercial properties proposed for the year 2017-18 as shown in the table given below:

Land rates for calculating Conversion Charges in respect of area under Multi-level parking for the year 2017-18

TABLE-9.1 (Rates in Rs./sqm for 100 FAR)

ZONE	Proposed Land rates for calculating conversion charges from lease hold to free hold in respect of commercial properties for the year 2017-18.	Proposed Land rates of area under Multi-level parking sites for the year 2017-18 for Conversion from leasehold to freehold @35% of Col.2
1	2	3
South, Central & Dwarka	1,23,255/-	43,139/-
West, North, East & Rohini	85,597/-	29,959/-
Narela	34,240/-	11,984/-

The commercial plots where multilevel parking forms part of it will be converted into freehold only when the parking area has been fully developed and made operational as on the date of submission of conversion application, to ensure provision of parking facilities.

10. A list of items pending with MoHUA relating to land issues is as per Annexure-I.

PROPOSAL

- (i) The Authority may approve the proposal for fixation of the land rates for calculating Conversion Charges for conversion of Commercial and Industrial properties from leasehold to freehold for the year 2017-18 as, contained in TABLES 7.1 and 7.2 respectively and land rates for calculating conversion charges for conversion of area under multilevel parking from leasehold to freehold for the year 2017-18 as contained in TABLE 9.1.
- (ii) Pending Approvals from MoHUA may be followed vigorously to ensure concurrence

RESOLUTION

The proposal contained in the agenda item was approved.

DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

Sub: Notification Pending in the Ministry of Housing & Urban Affairs after the approval of Authority.

Sl. No.	Authority Resolution	Issue	Status
1.	68/2014	Land rates for conversion of Commercial and industrial properties from leasehold to freehold.	The rates for the year 2013-14 & 2014-15 were referred to MoUHA vide this office letter N. F2(34)99/AO(P)/DDA/388 dated 26.06.2014 for seeking approval.
2.	86/2015	do	The rates for the year 2015-16 was referred to MoUHA vide this office letter No. F2(34)99/AO(P)/DDA/576 dated 12.10.2015 for seeking approval.
3.	42/2016	do	The rates for the year 2016-17 was referred to MoUHA vide this office letter No. F2(34)99/AO(P)/DDA/67 dated 06.05.2016 for seeking approval.

NB:

- A. The rates of the year (s) 2004-05 to 2012-13 were sent to Ministry for seeking approval of MOHUA with the approval of Hon'ble L.G.

Sl. No	Relevant Year	Letter/Reference No.	Date of communication
1.	2004-05	F2(34)/99/AO(P)/Pt/76	14.04.04
2.	2005-06 & 2006-07	F2(34)/99/AO(P)/DDA/42	6.7.06
3.	2007-08	F2(34)99/AO(P)/DDA/29	15.5.07
4.	2008-09	F2(34)/99/AO(P)/DDA/40	24.04.08
5.	2009-10	F2(34)/99/AO(P)/DDA/56	4.06.09
6.	2010-11	F2(34)/99/AO(P)/DDA/88	9.07.10
7.	2011-12	F2(34)/99/AO(P)/DDA/	15.12.11
8.	2012-13	F2(34)/99/AO(P)/DDA/151	27.12.12

- B. It to point out that while forwarding letter seeking approval for a particular financial year, a reference of all earlier years pending approvals has invariably been invited.

- C. Land rates for conversion of Residential properties from leasehold to freehold were sent to Ministry for seeking approval of MoHUA with the approval of VC.

Sl. No.	Letter/Reference No.	Date of Communication
1	F2(150)05/AO(P)/DDA/86	19.05.2006
2	F2(150)05/AO(P)/DDA/135	23.11.2011

List of issues pending with the Ministry of Housing & Urban Affairs after the approval of the Authority.

Sl. No.	Authority Resolution	Details of item	Letter through which sent to the Ministry
1	Resolution No.15 of 2004	Revision of rates of damages for the assessment under the Public Premises (Eviction of Unauthorised Occupants) Act,1971 for the period 01.08.2001 to 2004-05	F1(Misc)D/Acs/2000-01/6 dated 12-05-2004
2	Resolution No.76 of 2007	-do- for the period 2005- 2008	F1(Misc)ACE/2000-01/38 dated 05-12-2007
3	VC/DDA	-do- for the period 2008- 2009	F1(Misc)D/Acs/2007-08/48 dated 03-07-2008
4	Resolution No.10 of 2009	-do- for the period 2009- 2010	F1(Misc)D/Acs/2007-08/ dated 26-06-2009
5	Resolution No 39 of 2010	-do- for the period 2010- 2011	F1(Misc)D/Acs/2007-08/73 dated 29-11-2010
6	Resolution No.58 of 2011	-do- for the period 2011- 2012	F1(Misc)D/Acs/2007-08/26 dated 25-08-2011
7	Resolution No.25 of 2012	-do- for the period 2012- 2013	F1(Misc)D/Acs/2007-08/14 dated 24-05-2013
8	Resolution No. 48 of 2013	-do- for the period 2013-2014	F.1(Misc.)Damage/A/c2007/DDA /23 dated .09.10.2013
9	Resolution No.6 of 2015	-do- for the period 2014- 2015	F1(Misc)D/Acs/2007-08/15 dated 12-10-2015
10	Resolution No. 38 of 2016	-do- for the period 2015-2016	F1(Misc)D/Acs/2007-08/09 dated 04-05-2016
11	Resolution No.43 of 2016	-do for the period 2016-17	F1(Misc)D/Acs/2016-17 dated 10-05-2016

**DELHI DEVELOPMENT AUTHORITY
LAND DISPOSAL DEPARTMENT
COORDINATION BRANCH**

11) 2018/LD Coordn/402 at 8/6/18

Sub: Notification Pending in the ministry of Housing & Urban Affairs after the approval of Authority.

With reference to your Letter No. F.2(2)/2018/MC/DDA/114 dated 07/06/2018. The items relates to the LD department which are pending for notification in the Ministry of Housing & Urban Affairs after the approval of Authority are as follows:

Sl. NO.	Item	Date & Item No. approval of agenda	Date of Refer to the ministry
1	Regarding policy for fixation of charges for allowing permitted non-industrial activities, such as 'Residence Use (Group housing)' etc. in existing industrial area, in accordance with modified provisions notified under MPD-2021 and also revision/fixation of change of user charges in case of industrial to commercial/hospital	37/2017	06.12.2017
2	Relaxation in the eligibility criteria in respect of Rohini Residential Scheme 1981 (RRS-1981)	52/2017	11.12.2017 reminder dated 05.01.2018 & reply of Ministry Letter dated 05.03.2018 on 23.03.2018

Dy. Director(Meeting Cell)

Dy. Director(Coordn.)LD

Copy to:-

1. PS to Commissioner(LD)

2. Director (LC)

with the reference to your letter No. F2(34)/2017/A0(LD) 100A/23 dated 03/05/2018 received in this office.

ITEM NO. 38/2018

Sub: Correction in the figures of actual expenditure relating to Construction of Houses and Shops in the year 2016-17 projected in Volume-I of the DDA's Budget at a Glance

File No. F.4(3)Budget/2017-18/

Agenda Item No. 15/2018 containing DDA's Revised Budget Estimates for the year 2017-18 and Budget Estimates for 2018-19 was considered by the Authority in its meeting held on 11.04.2018. After due deliberation, the Revised Budget Estimates 2017-18 and Budget Estimates 2018-19 were approved.

Based on the figure indicated in Budget at a Glance (Booklet Volume-I/Page 3), some of the members referred to the large variation in actual expenditure in the year 2016-17 on 'Construction of Shops' as compared to BE/RBE 2017-18 and BE 2018-19. The matter has been re-examined and it is noted that an expenditure of ₹ 269.87 crore pertaining to construction of houses has been inadvertently included in the expenditure on construction of shops, only at one place at page-3 in Budget at a Glance Booklet Volume-I. Separate figures of expenditure in respect of construction of houses and construction of shops are depicted correctly at page-23 of the booklet. The consolidated expenditure (Construction of Houses and Shops) has been depicted correctly at page-14 and 18 of the booklet.

As per prescribed accounting procedure, the expenditure pertaining to "Construction of Houses" as well as on "Construction of Shops" is booked under Major Code No. 4422. The expenditure on "Construction of Houses" is further classified under Minor Code No.10 and for "Construction of Shops", it is classified under Minor Code No.11.

The position is further clarified in the following table:-

Activity	Expenditure shown in the Budget Booklet Volume-I (Page-3)	Figures in crore
		Corrected Figures
Construction of Houses	1191.31	1461.18
Construction of Shops	273.66	3.79
Total (Major Code No.4422)	1464.97	1464.97

From the above table, it is evident that the total expenditure on Major Code No.4422 is ₹ 1464.97 crore. However, an expenditure of ₹ 269.87 (273.66 – 3.79) pertaining to construction of houses has been inadvertently included and shown as "expenditure on construction of shops" at page-3 of the Booklet (Budget at a Glance Volume-I). It is, therefore, proposed to issue a corrigendum to this effect.

Proposal

In view of the facts stated above, the matter is placed before the Authority for its consideration and approval to issue the corrigendum.

RESOLUTION

The proposal contained in the agenda item was approved.
Corrigendum be issued accordingly.

INDEX
(VOLUME – II)

Sl. No.	Item No.	Subject	Department
1.	39/2018	Proposed modification in MPD-2021 for setting up of Microbreweries in hotels and restaurants in NCT of Delhi. F.3(29)2009/MP	PLANNING
2.	40/2018	Permissibility of 'Vocational Training Centre' in Residential Use Zone under sub clause 8 (2) of MPD-2021 with respect to plot measuring 2867.39 sq.m. (0.708 acre) located on the link road from Shanti Path to Charak Palika Hospital, Moti Bagh. F.20(5)17/MP	PLANNING
3.	41/2018	Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi. F.3(46)2006/MP	PLANNING
4.	42/2018	Regarding provision for landuse category of "Government land - Use Undermined" in MPD-2021. F.20(1)2016/MP	PLANNING
5.	43/2018	Recovery of damages licence fees for overstayal in DDA staff quarters – review thereof. F.1(27)2017/SQ/DDA	CCS
6.	44/2018	Inclusion of clause No. 3.1.3 of DOPT in the various Recruitment Regulations. F.1(Misc.)/2018/PB-IV	PERSONNEL
7.	45/2018	Modification in 'Adoption of Parks' scheme as approved in December, 2014. F. PA/AC(LS)/2014/DDA	LANDSCAPE

ITEM NO. 39/2018

SUB: PROPOSED MODIFICATION IN MPD – 2021 FOR SETTING UP OF MICROBREWERIES IN HOTELS AND RESTAURANTS IN NCT OF DELHI –

F3(29)2009/MP

SYNOPSIS

- The modification has been proposed in the MPD-2021 for setting up of Microbrewery in Hotels & Restaurants in NCT of Delhi.
- Commissioner (Excise), GNCTD informed about the approval of setting up the Microbrewery in Hotels and Restaurants in NCT of Delhi vide Cabinet Decision No. 2158 dated 11.06.2015.
- Under Annexure-7.0 (III) Prohibited/Negative List of Industries of Chapter 7.0: Industry, whereas the Industries manufacturing the 'Breweries & Potable spirits' has been listed at Serial No. 20.
- Accordingly, as contained in above mentioned Annexure-7.0 (III) of MPD-2021, the matter was referred to the Environment Deptt., GNCTD for its recommendations in consultation with other concerned government agencies.
- Environment Deptt., GNCTD with the approval of Hon'ble Lt. Governor, Delhi, recommended for modification in the prohibited / negative list of industries of Chapter 7.0 of MPD / 2021 for allowing setting up of Microbreweries upto 500L/day capacity in restaurant / Hotel / club.
- Based on the approval of the above by the Technical Committee in its meeting held on 30.01.2018 vide Item No. 04 / 2018., the proposal is submitted for the approval of Authority for processing under Section 11A of DD Act, 1957 and inviting objections / suggestions from the public.

1. BACKGROUND

- 1.1 Commissioner (Excise), GNCTD vide letters dated 27.08.2015 & 21.06.2016 informed DDA about the approval of setting up the Microbrewery in Hotels and Restaurants in NCT of Delhi vide Cabinet Decision No. 2158 dated 11.06.2015, which is as follows:
"Government of Delhi Vide Cabinet Decision No. 2158 dated 11.06.2015 has decided that Microbreweries be allowed at Hotels and Restaurants. The cabinet has further decided that DDA/MoUD may be informed of Delhi Govt. decision that the Microbrewery be allowed in Restaurants & Hotels in addition to the present permission to open the microbrewery in airport as this activity cannot be seen as industrial activity."
- 1.2 In MPD-2021, the term 'Microbrewery' is not mentioned under Annexure-7.0 (III) Prohibited/Negative List of Industries of Chapter 7.0: Industry, whereas the Industries manufacturing the 'Breweries & Potable spirits' has been listed at Serial No. 20 in the

Prohibited and Negative List of Industries. Further in the Note (ii) of the above list, the following is also mentioned:

'Further addition/ alterations to the list of prohibited industries could be made, if considered appropriate and in public interest by the Central Government to do so'.

- 1.3 Earlier, on the request of Director, GMR/DIAL and Commissioner (Excise), GNCTD, the matter regarding permissibility for setting up Microbrewery/ Brewpub at IGI Airport, Delhi was processed by DDA as per Notes ii. under Annexure 7.0 (III) Prohibited/ Negative List of Industries in MPD-2021. After approval of the Authority, the proposal was submitted to the Ministry of Urban Development, GOI (now Ministry of Housing & Urban Affairs) for its consideration and approval.
- 1.4 MoUD vide letter dt. 15.5.2012 communicated the following:
*"The approval of Central Govt. for permissibility for setting up of Microbrewery/Brewpub at IGI Airport, Delhi only subject to issuance of NOC by DDA and clearance from relevant Government agencies and other conditions, if any.
The above permission is in relaxation to the 'Prohibited / Negative List of Industries' of Annexure-III under Chapter-7 of MPD-2021."*
- 1.5 Accordingly, the request of Commissioner (Excise), GNCTD received vide letters dt. 27.08.2015 & 21.06.2016 was examined w.r.t. the earlier approval granted by the MoUD, GOI for permissibility of Microbreweries at IGI Airport Delhi only (as referred in Para 1.4 above). The same was referred to the MoUD, GOI vide DDA letter dtd. 20.09.2016 for amendments / modifications in the decision of the Ministry or necessary directions, if any.
- 1.6 In response to the above mentioned DDA's letter, MoUD, GOI vide letter dated 29.11.2016 conveyed the following (**Annexure I**):
"DDA is directed to examine the matter w.r.t allowing Microbreweries in all Hotels and Restaurants in Delhi and follow the procedure u/s 11A of DD Act, 1957, if required, as being followed for various other modifications carried in MPD-2021".
- 1.7 In view of the above directions of MoUD, GOI, the matter was again examined w.r.t the existing provisions in MPD-2021. Information / comments as provided by the Excise Deptt. and Environment department, GNCTD is as follows:
 - i) Para-wise information on the directives issued by the MoUD vide letter dated 04.09.2015 for processing the policy / proposal for amendment to MPD-2021 along with other relevant information was received from the Excise Deptt., GNCTD vide letter no. F.10/86/Ex/IMFL/09-10/1875 dtd. 21.6.2017.
 - ii) Environment Deptt. vide letter no F10(185)Env/2014/Part file/6539-6549 dated 24.11.2017 informed the approval of Hon'ble Lt. Governor, Delhi which is as reproduced below (**Annexure II**):

"..... considering the exclusion of setting up of Microbreweries upto 500L/day capacity from the category of "Brewery & potable spirits" under prohibited / negative list of industries of Chapter 7.0 of MPD / 2021. Hence, microbreweries upto 500L/day capacity may be allowed to be set up at any Restaurant / Hotel /Club subject to installation of on-site waste water treatment facility and adherence / compliance to related NOC /licenses required...."

2. RECOMMENDATION OF TECHNICAL COMMITTEE

The matter was placed before the Technical Committee in its meeting held on 30.01.2018 vide Item No. 04 / 2018 wherein the following was recommended (Annexure III):

"The proposal was presented by Director (Plg.) MP & DC. After detailed deliberation, the proposal as contained in Para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957."

3. PROPOSAL

Based on the above recommendation of the Technical Committee, the following modification in MPD-2021 is proposed:

MPD-2021	
Chapter 7.0 Industry	
Annexure-7.0(III) Prohibited/ Negative List Of Industries	
Existing Provisions	Proposed Modifications
20. Brewery and potable spirits	20. Brewery and potable spirits (<i>However, microbreweries upto 500L/day capacity may be allowed to be set up at any Restaurant / Hotel /Club subject to installation of on-site waste water treatment facility and adherence / compliance to related NOC / licenses required</i>)

- 4.0 The proposal contained in Para 3.0 above is placed before the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and for inviting objections / suggestions from the general public as per procedure.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.



MOST IMMEDIATE

No. K-20013/2/2010-DD-I

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 29th November, 2016

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Subject: Setting up of Microbreweries In Hotels and restaurants In NCT of Delhi

Sir,

I am directed to refer to DDA's letter no. F.3(29)2009/MP/214-G and F.3(29)2009/MP/219-G dated 20.09.2016 and 28.09.2016 respectively on the subject mentioned above and to say that on further examination of the proposal, DDA is directed to examine the matter w.r.t allowing Microbreweries in all Hotels and Restaurants in Delhi and follow the procedure u/s 11A of DD Act.1957, if required, as being followed for various other modifications carried in MPD-2021.

Yours faithfully,


(Sunil Kumar)

Under Secretary (DD-I)

Tel.No.23061681

ANNEXURE-II

VC Office

Dy. No. 2780-DA

Dated 28/11/17

DEPARTMENT OF ENVIRONMENT

GOVT. OF NCT OF DELHI,

6TH LEVEL, C-WING, DELHI SECRETARIAT,

I.P. ESTATE, NEW DELHI-110002

PH: 23392306, FAX: 23392034

दिल्ली विकास प्राधिकरण
केन्द्रीय कार्यालय (मुख्य)
प्राप्ति एवं प्रेषण

78 NOV 17

कार्य सं. 851

No.F.10(185)/Env/2014/Part file/ 6539-6549

Dated: 24/11/17

V4scat

To,

Vice Chairman

DDA

Vikas Sadan, INA,

New Delhi-110023.

निदेशक (यो.) एम. पी. 287-6

कार्य सं. 287-6

दिनांक 30-11-17

अनुवृत्त (योजना) कार्यालय
कार्य सं. I-2424
दिनांक 29/11/17

उप निदेशक (यो.) एम. पी.

कार्य सं.

दिनांक

Subject: **Setting up of Microbreweries in Restaurant / Hotel / club in NCT of Delhi.**

This has reference to communication No.F.3(29)/2009/MP/371 dated 23.12.2016 from Dy. Director (Planning), MP, DDA seeking comments / observations with respect to subject mentioned above.

Department of Environment, GNCTD, as per provisions mentioned in Annexure 7.0 (III) with regard to Prohibited / Negative list of industries of Chapter 7.0 of MPD - 2021 convened various meetings for consultation on the subject matter with officers of Department of Industries, GNCTD, Delhi Pollution Control Committee, Central Pollution Control Board and DDA. Minutes of meeting dated 19.09.2007 are enclosed.


Thereafter, Hon'ble Lt. Governor, Delhi has accorded approval of:

"...considering the exclusion of setting up of Microbreweries upto 500 L/day capacity from the category of "Brewery & portable spirits" under prohibited / negative list of industries of Chapter 7.0 of MPD/2021. Hence, microbreweries upto 500 L/day capacity may be allowed to be set up at any Restaurant / Hotel / Club subject to installation of on-site waste water treatment facility and adherence / compliance to related NOC / licenses required..."

In view of the above stated approval, the matter is being forwarded to Delhi Development Authority for making necessary amendments in MPD - 2021 provisions for permitting setting up of microbreweries in Delhi.

Yours sincerely,

Encl : As above


(S.M. Ali)

Spl. Secretary (Environment)

Copy to :

1. Pr. Secretary to Lt. Governor, Delhi.
2. Advisor to Chief Minister, GNCTD.
3. OSD to Chief Secretary, GNCTD.
4. Secretary to Minister (Environment), GNCTD.
5. Commissioner, Deptt of Industries, GNCTD 419, FIE, Udyog Sadan, Patparganj Industrial Area, Delhi-92.
6. Member Secretary, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi-32.
7. Member Secretary, Delhi Pollution Control Committee, 5th Floor, ISBT, Kashmere Gate, Delhi-110006.
8. Sh. M.A. Ashraf, Deputy Commissioner (Excise), Excise Entertainment & Luxury Tax Deptt, GNCTD, L and N Building, Vikas Bhawan, I.P. Estate, New Delhi.
9. Sh. Uttam Gupta, Dy. Director (Planning), MP & DC, DDA, 5th Floor, Vikas Minar, I.P. Estate New Delhi-2.
10. Director (Environment), GNCTD.
11. PS to Secretary (Environment).


(S.M. Ali)

Spl. Secretary (Environment)

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITYSUB: PROPOSED MODIFICATION IN MPD - 2021 FOR SETTING UP OF
MICROBREWRIES IN HOTELS AND RESTAURANTS IN NCT OF DELHI -

F3(29)2009/MP

1. BACKGROUND

- 1.1 Commissioner (Excise), GNCTD vide letters dated 27.08.2015 & 21.06.2016 (Annexure A) informed DDA about the approval of setting up the Microbrewery in Hotels and Restaurants in NCT of Delhi vide Cabinet Decision No. 2158 dated 11.06.2015, which is as follows:

"Government of Delhi Vide Cabinet Decision No. 2158 dated 11.06.2015 has decided that Microbreweries be allowed at Hotels and Restaurants. The cabinet has further decided that DDA/MoUD may be informed of Delhi Govt. decision that the Microbrewery be allowed in Restaurants & Hotels in addition to the present permission to open the microbrewery in airport as this activity cannot be seen as industrial activity."

- 1.2 In MPD-2021, the term 'Microbrewery' is not mentioned under Annexure-7.0 (III) Prohibited/Negative List of Industries of Chapter 7.0: Industry, whereas the Industries manufacturing the 'Breweries & Potable spirits' has been listed at Serial No. 20 in the Prohibited and Negative List of Industries. Further in the Note (ii) of the above list, the following is also mentioned:

'Further addition/ alterations to the list of prohibited industries could be made, if considered appropriate and in public interest by the Central Government to do so'.

- 1.3 Earlier, based on the above and on the request of Director, GMR/DIAL and Commissioner (Excise), GNCTD, the matter regarding permissibility for setting up Microbrewery/ Brewpub at IGI Airport, Delhi was considered and approved by the Technical committee in its meeting held on 16.06.2010 vide item No. 37/10.

- 1.4 The above proposal was considered and approved by the Authority in its meeting held on 26.10.2010 vide item no. 77/2010 and the following was forwarded to the Ministry of Urban Development (MoUD), Govt. of India for its consideration:

"Microbrewery upto 1 KLD of beer for internal consumption only, provided with adequate effluent treatment system such as physical and biological treatment units, R.O. plant, etc. be permitted at Airport and hotels (5 star and above as categorized by the Tourism Department), subject to clearance of concerned departments, i.e. Airports Authority of India, Delhi Pollution Control Committee, Central Pollution Control Board and Government of National Capital Territory of Delhi".

- 1.5 In the above matter, following clarification was given by DDA to the Ministry vide letter dated 04.02.2011:

"the matter has been examined and the MPD-2021 provision under Notes (ii) of Annexure-III in Chapter 7 - Industry stipulates that further additions/alterations to the list of Prohibited Industries could be made if considered appropriate and in public interest by the Central Government to do so.

In view of above, the processing under Section 11A of DD Act, 1957 may not be required and the Ministry may issue separate Order/ Notification to operate this provision".

- 1.6 In response to the DDA's proposal, MoUD vide letter dt. 15.5.2012 communicated the following:

"The approval of Central Govt. for permissibility for setting up of Microbrewery/Brewpub at IGI Airport, Delhi only subject to issuance of NOC by DDA and clearance from relevant Government agencies and other conditions, if any.

The above permission is in relaxation to the 'Prohibited / Negative List of Industries' of Annexure-III under Chapter-7 of MPD-2021."

- 1.7 The matter was examined w.r.t. the earlier approval granted by the MoUD, Gol for permissibility of Microbreweries at IGI Airport Delhi only (as referred in Para 1.6 above). Accordingly, the request of Commissioner (Excise), GNCTD was referred to the MoUD, Gol vide DDA letter no. F.3(29)2009/MP/214-G dtd. 20.09.2016 for amendments / modifications in the decision of the Ministry or necessary directions, if any.

- 1.8 In response to the above mentioned DDA's letter, MoUD, Gol vide letter dated 29.11.2016 (*Annexure B*) conveyed the following:

"DDA is directed to examine the matter w.r.t allowing Microbreweries in all Hotels and Restaurants in Delhi and follow the procedure u/s 11A of DD Act, 1957, if required, as being followed for various other modifications carried in MPD-2021".

2. FOLLOW UP ACTION

In view of the above directions of MoUD, Gol, the matter was again examined w.r.t request received from Commissioner (Excise), GNCTD along the Cabinet notes vide letters dt. 27.08.2015 & 21.06.2016 and the existing provisions in MPD-2021. The following are the observations on the same:

- 2.1 The proposal of permission for Microbrewery in Hotels & Restaurants was considered by the Cabinet of GNCTD based on the recommendation of Excise Deptt., GNCTD on the following issues:

- i) To wean away people from hard liquor (high alcohol content) and move towards mild liquor such as beer and wine (low alcohol content).
 - ii) To improve the quality of service and ensuring better availability of quality liquor to meet the demands of growing population so that they do not fall prey to health hazard posed by illicit and spurious liquor.
 - iii) This activity cannot be seen as industrial activity as it is restricted only to the Hotels / Restaurants having ETP and requisite environmental clearance from DPCC or CPC as the case may be.
- 2.2 Further, in first para of the Annexure 7.0(III) Prohibited / Negative list of Industries of Chapter 7.0 of MPD-2021, the following is mentioned:
- "Industries manufacturing the following shall be prohibited within National Capital Territory of Delhi. However, Environment Department, GNCTD in consultation with Industries department, GNCTD shall take the final decisions to ascertain a particular activity/industry/ factory to fall under the said list as per the parameters/ norms set by the CPCB and adopted by the DPCC".*
- 2.3 As such it is clear that the industrial activities given in the list under Annexure 7(III) of Chapter 7.0 in MPD-2021 are not permitted in NCT of Delhi. In case Environment Deptt. GNCTD in consultation with Industry Department, GNCTD, DPCC & CPCB recommends any change (i.e addition/ deletion to the list of prohibited / negative industries), the same can be processed further for appropriate modification in MPD-2021.
- 2.4 Accordingly, vide DDA letter dated 23.12.2016, all the concerned departments were requested to provide their comments / observations for appropriate action in the matter.
- 2.5 In response to the above letter of DDA, the following information has been provided by the Excise Deptt. GNCTD & Environment Deptt.:
- 2.5.1 Para-wise information on the directives issued by the MoUD vide letter dated 04.09.2015 for processing the policy / proposal for amendment to MPD-2021 along with other relevant information was received from the Excise Deptt., GNCTD vide letter no. F.10/86/Ex/IMFL/09-10/1875 dtd. 21.6.2017 (Annexure C).
 - 2.5.2 Environment Deptt. vide letter no F10(185)Env/2014/Part file/6539-6549 dated 24.11.2017 informed the approval of Hon'ble Lt. Governor, Delhi which is as reproduced below (Annexure D):

"..... considering the exclusion of setting up of Microbreweries upto 500L/day capacity from the category of "Brewery & portable spirits" under prohibited / negative list of industries of Chapter 7.0 of MPD / 2021. Hence, microbreweries upto 500L/day capacity may be allowed to be set up at any

Restaurant / Hotel / Club subject to installation of on-site waste water treatment facility and adherence / compliance to related NOC /licenses required...."

3. PROPOSAL

Based on the above examination and as per recommendations of the Environment Deptt., GNCTD, the following modification in MPD-2021 is proposed:

MPD-2021	
Chapter 7.0 Industry ANNEXURE-7.0(III) PROHIBITED/ NEGATIVE LIST OF INDUSTRIES	
Existing Provisions	Proposed Amendments/ Modifications
20. Brewery and potable spirits	20. Brewery and potable spirits - (However, microbreweries upto 500L/day capacity may be allowed to be set up at any Restaurant / Hotel / Club subject to installation of on-site waste water treatment facility and adherence / compliance to related NOC /licenses required)

- 4.0 The proposal contained in Para 3.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.

DECISION

04 / 2018	Proposed modification in MPD-2021 for Setting up of Microbreweries in Hotels and Restaurants in NCT of Delhi. F3(29)2009-MP	The proposal was presented by Director (Plg.) MP & DC. After detailed deliberation, the proposal as contained in Para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957.	Action: Director(Plg) MP & DC
-----------	--	--	-------------------------------------

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED

This Proposal was Considered in the 1st Technical Committee Meeting held on 20.01.2018. Vide Item No. 4/2018.

[Signature]
Officer
Plan

[Signature]
Dy. Dir.
Master

[Signature]

ITEM NO. 40/2018

Sub: Permissibility of 'Vocational Training Centre' in Residential Use Zone under sub clause 8(2) of MPD-2021 with respect to plot measuring 2867.39 sqm. (0.708 acre) located on the link road from Shanti Path to Charak Palika Hospital, Moti Bagh.

File No. F.20 (5)17/MP

Synopsis

NDMC vide letters dated 11.05.2017 & 05.06.2017 requested for permission of 'Vocational Training Centre' in 'Residential' Use Zone under sub section 8(2) of MPD-2021.

The proposal was approved by the 4th Technical Committee vide item No. 22/2017 dated 21.07.2017.

The proposal is placed before the Authority for seeking permission under sub-clause 8(2) of MPD-2021 for permitting 'Vocational Training Centre' (a change of use premises from Health Centre) in Residential Use Zone.

1.0 Background

- i. NDMC vide letters dated 11.05.2017 & 05.06.2017 requested for permission of 'Vocational Training Centre' in 'Residential' Use Zone under sub section 8(2) of MPD-2021.
- ii. The proposal regarding permission of 'Vocational Training Centre' in Residential Use Zone was placed before the 4th Technical Committee vide item No. 22/2017 dated 21.07.2017. The decision of the Technical Committee is reproduced below: **(Refer Agenda and minutes placed at Annexure 'A')**

"The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal contained in para 4.0 of the agenda was approved by Technical Committee under clause 8(2) of MPD-2021."

2.0 Examination

- i. The site under reference falls in planning, Zone-D and the land use is 'Residential' as per MPD-2021. As per approved ZDP of Zone-D, the land use is 'Public & Semi-Public Facilities (Health Centre)'.
- ii. The site under reference falls outside Lutyens' Bungalow Zone (LBZ).
- iii. As communicated by NDMC vide letter dated 05.06.2017 that NDMC has been allotted a piece of land by L&DO vide its letter No. L&DO/L-V(B)/16(594)/2017/12 dated 27.03.2017, opposite Begum Zaidi Market measuring about 2867.39 sq. mts. (0.708 acre) on southern side of Railway line for construction of a Skill Development Centre as envisaged in the vision of Prime Minister for development of such centres.

- iv. The site was visited by the officials from DDA along with the officials from NDMC and the report is as under :
 - a. The site is bounded by Begum Zaidi Market on east side, CPH on the west side, Railway Bungalows/ Railway Track on north side and housing on the south side.
 - b. It is approachable from Shanti Path (45.72m Right of way) through a Link road having a road width 22.0m and the front road of 18.0m.
- v. There is no nomenclature as 'Skill Development Centre' in MPD-2021, as stated in NDMC letter dated 27.02.2017. However, the training related activities are part of 'Vocational Training Centre' as per MPD-2021.
- vi. As per sub-clause 8(2) of MPD-2021, 'Vocational Training Centre' is permitted in 'Residential' use zone for which permission from the Authority shall be required.
- vii. The development control norms for 'Vocational Training Centre' as per MPD-2021 are as follows :
 - a. Max. Ground Coverage: 35%
 - b. Max. FAR : 225
 - c. Height : 37m

3.0 Justification of the proposal as communicated by NDMC

As communicated by NDMC vide letter dated 05.06.2017 that the proposal is very beneficial for the development of this area as there is no such Vocational Training Centre in the immediate vicinity. It is not only the social responsibility of the Municipality but also the mission of Govt. of India to provide various skills training for all. Once created such a facility shall also generate a number of jobs for the unemployed after being trained from here. Change of use premise of land is for a social cause, Moreover this facility is for the general well being of public as a number of employment facilities are being created for the youth of India. This centre is going to cater to a wide spectrum of population living in the nearby areas such as Chanakyapuri area, Moti Bagh, Sarojini Nagar, Netaji Nagar, R.K. Puram etc. In the long term it will be able to impart training to numerous people as envisioned in Hon. Prime Minister's vision.

4.0 Proposal

The proposal is placed before the Authority for approval of "Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)" under sub-clause 8(2) of MPD-2021 for permitting 'Vocational Training Centre' in Residential Use Zone. After the approval of the Authority, the same shall be forwarded to local body i.e. New Delhi Municipal Council for modification in the layout plan.

DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA : NEW DELHI

No. 179/AM/MA/Design

Dated:- 05/6/17

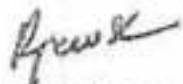
Ms. Alka Arya,
Dy. Director (Planning) Zone-D, E&O
Delhi Development Authority,
Area Planning-II, Zone 'D', E' & O'
12th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002

Subject: Regarding proposal of NDMC with respect to Vocational Training Centre at Moti Bagh, New Delhi.

Madam,

With reference to the above mentioned letter & subject. Please find enclosed the revised agenda along with a copy of approved layout plan of the area under reference with exact dimensions and surrounding features etc.

We request you to kindly do the needful at the earliest.


(RAJEEV SOOD)
CHIEF ARCHITECT

Pl. put up in file Suburban
UDC

05/06/17

Dy. Dir. (Plg.) Zone-D, E & O

UD No. 273/NDM (11-12-17)
05/6/17

Minutes of the Technical Committee Meeting held on 21.07.2017

DEPARTMENT OF ARCHITECTURE AND ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI

Item No. 22/2017
Dated: 21.07.2017.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Regarding proposed change of Land Use of the plot m.a 2867.39 sq. mts. Or 0.708 from "Residential" to "Institutional" located on the link road from Shanti Path to CPH, Moti Bagh, opposite Begum Zaidi Market, New Delhi falling in Planning Zone D.

File No.

1.0 Background:

NDMC has been allotted a piece of land opposite Begum Zaidi Market measuring about 2867.39 sq. mts. Or 0.708 acre on southern side of Railway line for construction of a Skill Development Centre as envisaged in the vision of Prime Minister for development of such centres. The present land use of the plot is shown as Health Centre.

2.0 Examination:

- i. The land has been allotted by the L&DO vide no. L&DO/L-V(B)/16(594)/2017/12 dated 27-02-2017 for the construction of a Vocational Training Centre.
- ii. Plot Size : 2867.39 sq. mts. Or 0.708 acre

Location: Link Road from Shanti Path to CPH, Motibagh opposite Begum Zaidi Market.

- iii. The land use of the plot, as per MPD-2021/Zonal Plan of Zone -D is shown as Residential. The land does not fall within the LBZ area. As per sub-clause 8(2) of MPD 2021, Vocational Training Centre is permitted in Residential Zone. The Norms of the Vocational Training Centre are:-

Ground Coverage: - 35%, FAR:- 225, Height :- 37 m.

2.1. Site Visit/Inspection Report

The site was visited by the officials from DDA along with the officials from NDMC :

- i. The site is bounded by Begum Zaidi Market on east side, CPH on the west side, Railway Bungalows/ Railway Track on north side and housing on the south side.

- ii. It is approachable from Shanti Path (45.72 M R/W) through a Link road having a road width 22.0 mts and the fronting road of 18.0 mts.

2.2. JUSTIFICATION FOR THE CHANGE OF LAND USE:

As explained earlier the plot has been allotted to NDMC by L&DO for the construction of a Vocational Training Centre. One of the conditions of allotment is to apply for change of land use of the plot. Hence the proposal is being referred to DDA Technical Committee. The proposal is very beneficial for the development of this area as there is no such Vocational Training Centre in the immediate vicinity. It is not only the social responsibility of the Municipality but also the mission of Govt. of India to provide various skills training for all. Once created such a facility shall also generate a number of jobs for the unemployed after being trained from here. Change use of land is for a social cause. Moreover this facility is for the general well being of public as a number of employment facilities are being created for the youth of India. The location where this facility is being proposed is a very strategic location as there is no other such centre in this area. This centre is going to cater to a wide spectrum of population living in the nearby areas such as Chanakyapuri area, Moti Bagh, Sarojini Nagar, Netaji Nagar, R.K. Puram etc. In the long term it will be able to impart training to numerous people as envisioned in Hon. Prime minister's vision.

4.0 Proposal:

The Proposal is placed before the authorities for the permission of Vocational Training Centre in the residential zone, under subsection 8(2) of MPD 2021. After the approval, modification in the layout plan will be taken up by the NDMC.

(Refer location map at Annexure 'A')

5.0 Recommendations:

The proposal as contained in para 4.0 above is placed before the Technical Committee for consideration.

DECISION

(RAJEEV SOOD)
CHIEF ARCHITECT

22/2017	Proposed Change of land Use of the plot area measuring 2867.39 sq mts. or 0.708 acres from "Residential" to "Institutional" located on the link road from Shanti Path to CPH, Moti Bagh, opposite Begum Zaidi Market, New Delhi falling in Planning Zone D. F.20(5)2017-MP	The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was approved by Technical Committee under clause 8(2) of MPD-2021.	Action: Chief Architect NDMC.
---------	---	---	--------------------------------------

VERIFIED
This Proposal was considered and approved by the Technical Committee on 21-07-2017
Date No. 22/2017

16

Sudhakar D-07/2017
Arch Director
Master Plan

26/07/2017

SITE FOR VOCATIONAL TRAINING CENTRE AT MOTIBAGH.



ITEM NO. 41/2018

F.3(46)2006/MP

Sub: Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi.

1.0 BACKGROUND:-

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 Acres was required by DDA for widening of road and 0.73 acres is earmarked for District Park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25 (08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 Acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 Acres from Residential to Government for NATGRID has been processed under Section 11(A) of DD Act, 1957 and Notification was issued by MoUD vide S.O 2434 (E) dated 15/07/2016.
- 1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi-Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.
- 1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide item No.69-2016 on 08/06/2016.
- 1.4 The matter of change of land use of the site measuring 8.83 acres (3.57 ha) from "Residential" to Public & Semi-Public Facilities(PSP) at BCS, Andheria More for CRPF was placed before the Technical Committee of DDA on 19.04.2018. (Annexure-I)
- 1.5 As per the minutes of the meeting issued by Director (MP&DC) vide letter No.F.1 (03)/2018/MP/85 dated 03.05.2018, the proposal contained in Para-4 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957 subject to verification of land records, financial matters as Chief Town Planner, SDMC placed the same documents before the Technical Committee related to ownership of land under reference.

In view of the orders of Hon'ble Supreme Court dated 06.03.2018 wherein the process of amendments in MPD 2021 has been stayed, it was opined that further action in the matter shall be taken after the outcome of orders of Hon'ble Supreme Court. (Annexure-II)

2.0 PROVISIONS OF MASTER PLAN/ZONAL DEVELOPMENT PLAN

- a) As per Zonal Development Plan of Zone-J notified on 08.03.2010, the land measuring 3.57 ha (8.83 acres) falls in Residential Zone.
- b) The development control norms for the entire land shall be applicable as per MPD 2021 for Public and Semi-Public Facilities.

3.0 DECISIONS OF THE TECHNICAL COMMITTEE

The matter of change of land use of the site measuring 8.83 acres (3.57 ha) from "Residential" to Public & Semi-Public Facilities(PSP) at BCS, Andheria More for CRPF was placed before the Technical Committee of DDA on 19.04.2018 vide item no.11/2018. The decision of the Technical Committee is as follows:-

After the detailed deliberation, the proposal as contained in Para-4 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957 subject to verification of land records, financial matters as Chief Town Planner, SDMC placed the same documents before the Technical Committee related to ownership of land under reference.

In view of the orders of Hon'ble Supreme Court dated 06.03.2018 wherein the process of amendments in MPD 2021 has been stayed, it was opined that further action in the matter shall be taken after the outcome of orders of Hon'ble Supreme Court. (Annexure-II)

4.0 EXAMINATION

- 4.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public (Govt. Premises) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. As per the earlier letter issued to CRPF, the Residential Plot-group Housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS / 100 sqm was conveyed vide letter dated 18/08/2017.
- 4.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter no. F.3(46)/2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will required change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be applicable. According to the Table 13.10, under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control"i) Residential Use – Maximum ground coverage upto 30% of permissible FAR can be utilized for residential activities. The activities

permitted within residential component shall be as per Residential Plot – Group Housing.

5.0 DETAILS OF PROPOSAL AS PER MOUD DIRECTIONS:

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD (NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant -122 Bn, CRPF
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.

The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii.	Whether similar proposal have earlier been considered by the DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of change of land use from Residential to PSP for NATGRID for the land measuring 10acres at Andheria More. The notification was issued by MOUD vide SO. 2434(E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from "Residential" to "Public and Semi Public Facilities, (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.

ix	What will be the public purpose served by the proposed modification.	This facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans laws, bye –laws, rules, etc	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act. 1957.
xiii	Whether the department /organization / ministry related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes,
xiv	Whether the relevant guidelines /orders of DOP& T, Ministry of finance and other Nodal Ministry/department were taken in to account while preparing and examining the proposal and;	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Plg.) Unauthorized Colonies Cell & Zone-J 12 th Floor, Vikas Minar, I.P.Estate New Delhi – 110002.

6.0 PROPOSAL

The proposal is for change of land use for land measuring 8.83 acres (3.57 ha) from "Residential Use" to Public & Semi-Public Facilities (PSP) (Govt. Use premises). (Refer plan at **Annexure-IV** and site u/r on ZDP of Zone J is placed at **Annexure-III**).

Location	Land use as per MPD 2021	Proposed land use.	Boundary of the site/area
Land at Andheria More, Village Mehrauli, New Delhi measuring 8.83 acres (3.57ha) at BCS Andheria More allotted to CRPF.	"Residential Use"	Public & Semi-Public (Govt. Use premises),	North: NATGRID land ("Government") South: "Residential" East: DDA land ("Residential") West: Others land. ("Residential")

7.0 RECOMMENDATIONS:-

Proposal as given in Para-6 above is put up for consideration of Authority and its further processing for change of land use under Section 11-A of DD Act, 1957.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

Minutes of the Technical Committee Meeting held on 19.4.2018. Item/No. 11/TC/2018

ANNEXURE- I

Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi.

File No.F.3(46)2006/MP

1 BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 acres from "Residential" to "Government" for NATGRID has been processed under Section 11-A of DD Act, 1957 and the notification was issued by MoUD vide S.O 2434 (E) dated 15/07/2016.
- 1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.
- 1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide Item No.69/2016 on 08/06/2016. (Annexure-A).

2.0 EXAMINATION

- 2.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public (Govt. Premises) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. as per the earlier letter issued to CRPF, the residential plot - Group housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS /100 sq.m was conveyed vide letter dated 18/08/2017.
- 2.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter No. F.3(46)2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will require change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be

applicable. According to the Table under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control" i) "Residential Use – Maximum upto 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot – Group Housing." (Annexure –B).

3.0 Details of the proposal as per MOUD direction :

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD(NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant-122 Bn, CRPF.
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.

DECISION

ANNEXURE-II

11/2018	<p>Change of land use of the site measuring 8.83 acres (3.57ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP</p>	<p>The proposal was presented by Director (Plg.) UC&J. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to verification of land records, financial matters, as Chief Town Planner, SDMC placed same documents before the Technical Committee related to ownership of the land u/r.</p> <p>In view of the orders of the Hon'ble Supreme Court dated 06.03/2018 wherein the process of amendments in MPD-2021 has been stayed, it was opined that the further action in the matter shall be taken after the outcome of the orders of the Hon'ble Court.</p>	<p>Action: Director (Plg.)UC&J</p>
---------	---	---	--



The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of Change of Landuse from Residential to PSP for NATGRID for the land measuring 10 Acres at Andheria More. The notification was issued by MoUD vide S.O. 2434 (E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated;	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from Residential to Public and Semi Public Facilities (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.
ix	What will be the public purpose served by the proposed modification.	This utility facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans, laws, bye-laws, rules, etc.	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act 1957.
xiii	Whether the department /organisation / ministry related with	Yes,

	the proposal have been consulted and, if yes, what were their views and how they were disposed.	
xiv	Whether the relevant guidelines/orders of DOP & T, Ministry of Finance and other Nodal Ministry/department were taken into account while preparing and examining the proposal and.	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Pig) AP-II Unauthorized Colonies Cell & Zone-J 12 th Floor, Vikas Minar, I.P. Estate New Delhi - 110002.

4.0 PROPOSAL

The proposal is for change of land use for land measuring 8.83 acres (3.57 ha) from Residential Use to Public & Semi-Public (PSP) (Govt. Use premises). Refer plan at Annexure -C. Site plan on ZDP is placed as Annexure -D.

Location	Land use as per MPD 2021	Proposed land use	Boundary of the site/area
Land at Andheria Mor, Village - Mehrauli, New Delhi, measuring 8.83 acres (3.57 ha) at BCS Andheria Mor allotted to CRP.	Residential Use	Public & Semi-Public (Govt. Use premises)	North - NATGRID (Govt.) & 24' wide road. South - Others land (Residential) East - DDA land (Residential) West - Others land & DDA land (Residential)

5.0 RECOMMENDATION:

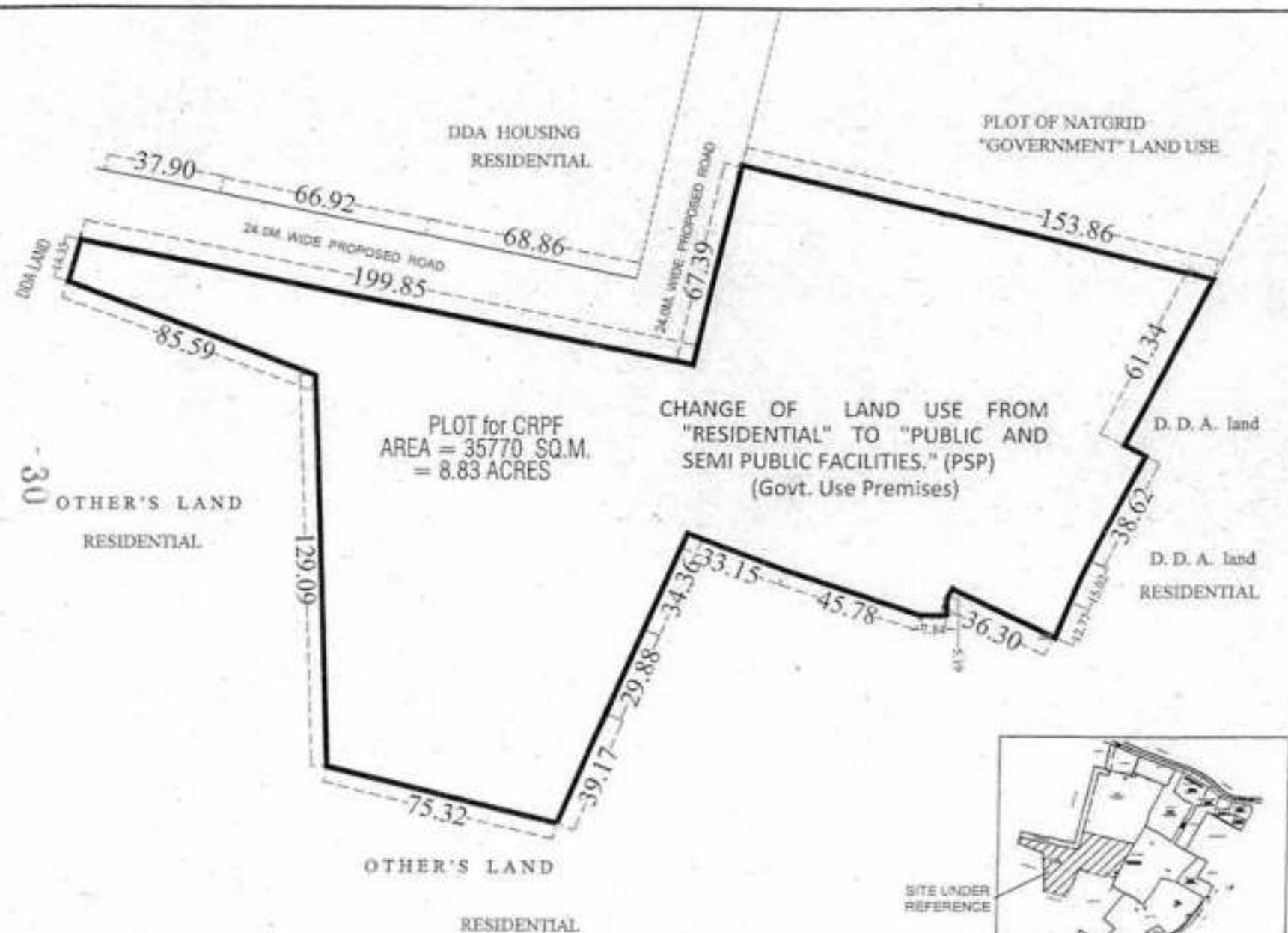
Proposal as given in Para 4 above is put up for consideration of Technical Committee and its further processing for change of land use under Section 11(A) of DD Act, 1957.

(DEEPAK JOSHI)
Asstt. Director (Pig) UC & J

(SUDHANAND MINZ)
Dy. Director (Pig) UC & J

(SUDHIR KAIN)
Director (Pig) AP-II





LOCATION PLAN

DELHI DEVELOPMENT AUTHORITY
Unauthorised Colony Cell and J Zone
Vikas Minar, DDA

AREA OF THE PLOT = 8.83 ACRES

BOUNDARIES:

NORTH : NATGRID (Govt.) & 24 mtr wide road
SOUTH : Other's land (Residential)
EAST : DDA land (Residential)
WEST : Other's Land & DDA land (Residential)

NOTE:

1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE, IN VILLAGE MEHRALI, NEW DELHI, PROVIDED BY EX. ENG.-SWD-4, DDA.

2. ALL DIMENSION ARE IN METERS.

3. THE ROAD WIDTH OF 18.0 mtr EARLIER APPROVED BY THE 324TH SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 mtr IN 340TH SCREENING COMMITTEE MEETING FOR BETTER ACCESS TO CRPF, NATGRID AND DDA.

4. The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide item No.39 2016 on 09/09/2016.

5. The Commandant, CRPF vide letter dated 14.09.2017 had requested that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public (Govt. Premises).

6. The matter of change of land use of site of 8.83 acres (3.57 Hec) from "Residential" to Semi Public (PSP) at BCS, Andheria More I was placed before the Technical Committee on 19/04/2018 vide item No. 11/2018.

File No. F.3 (46)2006/MP

Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi.

ANNEXURE-IV

14/6/18
21/6/18
21/6/18

ITEM NO. 42/2018

SUB: REGARDING PROVISION FOR LANDUSE CATEGORY OF "GOVERNMENT LAND - USE UNDETERMINED" IN MPD-2021.

File No. F 20(1)2016/MP

SYNOPSIS

- During the process of modification in Chapter-8 of MPD-2021 notified by Central Government on 24.08.2016, the foot note below the Table 8.2 in Chapter 8 of MPD-2021 relating to Govt. land (Use undetermined) inadvertently got deleted.
- Due to the above, problems are being faced by the local bodies in determining the development control norms and in sanctioning of layout plans of various land pockets allotted to Govt. departments under the landuse category "Govt. Land (Use Undetermined)".
- The current proposal is to re-instate this foot note which would facilitate optimum utilization of huge chunks of land available/ already allotted to government agencies.
- The proposed modification in MPD-2021 is submitted for the approval of Authority for processing under Section 11A of DD Act, 1957 and inviting objections / suggestions from the public.

1.0 BACKGROUND

1.1 Master Plan of Delhi- 2021 is notified on 07.02.2007, wherein the following provisions were given w.r.t. "Government Land - Use Undetermined":

1.1.1 The following is stipulated in Notes under Table 8.2 Development Controls - Govt. Offices in Chapter-8 of MPD-2021:

"(ii) The norms of Govt. use (undetermined) shall be as per approved layout / scheme, which development controls shall be as per respective use premises."

1.1.2 Notes in point (iv) of the footnote of Sub-Clause 8(2) Permission of Use Premises in Use Zones in Chapter 17 Development Code of MPD-2021 stipulates the following:

"The permission of use premise in the following use zones shall be governed by the specific function of the use zone."

C3-Hotel, P3 Historical Monuments, T1-Airport, T2-Terminal/Depot- Rail/ MRTS/Bus/Truck, T3 Circulation - Rail /MRTS/Road, U1-Water, U2-Sewerage, U3-Electricity, U4 Solid Waste, U5-Drain, G1-President Estate &

- 1.2 Central Government notified the amendments / modifications in Chapter 8: Government Offices and in Chapter 13: Social Infrastructure vide Gazette Notification S.O. 2790 (E) dated 24.08.2016 wherein the norms for various government use premises were rationalized for optimum utilization of Govt. / Public land with other development controls.
- 1.3 During the process of modification in Chapter-8 as notified by Central Government on 24.08.2016 the note below the Table 8.2 in Chapter 8 of MPD-2021 (as mentioned in point a) above) got deleted/ omitted inadvertently.
- 1.4 Due to which the problems are being faced by the local bodies in determining the development Control norms and in sanctioning of layout plans of various land pockets allotted to Govt. departments under "Govt. Land (Use Undetermined)".
- 1.5 In one of such case, CRPF is having about 251.41 acres (101.74 Ha) of land at Jharoda Kalan under Govt. Land (use undetermined) for the purpose of "Institution of the central Reserve Police Battalion."
- 1.6 Sr. Town Planner, SDMC vide letter dt. 21.08.2015 sought clarification from DDA about the change of landuse & applicable development control norms on the entire site.
- 1.7 The letter of SDMC was examined by Master Plan Section and reply was sent vide letter dt. 19.10.2015 wherein the following was conveyed:
*"As per MPD-2021 in the footnote of Table 8.2 Development Controls-Govt. Offices, the following is stipulated:
 ii "The norms of Govt. Use (undetermined) shall be as per approved layout/ scheme, which development controls shall be as per respective use premises."
 Accordingly, the development control norms shall be applicable w.r.t. the specific use premise for which a portion/ parcel of land in the total approved layout scheme is utilized for."*
- 1.8 As the above notes (ii) in the footnote of Table 8.2 Development Controls - Government Offices of MPD-2021 was deleted/ omitted inadvertently in the amendments notified vide S.O. 270(E) dt. 24.08.2016, SDMC is not in a position to sanction the layout plan.
- 1.9 As per the information exists on records of DDA there are about 20 no(s) (approx.) of land pockets falling under landuse designated as "Government Land (Use Undetermined)" which may face similar difficulties in later stages or while redevelopment.

2.0 RECOMMENDATION OF TECHNICAL COMMITTEE

The matter was placed before the 4th Technical Committee meeting of the year 2018 held on 02.08.2018 vide Item No. 18 / 2018 wherein the following was recommended (Annexure I):

"The proposal was presented by Director (Plg.) MP. After detailed deliberation, the proposal contained in Para 2 of the agenda is recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957."

3.0 PROPOSAL

Based on the above recommendation of the Technical Committee, the following modification in MPD-2021 is proposed:

Provision in MPD - 2021	
Table 8. 2: Planning Standards & Development Controls for Government Land Use Category	
Existing Provisions	Proposed Amendments/Modifications
No provision	Other Controls: <i>The following to be added after Sl. no vi.</i> <i>vii. The norms of Govt. use (undetermined) shall be as per approved layout / scheme, for which development controls shall be as per respective use premises.</i>

- 4.0 The proposal contained in Para 3.0 above is placed before the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and for inviting objections / suggestions from the general public as per procedure.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

ITEM No. 18/TC/2018
Minutes of Technical Committee Meeting Held on 2.8.2018

दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

ANNEXURE-I

SUB: REGARDING PROVISION FOR LANDUSE CATEGORY OF "GOVERNMENT LAND - USE UNDETERMINED" IN MPD-2021.

P-2 No. F 20(1)2016/MP

1.0 BACKGROUND

1.1 Master Plan of Delhi- 2021 is notified on 07.02.2007, wherein the following provisions were given w.r.t. "Government Land - Use Undetermined":

a) The following is stipulated in Notes under Table 8.2 Development Controls - Govt. Offices in Chapter-8 of MPD-2021:
(ii) The norms of Govt. use (undetermined) shall be as per approved layout / scheme, which development controls shall be as per respective use premises. (Annexure I)

b) Notes in point (iv) of the footnote of Sub-Clause 8(2) Permission of Use Premises in Use Zones in Chapter 17 Development Code of MPD-2021 stipulates the following:

"The permission of use premise in the following use zones shall be governed by the specific function of the use zone."

C3-Hotel, P3 Historical Monuments, T1-Airport, T2-Terminal/Depot- Rail/ MRTS/Bus/Truck, T3 Circulation - Rail /MRTS/Road, U1-Water, U2-Sewerage, U3-Electricity, U4 Solid Waste, U5-Drain, G1-President Estate & Parliament House, G-3 Government Land (Use Undetermined), PS1-Cremation and Burial Ground, Religious, A2-Green Belt and A3 River & Water Body. (Annexure II)

1.2 Central Government notified the amendments / modifications in Chapter 8: Government Offices and in Chapter 13: Social Infrastructure vide Gazette Notification S.O. 2790 (E) dated 24.08.2016 wherein the norms for various government use premises were rationalized for optimum utilization of Govt. / Public land with other development controls. (Annexure III)

1.3 During the process of modification in Chapter-8 as notified by Central Government on 24.08.2016 the note below the Table 8.2 in Chapter 8 of MPD-2021 (as mentioned in point a) above) got deleted/ omitted inadvertently.

1.4 Due to which the problems are being faced by the local bodies in determining the development Control norms and in sanctioning of layout plans of various land pockets allotted to Govt. departments under "Govt. Land (Use Undetermined)".

- 1.5 In one of such case, CRPF is having about 251.41 acres (101.74 Ha) of land at Jharoda Kalan under Govt. Land (use undetermined) for the purpose of "Institution of the central Reserve Police Battalion."
- 1.6 Sr. Town Planner, SDMC vide letter dt. 21.08.2015 sought clarification from DDA about the change of landuse & applicable development control norms on the entire site.
- 1.7 The letter of SDMC was examined by Master Plan Section and reply was sent vide letter dt. 19.10.2015 wherein the following was conveyed:
*"As per MPD-2021 in the footnote of Table 8.2 Development Controls-Govt. Offices, the following is stipulated:
 ii "The norms of Govt. Use (undetermined) shall be as per approved layout/scheme, which development controls shall be as per respective use premises."
 Accordingly, the development control norms shall be applicable w.r.t. the specific use premise for which a portion/ parcel of land in the total approved layout scheme is utilized for."*
- 1.8 As the above notes (ii) in the footnote of Table 8.2 Development Controls - Government Offices of MPD-2021 was deleted/ omitted inadvertently in the amendments notified vide S.O. 270(E) dt. 24.08.2016, SDMC is not in a position to sanction the layout plan.
- 1.9 As per the information exists on records of DDA there are about 20 no(s) (approx.) of land pockets falling under landuse designated as "Government Land (Use Undetermined)" which may face similar difficulties in later stages or while redevelopment.

2.0 PROPOSAL

In view of above, the clause as mentioned in Para 1.1 (a) above which was deleted inadvertently is proposed to be added by way of modification in the Table 8.2 Planning Standards & Development Controls for Government Land Use Category in Chapter 8 of MPD-2021:

Provision in MPD - 2021	
Table 8. 2: Planning Standards & Development Controls for Government Land Use Category	
Existing Provisions	Proposed Amendments/Modifications
No provision	<p>Other Controls: <i>The following to be added after Sl. no vi.</i></p> <p><i>vii. The norms of Govt. use (undetermined) shall be as per approved layout / scheme, for which development controls shall be as per respective use premises.</i></p>

3.0 RECOMMENDATION

The proposed modifications as contained in para 2.0 above is placed before the Technical Committee for its consideration for processing under Section 11 - A of DD Act, 1957.

"DECISION"

18 / 2018	Regarding provision for land use category of "Government land" (Use undetermined) in MPD-2021. F.20(1)2016/MP	The proposal was presented by Director (Plg.) MP. During the discussion it was informed that the said proposal is only to re-instate the clause which was deleted while carrying out modifications in Chapter 8 of MPD-2021 and is only to facilitate optimum utilization of govt land by the govt. agencies having large consolidated chunks of land. After detailed deliberation, the proposal contained in Para 2 of the agenda is recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957.	Director (Plg.) MP
-----------	--	---	--------------------

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

VERIFIED

This Proposal was Considered in the Technical Committee

Meeting held on 2.8.2018

Vide Item No. 18/17C/2018

for A. Madan
Asstt. Director
Master Plan

[Signature]
21/8/18