

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

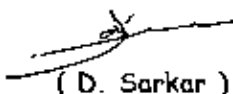
No. F.2(2)2018/MC/DDA/170

Dated: 07.12.2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Friday, the 14<sup>th</sup> December, 2018 at 10.30 a.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

  
( D. Sarkar )  
Commissioner-cum-Secretary  
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal  
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao  
Finance Member, DDA
4. Shri Shailendra Sharma  
Engineer Member, DDA
5. Shri K. Sanjay Murthy  
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Member Secretary  
NCR Planning Board
7. Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal  
Municipal Councillor, South Delhi Municipal Corporation
12. Shri Jayender Kumar Dabas  
Municipal Councillor, North Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Vijay Kumar Dev  
Chief Secretary, GNCTD
2. Smt. Renu Sharma  
Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi  
Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar  
Principal Secretary (L&B), GNCTD
5. Chief Planner  
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6. Dr. Puneet Kumar Goel  
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7. Shri Madhup Vyas  
Commissioner, NDMC
8. Dr. Puneet Kumar Goel  
Commissioner, EDMC
9. Shri Shripal  
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar  
Principal Secretary to Lt. Governor, Delhi
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Special Secretary to Lt. Governor, Delhi
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Special Secretary to Lt. Governor, Delhi
4. Shri Ravi Dhawan  
Jt. Secretary to Lt. Governor, Delhi
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PS to Lt. Governor, Delhi

Copy for kind information to:

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

## INDEX

Sl. No.	Item No.	Subject	Department
1.	47/2018	Confirmation of minutes of the meeting of the Delhi Development Authority held on 7.09.2018 at Raj Niwas. F.2(2)2018/MC/DDA	CCS
2.	48/2018	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 7.09.2018. F.2(3)2018/MC/DDA	CCS
3.	49/2018	Proposed modification in Chapter 7 of MPD-2021 w.r.t. Household/Service industries. F.20(12)2018/MP	PLANNING
4.	50/2018	Proposed change of land use of an area measuring 1.336 acres (5406 sq.m.) 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	PLANNING
5.	51/2018	Proposal regarding proposed change of land use of an area measuring 2808.00 sq.m. from 'Recreational' to 'Residential' located at Trilokpuri for rehabilitation of affected people by DMRC falling in Planning Zone-E. F.20(9)2016-MP	PLANNING
6.	52/2018	Policy on in-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi to be adopted in DDA. F.2(43)2018/PMAY	HOUSING
7.	53/2018	Agenda note for carrying out modification to Clause 16 (c) and 16 (d) relating to lock in period of 5 years for execution of Conveyance Deed in respect of allottees/legal heirs who were allotted flat under DDA Housing Scheme 2014. F.1(303)N&C(H)/2013/Pt.I	HOUSING
8.	54/2018	(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the year 2018-19. (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 2018-19. F.2(34)99/AO(P)/DDA/Pt.	FINANCE

9.	55/2018	Fixation of land rates for the purpose of calculation of misuse charges for the year 2018-19. F.2(14)96-97/AO(Py)/DDA/Part-II	FINANCE
10.	56/2018	Fixation of pre-determined land rates in developed areas for allotment of plots and flats in different zones of Delhi for the year 2018-19. F.Dy.CAO(LC)/DDA/2004-05	FINANCE
11.	57/2018	Fixation of Pre-determined Rates (PDRs) in respect of following areas: a) Rohini Residential Scheme Phase IV & V for the financial year 2018-19 b) Tikri Kalan for the financial year 2018-19 & c) Narula for the financial years 2017-18 & 2018-19 F.2(204)2018/AO(P)/DDA	FINANCE
12.	58/2018	Delegation of powers to Executive Engineers to file affidavits in Court/Arbitral Tribunals. F.EM.3(5)/2017/Misc./DDA/Pt.	ENGINEERING
13.	59/2018	Recovery of damages licence fees for overstays in DDA staff quarters – review thereof. F.1(27)/2017/SQ/DDA	CCS

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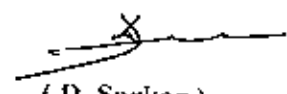
**DELHI DEVELOPMENT AUTHORITY**  
(Office of the Commissioner-cum-Secretary)

No. F.2(2)2018/MC/DDA/172

Dated: 11.12.2018

Sub: Supplementary agenda for the meeting of Delhi Development Authority.

In continuation to this office circular of even number dated 07.12.2018, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Friday, the 14<sup>th</sup> December, 2018 at 10.30 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.

  
( D. Sarkar )  
Commissioner-cum-Secretary  
Phone No. 24623598

Encl: As above.

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Lt. Governor, Delhi

VICE-CHAIRMAN

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MEMBERS

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Finance Member, DDA
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9. Shri Shripal  
Principal Commissioner (Personnel, LM, Landscape & Hort.), DDA

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Special Secretary to Lt. Governor, Delhi
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## INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	60/2018	Proposed modification in MPD-2021 regarding permissible commercial activities in in-situ up-gradation/ rehabilitation projects. F.3(36)1996/MP/Pl.-I	PLANNING
2.	61/2018	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
3.	62/2018	Regarding provision for land use category of 'Government land- use undetermined' in MPD-2021. F.20(01)2016/MP	PLANNING
4.	63/2018	Proposed modification in MPD-2021 for setting up of microbreweries in hotels and restaurants in NCT of Delhi. F.3(29)2009/MP	PLANNING
5.	64/2018	Ratification of constitution of Appellate Authority and adoption of Standard Operating Protocol for Appellate Authority as per DUSIB guidelines. F.KPC/13/2017/DDA	HOUSING
6.	65/2018	Extension of time for further six months for making payment of addl. FAR charges, use conversion charges, and reduction of penalty. F2(14)2017-18/AO(P)/DDA	FINANCE
7.	66/2018	Fixation of Plinth Area Rates (PAR) of construction effective from 1 <sup>st</sup> April, 2018 to 31 <sup>st</sup> March, 2019 for standard costing of flats. F.21(2125)2018/HAC/DDA	FINANCE
8.	67/2018	To enhance the powers delegated to the officers of DDA for acceptance/ challenge of arbitral award. F.EMI(10)18/Del. of power/DDA	ENGINEERING


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

No. F.2(2)2018/MC/DDA/176

Dated: 12.12.2018

Sub: 2<sup>nd</sup> Supplementary agenda for the meeting of Delhi Development Authority.

In continuation to this office circulars of even number dated 07.12.2018 and 11.12.2018, kindly find enclosed 2<sup>nd</sup> supplementary agenda for the meeting of Delhi Development Authority fixed for Friday, the 14<sup>th</sup> December, 2018 at 10.30 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.

  
(D. Sarkar)  
Commissioner-cum-Secretary  
Phone No. 24623598

Encl: As above.

CHAIRMAN

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Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

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Finance Member, DDA
4. Shri Shailendra Sharma  
Engineer Member, DDA
5. Shri K. Sanjay Murthy  
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
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NCR Planning Board
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Commissioner, SDMC
7. Smt. Varsha Joshi  
Commissioner, NDMC
8. Dr. Dilraj Kaur  
Commissioner, EDMC
9. Shri Shripal  
Principal Commissioner (Personnel, Landscape & Hort.), DDA

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Jt. Secretary to Lt. Governor, Delhi
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PS to Lt. Governor, Delhi

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S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	68/2018	Regulations for setting up of fuel stations on private land in NCT of Delhi-as a modification to the Regulations dated 27.09.2005. F.7 (1)2018/MP	PLANNING
2.	69/2018	Offering one bed room flats to Air Force Naval Housing Board and Welfare Housing Societies of Armed forces and other Government Departments. F.1(372)2018/Coord/H	HOUSING
3.	70/2018	Proposal for allotment of MIG Flats at Narela to Para Military Forces and Delhi Police. F.1(372)2018/Coord/H	HOUSING
4.	71/2018	Proposal for launching Online Running Scheme. F.1(372)2018/Coord/H	HOUSING

## **ITEM NO. 47/2018**

**Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 07.09.2018.**  
File No. F.2(2)2018/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 07.09.2018 were circulated vide office circular No. F.2(2)2018/MC/DDA/147 & 148 dated 14.09.2018 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 07.09.2018 are submitted for confirmation of the Authority.

### **RESOLUTION**

Principal Secretary (Finance), GNCTD observed that notification for exemption of Stamp duty would be required to be issued by Divisional Commissioner with regard to minutes of the meeting of the Authority for Item No. 28/2018 regarding modifications in clause 15 of the approved regulations for operationalization of land policy vide which it is recorded that no stamp duty shall be applicable on transfer of land to service providing agency/DDA by the land owners.

The remaining minutes of the meeting of the Authority held on 7.9.2018 were confirmed as circulated.

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 7<sup>th</sup> September, 2018 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Anil Baijal  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Udai Pratap Singh

**MEMBERS**

- 1 Shri K Vinayak Rao  
Finance Member, DDA
- 2 Shri Jayesh Kumar  
Engineer Member, DDA
- 3 Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 4 Shri S K Bagga, MLA
- 5 Shri O P Sharma, MLA
- 6 Shri Manish Aggarwal  
Municipal Councillor, South Delhi Municipal Corporation
- 7 Shri Jayender Kumar Dabas  
Municipal Councillor, North Delhi Municipal Corporation

**SECRETARY**

Shri D Sarkar  
Commissioner-cum-Secretary, DDA



### SPECIAL INVITEES

- 1 Shri Anshu Prakash  
Chief Secretary, GNCTD
- 2 Smt. Renu Sharma  
Principal Secretary (Finance), GNCTD
- 3 Shri Raajiv Yaduvanshi  
Principal Secretary (UD), GNCTD
- 4 Shri Puneet Goel  
Commissioner, South Delhi Municipal Corporation
- 5 Dr Ranbir Singh  
Commissioner, East Delhi Municipal Corporation
- 6 Shri Madhup Vyas  
Commissioner, North Delhi Municipal Corporation
- 7 Shri Rajeév Verma  
Principal Commissioner (Coordination), DDA
- 8 Shri Shripal  
Principal Commissioner (Pers., Hort. & LS), DDA
- 9 Shri K Sanjay Murthy  
Joint Secretary, Ministry of Housing & Urban Affairs, Govt. of India

### LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar  
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav  
Special Secretary to Lt. Governor
- 3 Shri R. N Sharma  
Special Secretary to Lt. Governor
- 4 Shri Ravi Dhawan  
Joint Secretary to Lt. Governor
- 5 Shri Anoop Thakur  
Private Secretary to Lt. Governor

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

Item No. 25 /2018

Confirmation of minutes of the meeting of the Delhi Development Authority held on 19.06.2018 at Raj Niwas.  
F.2(2)2018/MC/DDA

Minutes of the meeting of the Authority held on 19.6.2018 were confirmed as circulated.

Item No. 26/2018

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 11.04.2018 and 19.06.2018.  
F.2(3)2018/MC/DDA

The members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 11.04.2018 and 19.06.2018:-

Shri Vijender Gupta:

- i) Recruitment Regulations need not be approved by the Ministry of Housing & Urban Affairs, Government of India for assigning officiating charge of the posts of Chief Engineers in DDA to DDA officers. If required, clarification may be sought from Ministry of Housing & Urban Affairs, Government of India in this regard.
- ii) The matter regarding compassionate appointment should be expedited.
- iii) The entire land earlier allotted for the slaughter house at Idgah should be re-allotted to North DMC for construction of multi-level parking.
- iv) If DDA decides to pay deficiency charges for parks transferred to North DMC, the amount should be utilized only for development of these parks and not for paying salaries by North DMC.
- v) DDA should plan construction of zonal offices and land where temporary offices of DDA are located at Kirti Nagar, should be utilized for its intended purpose.

Shri O P Sharma:

- i) Removal of jhuggi cluster on right of way of 60 foot road at Vishwas Nagar is pending for several years.
- ii) The jhuggi clusters existing at Shanti Swaroop Bhatnagar Marg should not be eligible for rehabilitation, as they are encroachers on public road and should be removed immediately.

Shri S K Bagga:

- i) Unauthorized occupation by Delhi Traffic Police on land allotted by DDA for Chacha Nehru Hospital at Geeta Colony should be removed.
- ii) Demarcation of land in Khasra No. 277 of Hauz Khas has not yet been completed.
- iii) Consider allotment of any alternative land for community services to residents of Gautam Nagar.

Item No. 27/2018.

Modifications in Chapter-19 (Land Policy) of MPD-2021.

F.3(53)/2003-MP/Vol.II/Pt.-III

The proposal was explained by Commissioner (Planning). It was informed that per 1000 hectares of pooled land will accommodate about 3,85,000 persons in approximately 85000 Dwelling Units. About 17 lakh Dwelling Units will be constructed under Land Pooling Policy out of which around 5 lakhs will be available under EWS category.

After detailed deliberations, the following was decided:-

- i) The phrase "or actual cost whichever is less" be inserted in the Clause 19.3(xi).
- ii) The provision of charging of stamp duty may also be included in the policy / regulations as a new clause in the regulations.
- iii) Isolated land parcels falling within the sector may also be considered for development subject to fulfillment of planning requirements.

Therefore, the amended / new clauses be read as under:-

Clause 19.3 (xi)

- i) Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking) or actual cost whichever is less, at the time of actual handing over. The DE/Consortium will develop such 50% housing stock as a separate block and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.

Clause 19.1 (iii)

- i) In order to ensure unified planning, servicing and subdivision/share of the land in a sector as per Land Policy and Regulations, a minimum of 70% contiguous land of the developable area within the sector, free of encumbrances, is required to be pooled to make the sector eligible for development. When such minimum contiguity is achieved in a sector, DDA will intimate all the constituent landowners forming part of the contiguous land in the sector to form a consortium as defined in the Regulations. Isolated land parcels of 2 ha and above falling in a sector, that are not a part of 70% contiguous land shall also be eligible for being part of the Consortium based on feasibility of the layout plan.

Clause 19.3 (ii)

- ii) Development and finalization of the Implementation Plan with the approval of all constituent landowners as per clause 19.1(iii) will be the responsibility of the Consortium.

The proposal contained in the Agenda Item was approved with the above amendments. The proposal will be immediately sent to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Item No. 28/2018

Modifications in approved Regulations for operationalization of Land Policy.

F.15(6)/2012-MP/Pt.-II

The proposal was explained by Commissioner (Planning). After detailed deliberations, it was decided that

- (a) In Clause-11 Other Development Controls, para (ii) the word minimum be inserted before "*10% of all energy consumption in the new developments* ....."
- (b) New clause w.r.t. applicability of stamp duty be included in the regulations.
- (c) Clause for isolated land parcels falling within the sector be also considered.
- (d) Time period for grievance redressal be mentioned and Director, NIUA also be made a part of the grievance redressal committee.

Therefore, the amended / new clauses are as follows:

#### Clause 11 (ii)

- i) New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the Master Plan and Building Bye-Laws. Additionally, minimum 10% of all energy consumption in the new developments shall be through solar fittings or through other renewable energy sources prescribed for green-field developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.

#### Clause 15:

Stamp duty shall be charged for transfer of land/property as per prevailing law. However, no stamp duty shall be applicable on transfer of land to service providing agency / DDA by the land owners.

#### Clause 12 (I)

- a. First stage Grievances Redressal Committee headed by the Principal Commissioner (Land Pooling) consisting of Chief Engineer (UQ), Addl. Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling), Director (NIUA) or his nominee and representatives of concerned Service Providing Agencies. The committee will dispose of the grievance within 30 days of receipt of grievance.

- b. If any landowner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineer Member, Commissioner (Plg.), Chief Legal Advisor of DDA and concerned representatives of Service Providing Agencies. The Committee may co-opt other members, as it may require for resolution of grievances. The committee will dispose of the grievance within 45 days of receipt of grievance.

The proposal contained in the Agenda Item was approved with the above amendments. The proposal be immediately sent to Ministry of Housing & Urban Affairs for approval.

**Item No. 29/2018**

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

**F.3(36)/96/MP/Pt-I**

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

**Item No. 30/2018**

**Proposed modification in Master Plan for Delhi-2021 w.r.t. permissible activities in hotels.**

**F.20(13)/2013/MP**

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**

**Proposal for relaxation in height & setbacks for multilevel parking site at Gandhi Maidan in Delhi, walled city area.**

**F.20(3)2016-MP**

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 15<sup>th</sup> September, 2018 and convey its decision to the North Delhi Municipal Corporation not later than 20<sup>th</sup> 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.

**Item No. 32/2018**

Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24 sq.m., 24400 sq.m. and 23687.18 sq.m.) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.  
F.20(06)2017/MP

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.

**Item No. 33/2018**

Proposed change of land use of an area measuring 1.336 acres (5406 sq.m.) 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

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

Item No. 34/2018

Relaxation in payment conditions in respect of Valmiki category for grant of ownership right/regularization of chulha tax payee villages.  
F.TN.2(10)2014

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.

Item No. 35/2018

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.  
F.1(15)/2017/Coordn.(H)/DDA

The proposal contained in the agenda item was approved.

Item No. 36/2018

Simplification and rationalization 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

The proposal contained in the agenda item was approved.

Item No. 37/2018

- (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.
- F.2(34)99/AO(P)/DDA/Pl.

The proposal contained in the agenda item was approved.

Item No. 38/2018

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.  
F.4(3)Budget/2017-18



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

**Item No. 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**

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

**Item No. 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**

The proposal contained in the agenda item was approved. The matter be referred immediately to New Delhi Municipal Council for modification in the layout plan.

**Item No. 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**

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

**Item No. 42/2018**

**Regarding provision for landuse category of "Government land - Use Undermined" in MPD-2021.**

**F.20(1)2016/MP**

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

Item No. 43/2018

Recovery of damages licence fees for overstayed in DDA staff quarters - review thereof.

F.1(27)/2017/SQ/DDA

Decision on the agenda item was deferred.

Item No. 44/2018

Inclusion of clause No. 3.1.3 of DOPT in the various Recruitment Regulations.

F.1(Misc.)/2018/PB-IV

The proposal contained in the agenda item was approved. The matter be referred immediately to the Ministry of Housing & Urban Development, Government of India for approval.

Item No. 45/2018

Modification in 'Adoption of Parks' scheme as approved in December, 2014.

F. PA/AC(LS)/2014/DDA/187

After detailed discussions in the matter, it was decided that the survey of all adopted parks should be done for checking compliance of terms and conditions of the agreement in the time bound manner. A detailed action taken report in this regard should be placed before the Authority along with revised policy. Adequate penal provisions for violations of terms and conditions of the agreement should be incorporated both for the allottee as well as supervisory staff of DDA.

Item No. 46/2018

Proposal of SDMC with respect to the change of land use of an area measuring 5.00 acres from 'Recreational (District Park)' to 'Government(G2)' for the construction of SDMC (Headquarter) Building near DTC Bus Depot, I.P. Estate, New Delhi, falling in Planning, Zone-D.  
File No. F.20(01)2017-MP

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

Other Points raised by the members of the Authority:

Shri Vijender Gupta:

- i) Restore the earlier separate category of allotment of land to charitable institutions at concessional rates.
- ii) Permit running more than one educational activity from plots allotted to educational institutions. DDA should reconsider the heavy charges/ penalty levied on Delhi Sikh Gurudwara Prabandhak Committee as it is a statutory body running the institution on no profit no loss basis. This should be rationalized and put up in the next meeting of the Authority for appropriate decision.
- iii) As requested earlier, larger area be allotted for jhoolas/food stalls, etc., in Ramlilas.
- iv) A policy be framed for regularizing allotment of land to schools after unauthorized construction have been removed.
- v) One time relaxation be provided for misuse of plots allotted at paper market.
- vi) In view of the induction of Asstt. Accounts Officers with professional qualifications, it is desirable that one post of Director (Finance) be upgraded to the level of Commissioner to provide promotional avenue.
- vii) The Authority had decided in 1977 for allotment of land to Badarpur Traders Union which has not yet been implemented. An agenda in the matter should be put up before the Authority in the next meeting for appropriate action.

Shri O P Sharma:

- i) Multi storeyed unauthorized construction in the river bed at Okhla be checked.
- ii) Suggested that DDA should obtain documents from RWAs which would assist in clearing unauthorized encroachment at Saini Enclave, Chitra Vihar, Rajdhani Enclave and Karkardooma.
- iii) Enquiry should be conducted how after allotment of land to Getaway club, Preet Vihar, DDA amended the initial terms and conditions of allotment/lease through a supplementary agreement/ lease which allows activities not originally permissible.

- iv) DDA should compile a list of different types of leases executed for allotment of land and prepare a policy either for regularization of expired leases or to take back such lands.
- v) The matter regarding allotment of plot of land at Badarpur to Badarpur Traders Union be examined and put up before the Authority in its next meeting.

Shri S K Bagga:

- i) Community centres be developed on lands which are not required for nursery schools.
- ii) Parks be developed after clearing encroachments in his constituency.

Shri Manish Aggarwal:

- i) Land on which temporary building of Delhi Police is constructed in C-Block, Vasant Vihar should be utilized for parking. Alternate land could be allotted to Delhi Police.
- ii) DDA plot at Chirag Delhi should be utilized for providing parking.

Shri Jayender Kumar Dabas:

- i) Encroachment on DDA lands should be removed at Nangloi, Peeragarhi, Shahbad Daulatpur, Kirari and Rani Khera. Boundary walls should be constructed to protect the vacant land. Some of the lands should also be handed over to North DMC for schools, parks, dispensaries, etc.

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

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

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**ITEM NO. 48/2018****ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 07.09.2018 AT RAJ NIWAS.**

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S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><b><u>Item No. 26/2018</u></b></p> <p><b>Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 11.04.2018 and 19.06.2018.</b> <b>F.2(3)2018/MC/DDA</b></p> <p>The members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 11.04.2018 and 19.06.2018:-</p> <p><u>Shri Vijender Gupta:</u></p> <p>i) Recruitment Regulations need not be approved by the Ministry of Housing &amp; Urban Affairs, Government of India for assigning officiating charge of the posts of Chief Engineers in DDA to DDA officers. If required, clarification may be sought from Ministry of Housing &amp; Urban Affairs, Government of India in this regard.</p> <p style="text-align: right;"><b>ACTION: PERSONNEL</b></p> <p>ii) The matter regarding compassionate appointment should be expedited.</p> <p style="text-align: right;"><b>ACTION: PERSONNEL</b></p> <p>iii) The entire land earlier allotted for the slaughter house at Idgah should be re-allotted to North DMC for construction of multi-level parking.</p> <p style="text-align: right;"><b>ACTION: LAND DISPOSAL</b></p>	<p>i) As per orders of Hon'ble LG, the matter has been referred to MoHUA for approval for assignment of charge of CE (Civil) to SE (Civil) under FR-49. No response has been received from the Ministry of Housing &amp; Urban Affairs.</p> <p style="text-align: right;">(Personnel)</p> <p>ii) The matter regarding calculation of vacancy regarding compassionate appointment has been put up for approval so that the same can be placed before the Authority.</p> <p style="text-align: right;">(Personnel)</p> <p>iii) North MCD requested DDA for allotment of land measuring 18869 sq. yards for Multi-Level Parking of which 25% of total area will be developed for commercial use for improvement of the existing slaughter house. While the case was being processed for allotment, the Hon'ble High Court in its orders dated 27.02.2018</p>

recorded the submission of North DMC that "land where Idgah Slaughter House was existing is being developed as 'parking and commercial complex'. It would, therefore, appear that it is not as if land area is not available. Land has become available on account of shifting of the school in question and the same is being proposed to be developed as a parking and commercial complex" and therefore, directed that

"In the meantime, pending the decision regarding construction and restoration of the school, it is directed that the respondents shall maintain status quo regarding allotment, possession, construction and prescribed land use where the Idgah Slaughter House was existing". Therefore, the allotment process was kept in abeyance in view of directions of Hon'ble Court. Further, on next date of hearing, i.e., 18.07.18, learned Addl. Sdng. Counsel for the Govt. of NCT of Delhi has informed the Hon'ble High Court that "pursuant to the intervention of the Hon'ble Deputy Chief Minister, GNCTD, a suggestion that land be allotted by DDA to the Directorate of Education running an Intermediate School has been accepted by the Hon'ble L.G. of Delhi". Hon'ble Court in its order dated 18.07.2018 directed that, "The DDA shall place an action taken report with regard to the allotment of land and handing over of its possession to Directorate of Education within four weeks from today." In view of the direction of Hon'ble High Court order dated 18.07.2018 and request of Secretary (Education) GNCTD vide letter dated 17.07.2018, the Competent Authority, in principle, granted approval for allotment of land measuring 4000 sq.m. as per MPD norms to Directorate of Education, GNCTD, for Sr. Sec. School at Idgah, subject to fulfilment of all other conditions with regard to the layout plan as notified or approved by the Screening Committee and the same was intimated to the Hon'ble Court. However, based on issue raised in Authority meeting, Chief Secretary, GNCTD, called for a meeting on 12.09.2018 with DDA and Education Deptt., GNCTD officials. It was decided in the meeting that Education Deptt., GNCTD, will explore the



	<p>feasibility of reducing the size of land requested for allotment of school based on actual requirement as per number of students studying in the school and after exploring the feasibility of shifting of some of the children of higher classes (11th &amp; 12th) to neighboring schools and send reduced requirement of land to DDA. Further, DDA officials present in the meeting were directed to discuss the issue with Planning Wing, DDA to examine the feasibility of allotment of smaller chunk of land, i.e., below the size permissible in MPD norms, so that a larger plot is made available for allotment for Multi-Level Parking to North DMC. Planning Wing, DDA vide letter dated 19.09.2018, 10.10.18 was requested to examine the same and provide their comments. As per MOM held on 12.09.2018 and minutes circulated vide letter dated 16.10.2018, DDA was requested to provide minimum land of area measuring 1600 sq.m. as per CBSE norms to run a secondary school in compliance of the order of Hon'ble Court. Planning Wing, DDA vide letter dated 01.11.2018 has been requested to carve out the school plot accordingly after taking the approval of the Competent Authority.</p> <p style="text-align: right;">(Land Disposal)</p>
<p>iv) If DDA decides to pay deficiency charges for parks transferred to North DMC, the amount should be utilized for development of these parks and not for paying salaries by North DMC.</p> <p style="text-align: center;"><b>ACTION: HORTICULTURE</b></p>	<p>iv) It pertains to North DMC.</p> <p style="text-align: right;">(Landscape)</p>
<p>v) DDA should plan construction of zonal offices and land where temporary offices of DDA are located at Kirti Nagar should be utilized for its intended purpose.</p> <p style="text-align: center;"><b>ACTION: ENGINEERING</b></p> <p><u>Shri O P Sharma:</u></p>	<p>v) Land where temporary offices of DDA are located at Kirti Nagar is part of industrial use. After shifting these offices, this land could be utilized for designated use as per Zonal Development Plan/Master Plan.</p> <p style="text-align: right;">(Planning)</p>
<p>i) Removal of jhuggi cluster on right of way of 60 foot road at Vishwas Nagar is pending for several years.</p> <p style="text-align: center;"><b>ACTION: HOUSING/LM</b></p>	<p>i) It has been learnt that PWD has made the payment to DUSIB for removal of the eligible JJ dwellers. Further progress needs to be informed by PWD/DUSIB in the matter.</p> <p style="text-align: right;">(Land Management)</p>

<p>ii) The jhuggi clusters existing at Shanti Swaroop Bhatnagar Marg should not be eligible for rehabilitation, as they are encroachers on public road and should be removed immediately.</p> <p style="text-align: center;"><b>ACTION: HOUSING</b></p> <p><u>Shri S K Bagga:</u></p> <p>i) Unauthorized occupation by Delhi Traffic Police on land allotted by DDA for Chacha Nehru Hospital at Geeta Colony should be removed.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p> <p>ii) Demarcation of land in Khasra No. 277 of Hauz Khas has not yet been completed.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p> <p>iii) Consider allotment of any alternative land for community services for residents of Gautam Nagar.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p>	<p>ii) It is stated that squatters of JJ clusters at Shanti Swaroop Bhatnagar Marg, i.e., East Guru Angad Nagar near Radhu Place cannot be removed without providing alternative accommodation.</p> <p>i) Delhi Police has vacated the land and possession letter dated 10.10.2018 was issued to DGHS, GNCTD with request to contact SE (HQ) EZ for taking physical possession of land and accordingly the possession was handed over on 15.10.2018 by SE (HQ) EZ. (Land Disposal)</p> <p>ii) A meeting was held on 15.11.2018 wherein the officials of Revenue staff, Archaeological department and TSM agency were present. The permanent reference points were fixed and shown to the representative of TSM agency. DDA is regularly following up with the Revenue staff of GNCTD for expediting the demarcation of Khasra No. 277, Hauz Khas.</p> <p>iii) The area was surveyed by Engineering Wing and forwarded to Planning Wing. Planning Wing intimated that as per the LOP of Gautam Nagar, vacant land referred by Engineering Department has already been earmarked for Multi-Level Parking for land measuring 3698.29 sq.m. and same was allotted to SDMC on 28.12.2017. Further, regarding TSS of Arjun Nagar area, Planning Wing, DDA provided the LOP of vacant land measuring about 1 ha. which is earmarked for Primary School, Park &amp; Local Shopping with an approach road of 56 meter wide connecting a 24 meter road in the neighborhood. Vide letter dated 16.05.2018 and reminder dated 19.09.2018, SDMC has been requested to submit formal request for allotment of land for</p>
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		community services in the prescribed format. So far, no request has been received from them.
2.	<p><b><u>Item No. 27/2018</u></b></p> <p><b>Modifications in Chapter-19 (Land Policy) of MPD-2021.</b>  <b>F.3(53)/2003-MP/Vol.II/Pt.-III</b></p> <p>The proposal was explained by Commissioner (Planning). It was informed that per 1000 hectares of pooled land will accommodate about 3,85,000 persons in approximately 85000 Dwelling Units. About 17 lakh Dwelling Units will be constructed under Land Pooling Policy out of which around 5 lakhs will be available under EWS category.</p> <p>After detailed deliberations, the following was decided: -</p> <ol style="list-style-type: none"> <li>The phrase "or actual cost whichever is less" be inserted in the Clause 19.3(xi).</li> <li>The provision of charging of stamp duty may also be included in the policy / regulations as a new clause in the regulations.</li> <li>Isolated land parcels falling within the sector may also be considered for development subject to fulfillment of planning requirements.</li> </ol> <p>Therefore, the amended / new clauses be read as under: -</p> <p><b>Clause 19.3 (xi)</b></p> <ol style="list-style-type: none"> <li>Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking) or actual cost whichever is less, at the time of actual handing over. The DE/Consortium will develop such 50% housing stock as a separate block and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.</li> </ol>	Central Government after considering the proposal has issued notification vide S.O. 5220 (E) dated 11.10.2018.

	<p><b>Clause 19.1 (iii)</b></p> <p>i) In order to ensure unified planning, servicing and subdivision/share of the land in a sector as per Land Policy and Regulations, a minimum of 70% contiguous land of the developable area within the sector, free of encumbrances, is required to be pooled to make the sector eligible for development. When such minimum contiguity is achieved in a sector, DDA will intimate all the constituent landowners forming part of the contiguous land in the sector to form a consortium as defined in the Regulations. Isolated land parcels of 2 ha and above falling in a sector, that are not a part of 70% contiguous land shall also be eligible for being part of the Consortium based on feasibility of the layout plan.</p> <p><b>Clause 19.3 (ii)</b></p> <p>ii) Development and finalization of the Implementation Plan with the approval of all constituent landowners as per clause 19.1(iii) will be the responsibility of the Consortium.</p> <p>The proposal contained in the Agenda Item was approved with the above amendments. The proposal will be immediately sent to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	
3.	<p><b><u>Item No. 28/2018</u></b></p> <p><b>Modifications in approved Regulations for operationalization of Land Policy.</b> <b>F.15(6)/2012-MP/Pt.-II</b></p> <p>The proposal was explained by Commissioner (Planning). After detailed deliberations, it was decided that</p> <p>(a) In Clause-11 Other Development Controls, para (ii) the word minimum be inserted before <i>"10% of all energy consumption in the new developments ....."</i></p>	<p>Central Government after considering the proposal has issued notification under Section 57 of DD Act vide S.O. 5384 (E) dated 24.10.2018.</p>

- (b) New clause w.r.t. applicability of stamp duty be included in the regulations.
- (c) Clause for isolated land parcels falling within the sector be also considered.
- (d) Time period for grievance redressal be mentioned and Director, NIUA also be made a part of the grievance redressal committee.

Therefore, the amended / new clauses are as follows:

**Clause 11 (ii)**

- i) New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the Master Plan and Building Bye Laws. Additionally, minimum 10% of all energy consumption in the new developments shall be through solar fittings or through other renewable energy sources prescribed for green-field developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.

**Clause 15:**

Stamp duty shall be charged for transfer of land/property as per prevailing law. However, no stamp duty shall be applicable on transfer of land to service providing agency / DDA by the land owners.

**Clause 12 (I)**

- a. First stage Grievances Redressal Committee headed by the Principal Commissioner (Land Pooling) consisting of Chief Engineer (HQ), Addl. Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg.) Land Pooling, Director (Land Pooling), Director (NIUA) or his nominee and representatives of concerned Service Providing Agencies. The committee will dispose of the grievance within 30 days of receipt of grievance.
- b. If any landowner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be

	<p>represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineer Member, Commissioner (Plg.), Chief Legal Advisor of DDA and concerned representatives of Service Providing Agencies. The Committee may co-opt other members, as it may require for resolution of grievances. The committee will dispose of the grievance within 45 days of receipt of grievance.</p> <p>The proposal contained in the Agenda Item was approved with the above amendments. The proposal be immediately sent to Ministry of Housing &amp; Urban Affairs for approval.</p> <p><b>ACTION: PLANNING</b></p>	
4.	<p><b><u>Item No. 29/2018</u></b></p> <p><b>Proposed modification in MPD-2021 regarding permissible commercial activities in in-situ up-gradation/rehabilitation projects.</b>  <b>F.3(36)/96/MP/Pl.-I</b></p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p><b>ACTION: PLANNING</b></p>	<p>In response to public notice issued vide S.O. 4908 (E) on 20.09.2018 for inviting objections/suggestions from public within 45 days, three objections/suggestions were received and meeting of Board of Enquiry &amp; Hearing was held on 28.11.2018.</p>
5.	<p><b><u>Item No. 30/2018</u></b></p> <p><b>Proposed modification in Master Plan for Delhi-2021 w.r.t. permissible activities in hotels.</b>  <b>F.20(13)/2013/MP</b></p> <p>The proposal was explained by Commissioner (Planning).</p> <p>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.</p> <p><b>ACTION: PLANNING</b></p>	<p>In response to public notice issued vide S.O. 4910 (E) on 20.09.2018 for inviting objections/suggestions from public within 45 days, 16 objections/suggestions were received and meeting of Board of Enquiry &amp; Hearing was held on 28.11.2018.</p>

6.	<p><b><u>Item No. 31/2018</u></b></p> <p><b>Proposal for relaxation in height &amp; setbacks for multilevel parking site at Gandhi Maidan in Delhi, walled city area.</b>  <b>F.20(3)2016-MP</b></p> <p>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 15<sup>th</sup> September, 2018 and convey its decision to the North Delhi Municipal Corporation not later than 20<sup>th</sup> 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 financial benefit is given to the contractor as the proposal submitted for change in height to DDA is after completion of tender process.</p> <p style="text-align: right;"><b>ACTION: PLANNING</b></p>	<p>The matter has been referred to MCD (North) for clarification on 28.09.2018.</p>
7.	<p><b><u>Item No. 32/2018</u></b></p> <p><b>Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24 sq.m., 24400 sq.m. and 23687.18 sq.m.) of Northern Railway located on east &amp; west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.</b>  <b>F.20(06)2017/MP</b></p> <p>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.</p> <p>For Plot 'Y', the matter be referred to Ministry of Housing and Urban Affairs (MoH&amp;UA), Government of India for seeking the approval of Prime Minister's Office (PMO) as the site falls within Lutyens' Bungalow Zone (LBZ). Public</p>	<p>For plots X &amp; Z, as approved, public notice was issued vide S.O. 5870 (E) on 30.11.2018 for inviting objections/suggestions from public within 30 days.</p> <p>For plot Y, a letter has been sent to Ministry of Housing and Urban Affairs for onward submission to PMO.</p>

	notice be issued inviting objections / suggestions after receiving the approval.	
	<b>ACTION: PLANNING</b>	
8.	<p><b><u>Item No. 33/2018</u></b></p> <p>Proposed change of land use of an area measuring 1.336 acres (5406 sq.m.) 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</p> <p>Authority was apprised about the issuance of public notice with the approval of Chairman, DDA. The proposal contained in the agenda item was approved.</p> <p><b>ACTION: PLANNING</b></p>	<p>A public notice was already issued on 28.08.2018 with the prior approval of Hon'ble Lt. Governor, Delhi for inviting objections/suggestions from public within 30 days. No objection/suggestion was received. Therefore, meeting of Board of Enquiry &amp; Hearing is not required. Further, draft agenda has been submitted for next Authority meeting.</p>
9.	<p><b><u>Item No. 34/2018</u></b></p> <p>Relaxation in payment conditions in respect of Valmiki category for grant of ownership right/regularization of chulha tax payee villages. F.TN.2(10)2014</p> <p>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.</p> <p><b>ACTION: LAND MANAGEMENT</b></p>	<p>The decision of the Authority has been sent to MoHUA vide office letter No. TN2(10)2014/557 dated 27.09.2018 for its consideration and approval. The approval of Ministry is still awaited.</p>
10.	<p><b><u>Item No. 35/2018</u></b></p> <p>Disposal of about 7876 cancelled/surrendered LIG/One Bed Room flats at Narela, Siraspur &amp; 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 &amp; non-governmental bulk buyers. F.1(15)/2017/Coordn.(H)/DDA</p>	<p>As regards status of allotment of flats to wait-listed registrants, Systems Department has to provide a list of registrants who had deposited the application money. As soon as the list is received from Systems Departments, Housing Department will hold draw after scrutiny of applicants.</p> <p>As regards allotments to bulk buyers from the Central/Status Government Department/Local Bodies, an advertisement was published on 24.11.2018 and 25.11.2018 in different</p>



	<p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: HOUSING</b></p>	<p>newspapers and response from the bulk buyers is still awaited.</p>
11.	<p><b><u>Item No. 36/2018</u></b></p> <p><b>Simplification and rationalization of various interest rates applicable in DDA in respect of allotment of flats, built-up shops and plots regarding.</b>  <b>F.21(Misc.)9/IntL/HAC/2001/2014</b></p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: FINANCE</b></p>	<p>Built up shops and plots approved by the Authority have been circulated to all concerned vide No. F.21(Misc.) 9/Int./HAC/2001/2014/2018/252 dated 26.09.2018 issued by Commissioner (P)/Housing.  (Finance)</p>
12.	<p><b><u>Item No. 37/2018</u></b></p> <p>(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial &amp; industrial properties for the year 2017-18.</p> <p>(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.</p> <p><b>F.2(34)99/AO(P)/DDA/Pl.</b></p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: FINANCE</b></p>	<p>A circular for implementation of rates has been issued vide circular No. 66 dated 18.09.2018 which will be followed provisionally. It will be referred to MoHUA after confirmation of the minutes of the Authority for its consideration and approval.</p>
13.	<p><b><u>Item No. 38/2018</u></b></p> <p><b>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.</b>  <b>F.4(3)Budget/2017-18</b></p> <p>The proposal contained in the agenda item was approved. Corrigendum be issued accordingly.</p> <p style="text-align: center;"><b>ACTION: FINANCE</b></p>	<p>Corrigendum has been issued vide letter No. F.4 (5)2018-19/Budget/Misc./92 dated 03.10.2018.</p>

14.	<p><b><u>Item No. 39/2018</u></b></p> <p><b>Proposed modification in MPD-2021 for setting up of Microbreweries in hotels and restaurants in NCT of Delhi.</b> F.3(29)2009/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p><b>ACTION: PLANNING</b></p>	<p>In response to public notice issued vide S.O. 4909 (E) on 20.09.2018 for inviting objections/suggestions from public within 45 days, four objections/suggestions were received and meeting of Board of Enquiry &amp; Hearing was held on 28.11.2018.</p>
15.	<p><b><u>Item No. 40/2018</u></b></p> <p><b>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.</b> F.20(5)17/MP</p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to New Delhi Municipal Council for modification in the layout plan.</p> <p><b>ACTION: PLANNING</b></p>	<p>A letter has been sent to Chief Architect, New Delhi Municipal Council vide letter no. F.20(5)2017/MP/D-48 dated 25.9.2018 for modification in the layout plan.</p>
16.	<p><b><u>Item No. 41/2018</u></b></p> <p><b>Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public &amp; Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi.</b> F.3(46)2006/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p><b>ACTION: PLANNING</b></p>	<p>In response to public notice issued on 28.09.2018 for inviting objections/ suggestions from public within 45 days, two objections/suggestions were received and meeting of Board of Enquiry &amp; Hearing was held on 16.11.2018.</p>
17.	<p><b><u>Item No. 42/2018</u></b></p> <p><b>Regarding provision for landuse category of "Government land - Use Undermined" in MPD-2021.</b> F.20(1)2016/MP</p>	



	<p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>In response to public notice issued vide S.O. 4911 (E) on 20.09.2018 for inviting objections/suggestions from public within 45 days, three objections/suggestions were received and meeting of Board of Enquiry &amp; Hearing was held on 28.11.2018.</p>
18.	<p><b><u>Item No. 44/2018</u></b></p> <p><b>Inclusion of clause No. 3.1.3 of DOPT in the various Recruitment Regulations.</b> <b>F.1(Misc.)/2018/PB-IV</b></p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to the Ministry of Housing &amp; Urban Development, Government of India for approval.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>The Recruitment Regulations for the posts of Naib-Tehsildar, Assistant Director (Survey), and Stenographer have been referred to Ministry for notification in the Gazette of India. The revised RRs for ASO are being submitted for notification.</p>
19.	<p><b><u>Item No. 45/2018</u></b></p> <p><b>Modification in 'Adoption of Parks' scheme as approved in December, 2014.</b> <b>F. PA/AC(LS)/2014/DDA/187</b></p> <p>After detailed discussion in the matter, it was decided that the survey of all adopted parks should be done for checking compliance of terms and conditions of the agreement in the time bound manner. A detailed action taken report in this regard should be placed before the Authority along with revised policy. Adequate penal provisions for violations of terms and conditions of the agreement should be incorporated both for the allottee as well as supervisory staff of DDA.</p> <p style="text-align: center;"><b>ACTION: LANDSCAPE</b></p>	<p>Survey of all adopted parks has been conducted by Horticulture Department. The status report and revised agenda for policy of Adoption of Parks with adequate penal provisions for terms and conditions of the agreement to be put up before Authority is being processed.</p>
20.	<p><b><u>Item No. 46/2018</u></b></p> <p><b>Proposal of SDMC with respect to the change of land use of an area measuring 5.00 acres from 'Recreational (District Park)' to 'Government(G2)' for the construction of SDMC (Headquarter) Building near DTC Bus Depot, I.P. Estate, New Delhi, falling in Planning, Zone-D.</b> <b>File No. F.20(01)2017-MP</b></p>	<p>As approved, public notice was issued vide S.O. 5000 (E) on 28.09.2018 for inviting objections/suggestions from public within 30 days. Meanwhile, court case has been filed by the "Society for Protection of Culture, Heritage, Environment Traditions and Promotion of National Awareness". In this regard, views had been taken from Chief Legal Advisor, DDA wherein it has been stated that "<i>the legally there is no restraint orders passed against the DDA</i></p>

	<p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p><i>restraining to process the case further".</i> Objections/suggestions shall be put up before the Board of Enquiry &amp; Hearing for its recommendations.</p>
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**OTHER POINTS RAISED BY THE MEMBERS OF THE AUTHORITY:**

S.No.	SUBJECT	REMARKS
1.	<p><u>Shri Vijender Gupta:</u></p> <p>i) Restore the earlier separate category of allotment of land to charitable institutions at concessional rates.</p> <p>ii) Permit running more than one educational activity from plots allotted to educational institutions. DDA should reconsider the heavy charges/ penalty levied on Delhi Sikh</p>	<p>i) The category was removed from the institutional rates list from 2012-13 onwards with the approval of Ministry. This category was for charitable institutions serving lower strata of society running partially on the grant received from the Govt., charging to the extent for running the institution. It is also submitted that as per records available except one, no other allotment has been made under this category, since it was introduced. Even in that case the same was not recommended by the institutional allotment committee and was allotted to the society under the direction of the then Hon'ble L.G., Delhi. Therefore, it is apparent that the demand for allotment under this category is very low and no one has approached for allotment under this category. Further, recently the same society was allotted another plot of land on the Zonal Variant Rate (ZVR). However, the society requested to allot the land on concessional rates as allotted previously. Even with regard to allotment at Zonal Variant Rate to the society, serious audit objections have been received, including how the society satisfied the condition of allotment. The erstwhile definition of category was removed with the approval of MoHUA as the same could not be objectively determined. Therefore, there appears to be no rationale to restore that category in the same form.</p> <p style="text-align: right;">(Land Disposal)</p> <p>ii) The society has submitted representation to DDA to grant permission for running more than one educational activity without levying penalty for unauthorized use of premises and also without levy of permission charges for</p>

	<p>Gurudwara Prabandhak Committee as it is a statutory body running the institution on no profit no loss basis. This should be rationalized and put up in the next meeting of the Authority for appropriate decision.</p> <p><b>ACTION: LAND DISPOSAL</b></p>	<p>usage of additional activity. Matter was examined and since the claim of the society for exemption from levying of penalty as well as permission charges is not covered as per the policy approved by the Authority under resolution 40/2017 and circulated vide public notice dated 20.11.2017, therefore, the representation of the society has been rejected. A letter was also issued to the society to give the exact misuse area and time period of the same, but no reply has been received from the society till date. Therefore, no demand has been raised to the society till date. Demand will be issued once the requisite information is provided by the society. Since no demand has been raised so far nor any penalty levied as per the approved policy, therefore, rationalization of the same is not possible at this stage. In addition to this, two letters were written to the society on 20.04.2018 and 29.06.2018 for submission of certain documents to calculate misuse charges which have not been responded so far which is necessary for calculation of misuse charges/permission fee. Therefore, the request for consideration of regularization of the Engineering College and grant of permission of running the same without payment of regularization charges and permission fee is rejected. The society has also been intimated accordingly vide letter dated 24.09.2018.</p> <p>(Land Disposal)</p>
	<p>iii) As requested earlier, larger area be allotted for jhoolas/food stalls, etc., in Ramlilas.</p> <p><b>ACTION: LAND DISPOSAL</b></p>	<p>iii) As per the provision of the present policy any organizer can book or utilize area beyond 2500 sq.m. for stalls, etc., by making payment of charges as laid down in category-II (c). However, utilization of area of stalls under free category is restricted up to 2500 sq.m. or 25% of total allotted land, whichever is less. Any relaxation in this regard will involve financial implication as observed by Finance Wing. However, the file has been resubmitted to Competent Authority after carrying out a comprehensive review of the policy as directed by the Competent Authority for taking a final decision in the matter. Once the final decision is taken, the same will be informed to the Hon'ble Authority Member.</p> <p>(Land Disposal)</p>

<p>iv) A policy be framed for regularizing allotment of land to schools after unauthorized construction have been removed. <b>ACTION: LAND DISPOSAL</b></p>	<p>iv) The mode of allotment has been changed from allotment to auction vide Gazette Notification dated 19.4.2006. MoHUA constituted a special task force to reclaim the encroached govt. land and for action against unauthorized construction. Even in one matter of unauthorized encroachment and unauthorized construction in a school, an FIR has been registered against the school's society, when such issue was raised in Authority meeting. Similar action will be taken whenever such encroachment and unauthorized construction is reported. (Land Disposal)</p>
<p>v) One time relaxation be provided for misuse of plots allotted at paper market. <b>ACTION: LAND DISPOSAL</b></p>	<p>v) Policy on misuse circulated vide circular No. F.1(072008)DD/LA-Co-ordination/ LD/ 101 dated 26.3.2010 (copy enclosed) stipulates that lessee is liable to pay misuse charges from the date of detection to the date of closure of misuse. Any deviation from the provisions of the policy may lead to litigation by other similarly placed persons/allottees. However, if the allottee concerned is ready to pay misuse charges as per the policy and give such undertaking in their explanation, cancellation of the allotment of plot will not be resorted to. (Land Disposal)</p>
<p>vi) In view of the induction of Asstt. Accounts Officers with professional qualifications, it is desirable that one post of Director (Finance) be upgraded to the level of Commissioner to provide promotional avenue. <b>ACTION: PERSONNEL</b></p>	<p>vi) Hon'ble Lt. Governor has perused the proposal and has desired that rather than putting up an isolated case of a specific cadre, a comprehensive view should be taken. The case is being re-examined accordingly. (Personnel)</p>
<p>vii) The Authority had decided in 1977 for allotment of land to Badarpur Traders Union which has not yet been implemented. An agenda in the matter should be put up before the Authority in the next meeting for appropriate action. <b>ACTION: LAND DISPOSAL</b></p>	<p>vii) It was found/concluded that there are certain lapses in the process of grant / execution of lease to Badarpur Traders' Union. It was decided by the then VC, DDA to take legal recourse to have the instrument (lease) nullified. Accordingly, the files / records have been sent to Legal Department/ Panel Lawyer for drafting a suit u/s 31 of Special Relief Act for cancellation of the lease. (Land Disposal)</p>

<p>2.</p>	<p><u>Shri O.P. Sharma:</u></p> <p>i) Multi storeyed unauthorized construction in the river bed at Okhla be checked.</p> <p><b>ACTION: LAND MANAGEMENT</b></p> <p>ii) Suggested that DDA obtain documentation from RWAs which would assist in clearing unauthorized encroachment at Saini Enclave, Chitra Vihar, Rajdhani Enclave and Karkardooma.</p> <p><b>ACTION: LAND MANAGEMENT</b></p> <p>iii) Enquiry should be conducted how after allotment of land to Getaway club, Preet Vihar, DDA amended the initial terms and conditions of allotment/lease through a supplementary agreement/lease which allows activities not originally permissible.</p> <p><b>ACTION: LAND DISPOSAL</b></p>	<p>i) Engineering Department has been asked to identify and take necessary action to remove all unauthorized encroachment/construction on DDA land.</p> <p>(Land Management)</p> <p>ii) Since the area of Rajdhani Enclave is de-notified, the matter pertains to EDMC.</p> <p>(Engineering)</p> <p>Engineering Department has been asked to get in touch with social vigilant teams and RWAs to identify encroachments and take necessary action to remove all unauthorized encroachment/construction on DDA land.</p> <p>(Land Management)</p> <p>iii) It is submitted that no allotment was found in the name of Getaway Club, Preet Vihar as per available records. However, allotment of following 2 cases were found in the vicinity and their details are as follows: -</p> <ol style="list-style-type: none"> <li>1. The Great Getsby Club of India: Land measuring 6237 sq.m. for construction of Club Cultural Activity was allotted to society vide letter dated 25.09.2001. At the time of handing over of the physical possession of the site, it came to the notice that there was stay order vide order no. C.W. No. 430/83. Accordingly, alternative land measuring 8500 sq.m. adjoining earlier allotted plot was allotted vide revised allotment letter dated 13.06.2002 at Institutional Complex Mandawali Fazalpur on the same terms and conditions of allotment with the approval of the Competent Authority. Possession of 8532.87 sq.m. was handed over to the society on 19.07.2002. Lease deed was also executed on 12.04.2006. However, no amendment was carried out in standard terms and conditions of allotment/lease and supplementary agreement/lease has not been carried out.</li> <li>2. Victory Club, Preet Vihar Residents Welfare Association: Land measuring 2800 sq.m. for construction of</li> </ol>
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	<p>iv) DDA should compile a list of different types of leases executed for allotment of land and prepare a policy either for regularization of expired leases or to take back such lands.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p>	<p>Community Hall and Club was allotted to Preet Vihar Residents Welfare Association. Possession was handed over to the association on 03.04.1987 and lease deed was executed on 06.08.1987. Further, the society informed that MCD is not sanctioning their building plan and has raised objection that the plot under reference is earmarked exclusively for Club in the LOP. Thereafter, based on the report received from Planning Deptt., Competent Authority approved that the allotment may be treated as Club instead of Community Hall and Club and rest of the terms and conditions of allotment remained same. Accordingly, revised rectification deed, vetted by Ld. CLA, was executed on 27.02.2012 and made to be part of the perpetual lease deed executed on 06.08.1987. However, all the terms and conditions of perpetual lease deed remained unchanged except the above mentioned correction. By doing rectification deed, none of the terms and conditions of allotment letter/lease deed have been changed except, in place of Club and Community Hall only Club has been substituted in view of the layout plan. Therefore, it is clear that no new activities have been permitted due to rectification of lease deed.</p> <p>In view of the above, it is submitted that, no enquiry is required at this stage.</p> <p>iv) There are two types of lease deeds, i.e., short term(Commercial) and 90 years (Residential &amp; Mixed Land Use). The short term leases were in nature of license which was just an easement right being premium free and after lapse of term, have become damage payee properties. This stand has been consistently taken in various court cases.</p> <p>With regard to expiry of term lease having maximum 90 years tenure for residential purpose, a policy for renewal/conversion to freehold of Residential lease as well as Mixed</p>
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	<p>v) The matter regarding allotment of plot of land at Badarpur to Badarpur Traders Union be examined and put up before the Authority in its next meeting.</p> <p><b>ACTION: LAND DISPOSAL</b></p>	<p>Land use lease is under inter-departmental examination for placing before the Authority, on the lines of the policy of 2015 in this regard.</p> <p>(Land Disposal)</p> <p>v) It was found that there are certain lapses in the process of grant / execution of lease to Badarpur Traders' Union. It was decided by the then VC, DDA to take legal recourse to have the instrument (lease) nullified. Accordingly, the files / records have been sent to Legal Department/ Panel Lawyer for drafting a suit u/s 31 of Special Relief Act for cancellation of the lease.</p> <p>(Land Disposal)</p>
3.	<p><u>Shri S K Bagga:</u></p> <p>i) Community centres be developed on lands which are not required for nursery schools.</p> <p><b>ACTION: ENGINEERING</b></p> <p>ii) Parks be developed after clearing encroachments in his constituency.</p> <p><b>ACTION: HORTICULTURE/LM</b></p>	<p>i) The policy for utilization of vacant nursery school sites in Delhi is under formulation and further action would be taken after approval of the policy.</p> <p>(Planning)</p> <p>ii) After specific locations are identified as suggested by the Hon'ble Member, the feasibility for utilizing them for parks would be examined on the basis of land use, litigation status, etc.</p> <p>(Planning)</p>
4.	<p><u>Shri Manish Aggarwal:</u></p> <p>i) Land on which temporary building of Delhi Police is constructed in C-Block, Vasant Vihar should be utilized for parking. Alternate land could be allotted to Delhi Police.</p> <p><b>ACTION: LD/ENGINEERING</b></p> <p>ii) DDA plot at Chirag Delhi should be utilized for providing parking.</p> <p><b>ACTION: ENGINEERING</b></p>	<p>i) The land referred by the Hon'ble Member is part of Local Shopping Centre for which the layout plan has been prepared by the Architecture Department. Land Disposal Department to pursue with Delhi Police for allotment of alternative land and required layout modification, etc.</p> <p>(Planning)</p> <p>ii) Lands around Chirag Delhi village are earmarked for 'Public and Semi-Public' use (Sports facility/Complex/Stadium/Court) in Zonal Development Plan of Zone-F under MPD-2021. After the specific location is identified by the Hon'ble Member, feasibility for utilizing parking could be examined on the basis of ownership and litigation status.</p> <p>(Planning)</p>
5.	<p><u>Shri Jayender Kumar Dabas:</u></p> <p>Encroachment on DDA lands should be removed at Nangloi, Peeragarhi, Shahbad Daulatpur, Kirari</p>	<p>Engineering Department has been asked to get in touch with the Hon'ble Member so as to</p>

and Rani Khera. Boundary walls should be constructed to protect the vacant land. Some of the lands should also be handed over to North DMC for schools, parks, dispensaries, etc. <b>ACTION: LAND MANAGEMENT</b>	identify the encroachments and take necessary action to remove all unauthorized encroachment/construction on DDA land and to construct boundary walls wherever required.  (Land Management)
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### RESOLUTION

The members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 7.9.2018:-

Shri Vijender Gupta

- i) Meetings of the Authority should be held monthly and valid issues raised by the Members of the Authority should be responded to well in time.
- ii) No properties of DDA could be auctioned in the last few years as the reserve prices were unrealistically high. However, even after reserve prices have been reduced, no plot has been auctioned in the last one year due to which DDA has to unnecessarily bear the cost of protection of land. Besides, vacant plots get encroached upon. Utilization of these plots for the intended purpose would help in developing these areas.
- iii) The area around the old slaughter house at Idgah is a very congested part of the city and development of a multi-level car parking at the site is necessary. Since there are several schools in the area, the land should instead be utilized for a multi-level parking.
- iv) Atleast 50% of the posts of the Chief Engineers should be filled in by DDA cadre officers by making ad hoc promotion or providing current duty charge to senior most Superintending Engineers, if required.
- v) The matter regarding compassionate appointment should be expedited.



- vi) Allotment of land to charitable institutions as a separate category at concessional rates should be re-examined as it is not possible for these institutions to provide charitable services if land is allotted to them at commercial rates. DDA to examine as to how it can be done in a transparent manner.
- vii) DDA to revisit penalty clause for the permissibility of the additional educational activities/use premises under the educational land use category plots in order to rationalize it.
- viii) Larger area should be allotted for jhoolas, food stalls, etc., at Ramlilas.

On this issue, other Members requested that each municipal ward/assembly constituency should have a designated 'Utsav' ground. For maintenance of parks, it was suggested that RWA/Societies may be co-opted on PPP model or by giving incentives.

- ix) DDA to examine and frame policy for the restoration of the lease of the schools where violations of the lease conditions have been removed. Exemplary action for violations of lease conditions may also be taken.
- x) Paper traders are not shifting to Gazipur Paper Market due to non-availability of civic amenities and security concerns. DDA to interact with the Market Associations to redress the issues and examine the demand of one time relaxation for misuse of the premises till date.
- xi) The issue of upgrading the post of Director (Finance) to the level of Commissioner to provide promotional avenue to the incumbent should be re-examined.
- xii) Even after it was decided that an agenda regarding allotment of land to Badarpur Traders Union would be put up before the Authority, the ATR mentions that action has been initiated to file a suit for cancellation of the lease. The issue should be re-examined.

Shri O P Sharma also raised this issue.

- xiii) Un-utilized lands earmarked for nursery schools should be used for temporary play fields, parking or other public utilities.

#### Shri Somnath Bharti

- i) No issue raised by Members during Authority meetings is conclusively addressed. Accountability should be fixed for this.
- ii) The size of the plot of land to be allotted to the school at the old slaughter house site at Idgah should not be reduced from 4000 sqm to 1600 sqm as proposed. Allotment of land for the school should be as prescribed in the Master Plan. The proposed parking can be developed at another site in the vicinity.

- iii) Since the stay orders on the unauthorized construction on khasra No. 277 at Hauz Khas have been vacated, demolition of the unauthorized construction should be undertaken.
- iv) Allot alternative land for community services for residents of Gautam Nagar after request for allotment of land is received from South Delhi Municipal Corporation.
- v) Since as per an order of 1954, nursery school plots can be used for community services, there is no need for policy formulation in the matter. Utilization of such plots would also stop unauthorized encroachment of these plots.

Shri O P Sharma

- i) No proper reply has been provided to matters raised by him during Authority meetings. The minutes of meetings of the Authority are not properly recorded and in camera proceedings should be introduced.
- ii) Even after taking up the matter of removal of encroachment from 60 ft. ROW public road for the last four years, no action has been taken by DDA, even though DDA had been assigned the role of the nodal agency in the matter. No encroacher on public roads should be compensated. The Hon'ble High Court of Delhi had also directed that encroachments on public roads should be cleared and the road in his constituency was included in the order of the Hon'ble Court.
- iii) Though he had taken up the matter regarding unauthorized construction on the river bed at Okhla, no action has been taken in removing these in the last six months. Action should be taken against officers responsible. VC, DDA to get the site inspected and prepare time bound action plan within 15 days.
- iv) DDA officials do not lodge FIRs against unauthorized encroachment. Commercial activity is being carried out on encroached government land at Saini Enclave, ChitraVihar, Rajdhani Enclave and Karkardooma.
- v) Expressed his dissatisfaction with the action taken report submitted and desired that a more elaborate report with all the facts should be placed before the Authority after taking views from the concerned departments.
- vi) With regard to the matter regarding compilation of different types of leases executed for allotment of land and preparing a policy for regularization of expired leases or to take back such land, the information furnished in the Action Taken Report is not comprehensive. DDA to prepare a list of different types of leases executed and how many of these are pending for conversion to freehold. All types of leases should be examined and, thereafter, proposal for providing relief should be considered. Extension of leases should be done as per policy and not in individual cases.
- vii) Allotment of land to Badarpur Traders Union be regularized.

## **ITEM NO. 49/2018**

**SUBJECT: PROPOSED MODIFICATION IN CHAPTER 7 OF MPD - 2021 W.R.T.  
HOUSEHOLD / SERVICE INDUSTRIES**

**F.20(12)2018/MP**

### **1.0 BACKGROUND**

- 1.1 Issue regarding increase in maximum number of workers in household / non-polluting service industries in the residential areas was raised before the Board of Enquiry and Hearing held on 9<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup> February, 2018 w.r.t. Public notice dt. 03.02.2018 on proposed development control norms of shop-cum-residential plots in MPD-2021.
- 1.2 Since the issue was not a part of the public notice issued on 03.02.2018, the matter was brought forward to the Authority as a part of the agenda item for proposed development control norms of shop-cum-residential plots in MPD-2021.
- 1.3 Accordingly, the proposal regarding '*Proposed modification in Chapter 7 of MPD - 2021 w.r.t. Household / Service Industries*' was approved by the Delhi Development Authority in its meeting held on 27.02.2018 vide item no. 05/2018.
- 1.4 Accordingly, a Public Notice was published in Gazette of India vide S.O. 3588 (E) dated 24.07.2018 and daily newspapers for inviting objections / suggestions from the public within a stipulated time period of 45 days under Section 11-A of DD Act, 1957 (*Annexure I*).
- 1.5 In response to the above public notice, total of 910 numbers of objections / suggestions were received out of which 332 numbers of objections / suggestions were within the stipulated time period of 45 days. Objections / suggestions received comprised of individuals, RWAs, Traders Associations, NGOs and public representatives.
- 1.6 All the above objections / suggestions were placed before the Board of Enquiry and Hearing in its meeting held under the Chairmanship of Engineering Member, DDA on 19.09.2018. The Board heard a total of 199 persons who were present to make their oral submissions. All the applicants were given sufficient and reasonable time to present their views.

1.7 After consideration of the above issues and observations, the Board recommended the proposal, as contained in the public notice issued vide S.O. 3588 (E) dated 24.07.2018, for processing under Section 11A of DD Act, 1957 with the following modifications:

- i. Proposal as contained in the public notice issued vide S.O. 3588 (E) dated 24.07.2018 may further be processed as per Section 11A of DD Act, 1957 with the following modifications:

*"Under Table 7.1 and Para 7.4, the max.no. of workers be reduced to 9 (nine) for both the categories i.e. (a) Residential and (b) Villages (Abadi)".*

- ii. Committee strongly recommends that the Household industries should not be allowed to operate from 22.00 hours to 6.00 hours. An advisory for strict adherence to the timings may also be issued to all the Household Industrial Units by the implementing agencies.

The copy of the minutes of the Board of Enquiry and Hearing is enclosed as **Annexure II**.

## 2.0 PROPOSAL

- 2.1 Based on the recommendations of the Board, the proposed modification in MPD-2021 is as follows:

S.No.	MPD-2021																							
	Existing Provision in MPD-2021			Proposed Amendments/Modifications																				
1.	Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises																							
	<table><tr><td></td><td>Max. no. of workers</td><td>Max. Industrial Power Load (KW)</td></tr><tr><td>a) Residential</td><td>5</td><td>5</td></tr><tr><td>b) Villages (Abadi)</td><td>5</td><td>5</td></tr></table>				Max. no. of workers	Max. Industrial Power Load (KW)	a) Residential	5	5	b) Villages (Abadi)	5	5	<table><tr><td></td><td>Max. no. of workers</td><td>Max. Industrial Power Load (KW)</td></tr><tr><td>a) Residential</td><td>9</td><td>11</td></tr><tr><td>b) Villages (Abadi)</td><td>9</td><td>11</td></tr></table>				Max. no. of workers	Max. Industrial Power Load (KW)	a) Residential	9	11	b) Villages (Abadi)	9	11
	Max. no. of workers	Max. Industrial Power Load (KW)																						
a) Residential	5	5																						
b) Villages (Abadi)	5	5																						
	Max. no. of workers	Max. Industrial Power Load (KW)																						
a) Residential	9	11																						
b) Villages (Abadi)	9	11																						
2.	7.4 HOUSEHOLD / SERVICE INDUSTRIES																							
	i) Household industrial units with maximum 5 workers and 5 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to the condition			i) Household industrial units with maximum 9 workers and 11 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to statutory																				

	that no polluting industrial unit shall be permitted as household industry.	clearances from Labour and Industries Departments and Delhi Pollution Control Committee with the condition that no polluting industrial unit shall be permitted as household industry.
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- 2.2 Concerned local bodies and enforcement agencies shall be directed to ensure that Household industries should not be allowed to operate from 22.00 hours to 6.00 hours.
- 3.0 The proposal as contained in para 2 above is placed before the Authority for its approval. After approval, the proposal shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for its consideration and final notification under Section 11 A of DD Act, 1957.

### **RESOLUTION**

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





प) अधिकतम 5 कर्मचारियों और 5 किलोवाट पावर सहित घरेलू औद्योगिक इकाइयों की अनुमति आवासीय क्षेत्रों में दी जानी चालू रखी जाए और इस प्रकार की नई औद्योगिक इकाइयों की अनुमति आवासीय क्षेत्रों में इस भारत के साथ दी जाए कि किसी भी प्रदूषण फैलाने वाली औद्योगिक इकाई को घरेलू उद्योग के रूप में अनुमति नहीं दी जाएगी।	(i) अधिकतम 10 कर्मचारियों और 11 किलोवाट पावर सहित घरेलू औद्योगिक इकाइयों की अनुमति आवासीय क्षेत्रों में दी जानी चालू रखी जाए और इस प्रकार की नई औद्योगिक इकाइयों की अनुमति आवासीय क्षेत्रों में श्रम और उद्योग विभाग से सांविधिक अनापत्तियों की भारत पर और दिल्ली प्रदूषण नियंत्रण समिति की इस भारत के साथ दी जा सकती है कि किसी भी प्रदूषण फैलाने वाली औद्योगिक इकाई को घरेलू उद्योग के रूप में अनुमति नहीं दी जाएगी।
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2. प्रस्तावित संशोधनों को दर्शाने वाला दिल्ली मुख्य योजना-2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को, उप निदेशक कार्यालय, मुख्य योजना अनुभाग, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ दि.वि.प्रा. की वेबसाइट अर्थात् [www.dda.org.in](http://www.dda.org.in) पर भी उपलब्ध है।

[फा. स. एफ. 20(2)2018/एमपी]

डी. सरकार, आयुक्त एवं सचिव

## DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

### PUBLIC NOTICE

New Delhi, the 24th July, 2018

**S.O. 3588(E).**—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within a period of **Forty Five (45) days** from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s)/ E-mail ID which should be readable.

#### Modifications:

S.No.	MPD-2021																							
	Existing Provision in MPD-2021			Proposed Amendments/Modifications																				
1.	Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises																							
	<table><tr><td></td><td>Max. no. of workers</td><td>Max. Industrial Power Load (KW)</td></tr><tr><td>a) Residential</td><td>5</td><td>5</td></tr><tr><td>b) Villages (Abadi)</td><td>5</td><td>5</td></tr></table>				Max. no. of workers	Max. Industrial Power Load (KW)	a) Residential	5	5	b) Villages (Abadi)	5	5	<table><tr><td></td><td>Max. no. of workers</td><td>Max. Industrial Power Load (KW)</td></tr><tr><td>a) Residential</td><td>10</td><td>11</td></tr><tr><td>b) Villages (Abadi)</td><td>10</td><td>11</td></tr></table>				Max. no. of workers	Max. Industrial Power Load (KW)	a) Residential	10	11	b) Villages (Abadi)	10	11
	Max. no. of workers	Max. Industrial Power Load (KW)																						
a) Residential	5	5																						
b) Villages (Abadi)	5	5																						
	Max. no. of workers	Max. Industrial Power Load (KW)																						
a) Residential	10	11																						
b) Villages (Abadi)	10	11																						
2.	7.4 HOUSEHOLD / SERVICE INDUSTRIES																							

i) Household industrial units with maximum 5 workers and 5 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to the condition that no polluting industrial unit shall be permitted as household industry.	i) Household industrial units with maximum 10 workers and 11 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to <b>statutory clearances from Labour and Industries Departments and Delhi Pollution Control Committee with the</b> condition that no polluting industrial unit shall be permitted as household industry.
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2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on DDA's website i.e. [www.dda.org.in](http://www.dda.org.in).

[F. No. F 20(2)2018/MP]  
D. SARKAR, Commissioner-cum-Secy.



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
NEW DELHI

No. F. 20(12)2018/MP

Date: 25.09.2018

**Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 19.09.2018 'Proposed modification in Chapter 7 of MPD - 2021 w.r.t. Household / Service Industries'**

Delhi Development Authority in its meeting held on 27.02.2018 vide item no. 05/2018 approved the proposal regarding 'Proposed modification in Chapter 7 of MPD - 2021 w.r.t. Household / Service Industries'. Accordingly, a Public Notice was published in Gazette of India vide S.O. 3588 (E) dated 24.07.2018 and daily newspapers for inviting objections / suggestions from the public within a stipulated time period of 45 days under Section 11-A of DD Act, 1957.

In response to the above public notice, total of 910 numbers of objections / suggestions were received out of which 332 numbers of objections / suggestions were received within the stipulated time period of 45 days. Objections / suggestions received comprised of individuals, RWAs, Traders Associations, NGOs and public representatives.

All the above objections / suggestions were placed before the Board of Enquiry and Hearing in its meeting held under the Chairmanship of Engineering Member, DDA on 19.09.2018. All the applicants who filed objections / suggestions were invited to present their submissions before the Board through the public notice published in daily newspapers on 16.09.2018 and also through SMS and e-mails. A total of 199 persons attended the board hearing to make their oral submissions. All the applicants were given sufficient and reasonable time to present their submissions. A list of members, officers and applicants present during the hearing is enclosed.

The gist of various issues raised and submissions given by the applicants before the Board as well as in the representations received and observations on the same are as follows:

Sl. No.	Gist of Issues	Observations
1.	<ul style="list-style-type: none"> <li>Applicants raised their concern over lack of sufficient earning for sustaining their livelihood from the existing conditions in MPD-2021 for</li> </ul>	<ul style="list-style-type: none"> <li>Applicants appreciated and welcomed the proposals of DDA for increase in no. of workers and power load.</li> <li>They submitted that the modification</li> </ul>

Sl. No.	Gist of Issues	Observations
	<p>running Household industry.</p> <ul style="list-style-type: none"> <li>In order to increase productivity applicants have proposed to increase the power load capacity and staff required in MPD-2021.</li> <li>Applicants have also informed that household industrial activities being carried out in the residential colonies are non-hazardous and non-polluting.</li> </ul>	<p>shall also add to the economic development and revenue to the government.</p>
2.	<p>In order to carry out the business activity in a more efficient manner and to accommodate more machines, applicants requested for allowing the whole floor area of the premises to be utilized for household industrial activities.</p>	<ul style="list-style-type: none"> <li>Proposal is not to convert the residential areas into commercial or industrial area rather it aims at facilitating the people / local residents for earning livelihood and increasing productivity.</li> <li>Allowing the whole floor area for household industrial activities shall lead to undesirable consequences related to congestion and environment degradation.</li> </ul>
3.	<ul style="list-style-type: none"> <li>Many owners of household industries have requested to remove the clause for requirement of statutory clearance from Labour and Industries Department and Delhi Pollution Control Committee.</li> <li>The reasons cited were that such clearances increase the time required for renewal of licenses, increase corruption and cause harassment to the concerned people.</li> </ul>	<p>Proposal for requirement of statutory clearances has been stipulated for the following reasons:</p> <ul style="list-style-type: none"> <li>In order to control and regulate the misuse of the residential properties and controlling any mishap due to increase in the load or any hazardous activity being carried out in the premises.</li> <li>As per prevailing laws, environmental clearance is required for carrying out any household industrial activity in residential areas and the applicant / owner has to abide to the stipulations by MoEF,</li> </ul>

Sl. No.	Gist of Issues	Observations
		GOI.
4.	It was informed that the increase in no. of workers to 10 would attract the provisions of Factories Act and would change the classification of the household industries functioning from residential areas to Factories.	<ul style="list-style-type: none"> <li>As the per Factory Act, 1948, the "Factory" means any premises including the precincts thereof:               <ul style="list-style-type: none"> <li>(i) whereon ten or more workers are working, or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on with the aid of power, or is ordinarily so carried on, or ...."</li> </ul> </li> <li>As per Census of India 2011, "Household Industry is defined as an industry conducted by one or more members of the household at home or within the village in rural areas and only within the precincts of the house where the household lives in urban areas. The larger proportion of workers in the household industry consists of members of the household. The industry is not run on the scale of a registered factory where more than 10 persons with power or 20 persons without power is in use as it would qualify or has to be registered under the Indian Factories Act."</li> </ul> <p>Considering the definitions and restrictions on the no. of workers in household industry as contained in Factory Act 1948 and Census of India 2011, <u>the no. of workers proposed in the modification to MPD-2021 shall be reduced to 9.</u></p>
5.	<ul style="list-style-type: none"> <li>Residents, NGOs and social activists have stated that current modifications in MPD-2021 will additional burden</li> </ul>	These are implementation and enforcement issues and shall vary from area to area. As such these shall be taken care by the local bodies / authorities,

Sl. No.	Gist of Issues	Observations
	<p>on infrastructure services and lead to issues related to safety, security, environmental pollution, traffic, congestion and misuse of residential space. This shall put additional burden on infrastructure services.</p> <ul style="list-style-type: none"> <li>• Increase in the no. of workers and promoting household industries in residential areas shall lead to increase in the child labour.</li> </ul>	civic agencies, Delhi Police etc. while implementing the provisions of MPD-2021.
6.	<ul style="list-style-type: none"> <li>• By virtue of the current proposal, the residential character of the colonies shall be lost and may become semi-commercial / industrial as more area shall be brought under industrial use which is not desirable.</li> <li>• No existing or new industries should be allowed in residential areas without statutory clearances.</li> </ul>	<p>Provision for 50% of the floor area to be used for residential use while running the household industry in the same premise shall be maintained to ensure the residential character.</p> <p>In order to curb misuse, pollution, industrialization of residential area etc., it has been proposed that necessary clearances have to be obtained from the department of Labour, Industries and DPCC.</p>
7.	Applicants informed that alternate plots were allotted to a few industrial units under relocation scheme of GNCTD. However, such industrial units are still operating from their original location and should be stopped immediately.	These are specific issues related to implementation and enforcement, to be dealt by the enforcement agencies. These are also outside the scope of the Public Notice under consideration.
8.	<p>Other issues raised by the applicants were related to:</p> <ul style="list-style-type: none"> <li>• Permission for increase in installation of no. of machines.</li> </ul>	<p>There is no restriction on the number of machines. The only limiting factor is electricity load and no. of workers. <u>Committee recommends that the</u></p>



Sl. No.	Gist of Issues	Observations
	<ul style="list-style-type: none"> <li>Restriction on the working hours of such industrial units in residential areas.</li> </ul>	<u>concern of residents is genuine and such Household Industrial units must remain closed from 22.00 hrs. to 06.00 hrs.</u>

#### Recommendation:

After consideration of the above issues and observations, the Board recommended the following:

- Proposal as contained in the public notice issued vide S.O. 3588 (E) dated 24.07.2018 may further be processed as per Section 11A of DD Act, 1957 with the following modifications:

*"Under Table 7.1 and Para 7.4, the max.no. of workers be reduced to 9 (nine) for both the categories i.e. (a) Residential and (b) Villages (Abadi)".*

- Committee strongly recommends that the Household industries should not be allowed to operate from 22.00 hours to 6.00 hours. An advisory for strict adherence to the timings may also be issued to all the Household Industrial Units by the implementing agencies.

*Manoj Pal*

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

*Sh. O. P. Sharma*

Sh. O. P. Sharma, MLA  
(Member of the Board of  
Enquiry & Hearing)

*Sh. Vijender Gupta*

Sh. Vijender Gupta, MLA  
(Member of the Board of  
Enquiry & Hearing)

*Finance Member*

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

*Chief Planner*

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

*Engineer Member*

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

## ITEM NO. 50/2018

**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**

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.

### **2.0 Public Notice**

- i. A public notice was issued vide S.O. 4184 (E) dated 28.08.2018.
- ii. The proposal of change of land use was placed before the Authority in its meeting held on 07.09.2018 vide item No. 33/2018 for post facto approval and the decision of the Authority is reproduced below :

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

(Authority agenda along with minutes is annexed at **Annexure -'X'**)
- iii. Since **no objections & suggestions** were received in response to public notice dated 28.08.2018 within the stipulated time period, the meeting of Board of Hearing and Enquiry shall not be required.

### **3.0 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 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.

#### 4.0 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	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	<b>North</b> : CNG Station <b>South</b> : Railway Line <b>East</b> : Ring Road <b>West</b> : Railway Line

#### 5.0 Recommendation

The proposal at para 4.0 above is placed before the Authority for issuance of the final notification by the Ministry of Housing & Urban Affairs, Government of India.

#### RESOLUTION

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

**AGENDA FOR THE AUTHORITY  
DELHI DEVELOPMENT AUTHORITY**

- 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:

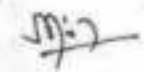
Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site situated behind petrol pump at ITO on Ring Road in Planning Zone-D.	1.336 acres (5406 sq.m.)	Transportation (Bus Depot) T2	Government (Government Office) G2	North : CNG Station South : Railway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

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.

  
Dy. Director (Plg.)-I  
UTTIPEC & Zone-D

  
Director (Plg.)  
UTTIPEC, GIS & Zone-D

# 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 maintenance 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
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

**VERIFY**

This Proposal was Considered in the 4th Technical Committee

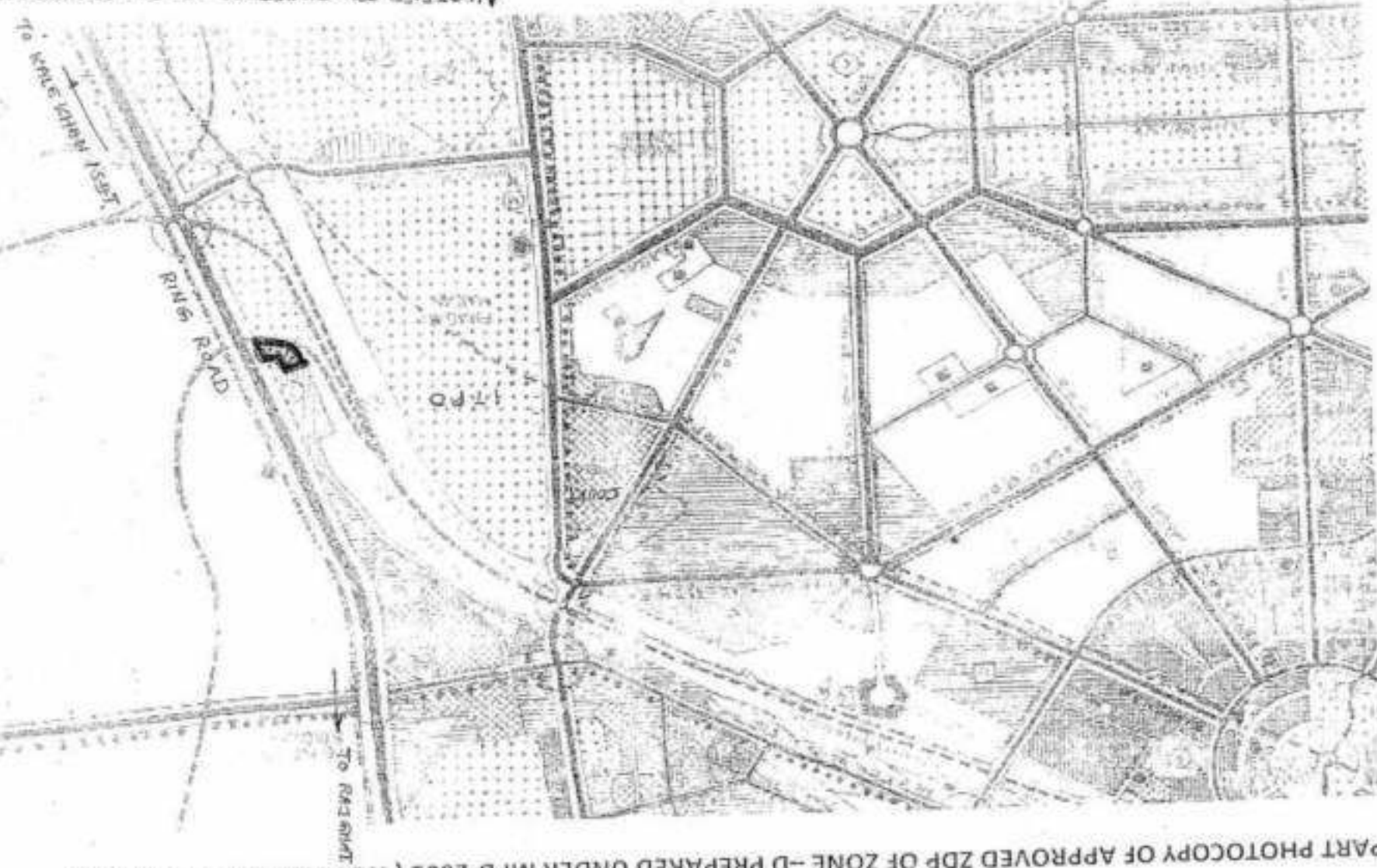
meeting held on 2.8.2018

File No. 19/76/2018

Asst. Director



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



ALLIOTED TO SUPREME COURT ARCHIVES SHIPING THIR

ANNEXURE - A

23.7.18  
B. S.

23/7/18

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

5/11

	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?	<p>The land belongs to Government.</p> <p>Land &amp; Development Office (L&amp;DO) is the land owning agency.</p> <p>The land, in question, is under care &amp; maintenance of South DMC.</p>
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  
6<sup>th</sup> Floor, Vikas Minar  
LP Estate, New Delhi - 110002

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

Date: 13.08.2018

CORRIGENDUM

Subject: Minutes of the 4<sup>th</sup> 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 4<sup>th</sup> 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, Nirmah Bhawan
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD



# भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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नई दिल्ली, मंगलवार, अगस्त 28, 2018/भाद्र 6, 1940

No. 3377]

NEW DELHI, TUESDAY, AUGUST 28, 2018/BHADRA 6, 1940

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 28 अगस्त, 2018

का. आ. 4184(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-“क” के अंतर्गत मुख्य योजना-2021/जोन ‘डी’ की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना के जारी होने की तिथि से तीस (30) दिन की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नम्बर एवं ई-मेल आई.डी. भी दें, जो पठनीय हो।

प्रस्तावित संशोधन :

अवस्थिति	क्षेत्रफल (लगभग)	दि.गु.यो. -2021/क्षेत्रीय विकास योजना-2001 के अनुसार भूमि उपयोग	भूमि उपयोग, जिसमें परिवर्तित किया जाना है	सीमाएं
प्रस्तावित स्थल योजना जोन-डी में रिंग रोड पर आई.टी.ओ. स्थित पेट्रोल पम्प के पीछे स्थित है।	1.338 एकड़ (5406 वर्ग मीटर)	परिवहन (बस डिपो) टी-2	सरकारी (सरकारी कार्यालय) जी2	उत्तर : सी.एन.जी. स्टेशन दक्षिण : रेलवे लाइन पूर्व : रिंग रोड पश्चिम : रेलवे लाइन

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 दि.वि.प्रा. की वेबसाइट अर्थात् [www.dda.org.in](http://www.dda.org.in) पर भी उपलब्ध है।

[फा.सं. एफ. 20(6)2018/एमपी]

डी. सरकार, 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, 6<sup>th</sup> 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](http://www.dda.org.in).

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

D. SARKAR, Commissioner-Cum-Secy.

RAKESH SUKUL

Digitally signed by RAKESH SUKUL  
Date: 2018.08.28 14:10:00  
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5/c

1459  
17.9.18

**DELHI DEVELOPMENT AUTHORITY**  
**( MEETING CELL )**

No. F.2(2)2018/MC/DDA/148

Dated: 14<sup>th</sup> September, 2018

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 7<sup>th</sup> September, 2018 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

14/9/2018  
( Rajiv Matta )

Asstt. Director (Meeting Cell)

Encl: As above.

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (LD)
4. Commissioner (Systems)
5. Commissioner (Personnel)
- ✓ 6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

for n.g. please

DD(Pg)-?

AD(Pg.) Zone-D

D. and  
17/9/18

17/9/18



42/c

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 15<sup>th</sup> September, 2018 and convey its decision to the North Delhi Municipal Corporation not later than 20<sup>th</sup> 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.

**Item No. 32/2018**

Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24 sq.m., 24400 sq.m. and 23687.18 sq.m.) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.  
F.20(06)2017/MP

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.

**Item No. 33/2018**

Proposed change of land use of an area measuring 1.336 acres (5406 sq.m.) 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

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

- 207
- b. If any landowner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineer Member, Commissioner (Plg.), Chief Legal Advisor of DDA and concerned representatives of Service Providing Agencies. The Committee may co-opt other members, as it may require for resolution of grievances. The committee will dispose of the grievance within 45 days of receipt of grievance.

The proposal contained in the Agenda Item was approved with the above amendments. The proposal be immediately sent to Ministry of Housing & Urban Affairs for approval.

Item No. 29/2018

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

F.3(36)/96/MP/Pt-I

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

Item No. 30/2018

Proposed modification in Master Plan for Delhi-2021 w.r.t. permissible activities in hotels.

F.20(13)/2013/MP

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

Proposal for relaxation in height & setbacks for multilevel parking site at Gandhi Maidan in Delhi, walled city area.

F.20(3)2016-MP

The proposal was presented by Commissioner (Planning), DDA. Chief

## **ITEM NO. 51/2018**

Sub: Proposal regarding proposed change of land use of an area measuring 2808.00 sq.m. from 'Recreational' to 'Residential' located at Trilokpuri for rehabilitation of affected people by DMRC falling in planning Zone-E.

**F.20(9)/2016-MP**

### **Synopsis:**

Proposed change of land use of an area measuring 2808.00 sq.m. from 'Recreational' to 'Residential' located at Trilokpuri for rehabilitation of 42 JJR plots by DMRC affected at Trilokpuri, Block-15 which are coming in the alignment of line-7.

### **1.0 Background:**

- a. The metro alignment of the line-7 (Mukundpur – Shiv Vihar) is passing through residential area of Block-15 of Trilokpuri. The work of Metro got held up between Mayur Vihar Pkt.1 and Trilokpuri due to R&R of 108 nos. project affected household and same is yet to be resolved. For R&R – DUSIB has allotted the land to DMRC in front of Block 15,16,17 & 18, Trilokpuri. As per DMRC, to complete R&R of 108 nos. of households, the change of land use the site measuring 3164.30 sq.m. had already been approved by the Authority dated 20.07.2017 vide item no. 20/2017.DMRC observed that it is possible to accommodate only 66 project affected household against 108 project affected household, thus leaving a shortage of 42 project affected households.
- b. Proposal regarding proposed change of land use in Zonal Development Plan of Zone 'E' of an area measuring 2808 sq.m. from "Recreational" to "Residential" located at Trilokpuri, for rehabilitation of affected people by DMRC falling in planning Zone-E for rehabilitation of 42 out JJR plots by DMRC affected at Trilokpuri, Block-15 which are coming in the alignment of line-7 Mukundpur – Yamuna Vihar corridor of Delhi MRTS. (Refer Plan at Annexure-'A' & earmarked on Zonal Development Plan of Zone 'E' at Annexure 'B')
- c. DDA vide their letter No. File No.F.20(9)2016-MP/221 dated 07.08.2018 has requested DMRC to submit the Agenda for Technical Committee meeting with respect to change of land use under Section 11-A of Delhi Development Act. (Annexure- 'C').
- d. Subsequently, a meeting was held in the Chamber of Commissioner (Planning) on 20.08.2018 in which DMRC mentioned that DUSIB has agreed to provide the land measuring 2808 sq.m. with the condition that proposed land fall



outside the 30m Right of Way of Vasundhara Road. (Refer record note of the meeting at Annexure 'D')

## 2.0 Examination :

- a. In order to resolve the matter, DMRC requested DUSIB to allot land in front of Block No.13, Trilokpuri. In reply DUSIB informed that due to 30 m. ROW, the land measuring 2808.00 sq.m. is available for allotment to DMRC and requested to submit the cost as per revised inter-departmental rates. The cost is yet to be submitted by DMRC. DUSIB also informed that the land requisitioned by DMRC is earmarked as 'Recreational' as per Zonal Plan of Zone 'E'. Accordingly, the change of land use of this area is proposed from "Recreational" to "Residential" in Zonal Development Plan of Zone 'E'.

## 3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 as submitted by DMRC is reproduced below:-

Sr. No	Query	Answers
1.	Whether the land is government or private and who is the land owning agency?	Government land. Land was taken by DMRC from Delhi Urban Shelter Improvement Board. (DUSIB).
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	DMRC Ltd.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Sh. Moti Lal AD(Plg) Zone E, DDA.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will facilitate the MRTS Corridor which will be an effective and environmental friendly mode of transportation for the residents of Trilokpuri, Kalyanpuri area.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
6.	What will be proposal's impact/implications on general public e.g. Law & order etc?	No Law & Order issue is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No

8.	Background note indicating the current situation/provisions.	<p>a) Proposal regarding proposed change of land use of an area measuring 2808 sq.m. from "Recreational" to "Residential" located at Trilokpuri, for rehabilitation of affected people by DMRC falling in planning Zone-E for rehabilitation of 108 JJR plots by DMRC affected at Trilokpuri, Block-15 which are coming in the alignment of line-7 Mukundpur - Yamuna Vihar corridor of Delhi MRTS.</p> <p>b) DDA vide their letter No. File No.F 20(9)2016-MP/221 dated 07.08.2018, F.20(9)2016/MP/239 dated 29.08.2018 and F20(9)2016/MP/D-256 dated 11.09.2018 has requested DMRC to submit the Agenda for Technical Committee meeting with respect to change of land use under Section 11-A of Delhi Development Act subject to the site under reference should fall outside the 30m ROW of Vasundhara Road</p>
9.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	No
10.	What were the specific recommendations of the Authority with regard to the proposal	N/A
11.	How and why the proposal was initiated	<p>a) The metro alignment of the line -7(Mukundpur-Shiv Vihar) is passing through residential area of Block-15 of Trilokpuri. The work of Metro got held up between Mayur Vihar Pkt. land Trilokpuri due to R &amp; R of 108 numbers project affected household and same is yet to be resolved. For R &amp; R -DUSIB has allotted the land to DMRC in front of Block No. 15,16,17 &amp; 18 Trilokpuri. DMRC is requesting that to complete R &amp; R of 108 numbers project household at presently allotted site, it is possible to accommodate only 66 project households against 108 project household thus, leaving a shortage of 42 project affected households.</p> <p>b) In order to resolve the matter, DMRC requested DUSIB to allot land measuring 2958.962 sq.m. in front of Block No.13, Trilokpuri. In reply DUSIB informed that due to 30 m. ROW, the land measuring 2808.00 sq.m. is available for allotment to DMRC and requested to submit the cost as per revised inter-departmental rates. The cost is yet to be submitted by DMRC. DUSIB also informed that the land requisitioned by DMRC is earmarked as "Recreational" as per Zonal Plan. Accordingly, the change of land use of this area is proposed from "Recreational" to "Residential"</p>

12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact on the population. On the other hand Trilokpuri residents will get modern and environmental transportation facility.
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term- a) Due to metro construction activity, more than 500 persons will get employment for two years b) Long term - Residents of Trilokpuri area will get modern state of art environmental friendly transportation facility.
14.	How the proposal will benefit in the development and economic growth of the city	Effect transportation connecting major transportation hubs and business districts will uplift the economic activity and living standards of people of Trilokpuri.
15.	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 of Delhi	Similar provisions in other metropolitan cities however at state level.
16.	What will be the public purpose served by the proposed modification.	MRTS is a public purpose project.
17.	What is the number of people/families/households likely to be affected by the proposed policy.	NA
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	Yes
19.	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.	No changes
20.	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
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Yes

22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	<p>Shri M.K. Shukla Chief Engineer / General, DMRC Ltd. Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001, Tel. 23417910/12</p> <p>Dy. Dir. (IAL) Delhi Urban Shelter Improvement Board (DUSIB), GNCTD, Room No.C-5, Vikas Kuteer, ITO, New Delhi-110002</p>
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#### 4.0 Proposal:

Proposal is for change of landuse of 2808.00 sq.m. of land located at Triokpuri area Patparganj, New Delhi falling in Planning Zone 'E' from 'Recreational' to 'Residential' under Section 11-A of DD Act, 1957. **(Refer Plan at Annexure-'B')**

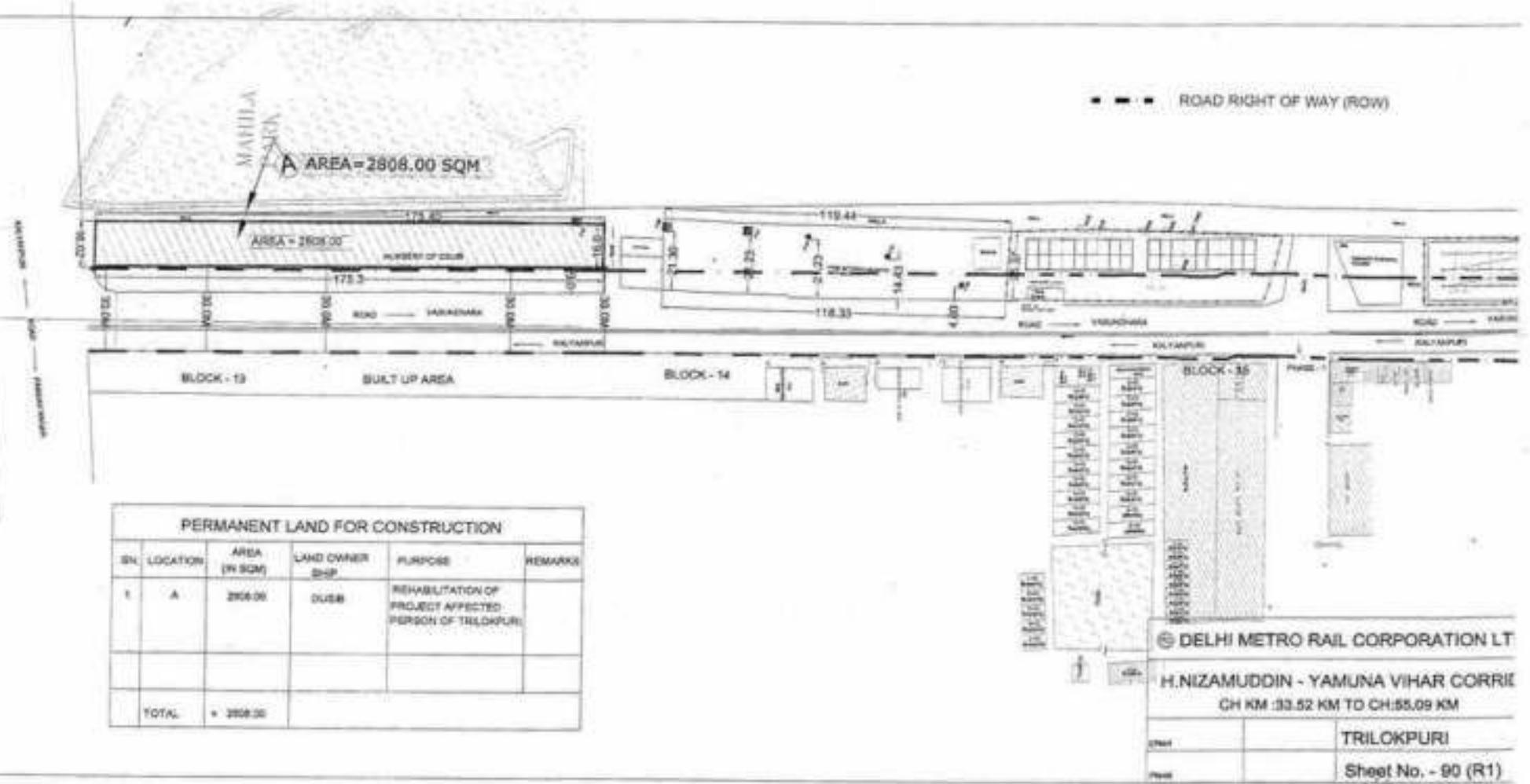
Location	Area (Acres.)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
1	2	3	4	5	6
Triokpuri area, Patparganj, New Delhi, falling in Planning Zone-'E'	2808.00 sq.m.	Residential	Recreational	Residential	<p><b>North:</b> 30 m. ROW road as per ZDP of Zone-E.</p> <p><b>South:</b> Gazipur drain (Hindon canal)</p> <p><b>East:</b> Triokpuri Ph.-I</p> <p><b>West:</b> Triokpuri Ph.II and 30m ROW.</p>

#### 5.0 Follow Up Action:

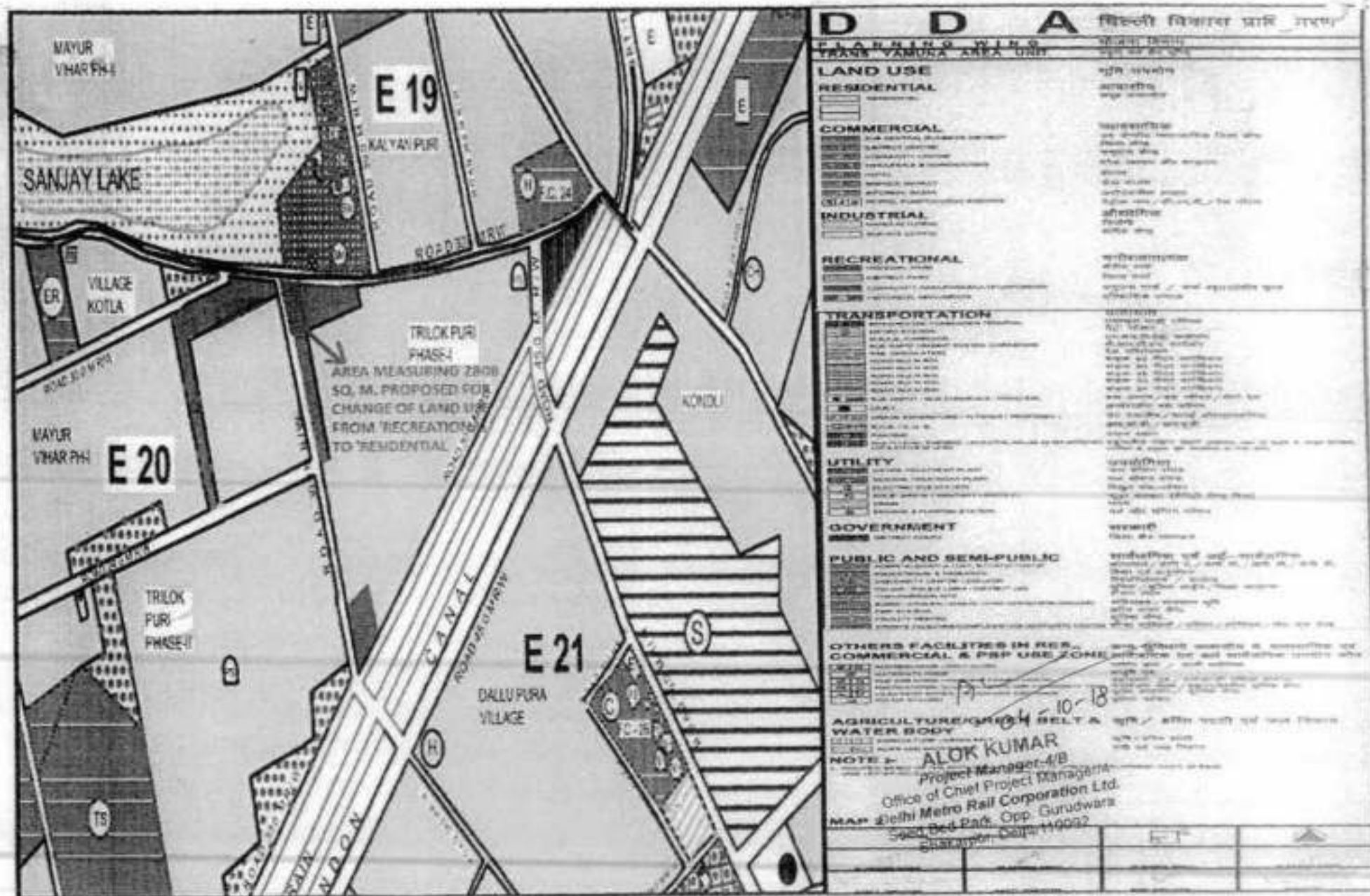
- The proposal at Para 4.0 above was placed before the Technical Committee Meeting held on 18.10.2018 vide item no. 27/2018 and decision of the meeting is reproduced below:

*"The proposal was presented by the officers of DMRC. After detailed deliberation, the Technical Committee recommended the proposal contained in para 4 for processing the change of land use under Section 11-A of DD Act, 1957"*

- The above decision of the Technical Committee Meeting was communicated to DMRC vide letter no.F.3(9)2016/MP dated 01.11.2018.



**ALOK KUMAR**  
Project Manager-4/B  
Office of Project Manager-4  
Delhi Metro Rail Corporation Ltd.  
Seed Bed Park, Opp. Gurgaon  
Shakarpur, Delhi-110092







## DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण

AREA PLANNING, ZONE 'E' & 'O' क्षेत्रीय योजना, ज़ोन ई एवं ओ  
3<sup>rd</sup> FLOOR VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002  
तीसरी मंजिल, विकास मीनार, आर्पुडी एस्टेट, नई दिल्ली-110002

File No. F.20(9) 2016-MP | 22 |

Date: 07.08.2018

To

The Chief Engineer/ General  
Delhi Metro Rail Corporation Limited,  
Metro Bhawan, Fire Brigade Lane,  
Barakhamba Road  
New Delhi-110007

Sub: Requirement of land measuring 2958.962 sq mts near Trilokpuri on permanent basis  
for construction of rehabilitation unit of PAPs of Trilokpuri of Mukundpur Shiv Vihar  
corridor for Delhi MRTS Project Phase-III.

Ref: Letter No. F.R 734/DMRC/T Pur/DD/IAL/DUSIB/2012/D-247 dated 07.05.2018  
(copy enclosed)

Sir,

This is with reference to the letter dated 07.05.2018 from DUSIB regarding  
'Requirement of land measuring 2958.962 sq mts near Trilokpuri on permanent basis  
for construction of rehabilitation unit of PAPs of Trilokpuri of Mukundpur Shiv Vihar  
corridor for Delhi MRTS Project Phase-III.'

In view of the above, I am directed to request DMRC to submit the Agenda for the  
Technical Committee meeting with respect to change of land use under Section 11-A of  
Delhi Development Act subjected to the site under reference should fall outside the 30 m  
Right of Way of Vasundhara Road.

Encl: As Above.

Asstt. Dir.(Plg.) Zone E  
07-08-18  
(Motilal)  
OK

Copy to:-

Senior Architect, VC Office, DDA

## ANNEXURE-D



### DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण

AREA PLANNING, ZONE 'E' & 'O'-क्षेत्रीय योजना, प्लान ई एवं ओ  
3<sup>rd</sup> FLOOR VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002  
तीसरी मंजिल, विकास मीनार, आईपीई एस्टेट, नई दिल्ली-110002

F20(9)2016/MP 1239

Date: 29.08.2018

**Sub: Record of the meeting held in the chamber of Commissioner Planning on 20.08.2018 regarding requirement of land near Trilokpuri on permanent basis for construction of rehabilitation unit of PAPs of Trilokpuri of Mukundpur Shiv Vihar corridor for Delhi MRTS Project Phase-III.**

A meeting was held in the chamber of Commissioner (Plg.) on 20.08.2018 to discuss requirement of land near Trilokpuri on permanent basis for construction of rehabilitation unit of PAPs of Trilokpuri of Mukundpur Shiv Vihar corridor for Delhi MRTS Project Phase-III, in which the representatives of DMRC, DUSIB, PWD, GNCTD, UTTIPEC and Planning Zone-'E' were present (**Attendance sheet enclosed**). The following were the observations during the meeting.

- a) Representative of DMRC mentioned that DUSIB had agreed to provide the land measuring 2958.862 sqm for the purpose of construction of rehabilitation unit for rehabilitation of affected people by DMRC of Trilokpuri. The proposed land falls outside the ROW of 30m wide Vasundhara Road.
- b) It was agreed that DMRC will prepare and send the agenda to DDA for the change of landuse as per format so that the same can be put up in the Technical Committee Meeting and, further in the Authority.

(Moti Lal)

Asstt. Dir.(Plg.)Zone E

#### Copy To:

- Chief Engineer/ General, DMRC, Metro Bhavan, Fire Brigade Lane, Barakhamba Road, New Delhi - 110007
- Deputy Director (IAL), DUSIB, Room No. C-5, Vikas Kuteer, ITO, New Delhi-110002
- Chief Project Manager, Flyover-5, PWD, GNCTD, New Delhi.
- Director (Plg.), UTTIPEC, 2<sup>nd</sup> Floor, Vikas Minar, I.T.O, New Delhi-110002
- P.S to Commissioner (Plg.), 5<sup>th</sup> Floor, Vikas Minar, I.T.O, New Delhi-110002 for information.
- PS to Addl. Commissioner (Plg.)-II, 5<sup>th</sup> Floor, Vikas Minar, I.T.O, New Delhi-110002
- All attended

**ITEM NO. 52/2018**

**Sub: Policy on in-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi to be adopted in DDA**

**(File No. F2(43)2018/PMAY)**

**1. Background**

Delhi Development Authority is executing an In-situ Redevelopment Project at Kathputli Colony. Many issues cropped up during survey, determination of eligibility of JJ dwellers, shifting of dwellers to an alternative transit accommodation during clearance drive/removal of jhuggies/construction period, etc. These issues have been discussed at various levels wherein it was pointed out that Maharashtra and Gujarat are successfully doing the slum redevelopment/rehabilitation projects and to replicate/modify the scheme in Delhi, the officers of DDA may visit the cities and the appropriate ingredients of their models may be suitably adopted for smooth implementation and re-development of large number of slums in Delhi with a view to make Delhi slum free by 2022, as per the mandate of PMAY-Housing for All (Urban).

As per directions of Secretary, HUA, Government of India and Vice Chairman, DDA, a team of three officers i.e. Principal Commissioner (Housing/PMAY), Director (Planning/Land Pooling) and Director (Housing/PMAY) DDA visited Mumbai, Surat and Ahmedabad to study the policies being adopted by these cities for rehabilitation/redevelopment of slums and to prepare a comprehensive policy note to undertake redevelopment/rehabilitation of all the slums of Delhi in an effective and expeditious manner.

The team visited Mumbai, Surat and Ahmedabad on 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> January, 2018 respectively. The brief policy guidelines adopted/being implemented by different agencies are summarized as under :

**Policy adopted in Mumbai by Slum Rehabilitation Authority (SRA)**

As per information gathered in Mumbai, there is a body corporate namely 'Slum Rehabilitation Authority' (SRA) headed by Chief Executive Officer. The Authority (SRA) notifies the slums and conducts the survey of slums. As per the prevalent policy the empanelled developers are authorized to help the slum dwellers to form a Cooperative Group Housing Society and to get the same registered with the Registrar under SRA. The Developer Entity then contact the slum dwellers and obtain consent letters from them in an objective & transparent manner. The developer who is able to obtain the consent of 70% of the JJ dwellers of the cluster is entitled to submit the project to SRA. SRA as a single window, examines the proposal technically, financially and from planning point of view. The Developer/Cooperative Housing Society shall pay premium of land under encroachment at the rate of Twenty Five per cent (25%) in terms of ready reckoner prepared by Revenue Authorities of Mumbai in respect of Slum Rehabilitation Scheme proposed to be undertaken on lands owned by Government, Semi-Government Undertaking or Local Bodies as "Premium for ownership and terms of lease". 90% of the amount so realized is paid to the land owning agency by the SRA and 10% is retained by the SRA as Administrative Charges.

After the proposal is approved by the SRA, it is the responsibility of the developer entity to provide transit accommodation to the slum dwellers either by constructing the transit accommodation on his own land for which additional Floor Space Index (FSI) is given to the developer or by shifting them in a rented accommodation at the mutually agreed rates. The eligible dwellers are entitled for allotment of an EWS house measuring 25 sqm carpet area. There is also a provision for allotment of shop at the redeveloped site to the

shopkeepers in the slums who have documentary evidence to prove their existence on the date of eligibility of a slum cluster. The built-up area on the rehabilitation site is restricted to 4 FSI. The additional FSI availed by Developer Entity for EWS built up area can be taken as Transferable Development Right (TDR) on the saleable area. The permissible FSI for sale component is 3.

The clubbing of 2 slums in the same zone is permissible to make the project viable. Where the saleable area is not available for rehabilitation of the slum dwellers, Transferable Development Rights (TDR) equivalent to the cost of the project can be used by the developer on any plot in the same ward in which TDR have originated.

#### **Policy adopted in Surat and Ahmedabad**

In Surat and Ahmedabad, the in-situ slum rehabilitation projects are being undertaken as per "Gujarat Slum Rehabilitation Policy 2013". The Surat Municipal Corporation and Municipal Corporation of Ahmedabad, as the case may be, notify the slums in their respective areas. The cut of date for determining the eligibility is 1.1.2010 and the eligible dwellers are entitled for allotment of EWS flat of 30 sqm carpet area, free of cost. After carrying out the survey and issuance of the certificate to the JJ dwellers, tender in two bid system is floated. The technically qualified developers submit their bid as under :

- i) Total price for the entire scheme of slum rehabilitation will be calculated which includes cost of construction, estimated cost of transit accommodation, coverage of risks and developer's margin all together.
- ii) In case as per bidders' estimation, a part of slum rehabilitation plot remains unutilized after slum rehabilitation, the bidder will quote the net premium for such balance land to be paid to the Prescribed Authority after adjustment of the cost of Slum Rehabilitation Scheme. If the quoted land premium is



negative, then it will be payable in terms of Transferable Development Rights (TDR) by the Prescribed Authority.

- iii) TDR means transfer/trade/sale of development rights from one land to another land. Such rights are given in the form of certificates showing time-limit and price by Local Self Government or the Development Authority. Such rights are given according to building byelaws or guidelines issued by the State Government from time to time in this regard.

The maximum permissible FSI for development of slum rehabilitation plot is 3 and on the saleable land component it has to be within the existing Gujarat Development Control Regulations (GDCR). After construction of the EWS flats, the same are allotted by the Developer to the beneficiaries by way of computerized draw in their presence.

- The beneficiaries having shops are also entitled for allotment of shop in the re-developed project.
- The responsibility of clearance of the slum and to provide transit accommodation to the beneficiaries during the implementation of the scheme rests with the developer.
- Administrative/police support is also extended to get the site vacated, wherever required.

#### **The Policy in vogue in Delhi**

In Delhi DDA has provision in the MPD-2021 regarding in-situ rehabilitation of slums. According to the norms, the minimum 60% of available land is to be used for rehabilitation of slum dwellers and maximum 40% for remunerative purposes. As per DUSIB policy adopted by DDA, the contribution of the beneficiary will be Rs. 1,12,000/- per dwelling units having carpet area 25 sqmtr. (the contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required



to pay an amount of Rs. 30,000/- at the time of allotment of the dwelling unit towards the cost of maintenance for a period of 5 years. There is no provision of allotment of shops on account of owning a shop in the cluster. The other terms and conditions of relocation of Clusters being adopted by DUSIB, GNCTD with the approval of Central Government are being implemented by the DDA for redevelopment/relocation of slums on DDA and Central Govt. lands.

A comparative chart in respect of the policies and practices adopted in Mumbai (SRA), Surat (SMC), Ahmedabad (MCA) and in Delhi is attached as '**Annexure-A**' for ready reference.

#### **Proposed Policy**

The Master Plan of Delhi (MPD) – 2021 provides for the housing for urban poor and rehabilitation/relocation of slum and JJ Clusters. Based on these provisions the first project of in-situ re-development of Kathputli Colony in Central Delhi has been taken up by the Delhi Development Authority. The concept of land as resource has been adopted to develop the projects in public private partnership (PPP) mode, which is presently at development stage. At preliminary stages, number of issues cropped up and to find a sustainable solution, visit to study the policy being adopted in Mumbai (Maharashtra) and Gujarat was planned.

In this regard an important issue is providing accommodation to beneficiaries of slum rehabilitation of scheme during the transition period. In case DDA has to provide land for transit camp, the availability of land will always be a constraint. Even if the land is identified there is great resistance from public of surrounding area not to allow transit camp near their area. This problem was faced by DDA during selection of site for transit camp for Kathputli Colony in situ development project as the selected site needed to be changed a couple of times due to local resistance leading to delay in shifting of slum dwellers. Also DDA is sharing payments being made for supply of

water and electricity to residents of transit camp. The cost of construction of transit camp and for providing services (water, electricity, sanitation, etc.) would add to the cost of the project. In case of rented accommodation, the disadvantage is that the beneficiaries will be spread over larger area and will not be available at one single place.

In view of above it is considered prudent that developer entity is provided with option of choosing between transit camp to be constructed by the developer on its own land and at its own cost (including maintenance of the same) or provide rented accommodation or provide rent for accommodation or a combination of all above as it will give more flexibility to the developer entity and add to the viability of the project.

The assessment of minimum rent payable by the developer in case of payment of rent will be made on the basis of cost of an EWS flat in the area in which in-situ development project is being undertaken e.g. the cost of a flat in Narela is about Rs. 13.5 lakh and the monthly rent [@ 5% p.a. of the cost] comes to Rs.5,625/- p.m. Accordingly, it is proposed that rent to be paid by the developer to the beneficiary family during the transition period will be fixed at the time of preparation of Draft Project Report (DPR) keeping in view the cost of an EWS unit in the area in which the redevelopment/rehabilitation of JJ cluster is proposed to be carried out. At the time of preparation of DPR it will further be indexed to inflation in terms of Wholesale Price Index (WPI) for adjustment of inflation during the period. This will be approved by V.C., DDA in concurrence with Finance Department. This will take care of locational difference as well as the inflation in the rent in that area at the time of implementation of the project.

Further, in order to provide structured interface between the slum dwellers and DDA/developer it has been proposed that all eligible beneficiaries of a slum will form a Society under the Societies Registration Act, 1860. The eligibility shall be determined on the basis of survey conducted by DUSIB. The model Memorandum of Association to

be adopted by the society for the purpose will be finalized and approved separately by the V.C. in consultation with Chief Legal Advisor, DDA.

Accordingly, a more comprehensive policy to be adopted by DDA for the in-situ slum redevelopment projects to be launched by it, has been prepared and placed at 'Annexure-B' for approval of the Competent Authority.

### **Salient Features of the Scheme**

1. In-situ redevelopment/rehabilitation of tenable JJ clusters on DDA and Central Government lands will be undertaken on 'PPP' mode by the DDA in consonance with PMAY guidelines.
2. Vide Authority Resolution No. 33/2017, the policy for Rehabilitation of JJ colonies as promulgated by DUSIB, GNCTD, approved by Government of India, MoUD/HUPA was adopted in respect of deciding cut off date, rate to be charged from the prospective beneficiaries under Kathputli Colony and other projects of the DDA, protocol to be adopted for identification of the beneficiaries and removal/shifting of JJ clusters. The Policy has been revised by GNCTD with the approval of Hon'ble Lt. Governor, Delhi vide order dated 11.12.2017 in view of the PMAY guidelines. The same will be adopted by the DDA for the above purposes.

Accordingly, the eligibility criteria to identify the beneficiaries of a JJ cluster would be strictly in accordance with DUSIB policy dated 11.12.2017 including changes made therein by the DUSIB from time to time.

3. Untenable slums including slums on Green land or on right of way will not be taken up for redevelopment as the land encroached by those slum clusters cannot be monetized/used as resource. An exercise is already under way to identify such clusters, the list of such clusters will be intimated to the Authority separately.

4. Developer will be selected by open and transparent bidding process.
5. The developer shall have the option of either providing rented accommodation or providing rent for accommodation to the beneficiaries during the transition period or transit camp to be constructed by the developer on its own land and at its own cost (including maintenance of the same) or a combination of all above.
6. In case of rented accommodation or rent for accommodation, the same should be on mutually agreed terms between the developer and the beneficiary. In case of rent to be paid by the developer to the beneficiary family during the transition period will be fixed at the time of preparation of Draft Project Report (DPR) keeping in view the cost of an EWS unit in the area in which the redevelopment/rehabilitation of JJ cluster is proposed to be carried out. At the time of preparation of DPR it will further be indexed to inflation in terms of Wholesale Price Index (WPI) for adjustment of inflation during the period. This will be approved by V.C., DDA in concurrence with Finance Department.
7. In case any transit camp is constructed by developer on any land available with him, the cost of construction, maintenance and the cost of basic amenities/infrastructure i.e. water, electricity, sewerage facility, toilets etc., at the alternative transit camp site shall be borne by the developer. The facilities so provided by developer shall be checked by DDA from time to time and issue necessary directions to developer for the proper up-keep of the facilities, so that, hygienic conditions are maintained in the transit camp.
8. The developer will periodically conduct surprise checks to ascertain whether the beneficiaries are residing in the transit accommodation (transit camp or rented accommodation provided by developer or arranged by beneficiary on rent paid by developer) so provided to them. If it is found that the beneficiary family(s) are

not residing in the transit accommodation provided to them, the same will be intimated by the developer to the DDA. DDA will also randomly check the presence of the beneficiary family(s) on the provided transit accommodation. In case, it is found that any of the dwellers are not residing in the transit accommodation, after giving due notices, his/her right of alternative allotment in lieu of jhuggi will be forfeited. If any, malafide or criminal act is found to be involved, necessary action will be taken in accordance with law.

9. To provide structured interface between the slum dwellers and DDA/developer it is proposed that all eligible beneficiaries of a slum will be required to form a Society under the Societies Registration Act, 1860. The eligibility shall be determined on the basis of survey conducted by DUSIB. The model Memorandum of Association to be adopted by the society for the purpose will be finalized and approved separately by the V.C. in consultation with Chief Legal Advisor, DDA.
10. Development control norms for in-situ slum redevelopment/rehabilitation will be as per the provisions of Master Plan of Delhi in vogue.
11. DDA will also undertake in-situ redevelopment/rehabilitation of JJ clusters on the lands of central government and its agencies on 'PPP' mode as per MPD-2021 norms under this policy on mutually agreed terms with the land owning agencies.
12. Transaction Advisor-cum-Financial Consultant for developing projects on 'PPP' mode and preparation of HFAPoA/AIPs and DPRs will be appointed as per provisions of PMAY guidelines.
13. Delhi Development Authority and respective land owning agencies of central government will ensure that no new jhuggi comes up on its lands after 1.1.2015. If any jhuggi comes up after 1.1.2015, the same shall immediately be removed without providing them any



: 10 :

- 14.alternative housing. The respective Departments of DDA will take preventive action as per the guidelines issued in this regard.

### Proposal

The detailed policy incorporating objectives, role of DDA, role of beneficiaries, benefits to the slum dwellers, role of developer, planning norms, other controls and miscellaneous is placed at **Annexure-B** for kind consideration and approval of the Authority.

### RESOLUTION

1. Shri Vijender Gupta observed that beneficiaries should be allowed to pay the cost fixed by the Government beyond the time limit prescribed by DDA with penal clause. It was accordingly decided to amend para D(i) of the policy for in-situ slum redevelopment/rehabilitation by DDA. Para D(i) be amended as follows:-

"If beneficiary does not pay the cost fixed by the Government within the prescribed time limit to the DDA, beneficiary will have to pay penal interest/penalty on the delayed payment as per DDA's rules prevalent on date upto time period which will be defined in the guidelines of scheme."

2. The proposal contained in the agenda item was approved with the above amendments.



### Comparative analysis of in-situ development in Mumbai (Maharashtra), Surat, Ahmedabad (Gujarat) and DDA (Delhi)

Sl. No.	Particular	MAHARASHTRA Mumbai	Gujarat		DELHI DDA
			SURAT	AHEMDABAD	
1	i) Authority responsible for development of in-situ rehabilitation	Slum Rehabilitation Authority (SRA)	Prescribed authority at municipal corporation level - Surat Municipal Corporation (SMC)	Municipal Corporation of Ahmedabad (MCA)	Delhi Development Authority (for DDA & Central Government lands) Delhi Urban Shelter Improvement Board, DUSIB (slums on MCD, Delhi Government & DUSIB lands)
	ii) Identification of cluster for rehabilitation Awareness Programme	Slum Dwellers initiate for redevelopment by forming a society & identifying a Developer Entity	SMC identify & notify the cluster	MCA identifies and notify the cluster	DDA/DUSIB identifies cluster. DUSIB notify
2	i) Forming of co-operative	Yes	-	-	Consent of JJ dwellers for ISSR not required, as per Section 10 of DUSIB Act.
	ii) Inclusion of NGO (for awareness, education and management of funds for maintenance in future)	Yes	Yes	Yes	-
	iii) Cut of date for eligibility	1.1.2000	1.12.2010	1.12.2010	1.1.2015
3	Survey i) Eligibility criteria	i) Name in voter list ii) Electricity Bill (to be verified by distribution company) iii) Previous slum survey certificate	i) Voter ID card ii) Electricity Bill iii) Slum survey/ration card iv) Any other document	i) Voter ID card ii) Electricity Bill iii) Slum survey/ration card iv) Any other document	i) Voter ID card to be verified ii) Name in electoral roll iii) Additional document one of the 12 documents

			prescribed by the Authority	prescribed by the Authority	such as passport/ration card with photo, driving license etc.,
4	Selection of Developer	Co-operative formed by slum dwellers identify developer entity having consent of minimum 70% of jhuggi owners is eligible for submitting proposal for slum-re-development.	Transparent two bid system A. For Development of slum B. For free sale component • In case of negative bidding TDR will be given by the Authority to Developer • In case of positive bidding developer will pay to Authority	Transparent two bid system A. For Development of slum B. For free sale component • In case of negative bidding TDR will be given by the Authority to Developer • In case of positive bidding developer will pay to Authority	Transparent two bid system
5	Development right of Developer	Developer can develop residential and commercial as per Development Control Norms and also use TDR	Developer can develop residential, commercial or other uses as per Development Control Norms and also TDR • TDR will be given in installment after completing every 50 houses	Developer can develop residential, commercial or other uses as per Development Control Norms and also TDR • TDR will be given in installment after completing every 50 houses	Developer can develop free sale component with the development control norms as per MPD-2021 norms.
6.	Ratio of slum & Free sale part	50:50 (in case free sale FSI is less, TDR will be given to be used at other location)	As per bid system	As per bid system	60:40 (60% MIN. FOR SLUM REHAB. AND 40% MAX. FOR FREE SALE)

7.	Development control norms i) FAR  ii) Residential/commercial  iii) Area of dwelling unit	<ul style="list-style-type: none"> <li>- 3 FOR SLUM REHABILITATION PART</li> <li>- As per development control norms for free sale part.</li> </ul> 25sqm carpet area	<ul style="list-style-type: none"> <li>- 3 FOR SLUM REHAB. PART</li> <li>- As per development control norms for free sale part.</li> </ul> 30 sqm carpet area	<ul style="list-style-type: none"> <li>- 3 FOR SLUM REHAB. PART</li> <li>- As per development control norms for free sale part.</li> </ul> 30 sqm carpet area	<ul style="list-style-type: none"> <li>- 400 FOR INSITU DEVELOPMENT. Out of it 10% maximum for commercial, 10% home based economic activities (Group-A household industries..</li> </ul> Developer – As per MPD 2021 norms. 200 for residential 100-125-150 commercial  25sqm carpet area or may slightly vary either way
8.	Transit Accommodation	Transit accommodation by developer entity or rent to the slum dweller as per their mutual agreement.	Transit accommodation/rent by builder	Transit accommodation/rent by builder	Transit accommodation by builder/developer on DDA's land.
9.	Allotment cost to beneficiary	Free of cost through computerized draw.	Free of cost through computerized draw	Free of cost through computerized draw.	As per DUSIB policy adopted by DDA, the contribution of the beneficiary will be Rs. 1,12,000/- per dwelling units having carpet area 25 sq mtr. (the contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition,

					the beneficiary will be required to pay an amount of Rs. 30,000/- at the time of allotment of the dwelling unit towards the cost of maintenance for a period of 5 years.
10	Provision of shop to beneficiary, if the beneficiary is owning the shop in a slum	House/shop as per site or 225sqft(20.90 sqm approx), whichever is less	House or shop (15 sqm)	House or shop (15 sqm)	No provision
11	Social Infrastructure	8% minimum amenity open space shall be maintained.	<ul style="list-style-type: none"><li>One anganwadi/ health centre for each 500 houses</li><li>Religious</li></ul>	<ul style="list-style-type: none"><li>One anganwadi/ health centre for each 500 houses</li><li>Religious</li></ul>	As per MPD-2021 (reduced norms based on the population: Multipurpose community hall 100 sqm Bastivikas Kendra 100 sqm Religious site 100 sqm Police post 100 sqm Health centre 100 sqm Park/shishuvatika 200 sqm Primary school 800 sqm (5000 population) Sr. Sec school 2000 sqm (10,000 population) Milk booth, fair price shop Kerosene shop
12	Future maintenance	Rs. 20,000/- per tenement	<ul style="list-style-type: none"><li>Rs. 250 per sqm of carpet area will be contributed by Developer for creating</li></ul>	<ul style="list-style-type: none"><li>Rs. 250 per sqm of carpet area will be contributed by Developer for creating maintenance fund</li></ul>	<ul style="list-style-type: none"><li>Rs. 30,000/- will be charged for creating maintenance fund,</li><li>RWA will manage</li></ul>

			maintenance fund • RWA will manage	• RWA will manage	
13	Defect liability period	5 years	5 years	5 years	1 year or two rainy seasons whichever is more
14	Ownership right	15 years leasehold right and thereafter granted ownership right	15 years leasehold right and thereafter granted ownership right	15 years leasehold right and thereafter granted ownership right	10 years leasehold right, thereafter can be converted as freehold tenure.

**POLICY FOR IN-SITU SLUM REDEVELOPMENT/REHABILITATION BY THE DDA**

**A. Preamble**

The National Capital of Delhi, the focus of the socio-economic and political life of India, a symbol of ancient values and aspirations and capital of largest democracy of the world is assuming increasing eminence among the great cities of the world.

The vision of Master Plan of Delhi – 2021 is to make Delhi a global metropolis and a world class city where all the people would be engaged in productive work with a better quality of life living in a sustainable environment. This will amongst other things necessitate planning and action to meet the challenge and population growth and immigration into Delhi. Provision of housing particularly for the weaker sections of the society dealing with the issue of slums within a frame work of sustainable and inclusive development & public private and community participation is one of the important visions of MPD-2021.

The pace of urbanization has left far behind the efforts and initiative of planners, local bodies, housing authorities and real estate developers in providing affordable housing to a large number of its residents. As long as shelter is not affordable keeping in view of the wages paid in the city, literally there is no alternative except the growth of slums or rather squatter developments. As a result, the people are forced to live in unhygienic and deplorable settlements called slums.

Most of the slums have come up on the DDA/State Govt./ Central Government's prime lands. At the same time, the slum dwellers have a share in the growth, status and prosperity of this great city. They have had and continue to have a share in building up and maintaining the commercial, industrial and economic importance of Delhi. The slum dwellers deserve to be part of the mainstream of social, cultural and economic fabric of this pulsating city and leading a dignified and humane life for its development.

The in-situ slum re-development projects under PMAY have to envisage an integrated scheme having an optimum mix of the EWS component and the remunerative component, so that a wide range of the Developer Entities come forward to participate in a competitive manner.



## B. Objectives

- i) In-situ re-development and rehabilitation of tenable slums situated on DDA and Central Govt. Lands in order to make Delhi slum free and achieve the mission – Housing for All by 2022.
- ii) Provision of pucca houses having two rooms, kitchen, bath room, WC and balcony for slum dwellers' families with basic amenities against payment of prevalent cost as determined/approved by the Government from time to time.
- iii) The beneficiary will be allotted EWS flat on leasehold basis with a lock-in period of 10 years. Thereafter, the title/ownership will be transferred only in the name of the beneficiary or his legatee subject to payment of all dues, utility bills, property tax and any other charges levied by the local bodies.
- iv) Providing hygienic, healthy and dignified life style to the slum dwellers.
- v) Qualitative improvement in socio-economic and environmental conditions of the surrounding areas and cleanliness as part of Swachh Bharat Mission.
- vi) Attracting private investment by public-private partnership for this purpose.
- vii) Simple and transparent policy framework to rehabilitate tenable slums in-situ on public land through public private partnership, using the land as a resource.
- viii) Planned Development/re-development of these colonies
- ix) Proper utilization of vacant/encroached land parcels of DDA/Central Government agencies/Departments.
- x) Reclaiming the encroached Govt. lands to the possible extent and using it optimally for creating maximum affordable houses/facilities.

## C. Role of DOA

- i) To function as regulator, mediator and enabler.
- ii) To set up institutional structure for implementation of the policy, constitute various committees for formulation of Action Plan as per PMAY guidelines.
- iii) Clubbing of one, two or more slum pockets for development depending upon the viability of the project.
- iv) To prepare the list of eligible beneficiaries prepared on the basis of survey. The eligibility criteria to identify the beneficiary of a JJ cluster would be strictly in accordance with DUSIB policy dated 11.12.2017 including changes made therein by the DUSIB from time to time.
- v) To resolve issues related to interpretation and implementation of the policy.
- vi) Planning and supervising rehabilitation of slums under this policy.

- vii) To prepare schemes for in-situ rehabilitation of the tenable slums except those untenable slums which are on green land or on right of way as the land encroached by those slum clusters cannot be monetized/used as a resource.
- viii) DDA will also undertake in-situ redevelopment/rehabilitation of JJ clusters on the lands of central government and its agencies on 'PPP' mode as per MPD-2021 norms under this policy on mutually agreed terms with the land owning agencies.
- ix) To prescribe benchmark specification of the scheme.
- x) To select private developers by open and transparent bidding process
- xi) To provide external trunk infrastructure facilities for basic civic amenities.
- xii) To execute Development Agreements for in-situ slum redevelopment/rehabilitation with the developers.
- xiii) To ensure by periodic inspections by developer entity that the beneficiaries are residing in the alternative transit accommodation or rented houses provided by the developer entity. In case, it is found that any of the dwellers are not residing in the transit accommodation or rented houses, after giving due notice, his/her right of alternative allotment in lieu of jhuggi will be forfeited. If any malafide or criminal act is found to be involved, necessary action will be taken in accordance with law.
- xiv) To supervise/allot houses constructed under the slum rehabilitation projects by computerized draw.
- xv) To ensure administrative/police assistance for implementing the projects/execution of the Development Agreements.
- xvi) Obtaining of prior consent of eligible slum beneficiaries will not be required for in-situ Slum Redevelopment/Rehabilitation in view of Section 10 of DUSIB Act. However, all eligible beneficiaries will be required to form a Society under the Societies Registration Act, 1860 to provide structured interface between slum dwellers and DDA/developer.

#### **D. Role of Beneficiaries**

- i) To pay the cost fixed by the Government within prescribed time limits to the DDA.
- ii) To pay electricity/water maintenance charges in time.
- iii) To provide structured interface between the slum dwellers and DDA/developer all eligible beneficiaries of a slum will be required to form a Society under the Societies Registration Act, 1860. The eligibility shall be determined on the basis of survey conducted by DUSIB. The model Memorandum of Association to be adopted by the society for the purpose will be finalized and approved separately by the V.C. in consultation with Chief Legal Advisor, DDA.

- iv) To constructively participate in Government's scheme(s).
- v) To vacate/facilitate land development and construction in a time bound manner.
- vi) To reside in the alternative transit accommodation or rented accommodation provided by the developer entity during the construction period or provide address of the rented accommodation taken by dwellers themselves. In case, it is found that any of the dwellers are not residing in the transit/rented accommodation, after giving due notice, his/her right of alternative allotment in lieu of jhuggi will be forfeited. If any malafide or criminal act is found to be involved, necessary action will be taken in accordance with law.
- vii) To get themselves duly identified/jhuggies photographed & videographed.
- viii) Not to sell their DUs and squat again and getting linked with Aadhaar.
- ix) To provide details of the address where the dweller is residing on rent and also the change of address, if any, during the construction stage.

#### **E. Benefits to the Slum dwellers**

- i) The jhuggi jhopri basti in which the jhuggi jhopri dwellers are residing must be in existence prior to 1.1.2006. However, the cut off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01.01.2015. The name of JJ Dweller must appear in at least one of the voter lists of the year 2012, 2013, 2014 and 2015 (prior to 1.1.2015) and also in the year of survey for the purpose of rehabilitation. He/she must possess any one of the 12 documents including Aadhar Card mentioned in para 2 of DUSIB policy issued before 01.01.2015 and office orders dated 11.12.2017 issued by DUSIB.
- ii) Under this Policy, the beneficiaries in slums will be given a pucca house having carpet area up to 30 sq. mts with two rooms, kitchen, bathroom balcony and WC against payment of prevalent cost as determined/approved by the Government from time to time.
- iii) The beneficiaries will be provided basic civic facilities of safe drinking water, sewerage line and electricity connections. The beneficiaries will be responsible for payment of operational and maintenance cost, electricity, water, property tax bills and any other tax levied by urban local self-government bodies.
- iv) Facility of Anganwadi/Health Center and other social infrastructure as per provision of Master Plan of Delhi will be provided.
- v) The beneficiary will be allotted EWS flat on leasehold basis with a lock-in period of 10 years. Thereafter, the title/ownership will be transferred only in the name of the beneficiary or his legatee subject to payment of all dues, utility bills, property tax and any other charges levied by the local bodies.

- vi) Ownership right of the allotted house will be in the joint names with the spouse after clearing all dues in conformity with PMAY guidelines.

**F. Role of Developer**

- i) To prepare detailed architectural and structural drawings with planning of dwelling units including project implementation framework for rehabilitation work.
- ii) To arrange required funds for slum rehabilitation scheme
- iii) To obtain required statutory approval for slum rehabilitation scheme from the prescribed Authority/Authority as per Unified Building Bye-laws 2016.
- iv) To get the slum cleared for in-situ development with the administrative help of the Authority.
- v) The developer shall have the option of either providing rented accommodation or providing rent for accommodation to the beneficiaries during the transition period or transit camp to be constructed by the developer on its own land and at its own cost (including maintenance of the same) or a combination of all above.
- vi) In case of rented accommodation or rent for accommodation, the same should be on mutually agreed terms between the developer and the beneficiary. In case of rent to be paid by the developer to the beneficiary family during the transition period will be fixed at the time of preparation of Draft Project Report (DPR) keeping in view the cost of an EWS unit in the area in which the redevelopment/rehabilitation of JJ cluster is proposed to be carried out. At the time of preparation of DPR it will further be indexed to inflation in terms of Wholesale Price Index (WPI) for adjustment of inflation during the period. This will be approved by V.C., DDA in concurrence with Finance Department. This will take care of locational difference as well as the inflation in the rent in that area at the time of implementation of the project.
- vii) In case any transit camp is constructed by developer on any land available with him, the cost of construction, maintenance and the cost of basic amenities/infrastructure i.e. water, electricity, sewerage facility, toilets etc., at the alternative transit camp site shall be borne by the developer. The facilities so provided by developer shall be checked by DDA from time to time and issue necessary directions to developer for the proper up-keep of the facilities, so that, hygienic conditions are maintained in the transit camp.
- viii) The developer Entity will provide the details of alternative transit/rented accommodation provided to the beneficiaries of the cluster to the DDA quarterly. The developer will periodically conduct

surprise checks to ascertain whether the beneficiaries are residing in the transit accommodation (transit camp or rented accommodation provided by developer or arranged by beneficiary on rent paid by developer) so provided to them. If it is found that the beneficiary family(s) are not residing in the transit accommodation provided to them, the same will be intimated by the developer to the DDA. DDA will also randomly check the presence of the beneficiary family(s) on the provided transit accommodation. In case, it is found that any of the dwellers are not residing in the transit accommodation, after giving due notices, his/her right of alternative allotment in lieu of jhuggi will be forfeited. If any malafide or criminal act is found to be involved, necessary action will be taken in accordance with law.

- ix) The developer shall also provide basic amenities/infrastructure i.e. water, electricity, sewerage facility, toilets etc., at the alternative transit accommodation site at his cost and facilities so provided by developer should be checked by DDA from time to time and to issue necessary directions to developer for the proper up-keep of the facilities, so that, hygienic conditions are maintained in the transit camp.
- x) To provide basic amenities besides houses to the beneficiaries under the scheme.
- xi) To assist in forming an Association/RWA of the beneficiaries for the purpose of operation & maintenance for a period of 5 years.
- xii) Structural Defect liability period of the developer for slum rehabilitation scheme shall be as per prevalent norms of the construction industry/RERA and shall take decennial professional liability insurance to cover for such liability, after it is in use.
- xiii) Developer will be responsible for re-development of plot area meant for EWS residential component, handing over of the same to DDA first and thereafter development of remunerative plot area.
- xiv) The Developer Entity will use latest construction technology for speedy completion of construction work and comply with all the latest related codes/standards/norms.

#### **G. Planning Norms**

For in-situ slum re-development relevant and extant norms of Master Plan of Delhi (MPD) will be applicable.

#### H. Miscellaneous

- i) Ministry of H&UA will coordinate and finally decide on all the issues between the DDA and other agencies in order to achieve the targets of Housing for All and making Delhi slum free within the prescribed timelines under the mission.
- ii) Vide Authority Resolution No. 33/2017 (**Annexure-C**), the policy for Rehabilitation of JJ colonies as promulgated by DUSIB, GNCTD, approved by Government of India, MoUD/HUPA was adopted in respect of deciding cut off date, rate to be charged from the prospective beneficiaries under Kathputli Colony and other projects of the DDA, protocol to be adopted for identification of the beneficiaries and removal/shifting of JJ clusters. The Policy has been revised by GNCTD with the approval of Hon'ble Lt. Governor, Delhi vide order dated 11.12.2017 (**Annexure-D**) in view of the PMAY guidelines. The same will now be adopted by the DDA for the above purposes.
- iii) Dispute resolution mechanism between DDA and Developer Entity will be as per Project Development Agreement.
- iv) Regarding the grievance of JJ dwellers in relation to the eligibility, the Appellate Authority as appointed by DDA, on the lines of DUSIB policy, will decide.
- v) Delhi Development Authority and respective land owning agencies of central government will ensure that no new jhuggi comes up on its lands after 1.1.2015. If any jhuggi comes up after 1.1.2015, the same shall immediately be removed without providing them any alternative housing. The respective Departments of DDA will take preventive action as per the guidelines issued in this regard.
- vi) Transaction Advisor-cum-Financial Consultant for developing projects on 'PPP' mode and preparation of HFAPoA/AIPs and DPRs will be appointed as per provisions of PMAY for which financial assistance will be provided partly by the MoHUA, GoI.



## **ITEM NO. 33/2017**

**Subject: -** Earmarking available built up EWS flats for allotment to the squatters of Kathputli Colony and adoption of JJ Rehabilitation and Relocation Policy & Protocol for removal of Jhuggies and JJ Bastis on DDA Land.  
**F: NO/11/KPC/DDA**

### **Background:**

1. DDA's approximately 5.2 Hac. of land situated near Shadipur Depot of West Delhi is under encroachment by various Slum & JJ Dwellers for about more than 40 years. After notification of the MPD 2021 in 2007, DDA conceived the idea of launching in-situ redevelopment of this colony in Public Private Partnership mode as a pilot project and accordingly floated the tender enquiry in 2008 for this purpose. Out of the 8 participating developer entities, M/s Raheja Developers Pvt. Ltd. succeeded in getting the contract. Development Agreement was signed with the M/s Raheja Developers Pvt. Ltd. by the Engineering Department of West Zone of the DDA in September, 2009.
2. The Development Agreement/Project, inter-alia, envisages construction of 2800 EWS flats/dwelling units for rehabilitation of 2800 families and construction of 2800 EWS temporary porta cabin units at Transit Camp on DDA's land at Anand Parbat by the developer for shifting of the JJ dwellers from Kathputli Colony, to facilitate construction activities at the given site, by the Developer Entity.

### **Impediments in shifting process:**

3. In 2010-11, 2641 squatting families were identified by the survey teams of the DDA. The shifting process of dwellers from Kathputli Colony to Transit Camp at Anand Parbat was started in February 2014 and by the end of July 2014, 527 families shifted to the Transit Camp at Anand Parbat. On account of operation of code of conduct due to 3 successive elections in Delhi, the process got discontinued.
4. The Authority approved the recommencement of the process as per Agenda Item dated 18.11.2016 & approved to allow to consider remaining dwellers whose names do not appear in the survey list or are left out inadvertently but have requisite documents and fulfil the eligibility criteria as per guidelines issued on 02.07.2014 (Annexure- I) in addition to 2641 families without effecting any change in policy guidelines, requisite documents, court directions etc. after accepting/ verifying their documents now and after adequate police support is ensured.
5. After the approval of the Authority, the shifting process was restarted on 19<sup>th</sup> December, 2016. The adequate police personnel were deployed at the site by the Delhi police to facilitate peaceful shifting of the families and also to maintain law and order situation. Till 30<sup>th</sup> June, 2017, 828 additional families have shifted to the Transit Camp bringing the total number at 1355. About 1/3<sup>rd</sup> demolition works has been completed so far and about 4 acres of land reclaimed.

6. Various communities / samajs squatting at Kathputli Colony also raised their demands from time to time to include the squatting families, who were left out in earlier survey & were eligible before 30.1.2011 or who came to squat in Kathputli Colony thereafter.
7. A draft policy for rehabilitation of JJ colonies was promulgated by DUSIB / GNCTD and submitted to Govt. of India for approval. The MOUD / HUPA approved the cut-off date for identification of beneficiaries as on 1.1.2015 as provided in the policy. The amount to be charged from each beneficiary would be @ Rs.1,12,000/- and an amount of Rs.30,000/- as maintenance charges for a period of 5 years. Accordingly, the Authority approved on 10-02-2017 adopting the same cut-off date i.e. 1.1.2015 for Kathputli Colony and also resolved as under:
  - i. DDA is allowed to identify/verify the additional eligible squatting families at Kathputli Colony as per the DUSIB Policy, as approved by MOUD/HUPA.
  - ii. DDA is allowed to consider them under the scheme during the process of shifting them to the Transit Camp or in the built up EWS housing of the DDA elsewhere.
  - iii. The Policy regarding accommodating the additional slum dweller for rehabilitation to be formulated by DDA and brought before the Authority.

**Additional dwellers /families who became eligible as per revised norms**

8. Initially when survey was conducted in 2010-11, a list of 2641 dwellers was uploaded on DDA's website and declared as eligible dwellers. On the directions of Hon'ble High Court of Delhi, the documents of 1203 additional claimants were received in 2014 and the same was examined and it was found that only 89 claimants have submitted the requisite documents. The claims of remaining dwellers could not be finalized due to deficient documents with the squatters.
9. A provisional list of about 3800 dwellers including 2641 earlier identified beneficiaries has now been prepared on the basis of representations received from the squatters of Kathputli Colony with cut-off date 01.01.2015 and from the Pradhans of different Samajs, which is under scrutiny as per the guidelines/approved Policy/protocol. The process of preparation of verified list is targeted to be completed by 31<sup>st</sup> July, 2017 for which needful is being done including giving advertisement in the newspapers and pasting notices at the doors of jhuggies & public announcement. **(Annexure- II)**

**Creation of additional dwelling units at Kathputli Colony or elsewhere:**

10. For complete rehabilitation of Kathputli Colony squatters, an additional number of about 1000 flats will be required which is beyond the scope of Development Agreement. It may therefore be considered that such 1000 families may be shifted to DDA's newly constructed EWS housing pockets at Narela. As informed by Engineering Department, construction of 1860 EWS flats is about to be completed and the flats will become available for allotment to dwellers including the eligible additional beneficiaries of Kathputli Colony as per DDA's policy, by the end of July, 2017. **(Annexure- III)**

11. It has been considered that the requisite number of flats at Narela may be considered for being utilized and offered to the squatters of Kathputli Colony in order to accommodate the additional beneficiaries with the approval of Competent Authority. It is desired that the slum dwellers who became eligible beneficiaries of the in-situ rehabilitation before 31-01-2011 will be accommodated in the flats to be constructed at Kathputli Colony Project site and in order of their squatting seniority at the site. The squatters who become eligible subsequently or on account of change of Cut-Off date and who may not be accommodated at Kathputli Colony Project site but identified as eligible beneficiaries in the ongoing survey, will be rehabilitated in the DDA's fresh EWS Housing Project at Narela, the construction of which is about to be completed in all respects as stated above. The survey of left out / additional families is in progress as per the prescribed norms after wide publicity at site and through the New papers (**Annexure-IV**) so that no eligible beneficiary is left out.
12. The Finance Wing of DDA has worked out Total financial implication of 3800 flats including cost of 1000 flats to be allotted at G-2 & G-8 Narela is tabulated as under:- (**Annexure -V**)

Sl. No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost ( 1,12,000 x 3800)	4256
4.	less maintenance charges (30,000x3800)	1140
5.	Less upfront amount already paid by the developer entity	611
6.	Total Receipts (3+4+5)	6007
7.	Capitalized ground rent of 1000 flats	333
8.	Total financial implication	<b>8600</b> <b>(86Cr.)</b>

13. As per the Agreement dated 04-09-2009 executed between M/s RDL and DDA only 2800 units are to be constructed at Kathputli Colony for the rehabilitation of J. J. dwellers at Kathputli Colony. In addition, M/s RDL had also agreed to construct 280 additional units without any financial implication on DDA, if vacant site at Kathputli Colony is made available to the Developer Entity by 30.6.2017. Now, in the meeting held in the Conference Hall of the Vice Chairman, DDA on 10<sup>th</sup> July, 2017, The Developer Entity agreed that if, the vacant site at Kathputli Colony is made available to the Developer by 31<sup>st</sup> August, 2017, they will construct 280 additional units without any financial implication on DDA subject that DDA shall facilitate the requisite clearances on fast track. (**Annexure- VI**)



14 (i) It was informed that while formulating the project, the density norms were 600 dwelling units per Hac. for the slum/EWS housing. Though the PDA does not highlight this figure but the number of dwelling units under the EWS category specified in the PDA as 2800 has been derived based on the above norms. These norms have been reviewed in the Master Plan and are currently as 900 dwelling units per Hac. Based on the current norms, the no. of dwelling units, which can be, provided it the site measuring 3.21 Hectare comes to 3821. As such, 1021 additional units can be constructed for EWS category.

(ii) The possibility of creating additional units i. e. 1021 by the Developer Entity at the allotted site was explored and was negated as the Layout Plan indicating the blocks is frozen in view of the approval of DUAC and due to non-availability of space for additional community facilities and Parking accruing out of creation of these dwelling units.

14.(iii) It was decided that an adjacent pocket, which is under the ownership of DDA but due to its locational constraint cannot be developed for housing as a stand alone plot may be utilized for construction of an additional block. This land pocket measuring approx 2570 sqm. may be designed for EWS housing as a part of the overall scheme of Kathputli Project, only for the limited purpose of seeking approvals from the various Authorities. It was intimated that approx 345 units can be constructed in this additional block with a height of 15 floors and stilts, keeping the design in sync with the adjoining blocks. This additional block would be constructed by DDA itself.  
**(Annexure- VII)**

#### **15.PROPOSAL:**

The proposal is accordingly placed before the Authority to accord approval on the following:-

- i. To allow DDA to allot about 1000 newly constructed EWS houses at Narela to the squatters of Kathputli Colony who have become eligible under the revised norms as explained in para 11.
- ii. To allow DDA to charge cost of these EWS/ORT flats of Narela as approved by MOUD and the Authority @ Rs. 1,12,000/- per flat as per latest DUSIB guidelines and an amount of Rs.30,000/- as maintenance charges for a period of 5 years.
- iii. To allow DDA to adopt the policy for rehabilitation of JJ colonies as promulgated by DUSIB, GNCTD and also approved by Govt. of India, MoUD/HUPA in respect of cut off date, rates to be charged from the prospective beneficiaries under Kathputli Colony and others Project of the DDA, guidelines, Protocol to be adopted for identification of beneficiaries & removal/shifting of JJ clusters. Copy of the policy and guidelines placed at **Annexure-VIII** and Protocol for removal of Jhuggies and JJ Basti is placed at **Annexure-IX**.

DDA may also be allowed to complete the process of shifting of dwellers to the Transit Camp / the EWS dwelling units at G2 & G8 Block at Narela in a time bound manner, with adequate and effective administrative and Police support at site, in compliance with the letter and spirit of Section 10 of the DUSIB Act.

As per calculations of the Finance Wing, the financial implication for allotting DDA's 1000 EWS flats constructed at Narela to the additional number of squatter of Kathputli Colony, would be approximately 86 Cr. This has happened on the account of change in the cut off date for identifying the beneficiaries as well as DDA's commitment under Pradhan Mantri Awas Yojana to relocate all the squatters under the re-development/ rehabilitation project and also on account of delay occurred for various reasons in implementing the first PPP project of the DDA, one time financial burden on the exchequer of DDA may be borne by the DDA as part of its responsibility for creating Housing for all in the city.

- v. Developer Entity may be allowed to construct additional 280 dwelling units under EWS category without any financial implication on DDA and without any bearing/alteration in the terms & conditions of the Project Development Agreement. This provision is being done based on the offer by the Developer on voluntary basis subject to DDA's giving the vacant possession of site and facilitating all requisite clearances on fast track by 31<sup>st</sup> August, 2017.
- vi. DDA may also be allowed to construct an additional block for approximately 345 EWS housing units on its land adjoining the site. The units accruing out of this Block and the additional units being provided by the Developer Entity on voluntary basis be utilized by DDA as per its requirements.

#### RESOLUTION

"The proposal contained in the agenda item alongwith modifications contained in the addendum to the agenda item laid on the Table was approved."

**DELHI DEVELOPMENT AUTHORITY (**  
**OFFICE OF THE DIRECTOR (KATHPUTLI COLONY)**

No. PS/PC/DDA/2013/H-1/PL I / 48

Dated: 27/1/14

**ORDER**

In supercession of all earlier orders issued by the concerned nodal officers of Kathputli Colony, the following instructions are issued for determining the eligibility and shifting of JJ dwellers from Kathputli Slum colony at Sliadpur to transit Camp at Anand Parbat and finally at re-built Kathputli colony.

1. The instructions issued by DUSIB vide Order No. F.18(7)UD/DUSIB/2011/Vol. I/2350 dated 25.02.13 and subsequent instructions issued by the DUSIB in this regard may be used for determining the eligibility with the following modifications:-
  - a) The cut-off date will be the last month of the survey conducted at Kathputli colony by Land Management Department that is 31<sup>st</sup> January 2011.
  - b) The JJ dwellers living on upper floors will also be eligible as per Order No. PS/PC/2013/DDA/H-1/40-N dated 25.02.14 provided they meet the other requirements. The independent families that are husband and wife etc. living separately from their parents either in some other Jhuggles or at upper floor will also be eligible provided they meet the other eligibility criteria as per the aforesaid order of DUSIB.
  - c) The competent authority wherever CEO, DUSIB is mentioned will be PC(LD) or CLM in the DDA.
  - d) The cases of minor mistakes/variations in the name(s) and/or address(s) of the slum/JJ dweller/beneficiary may be accepted on the basis of documentation and photograph/videograph available on record.
2. The list of 2641 JJ dwellers published on the website of DDA will be the primary list for authentication of JJ dwellers. The eligibility will be decided as explained in Para-1.
3. It has been reported that some of the files that is about 19 files regarding original survey are missing/not traceable. In such type of cases, the duplicate files may be prepared from the available record and re-survey may be done and the authenticity of the JJ dwellers may be confirmed from the videos/photographs available from the records. These files can be considered for registration of JJ dwellers and for rehabilitation after the approval of Dy. Director (LM) WZ.
4. The ration card will not be compulsory document as per DUSIB Order dated 25.02.13. However, one ration card may be used for one family only and in case, name of more than one family is recorded in the ration card then other document as envisaged in order dated 25.02.13 para 7(b) should be taken to determine eligibility of other claimants.



5. The photograph of entire family and biometric details of husband and wife must be taken. If possible, the biometric details of other family members may also be captured. In case, either of spouse is missing then an undertaking on plain paper must be taken before allowing registration.
6. The demolition slip can be issued either at transit camp or at Kathputli colony. Prior to registration of JJ dwellers at transit camp, the original file should be retrieved and checked. If the details of family matches with record available on file and signature of survey team headed by Assistant Director are here, the process of registration should be started, otherwise re-survey may be ordered. In case of doubt or dispute also re-survey may be done.
7. If the photograph of some of the members of the family is not recorded earlier and there are some minor deviations, then such type of case can be considered with the approval of concerned Asstt. Director looking after registration. In case of doubt, re-survey may be ordered by concerned Asstt. Director. In case of Jhuggis classified under locked, religious, commercial, no documents case, etc., re-survey work may be undertaken only in respect of cases where application have been received. These cases will be examined as per present guidelines and if eligible then with the approval of either Dy. Director (LM) WZ or Director (KPC), Nodal Officer, be considered for rehabilitation.
8. In case husband and wife, are living separately in two Jhuggis and they have been allotted two separate survey numbers such cases can be considered for separate rehabilitation provided, they have been officially divorced, the divorce petition is pending in the Court or it can be shown to the satisfaction of the Dy. Director (LM) WZ/Director (KPC) that they are living separately as per their personal laws etc, otherwise claim of one of them preferably of the husband may be rejected.
9. The verification of documents submitted by JJ dwellers from the issuing authority may be undertaken in the phased manner and JJ dwellers may be shifted to transit camp at Anand Parbat without insisting on verification of documents from issuing authority. However, a line may be recorded in the registration form that in case the documents submitted by the JJ dwellers are found fake, bogus etc, his case for rehabilitation will be rejected and be liable for eviction without rehabilitation.  
The originals must be got verified in due course of time before actual allotment of flats to the JJ dwellers.
10. The prime responsibility for determining the eligibility of the JJ dweller will rest on the officials of LM(WZ) as per the Order No. PS(LD)-DDA-2014/155-N dated 20<sup>th</sup> June 2014 and Dy. Director (LM) WZ can appoint necessary staff in this regard.

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11. The prime responsibility for registration of the JJ dwellers will rest with Shri Sharad Kumar, Dy. Director (LM) NZ and he can depute necessary staff in this regard.
12. The re-survey work of JJ dwellers whose applications has been received in pursuance of the orders of the Hon'ble High Court may be undertaken w.e.f. 13 July 2014 and Dy. Director (LM) WZ and Director (Kathputli colony) to appoint necessary teams for this work.  

The cases which are completely fresh i.e. whose name does not exist in the original survey, one additional document (as envisaged in para 7 of guidelines dated 25.02.13 issued by DUSIB) issued during the period 01.01.10 to 31.01.11 or any documents showing the stay of JJ dwellers during the period will be taken for determining the eligibility of JJ Dwellers.
13. In respect of JJ dwellers whose names is not included in the list of 2641 dwellers published on the website of DDA will not be considered for rehabilitation unless a proper re-survey of these cases have been done and the case has been specifically approved by the Dy. Director (LM) WZ or Director (Kathputli colony).
14. With the issuance of aforesaid instructions, the Office Order No. PS/Dir.(EWS)/DDA/8 dated 08.03.14, 7(90)13-LM/WZ/PL/2 dated 25.02.14, PS/PC/2013/DDA/H-1/40N dated 25.02.14, 7(90)13-LM/WZ/PL/1 dated 25.02.14, PS/Director (EWS)/DDA dated 04.03.14, PS/Director (EWS)/DDA/6 dated 05.03.14, PS/Dir.(EWS)/DDA/14 dated 10.03.14, PS/Dir. (EWS)/DDA/9 dated 08.03.14, PS/Dir.(EWS)/DDA/11 dated 07.03.14, F.7(90)13-LM/WZ/PL/5 dated 01.03.14 and 01.03.14 and office orders issued by Shri Sharad Kumar, Dy. Director (LM), Nodal Officer (Kathputli Colony) stands superseded.
15. The procedure regarding issuance of demolition slip/registration of JJ dwellers etc may be devised by Director (Kathputli colony) and necessary instructions can be issued.
16. All the cases which have already been considered for rehabilitation may be re-examined in light of the aforesaid instructions and in case of any deviation, necessary additional proof may be taken from the JJ dwellers and if still some case is not covered under the aforesaid guidelines, such case may be submitted to the PC(LD) for taking further necessary action.

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17. The Jhuggis of JJ dwellers who have shifted to transit camp should be demolished and necessary men and machinery will be provided by Dy. Director (LM) NZ.

Encl: Guidelines dated 25.02.13  
Issued by DUSIB

Copy to:-

1. PC(LD)
2. PC(LM)
3. CLM
4. Director (Nodal Officer) KC
5. DD, LM(NZ)
6. DD, LM(WZ)

*[Signature]*  
(Balvinder Kumar)  
Vice-Chairman, DDA

*[Signature]*  
(Balvinder Kumar)  
Vice-Chairman, DDA



GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
DEPARTMENT OF URBAN DEVELOPMENT  
9TH LEVEL, 'C' WING, DELHI SECRETARIAT, NEW DELHI

No.F.18(7)/UD/DUSIB/2011/Vol-I 235-0

Date: 25/02/2013

**ORDER**

Relocation and rehabilitation of the JJ dwellers has been the priority of the Govt. of NCT of Delhi for quite some time. With the launch of Jawaharlal Nehru Urban Renewal Mission (JNNURM) by the Government of India financial assistance was given to the GNCTD for construction of flats under this scheme for urban poor. Standard flats of approximately 25 sq. meters carpet area (and 32 sq. meters plinth area) have been constructed for this purpose and are now ready for allotment. A number of guidelines were issued by the GNCTD from time to time for regulating the matter of allotment of these flats like determining criteria of eligibility, prescribing procedures for publicizing and identifying beneficiaries, enumerating the documents for verification, determining the quantum of contribution from beneficiaries, land owning agencies and the government, prescribing the nature and extent of tenurial rights after allotment etc. However since sufficient number of persons did not become eligible for allotment as per the strict criteria and procedures in the guidelines and because of some court rulings, the government decided to constitute a Group of Ministers (GoM) to examine the existing guidelines and suggest appropriate modifications. After careful consideration of the report submitted by the GoM, the Lt. Governor of the Government of National Capital Territory of Delhi is pleased to issue the following guidelines, which will supersede all previous guidelines and modifications thereof.

By Order

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Project Officer (BSUP)  
Department of Urban Development

59/C  
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**Guidelines for implementation of the Scheme for relocation/rehabilitation and allotment of flats to the Jhuggi Jhopri dwellers under JNNURM-2013.**

1. The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/ rehabilitation of JJ clusters in respect of the lands belonging to MCD and Delhi Government and its Departments/Agencies. In case JJ colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB.

2. The DUSIB will initiate the process of notification of those 'Jhuggi Jhopri bastis' which satisfies the conditions as given in Section 2(g) of the Delhi Urban Shelter Improvement Board Act, 2010.

3. The DUSIB will carry out the survey of Jhuggi Jhopri bastis as per section 9 of the Act and in such surveys will follow the procedure as given below:

- (a) DUSIB shall paste a notice regarding conduct of survey at least four weeks in advance at conspicuous places in the JJ Clusters and public announcement should be made through mass communication media like loud speakers and/or beating of drums etc. from the date of issue of notice on regular basis till the completion of survey, in order to ensure that all the Jhuggi dwellers be informed about the survey being carried out by the DUSIB/Govt./any authorized person/ agency by the DUSIB.
- (b) After four weeks of notice period, the joint-survey may be conducted by DUSIB so as to ensure that no genuine JJ cluster dweller is left out of the joint survey. However, in exceptional circumstances the above said notice period can be relaxed by DUSIB.
- (c) The survey team has to ensure that the names of JJ cluster dweller and his/her family member who are actually residing in the said Jhuggi (whether they are occupying the Jhuggi themselves or occupying the Jhuggi on rental basis), should be incorporated in the survey list. After the preparation of survey report JJ Cluster dwellers may be asked to submit the documents in support of their claim within 21 days.
- (d) In addition to the above prescribed procedure if any genuine case(s) is/are still left-out, then the CBO, DUSIB may consider the same as per individual merits of the case.

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For any person to become eligible for allotment under these guidelines, he/she should satisfy the following eligibility criteria and will be further subject to the conditions and procedures as under:

- (i) The JJ dweller must be a citizen of India and not less than 18 years of age;
- (ii) The JJ dweller should have been occupying the Jhuggi on or before 4.6.2009 i.e. the date of announcement of RAY by Government of India;
- (iii) The JJ dweller cannot claim the allotment of a flat as a matter of right;
- (iv) The name of the JJ dweller should figure in the joint survey conducted by Slum & JJ Deptt. / DUSIB with the representative of Land Owning Agency. Based on the joint survey and verification of documents eligibility list will be prepared by the eligibility determination committee to be constituted by CEO, DUSIB;
- (v) The JJ dweller will be entitled for one residential flat only, even if he/she is occupying more than one jhuggi;
- (vi) No flat shall be allotted if the jhuggi is used for commercial purpose;
- (vii) The jhuggi being used for both residential and commercial purpose can be considered for allotment of one residential flat only. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one residential flat only. If such commercial and residential parts are occupied by the same person;
- (viii) In case of multi-storied jhuggi occupied by the same person or different persons for residential purpose, the allotment will be considered to the occupant of ground floor only.
- (ix) Allotment will be made in the joint name of the husband and wife occupying the jhuggi, biometrics along with photos of both husband and wife and members of family will be prepared and maintained by Delhi Urban Shelter Improvement Board;
- (x) The flats to the eligible slum dwellers will be allotted initially on lease hold basis for 15 years and converted to free hold thereafter for which modalities will be worked out by the Delhi Urban Shelter Improvement Board (DUSIB) and Government's approval obtained;
- (xi) The lessee shall use the flat for residential purpose only;
- (xii) Neither allottee nor any of his/her family member(s) should own any plot/pucca house, full or part in Delhi;
- (xiii) The allottee shall abide by the terms and conditions of the allotment/lease deed of flat and shall pay the ground rent as to be determined by the Delhi Urban Shelter Improvement Board;
- (xiv) The Delhi Urban Shelter Improvement Board has the right to cancel allotment of the flat and to take over the possession of such flat in case the stipulated terms and conditions are violated by the allottee. In such event, such allottee



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cannot claim any compensation whatsoever and such allottee shall handover the peaceful possession of the flat to the Lessor/DUSIB;

- (xv) In case it is discovered that the allotment has been procured by misrepresentation, suppression of facts or fraud and producing fake documents, etc., the allotment shall stand cancelled and possession of the flat shall vest with the Delhi Urban Shelter Improvement Board without paying any compensation to the allottee, this shall be without any prejudice to any criminal action called for;
- (xvi) Before allotment of a flat, the beneficiary shall have to file an affidavit duly verified by a First Class Magistrate /Notary Public specifying the above eligibility conditions. The photograph of the beneficiary (wife and husband together) should be pasted on the affidavit duly verified by the First Class Magistrate /Notary Public.

Those Jhuggi dwellers, who have come after the cut of date i.e. 4.6.2009, who do not have sufficient proof/documents of eligibility and is not covered by the eligibility norms and who have rented out/sold out the Jhuggi and not in a possession of Jhuggi at the time of removal. No allotment would be done against vacant /demolished / unoccupied Jhuggi at the time of survey and no Jhuggi dwellers once allotted plot / flat will not be eligible for future allotment.

6. The Chief Executive Officer (CEO) of the DUSIB is authorized to constitute scrutiny/eligibility determination committee comprising of officer(s) of DUSIB, the concerned ERO/AERO or any authorized officer(s) nominated by District Election Officer and officer(s) of the Land Owning Agency to determine the eligibility of shun/JJ dwellers. CEO, DUSIB is also authorized to devise any suitable mechanism/procedure and/or to modify/reconstitute the scrutiny/eligibility determination committee as per the exigencies of the work.

7. In order to ensure that no eligible JJ dweller (s) is left out from the Rehabilitation Scheme, the following documents will be considered for the purpose of proof of residence:

- a. The name of the JJ dweller should be in the list of electors maintained by the Office of the Chief Electoral Officer as per the instructions of the Election Commission of India on or before the proposed cut off date i.e 4.6.2009 and also in the year of survey;
- b. In addition to above the JJ dweller shall submit any one of the following documents, issued on or before 4.6.2009 to substantiate the proof of residence:
  - (i) Passport
  - (ii) Ration Card with photograph

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- (iii) Driving Licence
  - (iv) Identity Card/Smart Card with photograph issued by State/Central Government and/or its autonomous bodies/agencies like PSU/Local Bodies.
  - (v) Passbooks issued by public sector Bank/Post Office with photograph.
  - (vi) SC/ST/OBC Certificate issued by the Competent Authority with photograph.
  - (vii) Pension document with photograph, such as Ex-servicemen's Pension Book, Pension payment order, Ex-servicemen's widow/dependents certificate, old age pension order or widow pension order.
  - (viii) Freedom fighter's Identity card with photograph.
  - (ix) Certificate of physically handicapped with photograph issued by Competent Authority.
  - (x) Health Insurance Scheme Smart Cards with photograph (Ministry of Labour's Scheme).
  - (xi) Identity Card with photograph issued in the name of the descendants of the slum/JJ dweller from a Government School.
  - (xii) The JJ cluster dweller shall have to file an affidavit duly sworn before the Notary Public about the authenticity and veracity of the documents submitted by him/her.

In the case of minor, legal heirs the above said prescribed documents/requirement can be relaxed by the CEO, DUSIB. In addition to above prescribed procedure, if any genuine case(s) is/are still left out, then the CEO, DUSIB may decide the genuineness of the same on case to case basis.

8. To have uniformity in the allotment of the dwelling units available for allotment as on date, the Land Owning Agency's contribution may be kept as Rs.1,50,000/- per eligible beneficiary and the cost of the dwelling units may be shared equally by the State Government and the beneficiary after deduction of Central Government share from the actual cost of the dwelling unit. In case of in situ development, the eligible beneficiary will have to pay the land owning agency share in addition to the beneficiary share.

9. The rehabilitation/relocation of JJ clusters shall be started without waiting for the receipt of Land Owning Agencies contributions from the Delhi Government Departments and/or its autonomous bodies/Public Sector Undertakings and the shortage of funds on accounts of this can be met out from the funds given by Government to the implementing agency. After the removal of JJ clusters, the said land may be handed over to the Land Owning Agency and the process for recovery of the Land Owning Agency contribution may be carried out simultaneously. However, in

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cases where the land owner is a Government of India Department/Agency, the cluster may be removed only after receipt of the Land Owning Agency contribution.

10. The entire relocation/rehabilitation of JJ clusters shall be treated as a public project under JNNURM/RAY, under The National Capital Territory of Delhi Laws (Special Provisions) Act, 2011.

11. DUSIB will utilise the Aadhaar/UIDAI Card data of the JJ dweller for biometric authentication. However, in case Aadhaar/UIDAI Card data is not available, then DUSIB may authenticate the JJ dweller through its own bio-metric process. Aadhaar/UIDAI/DUSIB bio-metric identity card data of each member(s) of the JJ dwellers family shall be kept in record for reference. However, production of UID/EID No. of the beneficiary will be compulsory before handing over the possession of the flat.

12. In the case of a JJ cluster dweller expiring after the date of survey, the widow/widower becomes eligible for allotment under the Scheme. However, where the JJ dweller and his/her spouse dies after the conduct of survey, the legal heir(s) who have been actually residing in the said jhuggi shall be eligible to avail the benefits under the Scheme, in order to remove hardships to the family of deceased beneficiary.

13. DUSIB shall refer specific complaint(s), if any, pertaining to foreign nationals case(s) to Delhi Police for verification and to consider remaining cases by taking an affidavit from the beneficiary regarding his/her details of permanent address and also a declaration to the effect that he/she is a bonafide citizen of India.

14. The cases of minor mistakes/variations in the name(s) and/or address(s) of the slum/JJ dweller/beneficiary would be decided by the CEO, DUSIB, on the basis of documentation and verification.

15. Allotment of flats to the identified and selected eligible JJ dwellers will be made by computerized draw of flats by the DUSIB. Possession of the flats will be handed over to the eligible JJ dwellers by the DUSIB as per the terms and conditions.

16. The work of maintenance of flats will be the responsibility of the construction agency (DSI/DC/DUSIB) for a minimum period of five years from the date of allotment and, thereafter, the property will be transferred to the Nodal Agency/local body or RWA for maintenance. Maintenance charges as may be decided will be recovered from the allottees on sharing basis and will be deposited in the "Estate Management Fund" to be operated by the construction agency concerned.



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- 381 -

DUSIB will assist those beneficiaries who are not able to arrange the beneficiary contribution to avail loans from banks / financial institutions including cooperative banks. However, in case of default in payments by the beneficiary, nodal agency i.e. DUSIB shall have the right to cancel the allotment and allot the flat to some other eligible JJ dweller.

16. In case of SC beneficiaries, financial assistance will be provided to meet the total amount of beneficiary contribution required under the relocation scheme as per the procedure prescribed vide Cabinet Decision No 1610 dated 19.9.2011 including in situ redevelopment.

17. In addition to above prescribed procedure, if any genuine case(s) is/are still left out, then CEO, DUSIB may consider the same as per individual merits of the case. The requirements of additional documents, if any, to decide the eligibility of the applicant in these cases may be decided by CEO, DUSIB.

18. The benefit of these guidelines will apply to the following eight JJ clusters namely (a) Cement Godown Moti Bagh/Netaji Nagar, (b) G-Point, Gole Market, (c) Pkt-6, near Dholi Ghat, DDU Marg (d) Bengali Camp at Kidwai Nagar (e) Mandir Gali, G-17 Block, Karam Pura (f) Shriv Camp near Safdarjung Airport (g) Cluster near Bharti Nagar (Jhama Market) and (h) Arjun Das Camp, East Kidwai Nagar, which have already been relocated by DUSIB as per the policy guidelines issued vide order dated 19.2.2010 and its subsequent amendments. However, the financial sharing pattern in these cases would be as per order dated 19.2.2010.

\*\*\*\*\*

**Sub-: Current status report reg. identification of beneficiaries of Kathputli Colony.**

In 2010 Survey teams were constituted by LM Deptt for door to door survey of Kathputli Colony JJ Cluster was conducted. Total 3041 structures were existed at site at that time. The 2641 families identified who submitted requisite documents in support of their eligibility. The survey list uploaded on DDA web site and also displayed at Notice board at Transit Camp, Anand Parbat.

Shifting process commenced from 25.02.2014 and upto July 2014 about 527 families were shifted from JJ Kathputli colony to Transit Camp Anand Parbat.

In Compliance to the order of the Hon'ble High Court of Delhi, Wide publicity was made for inviting applications for re-survey was begin w.e.f.13 July 2014 and re-survey work was completed by month of Sept 2014 and 1203 application were received, but the list of additional beneficiaries could not be finalized.

After the approval of the Authority, the shifting process was restarted on 19<sup>th</sup> December, 2016. Spot assessment was made to include name of the JJ dwellers whose names do not appear in the survey list and about 355 new names have been included in the survey list in current drive till date, subject to verification of documents.

Door to door, assessment was also made during current drive but has not been completed so far because of opposition by some vested/ local interests.

Till 15<sup>th</sup> July, 2017, total 1555 demolition slips have been issued to the JJ dweller, 840 families in current drive have shifted to the Transit Camp bringing the total number at 1366. About 1100 jhuggis have been demolished and about 4 acres of land reclaimed and about 2000 sq mt land handed over to Developer Entity for construction of flats.

A provisional list of about 3800 dwellers including 2641 earlier identified beneficiaries has now been prepared on the basis of representations received from the squatters of Kathputli Colony with cut-off date 01.01.2015 and from the Pradhans of different Samajs, which is under scrutiny as per the guidelines/approved Policy/protocol. The process of preparation of verified list is targeted to be completed by 31<sup>st</sup> July, 2017 for which needful is being done including giving advertisement in the newspapers and pasting notices at the doors of jhuggies & public announcements.

A public notice was published on 06.07.2017 in different newspapers giving the last opportunity to the dwellers of Kathputli Colony for

submission of documents within seven days. Date of submission of documents is further extended upto 25<sup>th</sup> July, 2017.

In response to the notice, till date total 1272 applications have been received by the department from the dwellers. The department will prepare a list of eligible squatters after 25<sup>th</sup> July, 2017 after the last date of submission of documents is over. The work is in process & likely to be completed by 31.07.2017.

To ensure transparency and genuineness, the verification of the documents are being made through Election Commission of India and other issuing Authorities, besides display of the lists in the colony at various sites and also seeking confirmation from the Pradhans and other volunteers of the colony.

The financial implication of the proposal have already been indicated in the proposal after due consultation with the Finance Deptt. of DDA.



Reply submitted by Engineering wing on Para-2

1. Flats are ready in all respect.
2. Alternative arrangement for water supply through the tanker has been made till the regular water through the pipe line is made.
3. Sewer line is available.
4. Road network is available.

1. **CHUMMITA ROAD** 1/2 mile  
 2. **CHUMMITA ROAD** 1/2 mile  
 3. **CHUMMITA ROAD** 1/2 mile  
 4. **CHUMMITA ROAD** 1/2 mile  
 5. **CHUMMITA ROAD** 1/2 mile

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...

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

सूचना  
अंग्रेजी में  
उपस्थित का नाम

(EO) DIP/Shabdarth/

१. अथर्ववेद  
 २. अथर्ववेद  
 ३. अथर्ववेद  
 ४. अथर्ववेद  
 ५. अथर्ववेद  
 ६. अथर्ववेद  
 ७. अथर्ववेद  
 ८. अथर्ववेद  
 ९. अथर्ववेद  
 १०. अथर्ववेद

पुनः प्रविष्टा भवति। अतः प्रविष्टा भवति।

01P/SUBBARTIN/10061



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*[Faint, illegible handwritten text from a manuscript page.]*

1971

**ANNEXURE-IV**

1950-1951

100% NONPROFIT  
 THE UNIVERSITY OF CHICAGO  
 1000 S. EAST ASIAN BLVD.  
 CHICAGO, IL 60607-7073  
 TEL: 773.936.7000 FAX: 773.936.7001  
 WWW.CHICAGO.EDU

1. The first part of the paper discusses the importance of the study of the history of the United States, and the role of the American people in the development of the country. It also discusses the importance of the study of the history of the United States, and the role of the American people in the development of the country.

[illegible][illegible]

महाराष्ट्र शासन, शिक्षा, कला व साहित्य विभाग  
मुंबई-४०० ००५

**DDA**

1944

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# ANNEXURE-V

The plinth area of the 1000 flats to be allotted at G-2 G-8 Narela ranges between 33.290 sq.mtr. to 33.854 sq.mtr. The total cost of a flat measuring 33.854 sq.mtr. has been worked out to Rs.14.94 lacs (appx.) which includes cost of land amounting to Rs.2,77,603/-. The total cost of 1000 flats at G-2 G-8, Narela has been works out to Rs.149.40 Crores appx. After deducting the beneficiary cost of 4080 flats @ Rs.1,12,00 and cost of maintenance charges @ Rs.30,000/- per flat for 4080 flats, the total financial implication for 4080 flats would be Rs.9146.40 lacs. After deducting the amount of Rs.611/ lacs (paid by the Developer Entity as upfront amount), And loss of the revenue on account of capitalized ground rent amounting to Rs.333 lacs, the net financial implication would be Rs.8868.40 lacs. An administrative decision for charging of cost of capitalized ground rent and conversion charges may be taken by Housing Management Wing.

Total financial implication of 4080 flats including cost of 1000 flats to be allotted at G-2, G-8 Narela is tabulated as under :-

Sl. No.	Particulars		In Lacs
1.	Cost of each flat	=	14.94
2.	Cost of 1000 flats	=	14940
3.	Less Beneficiary cost (1,12,000X4080)	=	4569.60
4.	Less Maintenance charges (30,000X4080)	=	1224.00
5.	Less upfront amount already paid by the developer entity	=	611.00
6.	Total Receipts (3+4+5)	=	6404.60
7.	Capitalized ground rent of 1000 flats	=	333.00
8.	Total financial implication (2-6)	=	8868.400 (88.68 Crore)

The total financial implication of 4080 flats would works out to Rs. 88.68 crores.

AAO(HAC)

AO(HAC)

Dy.FA(H)I

FA(H)



ANNEXURE-VI

**RAHEJA**

प्रमाण पत्र (शुद्धि निपटारा)  
क्र. 4236A  
दिनांक 12/7/17

उपाध्यक्ष कार्यालय  
डायरी सं० 2206A  
दिनांक 11/7/17

Sh Udal Pratap Singh, IAS  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan, New Delhi

1754

14/7/17

10 Jul 2017

566  
18/7/2017  
10/16/17  
DDA

**Subject: Construction of additional 10% EWS in-situ DU's at Kathputli Colony by Developer**

Dear Sir,

Kindly refer the meeting on 10 July 2017 under the chairmanship of Vice Chairman and in attendance by Principal Commissioner (H & LD), Engineer Member, Finance Member and other DDA officials. As deliberated during the meeting, the offer for construction of additional 10% EWS in-situ DU's which was valid till 30 Jun 2017 subject to handover of complete 5.22 hectares site of Kathputli Colony, is now extended till 31 Aug 2017.

We humbly request you that the Developer is financially stressed beyond acceptable levels due to this inordinate delay and this revised date is with the hope that DDA will hand over the site by due date so that the recurring cost of maintenance and cost of capital, does not prolong beyond this revised date.

We also request that in order to avail this additional 10% EWS in-situ DU's, DDA Planning Architecture division and Building Section, DDA needs to clear the 3080 EWS in-situ DU's instead of the earlier approved 2800 DU's as per PDA dated 04.09.2009, the plans for which have already got In-principle approval from Environment, Fire, Airport Authority, DUAC, etc.

A fast track coordinated approval process would be required so that the project execution timelines can be maintained.

Regards,  
For and on Behalf of  
Raheja Developers Ltd.

Lalit Kapoor

Lalit Kapoor

CC:

PC (H&LD), DDA: For information

Engineer Member, DDA: For information

Finance Member, DDA: For information

Commissioner Planning, DDA: For information

Chief Engineer North, DDA: For information

Director Building, DDA: For Information

Nodal Officer, DDA: For information

18/7  
15/7/17

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**RAHEJA DEVELOPERS LTD.**

Corporate Office: Office Space W406, 4th Floor, Panchsheel Park, D-4, District Center, Saket, New Delhi-110017 (INDIA) Ph: +91-11-40611111 Fax: +91-11-40611110  
Regional Office: W406, 4th Floor, Panchsheel Park, D-4, District Center, Saket, New Delhi-110017 (INDIA) Ph: +91-11-40611111 Fax: +91-11-40611110  
Regional Office: W406, 4th Floor, Panchsheel Park, D-4, District Center, Saket, New Delhi-110017 (INDIA) Ph: +91-11-40611111 Fax: +91-11-40611110

8/2017

Welcome to Rediffmail NG: Inbox.

ANNEXURE-VI

Mailbox of pcdde@dda.org.in

Subject: PROPOSED IN SITU DEVELOPMENT AT KATHPUTLI COLONY NEAR SHADIPUR DEPOT.

From: kauser firdos <starchnz@dda.org.in> on Tue, 18 Jul 2017 14:18:40

To: "pcdda" <pcdda@dda.org.in>

Cc: "manishagdda" <manishag.dda@gmail.com>

1 attachment(s) - Kathputli\_Rehabilitation\_colony\_in\_Situ\_schema\_18.07.2017.docx (12.09KB)

Sub: PROPOSED IN SITU DEVELOPMENT AT KATHPUTLI COLONY NEAR SHADIPUR DEPOT.

Please find enclosed herewith an attachment on the subject u/r.

Regards,

Kauser Firdos  
SA(NZ)/HUPW



**DELHI DEVELOPMENT AUTHORITY**

Sr.Arch.(NZ) HUPW, 9<sup>th</sup> Floor, Vikas Minar, New Delhi-02  
PH. 011 23378879 / E-mail ID-srarchnz@dda.org.in

**SUB: PROPOSED IN SITU DEVELOPMENT AT KATHPUTLI COLONY NEAR SHADIPUR DEPOT.**

With regards to reference no..NO/KPC/11/DDA/2016/ forwarded to this office from V.C.Sectt. dated 18.07.2017, the observations/inputs are as under :

As per the prevailing MPD-2021 norms for in situ rehabilitation, balanced FAR and density as available can be utilized for the construction of additional EWS units for the benefit of the inhabitants of the existing Kathputli colony.

The land/pocket under Kalakar Trust proposed for the construction of EWS housing tower can be utilized as a part of the proposed scheme; subject to the same is integrated with the overall scheme of the proposed in-situ rehabilitation at Kathputli colony in terms of urban form, circulation at layout level, integration of the flow of common green spaces/ open landscape areas and common community facility areas in compliance with the prevailing mandatory/statutory norms and approvals.

Regards,

Sr.Arcitect(NZ)/HUPW

Dt:18.07.17

Pr. Commr.(LD),  
Block- D  
DDA, Vikas Sadan.

18/7/17  
DD(KPC)

19 118

• **Subject :- JJ Rehabilitation and Relocation Policy ON DDA LAND.**

**Part -A**

**i. Who is eligible for rehabilitation or relocation.**

JJ Bastis which have come up before 01.01.2006, shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternative housing. Jhuggies which have come up in such JJ Basti before 01-01-2015 shall not be demolished without providing alternative housing.

**ii. No New Jhuggis to be allowed on DDA Land**

Land Management Department of DDA shall ensure that no new jhuggi comes up after 01-01-2015. If any Jhuggi comes up after this date, the same shall immediately be removed without providing them any alternative housing. LM Department will use the following methods to ensure that no new jhuggis come up:

- LM Department has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- LM Department to do joint inspections with Engineering Department at regular intervals and any fresh Jhuggis would be removed immediately.

**iii. In-situ rehabilitation.**

DDA shall provide alternative accommodation to those living in JJ Basti, either on the same land or in the vicinity within a radius of 5 KM. In case of exceptional circumstances, it can be even beyond 5 KM with prior approval of DDA Authority. The terms and conditions at which alternative accommodation will be provided and the eligibility conditions are being separately notified.

MPD 2021 envisages that for in-situ rehabilitation of JJ Basti, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used in-situ redevelopment to rehabilitate JJ dwellers. DDA will prepare a scheme of rehabilitation of Basti and use such portion of land which is required for rehabilitation of JJ dwellers depending upon density of the said Basti and pass on the remaining portion of land to Land Owning Agency, which will have to bear the cost of rehabilitation. The Cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land is used for rehabilitation.

**iv. Relocation in rare case.**

DDA will not demolish any Basti which is eligible as per para i above unless:

- There is any Court Order.
- That basti has encroached a street, road, footpath or a park.
- The encroached land is required by DDA for specific public project as envisaged in The NCT of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and cannot wait.

In these circumstances, Engineering Department / Land Owning Agency shall bring the proposal before the Authority, if Authority is satisfied and permits demolition, LM Department shall make all efforts to relocate the Jhuggis in that Basti, clear the land and hand it over to land owning agency.

**Part -B**

**The eligibility criteria for allotment of alternative dwelling units to rehabilitation and relocate JJ dwellers would be as under:-**

1. The JJ dwellers must be a citizen of India and not less than 18 years of age.
2. The Jhuggi Jhoopri basti in which the JJ dwellers are residing must be in existence prior to **01-01-2006**, the cut-off date of residing in the Jhuggi for becoming eligible for rehabilitation shall be **01-01-2015**.
3. The name of JJ dwellers must appear in at least on the voter list of the year's 2012,2013,2014 and 2015 ( prior to 01-01-2015 ) and also in the year of survey, for the purpose of rehabilitation.
4. The name of the JJ dwellers must appear in the survey conducted by LM Department.
5. The JJ dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism.
6. JJ dwellers must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para.
7. Neither the JJ dweller nor any of his /her family members should own any house / plot/flat in full or in part, In Delhi. The JJ dweller should not have been any house allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the Department or Agencies of GNCTD of Govt of India, either in his /her own name or in the name of any member of his/her family.
8. No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose.
9. In case, the jhuggie being used for both residential and commercial purposes can be considered allotment of one residential plot only. In case, the ground floor of the jhuggie is being used for commercial purposes and other floors for residential purposes that will entitle him for one residential plot only, if such commercial and residential unit is occupied by the same person.
10. If a different family, having separate Ration Card issued prior to 01-01-2015, which fulfills all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling units.
11. The ineligible JJ dwellers will be removed from the JJ cluster at the time of its rehabilitation/ relocation/ clearance of JJ Basti.

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As envisaged in para above, the JJ dwellers must possess any one of the following documents issued before 01-01-2105 to become eligible for the purpose of allotment of dwelling units:

- Passport.
- Ration Card with photograph.
- Electricity Bill
- Driving License.
- Identity Card/ Smart Card with photograph issued by state/central Government and /or its autonomous bodies/agencies like PSU/Local bodies.
- Passbook issued by public sector Bank/Post office with photograph.
- SC/ST/OBC certificate issued by Competent Authority with photograph.
- Pension documents with photograph such as Ex-serviceman's , pension book, Pension payment order, Ex-serviceman's widow/dependent certificate, old age pension order or widow pension order.
- Freedom fighter identity card with photograph.
- Certificate of physical handicapped with photograph issued by Competent Authority.
- Health Insurance Scheme Smart Card with photograph (Ministry of Labour's Scheme).
- Identity Card with Photograph issued in the name of descendants' of the slum /JJ dwellers from Govt. School or certificate with photograph issued by the Principal of a Govt School mentioning therein that the descendants of the JJ dwellers was the student of the school.

#### Appellate Authority

- a) DDA will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternative dwelling unit for rehabilitation and relocation of JJ dwellers . The Appellate Authority will consist of the following:
  - (i) PC (LM) or PC (LD) or CLM.
  - (ii) Director (LM)-I.
  - (iii) An expert member to be nominated by VC,DDA or PC (LM) or PC (LD) or CLM.
  - (iv) Dy. Director /LM of the concerned Zone.
- b) The terms and conditions of the Appellate Authority will be decided separately.
- c) Any JJ dweller feeling aggrieved by the an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal the Appellate Authority within a period of 30days from the date of communication of the impugned order.

- d) The Appellate Authority may good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (c) above.
- e) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.
- f) Order passed in appeal by the Appellate Authority, duly accepted by the PC(LM) or PC(LD) or CLM, DDA shall be final.

**Terms and conditions of Allotment of alternative Dwelling Unit.**

- a. The contribution of the beneficiary will be Rs.1, 12,000/- per dwelling units having the carpet area 25 sq.mt. (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30, 000/- at the time of the allotment of the dwelling unit toward the cost of maintenance for a period of 5 years.
- b. The dwelling unit shall be allotted to the eligible JJ dwellers for a period of 10(ten) years on lease hold basis after which it will be converted into free, -hold as per the prevalent policy.
- c. Allotment will be made in the Joint-name of the husband and wife occupying the jhuggi.
- d. The allottee shall not sublet or part with possession of the dwelling unit by way of General Power of or any other document. The DDA will have the right to verify the veracity the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person(s)/ family is found living at the time of survey in the dwelling unit, the allotment /lease is liable to be cancelled and DDA will have the right to re-enter the dwelling unit.
- e. DDA may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

**Maintenance of dwelling units after allotment**

- a. It has been observed that after allotment of dwelling units to JJ dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and / or lack of funds etc.
- b. Therefore, the DDA will maintain the common services in these colonies for a period of 5 year after allotment.
- c. For this purpose a Corpus in the form of 'DDA Estate Management Fund' will be created in DDA.
- d. The allottees will have to contribute Rs.30, 000/- per dwelling unit as maintenance charges which will be deposited in the above said fund.



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- e. The maintenance will include common area like, staircase, open ground, water supply & electric supply systems up to the dwelling unit, external services e.g sewer lines ,roads, street lights, drainage and park etc.
- f. Depending upon the requirement, DDA may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from the fund.
- g. In order to ensure that there are sufficient resources for maintenance of these colonies, DDA will also request the Govt of NCT of Delhi to give Grant -in-aid for this fund.
- h. After 5 years, the maintenance will be transferred to the RWAs which will be required to get registered as Societies and work out their own mechanism for maintenance.

## ANNEXURE-IX

**Subject :- Protocol for removal of Jhuggies and JJ Bastis ON DDA LAND.**

### **STEPS TO BE FOLLOWED PRIOR TO REMOVAL OF JHUGGIES AND JJ BASTI**

#### **A. ER-SURVEY STEPS:**

- (i) The process of removal/re-settlement /rehabilitation/in-situ improvement /re-development of Jhuggis and JJ Bastis in Delhi will be governed by " Slum & JJ Rehabilitation & Relocation policy, 2017",
- (ii) The Land Owning Agency (LOA) will send a proposal for removal of the Jhuggis and JJ bastis to Land Management/Disposal Department with proper justification satisfying the conditions mentioned in the Policy Sufficiently in advance.
- (iii) The proposal will be examined by Land Management/Disposal Department regarding the date of existence of JJ basti i.e. whether the same was in existence prior to 01.01.2006. If the JJ basti was in existence prior to 01.01.2006, then the proposal will be placed before the Authority for in-principle approval for removal of the Jhuggis and JJ basti.
- (iv) After in principle approval of the Authority, the LM Department will conduct a survey and determine the eligibility of JJ dwellers for rehabilitation as per the policy along with the representative(s) of LOA. However, in special circumstances, the survey may be initiated even before obtaining in-principle approval of the Authority, on case to case basis, with the approval of VC, DDA.
- (v) If the LM Department ascertains that the JJ Basti came into existence after 01-01-2016, the LOA will be intimated accordingly to enable it to take necessary action for removal, in consonance with the law and rules in vogue.

#### **A. Procedure for conducting the Joint Survey:**

- (i) LM Depat. DDA shall paste a notice for conducting the survey, at least four weeks in advance, at conspicuous places in the JJ basti in order to inform the jhuggi dwellers about the joint survey to be conducted in the said basti. However, in exceptional circumstances, the above said notice period can be relaxed by PC/LM-LD/CLM.
- (ii) After the expiry of notice period, joint survey by a team(s) consisting of the representatives of DDA, will be conducted so as to ensure that no genuine JJ dweller is left out of the joint survey.
- (iii) The survey team has to ensure that names of the JJ dwellers and their family members, who are actually residing in their jhuggis (whether they are occupying the jhuggis themselves or occupying the jhuggis on rental basis), are duly entered in the survey list.

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- (iv) The survey teams will obtain information regarding age, gender, occupation, annual income, ration card, election I-card, and Aadhar Number etc. of each family member along with the photograph of the family in the prescribed proforma. In case, Aadhar numbers of all members or its enrolment details are not available, bio-metrics of the concerned JJ dweller(s)/ family member(s) will be obtained at the time of Eligibility Determination.
  - (v) The entire survey process will be properly photographed so as to maintain record of the jhuggis as well as the JJ dwellers residing therein.
  - (vi) In case of locked houses, the joint survey team shall carry out another visit to cover these houses after a week's time.
  - (vii) After completion of the survey as above, a copy of the survey report will be kept/ displayed at the site for inspection/ information so as to invite claims and objections, if any, from the JJ dwellers. The claims/objections may be filed before a Claim & Objection Redressal Committee" to be constituted by PC/LM-LD/CLM, comprising of designated officers from LM/LD Department, within one week of display of the survey report.
  - (viii) After receiving claims/ objections, the same will be disposed of by the Claim & Objection Redressal Committee in a time-bound manner by way of passing speaking order.
  - (ix) After disposal of all claims and objections, a final list of survey shall be prepared and kept in record of DDA. A copy of the same shall be forwarded to the LOA, and also pasted at a prominent location(s) of the JJ basti and at the designated office of DDA. A copy will also be hosted on the DDA website.
  - (x) In addition to the above prescribed procedure, if any genuine case(s) is/are still left out, then the Appellate Authority, to be constituted as per the provisions of the Policy, may consider the same as per individual merit of the case.

#### **B. Procedure for Eligibility determination**

- (i) PC/LM-LD/CLM, DDA will constitute three member Eligibility Determination Committee (EDC) comprising of officers of LM-LD/DDA (preferably Dy. Director Level), to determine the eligibility of the JJ dwellers. PC/LM-LD/CLM may devise any suitable mechanism/procedure and/or modify/ reconstitute the EDC, as per the exigencies of the work.
- (ii) Thereafter, a detailed programme will be drawn by the LM Department, DDA including the holding of a pre-camp at the site to facilitate filling up the requisite application form along with the necessary documents to be submitted before the EDC. The schedule for holding eligibility determination, will be intimated to the JJ dwellers, by pasting/displaying a notice in JJ basti, mentioning the place and time to appear before the EDC along with the requisite documents.

- (iii) The EDC will determine the eligibility as per eligibility criteria given in the Policy. EDC will verify the documents submitted by the JJ dweller, carry out his bio-metric authentication by Aadhar Card/bio-metric identification by other mechanism. The JJ dweller will also be required to give a self-declaration regarding age, citizenship, family income, ownership of other house/property, etc.
- (iv) The EDC will finalize a list of eligible and in-eligible JJ dwellers which will be submitted to PC/LM-LD/CLM for approval. After approval, the list of eligible and in-eligible JJ dwellers will be displayed at the JJ Basti and at the notice board of designated office of DDA and shall also be forwarded to Housing Department for holding draw and allotment of flat.
- (v) If any genuine case(s) is/ are still left out, then the Appellate Authority, to be constituted as per the provisions of the Policy, may consider the same as per individual merit of the case.

#### C. POST SURVEY STEPS

- (i) In the presence of representatives of eligible JJ dwellers Housing Department of DDA shall conduct a draw of flats to be allotted to the eligible JJ dwellers. The LM Department will be intimated the date and time for holding the draw and it may depute its representative to be present at time of draw.
- (ii) After holding the draw of lots, demand cum allotment letter will be issued to eligible JJ dwellers asking them to deposit beneficiary contribution within stipulated period of time by Housing Department.
- (iii) After receipt of beneficiary contribution and its verification thereof, possession letters of the flats will be issued by the Housing Department of DDA to the eligible JJ dwellers under the intimation of LM Department. They will be given two months time for shifting to respective flats.
- (iv) LM Department will fix the date of removal of the said JJ basti and send an appropriate intimation to the local police authorities for providing security and maintaining law and order.
- (v) The police authorities shall extend full cooperation, and adhere to the dates so fixed by DDA for removal of the JJ basti, as far as possible. If, due to some unavoidable circumstances, the police authorities request for postponement of the removal of the JJ basti, such postponement should not be more than once.
- (vi) In order to provide suitable facilities at the allotted site, DDA will make request to the concerned authorities, as under:
  - (a) Directorate of Education, GNCTD/ MCD will be requested to make arrangement of admission of the wards of the jhuggi dwellers in the nearby schools.
  - (b) Directorate of Health Services, GNCTD, will be requested to set up a dispensary/ Mohalla Clinic in the vicinity of the flats, if not already available.



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- (c) Request will be made to open Kendriya Bhandar/CO-operative store to cater to the basic daily needs of the jhuggi dwellers, if not available in the vicinity.
  - (d) Delhi Transport Corporation (DTC) will be requested to make arrangements of DTC buses.
  - (e) Delhi Jal Board shall facilitate the availability of drinking water and sewerage facilities in the flats to be allotted.

#### **STEPS AND PRECAUTIONS TO BE FOLLOWED DURING REMOVAL OF JHUGGIS AND JJ BASTIS**

- (i) DDA will prepare a schedule for removal of Jhuggis and JJ Basti (physical shifting of JJ dwellers to the allotted flats).
- (ii) DDA shall paste notice(s) for eviction and removal of the JJ basti, under intimation to the LOA. Announcement(s) through Public Address System (PAS) will also be made at the site.
- (iii) All the JJ dwellers, who have been issued the possession letters will be asked to demolish their respective jhuggis on the date and time fixed by LM, DDA. After demolition of the said jhuggis which will be photographed, demolition slips will be issued by LM, DDA and, on presentation of these demolition slips at the site of the alternative accommodation, possession of the flats will be handed over to them by DDA.
- (iv) LM, DDA and LOA will work in close coordination with each other, at the time of removal of JJ basti, to accomplish the task.
- (v) If the jhuggi(s) is/are not demolished by the JJ dweller(s) himself/ themselves, the same will be demolished and photographed/video-graphed by DDA. However, LM, DDA shall issue demolition slips indicating the fact that the jhuggi(s) has/have been physically demolished to those who had been issued possession letters.
- (vi) DDA will facilitate transportation of household articles/belongings of eligible JJ dwellers to the place of alternative accommodation, if necessary.
- (vii) After following the above process, DDA will demolish the jhuggis/ JJ basti with the use of the appropriate force, if required, with the help of police.
- (viii) The demolition/ shifting shall not be carried out during night, Annual Board Examinations or during extreme weather conditions.
- (ix) As far as practicable, DDA will provide potable water, sanitation and basic health facilities at the site of demolition of the jhuggis.

#### **STEPS TO BE FOLLOWED POST REMOVAL OF JHUGGIS AND JJ BASTIS**

- (i) Those JJ dwellers who are not found eligible, as per the policy, will be evicted to clear the land, if necessary, with the assistance of Police.
- (ii) After the removal/demolition of JJ basti, the vacant possession of land will be handed over to the Land Owning Agency.
- (iii) The removal of debris/ malba, etc., will be the responsibility of the LOA.
- (iv) The vacant land, so handed over, shall, thereafter, be protected by the LOA.

For removal of any difficulties arising in giving effect to the provisions of this protocol, the Board may modify any provisions, if required.



**Subject: - Addendum to agenda item No. 33/2017 for the meeting of Delhi Development Authority fixed for Thursday, 20<sup>th</sup> July, 2017.**

1. Some typographical/ calculation mistakes in Annexure- V of the agenda have occurred. Rectified Annexure -V is enclosed.
2. Accordingly, the table shown in Point No. 12 and Annexure thereto (Annexure-V) on financial implication stands modified as under:

S.No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 X 3800)	-4256
4.	Less maintenance charges (30,000 X 3800)	-1140
5.	Less upfront amount already paid by the developer entity	-611
6.	Total receipts (3+4+5)	6007
7.	Capitalized ground rent of 1000 flats	+333
8.	Total financial implication	<b>92.66 Cr</b>

3. Point No. iv of the Proposal (at P-5 of the Agenda) may also be read as under:

As per calculations of the Finance Wing , the financial implication for allotting DDA's 1000 EWS flats constructed at Narela and 2800 in situ constructed flats totalling 3900 dwelling units, would be 92.66 crore. This has happened on the account of change in the cut off date for identifying the beneficiaries as well as DDA's commitment under Pradhan Mantri Awas Yojana to relocate all the squatters under the re-development/ rehabilitation project and also on account of delay occurred for various reasons in implementing the first PPP project of the DDA , one time financial burden on the exchequer of DDA may be borne by the DDA as part of its responsibility for creating Housing for all in the city.

## MOST IMMEDIATE

Sub: Supplementary agenda Item No. 33/2017 to be placed before the Authority meeting of Delhi Development Authority scheduled on 20.07.2017

The supplementary agenda for the allotment of built up EWS flats to the squatters of Kathputli Colony has been received today. On going through the agenda, it is noticed that as per para 12, a table showing the financial implication of 3800 flats including cost of 1000 flats to be allotted at G-2 and G-8, Narela as alleged to have been provided by the Finance Wing has been incorporated as reproduced below :-

S.No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 X 3800)	4256
4.	Less maintenance charges (30,000 X 3800)	1140
5.	Less upfront amount already paid by the developer entity	611
6.	Total receipts (3+4+5)	6007
7.	Capitalized ground rent of 1000 flats	333
8.	Total financial implication	8600 (86 Cr.)

From the above table, it is seen that the amount of Column No.6 i.e. Rs. 6007 lacs and Column No.7 i.e. Rs.333 lacs has been deducted from the total cost of 1000 flats which is Rs.14940 lacs. Accordingly total financial implication has been worked out as Rs.8600 lacs (86 Crores) vide Column No. 8 whereas, as per Annexure V duly approved by Finance Wing, capitalized ground rent was added correctly.

Thus, the total financial implication as per above table would work out to Rs.9266 lacs (i.e.14940 - 6007 + 333 = 9266 lacs or 92.66 crores).

2) As per para 15 sub para (iv) of the proposal, it has been stated that as per calculations of the Finance Wing, the financial implication for allotting DDA's 1000 EWS flats constructed at Narela to the additional number of squatters of Kathputli Colony, would be apprx. Rs.86 crores, whereas, as per para No. 12, the total financial implication as worked out by the Finance Wing is for 3800 flats including cost of 1000 flats to be allotted at G-2 and G-8 Narela. The ambiguity in this regard may either be corrected by showing the total financial implication for 3800 flats including cost of

From pre-page:-

1000 flats in para 15 (iv) or if the intention is to depict the financial implication for allotting DDA's 1000 flats to be allotted to additional numbers of squatters it may be shown as Rs.13853 lacs as per details given hereunder:-

S.No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 X 1000)	1120
4.	Less maintenance charges (30,000 X 1000)	300
5.	Total receipts (3+4)	1420
6.	Additional forgo on account of Capitalized ground rent of 1000 flats	333
7.	Total financial implication (2-5+6)	13853 138.53 crore

The above facts may be brought to the kind notice of Pr. Commissioner (LD) for consideration and appropriate action.

F.21(2007)2013/HAC/79 dt. 17.7.2017

Accounts Officer/HAC

F.A(H)

PC(LD)

Copy for kind information to:-

1. PS to Vice-Chairman, DDA
2. PS to F.M., DDA

VS Office

2887-DA

Date 14.12.17

Continued (Continued)

Daily No. 2607B

Date 15/12/17

Government of NCT of Delhi  
Department of Urban Development  
9<sup>th</sup> Level, C-Wing, Delhi Secretariat  
I.P. Estate, New Delhi-110002

भारतीय रिपब्लिक का प्रमुख  
राष्ट्रीय राजधानी क्षेत्र  
शांति एवं विकास (मुख्य)

14 DEC 2017

संख्या सं. 9009

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/3014-12 Dated 17/12/2017

ORDER

By 752  
Date 18/12/17

In pursuance of the provision of sub-section (1) of Section 10 of the Delhi Urban Shelter Improvement Board (DUSIB) Act, 2010 (The Delhi Act 07 of 2010), the Delhi Urban Shelter Improvement Board in its 16<sup>th</sup> Meeting on 11.04.2016 approved the Delhi Slum Rehabilitation and Relocation Policy-2015. The Council of Ministers, Government of National Capital Territory of Delhi, vide Cabinet Decision No.2384 dated 08.07.2016 has approved the Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015 and subsequently modified the same vide Cabinet Decision No.2482 dated 20.08.2017.

The Hon'ble Lt. Governor, Government of National Capital Territory of Delhi, has approved the said Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015, which will supersede all previous guidelines of this Government in this matter and modifications thereof. It will also be applicable in all such cases where relocation of Slum and Jhuggi Jhopri dwellers has already been done as per this policy.

This Order is issued in supersession of Order F.No.730(7)/UD/BSUP/2016/CD No.021366111/3002-10 dated 07.12.2017.

Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-A)

1. This policy is based on the following principles:

- (i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.
- (ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi bastis mushroomed all over Delhi close to the areas, where they provide services.
- (iii) They have encroached upon the lands on which they live.
- (iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh Vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders Vs. N.K. Totame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to mere animal existence and that the right to housing is a Fundamental Right. Going further, in Ahmedabad Municipal Corporation Vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a Fundamental Right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the Government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasised in-situ rehabilitation. It is only in the extra ordinary situation, when in-situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.



- (v) The recent Supreme Court decision in *Gainda Ram Vs. Municipal Corporation of Delhi*, [2010(10) SCC 715] reiterates that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, must reside reasonably close to their place of work. Even apart from the legal aspect, studies have shown that resettlement at far way places invariably force the poor to return to their informal housing arrangements close to their place of work.
  - (vi) Government of National Capital Territory of Delhi recognizes that the habitat and environment in which Jhuggi Jhopri Bastis exist is often dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.
  - (vii) Government of National Capital Territory of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and roads etc.
2. Keeping the above principles in mind, Government of National Capital Territory of Delhi announces the following policy for rehabilitation and relocation of Jhuggi Jhopri basti.

**(a) Nodal Agency**

The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. In case of Jhuggi Jhopri colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB.

Provided that, the Agencies while doing relocation rehabilitation/in-situ redevelopment of the dwellers of Jhuggi Jhopri Bastis must ensure that the methodology, benefits and provisions adopted in such tasks are in conformity with the guidelines of Pradhan Mantri Awas Yojna and provisions which have been notified by the Central Government from time to time

**(i) Who is eligible for rehabilitation or relocation**

Jhuggi Jhopri Bastis which have come up before 01.01.2006 shall not be removed (as per National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such Jhuggi Jhopri Bastis before 01.01.2015 shall not be demolished without providing alternate housing; *(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)*

**(ii) No new jhuggis to be allowed in Delhi**

Government of National Capital Territory of Delhi shall ensure that no new jhuggi comes up after 01.01.2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any



alternate housing. Government of National Capital Territory of Delhi will use the following methods to ensure that no new jhuggis come up:

- a. Government of National Capital Territory of Delhi has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- b. Government of National Capital Territory of Delhi is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.
- c. Government of National Capital Territory of Delhi would enroll volunteers from Jhuggi Jhopri Bastis, who will act for the Government and would inform Government if any fresh jhuggi comes up in any area.

(iii) **In-situ rehabilitation**

Delhi Urban Shelter Improvement Board shall provide alternate accommodation to those living in Jhuggi Jhopri Bastis, either on the same land or in the vicinity within a radius of five kilometers. In case of exceptional circumstances, it can even go beyond five kilometers with prior approval of the Board. The terms and conditions at which alternate accommodation will be provided and the eligibility conditions are being separately notified.

(iv) **In-situ Rehabilitation of Jhuggi Jhopri Bastis on lands belonging to other Land Owning Agencies:**

- i. Delhi Urban Shelter Improvement Board is willing to take over any Jhuggi Jhopri Basti on the model of Kathputli Colony from any land owning agency in Delhi for in-situ re-developments on the same terms and conditions on which Delhi Development Authority has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to Delhi Urban Shelter Improvement Board on these terms.

ii. **For the balance bastis:-**

Master Plan of Delhi 2021 envisages that for in-situ rehabilitation of Jhuggi Jhopri Bastis, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate Jhuggi Jhopri dwellers. Delhi Urban Shelter Improvement Board will prepare a scheme of rehabilitation of any Jhuggi Jhopri Basti and use such portion of land which is required for rehabilitation of Jhuggi Jhopri Dwellers depending upon density of the said Basti and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land belonging to Delhi Urban Shelter Improvement Board is used for rehabilitation.

(v) **Relocation in rare cases**

Any Land Owning Agency will not demolish any Jhuggi Jhopri Basti which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that basti has encroached a street, road, footpath, Railway safety zone, or a park
3. the encroached land is required by the land owning agency for specific public project as envisaged in The National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and can't wait.

In the circumstances where the land owning agency brings the proposal before Delhi Urban Shelter Improvement Board (DUSIB), and Delhi Urban Shelter Improvement Board is satisfied and undertakes the demolition, the Delhi Urban Shelter Improvement Board (DUSIB) shall make all efforts to relocate the jhuggis in that Jhuggi Jhopri Basti, clear the land and hand it over to land owning agencies within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall pay such amounts to Delhi Urban Shelter Improvement Board in advance, which meets: (i) Cost of construction of alternative dwelling units, (ii) Cost of the land which will be on 'Institutional Rate' at which Delhi Urban Shelter Improvement Board has purchased the land, (iii) Cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India, if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

This provision will come into effect only when Central Government approaches Delhi Urban Shelter Improvement Board (DUSIB) for rehabilitation, removal and relocation of jhuggi jhopri Basti. However, in this case also, the provisions which have been notified by Central Government will prevail.

**Rehabilitation work to be completed in five years –**

Delhi Urban Shelter Improvement Board (DUSIB) hopes to complete this task of rehabilitating all Jhuggi Jhopri Bastis in Delhi in the next five years, if it receives cooperation from all land owning agencies.

**Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-B)**

1. The eligibility criteria for allotment of alternative dwelling units to rehabilitate and relocate Jhuggi Jhopri dwellers would be as under:

- (i) The Jhuggi Jhopri dweller must be a citizen of India and not less than 18 years of age;
- (ii) The Jhuggi Jhopri basti in which the Jhuggi Jhopri dwellers are residing must be in existence prior to 01.01.2006. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01.01.2015 (this is in supersession of the earlier cut-off date of 04.06.2009, as notified in the guidelines of 2013);

- (iii) The name of Jhuggi Jhopri dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01.01.2015) and also in the year of survey, for the purpose of rehabilitation;
  - (iv) The name of the Jhuggi Jhopri dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;
  - (v) The Jhuggi Jhopri dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;
  - (vi) Jhuggi Jhopri dweller must possess any one of the 12 documents issued before 01.01.2015 as prescribed in the subsequent para;
  - (vii) The beneficiary family should not own a pucca house (an all-weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India as per the guidelines of Pradhan Mantri Awas Yojana (Urban) PMAY(U).
  - (viii) No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose;
  - (ix) In case, the jhuggi is being used for both residential and commercial purpose, the Jhuggi Jhopri dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose, that will entitle the Jhuggi Jhopri dweller for one dwelling unit only;
  - (x) If a different family, having separate Ration card issued prior to 01.01.2015, which fulfils all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling unit. (this is in supersession of the earlier notified guidelines of 2013).
  - (xi) The ineligible Jhuggi Jhopri dwellers will be removed from the Jhuggi Jhopri Basti at the time of its rehabilitation/relocation/clearance of Jhuggi Jhopri Basti.
2. As envisaged in Para 1(vi) above, the Jhuggi Jhopri dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit:
- (i) Passport;
  - (ii) Ration Card with photograph;
  - (iii) Electricity bill;
  - (iv) Driving License;
  - (v) Identity Card/Smart Card with photograph issued by State/Central Government and/or its Autonomous Bodies/Agencies like PSU/Local Bodies (except EPIC);
  - (vi) Pass book issued by Public Sector Banks/ Post Office with photograph;
  - (vii) SC/ST/OBC Certificate issued by the Competent Authority;
  - (viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;
  - (ix) Freedom Fighter Identity Card with photograph;
  - (x) Certificate of physically handicapped with photograph issued by the Competent Authority;
  - (xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);

- (xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

### 3. Appellate Authority

- (i) Delhi Urban Shelter Improvement Board will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
- (a) Retired Judge of the level of Additional District Judge;
  - (b) Retired civil servant of the level of Joint Secretary to Government of India;
  - (c) An expert member to be nominated by the Chairperson of Delhi Urban Shelter Improvement Board;
  - (d) Deputy Director of Delhi Urban Shelter Improvement Board to be nominated by the Chief Executive Officer (DUSIB) - as Convener
- (ii) The terms and conditions of the Appellate Authority will be decided by the Board separately.
- (iii) Any Jhuggi Jhopri dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the Jhuggi Jhopri dweller shall be entitled to file an appeal before the Appellate Authority within a period of thirty days from the date of communication of the impugned order.
- (iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.
- (v) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as it deems fit.
- (vi) Order passed in appeal by the Appellate Authority, duly accepted by the Chief Executive Officer, Delhi Urban Shelter Improvement Board shall be final.

### 4. Terms and conditions of Allotment of alternative Dwelling Unit

- (i) The contribution of the beneficiary will be Rs.1,12,000/- (Rs. One Lakh Twelve Thousand) per dwelling unit having the carpet area of 25 sq.mtr (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30,000/- (Rs. Thirty Thousand) at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of five years.
- (ii) The dwelling unit shall be allotted to the eligible Jhuggi Jhopri dweller for a period of ten years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of fifteen years as notified in the guidelines of 2013).



- (iii) Allotment will be made in the name of person(s) as provided under PMAY (U) Scheme guidelines.
- (iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The Delhi Urban Shelter Improvement Board will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and Delhi Urban Shelter Improvement Board will have the right to re-enter the dwelling unit.
- (v) Delhi Urban Shelter Improvement Board may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

#### 5. Maintenance of dwelling units after allotment


- (i) It has been observed that after allotment of dwelling units to Jhuggi Jhopri dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.
- (ii) Therefore, the Delhi Urban Shelter Improvement Board will maintain the common services in these colonies for a period of five years after allotment.
- (iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in Delhi Urban Shelter Improvement Board.
- (iv) The allottees will have to contribute Rupees thirty thousand per dwelling unit as maintenance charges which will be deposited in the above said fund.
- (v) The maintenance will include common areas like staircase, open ground, water supply and electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.
- (vi) Depending upon the requirement, Delhi Urban Shelter Improvement Board may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from this fund.
- (vii) In order to ensure that there are sufficient resources for maintenance of these colonies, Delhi Urban Shelter Improvement Board will also request the Government of National Capital Territory of Delhi to give *Grant-in-aid* for this fund.
- (viii) After five years, the maintenance will be transferred to the Residents Welfare Associations which will be required to get registered as Societies and work out their own mechanism for maintenance.
- (ix) Delhi Urban Shelter Improvement Board may give grant in aid to the Residents Welfare Associations/ Registered Societies of these colonies depending upon the requirement of the works to be done.

- 6. Chief Executive Officer, Delhi Urban Shelter Improvement Board is authorized to approve the operational guidelines keeping in view the overall spirit of the policy.



\*

This issues with the approval of the Lt. Governor of the National Capital Territory of Delhi

  
(Rajesh Ranjan)  
Deputy Secretary (UD)

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/ 34/Y-21


Dated: 11/12/2017

Copy for information & necessary action to:

1. CEO (DUSIB), Punarwas Bhawan, I.P. Estate, New Delhi.

Copy for information to:

1. Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas Marg, Delhi-54.
2. Advisor to Hon'ble Chief Minister Delhi.
3. Secretary to Hon'ble Minister for Urban Development, GNCTD.
4. Secretary, Ministry of Housing and Urban Affairs, Govt. of India, Nirman Bhawan, New Delhi.
- ✓ 5. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
6. All Pr. Secretaries/Secretaries/HODs of GNCTD/Local Bodies/Autonomous Bodies.
7. SO to Chief Secretary, Delhi.
8. PA to Pr. Secretary (UD)

  
(Rajesh Ranjan)  
Deputy Secretary (UD)

**ITEM NO. 53/2018**

**Sub: Agenda note for carrying out modification to Clause 16(c) and 16(d) relating to lock in period of 5 years for execution of Conveyance Deed in respect of allottees/legal heirs who were allotted flat under DDA Housing Scheme-2014.**

No.F.1(303)/N&C(H)/2013/Pt.1

**(A) Issues:**

DDA has been receiving representations, grievances through personal visits during public hearings, from the allottees of DDA Housing Scheme-2014, requesting for withdrawal of Clause 16(c) & 16(d) of the Scheme Brochure whereby DDA had put condition to the effect that 'Conveyance Deed' shall be executed after 5 years from the date of possession. The allottees have been taking the plea that DDA has already taken a decision and withdrawn this clause from its recently launched DDA Aawasiya Yojana-2017 in which a sizeable number of flats are those which were surrendered/cancelled by the allottees of 'DDA Housing Scheme-2014' due to various reasons. It has also been alleged that a disparity has been created by DDA amongst the allottees of same locality who have been allotted flats through different Housing Schemes.

**(B) Brief History:**

- (i) DDA announced the DDA Housing Scheme-2014 for disposal of about 25000 flats of different categories and in different locations which remained in operation from 1<sup>st</sup> September, 2014 to 9<sup>th</sup> October,

2014. The Scheme was also extended for a week. DDA had received about 10 lacs applications under this Scheme. The draw of lots was held on 25.11.2014. It is added here that out of flats on offer, about 22,000 flats were of LIG (one room) category.

- (ii) The demand-cum-allotment letters to the successful allottees were uploaded on DDA's Website and also dispatched through 'Speed Post'. The allottees were allotted User ID and Password for viewing and taking print of demand-cum-allotment letter and making payment thereof. It is submitted here that out of total allotment of 25074 flats a sizeable number of allottees got their allotted flats surrendered /cancelled.
- (iii) With a view to attract genuine buyers and to avoid speculative applications, DDA had put a Clause 16(c) and 16(d), where lock-in period of 5 years was imposed binding that DDA will execute the 'Conveyance Deed' in respect of allottees after 5 years from the date of handing over of possession. It is also relevant to add here that DDA handed over possession of the flats on receipt of 90% payment of demanded amount and remaining 10% (with interest) is recoverable after 5 years once the allottees request for execution of 'Conveyance Deed'.
- (iv) However, an 'Agreement to Sell' was issued to the allottees which was required to be got stamped from the Collector of Stamp, GNCTD before issue of

Possession Letter. Though, the allottees have submitted the 'Agreement to Sell' duly stamped but the same could not be executed and registered by the Sub-Registrar, Vikas Sadan, GNCTD due to the administrative reasons that they do not have the powers to register such document. The matter was taken up with the concerned authorities of Revenue Department of GNCTD, but no decision has been taken till date.

- (v) For the sake of convenience, the text of Clause 16 of the DDA Housing Scheme-2014 is re-produced below:-

**Clause-16: 'CONVEYANCE DEED'**

- (a) *To prevent speculative applications and to ensure that only genuine persons apply, as per demand-cum-allotment letter, a successful allottee, including an allottee under the EWS and PD category making payment on cash down basis, upon payment of 90% of the cost of the flat and completion of other formalities/submission of documents, execute an 'Agreement to Sell' with DDA in the prescribed format which shall be registered with the Sub-Registrar as per law whereupon the possession of the flat shall be handed over to such allottee.*
- (b) *Allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Conveyance Deed. In the event of sale/transfer being made without execution of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.*

- (c) *A 'Conveyance Deed' in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, which shall be registered with the Sub-Registrar as per law, upon receipt of a request from the original allottee, after a period of 5 (five) years from the date of handing over possession subject to payment of the balance 10% cost of the flat along with interest as per policy and the conversion charges and all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof.*
- (d) *In the event of the death of the original allottee during the said period of 5 (five) years, the Conveyance Deed shall be executed in favour of the legal heirs of the original allottee as per policy/guidelines of DDA in respect of mutation but in case of death of the original allottee after the said period of 5 (five) years, the Conveyance Deed shall be executed in favour of the legal heirs of the original allottee as per law.*
- (vi) *It is added here that allottees who have been allotted flats under 'DDA Housing Scheme-2014', have accepted the allotments. In most of the cases, the said allottees have deposited the demanded amount and also taken over physical possession of their allotted flats. DDA has realised only 90% of the cost of flats and remaining 10% with applicable interest, is yet to be recovered, at the time of execution of Conveyance Deed; after 05 years from the date of issuance of letter of possession.*



- (vii) It is relevant to submit that all the available surrendered/cancelled flats of DDA Housing Scheme-2014, had been included for disposal in the 'DDA Aawasiya Yojana-2017'. The draw for allotment of 12617 flats of different categories and at different localities was held on 30.11.2017 and process for issue of demand cum allotment letters to the allottees is underway. As per the decision of the Authority, the allotment of flats under 'DDA Aawasiya Yojna-2017' will be on 'Free Hold' basis and DDA will execute the 'Conveyance Deed' immediately on receipt of payment of demanded amount. There is no clause about execution of 'Conveyance Deed' after 05 years.

**(C) PROPOSAL:**

The matter has been examined in consultation with the Finance and Legal Wings of DDA. It has been considered that the proposed modification be done in such a way that the requirements of both the categories of the allottees., (those who want immediate execution of conveyance deed as well as those who want to do it after a period of five years as per original scheme), may be taken care of and it is not skewed in favour of one category as compared to the other one. Thus, a cut off period of six years from the date of possession is being provided to undertake conveyance Deed without any penal interest on balance 10% of the cost. This will also bring parity between "DDA Housing Scheme-2014" and 'DDA Aawasiya

Yojana-2017', in terms of allowing execution of Conveyance Deed and the DDA would be able to realize its dues of about Rs.200 Crores from the allottees of DDA Housing Scheme-2014.

- (ii) In view of above, it is proposed that the embargo on execution of 'Conveyance Deed' upto 05 years of issue of possession letter in respect of allottees of 'DDA Housing Scheme-2014' may be removed and conveyance deed may be allowed to be executed on realisation of balance 10% payment with interest along with the applicable fee.
- (iii) Accordingly, clause 16 (c) and 16 (d) of 'DDA Housing Scheme-2014' may be modified as under:-

**Modified 16(c)**

Upon receipt of a request from the original allottee a 'Conveyance Deed' in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee **upto a period of 6(six)years** from the date of handing over possession **subject to payment of the balance 10% cost of the flat along with simple interest @ of 10% p.a.** and the conversion charges and all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof. All such allottees who would apply for execution of **conveyance deed after a period of 06 years from the date of possession may be charged applicable penal interest on the balance 10% cost of the flat.** The expenditure on e-stamping and other expenses on account

**ITEM NO. 54/2018**

**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 2018-19.**

**(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 2018-19.**

**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 2018-19 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 2018-19 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	Approved rates for the year 2017-18	Proposed rates for the year 2018-19
Central, South & Dwarka	1,23,255/-	1,35,581/-
West, North, East & Rohini	85,597/-	94,157/-
Narela	34,240/-	37,664/-

**Land Rates for calculating Conversion Charges in respect of Industrial Properties**

**TABLE 7.2** (Rates in Rs./sqm)

Zone	Approved Rates for the year 2017-18	Proposed rates for the year 2018-19
Central, South & Dwarka	73,955/-	81,351/-
West, North, East & Rohini	51,359/-	56,495/-
Narela	25,681/-	28,249/-

**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 2018-19.**

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 2018-19 have been worked out at 35% of land rates of commercial properties proposed for the year 2018-19 as shown in the table given below:

**Land rates for calculating Conversion Charges in respect of area under Multi-level parking for the year 2018-19.**

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 2018-19.	Proposed Land rates of area under Multi-level parking sites for the year 2018-19 for Conversion from leasehold to freehold @35% of Col.2
1	2	3
South, Central & Dwarka	1,35,581/-	47,453/-
West, North, East & Rohini	94,157/-	32,955/-
Narela	37,664/-	13,182/-

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.

### **PROPOSAL**

The proposal for fixation of the land rates for calculating charges for conversion of Commercial and Industrial properties from leasehold to freehold for the year 2018-19 as, contained in TABLES 7.1 and 7.2 respectively and land rates for calculating charges for conversion of area under multilevel parking from leasehold to freehold for the year 2018-19 as contained in TABLE 9.1. is placed before the Authority for approval.

### **RESOLUTION**

The proposal contained in the agenda item was approved.



## ITEM NO. 55/2018

Sub: Fixation of land rates for the purpose of calculation of Misuse Charges for the year 2018-19.

File Number: F.2(14)96-97/AO(P)/DDA/Part II

1. The Misuse Charges are levied where any property has been used for the purpose other than the use prescribed as per the terms of lease deed. The formula to work out the misuse charges is given hereunder: -

$$\frac{MA \times (V' - V) \times A \times P}{FAR}$$

Where

MA = Misused area

FAR = Permissible Floor Area as per MPD.

V' = Present Market Rate of Land for the purpose for which the property is being misused.

V = Market Rate of the Land on the date of last transaction for the Purpose for which land was leased out.

A = Area of Plot

P = Percentage multiplier @ 13.90%

$\frac{(V' - V) \times A \times P}{FAR}$  = Annual Misuse Rate

2. The rates to be applied in the formula have been revised from time to time at certain percentage.
3. While making an exercise for fixation of the rates for computation of Misuse Charges for the year 2012-13, it was felt necessary that to maintain parity between the market rates and misuse charges of different zones, the rates of misuse charges were linked to market rates and fixed @66.66% i.e. 2/3<sup>rd</sup> of the AARs/updated AARs except for Central Zone where DDA has only few commercial properties and where no auction had been held for quite long. Therefore, the increase in the rate of misuse charges for the Central Zone was proposed @10% over the rates of 2011-12. The said proposal was approved by the Authority vide Item No. 83/2013 in its meeting held on 26.07.2013.

4. On the same analogy, the rates of misuse charges for the year 2013-14 were increased at the rate of 10% over the rate of 2012-13 and were approved by the Authority vide Item No. 59/2014 in its meeting held on 09.05.2014.
5. The land rates for misuse charges as applicable for the year 2013-14 were retained for the year 2014-15, 2015-16, 2016-17 & 2017-18 considering the following:-
  - (a) That property rates in Delhi had not increased during the year 2013-14 & 2014-15 as is evident from the National Housing Bank (NHB) Residex which connotes the prices of Residential properties in the various states/ metro cities in India. A glance at Appendix "A" reveals that index of Housing price in Delhi in June 2013 was 106 and in March, 2018 the price index was 101.
  - (b) Only two plots could get buyers in the auction held in December 2013 against 57 commercial plots which were put to auction. No auction was held in the years 2014-15, 2015-16 & 2017-18. In the year 2016-17, 42 properties were put to auction and not even a single plot could get any buyer.
6. Now coming to the issue for fixation of land rates for working out the Misuse charges for the year 2018-19, it is submitted that considering the property rates and status of auctions held by DDA during the previous year(s) as stated in preceding para, the position has barely changed. We may not therefore increase the land rates for misuse for the year 2018-19 and retain the same at par with the rates of 2017-18.
7. (a) It is further to point out a new liberalised comprehensive policy for levying Misuse Charges in supersession of all previous policies on the subject was approved by the Authority vide Item No. 70/2016 dated 27.04.2016 and circulated vide Office Order No. PS/Dir. (RL)/2016/Misuse Policy dated 05.05.2016 (Appendix 'B'). This policy read with Addendum No. PS/Dir. (RL)/2016/Misuse Policy/178 dated 09.06.2016 (Appendix 'C') provides that policy circulated on 05.05.2016 would be applicable for the properties of Delhi Development Authority having residential use only.

(b) Thus the land rates now being proposed would be applicable for working out Misuse Charges in respect of the properties other than those under residential use i.e. industrial & commercial properties. The misuse charges for industrial and commercial properties are governed by misuse policy dated 26.03.2010 approved by the Authority vide Resolution Number 35/2010 read with misuse policy dated 04.08.2015 approved by the Authority vide resolution No.85/2015. It is worthwhile to point out that no inspection/survey has been carried out since 2007 to detect the misuse except in such cases where a report of misuse already stands recorded in the file or a complaint about misuse has been received. Therefore, the financial implication on this account shall be negligible even if no increase in misuse charges for the year 2018-19 over the applicable rates of 2017-18 is considered.

8. In view of position explained as above, it is proposed to retain the existing land rates for misuse for the year 2018-19. The table indicating the existing rates and the proposed land rates for the year 2018-19 for working out the misuse charges other than the residential properties are accordingly tabulated as below: -

**TABLE (Rates in Rs./Sqm for 100 FAR)**

S. No.	Zone	Existing rates of misuse charges for the year 2017-18	Proposed rates of misuse charges for the year 2018-19.
1	2	3	4
1.	Central	2,33,860/-	2,33,860/-
2.	South & Dwarka	1,55,100/-	1,55,100/-
3.	East, West, North & Rohini	84,250/-	84,250/-
4.	Narela	31,500/-	31,500/-

#### **PROPOSAL**

The land rates for computation of Misuse charges for the financial year 2018-19 as shown in Column 4 of the Table (Para 8) is placed before the Authority for kind consideration and approval.

#### **RESOLUTION**

The proposal contained in the agenda item was approved.

## APPENDIX-A

NHB RESIDEX 2007 to 2017 (https://residex.nhbonline.org/graphs) NHB RESIDEX 2018 (https://residex.nhbonline.org/graphs)

## BOUNDARIES

Select State

NCT of Delhi

Select City

Delhi

## City-wise Housing Price Indices

HP@Assessment Prices HP@Market Prices for Under Construction Properties Both

## Select Unit for Carpet Area Price:

Rs./Per Sq.Mt.

Chart Download

## Four Quarter Moving Average

Quarter	Record Count	Composite Index	Composite Price	Carpet Area Prices (Rs./Per Sq.Mt.)		
				<=60 sq.mt.(646 sq.ft)	>60 sq.mt.(646 sq.ft) and <=110 sq.mt.(1184 sq.ft)	>110 sq.mt.(1184 sq.ft)
Jun 2013	651	106	919	771	1,161	1,247
Sep 2013	167	112	967	819	1,199	1,239
Dec 2013	649	114	986	843	1,194	1,197
Mar 2014	912	112	971	823	1,184	1,438
Jun 2014	914	111	954	808	1,161	1,410
Sep 2014	1,079	111	957	817	1,172	1,323
Dec 2014	1,327	109	887	716	1,157	1,281
Mar 2015	2,111	93	905	609	1,132	1,329
Jun 2015	1,949	89	765	558	1,113	1,194
Sep 2015	1,180	86	741	543	1,083	1,193
Dec 2015	1,873	87	753	578	1,041	1,150
Mar 2016	1,890	92	794	644	1,037	1,143
Jun 2016	1,880	99	834	720	1,069	1,174
Sep 2016	1,128	104	873	732	1,096	1,235
Dec 2016	1,264	105	906	747	1,109	1,359
Mar 2017	498	107	926	754	1,171	1,420
Jun 2017	2,076	107	926	723	1,219	1,450
Sep 2017	1,144	102	889	680	1,174	1,441
Dec 2017	4,146	107	879	680	1,172	1,443
Mar 2018	2,886	101	874	670	1,181	1,430

## Current Quarter

Quarter	Record Count	Composite Index	Composite Price	Carpet Area Prices (Rs./Per Sq.Mt.)		
				<=60 sq.mt.(646 sq.ft)	>60 sq.mt.(646 sq.ft) and <=110 sq.mt.(1184 sq.ft)	>110 sq.mt.(1184 sq.ft)
Jun 2013	651	113	993	838	1,167	1,322
Sep 2013	563	113	980	815	1,222	1,456
Dec 2013	849	114	989	843	1,171	1,380
Mar 2014	912	108	936	789	1,155	1,364
Jun 2014	914	108	931	801	1,119	1,342
Sep 2014	1,073	113	972	842	1,226	1,168
Dec 2014	1,327	99	774	561	1,116	1,278
Mar 2015	2,111	82	707	496	1,080	1,196
Jun 2015	1,949	89	720	514	1,036	1,183
Sep 2015	1,180	89	862	658	1,034	1,144
Dec 2015	1,873	95	821	703	1,014	1,088
Mar 2016	1,890	99	851	727	1,045	1,162
Jun 2016	1,880	108	934	780	1,171	1,336
Sep 2016	1,128	103	889	712	1,143	1,406
Dec 2016	1,264	111	930	767	1,229	1,321
Mar 2017	498	104	880	725	1,171	1,353
Jun 2017	2,076	106	917	697	1,286	1,473
Sep 2017	1,144	90	843	609	1,082	1,414
Dec 2017	4,146	103	880	649	1,185	1,491
Mar 2018	2,886	99	859	642	1,210	1,360

## NHB RESIDEX

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FAQs

## HOUSING

HOUSING PRICE INDICES (HPI) (NHB\_RESIDEX.ASPX)

HPI@Assessment Prices (NHB\_Residex.aspx)

HPI@Market Prices for Under Construction Properties (NHB\_Residex.aspx/Market)



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Traditional BMPI@Market Prices

Energy-saving BMPI@Market Prices

HP@Registered Prices

HP@Registered Prices  
HOUSING RENTAL INDEX (HRI)

HP

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CITY WISE HOUSING PRICE INDEX FOR THE QUARTER JANUARY-MARCH, 2015											
CITIES	2007 Index	Oct-Dec 2012 Index	Jan- Mar 2013 Index	Apr-Jun 2013 Index	Jul-Sept 2013 Index	Oct- Dec 2013 Index	Jan- March 2014 Index	April-June 2014 Index	July-Sept 2014 Index	Oct- Dec 2014 Index	Jan- March 2015 Index
Hyderabad	100	90	88	84	88	93	95	95	93	95	97
Faridabad	100	205	207	202	204	209	209	211	216	222	224
Patna	100	151	152	147	150	159	150	154	153	157	160
Ahmedabad	100	191	192	186	191	197	209	213	217	215	215
Chennai	100	314	310	303	318	330	349	355	362	366	364
Jaipur	100	87	112	110	108	105	101	102	101	103	102
Lucknow	100	189	183	187	191	185	194	193	196	198	200
Pune	100	205	221	219	219	235	232	241	242	247	251
Surat	100	150	140	142	145	154	165	161	160	164	168
Kochi	100	87	89	86	86	85	85	86	88	88	88
Bhopal	100	216	230	227	220	223	226	229	232	233	239
Kolkata	100	209	197	189	199	196	206	211	209	215	212
Mumbai	100	217	222	221	222		229	233	238	240	238

March  
2013March  
2015

						222					
Bengaluru	100	106	109	108	107		107	108	109	113	115
						111					
Delhi	100	195	202	199	190		199	193	189	189	190
						196					
Bhubaneswar	100	172	197	195	193		195	196	197	192	188
						202					
Guwahati	100	166	153	147	149		154	159	160	163	168
						160					
Ludhiana	100	179	167	157	150		145	147	146	147	145
						150					
Vijayawada	100	185	184	174	167		160	163	161	162	163
						161					
Indore	100	194	195	184	180		181	187	188	191	195
						184					
Chandigarh	100		194	191	192		183	175	174	173	169
						188					
Coimbatore	100		184	178	178		170	176	180	176	179
						173					
Dehradun	100		183	184	184		191	187	188	187	190
						186					
Meerut	100		191	189	176		165	159	159	161	163
						171					
Nagpur	100		163	168	162		180	181	180	184	187
						175					
Raipur	100		156	155	157						
						159					

**DELHI DEVELOPMENT AUTHORITY  
LAND DISPOSAL DEPARTMENT**

No.PS/Dir.[RL]/2016/Misuse Policy/

Dated: 05.05.2016

**OFFICE ORDER**

Sub: New comprehensive Policy for levying Misuse Charges in supersession of all previous policies on the same subject.

The comprehensive policy on Misuse Charges has been approved by the Authority vide Item No. 70/2016 Dated 27.04.2016. The approved policy is as follows:-

**[I] Type of cases and proposed action.** Following are the various types of cases that are likely to be encountered when applicant applies for settling of misuse charges. Applicant is requested to identify the category in which his case lies and take action accordingly for filing self assessment application

Cat.	Type of case	Action proposed
1[a]	Cases where report about misuse is available on file but Show Cause Notices were not issued.	Affidavit from the applicants along with recent photographs of property and certification by way of Affidavit from two witnesses/registered RWA certifying that there is no misuse of the respective property may be accepted in lieu of inspection of DDA and no misuse charges to be levied.
[b]	Cases where report about misuse is available on file and Show Cause Notices were issued but the allottee denied violations but no further/ inspection was undertaken by DDA.	Affidavit from the applicants along with recent photographs of property and certification by way of Affidavit from two witnesses/registered RWA certifying that there was and is no misuse of the respective property may be accepted in lieu of inspection of DDA and no misuse charges to be levied.
[c]	Cases where report about misuse is available on file and Show Cause Notices were issued but there was no response from the allottee.	Misuse charges to be levied for a period from the date of initial date of detection upto : <ul style="list-style-type: none"> <li>• three years after the last report about the misuse</li> <li>OR</li> <li>• the date of first sale after the last report about the misuse, whichever is earlier.</li> </ul>
[d]	Cases where report about misuse is available on file and Show Cause Notices were issued and allottee informed about removal of violations but no further action/inspection was undertaken by DDA.	Affidavit from the applicants along with recent photographs of property and certification by way of Affidavit from two witnesses/registered RWA and misuse charges to be levied for a period from the date of initial date of detection upto the date of removal of violation by the applicant.
2	Cases where report about misuse is available on file and Show Cause Notices were issued and allottee informed about removal of violations. During inspection removal of violations confirmed by the DDA officials	Misuse charges to be levied for the period from initial the date of detection upto the date of removal of violations.

3 [a]	Cases where report about misuse is available on file and Show Cause Notices were issued and allottee informed about removal of violations and further inspection was undertaken by DDA confirming existence of violations at the time of inspection. After confirmation of violation next SCN was also issued negating reply to the allottee about removal of violations but there was no response from the allottee.	Affidavit from the applicants along with recent photographs of property and certification by way of Affidavit from two witnesses/registered RWA certifying that is no misuse in the property as on date.  Misuse charges to be levied upto three years from the date of 2 <sup>nd</sup> confirmation OR from the date of first sale after the 2 <sup>nd</sup> confirmation about the misuse, whichever is earlier.
[b]	Cases where report about misuse is available on file and Show Cause Notices were issued and allottee informed about removal of violations and further inspection was undertaken by DDA confirming existence of violations at the time of inspection. After confirmation of violation next SCN was also issued negating reply to the allottee about removal of violations but no further action/inspection was undertaken by DDA.	
[c]	Cases where report about misuse is available on file and Show Cause Notices were issued and allottee informed about removal of violations and further inspection was undertaken by DDA confirming existence of violations at the time of inspection. After confirmation of violation, SCN was not issued negating reply of the allottee about removal of violations.	
4.	Cases where the lease has been determined on the ground of misuse.	Affidavit from the applicants along with recent photographs of property and certification by way of Affidavit from two witnesses/RWA certifying that there was and is no misuse of the respective property may be accepted in lieu of inspection of DDA. Misuse charge for the period from initial date of detection upto the date of filing of conversion application along with restoration charges. The process of restoration will remain the same and competent authority will be Hon'ble L.G. for restoration of determination of lease.
5.	Cases where property was misused by the tenant without the connivance or knowledge of the owner and owner has filed suit for eviction with misuse of the property as one of the ground for eviction.	In such cases, in case the owner has filed a suit for eviction of the tenant and misuse of the property is one of the terms of reference for eviction then 10% of misuse charges from the date of filing of court case till the date of disposal of case or filing application for conversion, whichever is earlier. The owner will have to submit the proof of filing of court case as well as the filing date of disposal of the case and will also have to show that one of the grounds for filing of suit for eviction was misuse of the leased property.

**[II] Rules:**

Following rules have to be followed by the applicant as well as the management wing of DDA while filling of the self assessment application and processing of the same by DDA later.

- (I) Misuse charges in respect of the misuse which is/was continuing after the date of submission of conversion application, the quantum of misuse charges shall be worked out upto date of such application.
- (II) In case applicant does not submit affidavit from two witnesses/ registered RWA then his conversion application will be rejected due to non-submission of documents.
- (III) The unsettled cases where the demand of misuse charges has been raised by DDA but the lessee has not deposited it and consequently their cases of conversion are pending will be reviewed and fresh calculation to be done as per the new policy. However cases where misuse charges have already been paid by the applicant will not be re-opened and no refund will be made on this account.
- (IV) So far as determination of the date of receipt of application for conversion is concerned, it should be the date on which a conversion application has been received in the prescribed format with full conversion charges and processing fee in the bank in conformity with the circular issued by Director (LC) vide no. F.4 (2)/2002/AO (R)/Misc./152 dated 14.12.2003. Non submission of any document/ information will not affect the date of conversion application if application in prescribed format is submitted with required conversion charges and processing fees.
- (V) Random checking will be carried out in 5% cases. Misrepresentation/ concealment of facts will invite levy of penalty which will be double of differential amount of unpaid misuse charges + 15% interest per annum as well as criminal prosecution and may also lead to cancellation of Conveyance Deed. Action will also be taken against neighbour (2 witnesses)/RWA member for giving the false affidavit which may include criminal prosecution as well as penalty.
- (VI) In such cases, however, where unauthorized construction or misuse stands reported on record, after submission of conversion application, a letter may simultaneously be sent to the Building Department of the DDA or MCD (if services of the area stand transferred) for violation of building bye-laws for taking appropriate action under relevant law/ regulation. However, this will not affect the conversion applicant and same will be processed as per policy.
- (VII) The applicant to be provided copy of the survey report/file within 2 working days of applying for conversion along with method of calculating misuse charges and a period of two weeks to deposit charges.
- (VIII) In case application for conversion is rejected due to non-submission of documents, the amount deposited by the applicant to be directly remitted to the bank account of the applicant through ECS. The applicant will be asked to submit ECS details along with application including cancelled cheque in order to ensure timely refund to the applicant in case of rejection of application.



- (IX) Since neighbour/office bearer of registered RWA who was residing in the Society may not be easy to find, therefore, the applicant may submit an affidavit from the existing member of RWA or any existing neighbor. Moreover the neighbor will be defined as a person residing in the colony for a period of at least 5 years and will have to submit proof of residence along with I.D Proof with his affidavit.
- (X) The applicants who apply within first six months of implementation of the policy will not have to pay any interest charges on the misuse charges calculated as per new formula and thereafter interest charge of 12% compounded every six months will have to be borne by the applicant. In the old pending cases where the demand has already been raised and the applicant wishes to clear the misuse charges as per old policy, will have the option to do so within first six months of implementation of the new policy without paying any interest charges on the demand raised. However, if he does not come forward within first six months for settling the old demand then he will have to apply afresh in the new policy and interest charges as applicable in the new policy will be levied on the calculated misuse charges.

### [III] FORMULA FOR CALCULATION OF MISUSE CHARGES:

- (a) For calculation of Misuse Charges the base rates in various zones are as follows. The applicants is requested to identify the location of his property and apply the applicable base rate in the formula for calculation of Misuse Charges.

S.No.	Zone	Base Rate*
1.	Central, South & Dwarka	Rs.11,200/-
2.	West, North, East & Rohini	Rs.7,800/-
3.	Narela	Rs.3,100/-

\*Base rate is related to the commercial rate for conversion and will be revised as and when the commercial rate for conversion are revised and the present rates are linked to rate of 2016-17.

- (b) Depending on the number of years the applicant has misused the property, the time duration factor has been introduced in the formula and the applicant is requested to identify the number of years of Misuse and apply the applicable time duration factor in the formula.

Period (in years)	Factor
0 to 5	1
Above 5 and less than 10	1.25
Above 10	1.50

- (c) Finally the applicant will have to identify the historical factor which is based on the period during which the misuse was carried out and apply the same into the formula. The table for identifying historical factor is as follows:-

Period (in years)	Historical Factor
Prior to 1.4.1985	0.25
1.4.1985 to 31.3.1995	0.50
1.4.1995 to 31.3.2005	0.75
1.4.2005 upto date	1

In case the Misuse is over lapping in more than one of the above mentioned period then factor of the period in which the period of misuse is larger will be taken into consideration.

The formula for calculation of Misuse Charges will be as follows:-

- (i) In cases where area of misuse is not clear or ambiguous or disputed :-

Base rate of the Zone x 25% of the area of the plot in sq. mtr. x time factor X historical factor

- (ii) In cases where area of misuse is clear and not in dispute and has been accepted by the applicant and DDA,

Base rate of the Zone x total area under misuse in sq. mtr. x time factor X historical factor

#### Illustrations

The illustrations are given below to explain the application of the formula.

- [1] Suppose an allottee is having a plot of 200 sq. mtr. in Safdarjung Enclave and has misused the property for five years during the period 1979 to 1984. The misuse charges (25% of the plot area) are as under:-

- [a] Base rate of property will be = Rs.11,250/-  
 [as the same falls in Central, South and Dwarka Zone]  
 [b] Plot area is 200 sq. mtr. and 25% of the same is = 50 sqm.  
 [c] Since the period of misuse was 5 years, therefore, time factor = 1  
 [d] Misuse was prior to 1.4.85, therefore, historical factor is 0.25

Now by application of the above formula, the result is as follows:-

$$11,200 \times 50 \times 1 \times 0.25 = \text{Rs. } 1,40,000/-$$

- [2] Suppose an allottee is having a plot of 100 sq. mtr. in Paschim Vihar and has misused the property for ten years during the period 1986 to 1994. The misuse charges (25% of the plot area) are as under:-

- [a] Base rate of property will be Rs.7800/-  
 [as the same falls in West, North, East and Rohini Zone]  
 [b] Plot area is 100 sq. mtr. and 25% of the same is = 25 sqm.  
 [c] Since the period of misuse was 5 years, therefore, time factor = 1.25  
 [d] Misuse was during the period from 1986 to 1994, therefore, historical factor is 0.50

Now by application of the above formula, the result is as follows:-

$$7,800 \times 25 \times 1.25 \times 0.50 = \text{Rs. } 1,21,875/-$$

- [3] Suppose an allottee is having a plot of 100 sq. mtr. in Narela and has misused the property for ten years during the period 2010 to 2015. The area of misuse is 20 sqm. and is accepted by the applicant and DDA.

- |  |              |
|--|--------------|
| [a] Base rate of the property will be<br>[as the same falls in Narela Zone]  | = Rs. 1600/- |
| [b] Misuse area is 20 sqm. without dispute                                   | = 20 sqm.    |
| [c] Since the period of misuse was 6 years, therefore, time factor           | = 1.25       |
| [d] Misuse was during the period 2010-15, therefore,<br>historical factor is | = 0.50       |

Now by application of the above formula, the result is as follows:-

$$1600 \times 20 \times 1.25 \times 1 = \text{Rs. } 40,000/-$$

The policy becomes operational with immediate effect.

(Subu R)  
Commissioner(LD)

Copy to:

1. OSD to VC
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner(LD&H)
5. Commissioner-cum-Secretary for information.
6. All Directors of LD Department
7. Director(LC)
8. Director(Systems) with the request to upload on the website of DDA.

Commissioner(LD)

DELHI DEVELOPMENT AUTHORITY  
LAND DISPOSAL DEPARTMENT

Office of Director (LC)  
Delhi Development Authority  
Dy. No. 423  
Date 06/06/16

No.PS/Dir.(RL)/2016/Misuse Policy/118

Dated: 06.06.2016

09.6.2016

ADDENDUM

Sub: New comprehensive Policy for levying Misuse Charges in supersession of all previous policies on the same subject.

Please refer to the policy on the above cited subject which was circulated on 5.5.2016. It is clarified that the above policy is solely applicable for the properties of Delhi Development Authority having residential use only and for the branches namely Old Scheme Branch, Lease Administration Branch(Resdl.), Lease Administration Branch (Rohini) and Cooperative Society Branch of Land Disposal Department. The remaining contents of the policy circulated vide No.PS/Dir.(RL)/2016/Misuse Policy/164 dated 05.05.2016. will remain same.

(SUBU R)  
Commissioner (LD)

Copy to:

1. OSD TO VC.
2. Engineer Member, DDA
3. Finance Member, DDA.
4. Pr. Commissioner (LD&H).
5. Commissioner cum secretary for information.
6. All Directors of LD Department.
7. Director (LC)
8. Director (Systems) with the request to upload on the website of DDA.

Commissioner (LD)

**Updation of misuse charges based on Cost Inflation Index(CII)**

Zone	Misuse charges During 2007-08	Misuse charges proposed for 2017-18	Updation of Misuse charges as per Cost Inflation Index(CII)@ 104%
Central Zone	Rs.133,080/-	Rs.233,860/-	Rs.271,483/-
South/Dwarka	Rs. 75,600/-	Rs.1,55,100/-	Rs.154,224/-
East/West/North/Rohini	Rs. 41,400/-	Rs.84,250/-	Rs.84,456/-
Narela	Rs. 19,800/-	Rs. 31,500/-	Rs.40,392/-

Year	Cost Inflation Index
2007-08	551
2016-17	1125

Hence  $1125-551/551 = 104.17\%$

Say 104%



**ITEM NO. 56/2018**

**F. No. Dy. CAO(LC)DDA/2004-05.**

**Subject: Fixation of pre-determined land rates in developed areas for allotment of plots and flats in different zones of Delhi for the year 2018-19.**

1. For calculating the premium recoverable from allottees of plots and land beneath DDA flats in respect of ongoing projects i.e. Narela and Rohini Phase IV & V, the Predetermined Rates are fixed annually through Cost Benefit Analysis exercise.
2. However, in respect of other developed colonies where only few isolated plots have been left and are required to be allotted or to be used for construction of DDA housing flats, the predetermined rates in such developed areas were determined in terms of Authority's resolution numbers 60/1995 and 32/96 read with resolution No. 41/2003 till the financial year 2010-11.
3. In a specific case, while fixing PDRs for alternative allotment of a plot in Dwarka for the year 2010-11 in file No. F.2 (39)95/AO (P)/DDA/Pt. V, it was directed that, fresh exercise be undertaken to work out the PDR for the next year on the basis of current cost of development and cost of acquisition of land to be further linked with the cost of money". Accordingly, exercise for fixation of the PDRs in respect of developed areas for the year 2011-12 was undertaken by taking into consideration the existing cost of development, cost of acquisition and other overheads. The benchmark rate accordingly worked out to Rs.9001/- per sqm which turned out to be lower than the benchmark rate of Rs. 10406.72 per sqm as worked out on the methodology prescribed vide Resolution No. 60/95 and 32/96.
4. In view of the position explained in the preceding para and in order to maintained the parity among the rates for other categories and developed areas, the PDRs for the developed areas was increased by 10% over the rates of 2010-11. Thereafter, the exercise for determining developed area land rates for the year 2011-12 as per Resolution No. 60/95 and 32/96 was not followed.

5. The PDRs for developed areas for subsequent years i.e. 2012-13 to 2017-18 were updated by 10% over the PDRs of the relevant preceding years as duly approved by Hon'ble LG.
6. Now, coming to the issue of fixation of pre-determined rates for developed areas for the financial year 2018-19, it is proposed that the same methodology as adopted for the year 2011-12 to 2017-18 may be followed i.e. to increase the existing rates as applicable for the financial year 2017-18 by 10 percent. The proposed rates for the year 2018-19 are accordingly tabulated below for kind consideration.

**Pre-determined land rates in Developed areas for working out the cost of flats**

**(TABLE-I)**  
sq.mtr)

(Figures in Rs. Per

Zone	Approved rates for the 2017-18				Rate of increase	Proposed rates for the year 2018-19			
(1)	(2)					(3)			
	Janta/ EWS	LIG	MIG	SFS/ CGHS		Janta/ EWS (0.50)*	LIG (0.75)*	MIG (1.25)*	SFS/ CGHS (1.50)*
Central	21908	32860	54767	65718	10%	24099	36146	60244	72290
NZ, EZ, WZ, Rohini Ph. I, II & III	13694	20537	34228	41075	10%	15064	22591	37651	45183
Dwarka	15127	22689	37814	45379	10%	16640	24958	41596	49917
South	15127	22689	37814	54456	10%	16640	24958	41596	49917#

\*denotes multiplier

# In view of Authority Resolution No. 7/2002, Land rates for SFS/HIG flats in South Delhi are to be applied after enhancement by 20% as surcharge.

**Pre determined land rates in Developed area for Plots in Rohini Ph. I, II & III**

**(TABLE-II)**

(Figures in Rs. Per sq.mtr)

Zone	Approved rates for the year 2017-18			Rate of Increase	Proposed rates for the year 2018-19		
(1)	(2)				(3)		
	Janta (26 Sqm)	LIG (32 Sqm.)	MIG (60 sqm)		Janta (26 Sqm) (0.75)*	LIG (32 sqm.) (1.00)*	MIG (60 sqm) (1.75)*
Rohini Ph.I, II & III	24886	33180	58066	10%	27375	36498	63873

\*denotes multiplier

**PROPOSAL**

The above proposal may be placed before the Authority for consideration and approval of the PDRs for developed areas for the year 2018-19 in respect of flats and plots as shown in column 3 of TABLE-I and TABLE- II in para 6.

**RESOLUTION**

The proposal contained in the agenda item was approved.

## **ITEM NO. 57/2018**

**Sub: Fixation of Pre-Determined Rates (PDRs) in respect of following areas:**

- A) Rohini Residential Scheme Ph. IV & V for the financial year 2018-19**
- B) Tikri Kalan for the financial year 2018-19 &**
- C) Narela for the financial years 2017-18 & 2018-19.**

**File No. F2 (204)2018/AO (P)/DDA**

### **1. PRE-DETERMINED RATES (PDRs)**

Rule 2(I) of the DDA (Disposal of Developed Nazul Land) Rules 1981 defines the Pre-Determined Rates (PDRs) as the rates of premium chargeable from different categories of persons entitled for allotment of land at PDR, as provided in Rule 6 ibid, and determined by notification from time to time by the Central Government. PDRs are fixed having regard to cost of acquisition, development charges and additional charges for use and occupation. The persons who are eligible for allotment of land at pre-determined rates as per Rule 6 include those whose lands have been acquired, socially disadvantaged groups, low and middle income categories and industries which are required to be shifted from non-conforming areas.

### **2 METHODOLOGY TO WORK OUT PDRs**

The methodology adopted for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, being the anticipated cost of money, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with prescribed methodology, whereby all expenditures as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added on nominal value basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate indexed expenditure over the aggregate indexed revenue with the available land. The assumptions and other aspects of the methodology have been laid out in sub paras 3.1 to 3.4 hereunder:

- 3.1** The updation rate for indexation used for estimating the BER has been taken @ 10% per annum i.e. cost of money.
- 3.2 Physical and Price Contingencies:** The physical and price contingencies have been taken @5% of the total expenditure to arrive at the project cost.
- 3.3 Service Charges:** The capitalized value of charges in respect of services to be provided by DDA till these are handed over to the respective MCD is levied @ 7.5% of the total expenditure.

**3.4 Project Cost:** Project cost includes total compounded expenditure, physical and price contingencies and service charges.

**4(a) Fixation of PDR in respect of Rohini Ph. IV & V for the financial year 2018-19.**

**DETAILS OF THE PROJECT**

i. Name of the Project	:	Rohini Ph. IV & V
ii. Total Project Area	:	2268.19 Hect.
iii. Total Saleable Area	:	1382.69 Hect.
iv. Total Project Cost	:	Rs.13775.25 Crore

- (b) Accordingly, after taking into account various factors, BER in respect of Rohini Ph IV & V for the financial year 2017-18 works out to Rs.14279.87 per sqm (Annexure-1) which translates to an increase of 8.38% over the BER of Rs.13175.17 per sqm for the financial year 2016-17.
- (c) After marking up the BER of the financial year 2017-18 by 10%, the PDR for the financial year 2018-19 works out to Rs.15707.86 per sqm.
- (d) After applying the multipliers, the category wise PDR for the financial year 2018-19, work out as under:

**PDR in respect of Rohini Ph IV & V for the year 2018-19**

**TABLE No. 1**

(Rates in Rs./ Sqm)

S. No.	Category of Land	Multiplier	Approved PDR for the year 2017-18	Proposed PDR for the year 2018-19
1	2	3	4	5
	PDR		14492.69	15707.86
1	Land for CGHS	1.50	21740.00	23562.00
2	Alternative Plots	1.00	16477.00	17947.00
3	Rohini Plots			
	26 sqm	0.75	12854.00	14020.00
	32 sqm	1.00	16477.00	17947.00
	60 sqm	1.75	27346.00	29728.00
4	DDA Housing Scheme			
	EWS	0.50	7247.00	7854.00
	LIG	0.75	10870.00	11781.00
	MIG	1.25	18116.00	19635.00
	SFS	1.50	21739.00	23562.00



5 (a) Fixation of Pre-Determined Rates (PDRs) in respect Tikri Kalan for the financial year 2018-19

DETAILS OF THE PROJECT

i) Name of the Project	Tikri Kalan
ii) Total Project Area	100.96 Hect.
iii) Total Saleable Area	45.95 Hect.
iv) Total Project Cost	947.05 Cr.

- (b) After taking into account various factors, BER in respect of Tikri Kalan for the financial year 2017-18 works out to Rs.13014.41 per sqm (Annexure-II) which translates to an increase of 9.94% over the BER of Rs.11837.31 per sqm for the financial year 2016-17.
- (c) After marking up the BER of the financial year 2017-18 by 10%, the PDR for the financial year 2018-19 works out to Rs.14315.85 per sqm.
- (d) After applying the multipliers, the category wise PDR for the financial year 2018-19, work out as under:

PDR in respect of Tikri Kalan for the year 2018-19

TABLE No. II

(Rates in Rs./sqm)

S. No.	Use	Area of Plot in sqm.	Multiplier	Approved PDRs for the year 2017-18	Proposed PDRs for the year 2018-19
1	2	3	4	5	6
	<b>Pre-determined Rate</b>			<b>13021.04</b>	<b>14315.85</b>
1.	Commercial Low Turnover	25.20 - 55.00	2.00	26047.00	28637.00
2.	Commercial Low Turnover	124.00-131.75	2.40	31256.00	34363.00
3.	Ware Housing	300.00	2.40	31256.00	34363.00
4.	Light Industry	300.00	1.50	19537.00	21479.00
5	Light Industry	495.00	1.75	22792.00	25058.00

6 (a) Fixation of PDRs in respect of Narela for the financial year 2017-18 & 2018-19.

**DETAILS OF THE PROJECT**

- i. Name of the Project : Narela
- ii. Total Project Area : 1328.89 Hect.
- iii. Total Saleable Area : 685.61 Hect.
- iv. Total Project Cost : Rs.8521.76 Crore for the year 2016-17  
: Rs.9159.69 Crore for the year 2017-18

- (b) After taking into account various factors, BER in respect of Narela for the financial year 2016-17 works out to Rs.12910.34 per sqm (Annexure-III) which translates to an increase of 4.75% over the BER of Rs.12325.028 per sqm for the financial year 2015-16. Similarly, BER for the financial year 2017-18 works out to Rs.13844.336 per sqm (Annexure-IV) which translates to an increase of 7.23% over the BER of Rs.12910.34 per sqm for the financial year 2016-17.
- (c) After marking up the BER of the financial year 2016-17 and 2017-18 by 10%, the PDRs for the financial years 2017-18 & 2018-19 works out to Rs.14201.37 per sqm and Rs.15228.77 per sqm. respectively.
- (d) After applying the multipliers, the category wise PDRs for the financial year 2017-18 & 2018-19, work out as under:

**PDRs in respect of Narela for the year 2017-18 & 2018-19**

**TABLE No. III**

(Rates in Rs./ Sqm)

S. No	Category of Land	Multiplier	Approved PDRs for the year 2016-17	Proposed PDRs for the year 2017-18	Proposed PDRs for the year 2018-19
1	2	3	4	5	6
	PDR		13557.53	14201.37	15228.77
	Land for CGHS	1.50	20337.00	21303.00	22844.00
	Alternative Plots	1.00	15582.00	16168.00	17468.00
	<b>DDA Housing Scheme</b>				
	EWS	0.50	6779.00	7101.00	7615.00
	LIG	0.75	10169.00	10652.00	11422.00
	MIG	1.25	16947.00	17752.00	19036.00
	SFS	1.50	20337.00	21303.00	22844.00

- i. All figures have been rounded off to the next rupee.
- ii. For Alternative Plots, an amount of Rs. 1961 per sqm for the financial year 2017-18 and Rs.2234 per sqm for the financial year 2018-19 has been added to the PDR towards Internal Development. Further, a sum of Rs.4.80 per sqm has also been added towards Use and Occupation charges. The cost of internal development has been updated as per CPWD Cost Index of the relevant year.
- iii. For Housing, the Cost of Internal Development will be added at the time of finalization of the disposal cost of flats.

#### **PROPOSAL**

The Authority may approve the Break Even Rates and PDRs ,

1. In respect of Rohini Phase IV & V for the financial year 2018-19 as stated in Para 4 (a) to (d) and PDRs, as stated in Column (5) of above TABLE No. I
2. In respect Tikri Kalan for the financial year 2018-19 as stated in Para 5 (a) to (d) and PDRs, as stated in Column (6) of above TABLE No. II.
3. In respect of Narela for the financial year 2017-18 & 2018-19 as stated in Para 6 (a) to (d) and PDRs, as stated in Column (5) & (6) of above TABLE No. III

#### **RESOLUTION**

The proposal contained in the agenda item was approved. The proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India for consideration and issue of final notification.

CBA OF ROHINI (Ph. IV & V) 2017-18							
TABLE :1 BREAKEVEN COST ANALYSIS (FIG IN CRORES)							
YEAR	DEVPL. EXP.	ACQU. COST	ADDITIONAL/ ENHANCED COMPENSATION	TOTAL EXPNDR	UPDATED EXPDR	REVENUE	INDEX REVENUE
1997-98	0.09	253.12	0.00	253.21	2192.81	0.00	0.00
1998-99	0.09	0.00	0.00	0.09	0.65	0.00	0.00
1999-2000	0.30	0.00	0.00	0.30	1.91	0.00	0.00
2000-01	0.21	0.00	0.00	0.21	1.12	0.00	0.00
2001-02	1.22	0.00	0.00	1.22	5.88	0.00	0.00
2002-03	5.38	28.45	0.00	33.83	144.51	0.00	0.00
2003-04	16.69	0.00	0.00	16.69	63.40	0.00	0.00
2004-05	32.90	0.00	0.00	32.90	113.58	107.71	338.04
2005-06	22.32	923.80	0.00	946.12	2969.33	52.74	150.47
2006-07	24.08	0.00	0.00	24.08	68.70	0.00	0.00
2007-08	33.97	0.00	0.00	33.97	88.11	22.66	53.44
2008-09	14.95	0.00	0.00	14.95	35.25	41.56	89.09
2009-10	12.62	0.00	0.00	12.62	27.05	20.32	39.60
2010-11	72.72	0.00	0.00	72.72	141.71	0.00	0.00
2011-12	279.04	0.00	0.00	279.04	494.34	30.99	49.92
2012-13	456.87	0.00	0.00	456.87	735.79	35.50	51.98
2013-14	98.42	0.00	0.00	98.42	144.10	47.33	82.99
2014-15	466.92	0.00	0.00	466.92	621.48	882.61	1067.95
2015-16	370.90	0.00	0.00	370.90	448.79	8.23	9.95
2016-17	143.94	0.00	0.26	144.20	158.62	35.89	39.48
2017-18	3401.03	0.00	385.52	3787.55	3787.55	11822.34	11822.34
<b>TOTAL</b>	<b>5454.66</b>	<b>1205.37</b>	<b>385.78</b>	<b>7046.81</b>	<b>12244.67</b>	<b>13107.88</b>	<b>13775.25</b>
			Updated Expend:		12244.67		
			Provisions:				
			@ 7.5% of updated expend for Service Charges		918.35		
			@ 5% for Cont.		612.23		
			Total Updated Expend:		13775.25	Gr Jan Revenue	13775.25
			<b>BREAK EVEN RATE</b>		<b>14279.87</b>		

(7)

Rohini

CBA OF ROHINI Ph. IV & V) 2017-18								BREAK EVEN RATE		14279.87	
Land Use	Area(HA)	Nett Area saleable	Area sold upto 31.03.2014	Area sold during 2014-15	Area sold during 2015-16	Area sold during 2016-17	Total  (B+C1+C2+C3)	Area Left	Multiplier	Weighted area	Exp.Rev. in crore
								(A-D)	F	G (E x F)	Wt. Area x BER
		A	B	C1	C2	C3					
Residential PLOTS	533.85										
Janta Plots		12.41	0.97	5.94		0.77	7.68	4.73	0.75	3.55	50.71
LIG/Alternative		95.29	40.74	14.01		1.78	56.53	38.76	1.00	38.76	553.50
MIG Plots		78.71	30.37	20.20		2.95	53.51	25.20	1.75	44.10	629.69
MLU (Auction Plots)		1.04	0.00	0.00			0.00	1.04	4.00	4.16	59.40
Housing/FLATS	103.23										
Janta/EWS		30.76	0.00	0.00			0.00	30.76	0.50	15.38	219.82
LIG		57.37	5.67	36.50			42.17	15.20	0.75	11.40	162.77
MIG		15.70	4.87	0.00			4.87	10.43	1.25	13.04	186.16
Commercial	143.45	143.45	0.41	0.00			0.41	143.04	4.00	572.14	8170.14
Industrial	1.75	1.75	0.00	0.00			0.00	1.75	1.25	2.19	31.24
Public/Semi Public/Govt./Helipad	340.70	172.93	15.49	1.00	0.46		16.95	155.98	0.75	116.99	1670.54
Transportation											
Bus Terminal	10.20	10.20	0.00	4.00			4.00	6.20	1.00	6.20	88.54
Circulation	346.80	346.80	0.00	0.00			0.00	346.80	0.00	0.00	0.00
Utility	45.02	45.04	0.00	0.00			0.00	45.04	0.00	0.00	0.00
Recreational	371.84	371.84	0.00	0.00			0.00	371.84	0.00	0.00	0.00
Village/Dairy/Area under encroachment	371.34										
Total	2268.19	1382.69	98.32	51.65		5.49	185.92	1196.77		827.90	11822.34



TABLE : 1		BREAK EVEN RATE ANALYSIS					
YEAR	DEVPL. EXP.	ACQU. COST	ADDITIONAL/ENHANCE D. COMPENSATION	Total Expenditure (2+3+4)	UPDATED EXPNDR	REVENUE	INDEXED REVENUE
1	2	3	4	5	6	7	8
1995-96	6.0313	8.9926	0.0000	15.0239	178.10	0.0000	0.0000
1996-97	6.8844	0.0000	0.0000	6.8844	69.75	0.0000	0.0000
1997-98	3.8909	33.7000	8.7000	46.2909	400.87	3.0600	20.5861
1998-99	3.6935	0.0000	0.0000	3.6935	27.34	1.9945	12.1982
1999-2000	2.0182	0.0000	0.0000	2.0182	12.77	1.2641	7.0283
2000-2001	8.7117	0.0000	0.0000	8.7117	47.10	0.2050	1.0362
2001-2002	6.1900	0.0000	0.0000	6.1900	29.75	0.4726	2.1716
2002-2003	0.9900	0.0000	0.0000	0.9900	4.23	0.1762	0.7360
2003-2004	0.0000	0.0000	0.0000	0.0000	0.00	0.0359	0.1363
2004-2005	0.0000	0.0000	0.0000	0.0000	0.00	0.0744	0.2568
2005-2006	0.0000	0.0000	0.0000	0.0000	0.00	1.5770	4.9493
2006-2007	0.0000	0.0000	0.0000	0.0000	0.00	11.0525	31.5341
2007-2008	0.0000	0.0000	0.0000	0.0000	0.00	0.1084	0.2812
2008-2009	0.0000	0.0000	0.0000	0.0000	0.00	0.0136	0.0321
2009-2010	0.0000	0.0000	0.0000	0.0000	0.00	0.1476	0.3164
2010-2011	0.0000	0.0000	0.0000	0.0000	0.00	1.5404	3.0018
2011-2012	0.0000	0.0000	0.0000	0.0000	0.00	14.2200	25.1916
2012-2013	0.0000	0.0000	0.0000	0.0000	0.00	14.0022	22.5507
2013-2014	1.0886	0.0000	0.0000	1.0886	1.59	6.2109	9.0934
2014-2015	0.0000	0.0000	0.0843	0.0843	0.11	6.5347	8.6977
2015-2016	0.0000	0.0000	0.0000	0.0000	0.00	4.9147	5.9468
2016-2017	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000
2017-2018	70.2018	✓ 0.0000	0.0000	70.2018	✓ 70.20	✓ 791.3102	791.31
TOTAL	109.7004	42.6926	8.7843	161.1773	841.83	858.9149	947.0547
				Total updated Expndr :	841.83		
				Provisions:			
				@ 5% of expnd for Physical & Price Cont.)	42.09		
				@ 7.5% of discounted expnd for Service Charge	63.14		
				Projected Expenditure	947.05	Projected Revenue	947.05
				BREAKEVEN RATE :	13014.41	Per Sq. mtrs	

TABLE : 2 Statement of Disposable/Saleable/Sold/Left area with expected revenue

						BREAKEVEN RATE :		13014.41	Per Sq. mtrs	
LAND USE	AREA OF PLOT	NUMBER	GROSS AREA	SALEABLE	MULTIPLIER	Area already Sold	Area sold in 2016-17	Area Left	Wt. Area Left	Expected Revenue
	(IN SQ. MTRS)	OF PLOTS	(IN HECT.)	AREA						
	1	2	3	4	5	6	7	8	9	10
COMMERCIAL LOW TURNOVER	25.20	144.00	0.3629	0.3629	2.00	4.1173	-	3.8974	7.7948	101.45
COMMERCIAL LOW TURN OVER	26.40	72.00	0.1901	0.1901	2.00					
COMMERCIAL LOW TURNOVER	27.80	60.00	0.1668	0.1668	2.00					
COMMERCIAL LOW TURNOVER	30.00	72.00	0.2160	0.2160	2.00					
COMMERCIAL LOW TURNOVER	40.00	228.00	0.9120	0.9120	2.00					
COMMERCIAL LOW TURNOVER	47.00	128.00	0.6016	0.6016	2.00					
COMMERCIAL LOW TURNOVER	44.00	468.00	2.1472	2.1472	2.00					
COMMERCIAL LOW TURNOVER	47.50	12.00	0.0570	0.0570	2.00					
COMMERCIAL LOW TURNOVER	48.00	32.00	0.1536	0.1536	2.00					
COMMERCIAL LOW TURNOVER	50.00	400.00	2.0000	2.0000	2.00					
COMMERCIAL LOW TURNOVER	53.30	144.00	0.7675	0.7675	2.00					
COMMERCIAL LOW TURNOVER	55.00	80.00	0.4400	0.4400	2.00					
COMMERCIAL LOW TURNOVER	124.00	240.00	2.9760	2.9760	2.40	0.3483	-	3.47083	8.3300	108.41
COMMERCIAL LOW TURNOVER	131.75	64.00	0.8432	0.8432	2.40					
WAREHOUSING	300.00	210.00	6.3000	6.3000	2.40	0.68801	-	5.61199	13.4688	175.29
LIGHT INDUSTRY PLOTS	300.00	268.00	8.0400	8.0400	1.50	0.0000		8.0400	12.0600	156.95
LIGHT INDUSTRY	495.00	96.00	4.7520	4.7520	1.75	0.0000		4.7520	8.3160	108.23
SHOPPING			0.9720	0.9720	4.00	0.0000		0.9720	3.8880	50.60
POLICE STATION			0.4000	0.4000	0.00	0.0000		0.4000	0.0000	
FIRE STATION			1.9400	1.9400	0.00	0.0000		1.9400	0.0000	
HEALTH SERVICES			0.3250	0.3250	0.00	0.0000		0.3250	0.0000	
ELEC SUB-STATION(66KV)			1.0300	1.0300	0.00	0.0000		1.0300	0.0000	
TUBE WELL			0.5000	0.5000	0.00	0.0000		0.5000	0.0000	
NIGHT SHELTER/REPAIR SHOPS/			4.1100	4.1100	1.00	0.0000		4.1100	4.1100	53.49
U/GROUND RESERVOIR			0.2000	0.2000	0.00	0.0000		0.2000	0.0000	
DUMPING GROUND			0.9400	0.9400	0.00	0.0000		0.9400	0.0000	
FACILITIES/ADMN.OFFICES			0.3750	0.3750	2.00	0.0000		0.3750	0.7500	9.75
SEPTIC TANK			0.1000	0.1000	0.00	0.0000		0.1000	0.0000	
WEIGHING BRIDGE			0.4000	0.4000	1.75	0.0000		0.4000	0.7000	9.11
RLU			0.3000	0.3000	1.75	0.0000		0.3000	0.5250	6.83
IDLE PARKING			3.4400	3.4400	0.25	0.0000		3.4400	0.8600	11.19
PARKING			14.5000	0.0000	0.00	0.0000		0.0000	0.0000	
GREEN			12.5000	0.0000	0.00	0.0000		0.0000	0.0000	
CIRCULATION/OTHERS/UTILITIES			28.0000	0.0000	0.00	0.0000		0.0000	0.0000	
GRAND TOTAL		2738.00	100.9579	45.9579		5.1536	-	40.8042	60.8026	791.31

CBA OF NARELA FOR THE YEAR 2016-17

TABLE-1 BREAK EVEN RATE ANALYSIS OF NARELA FOR THE YEAR 2016-17

YEAR	DEV. EXPDR.	LAND ACQU.	ADDL./Enhanced	TOTAL EXPDR. (Col. 2+3+4)	Compounded EXPDR.	Figure in crores	
						REVENUE	Indexed Value of revenue
1	2	3	4	5	6	7	8
1986-87		1.288		1.288	57.038		
1987-88				0.000	0.000		
1988-89	0.124	2.577		2.701	87.360		
1989-90	0.654			0.654	18.082		
1990-91	4.383			4.383	103.559		
1991-92	4.528	5.408		9.936	200.646		
1992-93	7.445			7.445	128.501		
1993-94	9.212	2.879	1.115	13.206	194.821	2.890	25.879
1994-95	5.855	10.525	9.102	25.482	321.300	2.383	19.400
1995-96	6.178	6.512	12.175	24.865	267.965	4.790	35.449
1996-97	13.131	2.196	0.565	15.893	146.394	0.000	0.000
1997-98	12.340	0.628	0.304	13.272	104.489	0.920	5.628
1998-99	72.674	1.296	0.556	74.525	501.462	0.433	2.407
1999-2000	9.031		1.307	10.338	59.454	0.309	1.561
2000-2001	16.614		4.908	21.522	105.789	5.430	24.952
2001-2002	14.815	24.190	7.956	46.961	205.186	1.925	8.042
2002-2003	8.795	68.067	5.159	82.021	318.585	6.961	26.435
2003-2004	5.658	102.148	4.250	112.056	386.848	7.440	25.685
2004-2005	7.140	191.127	1.378	199.645	626.571	5.108	16.031
2005-2006	5.801	134.200	0.539	140.540	400.978	37.375	106.634
2006-2007	20.431	55.004	0.694	76.128	197.457	9.769	25.339
2007-2008	34.009	4.413	1.250	39.672	93.544	21.733	51.245
2008-2009	99.027		0.000	99.027	212.273	2.912	6.242
2009-2010	88.153	75.889	0.871	164.913	321.369	6.724	13.103
2010-2011	20.284		10.265	30.549	54.120	0.000	0.000
2011-2012	13.932	0.433	21.650	36.015	58.003	0.695	1.119
2012-2013	21.615	1.154	0.130	22.899	33.527	0.167	0.245
2013-2014	215.495		0.727	216.222	287.791	15.427	20.533
2014-2015	42.063	59.442	6.640	108.146	130.856	211.335	255.716
2015-2016	37.661		0.397	38.058	41.864	94.103	103.513
2016-2017	1768.470		140.622	1909.092	1909.092	7746.596	7746.596
Total	2565.518	749.378	232.580	3547.456	7574.895	8185.427	8521.756
				COMPOUNDED EXPDR	7574.895	COMPOUNDED REVENUE	8521.756
				5% PROVISIONS FOR PHYSICAL & PRICE CONTIGENCIES	378.745		
				7.5% Service Charges	568.117		
				PROJECTED EXPND.	8521.756	PROJECTED REVENUE	8521.756
				BREAK EVEN RATE	12910.342		

(3)

Narela

BER 12910.342 in Rs								
NARELA 2016-17	TABLE - 2 STATEMENT OF DISPOSABLE /SALEABLE /SOLD /LEFT AREA WITH EXPECTED REVENUE							
	USE	GROSS AREA	DISPOSABLE /SALEABLE	AREA SOLD	AREA LEFT	MULTIPLIER	WEIGHTED AREA LEFT	EXPECTED REVENUE
1	2	3	4	5	6	7	in ha 8	in crore 9
I	GROSS RESIDENTIAL							
	RESIDENTIAL							
	New Residential Dev.							
i	EWS	390.680	51.566	8.876	44.690	0.500	22.345	288.479
ii	LIG		97.307	31.048	66.259	0.750	49.695	641.573
iii	MIG 815.6		71.291	6.909	64.382	1.250	80.478	1038.995
iv	GROUP HOUSING		106.418	0.000	106.418	1.000	106.418	1373.889
v	ALTERNATIVE PLOT		13.500	5.513	7.987	1.000	7.987	103.115
vi	Commercial(LS/CSC)	18.160	18.160	0.282	17.878	2.000	35.756	461.622
vii	INDUSTRIAL	0.000	0.000	0.000	0.000	1.250		
viii	AREA UNDER JJ SCHEM	57.280	0.000	0.000	0.000	0.000		
ix	RECREATIONAL	91.920	0.000	0.000	0.000	0.000		
x	CIRCULATION	107.280	0.000	0.000	0.000	1.000		
	PUBLIC & SEMI PUBLIC	150.280	150.280	0.000	150.280	0.750	112.710	1455.125
2	COMMERCIAL	29.450	29.450	2.468	26.982	4.000	107.928	1393.387
3	INDUSTRIAL	0.000	0.000	0.000	0.000	1.250		
4	RECREATIONAL	223.860	0.000	0.000	0.000	0.000		
5	CIRCULATION	112.340	0.000	0.000	0.000	1.000		
6	UTILITY / EDUCATION	18.290	18.290	0.000	18.290	0.000		
7	GOVERNMENT		0.000		0.000			
8	PUBLIC & SEMI PUBLIC	129.350	129.350	27.064	102.286	0.750	76.715	990.410
	GRAND TOTAL	1328.890	685.612	72.532	605.452		600.030	7746.596

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mp  
By. CAO (Project)



COST BENEFIT ANALYSIS OF NARELA FOR THE YEAR 2017-18							Figure in crores
TABLE:1 BREAK EVEN RATE ANALYSIS OF NARELA FOR THE YEAR 2017-18							
YEAR	DEV. EXPDR.	LAND ACQU.	ADDL./Enhanced	TOTAL EXPDR. (Col. 2+3+4)	Compounded EXPDR.	REVENUE	Indexed Value of revenue
1	2	3	4	5	6	7	8
1986-87		1.288		1.288	82.747		
1987-88				0.000	0.000		
1988-89	0.124	2.577		2.701	96.096		
1989-90	0.654			0.654	19.890		
1990-91	4.383			4.383	113.914		
1991-92	4.528	5.408		9.936	220.711		
1992-93	7.445			7.445	141.351		
1993-94	9.212	2.879	1.115	13.206	214.303	2.890	28.467
1994-95	5.855	10.525	9.102	25.482	353.430	2.383	21.340
1995-96	6.178	6.512	12.175	24.865	294.762	4.790	38.994
1996-97	13.131	2.196	0.565	15.893	181.034	0.000	0.000
1997-98	12.340	0.628	0.304	13.272	114.937	0.920	6.191
1998-99	72.674	1.296	0.566	74.525	551.608	0.433	2.848
1999-2000	9.031		1.307	10.338	85.400	0.309	1.717
2000-2001	16.614		4.908	21.522	116.388	5.430	27.447
2001-2002	14.815	24.190	7.958	46.961	225.705	1.925	8.846
2002-2003	8.795	88.067	5.159	82.021	350.411	6.961	29.079
2003-2004	6.658	102.148	4.250	112.056	425.533	7.440	28.253
2004-2005	7.140	191.127	1.378	199.645	689.228	5.108	17.635
2005-2006	5.801	134.200	0.539	140.540	441.076	37.375	117.297
2006-2007	20.431	55.004	0.694	76.128	217.203	9.769	27.873
2007-2008	34.009	4.413	1.250	39.672	102.899	21.733	56.369
2008-2009	99.027		0.000	99.027	233.500	2.912	6.896
2009-2010	88.153	75.889	0.871	164.913	353.506	6.724	14.413
2010-2011	20.284		10.265	30.549	59.532	0.000	0.000
2011-2012	13.932	0.433	21.650	36.015	83.803	0.695	1.231
2012-2013	21.615	1.154	0.130	22.899	36.879	0.167	0.269
2013-2014	215.495		0.727	216.222	316.570	15.427	22.567
2014-2015	42.063	59.442	6.640	108.146	143.942	211.335	281.288
2015-2016	37.661		0.397	38.058	46.051	94.103	113.865
2016-2017	3.053	0.000	0.136	3.189	3.508	0.000	0.000
2017-2018	1765.440		140.622	1906.062	1906.062	8307.021	8307.021
Total	2565.541	749.378	232.696	3547.615	8141.953	8745.851	9159.697
				COMPOUNDED EXPDR.	8141.953	COMPOUNDED REVENUE	9159.697
				5% PROVISIONS FOR PHYSICAL & PRICE CONTINGENCIES	407.098		
				7.5% Service Charges	610.646		
				PROJECTED EXPND.	9159.697	PROJECTED REVENUE	9159.697
				BREAK EVEN RATE	13844.336		



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Navale

						BER	13844.336	in Rs	
TABLE - 2 STATEMENT OF DISPOSABLE /SALEABLE /SOLD /LEFT AREA WITH EXPECTED REVENUE									
USE		GROSS AREA	DISPOSABLE AREA	AREA SOLD	AREA LEFT	MULTIPLIER	WEIGHTED AREA LEFT	EXPECTED REVENUE	
							in ha	in crore	
1	2	3	4	5	6	7	8	9	
1	GROSS RESIDENTIAL RESIDENTIAL New Residential Dev.								
i	EWS	815.600	390.680	51.566	6.876	44.690	0.500	22.345	309.349
ii	LIG			97.307	31.048	66.259	0.750	49.695	687.988
iii	MIG			71.291	6.909	64.382	1.250	80.478	1114.161
iv	GROUP HOUSING			106.418	0.000	106.418	1.000	106.418	1473.282
v	ALTERNATIVE PLOT			13.500	5.513	7.987	1.000	7.987	110.575
vi	Commercial(LS/CSC)	18.160	18.160	0.282	17.878	2.000	35.756	495.018	
vii	INDUSTRIAL	0.000	0.000	0.000	0.000	1.250			
viii	AREA UNDER JJ SCHEME	57.280	0.000	0.000	0.000	0.000			
ix	RECREATIONAL	91.920	0.000	0.000	0.000	0.000			
x	CIRCULATION	107.280	0.000	0.000	0.000	1.000			
	PUBLIC & SEMI PUBLIC	150.280	150.280	0.000	150.280	0.750	112.710	1560.395	
2	COMMERCIAL	29.450	29.450	2.468	26.982	4.000	107.928	1494.191	
3	INDUSTRIAL	0.000	0.000	0.000	0.000	1.250			
4	RECREATIONAL	223.860	0.000	0.000	0.000	0.000			
5	CIRCULATION	112.340	0.000	0.000	0.000	1.000			
6	UTILITY / EDUCATION	18.290	18.290	0.000	18.290	0.000			
7	GOVERNMENT		0.000		0.000				
8	PUBLIC & SEMI PUBLIC	129.350	129.350	27.064	102.286	0.750	76.715	1062.061	
	GRAND TOTAL	1328.890	685.612	80.160	605.452		600.030	8307.021	

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 Dy. CAO (Project)

**ITEM NO. 58/2018**

**Subject:-** Delegation of powers to Executive Engineers to file affidavits in Court/Arbitral Tribunals.

**File no.** EM 3 (5)/2017/Misc./DDA/Pl./

**SYNOPSIS:**

- DDA, vide Gazette Notification dated 12.02.1991, had delegated the power to its officers of the rank of Director, Finance Advisor (Housing) to sign documents to be submitted in any Court, tribunal or any other authority.
- DDA vide Gazette notification dated 28.04.2017 further delegated these powers to its officers of the rank of Dy. Director working in Land Disposal, Housing and Land Management Branches.
- In Engineering wing, as per Gazette Notification dated 12.02.1991 in Vogue, Superintending Engineers have been delegated power to sign documents to be submitted in any Court, tribunal or any other authority.
- Present proposal is to delegate powers to the Executive Engineers concerned to sign documents for submission to Court etc. after checking by Superintending Engineer concerned and approval by Zonal Chief Engineer.

**1. BACKGROUND:**

- (i) Delhi Development Authority, vide Gazette notification dated 12.02.1991, further delegated to all its officers of the rank of Directors, Finance Advisor (Housing) and General Manager, Inter-State Bus Terminal, its power to institute, defend, withdraw or compromise any suit, writ petition, appeal or other judicial / quasi-judicial legal proceedings by / against DDA in any court, tribunal or other Authority, to sign and verify pleadings and affidavits etc. on behalf of DDA and to make statement in any court, before any other authority on behalf of DDA and to do all other act. And things and perform all other functions

as may be required for representing DDA in all judicial/quasi-judicial, legal proceedings.

- (ii) Vice-Chairman, DDA vide circular no. 629 dated 22.08.2008 issued by Chief Engineer (HQ) delegated power mentioned in foregoing paragraph to Executive Engineer in-charge of the work instead of by Zonal Chief Engineers after getting the contents of affidavit etc., vetted/approved from the counsel and Superintending Engineers before filing in the court except in Supreme Court of India.

In respect of cases before Supreme Court of India or such cases which require institutional response as in the case of Public Interest Litigation or other such matters, the affidavits etc., to be filed in the court, shall, however, be signed by the Zonal Chief Engineers after getting its contents vetted from the counsel and obtaining formal approval of the Competent Authority..

- (iii) Since no statutory notification was issued from Govt. of India in respect of this Circular dated 22.08.08, the said circular issued by Chief Engineer (HQ) with the approval of Vice-Chairman, DDA, was withdrawn vide circular dated 16.07.2015 issued by Chief Engineer (HQ) again with the approval of Vice—Chairman, DDA.
- (iv) This Gazette Notification dated 12.02.91 is in Vogue since its issuance except for short period from 22.08.2008, the date of delegation of powers to Executive Engineer vide circular dated 22.08.2008 to 16.07.2015, the date of withdrawal of this circular.
- (v) As per Gazette Notification No. S.O. 1363(E) dated 26.04.2017, Delhi Development Authority has further delegated to all its officers of the rank of Deputy Directors in the pay scale of Rs. 15600-39100 with GP Rs.6600, working in Land Disposal, Housing and Land Management of DDA, its powers of instituting/defending suits of legal proceedings, signing Vakalatnamas /PoA for and on behalf of the Authority, filing written statements, replies, affidavits, etc., in all courts in so far as Land

Disposal, Housing Department & Land Management Department of DDA are concerned with due approval of Directors/ Competent Authority.

**2. Proposal:**

In line with the Gazette Notification No. S.O. 1363 (E) dated 26.04.2017, following proposal is made:

Delhi Development Authority, hereby further delegates to all its officers of the rank of Executive Engineers in the pay scale in level 11 of pay matrix of 7<sup>th</sup> Central Pay Commission (corresponding to pay scale Rs.15600-39100 with GP Rs.6600, of 6<sup>th</sup> Central Pay Commission) working in Field Divisional Offices of Engineering Wing of DDA, its powers of instituting/defending suits all legal proceeding, signing, Vakalatnamas/PoA for and on behalf of the Authority, filing written statements, replies, affidavits, etc., in all Courts in so far as Engineering Department of DDA is concerned, after due checking by Superintending Engineers concerned, and after approval of Zonal Chief Engineers.

**Recommendation:**

The proposal contained in para 2 above is placed before the authority for its approval for issuance of notification by Delhi Development Authority.

**RESOLUTION**

The proposal contained in the agenda item was approved.

However, it was observed that in many instances affidavits are not filed in time and DDA counsels are not present during court proceedings. It was decided that responsibility should be fixed if DDA is not represented properly in court during proceedings.

**ITEM NO. 59/2018**

No. F.1(27)/2017/SQ/DDA/

Sub: Recovery of damages licence fees for overstayed in DDA staff quarters –  
Review thereof.

**BACKGROUND:**

1. Delhi Development Authority has 1920 nos. of staff quarters in various categories (Type-I to Type-VII) in several localities in Delhi for allotment to its staff and officers posted in DDA on deputation. The total number of staff quarters of DDA, category-wise, are as follows:

TYPE	NOS.
I	468
II	699
III	597
IV	105
V	39
VI	10
VII	2

**TOTAL: 1920**

2. The Authority vide its Resolution No. 73/1993 resolved that the rate of licence fees and market rent recovery should also be adopted in DDA at par with the Government of India as a policy. It was also resolved that rates of licence fees fixed from time to time by the Directorate of Estates, Ministry of Urban Development be mutatis mutandis applicable to DDA. Arrears from occupants should be realized in instalments (**Annexure- 'A'**).

3. Subsequently, vide another resolution passed vide Agenda Item No. 105/1995 dt. 16.10.1995, the Authority resolved that all existing rules and instructions of the Directorate of Estates, Ministry of Urban Development, on the subject, be deemed to have been adopted in DDA. It was also resolved that in future, all rules and instructions of the Directorate of Estates be made applicable in DDA, mutatis mutandis (**Annexure- 'B'**).



4. Further, vide Office Order dated 28.06.2010 it was decided that the procedures/rules/regulations/orders of the Directorate of Estates shall be strictly observed and complied with in DDA in all matters of staff quarters with immediate effect mutatis mutandis as directed by the Authority and the Vice Chairman, DDA and no other procedure or policy will be adopted in DDA which is not in strict accordance with the policy/procedures of Directorate of Estates, Govt. of India. (Annexure- 'C').
5. As per the rules of the Directorate of Estates adopted by DDA, if an allotment has been cancelled or deemed to have been cancelled and the staff quarter remains or has remained in occupation of the officer to whom it was allotted beyond the permissible period, such officer is liable to pay damages licence fees for occupation beyond the permissible period.
6. Further, during the last several years, some senior officers, including IAS officers from AGMUT and other cadres, officers from Govt. of NCT of Delhi, Central Services and State governments who were allotted DDA staff quarters while they were on deputation, did not vacate the DDA staff quarters after repatriation, despite issue of notices.
7. A special audit of the Staff Quarter Branch had been conducted during 2013 and the audit party highlighted the huge pending recovery of damages licence fees against several officers who did not vacate the DDA staff quarters after their repatriation from DDA after expiry of the permissible retention period. Former Hon'ble Lt. Governor, Delhi directed to take action as per law against all officers who are in illegal occupation of DDA staff quarters and initiate action not just for penal rent but for immediate vacation. (Annexure- 'D').
8. Further, following the directions of former Hon'ble Lt. Governor, Delhi, eviction proceedings were initiated under PP Act for vacation of DDA staff quarters under unauthorised occupation and most of these staff quarters were got vacated. Simultaneously, recovery proceedings under PP Act were also initiated for recovery of damages licence fees by the Estate Officer (Damages), DDA. Some officers deposited the dues in full or in part but others challenged the recovery notices/orders and filed appeals in Distt. Court or Central Administrative Tribunal..
9. AGCR office vide letter dated 06.12.2017 has asked for confirmation of pending dues as the matter may be included in a report. Reminder dated 12.01.2018 has also been received in this regard.

10. About 20 officers did not vacate DDA staff quarters after their repatriation from DDA. All of them have now vacated the quarters but have not deposited the damages licence fees. Some officers have represented for waiver of damages licence fees. Some others have submitted that in case of posting in Hard Areas, officers are allowed to retain govt. accommodation on payment of licence fees as per rates mentioned in order No.F.13/20/77/Allot/Amendment dated 11.12.1996 issued by the Asstt. Housing Commr. (Allot.), Land & Building Deptt., Govt. of Delhi (**Annexure- 'E'**). According to this order, AGMU cadre officers posted to Arunachal Pradesh, Andaman and Nicobar Island, Mizoram, Lakshadweep may be allowed to retain accommodation in Delhi on payment of 1.5 times of normal licence fees. AGMU cadre officers posted out station other than these areas, i.e., Goa, Pondicherry, Chandigarh, etc., may be allowed to retain their accommodation on payment of three times the normal licence fees.

11. Since the proposal under consideration to resolve these long pending cases was in departure from the rules and regulations of the Directorate of Estates which have been adopted by DDA, comments in the matter were sought from the Directorate of Estates vide letter No.F.1(27)2017/SQ/390 dated 11.5.2018 (**Annexure 'F'**). In response, the Directorate of Estates, vide letter No.12035/1/2018-Pol.II(Pt.) dated 26.6.2018 (**Annexure 'G'**) has intimated the following :

- i) The Directorate of Estates does not issue guidelines for departmental pools and the departments having their own pool may follow the guidelines of the Directorate of Estates, but it is not mandatory. The Competent Authority of DDA may take a decision, as per its rules for the period mentioned in the matter.
- ii) As per the Central Government General Pool Residential Accommodation Rules (GPRA), 2017, the comments of the Directorate of Estates are as under :
  - a) Prior to the O.M. No.12035/31/96-Pol-II dated 7.9.1998, on concessional retention of GPRA, at the last place of posting in case of the posting to different non-family stations for bonafide use of their family members, the license fee charged from such allottees was 1.5 times of normal license fee.
  - b) In case of inter-pool exchange the period of overstay is treated as unauthorized occupation and allottee has to pay damages for this period.

12. As per the above mentioned OM No.12035/31/96-Pol.II dated 7.9.1998 of the Directorate of Estates (**Annexure 'H'**), provisions for retention of General Pool Accommodation are as follows :

- i) Civilian Central Government employees who are posted in the States/ Union Territories of Assam, Meghalaya, Manipur, Nagaland, Tripura, Arunachal Pradesh, Mizoram, Sikkim, Andaman & Nicobar Island and Lakshadweep would be eligible to retain entitled type of accommodation on payment of flat rate/normal licence fee.
- ii) All India Service cadre officers belonging to Assam, Meghalaya, Manipur, Nagaland, Tripura, Arunachal Pradesh, Mizoram and Sikkim who revert to the cadres may be allowed retention of entitled type of accommodation on payment of flat rate/normal licence fee for a period of 3 years in each case, including the concessional period of retention admissible under the rules.
- iii) Officers of AGMU cadre on their deputation to any of the North Eastern States, Sikkim or Union Territories of Andaman & Nicobar Islands and Lakshadweep shall also be allowed retention of staff quarters as mentioned at para (i) above.

13. The difference between the orders dated 11.12.1996 issued by the Delhi Government and orders dated 7.9.1998 of the Directorate of Estates is as under :

S.No.	Orders of Delhi Govt. Dated 11.12.1996	Orders of Directorate of Estates dated 7.9.1998
1.	Officers posted to Arunachal Pradesh, Andaman & Nicobar Islands, Mizoram, Lakshadweep may be allowed to retain accommodation in Delhi on payment of <b>1.5 times of normal licence fee (without any restriction of three years).</b>	Officers are permitted to retain the entitled type of accommodation on payment of <b>flat rate/normal license fee w.e.f. 16.7.1998</b> for a period of <b>three years</b> in each case, including the concessional period of retention admissible under the rules.
2.	Officers posted out station other than those mentioned above, viz., Goa, Pondicherry, Chandigarh, etc., may be allowed to retain their accommodation on payment of	Not admissible.

	<b>three times the normal licence fee.</b>	
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14. Some officers have also requested that since after repatriation from DDA, their parent Departments/Directorate of Estates/ offices where they were then posted, had offered staff quarters to DDA with the request to consider mutual exchange with DDA staff quarters under their occupation, but DDA had not responded timely and rejected the offer belatedly, therefore, the period of retention be regularised on payment of normal licence fees instead of damages licence fees.

### **PROPOSAL**

15. In view of the above, since quite a few of the officers who had retained their staff quarters were from AGMU cadre or DANICS, orders of Delhi Government dated 11.12.1996 be adopted by DDA as a one time measure to resolve these long pending cases. The following proposal is accordingly submitted for consideration:

i) The Order No.F.13/20/77/Allot./Amendment/ dated 11.12.1996 issued by Asstt. Housing Commissioner (Allot.), Land & Building Deptt., Govt. of Delhi may be made applicable to officers on deputation to DDA and they may be charged licence fees, as detailed below:

a) 11(7):

Officers posted to Arunachal Pradesh, Andaman & Nicobar Islands, Mizoram, Lakshadweep may be allowed to retain accommodation in Delhi on payment of 1.5 times the normal licence fee as allowed under SR 317-B-22.

b) 11(8):

Officers posted out station to areas other than those mentioned above in rule 11(7), viz., Goa, Pondicherry, Chandigarh, etc., may be allowed to retain their accommodation on payment of three times the normal licence fee.

ii) Officers who after repatriation from DDA offered staff quarters to DDA through their parent Department/Directorate of Estates/offices where they were then posted with the request to consider mutual exchange with DDA staff quarter under their occupation and DDA did not respond timely and rejected the offer for mutual exchange belatedly, the period of retention of the staff quarter two months after the offer of mutual exchange was received by DDA till the date

when DDA officially communicated its unwillingness to accept the offer, may be regularised on payment of licence fee at normal rate (The two months period mentioned is what would be reasonably required to examine the case, obtain orders of the Competent Authority and communicate the same to the concerned officer/department).

- iii) The above proposal would be applicable only in cases where the staff quarters were under unauthorized occupation and have been vacated on or before 25.03.2017.
- iv) Cases of officers who have paid damages / licence fees as per the rules would be reviewed and if these are covered in terms of the above relief proposed to be granted, refund of excess amount would be made without interest.
- v) DDA would strictly enforce rules of the Directorate of Estates, Govt. of India in these matters in future and eviction proceedings under PP Act would be initiated without delay in cases of overstayal in DDA staff quarters and penal rent charged as per rate specified by the Directorate of Estates, Govt. of India.

#### **RESOLUTION**

The proposal contained in the agenda item was approved.

The proposal for considering similar relief in payment of damages licence fees for overstayal in staff quarters by lower level employees in deserving cases should also be examined.



73/93.

1-8-693

Sub:-

Revision of licence fee & Market rent  
respect of DDA Staff quarters.  
No. 46 (36)/93-S.Q./11.

**ANNEXURE-A**

**R E S O L U T I O N**

In pursuance of the recommendation of the Fourth Pay Commission, the Govt. of India, Ministry of Urban Development has issued office order No. 12035 (1)/E.S.4/Vol. II (Vol. III) dated 7th August 1987, regarding fixation of flat rate recovery of the Central Govt. accommodation all over the country. The flat rate of licence fee at par with the Central Govt. were adopted by the DDA, vide its resolution No. 4 dt. 12-02-89 (Appendix 'Z' Page No. 70-81).

The Govt. of India Directorate of Estate wide their office Memorandum No. 18011 (12)/13/P.1.111 dated 27-01-87 (Appendix 'A' Page No. 82-84) had also decided to charge damages rates instead of market rent for overstayed period @ Rs. 20/- per sq.mtr. upto type IV quarters and Rs. 25/- per sq.mtr. for type V & above. These rates were made applicable w.e.f. 1-9-87 but in DDA these rates were not formally adopted for applicable on its employees. This requires approval of the Authority with retrospective effect.

The Govt. of India has again revised flat rates with effect from 1.7.90 vide their memorandum No. 18011/13/89 Pol. 111 dated 28-06-91 (Appendix 'B' Page No. 85-88). The Govt. of India, Directorate of Estates has also revised the rates of market rent recovery vide their office memorandum No. 18011/1/89 Vol. III dt. 1-04-91 (Appendix 'C' Page No. 89-90). According to the orders the rates of damages upto Type-IV should be Rs. 40/- per sq.mtr. and damages for Type-V and above should be charged @ Rs. 45/- per sq.mtr. Generally all the orders of the Govt. of India are adopted in DDA. Mutatis-Mutandis. The rate of licence fee and market rent recovery should also be adopted in DDA at par with the Govt. of India for which approval of the Authority is sought.

**R E S O L U T I O N**

Resolved that the proposal be approved. Authority further resolved that as a policy, rates of licence fee fixed from time to time by the Directorate of Estate, Min. of Urban Development be mutatis mutandis made applicable in D.D.A. Arrears from the occupants should be realized in instalments.

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Item no. Subr Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters.  
 105/95  
 A-16.10.95 (F.No. 6(16)90/SQ/INDA)

## P R E C I S

Delhi Development Authority (Salaries, Allowances and conditions of Service) Regulations 1961 had been notified vide notification no. F1(65)6d/CA on 2th September, 1961. The procedure for allotment of staff quarters to the employees of the Authority is regulated by Rule 10 of these Regulations. However, Rules 5 of the Regulations provides that unless expressly provided for to the contrary, general terms and conditions of service for officers and employees of the Authority shall be governed mutatis-mutandis by the Fundamental Rules, Supplementary Rules, Central Civil Service (Temporary Services) Rules, 1965 and Leave Rules, as amended/substituted from time to time, including orders and decisions issued thereunder, applicable to the Central Government officers and employees of equal status. The DDA has been from time to time adopting the amendments made by the Directorate of Estates, Ministry of Urban Affairs Employment, regarding allotment of staff quarters, mutatis-mutandis, except where the Authority specifically decides to have different Regulations on any particular subject. In a decision on 13.2.89 vide agenda item no. 4, Authority decided to adopt different norms in some of the cases at (App. 'D'

P.No. 25-46 ).

2. Adoption of different norms by DDA has been causing dissatisfaction amongst its employees in addition to causing confusion. This has also resulted in different organisations, under the same Ministry, observing different rules on the same subject. Several amendments have been introduced by the Directorate of Estates in their Rules and instructions on the subject of allotment of government residences from time to time. This has further resulted in the need for revision of the DDA's Regulations on the same pattern. It is not possible to bring an agenda to the Authority every time when an amendment is made by the Directorate of Estates.
3. Some of the illustrations given below would indicate the discrepancies in the DDA Regulations and the Govt. of India, rules.

i) IN CASE OF DEATH OF THE EMPLOYEE

Directorate of Estates	D.D.A.	P r o p o s e d
Under SR-317-B-11(2) permissible period for retention of the staff accommodation was 4 months. This period was increased from six months to 12 months by office Memo no. 1203(22)/83-Pol.II dated 20.7.92.	Permissible period for retention of staff Qr. is 4 months.	As in the Govt. of India.

ii) IN CASE OF RETIREMENT/RESIGNATION/DISMISSAL

Directorate of Estates	D. D. A.	Proposed
Permissible period for retention has been increased from two months to four months by virtue of Office Memo No.12035(22)83 Pol.-II dt. 21.4.86	One month in case of resignation/ dismissal & 2 months in case of retirement	As in the Govt. of India.

4. It is proposed to change the above mentioned and other Regulations of allotment of staff accommodation to the employees of the DDA so that DDA Regulations on the subject are in conformity with the Rules/instructions of the Directorate of Estates, Ministry of Urban Affairs & Employment, on this subject. In future all modifications/amendments on the subject notified by the Ministry of Urban Affairs & Employment shall become applicable to the DDA mutatis-mutandis.

RESOLUTION

Resolved as follows:

- (a) All existing rules and instructions of the Directorate of Estates, Ministry of Urban Affairs and Employment, on the subject, be deemed to have been adopted in DDA;
- (b) In future, all rules and instructions of the Directorate of Estates be made applicable in DDA, mutatis-mutandis.

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**ANNEXURE-C****Delhi Development Authority**  
(Staff Quarter Allotment Branch)

No. P 20(8)93/SQ/04

Dated: 28/6/94

**OFFICE ORDER**

Sub: Adopting the Rules/Regulations/Procedures of the Directorate of Estates, G.O.I. mutatis-mutandis in DDA as approved by Authority.

Several Representations had been received that while DDA officers are permitted to retain staff accommodation after retirement as per rules/procedures and are required to pay the licence fee as per procedures laid down by the Directorate of Estates, Govt of India, from time to time, their gratuity is being incorrectly retained by DDA till actual vacation of staff accommodation and that this procedure of DDA is contrary to the rules and procedures of the Directorate of Estates, Govt of India.

Ex-employees have questioned how DDA can follow a procedure which is different and contrary to the procedures being followed in the Govt. of India. They have drawn attention to the Authority's directions vide resolution No.105 dated 16.10.1995 that DDA has to follow all procedures/rules/regulations of the Directorate of Estates mutatis-mutandis in all cases of DDA staff quarters. They have questioned as to DDA employees are being treated differently than the Govt. of India employees.

2. The procedure adopted by DDA has been examined and it has been noted that orders/rules of the Govt. of India/Directorate of Estates on the subject are as laid down in Annexure 'A'. It has also been noticed that as per Authority directions these rules/procedures of the Directorate of Estates have to be strictly observed in DDA as decided vide Resolution no. 105 dt. 16.10.1995.

Directions of the Authority on the subject are as follows:-

- (a) All existing rules and instructions of the Directorate of Estates, Ministry of Urban Affairs and Employment, on the subject, be deemed to have been adopted in DDA.
- (b) In future, all rules and instructions of the Directorate of Estates be made applicable in DDA, mutatis-mutandis.

3. The matter has been re-examined based on the complaints/representations of senior retired officers and the Vice Chairman has again directed that:
- "Authority has decided ten years back that DDA shall follow same rules/regulations/orders/procedures for its staff quarters as are followed by Directorate of Estates, Govt. of



India. We shall proceed strictly as per orders of Directorate of Estates, Govt of India."

- 4 It is therefore ordered that procedures/rules/regulations/orders of the Directorate of Estates shall be strictly observed and complied with in DDA in all matters of staff quarters with immediate effect mutatis-mutandis as directed by the Authority and the Vice-Chairman and no other procedure or policy will be adopted in DDA which is not in strict accordance with the policy/procedures of Directorate of Estates.

This issues with the approval of the Vice-Chairman, DDA.



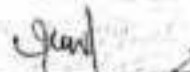
(V.M. BANSAL)  
Pr. Commr. cum-Secy.

Copy for kind information to:-

1. P.S. to Vice Chairman, DDA
2. P.S. to Finance Member, DDA
3. P.S. to Engineer Member, DDA

Copy for information & necessary action to:-

4. Chief Vigilance Officer
5. All Commissioners
6. All Chief Engineers
7. Chief Accounts Officer
8. All Suptdg. Engineers(Civil)/(Elect)
9. Director(Per)/Director(Hort)North/ South/Director(W/c) East.
10. All Ex. Engineers(Civil)/(Electrical)
11. Dy. Director(PB) I,II,III,IV, V & P&C(PCCS)
12. All Drawing & Disbursing Officer
13. All Dy Directors(Hort)



(O.P. GUPTA)  
DIRECTOR(NAZARAT)



**ANNEXURE-D**



:27/N:

In this file we are dealing with the case of illegal occupation of DDA staff quarter no. 7/4 Bhagwan Dass Road by Gp. Capt. Ranjan Mukherjee, the then OSD to Lt. Governor, Delhi who was on deputation. There are so many cases where the officers who occupied DDA staff quarters but they didn't vacate the same after repatriation or superannuation and even after lapse of expiry of permissible period of 8 months. One such case is of Gr. Capt. Ranjan Mukherjee. The facts of the case may please be perused in the preceding notes.

Gr. Capt. Mukherjee is presently working as Additional Director General (Operations & Liaison), Prasar Bharati secretariat. It is recommended we may request his controlling officer of parent cadre to ask Shri Ranjan Mukherjee to pay penal rent as well as to vacate the staff quarter allotted to him by DDA.

*(Signature)*  
(Balvinder Kumar)  
Vice Chairman, 12/2.15

Hon'ble Lt. Governor

*All officers are consistently flouting rules. There is no respect for DDA authority.*

*Pl. take tough action as per law against all who are in illegal occupation & initiate action not just for penal rent but for immediate vacation.*

-48

**दिल्ली विकास प्राधिकरण**

Dist. 21938  
Dated 12.2.15

GOVT. OF DELHI  
LAND & BUILDING DEPARTMENT  
VIKAS BHAWAN - NEW DELHI

F.13/20/77/110t/Amendment/

Sub:- DELHI ADMINISTRATION ALLOTMENT OF GOVERNMENT RESIDENCES  
(GENERAL POOL) RULES, 1977 AMENDMENTS.

Dated:

C.R.D.E.R

In pursuance of sub rule 7 & 8 of Rule 11 of Delhi Administration  
Allotment of Government Residence (General Pool) Rules, 1977. It has been  
decided to insert the following two clauses after Rule 11 sub rule 6.

1. 11(7): AGMU Cadre officers posted to Arunachal Pradesh Andaman  
& Nicobar Island, Mizoram, Lakshadweep may be allowed to  
retain accommodation in Delhi on payment of 1.5 times of  
normal Licence fee as allowed under SR-317-B-22.
2. 11(9): AGMU Cadre officers posted to out station other than  
those mentioned above in rule 11(7) viz. Jammu, Kashmir,  
Chandigarh etc. may be allowed to retain their accommodation  
on payment of three times the normal Licence fee.

(PETER BABA)

ASSTT. HOUSING COMMISSIONER (ALLOT.)

Dated: 11/12/96

F.13/20/77/110t/Amendment/

Copy to:

1. All Secretaries/Head of the Deptt., Govt. of Delhi, Delhi.

2. Secretary to L2, Delhi/PS to G.S. Delhi.

3. All Department/Local officers, Govt. of Delhi.

4. Secretary to Chief Minister/Secretary to all Ministries.

(PETER BABA)

ASSTT. HOUSING COMMISSIONER (ALLOT.)

**ANNEXURE-F**

**S. SARKAR**

CG COMMISSIONER-CUM-SECRETARY &  
COMMISSIONER (SPORTS)



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
विकास सदन, आई.एन.ए.  
Vikas Sadan, I.N.A.  
नई दिल्ली-110023  
New Delhi-110023  
Ph. : 24623598  
Fax : 24692982

No. F.1(27)2017/SQ/

390

Dt.

11-5-17

To

Sh. Dharmendra  
Joint Secretary (LA)  
Ministry of Housing & Urban Affairs  
Government of India  
Nirman Bhawan  
New Delhi.

Sub: Reg. recovery of damage/licence fee from the unauthorized occupants of DDA staff quarters

Sir,

This is regarding recovery of damage licence fees for overstay beyond the permissible period of retention by officers of Govt. of India, Delhi Government and other State Governments who joined DDA on deputation and were allotted DDA staff quarters.

There are about 20 cases pending recovery of damage licence fee. These officers were asked to deposit the damage licence fee on account of over-stay. Some officers have challenged the recovery proceedings and filed appeal in different courts and some officers have been representing time and again for waiver of the same and further requested for charging of licence fee instead of penal rent for the "hard area" posting period as per the orders issued by Government of Delhi. Few officers have represented that after repatriation from DDA, their Department offered flat to DDA with the request to consider mutual exchange with DDA staff quarter under their occupation but DDA did not respond timely and even rejected the request belatedly and requested for charging of licence fee instead of penal rent in the intervening period.

It is pertinent to mention that DDA strictly adheres to the Rules & Regulations of the Directorate of Estates, Government of India with regard to retention, vacation and charging of licence fee. As per rule, DDA had to charge market rent from them and in some cases submitted amounts are to be recovered. Since paying such huge amount is very difficult for the Government servants, it was viewed that to give a one-time relief to these officers, comments from the Ministry may be obtained on the following points:

- i) As per orders dated 11.12.1996 (copy enclosed), DDA may consider regarding charging of 1.5 or 3 times of the normal licence fee, as the case may be, for the period under "hard area" posting;

- ii) DDA may charge licence fee instead of penal rent for the intervening period, i.e. from the date of offer of flat to DDA for mutual exchange to the date of communicating acceptance/rejection in cases where decision has been conveyed for non-acceptance of mutual exchange after a period of 2 months or more after receipt of the offer.

In view of the above two points, you are requested to kindly offer your comments on the above 2 points before the matter is placed before the Authority.

Yours faithfully,

8/6

  
(D. SARKAR)

Commissioner-cum-Secretary



**ANNEXURE-G**

No.12035/1/2018-Pol.II(Pt.)  
Government of India  
Ministry of Urban Development  
Directorate of Estates  
Policy-II Section

Nirman Bhawan,  
New Delhi-110 108

आवृत्ति एवं सफाई पर्यवेक्षण  
दि. 01.06.18

Staff Quarters  
Dy. No. 984

Date 26/6/18

Dated the 26<sup>th</sup> June, 2018

आवृत्ति नं० 420  
दिनांक 26/6/18

**OFFICE MEMORANDUM**

Subject: Regarding clarification related to recovery of damage/licence fee from the unauthorized occupants of staff Quarters.

The undersigned is directed to refer to letter No.F.1(27)/2017/SQ dated 11.05.2018 received from Commissioner-cum-Secretary, Delhi Development Authority, INA, New Delhi, on the subject cited above and to say that the Directorate of Estates does not issue guidelines for departmental pools. The departments having their own pool may follow the guidelines of the Directorate of Estate, but, it is not mandatory. The competent authority of DDA may take decision, as per the rules of their department, for that period, in the matter. However as per the Central Government General Pool Residential Accommodation Rules (GPRA), 2017, the comments as sought are as under:-

- i. Prior to the O.M. No.12035/31/96-Pol-II dated 07.09.1998, on concessional retention of GPRA, at the last place of posting in case of the posting to different non-family stations for bonafide use of their family members, the licence fee charged from such allottees was 1.5 times of normal Licence fee
- ii. In case of inter-pool exchange for the period of overstay is treated as the unauthorised occupation and allottee has to pay damages for this period.

Consent (SG)  
in (Naw-E)  
J. 26/6/18  
To

Commissioner-cum-Secretary,  
Delhi Development Authority,  
Vikas sadan, INA,  
New Delhi -110023.

(Swarnali Banerjee)  
Deputy Director of Estates (Policy)  
Tele: 23062505



No.12035/31/96-Pol.II  
 Government of India  
 Ministry of Urban Development & Poverty Alleviation  
 Directorate of Estates

New Delhi, dated the 7<sup>th</sup> September, 1998

OFFICE MEMORANDUM

**Subject:-Retention of General Pool Accommodation by Civilian Central government Employees and Officers of All India Services posted to North Eastern State, Sikkim, Andman & Nicobar Islands and Lakshadweep.**

Guidelines for retention/allotment of alternate accommodation to the Central Govt. Employees and officers of All India Services posted to the State of Assam, Meghalaya, Manipur, Nagaland, Tripura, Arunachal Pradesh, Mizoram, Sikkim, Andaman & Nicobar Islands and Lakshadweep were reviewed by the Cabinet Committee on Accommodation in its meeting held on 17.7.98 and based on the decision taken, following orders are issued:-

1. Civilian Central Government employees serving in the States of Assam, Meghalaya, Manipur, Nagaland, Tripura, Arunachal Pradesh, Mizoram, Sikkim, and Union Territories of Andaman & Nicobar Islands and Lakshadweep.
  - (i) The officers, who are posted to the aforesaid States/UT and who desire to keep their families at the last place of their posting will be eligible to retain entitled type of accommodation, on payment of flat rate/normal licence fee.
  - (ii) It is the responsibility of the officer concerned to intimate to the Directorate of Estates the date of relinquishment of charge immediately prior to the posting to the North-East Region and the date of joining at the new station.
  - (iii) The request for retention of accommodation should reach the Dte. of Estates within one month of relinquishing of the charge at the last station of posting.
  - (iv) The concession of retention of the Govt. accommodation would also be admissible if the Govt. servant is transferred from one State to another in the NE Region.
  - (v) The orders are applicable only in case the officers are posted to Central Govt. offices, offices of the Union Territories and these orders will not be applicable in cases

- where officers are posted to Public Sector Undertakings/Autonomous Bodies etc.
- (vi) Retention of Govt. accommodation shall also be admissible to those officers who own houses at the last place of their posting.

2. All India Service Officers.

The above concessions of retention of Govt. accommodation are also admissible to officers of All India Services (IAS, IPS & IFS), as per details given below:-

- (i) Officers of All India Service Cadres belonging to Assam, Meghalaya, Manipur, Nagaland, Tripura, Arunachal Pradesh, Mizoram and Sikkim, who revert to the cadres at the end of their normal tenure with the Central Govt. or while working in any State outside the NE Region, are posted to aforesaid States may be allowed retention of entitled type of accommodation on payment of flat rate/normal licence fee, for a period of three years in each case, including the concessional period of retention admissible under rules at present. Such AIS officers of these States, who are reverted pre-maturely in public interest, may also be allowed retention of entitled type of accommodation of bonafied family use for the balance period of their tenure or three years whichever is longer.
- (ii) The officers of AIS belonging to the AGMU Cadre or to State cadres other than the States in the North Eastern region excluding Sikkim, on their deputation to any of the North Eastern States, Sikkim or to the U.Ts of Andaman & Nicobar Islands and Lakshadweep shall be allowed retention of accommodation at par with Central Govt. employees under para 1 above.
- (iii) The facility of retention of accommodation under sub paras (i) and (ii) above will be available to the officer of All India Services posted to North Eastern States, Sikkim and U.Ts of A & N Islands and Lakshadweep from Delhi only till such time as the proposed multistoried hostel accommodation for the families of All India Service officers serving in the aforesaid State/UTs is completed. Thereafter, these officers will not be eligible for retention of accommodation from general pool/tenure pool on transfers/re-posting to these States/UTs.

3. All India Service officers, who have since been reverted to their respective cadres in the North Eastern States/UTs of A & N Islands & Lakshadweep/Sikkim prior to issue of these orders, but in whose case three years period of retention is not yet over, will also

be eligible to retain the Govt. accommodation for a maximum period of three years from the date of such reversion. Normal rate of licence fee shall be chargeable w.e.f. 16.7.1998.

4. Officers, who have been posted to NE Region, and are presently retaining the same accommodation or accommodation one type below than their entitlement on payment of one and half times of the normal licence fee, will be permitted to retain the accommodation on payment of normal rate of licence fee w.e.f. 16.7.98.

5. Officers, who have since been posted to NET prior to 16.7.98 and have not yet been provided one type below accommodation as per extend instruction and are still retaining the house within the permissible period of retention will also be eligible to retain the entitled type of accommodation on payment of normal licence fee, w.e.f. 16.7.98.

6. These orders supersede all the previous orders issued by this Directorate in this regard.

7. The extant orders on the subject are valid upto 30.6.1999.

Sd/-  
(R.D.Sahay)  
Deputy Director of Estates

To

1. All Ministries/Departments of the Govt. of India
2. All attached and subordinate offices of the Ministry of Urban Affairs & Employment.
3. All Officers and Sections in the Dte. of Estates.
4. All Regional offices of Dte. of Estates.

**ITEM NO. 60/2018**

**SUBJECT: PROPOSED MODIFICATION IN MPD - 2021 REGARDING PERMISSIBLE  
COMMERCIAL ACTIVITIES IN IN-SITU UP-GRADATION /  
REHABILITATION PROJECTS.**

**F.3(36)1996/MP/PLI**

**1.0 BACKGROUND**

- 1.1 Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 29/2018 approved the proposal regarding '*Proposed modification in MPD - 2021 regarding permissible commercial activities in in-situ up-gradation / rehabilitation projects.*'
- 1.2 As approved a Public Notice was published in Gazette of India vide S.O. 4908 (E) dated 20.09.2018 and daily newspapers for inviting objections / suggestions from the public within a stipulated time period of 45 days under Section 11-A of DD Act, 1957 (*Annexure I*).
- 1.3 In response to the above public notice, total of 02 numbers of objections / suggestions were received within the stipulated time period of 45 days. All the above objections / suggestions were placed before the Board of Enquiry and Hearing in its meeting held under the Chairmanship of Engineering Member, DDA on 28.11.2018. All the applicants who filed objections / suggestions were invited in the Board meeting and their oral submissions were also heard by the Board.
- 1.4 After consideration of the objections / suggestions, the Board recommended the proposal as contained in the public notice issued vide S.O. 4908 (E) dated 20.09.2018 may further be processed as per Section 11A of DD Act, 1957.

The copy of the minutes of the Board of Enquiry and Hearing is enclosed as *Annexure II*.

**2.0 PROPOSAL**

Based on the recommendations of the Board, the proposed modification in MPD-2021 is as follows:



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 <b>(including all commercial activities as permitted under Table 5.1 of Chapter 5)</b> upto 10% of permissible FAR in the residential component of the land. In addition <b>to the above</b> , 10% of permissible FAR <b>may</b> 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. <b>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.</b>

- 3.0 The proposal as contained in para 2 above is placed before the Authority for its approval. After approval, the proposal shall be forwarded to the Ministry of Housing and Urban Affairs, GoI for its consideration and final notification under Section 11 A of DD Act, 1957.

### RESOLUTION

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