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



असाधारण

#### EXTRAORDINARY

भाग II—अपड 3—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

#### PUBLISHED BY AUTHORITY

ні. 3739] No. 3739] नई दिल्ली, बृहस्पतिवार, सितम्बर 20, 2018/भाद 29, 1940

NEW DELHI, THURSDAY, SEPTEMBER 20, 2018/BHADRA 29, 1940

दिल्ली विकास प्राधिकरण (मुख्य योजना अनुभाग) सार्वजनिक सूचना

नई दिल्ली, 20 सितम्बर, 2018

का,आ. 4908(अ).—दिल्ली विकास प्राधिकरण/केंद्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11 -(क) के अंतर्गत दिल्ली मुख्य योजना-2021 में निम्निलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतदद्वारा प्रकाणित किया जाता है। प्रस्तावित संशोधनों के संबंध में बदि किसी व्यक्ति को कोई आपत्ति हो/मुझाव देना हो, तो वे अपनी आपत्ति/मुझाव इस सूचना के जारी होने की तिथि से पैतालीस (45) दिनों की अवधि के अंदर आयुक्त एवं मचिय, दिल्ली विकास प्राधिकरण, 'वी' व्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन/संपर्क नं /ई-मेल आई. डी. भी दें, जो पठनीय हो।

#### संशोधन:

वि	.मु.यो2021
अध्याय 4.0 आश्रय व्यवस्था का पैरा 4.2.3.4	
विद्यमान प्रावधान	प्रस्तावित संशोधन/आशोधन
iv) मिश्रित भूमि उपयोग/व्यावसायिक घटक भूमि के आवासीय घटक में अनुसेय एफ.ए.आर. के 10 प्रतिशत तक। इसके अतिरिक्त, परियोजना/स्कीम के लाभार्थियों के लिए गृह आधारित आर्थिक कार्यकलापों (अर्थात् अध्याय 7 के अनुलग्नक 1 में दिए गए समूह-क के परेलू	तालिका 5.1 के अंतर्गत यथा अनुमत सभी व्यावसायिक कार्यकलापों सिहत) भूमि के आवासीय घटक में अनुमेय एफ.ए.आर. के 10 प्रतिशत तक। उपर्युक्त के अतिरिक्त,

उद्योगों) के लिए अनुमेय एफ.ए.आर. के 10 % की अनुमति दी जाएगी।

कार्यकलापों (अर्थात अध्याय 7 के अनुलग्नक 1 में दिए गए समूह-क के घरेलू उद्योगों) के लिए अनुमेय एफ.ए.आर. के 10% की अनुमति दी जा सकती है। सभी व्यावसायिक कार्यकलाप भूमि उपयोग पर ध्यान दिये बिना सभी सांविधिक अनापत्तियों की शर्त पर अनुमेय होंगे और दि.मृ.यो.-2021 के अनुसार उपलब्ध कराई जाने वाली अपेक्षित आधारिक संरचनात्मक सुविधाओं और आधारभूत सामाजिक आवश्यकताओं के साथ समझौता नहीं किया जाएगा।

2. प्रस्तावित संशोधनों को दर्शनि वाला दि.मु.यो.-2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक कार्यालय,मुख्य योजना अनुभाग दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शनि वाला पाठ दि.वि.प्रा की वेबसाइट www.dda.org.in पर भी उपलब्ध है।

> [फा. सं. एफ:3(36)96/एमपी/पार्ट-I] डी. सरकार, आयुक्त एवं सचिव

# (MASTER PLAN SECTION)

#### PUBLIC NOTICE

New Delhi, the 20th September, 2018

S.O. 4908(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.

#### Modification:

		М	PD-2021
Par	a 4.2.3.4 of Chapter 4.0 Shelter		
	<b>Existing Provisions</b>	-	Proposed Amendments/ Modifications
iv)	Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e. Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project/scheme.	i)	Mixed land use / commercial component (including all commercial activities as permitted under Table 5.1 of Chapter 5) up to 10% of permissible FAR in the residential component of the land. In addition to the above, 10% of permissible FAR may be permitted for home based economic activities (i.e. Group-A Household industries as given in Annexure-1 of Chapter 7) to the beneficiaries of the project/scheme. All the commercial activities shall be permissible irrespective of the land use subject to all statutory

clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2021.

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.

[F. No. F. 3(36)96/MP/Pt-I]
D. SARKAR, Commissioner-cum- Secy.

# दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY NEW DELHI

No. F 3(36)1996/MP/Pt.I

Date: 03.12.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 28.11.2018 w.r.t. Public Notice for 'Proposed modification in MPD - 2021 regarding permissible commercial activities in in-situ up-gradation / rehabilitation projects'

Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 29/2018 approved the proposal of 'Proposed modification in MPD - 2021 regarding permissible commercial activities in in-situ up-gradation / rehabilitation projects.' Accordingly, 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.

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 heard by the Board. 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.	Proposed modification would encourage displacement, gentrification and commercialization.	The applicability of the current proposal is limited to the percentage of commercial component permissible in the scheme and as such shall not encourage any further commercilaisation or displacement.
2.	The proposal is to provide commercial activities for the beneficiaries and is not a part of the remunerative component.  As such the proposal should only permit CSC and LSC rather than all the permissible activities of Table 5.4.	clarity in the type of activities permissible under the commercial component. It will give flexibility to the developer for choosing the same as per the financial viability of the

Sl. No.	Gist of Issues	Observations
		community needs and infrastructure facilities required as per MPD-2021.
3.	Permissibility of commercial and mixed use activities should be distinguished.	Under the foot note v. of Table 5.1 in MPD-2021, the following is stipulated:     "The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres."     In view of above, distinction between the permissible commercial and mixed use activities shall not be required.
4.	In addition to above, few students from SPA, New Delhi raised certain queries (in the form of objections / suggestions - for academic study) on the proposal and provisions of DD Act, 1957.	All the students were provided with the information from academic point of view by the Board, officers and the applicants present during the meeting.

#### Recommendation:

After consideration of the above issues and observations, 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.

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

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

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

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

#### ITEM NO. 61/2018

Sub: Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi.

File No. F.3 (46)/2006/MP

#### 1.0 Background

DDA in its Authority meeting held on 07.09.2018 vide item no. 41/2018 approved the proposal for process of 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 under section 11-A of DD Act, 1957. Based on Authority approval Public Notice was issued vide S.O. No. 5001(E) dt. 28/09/2018.

#### 2.0 Public Notice dated 28.9.2018

Subsequently, a Public Notice was issued on 28/09/2018 for inviting objections/suggestions in respect of provisions in MPD-2021 and Zonal Development Plan of Zone-J (Annexure-I). The details of proposed modification are as under:

Location	Land use as per MPD 2021	Proposed land use.	Boundary of the site/area
Land at Andheria More, Village Mehrauli, New Delhi measuring 8.83 acres (3.57ha) at BCS Andheria More allotted to CRPF.	"Residential Use"	Public & Semi- Public (Govt. Use premises).	North: NATGRID land ("Government") South: "Residential" East: DDA land ("Residential") West: Others land. ("Residential")

# 3.0 Board of Enquiry and Hearing Meeting dated 16.11.2018

In response to Public Notice issued on 28.09.2018, two objections/suggestions were received and placed before the meeting of Board of Enquiry and Hearing held on 16.11.2018 for consideration. All the above objections / suggestions were placed before the Board of Enquiry and Hearing. All the applicants who filed objections / suggestions were invited in the Board meeting and their oral submissions were heard by the Board. All the applicants were given sufficient and reasonable time to present their submissions.

After consideration of the above issues and observations, the Board recommended that the proposal, for processing of the case of 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 in Zone –J, as contained in the Public Notice issued vide S.O. 5001 (E) dated 28.09.2018 may further be processed as per Section 11A of DD Act, 1957. (Copy of Board Minutes, Annexure-II).

# 4.0 Justification & Public Purpose for Change of Land use :

The proposal of Change of Land use measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More is for various facilities required by CRPF.

#### 5.0 Proposal

The proposal is for change of land use for land measuring 8.83 acres (3.57 Ha.) from "Residential Use" to Public & Semi-Public Facilities (PSP) (Govt. Use premises).

Location	Land use as per MPD 2021	Proposed land use.	Boundary of the site/area
Land at Andheria More, Village Mehrauli, New Delhi measuring 8.83 acres (3.57ha) at BCS Andheria More allotted to CRPF.	"Residential Use"	Public & Semi- Public (Govt. Use premises).	THE RESERVE THE PROPERTY OF THE RESERVE THE PERSON OF THE

Refer plan at Annexure III and site u/r on Zonal Development Plan of Zone J is placed at Annexure IV).

#### 6.0 Recommendations

The proposal as given in Para 5 above is put up for consideration of the Authority so that final notification for change of land use under section 11-A of DD Act 1957 to be issued by MoUD Govt. 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.

त्यस्ते स्व श्रुव र्याव-२३00वरके

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



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PART II—Section 3—Sub-section (ii)

अविकार से प्रकाशित PUBLISHED BY AUTHORITY

नई मिल्ली, शुरुवार, विसम्बार 28, 2018/अपश्चिम 6, 1940 NEW DELHI, FRIDAY, SEPTEMBER 28, 2018/AVINA 6, 1940

M. 3822]

(१९४५) माक्स एउट्टी (१९५५ क्यांक्रिक्टि) सम्प्रेस्टिक्टिक्टि

नई दिल्ती, 28 मितम्बर, 2018

'क'.11 एगा कि 7281, मणनिशिष्ट साकड़ी किल्डी क उक्त स्कंटिक क्षेट्र मानकी किल्डी —,(ह)1002, फ.14 किली मूँ बात्रप्र के रिक्त नार्वाक्ष स्विधितायली में एक्ट्रिंग सकती क्षेट्रिंग के 'ह' क्षेट्र प्रक्रिंग एक क्षेट्र क

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#Jh	जिल्हे इस्टिस् उकेट "प्रेक्टिन") प्रकृति "असमीय" क्रिया अस्ति क्रिया क्रिया "प्रकृति क्रिया क्रिया प्रकृति अस्ति क्रिया क्रया क्रिया क्रया क्रिया क्रया क्रिया क्र	सहस्रक्र) स्टब्स्	"nieve pilniem"	* Riv 105/den . 103. Th. th. 128 . S. P. P. A. 6  (310-50-5-5-10) Supy ES.B & The 50-5-5-5-5  very reference fig. 4 new and subsettle. 6 "uther the (.fb. 109. Ph) " reference settled to the 5/th ference settled to the 5/th fer
	कृतमान कि स्थानक	अस्तावित भूमि अपनेष	नामक्ष्यं मुख्य सिन्तरी प्राप्तिक कि 'र्व' हाकि\रऽऽऽ उत्तरम्बर्क के एभ्यापि मात्मकी प्रमामक विश्व सामक्षरी	Part

2034 (21/2018

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

[का.सं. एक. ३(४४)२००६ / एमपी]

डी. सरकार, ळायुक्त एवं सनिव

#### DUT HI DEVELOPMENT AUTHORITY

# (MASTER PLAN SECTION) PUBLIC NOTICE

New Delhi, the 28th September, 2018

S.O. 5001(E).— The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021 /Zonal Development Plan of Zone 'T' 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.

#### Modifications:

Subject	Existing Land Use as per MPD-2021 / ZDP of Zone 'J'	Proposed Land Use	Boundary of the site / Area
Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential "to	"Residential Use"	*Public & Semi Public (Govt. Use premises).	North: NATGRID land ("Government")
"Public & Semi Public Use" (PSP) at BCS Andheria More for CRPF, New Delhi	18		East: DDA land ("Residential")
	1500	11/2/	West: Others land; (Residential")

2. The Plan indicating the proposed modifications is available for inspection at the office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Miner, LP. 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.

[File No. F.3 (46)2006/MP]

D.SARKAR, Commissioner-Cum-Secy.

Uploaded by Die. of Printing at Government of India Press, Ring Road, Mayapuri. New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.

SARVESH KUMAR SRIVASTAVA Digitally dispectly SANYESH STANAN DRIVESTAVA DRIVESTAVA 48538\*

#### दिल्ली विकास प्राधिकरण DEVELOPMENT AUTHORITY NEW DELHI

No. F.3 (46)/2006/MP

Date: 4/12/2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 16.11.2018 for processing of the case of 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 in Zone –J.

Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 41/2018 approved the proposal regarding 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 in Zone – J. Accordingly, a Public Notice was published in Gazette of India vide S.O. 5001 (E) dated 28.09.2018 and daily newspapers for inviting objections / suggestions from the public within a stipulated time period of 30 days under Section 11-A of DD Act, 1957.

In response to the above public notice, 2 objections / suggestions were received within the stipulated time period of 30 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 16.11.2018. All the applicants who filed objections / suggestions were invited in the Board meeting and their oral submissions were heard by the Board. All the applicants were given sufficient and reasonable time to present their submissions. A list of members, officers and applicants present during the meeting 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:

SI. No.	Gist of Issues	Observations
1.	Certain queries relating to:  i.) Provision of the DD Act 1957 specifically on Section 11A (1)/11A (2).  ii.) Process of consideration of objections/suggestions by the Board of Enquiry and Hearing.  iii.) Evaluation criteria adopted and survey/discussions undertaken for processing the proposal of CLU were raised.	The provision of the DD Act and the process of Public Notice for change of land use was explained in the meeting.
2	Justification of proposal to be considered under 11A is unclear. As the plot is in ownership of CRPF and part of it is being used for Residential, this should perhaps be considered as Layout modification rather than Section 11A modifications.	Table 1 delities

ensure the requirements for various facilities required by CRPF are met.
It was also explained that the Residential construction as mentioned in the objections/suggestions is on the adjoining plot belonging to NATGRID, an organization of GOI.

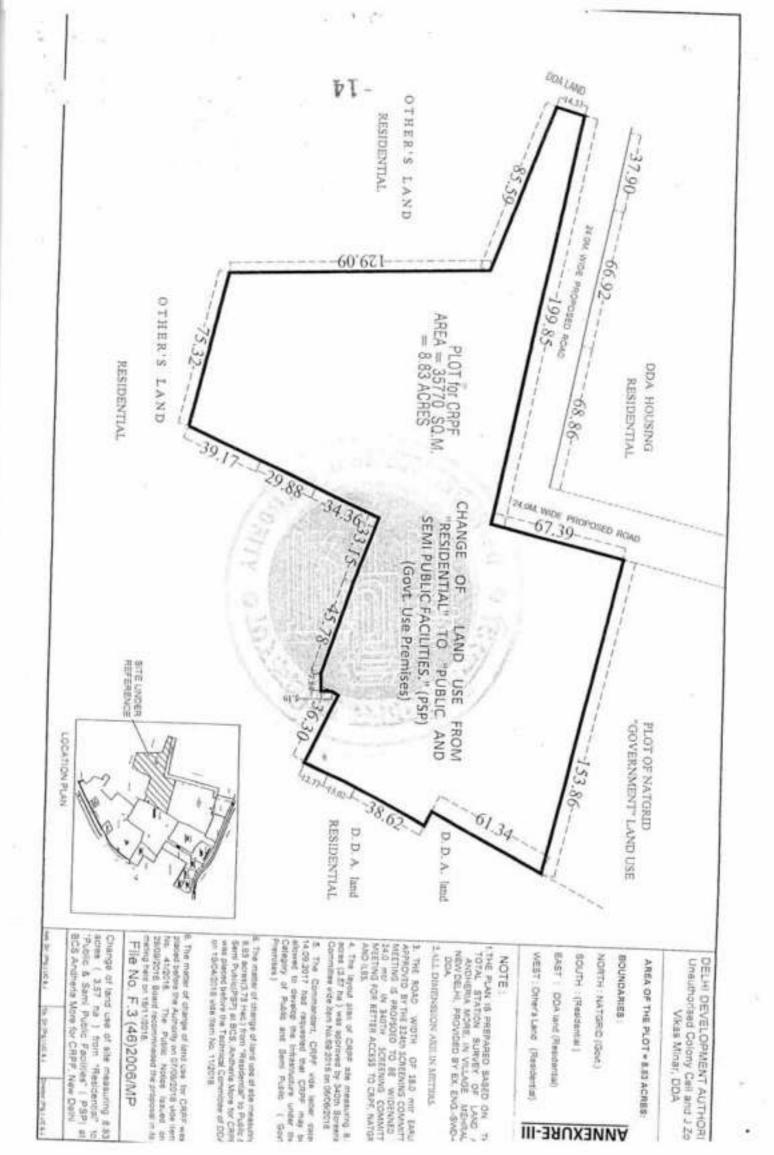
#### Recommendation:

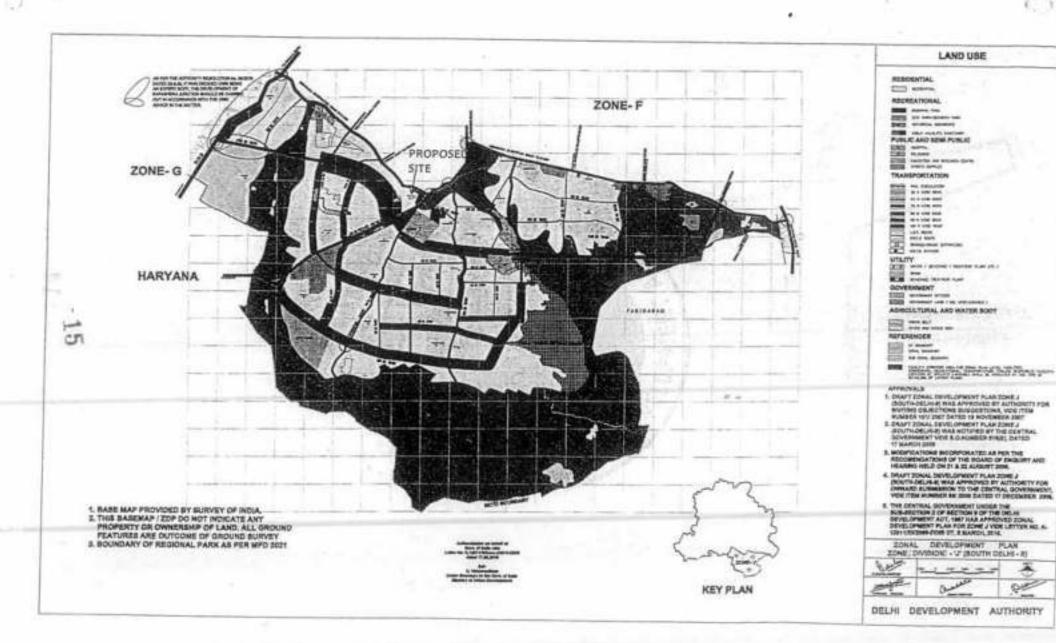
After consideration of the above issues and observations, the Board recommended that the proposal, for processing of the case on Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi in Zone –J, as contained in the Public Notice issued vide S.O. 5001 (E) dated 28.09.2018 may further be processed as per Section 11A of DD Act, 1957.

Addl. Commissioner (Plg.) DDA (Convener & Secretary of the 4/12/19 Board of Enquiry & Hearing)

Finance Member, DDA (Member of the Board of Enquiry & Hearing) Chief Planner, TCPO, GOI (Member of the Board of Enquiry & Hearing)

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





#### ITEM NO. 62/2018

SUBJECT: REGARDING PROVISION FOR LAND USE CATEGORY OF "GOVERNMENT LAND - USE UNDETERMINED" IN MPD-2021

#### F.20(01)2016/MP

#### 1.0 BACKGROUND

- 1.1 Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 42/2018 approved the proposal regarding 'Provision for Landuse Category of "Government Land - Use Undetermined" In MPD-2021'.
- 1.2 As approved a Public Notice was published in Gazette of India vide S.O. 4911 (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 03 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. 4911 (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:

	Provision in MPD - 2021
Table 8. 2: Planning St Use Category	andards & Development Controls for Government Land
Existing Provisions	Proposed Amendments/Modifications
No provision	Other Controls: The following to be added after Sl. no vi.  vii. The norms of Govt. use (undetermined) shall be as per approved layout / scheme, for which development controls shall be as per respective use premises.

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 with the following modifications:

The point (vii) in the proposal be read as under:

'vii. The norms of Govt. land (use undetermined) shall be as per approved layout/scheme, for which development controls shall be as per respective use premises.'

 The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for issue of final notification.

COLORE - OFF ALL OF GRAND

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



SHIRITAL

EXTRAORDINARY

(ii) Radi-be-e Sadi-II win

PART II—Section 3—Sub-section (ii)

**अधिकर में अक्षीए** 

PUBLISHED BY AUTHORITY

Ko. 3742] [ZPLE ]#

NEW DELHI, THURSDAY, SEPTEMBER 20, 2018/BHADRA 29, 1940 नई दिल्ली, बुहस्पतिवार, मिलम्बर 20, 2018/माह 29, 1940

#### **ए**ज्या जन्म आधिकरण

(संबंध गोजना अनुसात)

#### सावेजनिक सुचना

नई दिल्ली, 20 सितम्बर, 2018

.F केमप्र \Hकांतिर श्रीह top मान ानमह कविष्य लेग ने वाहरू क्यांत केम तीमाह 1 है कियर सर्व में एक कार्यही की अवसि के अंदर आयुवस एवं सिवय, दिल्ली विकास प्राधिकरण, "वी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को हो अवया कोई सुझाव देना हो, तो वे अपनी आपति/सुझाव इस सूचना के जारी होने की तिथि से पैतालीस (45) दिनों तीमार द्वेक कि तमीक्ष क्षिकी द्वीर में व्यक्त के नव्यक्ति तमीक्ष्य 1ई ततार किसी व्यक्ति प्राद्ववार प्राद्ववार व कि क्षानाम कियी ,है आरम्प कि रिष्क नवाधिक क्षितिनानी कि 1502-गमर्गक व्यक्ति विनेश के (क)11-ग्राप्त का.बा. 1911(बा).—दिल्ली विकास प्राक्तिकरण्य के दशकार का दिल्ली विकास आफ्रीनयम्, 1957 की

ाह छारे था है से हैं जो वंदर्शत हो।

#### FRIBE

	1 प्राण एक्षां के बार के प्राप्त के किया है। अनुसार के अनुसार (अनिधानिस) के मान देव अनुसारित से आवर एक्षिम के अनुसार होगे (क्षिम एक्षिम मिक्का मुक्का संबंधित के प्राप्ति मिक्स मिक्स के मिक्स मिक्स है।
जिन नामभार देवि	ामहोस्य स्थितियाः
मुर्जेदा यावसान	मनाडाह्र/मनाडार छ्वाछरू
तिक एकिए होन किकार : ८.८ किलीत	एहफ़िली एनकिनी प्रीय कानाम मनजार पृथ्वी क विषक्ष
	दिल्ली मुख्य योजना–2021

21-

2. प्रस्तावित संशोधनों को दर्शाने वाला दि.मु.यो.-2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ दि.वि.प्रा की वेबसाइट www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ.20(01)2016/एम पी] डी. सरकार, आयुक्त एवं सचिव

#### DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

#### PUBLIC NOTICE

New Delhi, the, 20th September, 2018

S.O. 4911(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.

#### Modification:

	MPD - 2021		
Table 8, 2: Planning St	andards & Development Controls for Government Land Use Category		
Existing Provisions	Proposed Amendments/Modifications		
No provision	Other Controls: The following to be added after Sl. no vi.  vii, The norms of Govt. use (undetermined) shall be as per approved layout / scheme, for which development controls shall be as per respective use premises.		

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.

[F. No: F 20(01)2016/MP]D. SARKAR, Commissioner-cum-Secy.

ALOK Digitally signed by ALOK KUMAR Date: 2018.09.21 21:46:16 +05'30'

## दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY NEW DELHI

No. F 20(01)2016/MP

ATHER EXCENTED TO STORE ASSO

Date: 03.12.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 28.11.2018 regarding Public Notice for 'Provision for Land use Category of "Government Land - Use Undetermined" in MPD-2021'

Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 42/2018 approved the proposal regarding 'Provision for Land use Category of "Government Land - Use Undetermined" In MPD-2021'. Accordingly, a Public Notice was published in Gazette of India vide S.O. 4911 (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.

In response to the above public notice, total of 03 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. 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> <li>Due to revision in MPD-2021 under Table 8.2, lands which have been already allotted or earmarked in Master Plan / Zonal Plan for Govt. Use (Undetermined) are restricted up to only 1 Ha.</li> <li>It has been therefore requested to exempt the control norms of Table 8.2 for plot area of 101 Ha. (already allotted) and allow FAR of 40% for residential use.</li> </ul>	
2.	The present proposal is not a public purpose and is not needed.  As preparation of MPD-2041 is already under process, all the modifications to the current Master.	the earlier provision in MPD-2023 (notified on 07.02.2007), which was inadvertently deleted while

SL No.	Gist of Issues	Observations
	Plan are not justified.	<ul> <li>Chapter 8 in the year 2016.</li> <li>Due to this deletion, problems are being faced by the local bodies in determining the development control norms and in sanctioning of layout plans of various land pockets already allotted to Govt. departments under the land use category "Govt. Land (Use Undetermined)".</li> </ul>
3.	Section 11A be not used for the purpose as it dilutes the purpose of Section 11 A. Instead a corrigendum may be issued rather than a new Public Notice.	<ul> <li>Corrigendum is generally issued for any typographical error in printing or publication. However, the current proposal is for modification in the notified provision of MPD-2021.</li> </ul>

#### Recommendation:

After consideration of the above issues and observations, the Board recommended the proposal as contained in the public notice issued vide S.O. 4911 (E) dated 20.09.2018 may further be processed as per Section 11A of DD Act, 1957.

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

Chief Planner, TCPO, Gol (Member of the Board of

**Enquiry & Hearing)** 

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

#### ITEM NO. 63/2018

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

#### F.3(29)2009/MP

#### 1.0 BACKGROUND

- 1.1 Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 39/2018 approved the proposal regarding 'Proposed modification in MPD – 2021 for setting up of Microbreweries in Hotels and Restaurants in NCT of Delhi'.
- 1.2 As approved a Public Notice was published in Gazette of India vide S.O. 4909 (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 04 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. 4909 (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
	Chapter 7.0 Industry
Annexure-7.0(III)	Prohibited/ Negative List Of Industries
Existing Provisions Proposed Modifications	
20. Brewery and potable spirits	20. Brewery and potable spirits (However, microbreweries upto 500L/day capacity may be allowed to be set up at any Restaurant / Hotel /Club subject to installation of on-site waste water treatment facility and adherence / compliance to related NOC / licenses required)

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.

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



असाधारण

#### EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

## PUBLISHED BY AUTHORITY

H. 3740]

नई दिल्ली, बृहस्पतिचार, सितम्बर 20, 2018/भाद्र 29, 1940

No. 3740]

NEW DELHI, THURSDAY, SEPTEMBER 20, 2018/BHADRA 29, 1940

दिल्ली विकास प्राधिकरण (मुख्य योजना अनुमाग) सार्वजनिक सूचना

नई दिल्ली, 20 मितम्बर, 2018

का. बा. 4909(ज).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा—11(क) के अंतर्गत दिल्ली मुख्य योजना—2021 में निम्निलिखत संशोधन करने का प्रस्ताय है, जिसे जनता की जानकारी के लिए एतदहारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपित हो अथवा कोई सुझाव देना हो, तो वे अपनी आपित/सुझाव इस सूचना के जारी होने की तिथि से पैतालीस (45) दिनों की अवधि के अंदर आयुक्त एवं सिचव, अपनी विकास प्राधिकरण, बी ब्लॉक, विकास सदन, नई दिल्ली—110023 को लिखित रूप में मेज सकते हैं। आपित करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन/संपर्क न,/ई—मेल आई. श्री. भी दे, जो पठनीय हो।

#### संशोधन :

NG ALIGN	दिल्ली मुख्य योजना-2021 अध्याय 7.0 उद्योग -7.0(III) निषद्ध/नेगेटिव उद्योगों की सूची
मीजूदा प्रावधान 20. बूबरी एवं पोटेबल स्प्रिट	पस्तावित संशोधन  20. बूवरी एवं पोटेबल स्त्रिट (तथापि, 500 लीटर/प्रतिदिन  21. बूवरी एवं पोटेबल स्त्रिट (तथापि, 500 लीटर/प्रतिदिन  समता तक वाली माइक्रो बूवरीज को किसी रेस्टोरेट/ समता तक वाली माइक्रो बूवरीज को किसी रेस्टोरेट/ समता तक वाली माइक्रो बूवरीज को स्वाधित अनापित  जल शोधन सुविधा होने और संबंधित अनापित  प्रमाण-पत्र/अपेक्षित लाइसेंस के अनुपालन की शर्त पर्व  दी जा सकती है)।

प्रस्तावित संशोधन को दर्शाने वाला दि.मृ.यो.—2021 का पाठ निरीक्षण के लिए उपयुंक्त अविव के दौरान सभी कार्य—दिवसी में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, दिल्ली विकास प्राधिकरण, छटी मौजल, विकास मीनार, आई.पी. एरटेट, नई दिल्ली—110002 में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने दाला पाठ दि.वि.घा. की वेबसाइट अर्थात www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 3(29)2009/एमपी] डी. संस्कार आयुक्त एवं संविव

#### DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

#### PUBLIC NOTICE

New Delhi, the 20th September, 2018

S.O. 4909(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.

#### Modification:

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

 The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6<sup>th</sup> 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.

[F. No. F 3(29)2009/MP]

D. SARKAR, Commissioner-cum-Secy.

## दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY NEW DELHI

No. F 3(29)2009/MP

Date: 03.12.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 28.11.2018 w.r.t. Public Notice for 'Proposed modification in MPD - 2021 for setting up of Microbreweries in Hotels and Restaurants in NCT of Delhi'

Delhi Development Authority in its meeting held on 07.09.2018 vide item no. 39/2018 approved the proposal regarding 'Proposed modification in MPD - 2021 for setting up of Microbreweries in Hotels and Restaurants in NCT of Delhi'. Accordingly, a Public Notice was published in Gazette of India vide S.O. 4909 (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.

In response to the above public notice, total of 04 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 heard by the Board. 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,	Minimum area of the restaurant for the installation of Microbreweries and may be allowed where the applicant holds Fire NOC.	<ul> <li>In the proposed modification microbreweries have been proposed to be a permissible activity within Hotels, Restaurants and clubs with limited capacity subject to clearances from all the statutory authorities.</li> <li>The maximum capacity of the Microbrewery i.e. upto 500 ltr. has been specified in the proposal. Accordingly the capacity of the Microbrewery can be varied as per the area of the restaurant within the laid down norms and standards. As such restricting the area of restaurant for allowing Microbreweries is not justified.</li> </ul>
2.	Whether this will be a premise or an activity in a premise should be	As per MPD-2021, Microbrewery has been treated as an industrial

Sl. No.	Gist of Issues	Observations	
	clarified.  • If it's a premise, then this will need to be defined as are other premises defined in the development regulations.	<ul> <li>Manufacturing activity.</li> <li>As the Microbrewery is proposed to be permitted as an activity in only use premises namely restaurants, hotels and clubs, therefore, the same there is no need to allow it as a separate use premise.</li> </ul>	
3.	Table 5.5 which defines activities in Hotels and Restaurants needs to be modified for this to become permissible activity.      Annexure II – Group B Industries, Industries permissible in commercial areas should be modified to include this.	The list of permissible activities provided for different use premises in MPD-2021 is not exhaustive and may vary from time to time as per the government orders / notifications.  Annexure II of Chapter 7 in MPD-2021 provides the list of Industries permissible in Commercial Centres. The current proposal is only limited to permissibility in Hotels, Restaurants and Clubs.	
4.	In addition to above, few students from SPA, New Delhi raised certain queries (in the form of objections / suggestions - for academic study) on the proposal and provisions of DD Act, 1957.	All the students were provided with the information from academic point of view by the Board, officers and the applicants present during the meeting.	

#### Recommendation:

After consideration of the above issues and observations, the Board recommended the proposal as contained in the public notice issued vide S.O. 4909 (E) dated 20.09.2018 may further be processed as per Section 11A of DD Act, 1957.

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

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

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

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

# ITEM NO. 64/2018

(File No. NO/KPC/13/2017/DDA)

Sub: Ratification of constitution of Appellate Authority and adoption of Standard Operating Protocol for Appellate Authority as per DUSIB Guidelines.

#### 1. Background

For implementation of Kathputli Colony Redevelopment Project near Shadipur Depot, West Deihi an Agenda Item No. 33/2017 was placed before the Authority in its meeting held on 20.7.2018 for earmarking available built up EWS flats for allotment to the squatters of Kathputli Colony and adoption of JJ Rehabilitation and Relocation Policy and Protocol for removal of jhuggies and JJ bastis on DDA land (Annexure-A). As per para 15(iii) of the proposal, the Authority approved to adopt the Policy for Rehabilitation of JJ colonies as promulgated by DUSIB, Govt. of NCT, Delhi and also approved by Government of India MoUD/HUPA in respect of cutoff date, rates to be charged from the perspective beneficiaries under Kathputli Colony and other project of the DDA, guidelines, protocol to be adopted for identification of beneficiaries & removal/shifting of JJ clusters contained in Annexure-VIII and IX of the said Agenda.

Prior to carrying out the demolition of jhuggies and shifting of the beneficiaries to alternative accommodation, Sh. C.K. Chaturvedi, Distt. & Sessions Judge (Retd.) was appointed as an Appellate Authority on the basis of DUSIB guidelines vide orders dated 2.9.2017 (Annexure 'B'). Since Shri C.K. Chaturvedi was pre-occupied, Shri Satish Ahlawat, Retired Additional District and Sessions Judge was appointed as Member of the Appellate Authority vide office orders dated 9.11.2017 (Annexure-C).Based on the DUSIB guidelines constitution of the Appellate Authority and appointment of

two other members i.e. a retired civil servant of the level of Joint Secretary, Govt. of India and an expert member was approved by the Vice Chairman, DDA vide orders dated 22.9.2017 as per para 3(i) of the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (Part B) of DUSIB (Annexure-D).

Now it has come to notice that in Annexure VIII Part 'B' under heading Appellate Authority of the agenda Item No. 33/2017 the constitution of the Appellate Authority has inadvertently been mentioned as under:

- i) PC(LM) or PC (LD) or CLM
- ii) Director (LM)-1
- 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

Therefore, rectification in the constitution of Appellate Authority is required to be made.

Hon'ble Lt. Governor, Delhi/Chairman, DDA while approving the policy on insitu slum redevelopment/rehabilitation on 'PPP' mode in Delhi has directed that eligibility of beneficiaries to be covered under this policy would be strictly in accordance with DUSIB Policy dated 11.12.2017 including changes made by DUSIB from time to time (Annexure-E).

The DUSIB vide Agenda Item No. 17/7 in its meeting dated held on 28.9.2016 passed the constitution of Appellate Authority and its Standard Operating Protocol (Annexure-F). The same needs to be adopted by DDA.

#### 2. Clarification

The copy of the guidelines and the protocol for removal of jhuggies and JJ bastis was annexed as Annexure VIII & IX of the agenda. All the required amendments to replace the various authorities mentioned in the DUSIB guidelines were incorporated in these Annexures. In para 15 (iii) of the agenda No. 33/2017 (Annexure-A) approval for acceptance of guidelines placed at Annexure VIII and protocol placed at Annexure IX to be adopted for identification of beneficiaries and removal/shifting of JJ clusters was sought and approved. However, specific approval for constitution of Appellate

Authority and Accepting Authority as per DUSIB guidelines was not sought.

Besides in Annexure VIII under heading Appellate Authority constitution of authority was inadvertently proposed as mentioned in para 1 above.

However, the intention of the DDA was to adopt the constitution of the Appellate Authority as per the DUSIB Policy i.e. Delhi Slum and JJ Rehabilitation and Relocation Policy, 2015 (Part B) - Annexure-D.

As per order of the Vice Chairman, DDA mentioned in Para 2 of background, appeals allowed/rejected by the Appellate Authority have been accepted by the then Principal Commissioner (H/PMAY) and Commissioner (Pers./H) whereas as per para 8(ii) of the Standard Operating Protocol of the Appellate Authority orders passed by CEO, DUSIB (in DDA, VC, DDA) shall be final (Annexure-F). As per opinion of Law Department, DDA such cases may not be opened at this stage.

Keeping in view the above and directions of the Hon'ble Lt. Governor, Delhi/Chairman, DDA the following is proposed for approval:

#### 3. Proposal

- To accord ex-post facto approval for constitution of the Appellate Authority on the line of Delhi Slum Rehabilitation and Relocation Policy, 2015 (Part - A & B) and adoption of the Standard Operating Protocol for Appellate Authority w.e.f. 22.9.2017.
- II) To accord approval for replacing the constitution of Appellate Authority in Annexure-VIII of Authority Resolution No. 33/2017 as under:
  - a) DDA will constitute an Appellate Authority for redressal of the grievances related to the determination of eligibility for allotment of alternative dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate authority will consist of the following:
    - Retired judge of the level of Additional District Judge;

- Retried civil servant of level of Joint Secretary to Government of India;
- An expert member to be nominated by Vice Chairman, DDA; and
- Deputy Director, DDA to be nominated by Vice Chairman,
   DDA as convener.
- III) To accord approval for exercising the powers of CEO, DUSIB in DUSIB Policy with regard to determination of eligibility of JJ dwellers and Standard Operating Protocol for Appellate Authority by VC, DDA for Kathputli Colony in-situ Development Project and other in-situ development projects of DDA.
- IV) To accord approval for not reopening the appeals already allowed/rejected by the Appellate Authority and accepted by the then Principal Commissioner (Housing/PMAY) and Commissioner (Pers./Housing).

#### RESOLUTION

The proposal contained in the agenda item was approved.

# TEM NO. 33/2017

Subject: -

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

## Background:

 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,

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 33 dwellers from Kathputli Colony, to facilitate construction activities at the given site, by

# 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

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 19th 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 30th June, 2017, 828 additional families have shifted to the Transit Camp bringing the total number at 1355. About 1/3rd demolition works has been completed so far and about 4 acres of land

- 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:

 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 31st 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 flats is about to be Engineering Department, construction of 1860 EWS 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)

SI. 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	8600 (86Cr.)

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 10th July, 2017, The Developer Entity agreed that if, the vacant site at Kathputli Colony is made available to the Developer by 31th 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)

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- (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:-

- 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 reduvelopment/ 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 borned 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\* 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 addendam to the agenda item taid on the Table was approved.

Attented copy

# DECHI-DEVELOPMENT AUTHORITY OFFICE OF THE DIRECTOR (KATHPUTLI COLONY)

67. PS/PC/ODA/2013/11-1/PL 1/

Dated:

#### 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 Al-dwellers from Kathpulli Slum colony at Shadipur to transit Camp at Anand Parbat and finally at re-built Kathpulli colony:

- sinstructions danued by DUSIBo vide F. 18(7)UD/DUS B/2011/Vol. J/2350 dated 25:02:13 and subsequent instructions issued by the DUSIE in this regard may be used for determining the eligibility with the following modifications:-
  - The cut of date will be the last month of the survey conducted at-Kathputti colony by Land Management Department that is 3:1" January bĭ
  - The JJ dwellers living on upper floors will (Iso be eligible as per Order No. PSIPC/2013/DDA/H-1/40-N dated 25 02 14 provided they meet the others aguirements. The independent fardilles that are husband and wite etc. living separately from their parents either in some other Thuggies or at upper floor will also be sligible provided they meet the other eligibility criteria as per the aforesald order of DUSIB.
  - The competent authority wherever CEO, DUSIB is mentioned will be
  - The cases of minor mistakes/variations in the name(s) and/or address(s) of the slum/J,I dweller/beneficiary may be accepted on the basis of documentation and photograph/videograph available or
- Fhediat of 2641 J.J. dwellers published on the website of DDA will be the pring 2. list for authentication of JJ dwellers. explained in Para 1. The eligibility will be decided
- It has been reported that some of the files that is about 19 files regaring original survey are missing/not traceable. In such type of cases, the duricate illes may be prepared from the available record and re-survey may bridge. and the authenticity of the JJ awellers may be confirmed from the videoa/photographs available from the records. These files an be considered for registration of JJ dwellers and for rehabilitation ater the

The ration card will not be compulsory document as per DUSIB Oder dated 25,02,13. However, one ration card may be used for one damily 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

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- The photograph of entire family and blometric 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.
- 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.
- 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 as per present guidelines and if eligible then with the approval of either Dy. Director (LIM). WZ. or Director (KPC), Nodal Officer, be considered for rehabilitation.
- 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 patition 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 thusband may be rejected.
- 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 take, begus 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.

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

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- 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.
- 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.c.taJuly 2014 and Dy. Director (LM) WZ and Director (Kathputli colony) to

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 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 wabsite of DDA will not be considered for rehabilitation unless a proper re-survey of these cases have been done and Director (Kathputli colony).
  Director (Kathputli colony).
- With the issuance of aforeseld instructions, the Office Order No. PS/Dir.(EWS)/DDA/8 dated 06.03.14, 7(90)13-LM/WZ/Pt./2 dated 25.02.14, 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/6 dated 06.03.14, PS/Dir. (EWS)/DDA/11 dated 07.03.14, PS/Dir. (EWS)/DDA/9 LM/WZ/Pt./5 dated 01.03.14 and 01.03.14 and office orders issued by Shri Sharat Kumar, Dy. Director (LM), Nodal Officer (Kathputli Colony) stands
- The procedure regarding iscuance of demolition slip/registration of JJ dwellers etc may be devised by Director (Kathputli Colony) and necessary instructions
- 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, 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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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.

End; 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).

(Balvinder Kumur) Vice-Chaliman, DDA

(Balvinder Kumar)

Vice-Chairman, DDA

GOVERNMENT OF NATIONAL CAPITAL TERROTORY OF DELLIE DEPARTMENT OF URBAN DEVELOPMENT O'TH LEVEL, 'C' WING: DELLII SECRETRIAT, NEW DELLII

No.F.18(7)/UD/DUSUB/2011/Vol-1 2 3 5-0

Date: 25/02/2013

# ORDER

Relocation and rehabilitation of the JJ dwellars has been the priority of the Govi. of MCT of Delhi for quite some time. With the launch of Jawaharlal Nebru Urban Renowal 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 corput area (and 32 sq. meters plinth area) have been countructed 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 publicking 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 editoria and procedures in the guidelines and because of some court rulings, En 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 enpersede all provious guidelines and modifications thereof.

By Order

Project Officer (BGUP)

Department of Urban Development

CU-SUNDAY.

Cuidelines for implementation of the Scheme for relocation/rehabilitation and allofunciat of flats to the Janggi Jhopri dwellers under JNNURM-2013.

- The Delbi Urban Shelter Improvement Board (DUSIB) will be the Nedal Agency for relocation/ reliabilitation of JJ clusters in respect of the lands belonging to MCD and Delhi Government and its Departments/Agencies, in case JJ colonies extating in lands belonging to Central Government/Agonden like Rallways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, one the respective agency may callier carry out the relocation/reliabilitation themselves as per the policy of the Dulhi Government or may entrust the job to the
- The DUSTB will initiate the process of notification of those 'jhuggi jhopri basiles' which satisfies the conditions as given in Section 2(g) of the Delhi Urban Shelter
- The DUSIB will carry out the survey of lhuggi lhopel bastic as per section 9 of the And and in such serveys will follow the procedure as given below:
  - DUSIB shall posts a nodee regarding conduct of survey at least four weeks in advance at conspicuous places in the JJ-Chasters 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
  - After four weeks of notice period, the joint-survey may be conducted by DUSTE 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 ran be relaxed by DUSIB.
- The survey team has to ensure that the names of JJ chater dweller and his/her family member who are actually residing to the said fluggi (whether they are occupying the juiggi 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 auted to submit the documents in support of their claim within 21 days.
- to addition to the above prescribed procedure if any genuine case(s) is/are atill left-out, then the CEO, DUSIB may consider the same as per individual

For any person to become eligible for allotment under those guidelines, he/she alld satisfy the following eligibility criteria and will be further subject to the iditions and procedures as under-

The JJ dweller must be a citizen of India and not less than 18 years of age;

The JJ dweller should have been occupying the Jhuggi on or before 4.6.2009 i.e. theidate of announcement of RAY by Government of India; (111)

The Li dweller connot claim the allotment of a flotes as matter of right;

The name of the JJ dweller should figure in the joint survey conducted by Shim & J.J. Doph. / 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,

The JJ divellar will be outlifed for one residential flat only, even if he/she is

No flar shall be allotted if the jhuggi is used for commercial purpose;

The Stuggi 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 Jiniggi is being used for commercial purpose and other floors for residential purpose that will entitle the its dweller for one residential flat only. if such commercial and residential parts are occupied by the same person;

ii) in case of multi-storied thegs occupied by the same person or different persons for residential purpose, the allotment will be considered to the

Allotment will be made in the joint-name of the husband and wife occupying the Jhuggi, blometrics along with photoe of both husband and wife and members of family will be prepared and maintained by Delhi Urban Sheltor

The first to the eligible alum dwellers will be alletted initially on lease hold basis for 15 years and converted to fore hold thereafter for which modulities will be worked out by the Delhi Urban Shelter improvement Board (DUSIB)

The lessee shall use the flat for residential purpose only;

Nelther allottee nor any of his/her family member(s) should own any

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

The Delhi Urban Shelter Improvement hourd has the right to Enneel 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

cannot claim any compensation what soever and such allotter thall handover the peaceful possession of the flat to the Leasor/DUSIB;

- In case it is discovered that the allotment has been procured by intersepresentation, suppression of facts or fraud and producing fake documento, etc., the allotment shall stand cancelled and possession of the flat shall yest with the Delhi Urban Shelter Improvement Board without paying any compensation to the ellettee, this shall be without any prejudice to any
- Before allotment of a flat, the beneficiary shall have to file an affidavit duly verified by a First Clase Magistrate /Notary Public specifying the above oligibility conditions. The photograph of the beneficiary (wife and husband logaliser) should be pasted on the affidavit duly verified by the First Class
- Those Jhuggi dwellers, who have come after the cuit of date i.e. 4.6 2008, who do not laive sufficient proof/documents of eligibility and is not covered by the eligibility corps and who have rented out/sokbout the lines; and not in a possession of jouggi at the time of removal. No gilotinent would be done against vacant /demolished / unoccupied jimigs at the time of survey and no things dwellers once allotted plot / flat will not be eligible for future allotment rest
- The Chief Executive Officer (CEO) of the DUSTS is puthorized to constitute acretiny/eligibility determination committee comprising of officer(s) of DUST, the concerned ERO/AERO/or any authorized officer(a) nominated by District Election Officer and officer(s) of the Land Owning Agency to determine the eligibility of slum/JJ theoliera. CEO, DUSIB is also authorized to device any suitable mechanism/procedure and/or to modify/reconstitute the strutiny/eligibility determination committee as per the exigencies of the work,
- In order to easure that no eligible dd dweller (s) is left out from the Religbilitation Scherne, the following documents will be compldered for the purpose of proof of
  - 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, long and also in the year of survey; b.
  - In addition to above the J.J. dweller shall submit any one of the following documents, issued on or before 4.6,2009 to substantiate the proof of
    - -Ration Card with photograph

- Driving Licence
- Identity Card/Smart Card with photograph Isqued by State/Central Government and/or its autonomous bodies/agencies like
- Parsbooks issued by public soctor Bank/Post Office with
- SC/ST/ORC Certificate issued by the Competent Authority with photograph,
- Pension document with photograph, such as Ex-servicemen's Pension Books Pension payment order, Ex-servicemen's widow/dependents certificate old aga pansion order or widow
- (vill) grantom fighter's identity carelwith photograph.
- Certificate of physically mandicapped with photograph issued by
- Health Insurance Scheme Suhrt Cards with photograph (Ministry
- Identity Card with photograph issued in the name of the checendants of the slum/dd the hardron; a Government School.
- The discuster dweller shall have to file an affidavit duly sworn before the Notacy Public about the authenticity and veracity of the

in the case of fainor legal heirs the inbove said prescribed documents/ requirement can be relaxed by the CEO. DUSTE: In addition to above prescribed procedure, af any gameine, case(a) is /ate athl left out, then the CEO, DUSIB may decide the genuineness of the same on case to case basis,

- To have uniformity in the allotment of the dwelling units available for allotment co on date, the Land Owning Agency's contribution may be kept as Rs.1,50,000/- per eligible beneficiary and the coat of the dwelling units may be abused 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 simplevelopment, the eligible beneficiary will have to pay the land owning agency share in addition to the beneficiary share.
- The rehabilitation/relocation of JJ clusters shall be started without waiting for the receipt of Land Coming 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 towarment to the unprementary suggests, which are removal process for recovery of the Land Owning Agency contribution may be carried out sinustaneously, 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.

- The entire relocation/rehabilitation of JJ clusters shall be treated as a public project under JNNORM/RAY, under The National Capital Territory of Delhi Laws (Special Provisions) Act, 2011.
- DUSTB will utilise the Andhaar/UIDAI Card data of the JJ dweller for blometric authentication. However, in case Andhaar/UIDAI Card data is not available, then DUSTB may suthenticate the JJ dweller through its own bio-metric process. Andhaar/UIDAI/DUSTB Bio-metric identity card data of each member(3) of the JJ dwellera 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.
- In the case of a JJ cluster dweller expiring after the date of survey, the widow/widower becomes eligible for allotment under the Schome. However, where the base been actually residing in the said jluggi shall be eligible to avail the benefits under the Scheme, in order to remove hardships to the family of deceased boughtlary.
- 13. DUSTB shall refer specific complaint(s), if any, pertaining to foreign nationals cane(s) to Delhi Police for verification and to consider remaining cases by taking an disclaration to the effect that he/she is a bonofide citizen of India.
- sign/IJ dweller/beneficiary would be decided by the CEO, DUSIB on the basis of
- 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.
- agency (DSHDC/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 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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winely (a) Ceinent Godown Mothillagh/Netafiliagar (b) O. Point, Golo Market, (c) Ph.
Thene Dhobi Glad, Didt Marg (d) Buigalli Campat Ratival Magar (e) Mandr Gall, C. F.
Thene Market and (f) Arjun Das Campi Fast Ridsval Natar, which have already boson taketed by DUSIB as par the policy guidelines issued yide order dated 19.2.2010 and to subraquent amendments, However, the funnelst sharing pattern in these eases The benefit of these guidelines will apply to the following, eight

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 Kathpurli 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 Parbhat.

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 11 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 31st 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 25th 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.
- Alternative arrangement for water supply through the tanker has been made till the regular water through the pipe line is made.
  - Sewer line is available.
  - Road network is available.

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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 unfront 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 :-

St. No.	Particulars		In Lacs
1.	Cost of each flat	22	14.94
2.	Cost of 1000 flats	==	14940
3.	Less Beneficiary cost (1,12,000X4080)	31	4569.60
4.	Less Maintenance charges (30,000X4080)	in .	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	ш	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.

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ANNEXURENT

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CONTRA STATERA

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13/7/201

"Sh Udai Pratop"Singh,IAS

Vice Chairman

Delhi Development Authority

Vikas Sadan, New Delhi

Subject:

Construction of additional 10% EWS in-situ DU's at Kathputh Colony by

Developer

CHOW Dear Sir,

Kindly refer the meeting on 10 July 2017 under the chairmanship of Vice Chairman and in attendance by Principal Commissioner (II & LD), Engineer Member, Finance Member and other by Adjicials. As deliberated during the meeting, the offer for construction of additional 10% lin-situ DD's which was valid till 30 Jun 2017 subject to handover of complete 5.22 beechassaic 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 Pianning Archibecture 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

CC:

PC (H&LD), DDA: For information

€Engineer Member, DDA: For information

Finance Member, DDA; For information

Accommissioner Planning, DDA: For information

Echief Engineer North, DDA: For information

Director Building, DDA: For Information

Notal officer, DDA: For information

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### RAHEJA DEVELOBERS ETD.

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

From: Kanzur links <saarchinz@dda.org.is> on 10e, 15 Jul 2017 14:18:46

To: "peakla" «pedda@dda.org.in»

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t attachment(s) - Kathpulli\_Robabilitation\_colony\_ln\_Situ\_schome, \_18.97,2917.docx (12.99KB)

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

Please find enclosed herewith an attachment, on the subject ulr.

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-srarchriz@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 Kathputti 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.

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#### DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 14th December, 2018 at 10.30 a.m. at Raj Niwas, Delhi.

Following were present:

#### CHAIRMAN

Shri Anil Baijal Lt. Governor, Delhi

#### VICE CHAIRMAN

Shri Tarun Kapoor

#### MEMBERS

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

#### SECRETARY

Shri D Sarkar Commissioner-cum-Secretary, DDA

# SPECIAL INVITEES

- Shri Vijay Kumar Dev Chief Secretary, GNCTD
- Smt. Renu Sharma Principal Secretary (Finance), GNCTD
- 3 Shri Raajiv Yaduvanshi Principal Secretary (UD), GNCTD
- 4 Shri Madhup Vyas Commissioner, North Delhi Municipal Corporation
- 5 Shri Shripal Principal Commissioner (Pers., Hort., LS& LM), DDA
- 6 Shri Shurbir Singh Chief Executive Officer, DUSIB

# LT. GOVERNOR'S SECRETARIAT

- Shri Vijay Kumar
   Principal Secretary to Lt. Governor
- Shri R N Sharma Special Secretary to Lt. Governor
- 3 Shri Ravi Dhawan Joint Secretary to Lt. Governor
- 4 Shri Anoop Thakur Private Secretary to Lt. Governor
- 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.
- II. Hon'ble Lt. Governor/Chairman, DDA welcomed Shri Vijay Kumar Dev, Chief Secretary, GNCTD, Shri Tarun Kapoor, Vice Chairman and Shri Shailendra Sharma, Engineer Member, DDA.

#### Item No. 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

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.

#### Item No. 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

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

- 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.
- 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.
- 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.
  - 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 reexamined.
- 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.

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

### Shri Somnath Bharti

- 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.

- 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.
- 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

- 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 Okhła, 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.

#### Shri S K Bagga

Parks should be developed after removing encroachments in his constituency.

#### Shri Manish Aggaarwal

 Parks should be maintained on Public Private Partnership (PPP) mode on the lines of MCD.

# Shri Jayender Kumar Dabas

 Vacant DDA land within unauthorized colonies should be handed over to MCD for schools, parks, dispensaries, etc. Commissioner, North DMC to identify specific land and inform VC, DDA.

#### Item No. 49/2018

Proposed modification in Chapter 7 of MPD-2021 w.r.t. Household/Service industries. F.20(12)2018/MP

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.

#### Item No. 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

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.

### Item No. 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

The agenda item was deferred.

#### Item No. 52/2018

Policy on in-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi to be adopted in DDA.
F.2(43)2018/PMAY

 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."

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

#### Item No. 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

The proposal contained in the agenda item was approved.

#### Item No. 54/2018

- 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.

The proposal contained in the agenda item was approved.

#### Item No. 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(P)/DDA/Part-II

The proposal contained in the agenda item was approved.

#### Item No. 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

The proposal contained in the agenda item was approved.

#### Item No. 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) TikriKalan for the financial year 2018-19 &
- c) Narela for the financial years 2017-18 & 2018-19

F.2(204)2018/AO(P)/DDA

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.

#### Item No. 58/2018

Delegation of powers to Executive Engineers to file affidavits in Court/Arbitral Tribunals.

F.EM.3(5)/2017/Misc./DDA/Pt.

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

Recovery of damages licence fees for overstayal in DDA staff quarters - review thereof. F.1(27)/2017/SQ/DDA

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.

#### Item No. 60/2018

Proposed modification in MPD-2021 regarding permissible commercial activities in insitu up-gradation/ rehabilitation projects. F.3(36)1996/MP/Pt.-1

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.

#### Item No. 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

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.

# Item No. 62/2018

Regarding provision for land use category of 'Government land- use undetermined' in MPD-2021.
F.20(01)2016/MP

 The proposal contained in the agenda item was approved with the following modifications:

The point (vii) in the proposal be read as under:

'vii. The norms of Govt. land (use undetermined) shall be as per approved layout/scheme, for which development controls shall be as per respective use premises.'

The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for issue of final notification.

#### Item No. 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

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.

#### Item No. 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

The proposal contained in the agenda item was approved.

#### Item No. 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

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.

#### Item No. 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

The proposal contained in the agenda item was approved.

### Item No. 67/2018

To enhance the powers delegated to the officers of DDA for acceptance/ challenge of arbitral award.

F.EM1(10)18/Del. of power/DDA

The proposal contained in the agenda item was approved.

# Item No. 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

 After discussion it was decided that clause 1 of the Draft Regulations for fuel stations should be amended as follows:-

"Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-

judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances."

The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for approval.

#### Item No. 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

The proposal contained in the agenda item was approved.

#### Item No. 70/2018

Proposal for allotment of MIG Flats at Narela to Para Military Forces and Delhi Police. F.1(372)2018/Coord/H

The proposal contained in the agenda item was approved.

#### Item No. 71/2018

Proposal for launching Online Running Scheme. F.1(372)2018/Coord/H

The proposal contained in the agenda item was approved.

#### Other Points raised by the Members of the Authority

#### Shri Vijender Gupta

- There is no proper management of green waste in DDA parks.
- Most DDA parks have security problems.
- Several newly built community halls are not operational and have become dump yards. As decided by the Authority, these should be operated by RWAs.

#### Shri Somnath Bharti

- There is traffic congestion near Sharda Park at Hauz Khas.
- Despite amendment in the Master Plan, there has been no relief to shopkeepers from sealing.
- There is dog menace and security problem at Hauz Khas Deer Park.

iv) The problem of the nallah at Hauz Khas Rose Garden has not yet been resolved.

#### Shri O P Sharma

- Letters of Members should be responded to promptly.
- DDA should simplify the policy for adoption of parks by RWAs. Policy of providing open gyms in parks should also be rationalized.
- DDA should develop childrens' parks.
- iv) The Paper Market is located in a very unhygienic environment with security problems. A one time relaxation in the misuse charges should be provided.
- Some solution should be found to remove encroachment of metalled road.
- vi) DDA must act on encroachment and illegal construction around DND.

#### Shri S K Bagga

Unauthorized occupation of DDA land should be removed on priority.

# Shri Jayender Kumar Dabas

 North DMC is unauthorizedly dumping malba on vacant plots at PVC market at Tikri Kalan.

Hon'ble Lt. Governor directed that all issues raised by Hon'ble Members during Authority meetings in the last one year should be reviewed and brought before the Authority.

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.

12

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

#### Part -A

# Who is eligible for rehabilitation or relocation.

Il 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. Thuggies which have come up in such 13 Basti before 01-01-2015 shall not be demolished without providing alternative bousing.

# il. No New Jhungis 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 luunediately be removed without providing them any alternative housing. LM Department will use the following methods to ensure that no new jhuggis come up:

a. 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.

with Engineering b. LM Department to do joint inspections Department at regular intervals and any fresh Thuggis would be removed immediately.

# iii. In-situ rehabilitation.

DDA shall provide alternative accommodation to those living in 11, 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 covisages 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 IJ dwellers. DDA will prepare a scheme of rehabilitation of Basti and use such portion of land which is required for rehabilitation of IJ 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.

# ly. Relocation in rare case.

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

- a. There is any Court Order.
- b. That best has encroached a street, road, footpath or a park.
- c. 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 Owing Agency shall bring the proposal before the Authority, if Authority is satisfied and permits demolition, LM Department shall make all efforts to relocate the Thuggis in that Basti, clear the land and hand it over to land owing agency.

#### Part -B

#### The eligibility criteria for allotment of alternative dwelling units to rehabilitation and relocate 33 dwellers would be as under:-

 The 33 dwellers must be a citizen of India and not less than 18 years of age.

2. The Jhuggi Jhoopri basti in which the 13 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-

3. The name of 33 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.

 The name of the 33 dwellers must appear in the survey conducted by LM Department.

5. The 1) dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bia-metric identification by other mechanism.

II dwellers must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para.

7. Neither the 13 dweller nor any of his /her family members should own any house / plot/flat in full or in part, In Delhi. The 11 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 freehold 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.

- 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.
- 10.1F 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.

As envisaged in para above, the 33 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 for 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 lighter 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 /33 dwellers from Govt. School or certificate with photograph issued by the Principal of a Govt School mentioning therein that the descendants of the II dwellers was the student of the school.

### Appellate Authority

- a) DDA will constitute an Appellate Authority for redressal of the gricvances related to determination of eligibility for allotment of alternative dwelling unit for rehabilitation and relocation of 13 dwellers . The Appellate Authority will consist of the following:
  - PC (LM) or PC (LD) or CLM. (1)
  - Director (LM)-L. (11)
  - An expert member to be nominated by VC,DDA or PC (LM) (iii) or PC (LD) or CLM.
  - Dy. Director /LM of the concerned Zone. (IV)
  - b) The terms and conditions of the Appellate Authority will be decided. separately.
  - c) Any 13 dweller feeling aggrieved by the an officer/ committee, authorized to determine eligibility of the 33 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 Author y 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.
- 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 blass 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 13 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.
- 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.
- 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.
- Therefore, the DDA will maintain the common services in these colonies for a period of Syear 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.

- 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.
- 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 found.
- 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.

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

# STEPS TO BE FOLLOWED PRIOR TO REMOVAL OF JHUGGIES AND JUBASTI

# A. ER-SURVEY STEPS:

- 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 couditions mentioned in the Policy Sufficiently in advance.
- (iii) The proposal will be examined byLand Management/Disposal Department regarding the date of existence of 33 basti i.e. whether the same was in existence prior to 01.01.2006. If the 33 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 3huggIs and 33 basti.
  - (iv) After in principle approval of the Authority, the LM Department will conduct a survey and determine the eligibility of 31 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 II 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 33 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 33 dweller is left out of the joint survey.
- (iii) The survey team has to ensure that names of the 33 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.

- (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 11 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 jhuggs as well as the 31 dwellers residing therein.
  - (vi) In case of tocked 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/GLM, 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.
    - (b) 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 LDA, 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 ment of the case.

# B. Procedure for Eligibility determination

- (i) PC/LM-LD/CLM, DDA willconstitute three member Eligibility Determination Committee (EDC) comprising of officers of LM-LD/DDA (preferably Dy. Director Level), to determine the eligibility of the IJ 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 schedule for holding eligibility determination, will be intimated to the IJ dwellers, by pasting/displaying a notice in J1 basti, mentioning the place and time to appear before the EDC along with the requisite documents.

- The EDC will determine the eligibility as per eligibility criteria given in the Policy. EDC will verify the documents submitted by the 11 dweller, carry out his bio-metric authentication by Aadhar Card/bio-(111) metric identification by other mechanism. The 33 dweller will also be required to give a self-declaration regarding age, citizenship, family Income, ownership of other house/property, etc.
  - The EDC will finalize a list of eligible and in-eligible 11 dwellers which will be submitted to PC/LM-LD/CLM for approval. After approval, the list of eligible and in-eligible 33 dwellers will be displayed at the 11 Basti and at the notice board of designated office of DDA and shall also forwarded to Housing Department for holding draw and allotment of flat.
    - 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.

## POST SURVEY STEPS

- In the presence of representatives of eligible IJ dwellers Housing Department of DDA shall conduct a draw of flats to be allotted to the eligible 33 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. . .
- After holding the draw of lots, demand cum allotment letter will be issued to eligible 11 dwellers asking them to deposit beneficiary contribution within stipulated period of time by Housing (iii)
- After receipt of beneficiary contribution and its verification thereof, possession letters of the flats will be issued by the Housing to the eligible 33 dwellers under the (101) intimation of LM Department. They will be given two months time, Department of DDA
- LM Department will fix the date of removal of the said 33 basti for shifting to respective flats. and send an appropriate intimation to the local police authorities (IV) for providing security and maintaining law and order.
- The police authorities shall extend full cooperation, and adhere to the dates so fixed by DDA for removal of the 33 basti, as far as possible. If, due to some unavoidable circumstances, the police {v} authorities request for postponement of the removal of the 13 basti, such postponement should not be more than once.
- In order to provide suitable facilities at the allotted site, DDA will make request to the concerned authorities, as under: (vi)
  - Directorate of Education, GNCTD/ MCD will be requested to make arrangement of admission of the wards of the jhuggi dwellers in (a) the nearby schools.
  - Directorate of Health Services, GNCTD, will be requested to set up a dispensary/ Mohalla Clinic in the vicinity of the flats, if not (b) already available.

Request will be made to open Kendriya Bhandat/CO-operative (c) store to eater to the basic daily needs of the jhuggi dwellers, if not evailable in the vicinity.

Delhi Transport Corporation (DTC) will be requested to make

(d) arrangements of DTC buses.

Delhi Jal Board shall facilitate the availability of drinking water and sewerage facilities in the flats to be allotted.

#### STEPS AND PRECUATIONS TO BE FOLLOWED DURING REMOVAL OF THUGGIS AND JJ BASTIS

DDA will prepare a schedule for removal of Jhuggis and JJ Basti (physical shifting of 13 dwellers to the allotted flats).

DDA shall paste notice(s) for eviction and removal of the 31 basti, under intimation to the LOA. Announcement(s) through Public

Address System (PAS) will also be made at the site.

(iii) All the 33 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 basts, to accomplish the task

If the jhuggi(s) is/are not/demolished by the J dweller(s) himself/ themselves, the same will be domalished and photographed/videographed by DDA. However, LM,DDA shall issue demolition alips indicating the fact that the jhoggi(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 33 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.

As far as practicable, DDA will provide potable water, sanitation and (ix) basic health facilities at the site of demolition of the jhuggis.

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

- Those 11 dwellers who are not found eligible, as per the policy, will be evicted to clear the land, if necessary, with the assistance of
- After the removal/demolition of 33 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
- The vacant land, so handed over, shall, thereafter, be protected by (iv) 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.

### DELHI DEVELOPMENT AUTHORITY KATHPUTLI COLONY PROJECT VIKAS SADAN, NEW DELHI

No. NO/KPC/DDA/69/13/52

Dated: 2/9/17

#### OFFICE ORDER

The Vice Chairman, DDA has approved to appoint Sh. C.K. Chaturvedi, Distt. & Sessions Judge, (Retd.) as an Appellate Authority to redress the grievances related to determination of eligibility for allotment of alternate dwelling units for rehabilitation /relocation of 33 dwellers of Kathputli Colony.

The honorarium / fee will be payable to Shri C.K. Chaturvedi as under: -

SI.No.	PARTICULARS	AMOUNT
1.	HONORARIUM	Rs. 5500/- per day
2.	CONVEYANCE	Rs. 1500/- per day
3.	CLERKAGE	Rs. 500/- per day
	Grand Total	Rs. 7500/- per day

Other terms & conditions as per policy guidelines will be applicable.

(V.K. Chopra) Director (Housing)-III

#### Copy to: -

- S.K. Chaturvedi, Distt. Sessions Judge (Retd), New Delhi.
- 2. Chief Legal Advisor, DDA
- 3. All the Members of Eligibility Determination Committee
- 4. Nodal Officer (KPC)
- 5. PS to the Vice Chairman, DDA for kind information
- 6. PS to the Pr. Commissioner (H&PMAY) for kind information
- 7. PA to Director (KPC)
- 8. E.O. Book

Imita Post

Director (Housing)-III

9 EAST OF WALLASH PAREE-1 CH 65IN Hot 0764/EL002002/F ED4921003651N Counter Hot1,07-Code:12 TotC K CHAUKAEDI,

NEM BELHI, PIN:110070

From DEFECTOR HOUSING , NEW YOLK

Sea Al



No. NO/KPC/13/2017/DDA/795

Dated 9.11.2017

#### OFFICE ORDER

The Vice-Chairman, DDA vide his Order dated 8.11.2017 has approved to appoint Sh. Satish Ahlawat, Retd. Addl. Distr. and Sessions Judge as a Member of the Appellate Authority to hear the appeals/redress the grievances related to determination of eligibility of allotment of alternate dwelling units for rehabilitation/relocation of JJ Dwellers of Kathputli Colony.

The Honorarium/fee payable per day on the basis of actual number of sittings of the Member in a month will be as under:-

SI. No.	Particulars	Amount per day
1.	Honorarium	Rs. 5,500/-
2.	Conveyance	Rs. 1,500/-
3.	Clerkage	Rs. 500/-
	Total	Rs. 7,500/-

Other terms and conditions as per policy guidelines will be applicable.

(V.K. Chopra) Director (H)-III

#### Copy to:

- 1. Sh. Satish Ahlawat, W-7/12 DLF, DLF Phase III, Gurgaon, Haryana
- 2. Chief Legal Advisor, DDA
- 3. Sh. Ranbir Singh, Member, Appellate Authority
- 4. Smt. Rachna Tiwari, Member, Appellate Authority
- 5. All the members of Eligibility Determination Committee
- 6. Nodal Officer
- 7. P.S. to V.C., DD
- 8. P.S. to Pr. Commr. (H/PMAY)
- 9. E.O Book

Director (H)-III

# DELHI URBAN SHELTER IMPROVEMENT BOARD GOVT. OF NCT OF DELHI RAJA GARDEN: NEW DELHI

NO: D-232/DD(Reh.)HQ/2016

Dated: 14.06.2016

Sub:- Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015

Delhi Urban Shelter Improvement Board, in its 16<sup>th</sup> Board meeting held on 11.04.2016 vide Resolution No. 16/3, has approved the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015. The undersigned has been directed to request all the concerned to adhere with the said policy for rehabilitation/relocation of JJ Bastis. The same is attached herewith for reference.

Encls: As above.

Hy 14/6/2016

(BANSH RAJ)

PR. DIRECTOR (REHAB)

Pr. Director (Rehab.) DUSIB,

#### Copy to:

- 1. C.E.-I & II, DUSIB
- 2. All Directors, DUSIB
- 3. B&FO, DUSIB
- 4. Law Officer, DUSIB

5. All Dy. Directors/ Asstt. Directors (Rehabilitation)

6. Dy. Director (System) DUSIB for uploading this policy on the DUSIB website.

### Copy for kind information to:

- 1. CEO, DUSIB
- 2. Member (Admn.)
- 3. Member (Engineering)
- 4. Member (Power)

PR. DIRECTOR (REHAB.)
(Bansh Raj)

Pr. Director (Rehab.)
DUSIB.

### DELHI URBAN SHELTER IMPROVEMENT BOARD GOVT, OF NCT OF DELHI

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (PART -A)

## 1. This policy is based on the following principles:

- (i) The people tiving 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.
- The decisions of the Hon'ble Supreme Court of India in Chameli (iv) Singh vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders vs. N.K. Toitame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to mere animal existence and that the right to housing is a fundamental right. Going further, in Ahmedabad Municipal Corporation vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a fundamental right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the government to make schemes for housing the jhuggi dwellers, in the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasized in-situ rehabilitation. It is only in the extra ordinary situation, when in- situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is insitu up-gradation and re-development.

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(Bansh Raj) Pr. Director (Rehab.) DUSIB,

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

### (a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) shall act as the Nodal Agency for implementation of this policy as per the mandate given to it under the provisions of Delhi Urban Shelter Improvement Board Act, 2010

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

JJ Bastis which have come up before 01.01.2006 shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such JJ Bastis before 01-01-2015 shall not be demolished without providing alternate housing; (this is in supersession of the earlier cut-off date of 04.06:2009 as notified in the guidelines of 2013)

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(Eansh Raj) Pr. Director (Rehab.) DUSIB,

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

GNCTD shall ensure that no new jhuggi comes up after 01-01-2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any alternate housing. GNCTD will use the following methods to ensure that no new jhuggis come up:

- a.GNCTD has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- b.GNCTD is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.
- c. GNCTD would enrol volunteers from JJ Bastis, who will act as eyes and ears of the government and would inform government if any fresh jhuggi comes up in any area. In-situ rehabilitation

## (iii)

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

## In-situ Rehabilitation of JJ Bastis on lands belonging to (iv) other Land Owning Agencies

DUSIB is willing to take over any JJ Basti on the model of Kathputli Colony from any land owning agency in Delhi for in-situ re-development; on the same terms & conditions on which DDA has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to DUSIB on these terms.

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(Bansh Raj) Pr. Director (Rehab.) DUSIB.

### ii. For the balance bastis;-

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

## (v) Relocation in rare cases

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

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

In these circumstances, the land owning agency shall bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, then DUSIB shall make all efforts to relocate the jhuggis in that JJ Basti, clear the land and hand it over to land owning agency within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall

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(Barish Raj) Pr. Director (Rehab.) DUSIB.

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pay such amount to DUSIB in advance, which meets the cost of construction of alternate dwelling units, cost of the land at Circle Rate on which those dwelling units are constructed and cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

## (vi) Rehabilitation work to be completed in five years -

DUSIB hopes to complete this task of rehabilitating all JJ Bastis in Delhi in the next five years, if it receives cooperation from all land owning agencies.

> Pr. Director (Rehab.) DUSIB,

# DELHI URBAN SHELTER IMPROVEMENT BOARD GOVT, OF NCT OF DELHI

## DelhiSlum& JJ Rehabilitation and Relocation Policy, 2015 (PART-B)

- The eligibility criteria for allotment of alternative dwelling units to rehabilitate and relocate JJ dwellers would be as under:
  - The JJ dweller must be a citizen of India and not less than 18 years of age;
  - (ii) The Jhuggi Jhopri basti in which the JJ dwellers are residing must be in existence prior to 01-01-2006. However, the cutoff date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01-01-2015(this is in supersession of the earlier cut-off date of 04.06,2009 as notified in the guidelines of 2013);
  - (iii) The name of JJ dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01-01-2015) and also in the year of survey, for the purpose of rehabilitation;
  - (iv) The name of the JJ dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;
  - (v) The JJ dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;
  - JJ dweller must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para;
- (vii) Neither the JJ dweller nor any of his/her family member(s) should own any house/ plot/flat, in full or in part, in Delhi. The JJ dweller should not have been allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the

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(Bansh Raj) Pr. Director (Rehab.) DUSIB,

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Departments or Agencies of GNCTD or Govt. of India, either in his/her own name or in the name of any member of his family:

- No dwelling unit shall be allotted if the jhuggi is used solely (viii) for commercial purpose;
- In case, the jhuggi is being used for both residential and (ix) commercial purpose, the JJ dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one dwelling unit only;
- If a different family, having separate Ration card issued prior (x) 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).
- The ineligible JJ dwellers will be removed from the JJ Cluster (xi) at the time of its rehabilitation/ relocation/ clearance of JJ Basti.
- 2. As envisaged in Para 1 (vi) above, the JJ dweller must possess any one of the following documents issued before 01.01.2015 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/ Government and/ or its Autonomous Bodies/ Agencies like PSU/ Local Bodies (except EPIC);
  - Pass book issued by Public Sector Banks/ Post Office with (vi) photograph;
  - SC/ST/OBC Certificate issued by the Competent Authority.; (vii)

7/11 (Bansh Raj) Pr. Director (Rehab.)

- (viii) Pension document with photograph such as Exserviceman's Pension Book, Pension Payment Order, Exserviceman widow/dependent certificate, old age pension order or widow pension order;
- (ix) Freedom Fighter Identity Card with photograph;
- (x) Certificate of physically handicapped with photograph issued by the Competent Authority;
- (xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);
- (xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

#### 3. Appellate Authority

- (i) DUSIB will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
  - (a) Retired Judge of the level of Additional District Judge;
  - (b) Retired civil servant of the level of Joint Secretary to Govt. of India;
  - (c) An expert member to be nominated by the Chairperson of DUSIB;
  - (d) Dy. Director of DUSIB to be nominated by the CEO- as Convener
- (ii) The terms & conditions of the Appellate Authority will be decided by the Board separately.

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(Bansh Raj) Pr. Director (Rehab.) DUSIS,

- (iii) Any JJ dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal before the Appellate Authority within a period of 30 days from the date of communication of the impugned order.
- (iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.
- (v) The Appeliate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.
- (vi) Order passed in appeal by the Appellate Authority, duly accepted by the CEO, DUSIB shall be final.

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

- (i) The contribution of the beneficiary will be Rs.1,12,000/- per dwelling unit having the carpet area of 25 sq. mtrs (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30,000/at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of 5 years.
- (ii) The dwelling unit shall be allotted to the eligible JJ dweller for a period of 10 (ten) years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of 15 years as notified in the guidelines of 2013).
- (iii) Allobnent will be made in the joint-name of the husband and wife occupying the jhuggi.

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Pr. Director (Rehab.)

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

## 5. Maintenance of dwelling units after allotment

- (i) It has been observed that after allotment of dwelling units to JJ dwellers for rehabilitation, the maintenance of the common services in these colonies, is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.
- (ii) Therefore, the DUSIB will maintain the common services in these colonies for a period of 5 years after allotment.
- (iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in DUSIB.
- (iv) The allottees will have to contribute Rs 30,000/- per dwelling unit as maintenance charges which will be deposited in the above said fund.
- (v) The maintenance will include common areas like staircase, open ground, water supply & electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.
- (vi) Depending upon the requirement, DUSIB may contribute in this fund from its own resources and attempt will be made as far as

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(r ansh Raj) Pr. Director (Rehab.) DUSIB,

- possible to carry on the maintenance from the interest earned from this fund.
- (vii) In order to ensure that there are sufficient resources for maintenance of these colonies, DUSIB will also request the Govt. of NCT of Delhi to give Grant-in-aid for this fund.
- (viii) After 5 years, the maintenance will be transferred to the RWAs which will be required to get registered as Societies and work out their own mechanism for maintenance.
- (ix) DUSIB may give grant in aid to the RWAs/ Registered Societies of these colonies depending upon the requirement of the works to be done.
- CEO, DUSIB is authorised to approve the operational guide lines keeping in view the overall spirit of the policy.

(Bansh Raj) Pr. Director (Rehab.) DUSIB,

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# DELHI URBAN SHELTER IMPROVEMENT BOARD GOVT. OF NCT OF DELHI RAJA GARDEN: NEW DELHI

NO: D-23 //DD(Reh.)HQ/2016

Dated:/4.06.2016

Sub:- Draft Protocol for removal of jhuggis and JJ Bastis in Delhi

Delhi Urban Shelter Improvement Board, in its 16<sup>th</sup> Board meeting held on 11.04.2016 vide Resolution No. 16/4, has approved the Draft Protocol for removal of jhuggis and JJ Bastis in Delhi. The undersigned has been directed to request all the concerned to adhere with the said Draft Protocol. The same is attached herewith for reference.

Encls: As above.

(BANSH RAJ)
PR. DIRECTOR (REHAB.)
(Bansh Raj)

Pr. Director (Rehab.) DUSIB,

#### Copy to:

1. C.E.-I & II, DUSIB

- 2. All Directors, DUSIB
- B&FO, DUSIB
- 4. Law Officer, DUSIB

5. All Dy. Directors/ Asstt. Directors (Rehabilitation)

6. Dy. Director (System) DUSIB for uploading this policy on the DUSIB website.

## Copy for kind information to:

- 1. CEO, DUSIB
- 2. Member (Admn.)
- 3. Member (Engineering)
- 4. Member (Power)

PR. DIRECTOR (REHAB.)
(Bansh Raj)
Pr. Director (Rehab.)
DUSIB,

## DRAFT PROTOCOL

# FOR REMOVAL OF JHUGGIS AND JJ BASTIS IN DELHI

## 1. BACKGROUND :

This protocol to outline the steps to be followed prior to, during and after removal of Jhuggis and 33 bastis in Delhi, has been drawn in pursuance of directions of the Hon'ble High Court of Delhi issued vide Order dated 22.12.2015 in WP (Civil) No. 11616/2015 in the matter of Ajay Maken Vs. Union of India and Others. The relevant paras of the said order which pertain to the protocol are reproduced below:

"Para 29: One aspect that has been highlighted in the previous orders is the need for a detailed protocol to be drawn up for the steps to be taken prior to, during and after for removal of jhuggis and II bastis. Under the DUSIB Act, the responsibility for conducting surveys, ascertaining which of the JJ Bastis and jhuggis would be entitled for in-situ improvement / development or resettlement and rehabilitation vests with DUSIB,\*

"Para 30: In as much as the admitted position is that the present demolition of the jhuggis at the II Basti in the cement siding of Shakur Basti took place without consulting DUSTB or the GNCTD, and without conducting a survey, it has become imperative for a proper protocol to be drawn up. The Court is of the view that such a protocol should be prepared by DUSIB, which is the nodal agency, entrusted with the statutory responsibility under the DUSIB Act, in consultation with all the land owning agencies and civil society organizations in the area of housing rights (who would represent the interests of the jhuggi dwellers). It is essential that a uniform approach is adopted as regards all the jhuggis and 33 Bastis in the NCT of Delhi."

\*Para 31: The protocol should list out the various stages, beginning with a comprehensive survey, the drawing up of list of persons eligible for the various proposed measures in terms of the scheme prepared under the DUSIB Act, the actual provision of the relief by way of in-situ up gradation or resettlement and rehabilitation measures as the case may be, the precautions to be taken in the event of removal and the measures to be taken post removal. This protocol shall be followed by all agencies including the Delhi Police in the event of any action for removal of 33 Bastis in the future.

\*Para 32: It is directed that DUSID will convene a meeting of all the land owning agencies in the NCT of Delhi, as well as the Delhi Police, who shall, irrespective of their

atish Raj) Pr. Director (Rehab.) DUSIB.

stand in relation to the DUSIB Act, participate in such meeting in a spirit of co-operation and give their suggestions for what should go into the protocol. The Protocol will be drawn up keeping in view the requirements of the Constitution, the DUSIB Act as well as India's international human rights obligations flowing from the International Covenant on Economic, Social and Cultural Rights, 1966 which has been ratified by India and the provisions of which form part of 'human rights' as defined under Section 2(d) read with Section 2 (f) of the Protection of Human Rights Act, 1993."

"Para 33: The meeting for the above purpose shall be convened by DUSIB not later than four weeks from today and a draft protocol prepared not later than four weeks thereafter. The written suggestions from all the land owning agencies, the Delhi Police, the civil society organizations working in the area of housing rights, and any of the jhuggi dwellers shall be taken into consideration while preparing the draft protocol. The said draft protocol will be placed before the Court by DUSIB. Any irreconcilable differences that may arise among the agencies can be brought to the attention of the Court."

 The definition of human rights, as given in the Protection of Human Rights Act, 1993, under section 2(d) and the provision of section 2(f) are reproduced below:

Section 2(d): "human rights" means the rights relating to life, liberty, equality and dignity of the individual guaranteed by the Constitution or embodied in the International Covenants and enforceable by courts in India.

Section 2(f): "International Covenants" mean the International Covenant on Civil and Political Rights and the International Covenant on Economic, Social and Cultural rights adopted by the General Assembly of the United Nations on the 16<sup>th</sup>December, 1966 [and such other Covenant or Convention adopted by the General Assembly of the United Nations as the Central Government may, by notification, specify"].

## 3. CONSULTATION MECHANISM:

The Protocol drafted by DUSIB and the Delhi Slum & J3 Rehabilitation and Relocation Policy, 2015 (hereinafter referred to as the Policy), were discussed in a meeting held on 20-01-2016, which was attended by the representatives of Civil Society Organizations, Land Owning Agencies and Delhi Police. All the stakeholders were also advised to send their comments in writing. The DUSIB received the comments from the following agencies:

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- (i) Jhuggi Jhopri Ekta Manch
- (ii) Social Society CiRiC
- (iii) Actionald and its partner IJEM
- (iv) Jagori
- (v) East Delhi Municipal Corporation
- (vi) Delhi Police
- (vii) Northern Railway
- (viii) Revenue Department of GNCTD
- (ix) Ministry of Urban Development, GOI
- (x) Delhi Development Authority

The protocol has been drafted after taking into consideration the points raised in the meeting held on 20-01-2016 and comments received from the various agencies mentioned above.

## 4. GUIDING PRINCIPLES:

This protocol is based on the following guiding principles emerging from the provisions of the DUSIB Act as well as the directions of the Hon'ble High Court of Delhi:

- (i) The DUSIB will be the Nodal Agency to conduct the comprehensive surveys and ascertain which of the IJ Bastis and Jhuggis would be entitled for in-situ improvement/development or re-settlement and rehabilitation.
- It is essential that a uniform approach is adopted as regards all the jhuggis and JJ bastis in NCT of Delhi;
- (iii) The removal of Jhuggis & 33 Bastis in Delhi will be as per the provisions of "Delhi Slum & 33 Rehabilitation & Relocation Policy, 2015" (Annexure A) as modified from time to time. The focus of the policy is on in-situ re-development and rehabilitation of Jhuggis and 33 Bastis as a matter of principle and relocation in exceptional cases.
- (iv) This protocol shall be followed by all agencies including the Delhi Police in the event of any action for removal of Jhuggis and JJ Bastis in the future.

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- 5. The protocol comprises of the following stages:
  - (i) STEPS TO BE FOLLOWED PRIOR TO REMOVAL OF JHUGGIS AND JJ BASTIS.
    - (A) Pre-survey Steps
    - (B) Procedure for conducting the joint survey
    - (C) Procedure for eligibility determination
    - (D) Post-Survey Steps
  - (II) STEPS AND PRECAUTIONS TO BE FOLLOWED DURING REMOVAL OF
  - (iii) STEPS TO BE FOLLOWED POST REMOVAL OF JHUGGIS AND JJ BASTIS
- 6. STEPS TO BE FOLLOWED PRIOR TO REMOVAL OF JHUGGIS AND JJ
  BASTIS

### A. PRE-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 "Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015".
- (ii) The Land Owning Agency (LOA) will send a proposal for removal of the jhuggis and JJ bastis to DUSIB with proper justification satisfying the conditions mentioned in the Policy sufficiently in advance, along with commitment to make payment of the cost of rehabilitation.
- (iii) The proposal will be examined by DUSIB 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 DUSIB will notify the said Basti under section 2(g) of the DUSIB Act, if not notified earlier and the proposal will be placed before the Board (DUSIB) for in-principle approval for removal of the Jhuggis and JJ basti.
- (iv) After in principle approval of the Board, the DUSIB will conduct a joint 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 joint survey may be initiated even before

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(Bansh Roj) Pr. Director (Rehab.) DUSIB, obtaining in-principle approval of the Board, on case to case basis, with the approval of CEO, DUSIB.

(v) If the DUSIB ascertains that the JJ Basti came into existence after 01-01-2006, the LOA will be intimated accordingly to enable it to take necessary action for removal, in consonance with the law and rules in vogue.

## B. Procedure for conducting the Joint Survey:

- (i) DUSIB 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 CEO, DUSIB.
- (ii) After the expiry of notice period, joint survey by a team(s) consisting of the representatives of DUSIB and LOA, will be conducted so as to ensure that no genuine IJ 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.
- (iv) The Joint 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 number of all members or its enrolment details are not available, bio-metrics of the concerned 3J 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 1J dwellers. The claims/ 5 | 9

(Sansh Roj) Pr. Director (Rehab.)

- objections may be filed before a Claim & Objection Redressal Committee" to be constituted by CEO, DUSIB, comprising of designated officers from DUSIB & LOA, 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 tecord of DUSIB. 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 DUSIB. A copy will also be hosted on the DUSIB 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.

## C. Procedure for Eligibility determination

- (i) CEO, DUSIB will constitute Eligibility Determination Committee(EDC) comprising of officers of DUSIB (preferably Dy. Director Level), the LOA and, if necessary, the representative of concerned ERO/ AERO, as nominated by District Election Officer, to determine the eligibility of the JJ dwellers. CEO, DUSIB 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 DUSIB 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 eligibility determination will be conducted by EDC as per the programme at the given time and place.
- (iv) The EDC will determine the eligibility as per the 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.

- (v) The EDC will finalise a list of eligible and in-eligible 33 dwelfers which will be submitted to CEO, DUSIB for approval. After approval, the list of eligible and in-eligible 33 dwelfers will be displayed at the 33 Basti and at the notice board of designated office of DUSIB.
- (vi) 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.

## D. POST SURVEY STEPS

- Land Owning Agency will be requested by DUSIB to deposit, in advance, the rehabilitation cost, as per the Policy.
- (ii) After receiving the cost of rehabilitation from LOA, DUSIB in the presence of representatives of eligible JJ dwellers shall conduct a draw of flats to be allotted to the eligible JJ dwellers. The LOA will be intimated the date and time for holding the draw and it may depute its representative to be present at the time of draw.
- (iii) After holding the draw of lots, demand cum allotment letter will be issued to eligible IJ dwellers asking them to deposit beneficiary contribution within stipulated period of time.
- (iv) After receipt of beneficiary contribution and its verification thereof, possession letters of the flats will be issued by the DUSIB to the eligible JJ dwellers. They will be given two months time for shifting to respective flats.
- (v) DUSIB 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. No police will be provided to any agency in Deihi for removal of JJ bastis without the approval/letter from CEO, DUSIB.
- (vi) The police authorities shall extend full cooperation, and adhere to the dates so fixed by DUSIB for removal of the IJ basti, as far as possible. If, due to some unavoidable circumstances, the police authorities

(Bansh Raj) Fr. Director (Rehab.) DUSIB,



postponement should not be more than once.

- (VII) In order to provide suitable facilities of the glotted site, DUSIB will make request to the concerned authorities, as under:
  - (a) Directorate of Education, GNCTD, MCC will be requested to make arrangement for 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.
  - (c) Request will be made to open Kendriya Bhandar/Co-operative store to cater to the MSIC 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) DUSIB shall facilitate the availability of drinking water and sewerage facilities in the flats to be allotted.

## 7. STEPS AND PRECUATIONS TO BE FOLLOWED DURING REMOVAL OF JHUGGIS AND JJ BASTIS

- (i) DUSIB will prepare a schedule for removal of Jhuggis and JJ Basti (physical shifting of JJ dwellers to the allothed flats).
- (ii) DUSIB shall paste notice(s) for eviction and removal of the IJ 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 latters will be asked to demolish their respective jauggis on the date and time fixed by DUSIB. After demolition of the said jauggis which will be photographed, demoiltion slips will be issued by DUSIB 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 DUSIB.
- (iv) DUSIB and LOA will work in close coordination with each other, at the time of removal of JJ basti, to accomplish the task.

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(Bansh Rzj) Pr. Director (Rchab.) DUSIB,



- (v) If the jhuggi(s) is/are not demolished by the 3J dweller(s) himself/ themselves, the same will be demolished and photographed/videographed by DUSIB. However, DUSIB 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) DUSIB will facilitate transportation of household articles/belongings of eligible 33 dwellers to the place of alternative accommodation, if necessary.
- (vii) After following the above process, DUSIB will demolish the jhuggis/ ]] 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, DUSIB will provide potable water, sanitation and basic health facilities at the site of demolition of the jhuggis.

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

- (i) Those 33 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.

(Bonsh Raj) Pr. Director (Rehab.) DUSIB.

#### ANNEXURE-E

43/N



F.2[43]2018/PMAY

Reference pre page

The proposal of Vice-Chairman, DDA for placing the draft agenda titled "Policy on in-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi to be adopted in DDA" before the Authority is approved, subject to following modifications:

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- Instead of having a fixed amount of rent to be paid by the developer to the beneficiary family during the transition period, DDA should incorporate a mechanism for determining rent after taking into account the location and annual revision to take care of inflation.
- ii) It should be clearly mentioned that eligibility of beneficiary to be covered under this policy would be strictly in accordance with DUSIB policy dated 11.12.2017 including changes made by the DUSIB from time to time.

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Vice-Chairman, DDA

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The matter was discussed with Commun (P/Hmainy).

As directed as per the orders of the 'Sle Lt Coverner, above, amendments have been made in the selectant purpos which have been blagged and statemed in the Maccel opposite restrict agents/policy.

Submitted by consideration and approval pl.

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D PC Chamy

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#### DELHI URBAN SHELTER IMPROVEMENT BOARD GOVT. OF NCT OF DELHI

Punarvas Bhawan, New Delhi (Meeting Cell)

NO: Meeting Cell/DUSIB/DD(Board)2016/D- 7-7

Dated: 21.10.2016

5ub: Minutes of the 17<sup>th</sup> Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 28.09.2016.

Sir/Madam,

Please find enclosed herewith the minutes of the 17th Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 28.09.2016 and duly approved by Hon'ble Chairperson, DUSIB for kind information.

Yours faithfully

(D. Karthikeyan) Dy. Director(Board)

#### Distribution:

- Hon'ble Chief Minister, GNCT of Delhi/Chairperson of DUSIB.
- Hon'ble Minister of Urban Development, GNCT of Delhi/Vice Chairperson of DUSIB.
- 3. Shri Sahi Ram, MLA, Tughlakabad (AC No. 52).
- 4. Shri Akhilesh Pati Tripathi, MLA, Model Town (AC No. 18).
- 5. Shri Hazari Lal Chauhan, MLA, Patel Nagar (AC No. 24).
- 6. Vice Chairman, DDA.
- Jt. Secretary(L&W), M/o UD, Gol, Nirman Bhawan representative of M/o UD.
- 8. Pr. Secretary (UD), UD Deptt., GNCT of Delhi.
- 9. Chairperson, NDMC.
- 10. CEO, Delhi Jal Board.
- 11. Director (Local Bodies), GNCT of Delhi.
- 12: CEO, DUSIB.
  - 13. Member (Admn), DUSIB.
  - 14. Member (Power), DUSIB.
  - 15. Member (Engg.), DUSIB.
  - 16. Member (Finance), DUSIB.
  - 17. Shri Bipin Kumar Rai, Expert (non-official).
  - 18. Shri A.K. Gupta, Expert (non-official).

#### Special Invitees

- 1. Hon'ble Dy. Chief Minister, Govt. of NCT of Delhi.
- 2. Chief Secretary, Govt of NCT of Delhi.
- 3. Principal Secretary (Finance), Govt of NCT of Delhi.
- 4. Managing Director, DSIIDC.

## Agenda Item No. 17/07 5/

Appointment of Appellate Authority to decide cases of rehabilitation and relocation of jj dwellers

CEO, DUSIB informed that DUSIB has to constitute an Appellate Authority under para 3 of the Part B of the Delhi Slum and JJ Rehabilitation & Relocation Policy 2015 for redressal of grievances related to determination of eligibility for allotment of alternate dwelling units for rehabilitation and relocation of JJ dwellers. The Board considered and approved the proposal. It was also decided that Rs.1500/- per day may also be given to the Members of the Appellate Authority as conveyance allowance on the day of the sitting of the Appellate Authority besides paying the honorarium/fee. Board also desired that the CEO, DUSIB may consider engaging retired District Judges also, if possible, as the Appellate Authority.

## Agenda Item No. 17/08

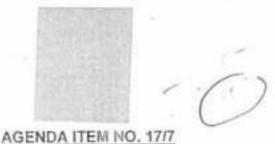
Agenda relating to appointment of \$h. Purshotam Pathak (DJS) by the Board as Competent Authority in accordance with section 6 (1) of DUSIB Act - 2010.

The Board considered and approved the proposal.

## Agenda Item No. 17/09

## Appointment of Interns for conducting survey of JJ bastis

The CEO, DUSIB informed the Board about the good work done by Interns during the survey. Board while ratifying the proposal also requested the CEO, DUSIB to explore the possibility of engaging such Interns wherever possible so that young and professionally qualified persons can be utilized for the Board activities.



## APPOINTMENT OF APPELLATE AUTHORITY TO DECIDE CASES OF REHABILITATION AND RELOCATION OF JJ DWELLERS

- 1. Delhi Urban Shelter Improvement Board in its 16<sup>th</sup> Board Meeting had approved the Delhi Slum& JJ Rehabilitation and Relocation Policy, 2015. In para 3 of the Part B of the said Policy, it has been provided that DUSIB will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
- (a) Retired Judge of the level of Additional District Judge :
- (b) Retired civil servant of the level of Joint Secretary to Govt. of India;
- (c) An expert member to be nominated by the Chairperson of DUSIB;
- (d) Dy. Director of DUSIB to be nominated by the CEO- as Convener
- In the said Policy, it has been further provided that :

- (i) Any JJ dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal before the Appellate Authority within a period of 30 days from the date of communication of the impugned order.
- (ii) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.
- (iii) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.
- (iv) Order passed in appeal by the Appellate Authority, duly accepted by the CEO, DUSIB shall be final.
- 3. The terms and conditions of appointment of the Appellate Authority, procedure to be followed by the Appellate Authority and the honorarium payable to the Members of the Appellate Authority has not been mentioned in the policy and it has been provided that it will be decided by the Board separately.
- 4. The Standard Operating Protocol for Appellate Authority has been prepared as same is as under:

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## STANDARD OPERATING PROTOCOL FOR APPELLATE AUTHORITY

- Short title, extent and commencement (1) This protocol shall be called the "Standard Operating Protocol(SOP)";
   (2) It shall come into force from the date of its approval by the Board, (DUSIB).
- Definitions (1) In this protocol, unless the context otherwise requires, -
  - (a) "Act" means the Delhi Urban Shelter Improvement Act, 2010 (07 of 2010);
  - (b) "Appellate Authority" means Appellate Authority constituted as per provisions of Delhi Slum & JJ Rehabilitation and Relocation Policy-2015;
  - (c) "jhuggi" means 'jhuggi' as defined in Section 2(f) of the DUSIB Act, 2010;
  - (d) "jhuggi jhopri basti" mean 'JJ basti' as defined in Section 2(g) of the DUSIB Act, 2010;
  - (e) "Policy" means Delhi Slum & JJ Rehabilitation and Relocation Policy-2015;
  - (f) "Protocol" means the Protocol approved by the DUSIB Board for removal of jhuggis and JJ bastis in Delhi.

### 3. Appellate Authority

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 will be constituted with the approval of CEO, DUSIB. The Appellate Authority will consist of the following:

- (a) Retired Judge of the level of Additional District Judge;
- (b) Retired Civil Servant of the level of Joint Secretary to Govt. of India;
- (c) An expert member to be nominated by the Chairperson of DUSIB;
- (d) Dy. Director of DUSIB to be nominated by the CEO- as Convener

#### 4. Selection procedure

A search-cum-selection committee consisting of all the official members of DUSIB will identify and short list the willing



candidates who will be engaged with the approval of CEO, DUSIB. This committee will be headed by Member (Administration) and may evolve the procedure as deemed fit for the purpose.

### 5. Jurisdiction of Appellate Authority:

- (a) Any JJ dweller, whose eligibility has been determined by the Eligibility Determination Committee (EDC), constituted under provisions of the Delhi Slum & JJ Rehabilitation and Relocation Policy-2015, feeling aggrieved by any order passed by such EDC, shall be entitled to file an appeal before the Appellate Authority within a period of 30 days from the date of communication of the impugned order.
- (b) The Appellate Authority may, for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (i) above.
- Time duration The Appellate Authority shall decide the appeal maximum within one month.

### Notice to the parties --

- (i) The JJ dweller, who has filed the appeal against the order of EDC, about the date and time for appearance before the Appellate Authority, shall be issued a notice by the Dy. Director of DUSIB to be nominated by the CEO as Convener.
- (ii) The appeal shall be disposed of on the day of hearing itself.
- (iii) In case due to some inevitable reason(s), if the appeal cannot be finalized on the given date and time, the Appellate Authority shall inform the next date of hearing to the appellant and record the same in the proceedings. The appeal shall however, be disposed off in such cases in not more than two hearings

- 8. Procedure in Appellate Authority -
- (i) The Appellate Authority shall decide the appeal as per provisions of the Delhi Slum & JJ Rehabilitation and Relocation Policy-2015 and Protocol for removal of jhuggis and JJ bastis in Delhi. Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit on the basis of documents available on record or on the basis of documents submitted by the appellant during proceeding of appeal.
- (ii) Order passed in appeal by the Appellate Authority, duly accepted by the CEO, DUSIB shall be final.
- 9. Honorarium- The honorarium/fee and other perks to the members of the Appellate Authority may be given on the basis of actual numbers of sitting of Appellate Authority in a month which may be equivalent to the payment being made to the Members of Lok Adalat per sitting.

For year 2016-2017 Fee/honorarium to the Members of Appellate Authority shall be payable as under:

S.No.	Member of Appellate Authority	Fee/Honorarium payable (Per sitting)
1.	Retired Judge of the level of Additional Distt. Judge Judicial Officer	Rs.5,250/-
2.	Retired Civil Servant	Rs. 5,250/-

 The standard operating protocol for Appellate Authority in para 4 above is submitted before Board for consideration and approval.

#### ITEM NO. 65/2018

SUB: 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)1.DDA

#### **Brief history**

- 1) Addl. FAR charges for residential properties, coop. group housing/mixed use/commercial streets and commercial properties (excluding hotel and parking plots) were notified vide S.O. No. 3172 (E) dated 29.06.2018. A copy of the Notification is annexed herewith as Annexure 'A'. The notification provides that the owners/allottees/residents/users of the premises on Residential/mixed use/commercial streets can avail Addl. FAR at rates as shown under Column 4 of the table during the window period of six months from the date of notification. Thereafter, the applicable rates as shown under column 5 were payable. The window period of six months as stated herein above will expire on 28.12.2018.
- 2) i) Use conversion charges for Mixed Use/Commercial Use of Premises and Shop- cum-residence plots/Complexes later designated as LSCs were notified vide S.O. 3173(E) dated 29<sup>nd</sup> June, 2018. A copy of the Notification is annexed herewith as Annexure 'B'. The charges contained in the notification were to remain in force for a period of six months and thereafter these were to be reviewed. Here also the period of six months as stated hereinabove will expire on 28.12.2018.
  - ii) The penalty prescribed under Para 9.2 in respect of the property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan for Delhi 2021 was revised from 10 times of the annual conversion charges to 1.5 times the one-time conversion charges, thereby it resulted into increase in the penalty by 20 per cent.



A large number of representations have been received from various Associations, representatives regarding disparity/clarifications in charges as well as increase in the amount of penalty under Para 9.2 of the Notification as stated in the preceding para. The Commissioner, South MCD had also sought certain clarifications with respect to the procedural aspects for implementation of the aforesaid Notifications. The latest clarification has recently been furnished to him vide D.O. letter dated 27.11.20018.

In view of above position, it has been observed that sufficient time was not available for implementation of the notified policy, with the result that most of the owners/allottees/residents/users of the premises under mixed use were not able to avail the benefit of notified charges. It is proposed that in the public interest, the period for payment of these charges as mentioned in Para 1 & 2 above may be extended for a period of further six months, i.e. upto 28.06.2019 and the penalty payable under Para 9.2 may be recovered @ 0.5 times of the onetime use conversion charges instead of 1.5 times.

#### PROPOSAL

- The period for payment of these charges as mentioned in Para 1 & 2 above may be extended for further six months, i.e. upto 28.06.2019 and;
- The penalty payable under Para 9.2 may be recovered @ 0.5 times of the onetime use conversion charges instead of 1.5 times.

#### 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.



SEEDSDOOM

#### EXTRAORDINARY

भाग ॥---खण्ड ३---डप-खण्ड (॥)

PART II-Section 3-Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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नई दिल्ली, शुक्रवार, जून 29, 2018/आपाद 8, 1940

No. 24231

NEW DELHI, FRIDAY, JUNE 29, 2018/ASHADHA 8, 1940

#### दिल्ली विकास प्राधिकरण

#### अधिस्चना

गई दिल्ली, 29 जुन, 2018

वि.मृ.यो. 2021 के अनुसार आवासीय संपत्तियों, कॉपरेटिव ग्रुप हाउसिंग, मिश्रित उपयोग /ब्यावसायिक स्ट्रीट्स एवं व्यावसायिक संपत्तियों (होटल एवं पार्किंग प्लॉटों को छोड़कर) के लिए बढ़े हुए एफ.ए.आर. हेतु लागू की जाने वाली दरों का

का.खा. 3172(ब).—दि≔ी विकास अधिनियम, 1957 (1957 का 61) की धारा 57 के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए, दिल्ली विकास प्राधिकरण केन्द्र सरकार के पूर्व अनुमीदन में एतद्वारा, का.आ. 2955(अ) दिनांक 23 दिसम्बर, 2008 की अधिमूचना में निम्नलिखित मंत्रोधन करता है.-

(आंकडे र. में प्रति वर्ग मी, निर्मित क्षेप)

क्र.सं.	मद	उदेश्य /कॉमोनी की श्रेणी	अधिमूचना के छ: माह तक सामू दरें	अधिमूचना के छ: माह बाद नागू दरें
(1)	(2)	(3)	(4)	(5)
1.	(क) मिलित उपयोग के अंतर्गत बेममेंट सहित आवासीय संपतियाँ, सुधार प्रभार के भुगतान की दरें/ सव-निर्माण के लिए अतिरिक्त एफ.ए.आर. प्रभार तथा अनिधकृत निर्माण के नियमन के लिए जुमांना / कम्पाउडिंग /स्पेशन कम्पाउडिंग प्रभार।	(1) नव-निर्माण, (2) अनुमेप एफ.ए.आर. के अंदर अनधिकृत निर्माण का नियमन ए एवं की कालोनियाँ मी एवं की कालोनियाँ ई एफ भी एवं एवं कालोनियाँ	4200/- 1680/-	9080/-

	The state of the s	, STINIORD	1000000	PART II—SEC. 3(i
		50 वर्ग मीटर से अधिक प्लॉ सहित आकार 50 वर्ग मीटर तक के प्लॉ आकार सहित		1816/-
	(ख) मिश्रित उपयोग के अंतर्गत आवासीय संपत्तियां जिनमें बेसमेंट श्रामिल हैं।	अनुमेय तल क्षेत्रफल अनुपार (एफ.ए.आर.) के अंदर अतिरित्त कवरेज के लिए दरें। बेममेंट का उपयोग प्रोफेशनल आवसायिक कार्यकलापों के लिए करने से प्लाट पर अनुमेय तल क्षेत्रफल अनुपात (एफ.ए.आर.) बढ़ जाता है। ए एवं बी कालोनियाँ मी एवं डी कालोनियाँ मी एवं डी कालोनियाँ ई एफ बी एव एच कालोनियाँ जिनके प्लाट का आकार 50 वर्ग मीटर से अधिक हैं। जिनके प्लाट का आकार 50 वर्ग मीटर तम है।	4200/- 1680/- 840/-	9080/- 3632/- 1816/- 1271/-
2.	(ग) नहकारी समूह आवास मोमायटियों के लिए अतिरिक्त तल क्षेत्रफल अनुपात (एफ.ए.आर.), जिसके निए दि.वि.प्रा. द्वारा भूमि आवंटित की गई थी।	ए एवं बी कालोनियाँ भी एवं डी कालोनियाँ ई एफ जी एवं एच कालोनियाँ	4200/- 1680/- 840/-	9080/- 3632/- 1816/-
3.	(प्र) नई दिल्ली नगर पालिका परिषद आवामीय क्षेत्रों के लिए मुखार प्रभार /अतिरिक्त एफ.ए.आर. प्रभार और जुर्माना कम्पाउंडिंग प्रभार /विशेष कम्पाउंडिंग प्रभारों की दरें।	1). नया निर्माण 2). अनुमेय तल क्षेत्रफल अनुपात (एफ.ए,आर.) के अंदर अवधिकृत निर्माण का नियमन	4200/-	9080/-
4.		वाजार और दुकान एवं आवास /परिसर /दुकान प्लाटों के लिए ए और बी कालोनियाँ मी और बी कालोनियाँ में एफ जी एवं एच कालोनियाँ ख) समाज सदनों, जिला केन्द्रों और महानगर केन्द्रों, अधृंखना बद्ध ज्यावसायिक केन्द्रों, केन्द्रीय ज्यापार जिला केन्द्रों के लिए ए और बी कालोनियाँ मी और बी कालोनियाँ	18160/- 7264/- 3632/- 36320/- 14528/- 7264/-	18160/- 7264/- 3632/- 36320/- 14528/- 7264/-

अधिमूचना की तिथि में छ: माह की विंडो अवधि के दौरान आवासीय /मिश्रित उपयोग /व्यावसायिक स्ट्रीट्स पर परिसरों के स्वामी /आवंटिती /निवासी /उपयोगकर्ता कॉलम 4 में दर्शाई गई दरों पर तब क्षेत्रफल अनुपात (एफ.ए.आर.) का नाम प्राप्त कर मक्ते हैं और इसके बाद लागू दरों का भुगतान किया जाएगा, जैसा कॉलम 5 में दर्शाया गया है। भवन अनुमति के अनुमोदन /संस्वीकृति की तिथि को यथा लागू अतिरिक्त तब क्षेत्रफल अनुपात (एफ.ए.आर.) की दरें प्रभाग (वाजेबल)

कॉनम 5 में दर्शाई गई दरें, केन्द्रीय सरकार के अनुमोदन से इन्हें आगे संशोधित और अधिसूचित किए जाने तक लागू रहेंगी।

> [भा, सं. एफ2(14)2017-18/ए,ओ.(पी)/डी.डी.ए.] डी. सरकार, आयुक्त एवं सचिव

# DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 29th June, 2018

Fixation of rates to be applied for enhanced FAR for residential properties, Coop. Group Housing, Mixed Use/ Commercial streets and commercial properties (excluding hotel and parking plots) arising out of MPD 2021

S.O. 3172(E).—In exercise of powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the prior approval of the Central Government, hereby makes the following modifications to notification vide S.O. 2955(E) dated 23<sup>rd</sup> December, 2008: —

SI,No.	Item	Purpose/category of colony	Applicable Rates upto six months of Notification	Applicable Rates after six months of Notification
	(2)	(3)	(4)	(5)
L	(a) Residential properties.	(1) New Construction,		417
	Including for basement under Mixed use rates of payment of betterment levy-/additional FAR charges for new construction and penalty/compounding/special compounding charges for regularization of unauthorized construction.		4200/- 1680/- 840/- 588/-	9080/- 3632/- 1816/- 1271/-
	(b) Residential properties including for basement under Mixed use	The rates for additional coverage within permissible FAR-use of basement for professional/commercial activities leading to excess permissible area on the plot.		

_				PART II - SEC. 3
		A & B conies	4200/-	9080/-
		C&D colonies EFG&H colonies	1680/-	3632/-
		With plot size more Than 50 Sqm.	840/-	1816/-
		With plot size up to 50 Sqm.	588/-	1271/-
2,	(c) Addl. FAR charges for cooperative Group Housing Societies for which land was allotted by DDA		4200/- 1680/- 840/-	9080/- 3632/- 1816/-
1.	(d) Rates for betterment levy/Additional FAR charges and penalty/compounding charges/special compounding charges for New Delhi Municipal Council residential areas	New Construction,     Regularization of Unauthorized construction within permissible FAR.	4200V-	9080/-
	Rates for additional FAR for commercial properties (excluding hotel and parking plots)	A) For Local Shopping Centre, Convenient Shopping Centre and Shop-cum- Residence complexes (Shop- cum-residence plots/shop plots)		
. 1	Charles Com	A & B colonies	18160/-	18160/-
10		C&D colonies	7264/-	7264/-
		EFG&H colonies	3632/-	3632/-
		B) For Community Centres, District Centres and Metropolitan City Centres, Non-hierarchical commercial centres, Central Business District Centres.		
	BY CAN VE A	A & B colonies	36320/-	36320/-
		C&D colonies	14528/-	14528/-
		EFG&H colonies	7264/-	7264/-

During the window period of six months from the date of notification, the owners/allottees/ residents/users of the premises on Residential/Mixed use/Commercial streets can avail the FAR at the rates shown in column 4 and thereafter the applicable rates will be payable as shown in column 5. The rates of additional FAR as applicable on the date of approval/sunction of Building Permit shall be chargeable.

The rates shown in Column 5 shall remain in force till these are further modified and notified with the approval of the Central Government.

[F. No. F2(14)2017-18/AO(P)/DDA]

D. SARKAR Commissioner-cum-Secy.

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असाधारण

#### EXTRAORDINARY

भाग II—अण्ड 3—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित PUBLISHED BY AUTHORITY

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नई दिल्ली, शुक्रवार, जून 29, 2018/आपाड़ 8, 1940 NEW DELHI, FRIDAY, JUNE 29, 2018/ASHADHA 8, 1940

दिल्ली विकास प्राधिकरण

## अधिसूचना

नई दिल्ली, 29 जून, 2018

परिसरों के मिश्रित उपयोग /व्यावसायिक उपयोग तथा बाद में रूपानीय बाजारों के रूप में निर्दिष्ट दुकान एवं आवास प्लॉटों / परिसरों के लिए उपयोग परिवर्तन प्रभारों का निर्धारण।

का.आ, 3173(अ).—दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 के अंतर्गत प्रयत्त शक्तियों का प्रयोग करते हुए, दिल्ली विकास प्राधिकरण केन्द्र सरकार के पूर्व अनुमोदन से एतव्हारा अधिसूचना एस.ओ. 1015(ई) दिनांक 22 जून,2007 और एस.ओ. सं. 4117(ई) दिनांक 29 दिसंबर, 2017 में निम्नलिखित संशोधन करता है।

	1.4	अधिसूचना एस.ओ. 1015(ई) दिनांक 22 जून, 2007	म संशोधन
郡. स.	पैश शं.	विद्यमान प्रावधान	परिवर्तन / संशोधन
f.	5	वर्षिक मिश्रित तथयोग प्रभार	
	5.1	मिश्रित उपयोग के अंतर्गत जाने वाले परिसर उस अवधि तक के लिए वार्तिक मिश्रित उपयोग प्रभार की वस्तूली (लेवी) की शर्त के अधीन होंगे जिस्त अवधि तक मिश्रित उपयोग के अंतर्गत परिसर बना हुआ हो बने रहने की संगवना हो। विस्त वर्ष 2006-07 के लिए कॉलोनियां की विभिन्न श्रेणियां छै वार्षिक मिश्रित उपयोग प्रभार निम्न प्रकार होंगे :	5.1.1 मिश्रित उपयोग के अंतर्गत परिसरों वं स्वामी/आबंटिती/निवासी/उपयोगकर्ता मिश्रित उपयोग/ब्यावसायिक स्ट्रीट पर वार्षिक मिश्रित उपयोग प्रभारों के स्थान पर एक कालिक उपयोग परिवर्तन प्रभार के मुगतान के लिए बाध्य होंगे।

3681 GI/2018

Micepte hillibpie 1054 SHIRADIO HE 1054 9051 spinents. Ť ыкварая 894 2005 2 1900 hilliopide balk 0107 Ş 190 9091 संबंध देवांन 1030 9909 F105 (125) 1 gots this ags dat 埔 Mr. Ar 中华 學學學 SUBS ma # 100 Ht. Age: Mie Me y th Mana SUBS. SE H Philip Philip **InFifting** Math Digital 1000円 (में प्रमण क्रूड कि स्ति क्षेत्रिय अपीर क्षेत्र होए) it you so the tete office soft for bix - यही के हिंस माग्ही प्राप्त सिराडी (क) -: गृही के क्रिके मामने ग्रमम किन्द्री (क) -: मिरे के प्राक्त स्निन प्राप्त स्मिन्स क्षांत्र क क़ित्रक कुछ प्रश्नी के फ़िलीक़ निम्मीडी कि किसीस्टिक रिवेद प्रमार का चुनातान करने हेत प्राप्त होताहों। मिक्रिक को को स्थान के विस्ति कि bein apin su size adimenu/pinue मामुनानि मही के ९०-७००९ के कि मिन मिन विविधि marthus / thurti / this has / thur रिडेक स्थापन करिककप्र का छिमरा एकका स्थाप करिन digetti Dispas 华 Highs क फिकामीग्रस् । फिक्सी | फिकामा | मिक्स के फिछ्डीप । प्रत्येक्ष क्ष्मीक्षर हन्द्र आ अथवा अधिसुविता नहीं कर दिया जाता। केछड़ और विश्व गांव गृही के बीगर कि निवेम उस तावितिक से एक महिद्यों केंद्र हैं एक्सिएक के अकाम प्रत्ये कि क्षेत्रि कि सम्प्रमिष्ट आग्य आगृहित के ३.२ छि की कर रिन्डर कृतन कर कर के संबंध के किए के आए ईट दि 8.8 नामंत्र १५५क छत्रम समस्य व्यवस्था होगा। हमी के सुष क्षेत्र प्रसाद का मुनवान वस वस वस वह अ को अथवा उससे पहले किया जाएगा। उत्तरसंदी आकलन पहले किया जाएगा और भेष ३/४ का मुगतान ३०.09.2007 PHYD TREES, THE TOOK SO.OC PURITY THE (184/t) \$118878 कप्र के प्राप्त मिक्स अभिक विभिन्न प्रमार के एक-2005 में प्रस्तेक दम की 30 जून ने पहले किया जाएगा। वर्ष वसके भाग के संबंध में उस भाग के समानुपात में, के संबंध क्रिकाट केंद्र मन्त्रकार क्रिक्रेप के मन्त्र कच्छीड़र कि एरकसीय tell-flat frapilists / fishel / fisher / frapi अमी नहीं इसिलिए हटा दिया गया है। blibbe 190 hiidepon skylideim 2 Makepula bus 3 1634 लंदरा देवान 1 प्राप्त क्रिया जाएगा। evitairs up so the but the thin or up which अवस का अध्यक्त अन्तर्भ that is in that 12. 建 भर दिया जाए। इसके बाद किसी भी अतिरिक्त (में प्रमण प्रद्र कि इस छमिल प्रदान कि छीए) नाराभू क होए क्षेत्र अदर क्षेत्र का क्षेत्र क कि मही के रिक्ष अभीग किसीए भाग किसी हैरू (छ) मुनातान नहीं किया गया है, यहां ऐसी आपेशुसना की क छिए हम कि छिहै कि एक्सिस मार्क्सिस जिए ६.१.३ hikabis 261 atidálligete É bilingist । तापुत्राच्या कर दिया जापुता । 75+10 2 इस सब्य में दश्यावेगी साब्य प्रस्तुत करने की शर् High अधिक भुगतान, यदि कोई किया गया है, तो उसे 261 0.58 कि कार होक कि वि क्षित कार्यन वाजा करें। के Uniti स नेगवान की गई वाहा , देक काश्रक नेगवान, No. Hie मेगतान' कर दिया हो अथवा जहां किक्ती में पहले th lithin कारीक कर्ण आश्रमक के 1,3 190 के 1005 मि **Turnings HEER** ss कोम्डी (इ)सरा ४६.छप् गम्बहसीह निङ्गार में प्रमुख ५५ कि होंसे ठामिति ५०% कि छोए किकानिक्षर क्रिकिन क्रिकार क्रिक क्रिक क्रिक -: फ़़री के किस मानी ज़ाम किन्दी (क)



			ई दिल्ली नगर पालिका परि मं मीटर निर्मित क्षेत्र के लि	SOUTH THE STREET	(ख) ना (प्रति व	हैं दिल्ली नगर पालिका प में मीटर निर्मित क्षेत्र वो f	रिषय क्षेत्रों के लिए लेए दर रूपए में)
		<b>亚祖</b>	मिभित राष्ट्रांग का प्रकार खुदरा दुकाने	श्रेणी ए से एव 12272	<b>1</b> 0. et,	निवित ज्योग का प्रकार	कॉलोनियों की कंपी ए से एव
1		2.	जल्य कार्यकातम्		1.	सुदस दुकार्ग	-
		1	व्यावस्तरिक कर्तकरूप	8128	2	अन्य कार्यकलाय	12272
⊢	-	-		3072	2	व्यानगरिक कार्यकारण	6128
	5.5	है. जिल	06-07 के लिए एक कालि तान धार समान तिमाही वि तकी पहली किस्त का भूगत केया आएगा ।	cascal at fallow over process	स्थानियो डारा एर किया च नियमो जाएगा उसके र मुगसान	लिक उपयोग परिवर्तन /आबंटितियाँ/ निवारि ह मुश्त रू में अथवा था पएगा । ऐसी पहली किः की अधिसूचना के 30 वि और बाद की प्रत्येक गिंग गाह की अवधि के	म्यों / उपयोगकर्ताः र समान तिमाडी रत का मुगतान इ रेन के अंदर किर किश्त का मुगता अंदर करना होगा
	5.6	1595-910	म.सी. क्षेत्रों के गांवों और पु उपयोग प्रमार दि.म.नि के प्रमारों के बराबर होंगे।	नवांस कालोनियों के लिए कालोनियों की विभिन्न	पातरात विल्ली व कालोनि	वार्षिक की दर से ब्याज है गांवों और एन दी एम से हो के लिए मिश्रित उपर हो की विभिन्न श्रेणियों व	देना होगा । रे क्षेत्रों की पुनर्वार रेग प्रचार कि व्रक्ति
	5.7		प पैरा जोडा गया		यदि 100 के प्लॉट अनुमत १ एफ.ए.आ आर. तक	) वर्ग मी, से 250 वर्ग व पर वर्तमान विस्डिंग व एक.ए.आर. से बढ़ जाता र (350 वर्ग मीटर तक वे अनुमत होगा, जो कि व वेमल्टी प्रभार के मु	ो कुल एफ.ए.आर. है. ऐसा बढ़ा हुआ अधिकतम एफ.ए. लाम प्रधार हो +6
2		7. पावि	म के विकास के लिए ए	क कालिक प्रमार	200		
	7.1	निश्चित व स्वामी / विकास व 50 वर्ग व ऐसी दर (क) दि व कॉलोनिय कॉलोनिय कॉलोनिय (क) गई	पूर्नि उपयोग के अंतर्गत प्लं आबंदिती/निवासी/उपयोग के लिए एक कालिक प्रभार गीटर प्लॉट क्षेत्रफल के लिए 2006-2007 वर्ष हेतु इस प्र धर्नि. क्षेत्र के लिए : में की ए ए जी श्रेणियां 2, में की सी एवं डी श्रेणियां 1, में की ई एफ ए जी श्रेणियां 1, में की ई एफ ए जी श्रेणियां 1, पिटली नगर पालिका परिषद	टि/आवासीय इकाई के किताओं को पार्किंग के चेना होना और प्रत्येक एक ई सी एस के लिए कार होगी: 10,500/-ह, 19,750/-ह, 18 के किए	एक इ अन्यत्र प्र	टि क्षेत्रफल के प्रति 50 व् सी एस' को आवासीय प्रोग हेनु निर्मित क्षेत्र के व त्क ई सी एस' पढ़ा जहर	क्षेत्र के अलावा पति ६० तमें कीवर
	7.2	पाकिंग वं एक तिहा	िविकास के लिए कुल एवं ई 30.06.2007 से पूर्व भुगता त को 31.03.2008 राज देगा	न तरका लोग और केर	ताः एकपुर मूरवामी/ होगाः । अधिसूधना उसके बार की अवधि प्रभार के रि	विकास के लिए एक । रत अथवा बराबर चार हि प्रावदिती/निवासी/उपये ऐसी पहली किस्त के 30 दिन के अंदर की प्रत्येक किस्त को के अन्दर देना होगा । वैसम्ब होने पर, प्रत्येक व ज वसूला जाएमा ।	तेमाही किस्तों में गिकतों द्वारा देना इन नियमों की देय होगी और प्रत्येक तीन माह भगतान में किसी

3. 9	पेनल्टी						
9.1	9.1 संगत वित्तीय वर्ष में पार्किंग के लिए विकास प्रभारों अथवा हटाया गया । मिश्रित उपयोग प्रभारों के भुगतान में विलंब होने पर प्रतिवर्ष 8 प्रतिकत की दर से चक्रवृद्धित ब्याज का भुगतान करना होगा ।						
92	बिना घोषणा अधवा पंजीकरण के मिश्रित उपयोग के अंतर्ग यदि कोई सम्पत्ति पाई गई अथवा दिल्ली मुख् योजना-2021 के संगत प्रावधानों एवं इन विनियमों उल्लंधन पर सम्बन्धित स्थानीय निकायों द्वारा प्रासरिय कानूनों के अंतर्गत दंखात्मक कार्रवाई की आएगी और सा ही मिश्रित उपयोग के लिए वार्षिक परिवर्तन प्रमार की न मुना राशि दंख (पेनल्टी) के रूप में ली जाएगी ।	四 計	ाना घोषणा अधवा तर्गत यदि कोई व एय योजना—2021 नियमों के उल्ल कार्यों द्वारा प्रास्तिन गर्रवाई की जाएगी लिए एक कालिक शि दंड (पेनल्टी) वे	सम्पत्ति को संग् घन पर का कानून और स	पाई गई । गत प्रावध १. सम्बन्धि मों के अंत गय ही मि र्तन प्रभार	प्रधवा दिः वो एवं वेत स्थान वेत दंडात श्रित उपर की 1,5 ग	
(61)	अधिसूचना एस.ओ. 4117 (ई) दिनांक 29 दिसम्बर,	2017	में संशोधन				
	विद्यमान प्रावधान		परिक	ति / संव	गोधन		
ऊपरी तली	गर, खान मार्किट और ग्रीम पार्व एक्सटेंशन आदि मार्किट के घर उपयोग परिवर्तन प्रमार 22274/-ड. प्रति वर्ग मी. निर्मित दर से निर्वास्ति किया गया था ।	-	दुकान एवं आवार में स्थानीय बाजार के लिए एक क निम्नानुसार होंगे रु. में प्रति वर्ग मी.	ों के रूप लिक ए निर्मित	। में नामित पयोगः परि क्षेत्रफल)	किया ग रेवर्तन प्रम	
		15. 16.	मिश्रित गृमि	- 13	गंतोनी की व	रेणी	
		er.	चप्रयोग का प्रकार	41 64	सी एवं बी	ई.एफ. जी. एवं एस	
		1	दुकान एवं अवास प्लोट / परिसर/ दुकान पोट दिनको साद में स्थानीय संस्मार के रूप में नामित किया गया।	22274	14839	5576	
		3.	यदि विद्यमान भय- मी, से अधिक और के प्लॉटो पर अनु जाता है, तो ऐसे 350 एफ.ए.आर. त मुणा जुर्माना प्रमान पर अनुमति दी जा उपयोग परिवर्तन 3 आवटितियों/निवार्ति एकमुश्त रूप में अ क्रिया जाएगा। ऐस् इन नियमों की जा क्रिया जाएगा और मुमतान जसके बा प्रदेश किया जाएगा मंगले में 8 प्रतिश देना होगा।	250 सः नेम एफ अधिक ।क) को तै के मु एगी। स्भारों क सेबॉ/उ धवा सम पि पहली पेस्स्वना द तीन । मुगतान	मं मी, तक एक,ए,आर. लागू प्रभ गतान कर मंद्रीयकर्तात्र विकास विकास के 30 दिन् माह की मह की मह की	के आक अधिक । (अधिकत रों के । ने की श रवानियाँ/ शैं हुए कि अन्त कि अन्त कि अन्त के अन्त के अन्त के अन्त के अन्त के अंग्रे के अंग्रे	

[फा. सं. एफ2(14)2017-18/ए ओ(पी)/डीडीए] डी. सरकार, आयुक्त एवं सचिव



# DELHI DEVELOPMENT AUTHORITY

## NOTIFICATION

New Delhi, the 29th June, 2018

Fixation of use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs.

S.O. 3173(E).—In exercise of the powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), Delhi Development Authority with the prior approval of the Central Government hereby makes the following modifications to notifications S.O.1015 (E) dated 22<sup>rd</sup> June, 2007 and S.O. No. 4117 (E) dated 29<sup>th</sup> Dec., 2017.

(A	1	-			Mo	dification	is to Notif	ication S.O.1015 (E) dated 22nd June, 2007			
l. Vo.	Para No.			Exi	sting Pro	rvisions		Amendments/Modifications			
į.	5	AN	NUAL	LMD	XED US	E CHAR	GES				
	5.1	The published pre min for	o pren oject to orges to mises sed use the Fire egories (a) F	nises to lev for th rema to The mancia of cor for MC	under n ry of A ne perio in/likely annual al year 2 lonies sh	nixed us unusal M d upto to rem Mixed U 006-07 fo all be as	e shall be dixed Use which the sain under se Charges or different under: -	under mixed use shall be liable to pay one-time conversion charges on mixed use/commercial streets instead of Annual mixed use charges.  5.1.2, Owners/allottees/residents/users who have m "Onetime payment" as per Para 5.4 of the Notificat S.O.1015(E) dated 22 <sup>nd</sup> June,2007 or where the amounteredty paid in installments is 1.25 times of the "			
		5. No.	Type	of	A & II Category of colony	C&D Category	6.7.6	payment" or more will not be required to pay any further amount. Excess payment, if any would be refunded subject to production of documentary evidence to this effect.			
		1	Retail Shops		767	511	192	- Company of the Comp			
		2	Other		383	256	96	5.1.3 In cases, where full amount has not been paid as on the date of notification, the balance may be paid within 90 days of such notification. Any further delay thereafter will attract signals interest. (9) 1609.			
1		3	Profes Activit		192	128	48	simple interest @ 10% p. a.			
					DMC are per Sq.n	as itr built u	p area)				
		5.7	Vo. Ty	pe of a	wxed use		ategory A to H				
- 1		1	-	tui Sh			1534				
1		2	_	her Act			766				
ł		3			nd Activiti		384				
	5.2	volus respe part the 2 charg 2007 or be assess	of the of the ottarily ect of t thereof 2006-07 jes shu and the efore 3 sment	de by prem before the pr , in p. 7, 1/4' all be ne bald 00-09- years,	the own- tises to 1 e 30 <sup>th</sup> Jun evious a roportion of the paid on ance 3/4 2007. Fo	cr/allottec the local to of ever ssexsmen as to that annual or or befor shall be	e charges bresident/ muthority ry year in it year or part. For nixed use re 30-06- re paid on obsequent es are to part year.	Not applicable and hence deleted.			
	5.3	These of sul revise	rates bseque	shall nt yea notific	remain i ars also i ed with t	n force i	n respect ecifically ral of the	The charges as per para 5.4 shall remain in force for a period of six months from the date of notification and thereafter these will be reviewed.			

0	5.4	pren payr be as (a)	owner/all nises shall h ment of mix s follows for For MCD (Rates in ?	ave optioned use of the year areas:	n to mak targes, w 2006-07;	e onetime hich shall	mixed charge mixed differe	winers/allottees/j use shall be lin s on mixed use/ use charges. O int categories of c a) For MCD are (Rates in ₹ p	commercial ne-time Use colonies shall as:	one-time U streets inste Conversion I be as unde	se conversion ad of Annual a Charges for
1		S. No.	Type of mixed user	A & B	CAD	E, F,G &	S, No.	Type of mixed		Category of co	lonies
1		140.	mixed that	Category of colony	Category of colony	H Categor of colony		1000	AAB	CaD	EFG &H
		1	Retail Shops	6136	4088	1536	1	Retail Shops	6136	4088	1536
		2	Other Activities	.3064	2048	768	2	Other Activities	3064	2048	.768
		3	Professional Activities	1536	1024	384	3	Professional Activities	1536	1024	384
		(b)	(Rates in	per Sq.n			(b	) For New Deli (Rates in ₹ po	er Sq.mtr bu	ilt up area)	
		No.	Type of m	Mest une	A to H	ry		1791.0(116300.0	os.	The state of the s	y of colonies A to H
		1	Retail Sho	ps	12272		1	Retail Shops		-	1271
		2	Other Acti		6128		2	Other Activities		-	6128
	_	3	Profession	d Activities	3072		3	Professional Act	ivities	1 8	1072
	5.6	be equal to the charges for the various					months payment, The mi rehabilita	in 30 days of the nt installment ha thereafter. In co- it will attract intended at the charge tion colonies in equal to the charge onies.	s to be paid ase of any erest @8% p es for vi New Delhi M	within a pe delay in per annum. llages in dunicipal C	riod of three making the Delhi and ouncil areas
	5.7	5 1 3 4 1 H				250 Sqm. permitted	otal FAR in the le FAR on the p such excess Fa subject to paye es the applicable	lots of size AR (upto m nent of pen	above 100 ax. 350 FA	sqm & upto R) shall be	
2	7	ONE	ПМЕ СНА	RGES F	OR DEV	ELOPM	NATIONAL PROPERTY AND ADDRESS OF THE PARTY AND	marity-dependence in a control of the control of th			
	7.1	shall also be liable to pay one time charges of development of parking and such rate for one ECS per 50 Sqm. of plot area shall be as under for the year 2006-07.				Words 'one ECS per 50 Sqm. of plot area' may be read as 'one ECS per 50 Sqm. of built up area for the area under use other than residential'					
	1		r MCD area		11 San						
			& B Catego			110000000000000000000000000000000000000					
			& D categos			07.562.99 W					
			F&D Catego		onies ₹ 66	5,500	7.7				
			NDMC and		20 0						56
		200	2,10,500 fo	one EX	.s Sqm	of blog					

	7.2	Out of the Total one time charges for	Lon					
-	1123	development of parking 1/3 <sup>rd</sup> shall be paid on or before 30-06-2007 and the remaining 2/3 <sup>rd</sup> by 31-03,2008	by to in to shall and of th	onetime charges for the owners/allottees/ four equal quarterly I be paid within 30 a each subsequent inst tree months thereafte ment, it will attract in	residents/u installme days of the allment ha er. In case	sers either nts. First e notificati is to be pai of any del	in lump sum e such installmer on of these rule d within a perio ay in making th	
3	9	Penalty				Per same	100	
	9.1	Delay in payment of development charges for parking or mixed use charges of the relevant financial year shall be compoundable on payment of interest at 8% p.a.	Dele	sted				
	9.2	The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan for Delhi 2021 and these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 10 times the annual conversion charges for mixed use shall be imposed.	Mass for p	property found und stration or in violati- ter Plan of Delhi 202 penal action under erned and also a pen conversion charges t	on of the I or these the releva- salty amon	relevant p regulation at Act by atting to L	revisions of the is, shall be liable the local body 5 times the one	
(B)		Modifications to Notifica	tion S	O.4117 (E) dated 2	9 <sup>th</sup> Dec., 2	017		
		Existing Provisions			nents/Mod			
Saro Exte	Burr 1	nsion charges on upper floors of Market like Nagar, Khan Market and Green Park etc. was fixed @ ₹ 22274/- per Sqm.		One time use conven- plots/complexes later inder	r designat	ed as LS	o-cum-residence Cs shall be as um built up area)	
			S. No.	Type of mixed land		Category of colony		
			1.00	117	A & H	C&D	F.G & H	
			1	Shop-cum-rexidence plots/consplexes/ shop plots later designated as LSCs	22274	14839	5576	
			u sl	n case total FAR in the ermissible FAR on a pto 250 Sqm, such hall be permitted sub- mounting to 1.5 time	the plots of excess FA oject to pa	of size abo AR (upto a syment of	ove 100 sqm & nax. 350 FAR) penalty charges	
			3. The sale of the	he Use Conversion c flottees/residents/user uarterly installments. ithin 30 days of the absequent installment are months thereafte syment, it will attract	harges, she either in First such notification t has to be to In case of	all be paid lump sum installme in of these is paid with if any dela	by the owners/ or in four equal at shall be paid rules and each hin a period of y in making the	
			4. T	hese rates will remain on the date of notifi viewed.	n in force	for a perior	d of six months	

[F. No. F2(14)2017-18/AO(P)/DDA]
D. SARKAR, Commissioner-cum-Secy.

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ALOK KUMAR Digitally signed by ALOK KUMAR Date: 2018.06.29 23:12:02 +05'30'

# ITEM NO. 66/2018

Subject :- 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.

- The Authority vide Agenda Item No. 16//2018 has approved that from 1<sup>st</sup> April 2018 onwards PARs of construction may be fixed on yearly basis like PDRs for land, based on the costing details available for the last one year period i.e. from January to December last year.
- The Plinth Area Rates (PAR) for the period 1<sup>st</sup> October, 2017 to 31<sup>st</sup> March, 2018 were approved in the Authority's meeting held on 11.04.2018. The rates for this period were fixed by increasing the last approved PARs by 10%. Accordingly, the applicable rates stood as under:

Flats with lift

Rs. 39,600/-per sqm. for H.I.G. flats Rs. 36,300/- per sqm. for M.I.G.flats

Flats without lift

Rs.21,000/- per sqm. for Janta/EWS/ one room Tenements.

Rs.25,900/- per sqm. for LIG/One Bed Room (EHS)Type-A

Rs.27,300/-per sqm. for LIG/One bed room flats constructed on turnkey basis in a mega project.

Rs.28,500/-per sqm. for MIG/Two bed room/ EHS Type-B

Rs.29,100/-per sqm. for MIG/Two bedroom flats constructed on Turnkey basis in a mega project.

Rs.32,400/-per sqm. for HIG/ SFS/Three bed room flats.

3. As per addendum to the Agenda Item No.16/2018, the Authority approved that Plinth Area Rates & Land Rates (PDR) valid upto 31.03.2018 will continue for another period of 3 months i.e. upto 30.06.2018 for the purpose of working out the disposal cost of the flats allotted under DDA Awasiya Yojna 2017 or allotted through mini draw.



 Further, as approved by the Authority vide Item No. 111/2016, the flats of the following schemes were disposed off at the cost on which these were offered under DDA Housing Scheme 2014:

S No.	Category	Locality/ Sector/ Pckt.	No. of flats put under scheme 2014	No. of flats surrendered/ cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 & 35, Rohini	10875	5103
3	LIG	G-2 & G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.), Rohini	384	240

- 5. As per the laid down procedure, for determining the PAR effective 1<sup>st</sup> April 2018, weighted average of fresh costing of completed scheme(s) for the period 1<sup>st</sup> January, 2017 to 31<sup>st</sup> December 2017, is to be considered. However, no fresh costing details of completed scheme have been received from any Zone during this period since no housing scheme was completed for the period under reference.
- Since details of fresh costing or Preliminary Estimate / Revised Preliminary Estimate for the relevant period are not available, guidance may be taken from CPWD Cost Index. It is to point out that CPWD cost Index has increased from 111 as on 01/04/2017 to 115 as on 01/10/2017 (as notified vide office memorandum dated 05/02/2018).

# PROPOSAL FOR CONSIDERATION OF THE AUTHORITY

7. After taking into 'consideration the marginal increase in CPWD Cost Index between 01/04/2017 to 01/10/2017 and the stagnating property market situation, it is proposed that the PAR for the period 01.04.2018 to 31.03.2019 in respect of all the categories of flats may be maintained at same level as were approved for the last preceding period as per para 2 & para 4 above as detailed below::

Flats with lift

Rs. 39,600/-per sqm. for H.I.G. flats Rs. 36,300/- per sqm. for M.I.G.flats

Flats without lift

Rs.21,000/- per sqm. for Janta/EWS/ one room Tenements.



Rs.25,900/- per sqm. for LIG/One Bed Room (EHS)Type-A

Rs.27,300/-per sqm. for LIG/One bed room flats constructed on turnkey basis in a mega project.

Rs.28,500/-per sqm. for MIG/Two bed room/ EHS Type-B

Rs.29,100/-per sqm. for MIG/Two bedroom flats constructed on Turnkey basis in a mega project.

Rs.32,400/-per sqm. for HIG/ SFS/Three bed room flats.

- 8. In addition to above, other usual charges such as one time maintenance (both civil and electrical) will be charged extra. However, depreciation at the rate of 1.25% p.a. on current cost from the year of construction subject to maximum of 25% shall be allowed on old inventory flats (older than one year) as already approved by the Authority vide item no. 104/2014 dt. 11<sup>th</sup> July, 2014.
- 9. Since most of the flats of schemes in para no. 4 have been surrendered by the allottees due to various reasons, the cost of these flats may also be continued to be the same which was in DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017. However, there will be no benefit of rebate due to depreciation in respect of these flats.
- The Actual PAR would be charged in case where it is more than the proposed PAR. In such cases specific approval of V.C., DDA would be obtained.



#### RESOLUTION

The proposal contained in the agenda item was approved.

## ITEM NO. 67/2018

Subject : To enhance the powers delegated to the officers of DDA for acceptance/ challenge of arbitral award

# F.EM1(10)18/Del. of power/DDA

### SYNOPSIS

- Existing powers to accept/Challenge the arbitral awards, delegated to DDA officers were circulated vide OM No. F5 (287)2011-12/PC/DDA/Pt./24 dated 27.01.2012. These powers are still in vogue in DDA.
- At present powers delegated to accept/Challenge the arbitral awards, delegated to CPWD officers are given in Appendix – 1, CPWD Works Manual – 2014. These powers are still in vogue in CPWD.
- During meeting of Hon'ble Lt. Governor with Vice Chairman, DDA on 29.08.2018, Hon'ble Lt. Governor directed to enhance the present financial powers regarding acceptance/challenge of arbitral awards.
- In view of direction of Hon'ble Lt. Governor and to bring the financial powers to DDA officers at par with those of CPWD officers, this proposal to enhance powers for the approval of WAB has been put up.

#### BACKGROUND

1.1 Powers to DDA officers to accept/Challenge of arbitral awards were last revise vide OM No. F5 (287)2011-12/PC/DDA/Pt./24 dated 27.01.2012 which are as under--

SI. No	Nature of Power	Existing power in DDA as per O.M. No. F5(287)2011- 12/PC/DDA/Pt./24 dated 27.01.12				
		Design-ation of officer	Extent of power (figures in Rs.)			
(1)	(2)	(3)	(4)			
1	Acceptance/ challenge of	CE	15 lacs with consultation of CAO with due scrutiny by Arbitration Board			
	arbitration awards	EM	45 lacs with consultation of CAO with due scrutiny by Arbitration Board			
		VC	75 lacs with consultation of FM, with due scrutiny by Arbitration Board			
		Chairm-an (LG)	Full Powers with consultation of FM, with due scrutiny by Arbitration Board			

Above powers are still in voque in DDA.

1.2 At present powers delegated to accept/Challenge the arbitral awards, delegated to CPWD officers as per Appendix – 1, CPWD Works Manual – 2014 are given as under:-

SI. No	Nature of Power	Powers delegated to CPWD Officers as per Appendix -1 CPWD Works Manual-2014				
		Designati-on of officer	Extent of Powers (figures in Rs.)			
(1)	(2)	(5)	(6)			
	Acceptance/ challenge	CE	25 Laacs			
1	of arbitration awards	ADG	100 tacs			
		Spl. DG	500 Lacs			
		DG	Full Powers			

1.3 A meeting of Hon'ble Lt. Governor with VC/DDA was held on 29.08.2018. Record of the meeting was issued by Spl. Secretary to Lt. Governor vide U.O. No. 100(3)/RN/2018/196/A-3905 dated 30.08.2018. Para no. 8 of this record note, relevant to delegation of powers, is reproduce below:-

> "The Present financial limit of Rs. 75 lakh may also be enhanced suitably, VC/DDA to send a separate proposal. Time frame- 7 days."

1.4 Accordingly, it is proposed to enhance the financial powers to the DDA officers for acceptance/challenging the arbitral awards.

# 2.0 RECOMMENDATION

It is recommended to delegate powers to the Officers of DDA for acceptance/Challenge the arbitral awards, at par with the powers delegated to the officers of CPWD vide Appendix – 1, CPWD Work Manual – 2014.

#### 3.0 PROPOSAL

Based on the above, following enhanced powers to the officers of DDA for acceptance/Challenge the arbitral awards is proposed (as per column 7 & 8 of the table):-

SL No	Nature of Power	Existing power in DDA as per O.M. No. F5(287)2011- 12/PC/DDA/Pt./24 dated 27.01.12		Powers delegated to CPWD Officers as per Appendix -1 CPWD Works Manual-2014		Proposed enhanced powers to be approved by WAB for DDA officers	
		Design- ation of officer	Extent of power (figures in Rs.)	Designati- on of officer	Extent of Powers (figures in Rs.)	Designat- ion of officer	Extent of Of officer Power (Fig.in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Accept ance/ challen ge of arbitrat ion awards	CE	15 lacs with consultation of CAO with due scrutiny by Arbitration Board	CE	25 Laacs	CE	25 lacs with consultation of CAO with due scrutiny by Arbitration Board headed by CE(HQ)
		EM	45 lacs with consultation of CAO with due scrutiny by Arbitration Board	ADG	100 Lacs	EM	100 lacs with consultation of CAO with due scrutiny by Arbitration Board headed by CE(HQ)
		vc	75 lacs with consultation of FM, with due scrutiny by Arbitration Board	Sol. DG	500 tacs	VC	500 lacs with consultation of FM, with due scrutiny by Arbitration Board headed by FM, DDA
		Chairm -an (LG)	Full Powers with consultation of FM, with due scrutiny by Arbitration Board	DG	Full Powers	Chairma n (LG)	Full Powers with consultation of FM, with due scrutiny by Arbitration Board headed by FM, DDA

- 4.0 Above proposal contained in para 3.0 has been approved by WAB vide letter no. WAB1(76) Vol.42/Secy./IX/2018/4488 dated 05.12.2018.
- 5.0 The proposal recommended by WAB is placed before the Authority for its approval for adopting in DDA.

# RESOLUTION

The proposal contained in the agenda item was approved.

# ITEM NO. 68/2018

SUB: REGULATIONS FOR SETTING UP OF FUEL STATIONS ON PRIVATE LAND IN NCT OF DELHI - AS A MODIFICATION TO THE REGULATIONS DT. 27.09.2005

F.7 (1)2018/MP

#### 1. BACKGROUND

- 1.1 Regulations for setting up of Petrol Pump on Private Land in NCT of Delhi were notified vide S.O. 1395 (E) dt. 27.09.2005 under Section 57 of DD Act, 1957. As per these regulations Petrol Pumps were permitted on privately owned lands (which were not notified for acquisition) in urban areas (including urban extension areas) and in the rural use zones subject to laid down norms, standards, terms and conditions (Copy of Regulations dt. 27.09.2005 annexed as Annexure A).
- 1.2 In Master Plan of Delhi (MPD) 2021 notified on 07.02.2007 and subsequent modifications notified in Chapter-12 Transportation therein, the following has been provided under Para 12.13 - Fuel Station:
  - "12.13.1 Fuel Stations in Urban Areas Fuel stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area. At the time of preparation of layout plans of various use zones namely viz. Residential, commercial industrial, PSP facilities and other areas, the location of Fuel Stations should be provide as per the norms given in Table-12.6"
- 1.3 As the Zonal Development Plans for the areas conforming to the MPD-2021 were required to be redrafted and got approved, the following was construed:
  - 1.3.1 Regulations for setting up of Petrol Pump on Private Land (prepared as per MPD-2001) in NCT of Delhi dt. 27.09.2005 became infructuous.
  - 1.3.2 No new fuel stations (Petrol Pump as well as CNG Stations) could be provided / permitted in NCT of Delhi in the areas where layout plans of areas did not exist.
- 1.4 Recently, DDA has notified regulations for enabling the planned development of privately owned lands vide Gazette Notification S.O 3249(E) dt. 04.07.2018 wherein provisions for allowing development on privately owned lands has been provided subject to preparation of layout plans.

- 1.5 In view of the above policy, the concerned agencies like IGL, Oil companies etc. have been approaching DDA for providing NOC for permitting fuel stations (CNG stations / Petrol pumps) in different parts of Delhi. However, difficulties are being faced by the various agencies responsible for providing fuel stations in Delhi i.e. IGL, Oil companies etc., in getting NOCs for the development of fuel stations in various parts of the Delhi especially in outskirts of Delhi, due to following reasons:
  - 1.5.1 Areas in outskirts of NCT of Delhi mainly fall either under the Green Belt or Low Density Residential Areas. Such areas are not covered under the privately owned lands policy / regulations dt. 04.07.2018.
  - 1.5.2 As per the existing provisions in MPD-2021, permission for establishment of Fuel Stations cannot be granted in areas where layout plans have not been prepared till date by the concerned local bodies.
- 1.6 Moreover, due to enactment of new Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, neither DDA nor the concerned agencies are able to acquire the land for development of Fuel Stations.
- 1.7 It is pertinent to mention here that due to the inability of the Development Authority to acquire land and simultaneously carve out sites for fuel stations, causing delay in development of this infrastructure, the commuters in the outskirts are facing problems in getting access to this basic infrastructure and resulting driving for long distances and exposed to long queues.
- 1.8 In view of the above and due to non-availability of any other policy, it is opined that the Regulations for setting up of Petrol Pumps on Private Lands in NCT of Delhi notified on 27.09.2005 be revived and reviewed to bring them in sync with existing ground realities and the prevailing laws. The Regulations would be applicable for setting up of fuel stations i.e. CNG/ Petrol Pump / Diesel etc.

#### 2. PROPOSAL

Detailed draft Regulations have been prepared and annexed at <u>Annexure B</u>. The above proposed Regulations may be approved for processing under Section 57 of Delhi Development Act, 1957.

The proposal contained in Para 2.0 above of the agenda is placed before the Authority for its approval under Section 57 of DD Act, 1957. Thereafter the same shall be forwarded to the MoHUA, GoI for approval and final notification.

#### RESOLUTION

 After discussion it was decided that clause 1 of the Draft Regulations for fuel stations should be amended as follows:-

"Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-

judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances."

The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for approval.

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



EXTRAORDINARY

भाग II-खण्ड अ-डप-खण्ड (ii)

PART II Section 3 Sub-section (ii)

प्राधिकार से प्रकाशित PUBLISHED BY AUTHORITY

H. 1028] No. 1028]

नई दिल्ली, भंगलबार, सितम्बर 27, 2005/अफ़्रियन 5, 1927 NEW DELHI, TUESDAY, SEPTEMBER 27, 2005/ASVINA 5, 1927

# दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभात)

#### अधिस्चना

नई दिल्ली, 27 सिवम्बर, 2005

का.आ. 1395(अ).—दिल्ली विकास प्राधिकरण शिवतयाँ सौंपने संबंधी अधिसूचना सं.—18011(28)7-वृ डी दिनांक 14-2-1969 द्वारा दिल्ली के प्रशासक के अनुमोदन सहित और अधिसूचना सं. का.आ. 1258(अ) दिनांक 31 अवत्वर, 2003 के अधिक्रमण में दिल्ली विकास अधिनियम, 1957 की धारा 57 के अनार्गत एतद्वारा राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी भूमि पर पैट्रोल पन्यों हेतु विनियमों को अधिमृचित करता है।

इन विनियमों को 'राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी भूमि पर पैट्रोल प्रम्म लगाने हेतु विनियम' कहा जाएगा।

- 1.0 पैट्रोल पर्मों को लगाने की अनुमंत्र ऐसी निजी भूमि पर दी जाएगी, जो शहरी क्षेत्रों (शहरी विस्तार क्षेत्रों सहित) और ग्रामीण उपयोग जीन में अधिग्रहण हेतु अधिसृचित नहीं की गई है और न ही जिनकर अधिग्रहण किया जा रहा है।
- 2.0 ऐसी निजी भूमि पर स्थित पैट्रोल पम्प निम्नलिखित मानदण्डों और भवन-मानकों की शर्त के अधीन होंगे :--
- ये न्यूनतम 30 मीटर मार्गाधिकार वाले मार्गो (मुख्य क्रोजना/लोक निर्माण विभाग/दिल्ली नगर निराम/राजस्व रिकार्ड के अनुसार) पर स्थिति होंगे।
- ऐसे स्वीकृत पैट्रोल पग्नों के परिसरों का उपयोग किलिय/सर्विस स्टेशनों के उपयोग के रूप में किया जाएगा।
- विद्यमान मार्गाधिकार को चारदीकारी और प्रस्तावित फुटकर दुकान की सम्पत्ति रेखा के बीच की भूमि का रखरखाय हरित बफर जोन के रूप में किया जाएगा। इस क्षेत्र में फुटकर दुकान स्थल तक पहुंच मार्ग के अतिरिक्त किसी निर्माण-कार्य की अनुगति नहीं दी जाएगी।
- 4. ऐसे पैट्रोल पम्पों के प्लाट का आकार मुख्य योजना के अनुसार शहरी/शहरी विस्तार क्षेत्रों में न्यूनतम 30 मीटर × 36 मीटर और अधिकतम 33 मीटर × 45 मीटर तथा ग्रामीण क्षेत्रों में अधिकतम 60 मीटर × 45 मीटर होगा। यदि प्लाट उक्त निर्धारित अधिकतम आकार से बढ़ा है, तो विकास निर्यप्रण मानदण्ड अर्थात् एफ.ए.आर., कबरेज आदि केवल 33 मीटर × 45 मीटर आकार के प्लाट पर लागू मानदण्डों के अनुसार होंगे। प्लाट के शेष क्षेत्र का रखरखान खुले हरित स्थल के रूप में किया जाएगा।
- सड्क घौराडों से प्लाट की न्यूनतम दूरी निम्हानुसार होगी :--
  - 30 मीटर से कम मार्गाधिकार कली छोटी सहकों हेतु 50 मीटर
  - 30 मीटर या अधिक मार्गाधिकार वाली मुख्य सङ्कों हेतु 100 मीटर
  - प्लाट के सामने वाली भाग की चौड़ाई 30 मीटर से कम नहीं होनी चाहिए।
- न्यून्तम सैट बैक सक्षम प्राधिकारी तथा अग्नि एवं विस्कोटक सुरक्षा एजेंसियों द्वारा अनुमोदि॥ किए जाने वाले मानक विजाइन के अनुसार विशिवमित किए जाएंगे।

- भवन मानकों के मानदण्ड पैट्रोल पर्म्यों पर लागू अनुमोदित मानक डिजाइन तथा जिन्हें दि.कि.प्रा. डाग निर्धारित किया गया है.
   के अनुरूप होंगे।
- पैतेल पाय लकाने को सामान्य कर्ते दिल्ली मुख्य योजन और पूजल परिकान मंत्रलय तथा इंदियन देंद्र कठास (आई.आइ.सी. : 12-1983)
   द्वारा निर्धारित किए गए मानदण्डों के अनुसार होंगी।
- भूमि उपयोग के परिवर्तन के लिए परिवर्तन शुल्क का भुगतान आवेदक हारा सरकार के अनुमोदन से समय-समय पर दि.कि.प्रा. हारा निर्धारित दरों के अनुसार किया जाएगा।
- दिल्ली विकास प्राधिकरण द्वारा छंटनी और योजना अनुमति हेतु आवेदन-पत्र के लिए 5,000/- रुपए (केवल पांच हजार रुपए) कार्रवाई शुरुक के रूप में लिए जाएंने, जो अप्रविदेव होंगे।
- तेस कम्पनी योजना अनुमति के लिए दि.चि.प्रा. को आवेदन करेगी और पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अग्नि शामन सेवा, संबंधित स्थानीय निकाय, डी.पी.सी.सी. आदि सहित संभी अन्य संबंधित एजेंसियों से अनापित प्रमाण पत्र भी प्राप्त करेगी।
- उन्त पैरा (11) में मथा अपेक्षित अनापति प्रमाण-पत्र आरी किए जाने के बाद तेल कम्पनियों द्वारा संबंधित स्थानीय निकाय या दि. वि.प्रा. से, जैसी भी स्थिति हो, भवन नक्तों हेतु अनुमोदन प्राप्त किया जाएगा।

[फा. सं. 7(23)67/एम.पी./पार्ट-1]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

#### DELHI BEVELOPMENT AUTHORITY

(Master Pian Section)

#### NOTIFICATION

New Delhi, the 27th September, 2005

S.O. 1395(E).—Delhi Development Authority under Section 57 of Delhi Development Act, 1957 with the approval of Administrator of Delhi vide delegation of power by Notification No. 18011(28)7-UD dated 14-2-1969 and in supersession of the Notification No. S.O. 1258(E) dated the 31st October, 2003 hereby notifies regulations for Petrol Pumps on Private Lands in the National Capital Territory of Delhi.

These Regulations shall be called 'Regulations for setting up of Petrol Pump on Private Land in National Capital Territory of Delhi'.

- 1.0 Petrol Pumps will be permitted on Private Lands which are not notified for acquisition nor under acquisition, in Urban areas (including urban extension areas) and in the Rural Use Zone.
- 2.0 A Petrol Pump located on such Private Lands shall be subject to the following norms and building standards.
  - It shall be located on roads of minimum 30 m, right of way (as per Master Plan/PWD/MCD/Revenue records).
  - (ii) The use of the premises in the Petrol Pumps so sanctioned will be for use as filling/service stations.
  - (iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
  - (iv) The plot-size for such Petrol Pumps will be as per Master Plan with a minimum of 30m × 36m and maximum of 33m × 45m in urban/urban extension areas, and maximum of 60m × 45m in rural areas.

In case plot is larger than the maximum size prescribed above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33m × 45m only. The remaining area of the plot shall be maintained as open green space.

- (v) The minimum distance of plot from the road intersections will be as follows :
  - i. For minor roads having less than 30m, R/W 50m.
  - ii. For major roads having R/W of 30m, or more 100m.
  - iii. Frontage of the plot should be not less than 30m.

- (vi) The minimum set backs shall be regulated according to the standard design to be approved by the Competent Anthority and the Fire and Explosive Safety Agencies.
- (vii) The norms of building standards shall conform to the approved standard design applicable to Petrol Pumps and laid down by DDA.
- (viii) The general condition for setting up of Petrol Pump shall be in accordance with the norms laid down by Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-1983).
- (ix) The conversion fee for change of land use shall be payable by the applicant as per the rates laid down by the DDA from time to time, with the approval of the Government.
- (x) A non-refundable processing fee of Rs. 5,000/- (Rupees Five thousand only) shall be charged by the DDA for scrutinizing and application for planning permission.
- (xi) The Oil Company will apply to the DDA for planning permission and will also take clearances from all other concerned agencies including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC, etc.
- (xii) After issue of clearance as required in para (xi) above, the approval for building plans shall be obtained by the Oil Companies from the concerned Local Body or the DDA, as the case may be.

[F. No. 7(23)67/MP/Pt. I]
V. M. BANSAL, Principal Commissioner-cum-Secy.

## DRAFT REGULATIONS

# दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

S. O. - In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification no. S.O. 1395 (E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi."

- 1.0 Fuel Stations will be permitted on privately owned lands falling in all use zones of Urban areas (including urban extension areas) and in the Agriculture areas / Green Belt EXCEPT on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district / city / community parks Monument Regulated Zones, unauthorized colonies, areas covered under land pooling as per the notified Land Policy and disputed land parcels wherein the land acquisition proceedings are pending / matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge / Regional Park) subject to all statutory clearances.
- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan / Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
  - i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.

- The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
- iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
- iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
- v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
- vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
- vii) The minimum distance of plot from the ROW line of road intersections shall be as follows::
  - a) For minor roads having less than 30m R/W 50 m
  - For major roads having R/W of 30m or more 100 m
  - Frontage of the plot should be not less than 30 m
- viii) In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:
  - a) Not less than 1000 m on the same side of the road (without divided carriageway).
  - Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
- ix) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.

- x) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
- xi) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
- xii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

## 4.0 Other Conditions:

- These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- In case of conflict, the provisions / stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.

[F. No.7(1)2018 /MP] Commissioner-Cum-Secy. Sub: -Offering One bed room flats to Air Force Naval Housing Board and Welfare Housing Societies of Armed forces and other Government departments.

## BACKGROUND:

Around 8000 one bed room flats at Narela, Rohini (Sector 34 & 35), Siraspur, Loknayak Puram and Ramgarh Colony and 155 Janta flats at Rohini Sector 4 have been surrendered by the successful allottees of Housing Scheme 2017. With a view to dispose of the surrendered flats, approval was accorded by Authority for allotment of available LIG/One Bed Room flats to CISF and other Para-military forces vide Agenda Item No. 12/2018. As per approval of the Authority, 1518 one bed room flats at Rohini and Siraspur have been allotted in bulk to CISF. Offers have been received from other para-military forces i.e. CRPF & BSF for allotment of One Bed room flats. In addition approval was accorded by Authority vide Agenda Item No. 35/2018 for offering surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to Bulk Buyers of Central/State Governments, local bodies and Public Sector Undertakings etc. The scheme for these Bulk Buyers has already been launched. However, it is likely that number of these flats will still remain vacant even after allotment of these flats to Para-military Forces and Govt. Organisations as these organizations are mostly opting for those contiguous flats that can be amalgamated. There are number of flats that are isolated and where adjacent flat is not available to combine them as pair. The details of surrendered One bed room/ Janta flats of 2017 scheme not yet allotted are as follows:-

Location	Category	Number of flats	
Narela	One bed room	3164	
Sector 34 & 35 Rohini	One bed room	2139	
Siraspur	One bed room	1517	
Loknayakpuram	One bed room	368	
Ramgarh Colony	One bed room	241	
Dwarka Sector 23B	One bed room	36	
Rohini Sector 4	Janta	155	
Grand Total	7601		

Out of above mentioned flats, around 2600 flats at Narela, Siraspur and Sector 34 & 35 Rohini can be amalgamated. Hence 5000 flats that cannot be amalgamated may not be opted by para-Military forces and Govt. organisations and are likely to be available as unsold inventory.

Due to non-disposal of these constructed flats the capital of DDA is stuck in these projects and DDA is losing financially on account of cost being borne by DDA on this capital. The following proposal is being placed for disposal of unsold flats of 2017 Housing Scheme.

## **PROPOSAL**

As per approval of the Authority, 1518 one bed room flats at Rohini and Siraspur have been allotted in bulk to CISF. Offers have been received from other para-military forces i.e. CRPF & BSF for allotment of One Bed room flats. In addition to above, approval was accorded by Authority vide Agenda Item No. 35/2018 for offering surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to Bulk Buyers of Central/State Governments, local bodies and Public Sector Undertakings etc. The scheme for these Bulk Buyers has already been launched. In these proposals the ownership of the flat will remain with Para-military Forces or Government Agencies.

DDA has received a proposal from Air Force Naval Housing Board for preferential allotment of One bed room flats at Sector 34 Rohini and also for other area/category for the retired/ serving personnel of Air Force and Navy at discounted rate. In this proposal the ownership of the flat will not remain with Government agencies but will get transferred to individual members of the Housing Board who are serving or retired Air Force and Naval Personnel. It is thus proposed to offer them One bed room flats with following conditions:

- Only One bed room flats at Sec. 34 & 35 Rohini, Narela and Siraspur that are surrendered in 2017 Scheme will be offered.
- 50% rebate in departmental charges as being offered to Para military forces and Bulk buyers of government organizations will be offered to them.
- vi. Air Force Naval Housing Board will submit the consolidated requirement to DDA. Payment against demanded flats will also be made by Board to DDA in consolidated manner. The allotment of flats to individual allottees and collection of payment from them will be done by Board. The registry will however be done between DDA and individual allottee.

DDA will also accept similar offers from other welfare housing societies of armed forces and also welfare housing societies of other government departments, organizations, local bodies or PSUs etc like CGEWHO (Central Government Employees Welfare Housing Organization) and IRWO (Indian Railway Welfare Organization).

The minimum request of 20 flats will be accepted/ entertained from such societies.

The above proposal is submitted for approval of the Authority

## RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 70/2018

SUB:- PROPOSAL FOR ALLOTMENT OF MIG FLATS AT NARELA
TO PARA MILITRAY FORCES AND DELHI POLICE:

With the approval of the Authority vide Agenda Item No. 12/2018, one bed room surrendered flats have already been allotted and offered to Para military forces. As offers from Paramilitary Forces and Delhi Police for MIG flats have also been received, the below proposal is submitted:-

Around 300 MIG flats are vacant at Narela, DDA has offered 384 MIG flats at Narela in 2014 Scheme and 331 flats got surrendered after allotment in that scheme. Thereafter these 331 surrendered flats were once again offered in 2017 scheme and 297 flats have again been surrendered after allotment. Therefore, DDA has been able to dispose of only 87 MIG flats at Narela out of 384 flats in last two schemes. DDA has received offers from Para military forces and Delhi Police for allotment of MIG flats at Narela. CRPF has asked for 97 flats and Delhi Police has asked for all the 300 MIG flats at Narela and is also interested in under construction MIG flats at Narela. They require these flats for meeting housing requirement for their staff. DDA may offer around 300 surrendered MIG flats at Narela to Paramilitary forces and Delhi Police by offering them 50% discount in departmental charges as has been done in case of One bed room flats. It may also be considered, to reduce the cost of flats, maintenance charges for 30 years may not be taken for these flats and maintenance charges already taken from individual allottee may be refunded to him after ensuring proper due-diligence. The responsibility of maintenance of these flats will rest with Delhi Police.

If para military forces who have been allotted LIG/one bed room flats want to mutually exchange the flats with flats allotted to general public for facilitating allotted flats to these forces in one tower, the same will be permitted by DDA.

The above proposal is submitted for approval of the Authority

#### RESOLUTION

The proposal contained in the agenda item was approved.

# ITEM NO. 71/2018

# SUB:- PROPOSAL FOR LAUNCHING ONLINE RUNNING SCHEME:

## BACKGROUND:

Around 8000 one bed room flats at Narela, Rohini (Sector 34 & 35), Siraspur, Loknayak Puram and Ramgarh Colony and 155 Janta flats at Rohini Sector 4 have been surrendered by the successful allottees of Housing Scheme 2017. With a view to dispose of the surrendered flats, approval was accorded by Authority for allotment of available LIG/One Bed Room flats to CISF and other Para-military forces vide Agenda Item No. 12/2018. As per approval of the Authority, 1518 one bed room flats at Rohini and Siraspur have been allotted in bulk to CISF. Offers have been received from other para-military forces i.e. CRPF & BSF for allotment of One Bed room flats. In addition approval was accorded by Authority vide Agenda Item No. 35/2018 for offering surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to Bulk Buyers of Central/State Governments, local bodies and Public Sector Undertakings etc. The scheme for these Bulk Buyers has already been launched. However, it is likely that number of these flats will still remain vacant even after allotment of these flats to Para-military Forces and Govt. Organisations as these organizations are mostly opting for those contiguous flats that can be amalgamated. There are number of flats that are isolated and where adjacent flat is not available to combine them as pair. The details of surrendered One bed room/ Janta flats of 2017 scheme not yet allotted are as follows:-

Location	Category	Number of flats	
Narela	One bed room	3164	
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Rohini Sector 4	Janta	155	
Grand Total	7601		

Out of above mentioned flats, around 2600 flats at Narela, Siraspur and Sector 34 & 35 Rohini can be amalgamated. Hence 5000 flats that cannot be amalgamated may not be opted by para-Military forces and Govt. organisations and are likely to be available as unsold inventory.

Due to non-disposal of these constructed flats the capital of DDA is stuck in these projects and DDA is losing financially on account of cost being borne by DDA on this capital. With a view to dispose of the available inventory of surrendered One bed room/ Janta flats ,online running scheme for allotment of surrendered flats is being proposed which will be an ongoing and running scheme so that the amount spent by DDA on construction of these flats is realised, in a time bound manner. This scheme however, will be restricted to surrendered One bed room/ Janta flats located at un-attractive places. These places are Narela, Sec. 34 & 35 Rohini, Siraspur, Lok Nayak Puram, Ramgarh Colony and Sec. 23-B Dwarka for One Bed Room flats surrendered in 2017 scheme and Rohini Sector 4 for Janta flats surrendered in the 2017 Scheme.

DDA is constructing majority of housing units at Narela. Around 27000 housing units at Narela are likely to completed by 31.3.2019. Since Narela is a remote location, it is likely that there may not be adequate demand for Housing units at Narela as and when the Scheme is launched by the DDA or allotted flats may get surrendered. Therefore, in addition to flats mentioned above, the flats constructed at Narela and surrendered in the upcoming Housing Schemes will also be disposed by DDA by launching on-line running scheme, as proposed.

#### B. SCHEME IN DETAIL:

In order to launch the Scheme, System Department has already been requested to develop software for on-line disposal of available flats of various categories. The list of available flats, along with tentative size, location and tentative cost will be made available on DDA website. The flats located at places mentioned above will be included in the scheme with the approval of Vice Chairman. As same flats are also being offered to Para military forces and other Bulk buyers, the flats will be offered to general public through this scheme after all these options (i.e. Para-Military forces, welfare housing of govt. employees) have been explored and closed Specific locations, pockets, towers and flat numbers of flats being made available in the scheme will be made known to public. The desirous applicant will apply on-line and will opt for specific flat on first cum first serve basis. Once selecting for a specific flat on-line he will be given reasonable time say 30 minutes to deposit application money on-line. Till this period of 30 minutes the flat

will not be available for selection by others. Once application money is paid, the flat will be kept reserved for that applicant

Demand-cum-allotment letter will be generated on-line and sent to the desirous applicant to deposit the requisite amount and documents for issue of possession letter. The cost of the flat is to be deposited within 90 days from issue of demand-cum-allotment letter. The application money will be forfeited if the demanded amount is not paid by allottee within three months and flat will be made available for allotment to others. The scheme will be operational till the entire inventory included under the scheme is disposed of.

DDA will work out other modalities of on-line scheme with approval of Vice Chairman.

#### B. ELIGIBILITY:

- vi. The applicant must be citizen of India
- vii. He/she should have attained the age of majority i.e. the applicant should have completed 18 years of age as on the date of submitting the application.
- viii. The applicant must not own any dwelling unit (including residential plot/flat or in part on 'leasehold or freehold basis' in urban areas of Delhi, New Delhi or Delhi Cantonment either in his/her name or in the name of his/her spouse or in the name of his/her dependent relations including unmarried children.
- Applicant must have Permanent Account Number (PAN) allotted under the provision of Income Tax Act and same must be quoted in the Application Form.
- There is no income criteria. The applicant can apply according to his/her requirement and affordability.

## C. APPLICATION/EARNEST MONEY AND COST:

These surrendered flats of 2017 scheme will be offered at the same cost as notified in the housing scheme 2017 including the maintenance charges.

The applicant applying 'on-line' for allotment of flat shall have to deposit non-refundable "Application/Earnest Money" alongwith the on-line application, as per following details: -

- Janta Rs. 10,000/-
- LIG/One bed room flat- Rs. 15.000/-

7. MIG - Rs. 25,000/-8. HIG - Rs. 50,000/-

Application once submitted cannot be withdrawn.

## D. TERMS AND CONDITIONS:

Other terms and conditions of the scheme not specifically mentioned above will be as per DDA Housing Scheme 2017 and will be detailed out at the time of launching this scheme.

The above proposal is submitted for approval of the Authority

# RESOLUTION

The proposal contained in the agenda item was approved.