

**AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY**

DATE: 2.1.2020

TIME: 3.00 P.M.

VENUE: RAJ NIWAS

DELHI

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

No. F.2(1)2020/MC/DDA/01

Dated: the 1st January, 2020

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 2nd January, 2020 from 3.00 p.m. to 4.00 p.m. under the Chairmanship of Honble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.


(Rajiv Gandhi)

Commissioner-cum-Secretary (Offg.)
Phone No. 24623598

Encl: As above.

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri Shiv Das Meena
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Shri Satya Gopal
Addl. Chief Secretary (L&B), GNCTD
3. Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports), DDA
4. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
5. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape & Hort.), DDA
6. Shri Rajeev Verma
Principal Secretary (Finance), GNCTD
7. Ms. Manisha Saxena
Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization
9. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
10. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
11. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katyal
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

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

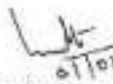
DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F-2(1)2020/MC/DDA/02

Dated: the 1st January 2020

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 2nd January, 2020 from 3.00 p.m. to 4.00 p.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.


01/01/2020
(Rajiv Malhotra)
Dy. Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Land Management)
4. Commissioner (Land Disposal)
5. Commissioner (Personnel/Housing)
6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (Works)
12. Director (LC)/Consultant

**AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY**

DATE: 2.1.2020

TIME: 3.00 P.M.

VENUE: RAJ NIWAS

DELHI

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	01/2020	Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.12.2019 at Raj Niwas. F.2(2)2019/MC/DDA	CCS
2.	02/2020	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 11.12.2019. F.2(2)2019/MC/DDA	CCS
3.	03/2020	Modification in Master Plan for Delhi-2021 w.r.t. EWS/Community-Service Personnel Housing. F3(37)2004/MP	PLANNING
4.	04/2020	Development/Construction of 30m/24m wide Master Plan road to provide approach from Main Chattarpur Road to SAARC Campus, Central Armed Police Forces Institute of Medical Science (CAPFIMS), NIC Campus. F.4(4)CC-1/2018-19/DDA/Pt.	ENGINEERING
5.	05/2020	Proposed modification in MPD-2021 with respect to transit oriented development (TOD) F.20(7)2015/MP	PLANNING
6.	06/2020	Proposed Amendments in MPD-2021 w.r.t. Fitness Centre (including gymnasium, yoga/meditation centre and Wellness Centres. F.3(9)2012/MP	PLANNING
Laid on the Table			
7.	07/2020	The Delhi Biodiversity Society registered under Societies Registration Act XXI of 1860' for management of Delhi Biodiversity Parks. F.PA/AC(LS)/DDA	LANDSCAPE
8.	08/2020	Permission to undertake the In-situ Redevelopment/Rehabilitation of Viable JJ Clusters on PPP mode as per PMAY Guidelines. F.2(02)2019/PMAY(ISR)	HOUSING
9.	09/2020	Modification in the Development Control Norms and activities permissible under Religious Category at sub city level in the Master Plan. F.15(01)2018-MP	PLANNING

ITEM NO- 01/2020

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.12.2019.
F.2(2)2019/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 11.12.2019 were circulated vide office circular No. F2(2)2019/MC/DDA/198 & 199 dated 17.12.2019 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 11.12.2019 are submitted for confirmation of the Authority.

RESOLUTION

The minutes of the meeting of the Delhi Development Authority held on 11.12.2019 were confirmed as circulated.

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

No. F.2(3)2019/MC/DDA/1115

Dated: the 17th December, 2019Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 11th December, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.


 (D. Sarkar)
 Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Shri Anil Bajaj
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Smt. Shiv Das Meena
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCT Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bhatti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation
12. Smt. Bhawna Malik
Municipal Councillor, East Delhi Municipal Corporation

SPECIAL INVITES

- 2 -

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Shri Satya Gopal
Addl. Chief Secretary (L&S), GNCTD
3. Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports), DDA
4. Shri Manish Kumar Gupta
Principal Commissioner (ID, LM, Systems & Coordn.), DDA
5. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape & Hort.), DDA
6. Shri Rajeev Verma
Principal Secretary (Finance), GNCTD
7. Ms. Manisha Saxena
Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization
9. Smt. Vansha Joshi
Commissioner, North Delhi Municipal Corporation
10. Shri Gyanesh Bhatt
Commissioner, South Delhi Municipal Corporation
11. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Rachika Katyal
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Triker
PS to Lt. Governor, Delhi

Copy for kind information to:

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

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
11th December, 2019 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Bajaj
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

1. Shri K. Vinayak Rao
Finance Member, DDA
2. Shri Shankendra Sharma
Engineer Member, DDA
3. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
4. Shri Nirmal Kumar, MLA
5. Shri S. K. Bagga, MLA
6. Shri O. P. Sharma, MLA
7. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation
8. Shri. Bhawana Malik
Municipal Councillor, East Delhi Municipal Corporation

SECRETARY

Shri D. Sarkar
Commissioner cum-Secretary, DDA

SPECIAL INVITEES

- 1 Dr. Rajesh Kumar
Principal Commissioner (Housing, C.W.G & Sports), DDA
- 2 Shri Manish Kumar Gupta
Principal Commissioner (E.I, C.M, Systems & Construction), DDA
- 3 Dr. Rajeev Kumar Hoon
Principal Commissioner (Pers., Hous. & Landscapes), DDA
- 4 Smt. Virender Joshi
Commissioner, North Delhi Municipal Corporation
- 5 Shri Amit Kataria
Land & Development Officer, MCHIA, Govt. of India

Lt. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav
Special Secretary to Lt. Governor

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

Item No. 118/2019

Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.11.2019 at Raj Niwas.
F.2(2)2019/MC/DDA

The minutes of the meeting of the Authority held on 14.11.2019 were confirmed as circulated.

Item No. 119/2019

Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 14.11.2019.
F.2(2)2019/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 14.11.2019:

Shri Vijender Gupta

- i) Shri Vijender Gupta thanked Hon'ble Lt. Governor for starting survey of JJ clusters by DDA. He requested that information boards be erected at all JJ clusters on DDA and Central Government lands.
- ii) The issue regarding transferring Mithapur, Jaitpur and Hari Nagar colonies from Zone-'O' be expedited after a proper scrutiny of all Court/NGT orders. However, all regulations pertaining to Zone-'O' should be followed.
- iii) While discussing the issue related to Mohalla clinic raised by Shri Sonmath Bharti, Shri Vijender Gupta stated that primary healthcare is an obligatory function of Municipal Corporations and proposal for mohalla clinics is encroachment on the powers of the Municipalities.

Shri Sonmath Bharti

- i) It has been incorrectly mentioned in the Action Taken Report that mohalla clinics cannot be categorized as Public Amenities. DDA should consider the request of GNCTD to allot vacant DDA land for the mohalla clinic on temporary basis. The site at Kalpi Sarai which has been intimated to have been allotted to Directorate of Health Services, GNCTD could not be identified at site located on ground and should, therefore, be demarcated.
- ii) The structural stability of the community hall at Gujjar Dairy be ascertained expeditiously for construction of an additional floor.
Hon'ble Lt. Governor directed that structural safety issues should not be compromised and DDA should conduct a proper technical examination.
- iii) Since SIDMC does not have the required funds, land allotted to SIDMC at Gulmohar Park be cancelled and community centre be constructed by DDA.
- iv) DDA should expedite vacation of stay orders with respect to khasra No. 277, Hariz Khas.

- v) DMRC is illegally developing land allotted by DDA at Kumbhar Basti for commercial purpose and access road through this land be provided for developing a community centre.
- vi) DDA should expedite providing facilities of swings, open badminton courts, etc., in DDA parks. A uniform policy should be formulated in this regard.

Shri O P Sharma

- i) Shri O P Sharma thanked DDA for resolving the issue of removal of unauthorized structures on the right of way of 60 ft. wide road in his constituency. He requested that till a proper boundary wall is constructed, temporary fencing be immediately erected where the boundary wall is broken towards Shivam Enclave.

Item No. 120/2019

Draft Zonal Development Plan of Zone-'D' (New Delhi) as per MPD-2021 (Excluding Lutyens' Bungalow Zone).
F.4(4)2007/MP/P.L

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

Item No. 121/2019

Proposal for change of land use of DDA land measuring 14.6 ha. (near Azadpur Fruit and Vegetable Market) located at Mukarba Chowk, Outer Ring Road (between Jangirpuri Metro Station and Haiderpur Metro Station), falling in Planning Zone-C from 'Commercial' (C2 Sub City Wholesale Market) to 'Residential (RD)' under Section 11 (A) of DD Act, 1957 for utilization for Group Housing Project.
F.20(10)2019-MP

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

Item No. 122/2019

Change of land use of land measuring 36.6 ha. earmarked for District Centre under Commercial use to 'SP' to provide land for colleges and university to create Institutional Hub at Narela and swapping with Institutional land (PSP) in FA-2B to Commercial.

F.9(01)/2012-MP

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

Item No. 123/2019

Information/approval for conducting survey of JJ clusters for In-Situ Rehabilitation/Redevelopment under Pradhan Mantri Awas Yojana (PMAY) on DDA and Central Government lands.
F.2(08)2019/PMAY(ISR)/DDA

The information contained in the agenda item was noted.

Item No. 124/2019

Purchase of 66 EWS category flats and 700.18 sq.m. stilt parking space at M2K Victoria Gardens, Azadpur from Developer Entity, i.e., M/s. Negolice India Ltd. regarding.
F.2.3(13)2005/HDG.

The proposal contained in the agenda item was approved.

Item No. 125/2019

Fixation of land rates for the purpose of calculation of misuse charges for the year 2019-20.
F.2(14)96-97/AC(P)/DDA/Part II

The proposal contained in the agenda item was approved.

Item No. 126/2019

Modification in 'Adoption of Parks' Policy, as approved in December, 2014.
F.PA/AC(LS)/2014/DDA/187

After detailed discussion, the proposal contained in the agenda item was approved.

Shri G P Sharma stated that DDA parks should not be handed over to the Municipal Corporations as they do not have funds to properly maintain them and DDA should make more efforts for providing greenery in Delhi.

Shri O P Sharma and Shri Manish Aggarwal stated that even old borewells are being sealed as per NGT orders. Availability of STP water be ensured for proper

development and maintenance of parks before sealing bore wells or otherwise plants will perish.

Shri Manish Aggarwal stated that an STP be installed for treating the waste water of Karampur Pahari for irrigation of the adjoining green zone.

Shri Vijender Gupta and Shri Kanchan Bhandi observed that Trusts should also be eligible for adoption of parks under the policy. It was agreed that Trusts be included.

Item No. 127/2019

Special permission/relaxation sought for landscape development of Bharat Vardana Park.
R.P.A/AC(LS)DDA/2019/347

The proposal contained in the agenda item was approved.

Item No. 128/2019

Methodology for fixing reserve price of land earmarked for "Socio-Cultural Centres".
R.1(Misc.)Socio-Cultural Council.

The proposal contained in the agenda item was approved.

Item No. 129/2019

Revised Budget Estimates for the year 2019-20 and Budget Estimates for the year 2020-21.
B. 443) 91/Budget/ROB/2019-20

Revised Budget Estimates for the year 2019-20 and Budget Estimates for the year 2020-21 were discussed.

After due deliberations, the Revised Budget Estimates for the year 2019-20 and Budget Estimates for the year 2020-21 were approved by the Authority.

It has also been decided that DDA shall endeavour to reduce focus on construction projects and emphasize more on its role as a planner, regulator and facilitator. Considering huge inventory of unsold flats, poor response to recent housing schemes and bulk surrender of DDA flats, DDA should move in the direction of private sector participation for building of housing stock on DDA land through auction of plots or PPP or some other suitable mode. The targets under PMAY should be met through quality construction by private sector at affordable prices catering to

all segments, especially the EWS. DDA should also take steps to transfer developed areas/assets to local bodies.

Item No. 130/2019

Regarding proposed change of land use of Plot Nos. 1,2,3,4,5,6,7 and 8.
F.20(12)2019/MP

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

Item No. 131/2019

Regarding proposed change of land use of plot situated at Factory Road (Africa Avenue Road), New Delhi.
F.20(13)2019/MP

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

Item No. 132/2019

Proposed modifications in the Unified Building Bye-Laws for Delhi 2016 (UBBL-2016) to be included in the compilation of notifications of amendments in UBBL-2016 for comprehensive reference by the general public and the professionals as per direction of Ministry of Housing and Urban Affairs.
F.15(06)2016/MP/PL

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval for notification by DDA under Section 57 of DD Act, 1957. The compendium of UBBL-2016, incorporating the notified amendments, shall be published by DDA and uploaded on its website.

Item No. 133/2019

Proposal for relaxation in payment conditions in respect of original chulha tax payers and their descendants only (excluding purchasers) of the five chulha tax villages.
F.S/1(152)2019/OSB

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

Item No. 134/2019

Inclusion of electrical maintenance under 30 years maintenance schedule of the Housing Scheme 2010.
P/1/0067/2019/Corr/Housing (Conrda.)

The proposal contained in the agenda item was approved.

Item No. 135/2019

Proposed amendments in Para 15.7.1 for inclusion of stockists and dealers of medicines and drugs.
P.A(7)/2018/MI

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

Item No. 136/2019

Proposal for nomination of Indian Institute of Technology (IIT), Roorkee for taking up Data Acquisition and field surveys for four zones and overall Project Management Consultancy for entire Delhi.
P.18(5)/2018-MP

The proposal contained in the agenda item was approved.

'Other Points' raised by the Members of the Authority

Shri Vigender Gupta

- i) DDA should auction large sites for marriage functions and also earmark sites for religious functions.
- ii) DDA should explore the possibility of setting up additional help desks for PMUDAY at some MCD offices.
- iii) DDA should verify whether Badliyon Traders Union actually represents comprises a proper leaders body.
- iv) Advertisement with regard to implementation of Apartment Act for commercial properties be issued at the earliest.
- v) Notification be issued on modification in Master Plan for household/service industries.
- vi) Amendments in Master Plan for amalgamation of residential plots be notified urgently.
- vii) The matter regarding de-secting of LSCs be expedited.

Shri Sumanth Bharti

- i) Action be taken for cleaning the mullah at Rose Garden, Hazrat Khana. STP may also be installed there.
- ii) Sites for marriage functions should also be permitted to be utilized for religious functions. Pandals for wedding functions should be allowed to be utilized for two to three weddings. Action should be taken if site is utilized unauthorisally.
- iii) Utsav grounds be developed in all assembly constituencies.
- iv) If due to unrealistic circle rates, DDA is unable to auction plots, DDA should write to GNC/CD to review the circle rates.
- v) Malviya Nagar club be developed by DDA.
- vi) All documents with regard to matter pertaining to Badarpur Truckers Union be examined for taking a decision.

Smt. O.P. Sharma

- i) A policy be formulated for installation of open gyms to ensure that the facility is accessible to all.
- ii) DDA policy with regard to allotting sites for marriage functions should not cause inconvenience to the public. Policy needs to be revisited.
- iii) Authority Members be consulted for setting up help desks for PMUDAY in their constituencies.

Shri Manish Aggarwal

- i) DDA officers should check unauthorized use of DDA sites for marriage functions by tent mafia.

Smt. Bhavna Malik

- i) Though several projects in her constituency, including a multi-storied parking, had been approved by the Authority during her previous term but till date these projects have not yet been initiated.

Hon'ble I.L. 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.

ITEM NO. 02/2020

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 11.12.2019 AT RAJ NIWAS.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<u>Item No. 119/2019</u> Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 14.11.2019. F.2(2)2019/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 14.11.2019:	
i)	<u>Shri Vijender Gupta</u> Shri Vijender Gupta thanked Hon'ble I.L. Governor for starting survey of JJ clusters by DDA. He requested that information boards be erected at all JJ clusters on DDA and Central Government lands. Action: Housing	Hoardings/fixed tin boards are being installed in 150 JJ clusters where the survey is being conducted and 32 JJ clusters which have been identified for in-situ development. The work will be completed by December 2019. (Housing)
ii)	The issue regarding transferring Mithapur, Jaitpur and Hari Nagar colonies from Zone 'O' be expedited after a proper scrutiny of all Court/NGT orders. However, all regulations pertaining to Zone 'O' should be followed. Action: Planning	The issue w.r.t. transferring of Mithapur, Jaitpur and Hari Nagar colonies from Zone 'O' has been discussed in various meetings with the Competent Authority and the matter is under expedited examination. (Planning)
iii)	While discussing the issue related to Mohalla clinic raised by Shri Somnath Bharti, Shri Vijender Gupta stated that primary healthcare is an obligatory function of Municipal Corporations and proposal for mohalla clinics is encroachment on the powers of the Municipalities. Action: Land Disposal	DDA has provided a list of 50 sites meant for dispensaries, allotted to Directorate of Health Services GNCTD and it has been requested to Health Department to provide the status and utilization of these allotted sites. As soon as information is received in respect of these sites for dispensaries, action will be initiated as per provision under MPD-2021. (Land Disposal)

i)	<u>Shri Somnath Bharti</u> It has been incorrectly mentioned in the Action Taken Report that mohalla clinics cannot be categorized as Public Amenities. DDA should consider the request of GNCTD to allot vacant DDA land for the mohalla clinic on temporary basis. The site at Kalu Sarai which has been intimated to have been allotted to Directorate of Health Services, GNCTD could not be identified at site located on ground and should, therefore, be demarcated. Action: Planning/Land Disposal	DDA has provided a list of 50 sites meant for dispensaries, allotted to Directorate of Health Services GNCTD and it has been requested to Health Department to provide the status and utilization of these allotted sites. As soon as information is received in respect of these sites for dispensaries, action will be initiated as per terms and conditions of allotment letter. (Land Disposal)																								
ii)	The structural stability of the community hall at Gujjar Dairy be ascertained expeditiously for construction of an additional floor. Hon'ble Lt Governor directed that structural safety issues should not be compromised and DDA should conduct a proper technical examination. Action: Engineering	Short term notice has been invited for appointment of consultant for ascertaining the structural stability of the structure. The report targeted to be finalized by 31.01.2020. Further action will be taken after the receipt of structural stability report. (Engineering)																								
iii)	Since SDMC does not have the required funds, land allotted to SDMC at Gulmohar Park be cancelled and community centre be constructed by DDA. Action: Land Disposal/Engineering	The land in question has already been allotted to SDMC, action for cancellation of allotment to be taken by Land Disposal department. Further, if the same is to be constructed by DDA then a policy decision shall be taken and drawings for the same to be issued by Architecture Wing. (Engineering)																								
iv)	DDA should expedite vacation of stay orders with respect to khasra No. 277, Hauz Khas. Action: Land Management	A meeting was held in the chamber of PC(LM) on 24.10.2019. Necessary directions were given by higher authorities to vacate the stay orders of Khasra No. 277. <table border="1"> <thead> <tr> <th>S. No.</th> <th>Title of case</th> <th>Case No.</th> <th>Court order/Stay Order etc.</th> <th>Name of Court</th> <th>Next date of hearing</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Iqbal Chauhan V/s DDA</td> <td>MCA No. 34/18</td> <td>Stay from 18.12.2018</td> <td>ADJ Court Saket</td> <td>17.04.20</td> </tr> <tr> <td>2.</td> <td>Rehan Chauhan V/s DDA</td> <td>MCA No. 35/18</td> <td>Stay from 18.12.18</td> <td>ADJ Court Saket</td> <td>17.04.20</td> </tr> <tr> <td>3.</td> <td>Nagudup Wangana</td> <td>CS(OS) No.</td> <td>Stay from 06.11.15</td> <td>High Court</td> <td>22.01.20</td> </tr> </tbody> </table>	S. No.	Title of case	Case No.	Court order/Stay Order etc.	Name of Court	Next date of hearing	1.	Iqbal Chauhan V/s DDA	MCA No. 34/18	Stay from 18.12.2018	ADJ Court Saket	17.04.20	2.	Rehan Chauhan V/s DDA	MCA No. 35/18	Stay from 18.12.18	ADJ Court Saket	17.04.20	3.	Nagudup Wangana	CS(OS) No.	Stay from 06.11.15	High Court	22.01.20
S. No.	Title of case	Case No.	Court order/Stay Order etc.	Name of Court	Next date of hearing																					
1.	Iqbal Chauhan V/s DDA	MCA No. 34/18	Stay from 18.12.2018	ADJ Court Saket	17.04.20																					
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3.	Nagudup Wangana	CS(OS) No.	Stay from 06.11.15	High Court	22.01.20																					

		Donation Rashia V/s DDA 3552/15
v)	DMRC is illegally developing land allotted by DDA at Kunihar Basti for commercial purpose and access road through this land be provided for developing a community centre. Action: Engineering/Land Disposal	(Land Management) Show cause notices have been given to DMRC to stop construction work. A reply/request has been received from DMRC vide letter dated 26.11.2019 requesting for change of land use of the site. This matter has also been discussed in the Ministry of Housing and Urban Affairs on 4.12.2019. Now, the matter is being submitted to Competent Authority for further directions.
vi)	DDA should expedite providing facilities of swings, open badminton courts, etc., in DDA parks. A uniform policy should be formulated in this regard. Action: Horticulture	(Land Disposal) DDA is providing facilities like swings, childrens' play equipment in parks, whereas open badminton courts are provided in big parks, i.e., District parks or as per requirements of visitors of the parks. (Horticulture)
i)	Shri O P Sharma Shri O P Sharma thanked DDA for resolving the issue of removal of unauthorized structures on the right of way of 60 ft. wide road in his constituency. He requested that till a proper boundary wall is constructed, temporary fencing be immediately erected where the boundary wall is broken towards Shivam Enclave. Action: Land Management/Engineering	The tender for construction of boundary wall has been awarded by EE/ED-9 vide letter no. F7(33)EE/ED-9/DDA/2019-20/229 dated 18.12.2019. The work is in progress. (Land Management) The wall coming in the alignment of road was demolished on 10.12.2019. During the site visit on 11.12.2019, PWD officials refused to take over the road on pretext to clear the debris. The work of construction of temporary fencing towards Shivam Enclave was stopped by the residents who protested to rebuild the fencing on same location. During site visit by the concerned Executive Engineer on 16.12.2019, it was found that the wall was erected by the residents at the original location. Efforts are being made to remove the same. (Engineering)
2.	Item No. 120/2019 Draft Zonal Development Plan of Zone-'D' (New Delhi) as per MPD-2021 (Excluding Lutyens' Bungalow Zone). F.4(4)2007/MP/PLI The proposal contained in the agenda item was approved. The matter be forwarded to the	Draft letter has been submitted for approval of the Competent Authority. (Planning)

	Ministry of Housing and Urban Affairs, Govt. of India for consideration and issuance of final notification. Action: Planning	
3.	<u>Item No. 121/2019</u> Proposal for change of land use of DDA land measuring 14.6 ha. (near Azadpur Fruit and Vegetable Market) located at Mukarba Chowk, Outer Ring Road (between Jahangirpuri Metro Station and Haiderpur Metro Station), falling in Planning Zone-C from 'Commercial' (C2 Sub City Wholesale Market) to 'Residential (RD)' under Section 11 (A) of DD Act, 1957 for utilization for Group Housing Project. F.20(10)2019-MP The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued. Action: Planning	Public notice issued vide S.O. 4586 (E) dated 21.12.2019 for inviting objections/suggestions within stipulated time period of 30 days. (Planning)
4.	<u>Item No. 122/2019</u> Change of landuse of land measuring 36.6 ha. earmarked for District Centre under Commercial use to PSP to provide land for colleges and university to create Institutional Hub at Narela and swapping with Institutional land (PSP) in FA-20 to Commercial. F.9(01)/2012-MP The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification. Action: Planning	As per the decision of the Authority, the matter has been referred to the Ministry of Housing and Urban Affairs, Govt. of India, vide this office letter dated 24.12.2019 for its consideration and issuance of final notification. (Planning)

5.	<u>Item No. 123/2019</u> Information/approval for conducting survey of JJ clusters for In-Situ Rehabilitation/ Redevelopment under Pradhan Mantri Awas Yojana (PMAY) on DDA and Central Government lands. F.2(08)2019/PMAY(ISR)/DDA The information contained in the agenda item was noted. Action: Housing	No action is required. (Housing)
6.	<u>Item No. 124/2019</u> Purchase of 66 EWS category flats and 700.18 sq.m. stilt parking space at M2K Victoria Gardens, Azadpur from Developer Entity, i.e., M/s. Negolice India Ltd. regarding. F.23(13)2005/Bldg. The proposal contained in the agenda item was approved. Action: Housing	The matter has been referred to the Finance Wing for refund of ₹ 71,75,000/-. The flats will be purchased from the Developer Entity M/s Negolice India Ltd. after finalization of the conveyance deed. (Housing)
7.	<u>Item No. 125/2019</u> Fixation of land rates for the purpose of calculation of misuse charges for the year 2019-20. F.2(14)96-97/AO(P)/DDA/Part II The proposal contained in the agenda item was approved. Action: Finance	As per Authority's approval, circular No 74 dated 26.12.2019 has been issued. (Finance)
8.	<u>Item No. 126/2019</u> Modification in 'Adoption of Parks' Policy, as approved in December, 2014. F.PA/AC(LS)/2014/DDA/187	

	After detailed discussion, the proposal contained in the agenda item was approved. Shri O P Sharma stated that DDA parks should not be handed over to the Municipal Corporations as they do not have funds to properly maintain them and DDA should make more efforts for providing greenery in Delhi. Shri O P Sharma and Shri Manish Aggarwal stated that even old bore wells are being sealed as per NGT orders. Availability of STP water be ensured for proper development and maintenance of parks before sealing bore wells as otherwise plants will perish. Shri Manish Aggarwal stated that an STP be installed for treating the waste water of Kusumpur Pahari for irrigation of the adjoining green area. Shri Vijender Gupta and Shri Somnath Bharti observed that Trusts should also be eligible for adoption of parks under the policy. It was agreed that Trusts be included. Action: Landscape	As per decision of the Authority, Trusts have been added in the eligibility list. (Landscape)
9.	<u>Item No. 127/2019</u> Special permission/relaxation sought for landscape development of Bharat Vandana Park. F.PA/AC(LS)DDA/2019/347 The proposal contained in the agenda item was approved. Action: Landscape	The decision of the Authority has been conveyed to NBCC. (Landscape)
10.	<u>Item No. 128/2019</u> Methodology for fixing reserve price of land earmarked for "Socio-Cultural Centres". F.I(Misc.)Socio-Cultural Centre/IL	

	The proposal contained in the agenda item was approved. Action: Land Disposal	Approval of Ministry is solicited for disposal of Socio-Culture on freehold basis/available sites. (Land Disposal)
11.	<u>Item No. 129/2019</u> Revised Budget Estimates for the year 2019-20 and Budget Estimates for the year 2020-21. F. 4(3) 91/Budget/RBE/2019-20 Revised Budget Estimates for the year 2019-20 and Budget Estimates for the year 2020-21 were discussed. After due deliberations, the Revised Budget Estimates for the year 2019-20 and Budget Estimates for the year 2020-21 were approved by the Authority. It has also been desired that DDA shall endeavour to reduce focus on construction projects and emphasize more on its role as a planner, regulator and facilitator. Considering huge inventory of unsold flats, poor response to recent housing schemes and bulk surrender of DDA flats, DDA should move in the directions of private sector participation for building of housing stock on DDA land through auction of plots or PPP or some other suitable mode. The targets under PMAY should be met through quality construction by private sector at affordable prices catering to all segments, specially the EWS. DDA should also take steps to transfer developed areas/assets to local bodies. Action: Finance	The observations of the Authority have been conveyed to the all concerned departments for information and necessary action vide letter dated 19.12.2019. (Finance)
12.	<u>Item No. 130/2019</u> Regarding proposed change of land use of Plot Nos. 1,2,3,4,5,6,7 and 8. F.20(12)2019/MP	

	The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued. Action: Planning	Public notice issued vide S.O. 4587 (E) dated 21.12.2019 for inviting objections/suggestions within stipulated time period of 30 days. (Planning)
13.	<u>Item No. 131/2019</u> Regarding proposed change of land use of plot situated at Factory Road (Africa Avenue Road), New Delhi. F.20(13)/2019/MP The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued. Action: Planning	Public notice issued vide S.O. 4588 (E) dated 21.12.2019 for inviting objections/suggestions within stipulated time period of 30 days. (Planning)
14.	<u>Item No. 132/2019</u> Proposed modifications in the Unified Building Bye-Laws for Delhi 2016 (UBBL-2016) to be included in the compilation of notifications of amendments in UBBL-2016 for comprehensive reference by the general public and the professionals as per direction of Ministry of Housing and Urban Affairs. F.15(06)2016/MP/Pl. The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval for notification by DDA under Section 57 of DD Act, 1957. The compendium of UBBL-2016, incorporating the notified amendments, shall be published by DDA and uploaded on its website. Action: Planning	The letter with approved modifications has been sent to Ministry of Housing and Urban Affairs for approval on 19.12.2019. (Planning)

15.	<u>Item No. 133/2019</u> Proposal for relaxation in payment conditions in respect of original chulha tax payers and their descendants only (excluding purchasers) of the five chulha tax villages. F.S/1(152)2019/OSB The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval. Action: Land Disposal	Ministry of Housing and Urban Affairs, Govt. of India has been requested vide letter No. S-1(152)2019/2143 dated 23.12.2019 for granting proposal approved by the Authority and issuance of notification. (Land Disposal)
16.	<u>Item No. 134/2019</u> Inclusion of electrical maintenance under 30 years maintenance schedule of the Housing Scheme 2010. F/1/0067/2019/Cord/Housing (Coordn.) The proposal contained in the agenda item was approved. Action: Housing	A circular regarding "Inclusion of electrical maintenance under 30 years maintenance schedule of the Housing Scheme 2010" for information of RWAs and all concerned departments of DDA has been issued. (Housing)
17.	<u>Item No. 135/2019</u> Proposed amendments in Para 15.7.1 for including of stockists and dealers of medicines and drugs. F.3(7)/2018/MP The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued. Action: Planning	Public notice issued vide S.O. 4585 (E) dated 21.12.2019 for inviting objections/suggestions within the stipulated time period of 45 days. (Planning)

18.	Item No. 136/2019 Proposal for nomination of Indian Institute of Technology (IIT), Roorkee for taking up Data Acquisition and field surveys for four zones and overall Project Management Consultancy for entire Delhi. F.18(5)/2018-MP The proposal contained in the agenda item was approved. Action: Planning	MoU is being prepared and will be signed shortly after taking approval of the Competent Authority. (Planning)
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'Other Points' raised by Hon'ble members of the Authority

S. No.	Subject	Action Taken Report
i)	<u>Shri Vijender Gupta</u> DDA should auction large sites for marriage functions and also earmark sites for religious functions. Action: Land Disposal	Commissioner (Plg.)/Engineering Wing of DDA have to explore more facilities. (Land Disposal)
ii)	DDA should explore the possibility of setting up additional help desks for PMUDAY at some MCD offices. Action: Land Management	Additional 25 Help Desks are being opened. The work is in progress. Details of premises are enclosed as Annexure-A. (Land Management)
iii)	DDA should verify whether Badarpur Traders Union actually represents/comprises a proper traders body. Action: Land Disposal	As per Committee report (Constituted by VC, DDA), the Badarpur Traders Union was floated/constituted to promote the trade of 'Badarpur Sand' and other building material. Further, as per record, Badarpur Traders Union is registered under the Registrar of Trade Union Act, 1926. (Land Disposal)
iv)	Advertisement with regard to implementation of Apartment Act for commercial properties be issued at the earliest. Action: Land Disposal	Policy has been implemented vide letter No. F.100(11)2014/Pt.II/CL/Delhi-Apartment-Act/1149 dated 13.12.2019 and a press notice has been published on 14.12.2019 in leading newspapers. (Land Disposal)

v)	Notification be issued on modification in Master Plan for household/service industries. Action: Planning	Gazette notification issued vide S.O. 4434 (E) dated 11.12.2019. (Planning)
vi)	Amendments in Master Plan for amalgamation of residential plots be notified urgently. Action: Planning	As per the decision of the Authority, the matter has been referred to the Ministry of Housing and Urban Affairs, Govt. of India vide letter dated 28.11.2019 for its consideration and issuance of final notification. (Planning)
vii)	The matter regarding de-sealing of LSCs be expedited. Action: Planning/Land Disposal	As per the decision of the Authority, letter was forwarded to MoHUA on 06.12.2019 and also on 23.12.2019. (Planning) Whenever the violations are removed, all dues are recovered and all codal formalities are completed; the lease of the property can be restored/building can be de-sealed. (Land Disposal)
i)	<u>Shri Somnath Bharti</u> Action be taken for cleaning the nallah at Rose Garden, Hauz Khas. STP may also be installed there. Action: Horticulture	Clearing work of the nallah has been done in Rose Garden. Tender for installation of STP is under process. (Horticulture)
ii)	Sites for marriage functions should also be permitted to be utilized for religious functions. Pandals for wedding functions should be allowed to be utilized for two to three weddings. Action should be taken if site is utilized unauthorisedly. Action: Land Disposal/Engineering	Policy for 'Procedure and Fee Structure for Temporary Allotment of Open Spaces/Community Halls of the DDA for various functions has been circulated vide letter No. F.8(18)15/IL/1909 dated 05.12.2019 & F.8(18)15/IL/1959 dated 18.12.2019 by Institutional Branch, DDA (Annexure 'B'). Guidelines contained in this letter are being followed in DDA. (Engineering) Clarification in this regard has been issued on 05.12.2019, point 4 of which inter alia states that "Booking of religious purpose will not be allowed during the marriage season (i.e. from 8 th day of Margashirsha (Agrahayana) to first of Pausa month and entire month of Magha every year, as per Vedic/Shaka Calendar. Similar blockage period for summer marriage period shall be notified later". (Land Disposal)
iii)	Utsav grounds be developed in all assembly constituencies. Action: Architecture	06 nos. of Ustav Sthals already approved by Screening Committee and authenticated architectural drawings issued to concerned Engineering Department. East Zone

		- DDA Utsav Sthal (Temp.) Plot no. 02 Sub-CBD, Shahdara. South Zone - DDA Utsav Sthal (Temp.) in Community Centre, composite plan of Madangir, Dakshinpuri & Extension near Virat cinema. North Zone - DDA Utsav Sthal 04 nos. (Temp.) at Dheerpur Ph-II opposite Nirankari Mandal falling in Planning Zone C. Dwarka - DDA Utsav Sthal (Temp.) in Community Centre, Sector-10, Dwarka. Rohini - DDA Utsav Sthal (Temp.) District Centre, Sector-24, Rohini. - DDA Utsav Sthal (Temp.) in Community Centre, Sector-7, Rohini, Ph-I&II. 01 Utsav Sthal to be put up in Screening Committee Meeting for its approval East Zone - DDA Utsav Sthal (Temp.) IP Extension. (Architecture)
iv)	If due to unrealistic circle rates, DDA is unable to auction plots, DDA should write to GNCTD to review the circle rates. Action: Land Disposal	No such matter has been reported by concerned branches of Land Disposal deptt. However, the matter has been referred to concerned branches wherein low numbers of bids have been received for their comments. As and when report will be received, further action will be taken accordingly. (Land Disposal)
v)	Malviya Nagar club be developed by DDA. Action: Engineering	The matter has been sent to Engineering and Planning departments and the same is being examined. (Engineering & Planning)
vi)	All documents with regard to matter pertaining to Badarpur Traders Union be examined for taking a decision. Action: Land Disposal	Matter is under consideration and at present file is with Chief Legal Advisor. (Land Disposal)
i)	<u>Shri O P Sharma</u> A policy be formulated for installation of open gyms to ensure that the facility is accessible to all. Action: Horticulture	Open gyms are being provided having an area more than 3 acres and these facilities are being provided of all visitors of parks and it is accessible to all. (Horticulture)

ii)	DDA policy with regard to allotting sites for marriage functions should not cause inconvenience to the public. Policy needs to be revisited. Action: Land Disposal/Engineering	Policy for 'Procedure and Fee Structure for Temporary Allotment of Open Spaces/Community Halls of the DDA for various functions' has been circulated vide letter No. F.8(18)15/IL/1909 dated 05.12.2019 & F.8(18)15/IL/1959 dated 18.12.2019 by the Institutional Branch, DDA (Annexure 'B'). Guidelines contained in this letter are being followed in DDA. (Engineering) Clarification in this regard has been issued on 05.12.2019. So as to streamline the procedure and fee structure as temporary allotment of open space/community hall of the DDA for various functions. (Land Disposal)
iii)	Authority Members be consulted for setting up help desks for PMUDAY in their constituencies. Action: Land Management	Additional 25 Help Desks are being opened. The work is in progress. Details of premises are enclosed as Annexure-A. (Land Management)
i)	<u>Shri Manish Aggarwal</u> DDA officers should check unauthorized use of DDA sites for marriage functions by tent mafia. Action: Engineering	Policy for 'Procedure and Fee Structure for Temporary Allotment of Open Spaces/Community Halls of the DDA for various functions' has been circulated vide letter No. F.8(18)15/IL/1909 dated 05.12.2019 & F.8(18)15/IL/1959 dated 18.12.2019 by the Institutional Branch, DDA (Annexure 'B'). Guidelines contained in this letter are being followed in DDA. (Engineering)
i)	<u>Smt. Bhawna Malik</u> Though several projects in her constituency, including a multi-storied parking, had been approved by the Authority during her previous term but till date these projects have not yet been initiated. Action: Engineering/Land Disposal/Planning/Architecture	The reply to all the proposals raised by Hon'ble Authority Member was given/forwarded by Engineering wing besides Planning and Architecture departments. However, the site for multi-storied parking is being identified by a joint visit/inspection by Engineering, Planning and Architecture departments. Necessary action will be taken accordingly. (Engineering) On the request of Hon'ble Member, 08 sites were inspected on 20.11.2019 by DDA officials including one site for multi storied parking in Ward No. 11-E, (Mayur Vihar Phase-II). As per joint inspection report, LOP is not available for the site proposed for

		multi storied parking. Therefore, Planning Wing is requested vide letter dated 18.12.2019 to prepare the LOP so that further process of allotment for the said purpose could be completed. (Land Disposal)
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RESOLUTION

The Members of the Authority made the following observations, with regard to the Action Taken Reports (ATR) in the minutes of the meeting of the Authority held on 11.12.2019:

Sri Vijender Gupta

1. Sri Vijender Gupta raised the issue of inclusion of certain areas in Zone-3F stating that there is no need to change the names but certain areas should not have been included at the time of notifying the Zone-3F by BDA. He requested that matter may be referred to Principal Committee for excluding these areas.

Sri Sumanth Bharti

1. Sri Sumanth Bharti requested that Land given for primary health care at Kulu Sarai be demarcated, as it was directed in the last Authority meeting.
2. He requested that ascertaining the structural stability of Gajjar Dairy community hall be expedited.
3. He requested for construction of community centre at Galsubhar Park. It was informed by Pr. Commissioner (LD), BDA that allotment of Land to DMRC has been completed.
4. He requested for swings and open badminton courts in BDA parks.
5. He requested for stopping the DMRC from undertaking development of Land at Kumbhar Bada for commercial purpose so that access road can be provided for development of community centre.
Vice Chairman, BDA informed that meeting will be held with DMRC to resolve the issue.
6. He requested for development of community centre at Adchini as the matter has been approved by Screening Committee with the conditions that NOC be obtained from PWD and Fire Deptt.

Sri D P Sharma

1. Sri D P Sharma thanked BDA for opening 25 more help desks for PM-BHAY and requested for opening of one help desk in his constituency.
2. He requested for opening 2-3 more zones in the constituencies of Authority Members.

ANNEXURE-A

List of confirmed sites/locations for establishing additional 25 Help Desks

S.N.	Identified locations / Site Address	Name and Mobile No. of concerned officer	Concerned Municipal Corporation
1	Panchayat Ghar, Near Chungi Number 2, B Block, Lal Qu (near Councilor office), Barat Ghar D Block, Chungi Number 3, Lal Qu under GNCTD	Sh. Nishi Singh, JE (8588889077) Sh. Dipender Singh, AE (9717787654)	SDMC
2	Dispensary, Ram Niwas Bhadana Office, H-16/413 Sangam Vihar, near Gajar Chowk	Sh. Prince, JE (9560559108) Sh. Dipender Singh, AE (9717787654)	SDMC
3	Ashraf Maudir Ward No. 7B-S, Doshi village	Sh. Prince Sharma, JE (9971675267) Sh. Naveesh Garg, AE (9717787943) Sh. R.R. Jha, JE (9717788520)	SDMC
4	B-1599, Shri Lal Prithvi Complex Tigr, T-Point Sangam Vihar New Delhi-89	Sh. Suraj, JE (9716765004) Sh. H.S. Moena, AE (9717788339) R.R. Jha, JE (9717788520)	SDMC
5	Room No. 16, Ground Floor SDMC Zonal Building, near Dhanu Stand, Najafgarh, New Delhi-43	Sh. Jai Deep Singh, JE (7911602845) Sh. Anil Kumar Dobas, AE (9717788495) Key are with Sh. Manish, AC/NGZ (8832988904)	SDMC
6	MCD Store of Ward 39 at Goela Dairy	Sh. Satish, JE (9871572178) Sh. N.K. Yadav, (8598839300). Keys will be with Sh. Satish, JE.	SDMC
7	West Delhi - MCD Community Hall, Ward No 21S, LIG Flats, Hastnaul.	Sh. Sushil Chatterjee, JE (9650897999) Sh. Davinder Pal, AP/RO/WZ (9873082261)	SDMC
8	West Delhi - MCD Community Hall, Budella Village, Ward No. 20-S Vikaspuri	Sh. Sushil Chatterjee, JE (9650897999) Sh. Davinder Pal, AP/RO/WZ (9873082261)	SDMC

9	MCD Store Chhawala Ward No 39S Qutub Vihar, Goyla Deenpur Road, New Delhi	Sh. Satish, (9871682128)	JE
10	MCD Community Hall, Majnu ka Tila, Civil Lines Ward	Smt. Roop Yadav, 8826690467	NDMC
11	MCD Samudayik Bhawan, Malik Ram Tandon Road, Majlis Park	Smt. Asha, 8826690468	NDMC
12	MCD Community Hall Jwalapuri Ward No 49N	Smt. Saraswati, 8826690469	NDMC
13	MCD School Madanpur, Ward No. 36N	Sh. Shiv Kumar, 9650798755	NDMC
14	MCD School, Nilothi, Ward No. 38N	Sh. Shiv Kumar, 9650798755	NDMC
15	MCD School, Nithari, Ward No 41N	Smt. Nirmala, 9717750060	NDMC
16	MCD Community Hall, Begumpur Village	Smt. Asha, 8826690468	NDMC
17	MCD Community Hall, Punjabi Colony, Narela	Smt. Asha, 8826690468	NDMC
18	Salub Singh Verma MCD Poly Clinic, Jharoda, Opposite Police Station, Burari	Dr. Kamal Sarin, 9811349369	NDMC
19	MCD Primary School main road, Dayalpur, Near Pani kin Tanki, Karawal Nagar	Poonam Rani/ Swaroop Singh, 9868654708	EDMC
20	Junior Engineer Office, Maintenance Department, Ward No. 43E, Yamuna Vihar, Tanki Road, Bhajanpura, Behind Police Station, Bhajanpura	JE Viresh Kumar, 9911527825	EDMC
21	MCD Store, Ward No. 56E, Veer Sawarkar Hospital, Karawal Nagar	JE Sanjeev Anand, 9868465656	EDMC
22	MCD Store, Ward No. 57E, Veer Sawarkar Hospital, Karawal Nagar	JE Sanjeev Anand, 9868465656	EDMC

3 DDA Sites

S.N	Address of the sites	Site confirmation
1.	DDA Community Hall, (Barat Ghar), Sitapuri, Part-I, Pocket 20B, Dwarka	To be confirmed by Engineering Department, DDA
2.	DDA Lal Quarter Office, Sec-4, Rohini	As informed by EE, Sec-4 Rohini it is not practically possible as the area is most theft prone and unsafe. Therefore the same cannot be confirmed, but there is community plaza in sector-3, Rohini having vacant shops, community hall

V.	DDA Camp Office, Mayur Vihar Phase-II Delhi-110001	and it is a properly safe place for help data. It is also nearest to Sector 4, Kirti. To be continued by Engineering Department, DDA
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ANNEXURE-B

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-BLOCK, VIKAS SADAN, INA, NEW DELHI-110023

No. F. 8(1315)11/1907

Date: 05/12/2019

Sub: Clarification w.r.t. Policy for Streamlining of the Procedure and Fee Structure for Temporary Allotment of Open Spaces/Community Halls of the DDA for various functions.

With reference to the Policy for Streamlining of the Procedure and Fee Structure for Temporary Allotment of Open Spaces/Community Halls of the DDA for various functions the following clarifications are being issued with approval of Competent Authority:

1. 'Nature of usage allowed by DDA' & 'Other obligation of allottee' as point-(5) & point-(6) respectively in the existing policy. Revised policy after inclusion of above 2 points is placed as Annexure-1.
2. Circus i.e. Category - (II-C) will be exempted from compulsory registration.
3. In cases of registration of society, involving disputes between members of society and where more than one factor claims to be the authorized representative of the Society, while registering themselves with DDA, in such cases of conflict, Dy. Director(I.L.) would register the society only from those representatives who will submit written certification from Registrar of Societies that they are the Authorized Representatives of the said Society.
4. Booking for religious purpose will not be allowed during the marriage season (i.e. from 8th day of Margashirsha (Agrahayana) to first day of Pausa month and entire month of Magha every year, as per Vedic/Shaka Calendar). Similar blockage period for summer marriage period shall be notified later.
5. Concerned Engineering Division would be responsible for ensuring that the site is utilised only for the purpose of booking that it booked for.
6. Concerned Engineering division will also upload photograph of the clear site before erection of temporary tents and clear site after removal of the tent from the site after the function is over and ensure that the tent is removed after every function and site is cleared and handed over back to DDA by the allottee. If the same tent continues for more than 2 consecutive functions it will be presumed that the site is being misused. Tents which take more than a day to erect, are to be discourage and shall not be allowed.

7. The working period for further and further work would be only upto 3 days, and beyond that approval of V.C., DDA will be taken on a case by case basis by concerned field Engineer supported by relevant documents, seeking order extension beyond 3 days.
8. While implementing the system, the Directorate should ensure that continuity of registration of the society does not cease before the period of registration of the society with DDA is over.
9. Security deposit for society of Category I (a, b, c, and d) and Category II (a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z) will be Rs. 25000/- instead of Rs. 15000/-. (This will be fully refundable; however, in case of any violation/infraction it will be forfeited).

The above mentioned clarification will be policy may please be implemented with immediate effect.

All concerned are requested to take immediate action accordingly for the smooth implementation of the above mentioned clarification to the policy.

Encl: as above

(Ravideep Singh Chahar)
Director (H.)

1. Special Secretary to Hon'ble L.G. for information please.
2. OSD to V.C., DDA for information please.
3. F.M., DDA for information please.
4. E.M., DDA for information please.
5. PC (LD), DDA for information please.
6. Commissioner (LD), DDA for information please.
7. Commissioner (LM), DDA for information please.
8. Chief Engineer (HQ), DDA for compliance please.
9. All Chief Engineers, DDA for compliance please.
10. Director (Hort.), DDA.
11. Director (System) with request to immediately upload/implement the amendments on DDA's website for further implementation of the Policy by all concerned.

Director (H.)

1057-2

Date: 3/25/2019

5/21/25
H 665

[illegible][illegible]

The above mentioned Clarification w.r.t the policy may please be implemented with immediate effect (Other terms & conditions remains same as per the existing policy)

All concerned are requested to take immediate action accordingly for the smooth implementation of the above mentioned clarification to the policy.

This issues with the approval of Competent Authority.

/
 (Sada Shiv)
 Dy. Director (IL)

1. Special Secretary to Hon'ble L.G. for information please
2. OSD to V.C., DDA for information please
3. F.M., DDA for information please
4. E.M., DDA for information please
5. PC (LD), DDA for information please
6. Commissioner (LD), DDA for information please
7. Commissioner (UM), DDA for information please
8. Chief Engineer (HQ), DDA for compliance please
9. All Chief Engineers, DDA for compliance please
10. Director (Hort.), DDA
11. Director (System) with request to immediately upload/implement the amendments on DDA's website for further implementation of the Policy by all concerned.

/
 Dy. Director (IL)

ITEM NO. 03/2020

SUBJECT: MODIFICATION IN MASTER PLAN FOR DELHI - 2021 W.R.T. EWS / COMMUNITY-SERVICE PERSONNEL HOUSING
F.3(37)2004/MP

1.0 BACKGROUND

- 1.1 Land Policy as part of New Chapter 19 in MPD-2021 was initially notified vide S.O. 2687(E) dt. 05.09.2013 wherein the certain provisions of EWS / Community-Service Personnel (CSP) housing and its disposal was mentioned. This provision of EWS housing as notified under Land Policy was also adopted in Para 4.4.3 B point (v) of Chapter 4 of MPD-2021 and accordingly notified by the Ministry vide S.O. 2889(E) dt. 23.09.2013 as follows:

The developer shall ensure that minimum 15% of the proposed FAR to be contracted for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community-Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. 50% of the EWS (floating) stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community-Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/jumles or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt/DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.

- 1.2 In the context of DDA Housing Scheme 2014, representations have been received from the public requesting for the reduction of cost of EWS Category Flats in order to make them affordable. The following issues have been raised by the applicants:
- 1.2.1 The cost of the EWS category houses works out to be more than 20 lakhs which is beyond their payment capacity. The EWS category people are not granted home loan beyond the limit of six lakhs fixed by banks.
- 1.2.2 As such the EWS persons are unable to afford the EWS flats offered by DDA and would defeat the purpose of various housing schemes declared by the Government for the EWS category people.

1.2.3 In past, several issues have also been raised by the public regarding EWS flats, within the share of the developer being sold at higher rates and not to the EWS category people.

1.3 This issue has also been deliberated with Senior officers of DDA & it was seen that due to the provisions in the Master Plan, the process of allotment of the EWS flats to the beneficiary involves levying of stamp duties at two levels i.e. one when DE sells to DDA and other when DDA allots to the beneficiary. The burden of the dual stamp duty is getting transferred to the beneficiary and in the process the cost of flat is increased. The sole purpose of affordable housing/ Housing for All due to enhanced costs is getting defeated.

In order to streamline the process of allotment and reduce the cost of the apartments, it has been decided that suitable modification may be done by modifying the relevant clause in Master Plan for Delhi-2021.

2.0 RECOMMENDATION OF TECHNICAL COMMITTEE

The matter was placed before the Technical Committee in its meeting held on 11.11.2019 vide Item No. 40 / 2019 wherein the following was recommended (Annexure):

"The proposal was presented by Addl. Commr (P&D) - I. It was decided that the provisions related to the EWS housing and the criteria laid down in the Master Plan in its Chapter-4.0 would remain unaltered and would be modified to the extent to facilitate levying of stamp duty only at one level. The same criteria would be extended to the relevant clauses in the chapter on the Land Pooling to ensure there is no ambiguity. The clause to be read as follows:

Para 4.4.3 B

(v) ... These will be developed by DE at its respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy. The base cost of Rs. 2000 per sq ft. as per CPWD index of 2013 (plus cost of SWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary parking, commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. ...

Chapter 19: Land Pooling

Para 19.3

xi. 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy."

3.0 PROPOSAL

Based on the above recommendation of the Technical Committee and deliberations, the following modifications in MPD-2021 is proposed for consideration:

MPD 2021	
S. No.	Existing Provisions
1.	Chapter 4: Shelter; Para 4.4.3 B. Residential Plot - Group Housing
	(v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government agencies are not required to follow the requirement of FAR or Dwelling Unit for Community service personal/EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing (v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this

	pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt. / DDA. The final handing / taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer / transaction of saleable component under its share / ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.	separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt. / DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is sold/ transferred to the eligible beneficiaries identified by DDA/ local bodies at the rates prescribed by DDA.
2	Chapter 19: Land Policy; Para 19.3 Role of the DE / Consortium	
	xi) Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD Index (plus cost of EWS parking) or actual cost whichever is less at the time of actual handing over. The DE/Consortium will develop such 50% housing stock as a separate block and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.	xi) Sell 50% of the EWS housing stock to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy.

- 4.0 The proposal as contained in para 2.0 above is placed before the Authority for its consideration. After approval, the proposal shall be processed for inviting objections/suggestions under Section 11 A of DD Act, 1957.

RESOLUTION

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

Minutes of the Technical Committee Meeting
Held on 11.11.2019. 53-866/1-
ANNEXURE
Laid on Table
ITEM No. 40/TC/2019

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: MODIFICATION IN MASTER PLAN FOR DELHI - 2021 W.R.T. EWS /
COMMUNITY-SERVICE PERSONNEL HOUSING

F.3(37)2004/MP

1.0 BACKGROUND

- 1.1 Land Policy as part of New Chapter 19 in MPD-2021 was initially notified vide S.O. 2687(d) dt. 05.09.2013 wherein the certain provisions of EWS / Community-Service Personnel (CSP) housing and its disposal was mentioned. This provision of EWS housing as notified under Land Policy was also adopted in Para 4.4.3 B point (v) of Chapter 4 in MPD-2021 and accordingly notified by the Ministry vide S.O. 2889(E) dt. 23.09.2013 as follows:

"The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/transfer over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.

- 1.2 In the context of DDA Housing Scheme 2014, representations have been received from the public requesting for the reduction of cost of EWS Category Flats in order to make them affordable. The following issues have been raised by the applicants:

- 1.2.1 The cost of the EWS category houses works out to be more than 20 lakhs which is beyond their payment capacity. The EWS category

people are not granted home loan beyond the limit of six lakhs fixed by banks.

1.2.2 As such the EWS persons are unable to afford the EWS flats offered by DDA and would defeat the purpose of various housing schemes declared by the Government for the EWS category people.

1.2.3 In past, several issues have also been raised by the public regarding EWS flats, within the share of the developer being sold at higher rates and not to the EWS category people.

1.3 This issue has also been deliberated with Senior officers of DDA & it was seen that due to the provisions in the Master Plan, the process of allotment of the EWS flats to the beneficiary involves levying of stamp duties at two levels i.e. one when DE sells to DDA and other when DDA allots to the beneficiary. The burden of the dual stamp duty is getting transferred to the beneficiary and in the process the cost of flat is increased. The sole purpose of affordable housing/ Housing for All due to enhanced costs is getting defeated.

In order to streamline the process of allotment and reduce the cost of the apartments, it has been decided that suitable modification may be done by modifying the relevant clause in Master Plan for Delhi-2021.

2.0 PROPOSAL

Based on the above, the proposed modification in MPD-2021 is as follows:

MPD 2021		
S. No.	Existing Provisions	Proposed Modifications
1.	Chapter 4: Shelter; Para 4.4.3 B. Residential Plot - Group Housing	
	(v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government agencies are not required to follow the requirement	(v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government agencies are not required to follow the requirement

	of FAR or Dwelling Unit for Community service personal/EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA Local Bodies at base cost of its 2000 per sq-ft as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt. / DDA. The final handing / taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer / transaction of saleable component under its share / ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.	of FAR or Dwelling Unit for Community service personal/EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to <i>the eligible beneficiary identified by DDA as per DDA Policy</i>. The base cost shall be as prescribed by the latest CPWD index (plus cost of EWS parking) or actual cost whichever is less, at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary parking, commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt. / DDA. The final handing / taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer / transaction of saleable component under its share / ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
2	Chapter 19: Land Policy; Para 19.3 Role of the DE / Consortium	
	xi) Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking) or actual cost whichever is less, at the time of actual handing over. The DE/Consortium will develop such 50% housing stock	xi) Sell 50% of the EWS housing stock to <i>the eligible beneficiary identified by DDA as per DDA Policy</i>. This base cost shall be as prescribed by the latest CPWD index (plus cost of EWS parking) or actual cost whichever is less, at the

as a separate block and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.	time of asset handing over. The DS/Consortium will develop such 50% housing stock as a separate block and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.
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3.0 The proposal as contained in para 2.0 above is placed before the Technical Committee for its consideration. After approval, the proposal shall be processed under Section 11 A of DB Act, 1957.

[Signature]
Dy. Director (Pig) MP

[Signature]
Director (Pig) MP

[Signature]
Addl. Commissioner (Pig) - I

"DECISION"

10/2019	Modifications in Master Plan for Defn- 2021 w.r.t. EWS/ Community- Service personnel housing	The proposal was presented by Addl. Commr (H&H) - 1. It was decided that the provisions related to the EWS housing and the criteria laid down in the Master Plan in its Chapter- 4.0 would remain altered and would be modified to the extent to facilitate levying of stamp duty only at war level. The same criteria would be extended in the relevant clauses in the Chapter on the Land Pooling to ensure there is no ambiguity. The clause to be read as follows: Para 4.4.3 B (c) The Developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such plots should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer until (UE) and disposed only to the Apartment owners, at market rates to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous to, remaining 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy. The base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the date of actual handing over and can be developed by DE or an alternate ready site. Necessary parking, commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance check, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to understand actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA. Chapter 19: Land Pooling Para 19.3 x. 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy.
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IC-PH DEVELOPMENT AUTHORITY
VOTER PLAN SECT.
11-11-2019
40/72/2019
Director
Master Plan

ITEM NO. 04/2020

SUBJECT: DEVELOPMENT/CONSTRUCTION OF 30M/ 24M WIDE MASTER PLAN ROAD TO PROVIDE APPROACH FROM MAIN CHATTARPUR ROAD TO SAARC CAMPUS, CENTRAL ARMED POLICE FORCES INSTITUTE OF MEDICAL SCIENCES (CAPFIMS), NIC CAMPUS

F4(4)/CC-1/2018-19/DDA/PlFile

1.0 BACKGROUND

- 1.1 The issue is regarding C/o 30mtr./24mtr. wide road and other internal roads to provide approach from main Chhatarpur Road to SAARC Campus, Central Armed Police Forces Institute of Medical Sciences (CAPFIMS) NIC Campus etc.
- 1.2 DDA has allotted land to various premier Central Government/Semi-Government Institutions like CAPFIMS, CISF, CBI, NIA, SAARC etc. in Maidan Garhi area and at present there is no proper connectivity. The building work in these plots is in full swing and repeated requests are being received from these organizations for development of roads and services in this area. Earlier, DDA has constructed Master Plan Roads in Dwarka, Narela and Rohini projects after approval of the then Lt. Governor, Delhi. However, the PAC in its report of 2007-08 under Para No. 98 (Annexure-A1) observed that construction of Master Plan Roads comes under the jurisdiction of Govt. of NCT. As such, if it is unjustifiable to recover the cost from the allottees. Instead of loading the cost on the allottees, the same should have been recovered from the GNCTD*. The issue of C/o roads was taken up by the DDA with Pr. Secretary (PWD), GNCTD vide letter No. EM3(07)/05/Vol.XI/Pl.X/4328 dated 16.11.18 (Annexure-A2) and thereafter, a meeting was also held by the Vice-Chairman, DDA on 21.12.18 with Engineer-in-Chief, PWD/GNCTD, representative of the institution to whom the land has been allotted and DDA officers. Engineer-in-Chief, PWD stated in the meeting that the development cost recovered from the allottees of plots includes the cost of the peripheral services like C/o roads, drainage etc. and that in other states like Haryana, Uttar Pradesh etc., all types of roads are constructed

by developing agencies like HUDA and NOIDA. Such roads should therefore be developed by DDA only. Earlier also, response from PWD/GNCTD has not been encouraging in this matter.

- 1.3 It is to submit that the C/o buildings is in full swing in the allotted plot and development of roads & peripheral services like sewerage, drainage etc. is essential to operationalize them as directed, the relevant provisions of DD Act 1957 has been gone through and the relevant provisions are as under.

- (i) The Section 6 of Delhi Development Act 1957 under the head "Objects of The Authority" (Annexure-A4) states that :-

"The objects of the Authority shall be to promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operation, to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto".

In this respect, under section 2(a) (Annexure-A3) "amenity" includes road, water supply, street lights, drainage, sewerage and public works.

- (ii) Section 12 of the Act provides for development of land in the Development Areas but restricts it in non-development areas vide Section 12(2) (Annexure-A5).

However, Section 22A of Delhi Development Act 1957 (introduced vide amendment in 1983) covers 'Power of Authority to Develop Land in Non-development Area' (Annexure- A6) which states as under:-

"Notwithstanding anything contained in sub-section (2) of Section 12, the Authority may, if it is of opinion that it is expedient to do so, undertake or carry out any development of any land which has been transferred to it or placed at its disposal under Section 15 or Section 22 even if such land is situated in any area which is not a development area".

- 1.4 It is further added that for exercise of power conferred by this Section 22-A, it is a pre-requisite that the Authority forms an opinion that it is expedient to exercise that power in respect of land situated in 'Non-development area' also (Annexure-A7). The expediency refers to the 'Object' (as listed in Section 6 of the Act with extract given above) for which the Authority has been constituted under the Act i.e. for the development of Delhi in accordance with plans.
- 1.5 Since the response of PWD, Government of NCTD for providing the funds for the C/o approach road & peripheral services e.g. sewerage and drainage etc. has not been encouraging in the past and in spite of recent efforts made by DDA.
- 1.6 The above said matter was referred to the Secretary, Ministry of Housing and Urban Affairs vide D.O.No.F 4(4)CC-V/2018-19/DDA/196-E dated 24-04-2019 (Annexure-A8) followed by reminder of even no.823 dated 26-09-2019 (Annexure-A9). Simultaneously the proposal was placed before Hon'ble LG vide note dated 07-08-2019 to take up the following roads in first instance :-
1. IGNOU to CAPFIMS - 30 Mtr. & 24 Mtr. ROW
 2. Gaushtala Road - 30 Mtr. ROW
 3. Executive Club Road - 45 Mtr. ROW
- 1.7 Special Secretary to LG vide note dated 27-08-2019 desired that DDA may kindly wait for directions of Ministry of Housing & Urban Affairs.
- 1.8 MoHUA, vide letter No.K-12011/1/2019-DD-I dated 9-12-19 issued by Under Secretary (DD-I) (Annexure-A10) has observed as under :-

"Section 22A of DD Act, 1957 clearly gives powers to DDA to undertake or carry out any development of any land in any area which is not a development area. The area under reference is a non-development area of DDA and in view of the expediency of the situation wherein prime institutes like SAARC University, CAPFIMS, NIC etc. have been allotted land with no access whatsoever and road being essential infrastructure for proper functioning of the institutes. It is imperative that such infrastructure is put in place at the earliest. This is not happening mainly because of disagreement between DDA and GNCTD.

Keeping in view above provision of DD Act, 1957, a decision on such development works has to be taken with due approval of Authority

chaired by Hon'ble LG, Delhi and wherein GNCTD, all three MCD's DDA and this Ministry's members/invitees also present. The financial aspects of development of road may also be seen and decided at the level of Authority only.

This issues with the approval of Secretary, MoHUA."

2.0 PROPOSAL

2.1 In order to provide the connectivity to these institutions, the following roads are proposed to be taken up in first instance:-

1. IGNOU to CAPFIMS - 30 Mtr. & 24 Mtr. ROW, as per Zonal Plan
2. Gaushala Road - 30 Mtr. ROW
3. Executive Club Road - 45 Mtr. ROW

2.2 Keeping in view the provisions of Section-6, 12 & 22A of Delhi Development Act, 1957, we may take up the construction of these roads through Nazul Account-II funds for acquisition of the land parcel required other than DDA land for construction of these roads and the construction cost shall be taken up through UDF funds.

3.0 RECOMMENDATION

The proposal in Para 2.0 above is placed for 'In-Principle' approval before the Authority.

RESOLUTION

The proposal contained in the agenda items was approved.

8/5/

ACTION TAKEN NOTES

ON

55TH REPORT OF (14TH LOK SABHA)
PUBLIC ACCOUNTS COMMITTEE

RELATING TO DEVELOPMENT OF LAND IN
DELHI DEVELOPMENT AUTHORITY

(ANNEXURE TO THE REPORT OF THE COMMITTEE)



Ministry of Urban Development

Recommendation

The committee on the DDA has submitted Master Plan roads in Dwarka Project, Dwarka Sub-city and Rohini Sub-city and in many Vasthuk areas with its funds although the construction of these roads comes under the purview of the Public Works Department of Delhi Government. In Dwarka project, these roads were constructed in anticipation of Administrative Approval and Expenditure sanction on the grounds of urgency. Explaining the reasons for sanctioning of these Master Plan roads, by DDA, the Ministry have stated that despite several meetings by Government, Delhi with the Union Secretary and the Secretary (PWD), GOI (D), Delhi (from 1964), Delhi were not coming up in the same pace as that of progress of development work in Dwarka. The Union Government, under constant public pressure, decided that the Master Plan roads should be taken up by DDA at urgent basis. It has further been stated that this was the first time in the history of DDA that the Master Plan Roads were taken up by DDA on the specific instructions of the U. Government. Subsequently, a policy decision was taken by the U. Government that the construction of Master Plan roads in DDA colonies would be a part of the sub-city development and the cost would be loaded to the overall development cost recovered from the land/money allottees. While still, the roads were constructed in some selected areas and without any agreement/understanding with the allottees that the cost would subsequently be recovered from them. As a result, DDA had to start to recover the money from the Delhi Government and decided that the cost of these roads would be loaded on the overall development charges to be collected from allottees, which is not equitable. The

...have an opportunity that if this practice is continued unchecked it will lead to a situation that could not be very far away when the total responsibility for building all the roads in Delta (except Master Plan roads) would legally be shifted onto IDA and the burden of cost would completely be shifted from the civil population.

The Committee are of the view that construction of roads under the jurisdiction of the Government of NCT of Delhi, it would be desirable for IDA to construct Master Plan Roads in lieu of PWD, Delhi Government and pass the burden to the allottee. The Committee are out of sympathy with the existing arrangement whereunder IDA has taken upon itself the task of construction of Master Plan roads as a matter of routine and pass on the burden on to the allottee. They desire that this situation should be remedied forthwith. For this the IDA should hold consultations on the matter with the GNCTD at the highest level so as to put an end to the practice. An additional consultation mechanism should be set up by IDA and GNCTD so that funds for construction of Master Plan roads are allotted expeditiously by the GNCTD. In exceptional cases where it is found difficult to allot funds for Master Plan roads by GNCTD, IDA may construct Master Plan roads as a special case and in all such cases the cost should be recovered from GNCTD at the earliest.

(5) Para 2 para 9B of 54th Report of PMU
(reworded 5/5/2014)

2000-01-01

The matter was taken up by LRA with IIT for refund of expenditure already incurred as well as future funding of LRA Roads. But, 1999-01-01, IIT has decided the request saying that the expenditure on development of LRA roads is borne by the allottees as LRA has such expenditure on them and is working out the cost of the projects. It is felt that this system should continue. Directorate has approved with the proposal submitted and decided that LRA should construct all Master Plan roads including the Master Plan road having ROW of 30 m and above in its development area. The master plan, sanction, and the expenditure incurred by LRA on Master Plan roads has been/c. being booked to the respective works/schemes. A copy of L.O. No. 14(15)/08-104/45/22 dated 1.1.2008 from Addl. Secretary to Govt. is enclosed herewith for kind perusal (Signature: T)

112

(Dr. M.M. Kuttar)
Joint Secretary to the Government of India

Annexure-A2

DELHI DEVELOPMENT AUTHORITY
ENGINEER MEMBER'S SECRETARIAT

No CM3(07)05/Vol 85/Pt 1X/4328

Dated 16/11/2018

The Municipal Secretary
Public Works Department
5th Level, 11-Wing, Delhi Secretariat
1st Estate, New Delhi

SUB: Regarding construction of roads in respect of areas at Maidanpur,
Sayurpur, Sarbani

Sr.

As you may be aware a number of plots in the area mentioned above, in South
Delhi have been allotted to the various private Government/Semi-Government
Agencies/Autonomous bodies like GAFMS, SAARC University, ICFE, NIA etc. Now
these agencies are asking for development of road network in this area. The
development of road network in this area as indicated in the Zonal Plan/Master Plan is
to be taken up (copy enclosed).

The responsibility of construction of road in GNCTD as per approved Zonal plan
lies with PWD. Hence it is requested to direct the concerned officers of PWD, GNCTD
to take up the work for construction of road as indicated in Zonal Plan. The cost
available in the alignment of road which is available/ownership lies with DDA shall be
allotted for the purpose as per policy, on the normal rates as applicable.

An early action in this regard shall be highly appreciated.

ENGINEER MEMBER

Copy to

1. Vice-Chairman, DDA
2. P. Commissioner (Circle) DDA
3. Commissioner (Eng) DDA
4. Chief Engineer (SE) DDA
5. B. Secretary (CA) DDA, Min. Home Affairs, South Block, New Delhi 110055 for
information and to take up the matter with PWD, GNCTD
6. President, SAARC University, Ashok Bhawan, Chanakya Park, New Delhi for
information and to take up the matter with GNCTD
7. Secy. DE Public Projects, NDA (Roads) Secy, Min. Home Affairs, Secy, New Delhi
for information and to take up the matter with GNCTD

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ENGINEER MEMBER

SECTION 2

DEFINITIONS

In this act, unless the context otherwise requires:

- (a) "amenity" includes road, water supply, street lights, drainage, sewerage, public works and such other convenience as the Central Government may, by notification in the Official Gazette, specify to be an amenity for the purposes of this Act;
- (b) "building" includes any structure or erection or part of a structure or erection which is intended to be used for residential, industrial, commercial or other purposes, whether in actual use or not;
- (c) "building operations" includes rebuilding operations, structural alterations of or additions to buildings and other operations normally undertaken in connection with the construction of building;
- (d) "development" with the grammatical variations means the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in any building or land includes redevelopment;
- (e) "development area" means any area declared to be a development area under sub-section (1) of Section 12;
- (f) "engineering operations" includes the formation or laying out of means of access to a road or the laying out of means of water supply;
- (g) "means of access" includes any means of access whether private or public, for vehicles or for foot passengers, and includes a road;
- (h) "regulation" means a regulation made under this Act by the Delhi Development authority constituted under Section 3;
- (i) "rule" means a rule made under this Act by the Central Government;
- (j) "to erect", in relation to any building includes—
 - (i) any material alteration or enlargement of any building,

of the Authority, if need arises. The Authority had felt it necessary to have some other committees for execution of its various works so as to achieve the object of planned development of Delhi.

2. Constitution of Committees

By this newly inserted Section 5-A, the Authority has been empowered to constitute as many committees, as it thinks necessary, for the furtherance of the object of the Authority. The Authority has been left with discretion in the matter of drawing the members of the said committees either wholly from the Authority itself or wholly from outside the Authority or partly each from Authority and outside it. The discretion, though very wide and without any constraints under this section, may be subject to established norms and procedure to be laid down by regulations, etc., if any, in that behalf.

3. Meetings of the Committees

There is nothing in this section to provide for regulation of the meetings of the said committees, the constitution of which even has been left to the discretion of the Authority. Likewise, it has also been left to the discretion of the Authority itself to decide time, place, etc., and the business to be conducted at the meetings of such committees, for determination of which the Authority has been empowered to frame regulations in that behalf by sub-section (7) of Section 5-A itself.

4. Payment of Allowances to Non-official Members of Committee

By sub-section (3), it has been provided that in case of non-official members, there may be framed regulations in regard to the fees and allowances to be paid to such non-official members of the committees for attending the meetings thereof, as and when called for, for transacting the business thereof or for attending any other work of the Authority.

SECTION 6

OBJECTS OF THE AUTHORITY

The objects of the Authority shall be to promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operation, to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto.

Provided that save as provided in this Act, nothing contained in this Act shall be construed as authorising the disregard by the Authority of any law for the time being in force.

SYNOPSIS

1. Object
2. Powers

3. Scope of Operation
4. No Discrepancy in Other Laws in Force

Commentary

1. Object

The object of the Authority has been spelt out in Section 6 itself very clearly and in unambiguous terms, which need not be such elaborated. In short, it was said by the Apex Court in *Premji Bhai vs. D.D.A.* [AIR 1980 SC 738], that the Delhi Development Act, 1957 was enacted, as its long title shows, with a view to provide for development of Delhi according to the plan and for arresting haphazard growth and for matters ancillary thereto. Two things are notable: One development according to plan, namely, Master Plan and Zonal Development Plans referred to in Section 7 to deal with hereinafter; and two, matters ancillary thereto, namely, land acquisition and management/disposal thereof; carrying out building, engineering, mining and other operations for execution of work in connection with all civic amenities enumerated in Section 6 itself, to say, supply of water and electricity, disposal of sewage and all other services and amenities whatsoever.

While dealing with the concept of planned development of Delhi, the Apex Court, in *P.S. Gill's case* (supra) [ILR (1979) 1 Delhi 601], a land mark decision and an authority on the subject, held that the concept of planned development of Delhi is of much wider amplitude and deeper content than mere realignment of roads, restriction on construction and provision of civic amenities. The Delhi Development Act is the instrument by means of which the ideal of a more beautiful and well planned greater Delhi is to be translated into reality. In this view of the matter, the object of the Authority constituted under the Act, within the meaning of Section 6, may be said the planned development of an ideal and more beautiful greater Delhi.

2. Powers

To achieve the object, contemplated within the meaning of Section 6, as aforesaid, the Authority has been equipped with the powers to acquire, hold, manage and dispose of land and property, and to do all other acts to carry out the object/functions/operations in connection with the development thereof. The scheme of the Act shows, as held by the Apex Court in *Premji Bhai's case* [AIR 1980 SC 738], that the Authority is empowered with all necessary powers to deal with matters relating to development or to regulate use of land or building.

3. Scope of Operation

The scope of operation of the Authority is very wide. While enumerating the field of powers/operation specifically, namely, to acquire, hold, manage and dispose of land and property, to carry out building, engineering, mining and other operations for execution of the works in connection with the supply of water and electricity, disposal of sewage and other

ices and amenities, the scope thereof has been further widened by using the expression "and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto. What is necessary or expedient for purposes of such (desired) development and for purposes incidental thereto has been left to the sole determination by the Authority. For that purpose and to that extent, the "Authority is empowered" to do anything. The expression "incidental matters" came to be dealt with in *Hukam Chand Jute Mills vs. L.A. Tribunal* [AIR 1958 Cal. 66], and it was said that the expression to "incidental matters" means a subordinate action. A thing is said to be incidental to another when it appertains to the principal thing. In this view, the enforcement of the provisions relating to use zone was held, in *M.K. Vasuraj vs. DDA* [ILR (1971) II Delhi 91], to be incidental to the development of Delhi.

4. No Disregard to Other Laws in Force

By proviso to Section 6, it is provided that Authority shall not disregard the provisions of other laws in force at the relevant time, unless otherwise it has been empowered by this Act itself. It is notable that the Authority is concerned with the planned development of the territory of Delhi as such, which consists of several local bodies, such as MCD, NDMC, Cantonment, etc. governed by different legislative enactments and rules/regulations, etc. framed thereunder. It is with regard to those laws, which have been provided to be respected by the Authority, while operating to achieve its object within the meaning of Section 5. In this view of the matter, Section 53 and 53-A of this Act itself deal with the effect of other laws and restrictions on power of a local authority to make/amend rules, regulations or bye-laws in respect of matters specified in sub-section (2) of Section 53-A, which will be dealt with under respective sections hereinafter.

CHAPTER III MASTER PLAN AND ZONAL DEVELOPMENT PLANS

SECTION 7

CIVIC SURVEY OF AND MASTER PLAN FOR DELHI

(1) The Authority shall, as soon as may be, carry out a civic survey of, and prepare a master plan for Delhi.

(2) The master plan shall—

- (a) define the various zones into which Delhi may be divided for the purposes of development and indicate the manner in which the land in each zone is proposed to be used (whether by the carrying out thereon of development or otherwise) and the stages by which any such development shall be carried out; and

applied its mind and must have come to the conclusion that conversion of the site—reserved for public park into a private nursing home—amounted to an improvement then it could have exercised the power. But what happened in fact was that the application for allotment of the site was accepted first and the procedural requirements were attempted to be gone through later and that too by the State Government.

It was held that when a statute either provides guidance or rules or regulations are framed for exercise of discretion then the action should be in accordance with it. Even where statutes are silent and only powers conferred to act in one or the other manner, the Authority cannot act whimsically or arbitrarily. It should be guided by reasonableness and fairness.

The crux of the matter remains that the change of user specified in the approved plan in force is modification of the plan, which is not permissible without following due procedure provided under Section 11-A of the Act.

9. Change of User Specified in Lay-out Plan—Whether Attracts Section 11-A? (No)

This is the ratio of the case entitled *Vasant Vihar 'F' Block Welfare Assn. vs. Municipal Corporation of Delhi* [1993 (1) AD (Delhi) 114]. The land use was merely indicated in the layout plan and not in the Master Plan or the Zonal Development Plan. The land earmarked in the layout plan of the colony for nursery school was allotted to MTNL for putting up Telephone Exchange. It was held that Section 11-A of the Act was not attracted for effecting change in the user of the land, nor does it violate Section 14 thereof as the user of land by MTNL is not in contravention of either the Zonal Development Plan or the Master Plan.

Similar view was taken by Delhi High Court in *Shanti Devi Gupta vs. DDA* [1991 (54) DLT 620 (DB)]. It was held that the Delhi Development in general and Section 9 of the said Act in particular only refer to the Master Plan and the Zonal Development Plan and not the layout plan, which is a sort of working drawings prepared by the DDA. Any departure from the layout plan, strictly speaking, cannot be equated with the violation of the Master Plan or the Zonal Development Plan which are statutory.

CHAPTER IV

DEVELOPMENT OF LANDS

SECTION 12

DECLARATION OF DEVELOPMENT AREAS AND DEVELOPMENT OF LAND IN THOSE AND OTHER AREAS

"(1) As soon as may be after the commencement of this Act, the Central Government may, by notification in the Official Gazette, declare any area in Delhi to be a development area for the purposes of this Act.

1. Subs. by Act 56 of 1983

Sec. 12]

DELHI DEVELOPMENT ACT, 1957

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Provided that no such declaration shall be made unless a proposal for such declaration has been referred by the Central Government to the Authority and the Municipal Corporation of Delhi for expressing their views thereon within thirty days from the date of the receipt of the reference or within such further period as the Central Government may allow and the period so specified or allowed has expired.]

(2) Save as otherwise provided in this Act, the Authority shall not undertake or carry out any development of land in any area which is not a development area.

(3) After the commencement of this Act no development of land shall be undertaken or carried out in any area by any person or body (including a department of Government) unless,—

- (i) where that area is a development area; permission for such development has been obtained in writing from the Authority in accordance with the provision of this Act,
- (ii) where that area is an area other than a development area, approval of, or sanction for, such development has been obtained in writing from the local authority concerned or any officer or authority thereof empowered or authorised in this behalf, in accordance with the provisions made by or under the law governing such authority or until such provisions have been made, in accordance with the provisions of the regulations relating to the grant of permission for development made under the Delhi (Control of Building Operations) Act, 1955 (53 of 1955), and in force immediately before the commencement of this Act.

Provided that the local authority concerned may [subject to the provisions of Section 53-A] amend those regulations in their application to such area.

(4) After the coming into operation of any of the plans in any area no development shall be undertaken or carried out in that area unless such development is also in accordance with such plans.

(5) Notwithstanding anything contained in sub-sections (3) and (4) development of any land begun by any department of Government or any local authority before the commencement of this Act may be completed by that department or local authority without compliance with the requirements of those sub-sections.

Act 11 of 1957 by Act No. 56 of 1963

Annexure-A6

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COMMENTARY ON DELHI DEVELOPMENT LAWS

Sec. 22-A)

ent by or under the control and supervision of, the DDA. Then sub-section (3) stipulates that after such land has been developed, it shall be dealt with by the DDA and that the DDA shall deal with it in accordance with rules made and directions given by the Central Government. It was held that an individual whose land has been required for planned development of Delhi, has no absolute right to allotment, but, he is eligible to be considered for allotment of an alternative plot for residential purposes; and that the DDA may allot Nazul Land to such an individual, in conformity with plans and subject to other provisions of the Nazul Rules.

SECTION 22-A

POWER OF AUTHORITY TO DEVELOP LAND IN NON-DEVELOPMENT AREA

Notwithstanding anything contained in sub-section (2) of Section 22, the Authority may, if it is of opinion that it is expedient to do so, undertake or carry out any development of any land which has been transferred to it or placed at its disposal under Section 15 or Section 22 even if such land is situate in any area which is not a development area.

SYNOPSIS

1. Amendment
2. Scope of Application

2. Pre-requisites of Application

Commentary

2. Amendments

This Section 22-A was inserted by Section 11 of the Delhi Development (Amendment) Act (No. 56 of 1963) to empower the Authority to undertake or carry out the development of land even in a non-development area, as provided therein. Though, Section 12 of the Act, ever since its inception, purported to provide for development of land, by virtue of its heading, "Declaration of development areas and development of land in those and other areas" of which, in an area other than development area, i.e., non-development area, development of land could have been undertaken or carried out by any person or body only with the permission or sanction of the local authority. Sub-section (2) of Section 12 of the Act had, however, placed a complete bridle on the power of the Authority to undertake or carry out the development of land in a non-development area. Prior to the aforesaid amendment, the Authority could have undertaken or carried out development of land in "development area" only as declared by notification by the Central Government under sub-section (1) of Section 12. Though, the said restriction in sub-section (2) was subject to saving clause reading as: "Save as otherwise provided in this Act", but nothing was otherwise provided in that behalf. Now, after 1963, that "otherwise" provision has been made by virtue of the insertion of Section 22-A. There has been, exten-

1. Ins. by Act 56 of 1963.

Sec. 23]

DELHI DEVELOPMENT ACT, 1957

127

sion of the power of the Authority to undertake and carry out the development of land even in areas, not declared as 'development area' under sub-section (1) of Section 12 of the Act, within the limitation of the provision under Section 22-A of the Act.

2. Scope of Application

The power conferred by this Section 22-A on the Authority to undertake or carry out the development operates in non-development area and relates to both types of the lands which either belong to the Authority by transfer thereof under Section 15 (acquired land) or comes under its control by placing at its disposal by notification in the Official Gazette under Section 22 of the Act (Nazul Land). In other words, in the absence of this provision the power conferred upon the Authority to deal with development/disposal of land under Section 21 and 22 of the Act could have not been exercised by the Authority without that land falling within "development area" as declared by Central Government under Section 12(1) of the Act. The effect of this provision under Section 22-A is that even in the absence of such a declaration by notification in the Official Gazette, the Authority has been rendered competent to exercise its powers in undertake or carry out development of any land in the same manner in which, and to the same extent to which, it is empowered to deal with it falling in 'development area'.

3. Pre-requisites of Application

For exercise of power conferred by this Section 22-A, it is a pre-requisite that the Authority forms an opinion that it is expedient to exercise that power in respect of land situate in 'non-development area' also. The expediency refers to the object for which the Authority has been constituted under the Act, i.e., for the development of Delhi in accordance with plans. Without forming such an opinion, it is not permissible, within the meaning of Section 22-A even to undertake or carry out the development of land in any area which is not a development area.

CHAPTER VI FINANCE, ACCOUNTS AND AUDIT

SECTION 23

FUND OF THE AUTHORITY

(1) The Authority shall have and maintain its own fund to which shall be credited—

- (a) all moneys received by the Authority from the Central Government by way of grants, loans, advances or otherwise;
- [(aa) all moneys borrowed by the Authority from sources other than the Central Government by way of loans, or debentures;]

[1. Ins. by Act 26 of 1963.]

Annexure-A8

CE/DA/1001
TARUN KAPOOR
Joint Secretary



DEPT. SECRETARY
URBAN DEPT. SECRETARY
GOVT. OF INDIA
DEPT. DEVELOPMENT AUTHORITY
VIKAS SARIN (J.A.)
14.04.2019

DAI No. F4(4)CC-02018-17DDA/196 L.I.
Dated: 27-04-2019

Dear Sir,

Your kind attention is invited to the issue of construction of 30 mtr/24 mtr wide road to provide approach from main Chattrpur Road to SAARC Campus, Central Armed Police Forces Institute of Medical Sciences (CAPFIMS), NBC Campus etc.

These roads are Master Plan roads. Earlier, DDA had constructed Master Plan Roads in Dwarka, Narela and Okhla Projects after approval of the then U.I. Government as there was constant pressure of the public to provide connectivity to these colonies. However, the PAC in its report of 2007-08 under Para No.98 observed "that construction of Master Plan roads comes under the jurisdiction of Govt. of NCT. As such, it is unprofitable to recover the cost from the allottees. Instead of burdening the cost on the allottees, the same should have been recovered from the GNCTD".

DDA has allotted land to various premier Central Govt./Semi-Govt. Institutions like CAPFIMS, CISE, CBI, NIA, SAARC etc., in Maidan Garhi area and at present there is no proper connectivity. The issue of construction of roads was taken up by DDA with Pt. Secretary (PWD), GNCTD vide letter no. F4(4)CC-02018-17DDA/196 L.I. dated 11.12.2018 and thereafter, a meeting was also held by Vice Chairman, DDA on 21.12.2018 with Engineer-in-Chief, PWD/GNCTD, representatives of the Institutions to whom land has been allotted and DDA officers. Engineer-in-Chief, PWD stated in the meeting that the development cost recovered from the allottees of plots included the cost of the peripheral services like construction of roads, sewerage etc., and that in other states like Haryana, Uttar Pradesh etc., all types of roads are constructed by developing agencies like HUDA and NHDA. Such roads should, therefore, be developed by DDA only. Earlier also, response from PWD/GNCTD has not been encouraging in the matter.

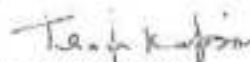
In the area of Maidan Garhi and Sayapet, apart from approach and connectivity to the various plots, peripheral services like sewerage, drainage etc., also need to be provided along with the roads. It is to be noted that the construction of buildings are in full swing and roads are essential to operationalize them. The construction of these roads as per the approved zonal plan/layout plan involves acquisition of land.

Copy of Letter: DA/2409478/2019/DAI/196 L.I. dated 27.04.2019
Encl: vide above letter.

In view of above, I would seek your kind intervention in the matter for getting appropriate directions from the Ministry of HUA as to whether DDA should proceed with the development of roads or else directions be issued to PWI/GNCTD, for taking an early action to construct the roads.

With regards

Yours sincerely,


(Tarun Kapoor)

Sh.D.S.Mishra,
Secretary,
Ministry of Housing & Urban Affairs,
Govt. of India,
Nirman Bhawan,
New Delhi.



Annexure-A9

For the Secretary
TARUN KAPOOR
Vice Chairman



Delhi Health Authority
Sector 10, New Delhi
110029
DELHI DEVELOPMENT AUTHORITY
VIRAS SADAN, I/A,
NEW DELHI-110023

DDA No. 1448/1-2018-19/DA/823
Dated 26-09-2019

Sir,

Your kind attention is invited to the issue of construction of 30 M/24M wide Master Plan Roads to provide approach from main Chhatrapati Road to SAARC Campus, Central Armed Police Forces Institute of Medical Sciences (CAPF/MS), NH Campus, etc. in the area. These organisations have been approaching us repeatedly for early action in this regard. Earlier vide this office order No.196-E dt.24/04/2019, direction from the Ministry of IDA were sought on whether IDA should proceed with the development of roads. However, decision of Ministry is awaited in this regard.

The issue was discussed in the Ministry and clarifications/information were sought on the following:

1. Details of PAC matter with final reply sent thereto.
2. Instructions regarding facilities of construction of Master Plan Roads.
3. Provisions of IDA Act, regarding liability to develop services in such areas.
4. Whether peripheral development charges have been recovered from the present applicants?

The points were examined by us under:

(1) As per action taken dates and 55th reports of 114th Lok Sabha, Public Accounts Committee (PAC) as Annexure-1 (1-4) relating to development of land by IDA, it was submitted that Hon'ble L.G. has agreed with the proposal submitted and decided that IDA should construct all Master Plan Roads including the Master Plan Roads having ROW of 30M and above in its development area Dwarka projects, Noida Sub City, Rohini Sub City and Trans Yamuna area. IDA may construct Master Plan road as a Special Case with its funds whether all the construction of these roads comes under the provision of the PWID of CONC 11).

(2) The relevant provisions of IDA Act of 1957 are as under:-
"The Secretary of Delhi Development Act 1957 under the head 'Objects of the Authority' Clause-1(1-4) states that:-
"The objects of the Authority shall be to promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property, to carry out buildings, engineering, mining and other operation, to execute works to

connection with supply of water and electricity, disposal of sewage and other services and utilities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto".

Further under section 2(a) (Amendment III) "utility" includes roads, water supply, street lights, drainage, sewerage and public works.

Under the Act, Section 12 provides for development of land in the Development Area but restricts it in Non-Development area vide Section 12(2) (Amendment IV).

However, Section 22A of the Act (introduced vide amendment in 1963) confers "Power of Authority to Develop Land in Non-Development Area" (Amendment V) which states as under:-

Notwithstanding anything contained in sub-section (2) of section 12, the Authority may, if it is of opinion that it is expedient to do so, undertake or carry out any development of any land which has been transferred to it or placed at its disposal under Section 15 or Section 22 even if such land is situated any area which is not a development area".

It is further added that for exercise of power conferred by this Section 22-A, it is a pre-requisite that the Authority forms an opinion that it is expedient to exercise that power in respect of land situated in 'Non-Development Area' also (Amendment V). The expediency refers to the "Object" (as listed in Section 6 of the Act with extract given above) for which the Authority has been constituted under the Act, i.e. for the development of Delhi in accordance with plans.

(4) The land in the area has been allotted to Central Government Departments/ Institutions controlled by Central Government etc., on No profit-No loss basis as per policy decision of DDA. Hence the Peripheral Development Charges cannot be recovered from the allottees in this area.

In view of above, I would seek your kind intervention in the matter for getting appropriate directions from the Ministry of DDA as to whether DDA should proceed with the development of roads or else directions be issued to PWD/GNCTD, for taking an early action to construct the roads, since construction works (as in fact going in various plots allotted by DDA and are likely to be completed in near future.

It is however our view that important roads must be built in time to avoid unplanned developments and hardship to the local population.

With regards-

Yours sincerely,


(Tarun Kapoor)

Sh. D.S. Mishra,
Secretary,
Ministry of Housing & Urban Affairs,
Govt. of India,
Nirman Bhawan,
New Delhi.

Annexure-A10

आयुक्त (योजना) का कार्यालय
अवधि सं 320/1501(13)
दिनांक 12/12/19

No. K-12011/1/2019-DD-1

भारत सरकार/Government of India

अतिरिक्त आयुक्त (सी-1)

आवृत्ति सं 245/

दिनांक 11-12-19

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

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated the 9th December, 2019

प्रो. पी. वी. जी. (प्लानिंग)
आवृत्ति सं 16/12/19
दिनांक 16/12/19

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

आवृत्ति सं 3395-8
दिनांक 10-12-19

Subject: Development/Construction of 30m/ 24m wide Master Plan road to provide approach from main Chattarpur road to SAARC campus, Central Armed Police Forces Institute of Medical Sciences (CAPFIMS), NIC campus.

Sir,

I am directed to refer to D.O. Letter No. F.4(4)CC-1/2018-19/DDA/823 dated 26.09.2019 on the subject mentioned above whereby this Ministry has been requested to provide directions on construction of 30m/ 24m wide Master Plan road to provide approach from main Chattarpur road to SAARC campus, Central Armed Police Forces Institute of Medical Sciences (CAPFIMS), NIC campus etc.

2. The matter has been examined in the Ministry and the following are observed:

Section 22A of DD Act, 1957 clearly gives powers to DDA to undertake or carry out any development of any land in any area which is not a development area. The area under reference is a non-development area of DDA and in view of the expediency of the situation wherein prime institutes like SAARC University, CAPFIMS, NIC etc have been allotted land with no access whatsoever and road being essential infrastructure for proper functioning of the institutes, it is imperative that such infrastructure is put in place at the earliest. This is not happening mainly because of disagreement between DDA and GNCTD.

Keeping in view above provision of DD Act, 1957, a decision on such development works has to be taken with due approval of Authority chaired by Hon'ble LG, Delhi and wherein GNCTD, all three MCD's DDA and this Ministry's members/invees also present. The financial aspects of development of road may also be seen and decided at the level of Authority only.

3. This issue with the approval of Secretary, M/O Housing and Urban Affairs.

Yours Faithfully,

U.K. Tiwari
Under Secretary (DD-1)
12/12/19

U.K. Tiwari
(U.K. Tiwari)
Under Secretary (DD-1)
Telefax No. 23061681

ITEM NO. 05/2020

SUB: PROPOSED MODIFICATION IN MPD-2021 WITH RESPECT TO TRANSIT ORIENTED DEVELOPMENT (TOD)
F.20(7)2015/MP

1.0 BACKGROUND

- 1.1 Central Government under Section 11A of DD Act, 1957 vide S.O. No. 1914(E) dated 14.07.2015 notified the policy and development control norms for Transit Oriented Development (TOD) as a part of Chapter 12.0 Transportation and various clauses related to TOD were introduced in Chapter 3, 4, 15 & 17 of MPD-2021.
- 1.2 Regulations for operationalization of the notified TOD policy was approved by the Authority in its meeting held on 17.02.2016 vide item No. 05/2016 and was forwarded to the Ministry of Urban Development, Government of India for its consideration and approval.
- 1.3 Ministry of Urban Development, Government of India vide its letter No. K-12011/2/2015-DD-I dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the notified National Policy on TOD.
- 1.4 Modified TOD policy and regulations were discussed at DDA and it was desired that the TOD policy and regulations should be finalized in consultation with the National Institute of Urban Affairs (NIUA). Accordingly, NIUA was requested to examine and prepare a revised TOD policy for Delhi with new holistic approach and considering the vision for growth of Delhi as a world class city.
- 1.5 Draft policy and regulations for TOD submitted by the NIUA have been discussed in various meetings and the suggestions/ recommendations have been incorporated by NIUA, for finalizing the revised policy.
- 1.6 Transit Oriented Development (TOD) and relevant modifications vis-à-vis TOD in Master Plan for Delhi-2021 was considered and approved by the Authority in its meeting held on 25.02.2019 vide item no. 10/2019.
- 1.7 Delhi Development Authority issued a Public Notice on 09.03.2019 with respect to the proposed Transit Oriented Development (TOD) Policy and regulation with relevant modifications for inviting objections/ suggestions from the public under Section 11-A of DD Act, 1957. The objections/ suggestions received were placed before the Board of Enquiry and Hearing (BoEH) in its meeting held on 12.07.2019.

- 1.8 The Board recommended that the proposal w.r.t modification in the TOD policy as contained in the public notice dated 09.03.2019 may further be processed taking into consideration the ground realities as per section- 11(A) of DD Act, 1957.
- 1.9 Accordingly, a new chapter has been introduced in MPD-2021 as 'Chapter 20.0 Transit Oriented Development' in MPD-2021.
- 1.10 The modified Policy for Transit Oriented Development (TOD) was considered and approved by the Authority as a modification to MPD - 2021 in its meeting held on 17.09.2019 vide item no. 90/2019 with the following decision:

"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."

- 1.11 As per the decision of the Authority, proposed modification regarding Chapter 20.0 'Transit Oriented Development' to MPD -2021 were forwarded to Ministry vide letter dated 07.10.2019 for consideration and issuance of final notification by the Ministry under Section 11A of DD Act, 1957.
- 1.12 Ministry vide letter dated 08.11.2019 (Annexure-A) communicated the following to DDA and sought clarification of the same:

- i. *It is observed that although a new chapter is proposed with new norms, however, there are certain paras wherein TOD norms were proposed earlier have not been rectified. Accordingly, all such related paras if any, left out, may be checked.*
- ii. *Although, the new proposal talks about TOD nodes, which have been selected/ will be selected based on certain criteria prescribed in proposed policy/ regulations, still certain paras even after amendment talks about metro corridors and restrict activities along these corridors on TOD norms. TOD norms may not be followed/ implemented if an area is not selected as TOD node. Does these paras require for the amendment?*

2.0 EXAMINATION

- 2.1 The Chapter-12: Transportation and other related chapters of MPD-2021 were revised vide notification S.O. 1914 (E) dated 14.07.2015 wherein the TOD was proposed along the influence zone of MRTS corridor and was based on the corridor concept. At present, the revised TOD policy is a shift from corridor based development to node based development, due to which some of the development codes/ norms for the area outside the nodes remain unaddressed inadvertently.
- 2.2 The observations of MoHUA forwarded vide its letter dated 08.11.19 was discussed in the Planning Department and with the VC, DDA and it was decided that all such related paras in Master Plan of Delhi-2021 should be identified and taken up

separately for modifications. These modifications shall be carried out after the final notification of TOD Policy & Regulations by the Ministry. Till such time, the existing paras related to TOD will be kept in abeyance and no cases will be dealt under the provisions of the existing paras of the TOD policy.

2.3 Based on the above, DDA vide letter dated 19.12.2019 requested Ministry to approve and notify the revised TOD Policy & Regulations. The related paras of development codes/ norms for the area outside the TOD nodes which remain unaddressed in various chapters of Master Plan have been identified and taken up separately for modifications (Annexure-B).

2.4 Revised TOD policy was notified by the Ministry on 24.12.2019.

3.0 PROPOSAL

3.1 Based on the para 2.4 above, the modifications with respect to provision of earlier TOD policy notified on 14.07.2015 as mentioned in the various chapters of MPD-2021 have been examined and the proposed amendments are as follows:

MPD- 2021		
(1)	(2)	(3)
S.No.	Existing provisions- MPD 2021	Proposed Amendments- MPD 2021
Chapter 3.0 DELHI URBAN AREA 2021		
1.	3.3.1.1 Planned Areas - A. Influence Zone along MRTS Corridor Influence Zone along MRTS corridor is envisaged as intensive development zone. The concept of Transit Oriented Development shall be adopted for development within the Influence Zone, such that maximum number of people can live, work or find means of recreation within walking / cycling distance of the MRTS corridors / stations. The scheme for Development / Redevelopment of Influence Zone shall be prepared on the basis of the following: i) to viii)	3.3.1.1 Planned Areas - A. Influence Zone around MRTS node Influence Zone around MRTS node is envisaged as intensive development zone. The concept of Transit Oriented Development shall be adopted for development within the Influence Zone, such that maximum number of people can live, work or find means of recreation within walking / cycling distance of the MRTS corridors / stations. The scheme for Development / Redevelopment of Influence Zone shall be prepared as per Chapter 20.0 Transit Oriented Development. i) to viii) "Deleted"
2.	3.3.2 Policy For Redevelopment Schemes i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments	3.3.2 Policy For Redevelopment Schemes i) Influence Zone around MRTS node and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments /

/ Heritage areas, etc. and designated as TOD Zone with additional norms applicable as per Section 12.18. iii)(a) Planning Permission for an area of around 4 Ha. However, in TOD Zone, comprehensive schemes shall be considered for a minimum area of 1 Ha. This permission may not be required in case an approved layout/ Redevelopment/ Regularisation plan exists. b) 1. Cluster Block approval may be given to DE for a minimum area of 3000 sq.m. only if an approved influence zone plan or integrated scheme for the area exists. The owners DE should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green/ soft parking besides circulation areas and common facilities. • In TOD Zone, 20% of the public recreational/open space which shall be designed, developed and maintained by the DE and will remain open for general public at all times, failing which it will be taken over by Public agency. The location of such space will be tentatively indicated in the plan as mentioned in clause 12.18.1. • At least 20% of land shall be handed over as constructed roads/circulation areas to the Government/local body for public use. However FAR can be availed on the entire amalgamated land parcel. • Land to be surrendered as roads/public spaces to the extent of at least 10% shall be along one side, to be consolidated with the adjacent plot wherever applicable. b) 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block / integrated scheme approval. Computerized single window clearance system shall be adopted for approval of TOD projects, the details of which	Heritage areas, etc. and designated as TOD Node with additional norms applicable as per Chapter 20.0 Transit Oriented Development. iii)(a) Planning Permission for an area of around 4 Ha. However, in Influence Zone of TOD Node, TOD schemes shall be considered as per Chapter 20.0 Transit Oriented Development. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists. b) 1. Cluster Block approval may be given to DE for a minimum area of 3000 sq.m. The owners DE should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green/ soft parking besides circulation areas and common facilities. • Deleted b) 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval as per applicable policy.
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shall be included in the regulations for operationalisation of TOD policy which shall be notified by DDA separately. <u>c) The norms of Group Housing with respect to ground coverage, basement, parking, setbacks etc. (except FAR) shall be applicable in all areas except TOD Zone where TOD norms shall be applicable.</u> x) Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, a minimum 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment. In addition, within TOD Zone, a minimum of 30% of overall FAR shall be mandatory for Residential use. This component comprises of 30% units of size ranging between 12-40 sq.m. and the balance 50% comprising of homes ≤ 65 sq.m. Indicative mix of uses within Zonal Plan land uses falling within TOD Zone are shown in Table 12.8. xiv) The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations. The MKTS Influence Zone shall be designated as TOD Zone and norms shall be applicable as per Section 12.18. xv) The detailed Regulations for operationalisation of the TOD policy including process and timeframe for participation shall be framed separately in a time bound manner. In order to make the Policy people friendly and transparent, the detailed Regulations shall be put up in Public domain for inviting views of the stakeholders giving 30 day time in the newspapers and website since it involves development through participation.	c) The norms of Group Housing with respect to ground coverage, basement, parking, setbacks etc. (except FAR) shall be applicable in all areas except 'Intense Development Area' of TOD where TOD norms shall be applicable. x) Subject to preparation and approval of integrated/ comprehensive Redevelopment schemes and provision of parking and services, upto 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment. Within TOD Node, the permissible mix of uses within FAR utilization and indicative mix of uses shall be as per Chapter 20.0 Transit Oriented Development. xiv) The land use shall be governed as per the Master Plan/ Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations. xv) "Deleted"
Chapter 4.0 SHELTER 3. Annexure- 4.0 (I) Note:	Annexure- 4.0 (I) Note:

i) Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the villages falling in Low Density Residential Area.	i) "Deleted"
Chapter 12.0 TRANSPORTATION	
4. 12.4.1 Synergy Between Transport And Land Use The concept of Metro Rail System. In this context the MRTS corridors upto 500 m depth on either side from centre line of MRTS would require selective re-development and redensification / intensification of existing land uses based on site conditions. The concept of Transit Oriented Development (TOD) needs to be adopted such that maximum number of people can live, work or find means of recreation within walking/ cycling distance of the MRTS corridors/ stations. TOD is essentially any development, macro or micro, that is focused around a transit node, and facilitates complete ease of access to the transit facility, thereby inducing people to walk and use public transportation over personal modes of transport. TOD is generally characterized by compact, high-density, mixed use development near new or existing high quality public transportation infrastructure that provides housing, employment, entertainment and civic functions within walking distance of the transit system. Pedestrian-oriented design features of TODs encourage residents and workers to use their cars less and ride public transit more. The primary goals of TOD are to: 1. Reduce/ discourage private vehicle dependency and induce public transport use – through policy measures, design interventions & enforcement. 2. Provide public transit access to the maximum number of people through densification and enhanced connectivity. A dynamic city-level integrated transport-land use model for Delhi needs to be prepared to assess transportation and land use planning needs of the city. It is proposed that	12.4.1 Synergy Between Transport And Land Use The concept of Metro Rail System. In this context area mostly falling within 500 m radius around the transit station shall be delineated as the Intense Development Area. All TOD Schemes will be limited to this 500m Intense Development Area as per the policy. The concept of Transit Oriented Development (TOD) needs to be adopted such that maximum number of people can live, work or find means of recreation within walking/ cycling distance of the MRTS nodes/ stations. "Deleted"

	integrated redevelopment schemes of the influence area of MRTS stations be prepared based on TOD principles.									
5.	12.4.2. Transit Oriented Development (TOD) Principles	12.4.2. "Deleted"								
6.	12.9. Rail • Incentives such as TOD may be provided to ring railway at particular stations which may overlap with Metro stations or Railway terminals, in order to generate cross-subsidy for improvement of the system.	12.9. Rail "Deleted"								
7.	12.11. Intercity Passenger Movement 12.11.1. Rail RRTS stations to commuters. Since RRTS is a Mass Rapid Transit System, Transit Oriented Development (TOD) along RRTS corridors shall be permissible as per the provisions of the Master Plan.	12.11. Intercity Passenger Movement 12.11.1. Rail RRTS stations to commuters. Transit Oriented Development (TOD) around identified RRTS stations shall be permissible as per the provisions of Chapter 20.								
8.	12.14.3.6. Multi-Level Parking for Public Buses iv. If the bus depot site lies with the MRTS influence zone, Norms as per 12.18.1-2 shall be applicable.	12.14.3.6. Multi-Level Parking for Public Buses iv. Bus depot/ terminal only if identified as TOD node to be developed as per TOD norms.								
9.	Table 12.7 Development Controls for Transportation [Development Controls (4)]									
	S. No. 2. All Rail Terminals / Integrated Passenger Terminals/ Metropolitan Passenger Terminals may be developed as per TOD norms, subject to traffic and transportation studies related to surrounding road network.	All Rail Terminals / Integrated Passenger Terminals/ Metropolitan Passenger Terminals shall be developed as per following: <table><tr><td>Area under Operation (%)</td><td>Area under building (%)</td><td>FAR</td><td>Floor area that can be utilised for passenger accommodation</td></tr><tr><td>70</td><td>30</td><td>100</td><td>15%</td></tr></table> Only identified Rail Terminal/ Integrated Passenger Terminal Metropolitan Passenger Terminal to be developed as per TOD nodes rms.	Area under Operation (%)	Area under building (%)	FAR	Floor area that can be utilised for passenger accommodation	70	30	100	15%
Area under Operation (%)	Area under building (%)	FAR	Floor area that can be utilised for passenger accommodation							
70	30	100	15%							
	S. No. 4D. All bus depots/ terminals within Influence Zone of MRTS corridors excluding in Zone-'O' to be developed as per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension.	S.No.4D. Bus depot/ terminal only if identified as TOD node to be developed as per TOD norms.								

	S. No. 5 e. However, ISBTs within Influence Zone of MRTS corridors to be developed per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension. S. No. 8 In case the Metro Yard falls within the Influence Zone of MRTS corridors, it may be developed as per TOD norms (Section 12.18.1 & 2) only if more than 50% of the Yard area lies within Influence Zone of MRTS corridors and/or they are developed as multi-storey yards.	S. No. 5 e. However, ISBT only if identified as TOD node to be developed as per TOD norms. S. No. 8 "Deleted"
10.	Table 12.7: Development Controls for Transportation Development Controls for Metro Stations and Railway Stations/Terminals: 2.This enabling provision of property development would have the following broad development controls: i. TOD norms as per Section 12.18 and 17.0 Development Code shall apply to all property development of metro/ railway stations, except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension.	Table 12.7: Development Controls for Transportation Development Controls for Metro Stations: 2.This enabling provision of property development would have the following broad development controls: i. 25% ground coverage and 100 FAR, including area under Metro Station with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc. ii. In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sq.m. iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies/ agencies. iv. TOD norms as per Chapter 20.0: Transit Oriented Development (TOD) Policy shall apply to property development of metro station, only if such metro station is identified as TOD Node.
11.	12.18. Development Control Norms for Transit Oriented Development (TOD)	"Deleted"
Chapter 13.0 SOCIAL INFRASTRUCTURE		
12.	Table 13.2: Development Controls for Health Facilities FAR:	Table 13.2: Development Controls for Health Facilities FAR:

	For plots falling under Influence Zones of MRTS/ Major Transport Corridors such as Metro and BRT Corridors, 50% more FAR should be available.	"Deleted"
Chapter 17.0 DEVELOPMENT CODE		
14.	CLAUSE 4.0 USE ZONES DESIGNATED • TOD ZONE The TOD Zone shall be delineated in all relevant Zonal Plans as per 3.3.1.1 A. This Zone shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of polluting and potentially hazardous uses and activities as per C2 and PS2. Norms shall be applicable as per 12.18.	CLAUSE 4.0 USE ZONES DESIGNATED "Deleted"
15.	Table 17.1 Minimum Setbacks Minimum Setbacks for integrated TOD schemes: Note: ii) TOD schemes shall be located on existing roads having a minimum width of 18m ROW. (12m ROW for redevelopment areas, Slum Rehabilitation / Special Area and Villages). iii) The setbacks are subject to requirements of height and ventilation as per building byelaws. TOD Schemes shall be planned as per above setback norms, while endeavouring to ensure that all dwelling units get a minimum 2-hour solar access in at least one habitable room on the shortest winter day, and have the option for natural ventilation. Relevant additions to building bylaws shall be made. vii) In TOD schemes, any edge of plot facing an existing public ROW >18 m shall be considered as "front". viii) For integrated TOD schemes, the main building facade(s) shall face the public street(s) without setback and have an active frontage as per Table 17.2 below, to facilitate visual surveillance of streets.	Table 17.1 Minimum Setbacks "Deleted" Note: ii) "Deleted" iii) The setbacks are subject to requirements of height and ventilation as per building byelaws. vii) "Deleted" viii) "Deleted"
16.	Table 17.2 Minimum Active Frontage and built to ROW line requirements	"Deleted"

17.	Table 17.2: Parking Standards 6. All use premises within TOD Zone	Table 17.2: Parking Standards "Deleted"																								
18.	TABLE 17.4: Indicative On-site Parking (ECS) Requirements for Projects	TABLE 17.4: Indicative On-site Parking (ECS) Requirements for Projects																								
	<table><tr><th>Modes</th><th>Distribution by modes per 1 ECS/100 sq.m. of Built Up Area within TOD Zone.</th></tr><tr><td>Cars/ Taxi</td><td>0.60</td></tr><tr><td>2 Wheelers</td><td>0.10</td></tr><tr><td>Cycles</td><td>0.10</td></tr><tr><td>Buses/ Shared Vans</td><td>0.10</td></tr><tr><td>Commercial Vehicles</td><td>0.10</td></tr></table>	Modes	Distribution by modes per 1 ECS/100 sq.m. of Built Up Area within TOD Zone.	Cars/ Taxi	0.60	2 Wheelers	0.10	Cycles	0.10	Buses/ Shared Vans	0.10	Commercial Vehicles	0.10	<table><tr><th>Modes</th><th>"Deleted"</th></tr><tr><td>Cars/ Taxi</td><td></td></tr><tr><td>2 Wheelers</td><td></td></tr><tr><td>Cycles</td><td></td></tr><tr><td>Buses/ Shared Vans</td><td></td></tr><tr><td>Commercial Vehicles</td><td></td></tr></table>	Modes	"Deleted"	Cars/ Taxi		2 Wheelers		Cycles		Buses/ Shared Vans		Commercial Vehicles	
Modes	Distribution by modes per 1 ECS/100 sq.m. of Built Up Area within TOD Zone.																									
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Modes	"Deleted"																									
Cars/ Taxi																										
2 Wheelers																										
Cycles																										
Buses/ Shared Vans																										
Commercial Vehicles																										

4.0 RECOMMENDATION

- 4.1 The proposal contained in para 3.0 above is placed before the Authority for its consideration and approval. After approval, the proposal shall be processed under Section 11-A of DD Act, 1957 and public notice shall be issued for inviting objections/ suggestions from the public.

RESOLUTION

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



No.K-12011/2/2015-OD-I

भारत सरकार/Government of India

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

निलय भवन/Nirman Bhavan,

नई दिल्ली/New Delhi.

Dated, the 8th November, 2019.

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

Subject: Draft Policy and draft regulations for Transit Oriented Development (TOD) in Delhi.

Sir,

The undersigned is directed to refer to DDA's letters No. F.20(07)/2015-MP/95-G dated 07.10.2019 and F.20(07)/2015-MP/PL1/97-G dated 07.10.2019 on the subject mentioned above and this Ministry's letter of even no. dated 11.06.2019 seeking certain clarifications on the said draft policy/ draft regulation through observations forwarded to DDA.

2. The said clarifications are still awaited. In addition, following observations may also be clarified and necessary information may be provided:

- (i) It is observed that although a new chapter is proposed with new norms, however, there are certain paras wherein TOD norms were proposed earlier have not been rectified like para 2 under Table 12.7. Accordingly, all such related paras if any, left out, may be checked.
- (ii) Although, the new proposal talks about TOD nodes, which have been selected/ will be selected based on certain criteria prescribed in proposed policy/ regulations, still certain paras even after amendment talks about metro corridors and restrict activities along these corridors on TOD norms. The example for this is S.No. 4 & 5 of Table 12.7. TOD norms may not be followed/ implemented if an area is not selected as TOD node. Does these paras require for the amendment?

Contd...

[Signature]

- (iii) Whether terms used 'around', 'mostly', 'approximate', 'in any proportion' used at different places in proposed TOD policy will not invite any legal ramification/ ambiguity or need modification? (refer Para3.3.2(ii), Para12.4.1, Ch 20.1 & footnote below table 20.1)
- (iv) Whether legal cell of DBA has been consulted in respect of the proposed policy. If not, then please obtain their views also.

3. It is requested to examine the matter and furnish reply to this Ministry at the earliest.

Yours faithfully,


(U.K. Tiwari)
Under Secretary (Delhi Division-I)
Telefax: 23061681

d/c

ANNEXURE-B

दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
राज्य निकाय, विकास विभाग
आई. टी. इस्टेट, नई दिल्ली-110002
फोन नं. 011-23376527

दिनांक: 19.12.2019

संख्या: F.20(07)/2013-MP/125

To
Under Secretary to the Govt. of India
Delhi Division-I
Ministry of Housing and Urban Affairs
Kamla Bhawan
New Delhi-110108

Sub: Policy for Transit Oriented Development (TOD) in Delhi -As a modification to MPD-2021

Ref: Letter No. G-120011/7/2015-DD-I dated 08.11.2019

Sir,

This is in reference to the above referred letter in which clarification on the TOD Policy and Regulation was sought by the Ministry. The matter has been examined and I am directed to convey the following:

1. The observations of MoHUA vide letter dated 11.06.19 is as under:

S.No.	Observations of MoHUA	Comments of DDA
1	Observations of MoHUA vide letter dated 11.06.2019 were received at DDA on the draft policy and regulations which were published in newspaper on 05.03.2019 for inviting objections/ suggestions from public. MoHUA in its letter stated that Secretary (MoHUA) will soon convening a meeting for which DDA should make the required preparations.	The observations of the Ministry received vide letter dated 08.11.2019 was examined in detail and clarification of each and every point was discussed at various levels in DDA and with MoHUA. The observations/justification were also considered in the recommendations of Board of Enquiry and Hearing (BoE&H) meeting held on 12.07.2019. The recommendations BoE&H were suitably incorporated in the Agenda which was approved by the Authority in its meeting held on 17.09.2019 and the same was forwarded to MoHUA for its consideration & final modification. Revised TOD Policy & Regulations covers the concern raised by MoHUA vide letter dated 11.06.2019, however reply is annexed as Annexure-A.

2. The observations of MoHUA letter dated 06.11.19 is as under:

S. No.	Observations of MoHUA	Comments of DDA
I	It is observed that although a new chapter is proposed with new norms, however, there are certain paras wherein TOD norms were proposed earlier have not been rectified like para 2 under Table 12.7. Accordingly, all such related paras if any, left out, may be checked.	The Chapter-12: Transportation and other related chapters of MPD-2021 was revised vide notification S.O. 1914 (E) dated 14.07.2015 wherein the TOD was proposed along the influence zone of MRTS corridor and therefore the earlier norms as proposed in the MPD-2021 notified vide dated 07.02.2007 was based on the corridor concept. The current modification in TOD policy is a shift from corridor based development to node based development, due to which some of the development codes/ norms for the area outside the nodes remains unaddressed inadvertently. All such related paras in Master Plan shall be identified and shall be taken up separately for modifications. These modifications shall be carried out after the final notification of TOD Policy & Regulations by Ministry. Till such time that the already existing related paras are modified, they will kept in abeyance and no cases will be dealt under those paras of the TOD policy which is notified.
II	Although, the new proposal talks about TOD nodes, which have been selected/ will be selected based on certain criteria prescribed in proposed policy/ regulations, still certain paras even after amendment talks about metro corridors and restrict activities along these corridors on TOD norms. The example for this is S. No. 4 & 5 of Table 12.7, TOD norms may not be followed / implemented if an area is not selected as TOD node. Does these paras require for the amendment?	
IV	Whether terms used 'around', 'mostly', 'approximate', 'in any proportion' used at different places in proposed TOD policy will not invite any legal ramification/ ambiguity or need modification? (refer Para 3.3.2(ii), Para 12.4.1, Ch 20.1 & footnote below table 20.1)	The term 'around' mentioned in MPD-2021 <u>Para 3.3.2 (ii) Planning Permission for an area of around 4 Ha</u> is specifically for 'redevelopment scheme' and not relevant for TOD policy. The term 'mostly' and 'approximate' mentioned in TOD policy is the boundaries/ area referred in the TOD policy falling in the radius of 800 mtr. and 500 mtr. which need to be delineated as per the site conditions/ ground realities and may vary on area to area basis. Hence to allow flexibility and smooth implementation of the TOD Schemes in the identified TOD Nodes, the term 'mostly' and 'approximate' has been used. The term 'any proportion' is used for utilization of remaining FAR among residential, commercial & PSP/ Utilities. In other word proportion term is used to give flexibility to utilize the remaining FAR as per the need/ requirement of DE.

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V. Whether legal cell of DDA has been consulted in respect of the proposed policy. If no, then please obtain their views also.	Yes, the views of LA, GLA, Legal Cell of DDA is as under: "I have gone through the policy and do not find any legal infirmity therein"
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3. As part of the agenda for "Policy for Transit Oriented Development (TOD) in Delhi- as a Modification to MPD-2021", Authority also approved that, "Development Control Norms for Transit Oriented Development (TOD) and relevant modifications as & as TOD in Master Plan for Delhi-2021 earlier notified vide S.O. 1914(E) dated 14.07.2015 published in the Gazette of India shall stand superseded from the date the revised TOD policy shall come into force". Therefore, it is suggested that the above provision shall be made as part of notification of TOD Policy by MoHUA.

This issue with the approval of Competent Authority.

Encl: As Above

भवदीय

शिखा भार्गव
19/12/2019
(शिखा भार्गव)

उप निदेशक (पौ.) मुहान योजना एवं विन्यास नियंत्रण

o/c

Sub: Para wise reply of the clarifications sought by MoHUA vide letter dated 11.06.2019.

Para wise reply of the clarifications sought by MoHUA vide letter dated 11.06.2019 on the proposed TOD Policy and Regulations which were published in newspaper on 09.03.2019 for inviting objections/ suggestions from public is as under. The reply is updated based on the TOD Policy and TOD Regulations approved by the Authority in its meeting held on 17.09.2019 and same is referred to MoHUA for approval and final notifications:

Clarifications sought by MoHUA on the proposed Policy/ Regulations for TOD	Comments of UTIPEC/DDA
1. Has the TOD policy being prepared in line with the National TOD Policy?	The National TOD Policy has set out broad guiding principles. These have been suitably incorporated in the revised TOD Policy for Delhi which includes several features set out in the National TOD Policy. These are enumerated below: a. Prescribed FAR upto maximum of 500; b. Influence zone of 500-800 m radius around the transit station; c. Mixed land-use development including both vertical and horizontal mixing of uses; d. LWS housing and affordable housing; e. Inclusion of TOD charges proposed as land value capture mechanism; f. Creation of a dedicated 'TOD Fund'; g. Influence Zone Plan proposed as an area improvement plan which will help achieve the 12 Guiding Principles of TOD mentioned in the Policy; h. Competent Authority proposed as an entity formed jointly by the Urban Local Body and the Development Authority for expeditious approval and implementation of the TOD Projects; i. Street oriented buildings and creation of public spaces; j. Incorporation of green norms for development.
2. The TOD policy has been envisaged in MPD-2021 as a policy under redevelopment strategies. However, it does not seem to be a policy for redevelopment only. Hence the para 3.3.1.1A and corresponding paras shall be removed from the head "Redevelopment"	The TOD Policy has been rightly envisaged as a policy under Redevelopment Strategy in Chapter 3.0 of MPD-2021. However, the detailed policy has been proposed as a separate Chapter 20.0 in the MPD-2021.

Strategies" in any case a new chapter-20 on TOD is being introduced.	
3. TOD is proposed to be chapter-20 of MPD-2021, however, the published proposal (Public Notice) does not have the chapter number stated correctly or its corresponding para numbers and references have been done properly as per the procedure adopted in earlier chapters and para of MPD-2021.	This issue has been suitably incorporated in the approved Authority agenda which clearly designated TOD Policy as separate Chapter 20.0 and stands referred to MoHUA for approval and final notification.
4. In many statements DDA/UTTIPEC have been stated separately, however, UTTIPEC is a body under DDA shall not be specified separately. It should be DDA only.	DDA/ UTTIPEC have been replaced with DDA.
5. No reason has been provided as to why the initial concept of 500m along metro corridor has been changed to radius of 800m? Any case study to support that?	The following issues were identified with a corridor approach for Delhi: 1. Given the spread of the metro network in the city, a large proportion of the city area (particularly brownfield area) would have come under the influence of the Policy. This may have led to fragmented and piecemeal developments anywhere within such corridors leading to stresses on present infrastructure in the city. Node-based planning can result in a more planned approach to densification and creation of walkable, car-lite neighbourhoods closer to transit. 2. The National TOD Policy recommends both a 'node' as well as a 'corridor' approach as per relevance. However, influence area is always marked around a node. 3. The maximum benefits of TOD accrue if high density is located within walking distance of mass transit nodes. Under a corridor approach almost 40% additional land would have come under the ambit of the policy without adequate access to metro stations. Thus, the corridor approach in Delhi would not have been able to reap the larger benefits of TOD. It may also be noted that wherever TOD Nodes are proximate

	to each other and have overlapping influence zones, the Policy provides for development of integrated IZPs for such continuous stretches (this is in line with the National TOD Policy). Globally, cities like London, Tokyo, Yokohama, etc. have used mixed use - high intensity TOD to successfully create nodes that are well linked with the public transit and serves as city level hubs of employment, housing and recreational activities.
6. Does DD Act, 1957 allows DDA to plan (IZPs) at large scale in the non-development areas i.e. area not under jurisdiction of DDA, whereas the local area plans are prepared by local bodies.	Influence Zone Plan (IZP) is an integrated plan, customized to the site characteristics and context of each TOD Node, detailing various area improvement works such as upgrading public streets to include multi-utility zones, and facilities for IPT, pedestrian and NMT facilities, multi-modal integration, provision of public parking, urban furniture, signage, public conveniences, street vending zones and others as per the proposed TOD Policy. In any case, DDA is only expected to provide technical expertise to commission and oversee preparation of IZPs for selected TOD Nodes. The actual approval will be through the Competent Authority comprised of representatives of ULBs and other Service Providing Agencies.
7. What will be the structure of IZP? What impact will have on Master Plan and Zonal Development Plan suggested development initiatives/policies/uses. In case of contradiction of MPD/ZDP proposed uses and IZP proposals, which will prevail? Will the already assigned land uses be modified to compensate the new mixed use development which otherwise will lead to the ingress of more unplanned uses? Will the change of land use procedure will be followed for each and every individual plot after preparation of IZP? (para	The National TOD Policy identifies 12 Guiding Principles of TOD development. These are Multimodal integration, Complete streets, Last mile connectivity, Inclusive habitat, Optimised densities, Mixed landuse, Interconnected street network, NMT network, Traffic calming, Managed parking, Informal sector integration, Street-oriented building. Of these, principles such as inclusive habitat, optimized densities, mixed land use and street-oriented building will be achieved through implementation of separate TOD Schemes in the identified node. However, achievement of the remaining principles will require planning for street improvement, traffic and parking management, identification of vendor zones, etc. The IZP proposed in the TOD Policy is an area improvement plan that will ensure that these principles are achieved in the TOD Node. An IZP will cover the following recommendations for area improvement: a. Traffic and parking management plan (including

40.2)	upgradation of transport infrastructure if necessary) b. Projects for upgradation of public streets to facilitate IPT, pedestrian and NMT movement (taking into account any plans or schemes proposed for the area such as plans for improving walkability, Parking Management Districts, street improvement, infrastructure augmentation, etc.). This will also include improvement of urban furniture, signage, number and frequency of public conveniences, etc. c. Integration of projects of over station development, Station Area Development, Multi-Modal Integration (MMI), etc. proposed for the TOD Node by concerned transit agencies. d. Projects for improvement of open spaces, public spaces, location of vending zones, etc. It must be noted that the IZP is not a Layout Plan for the entire Node and will not necessarily required any change in land use for all the plots falling in the TOD Node. The land use of each plot/site will be as per the notified ZDP and the mix of uses under TOD will be permitted in the TOD policy. As such no contradiction w.r.t. MPD/ZDP proposed uses is expected.
8. Will IZP be followed by detail Layout Plan wherein each and every plot with its use premise/activity be categorically defined?	As described above, IZP is only an access infrastructure improvement plan with focus on improving last mile connectivity and the public realm around TOD Nodes. The IZP is not a Layout Plan, basically its focus shall be on providing the transportation network for the entire Node and will not propose any change in land uses for the TOD Node. Detailed layout plans will be prepared only at the level of specific TOD Schemes (minimum 1 ha). These will be prepared by the concerned Developer Entity and approved by the Competent Authority.
9. TOD nodes as pilot project have been specified in the policy. Once approved this will get gazette notified and any amendment to the same will require the process of Section -11A of DD Act, 1957. This will complicate the simple node selection procedure. This should be part of decision	The identified nodes have either DDA land or government land which is vacant or available for redevelopment. The list of TOD nodes is mentioned in proposed regulations and not in the proposed TOD policy/ MPD.

making and not specified in Policy. Rather following shall be stated: "Some TOD nodes on pilot basis shall be taken up by DDA"	
10. The success of TOD lies in better and effective public transport system, however, no mention is made in the policy as to how the not-so-efficient public transport network of today will be strengthened to make the TOD areas more successful. This policy like others shall not only be a reason or a cause of congestion by high rise development rather it should be an integrated thought process to give overall public transport solution to TOD nodes. These shall be examples of exemplary and inclusive development.	The identified nodes are well served by the metro. TOD policy is a land development policy and focuses more on intensifying the areas that are well served by public transit in order to reduce car dependency. Appropriate selection of TOD Nodes will also help in locating people and jobs closer to those stations where the footfall is presently low. This will improve use of mass transit in the long run. The purpose of preparing an Influence Zone Plan under the TOD policy is to improve the accessibility of the transit station within an area of 10 to 12 minutes' walk (800m radius from the station). Through implementation of IZP, the aim is to emphasis on NMT and walking facilities as a preferred choice for last mile connectivity. High density development with mixed use along with improved last mile connectivity will result in improved public transit ridership in the long run.
11. What is the intent behind para 18. How can IZP be prepared and implemented successfully with optional participation of people of that area?	The IZP is only an area improvement plan focused around traffic management, street improvement, and improvement in availability of pedestrian/NMT/EV facilities including infrastructure and amenities like public toilets, etc. It will not be a Layout Plan of the entire TOD Node. A wider public consultation will be done for preparation of such area improvement plans. The choice of developing a TOD Scheme as per the enhanced norms of the TOD Policy is optional for the owners/residents because a regulatory authority cannot force anyone to go for intensive development.
12. That eligibility of plots in TOD scheme as specified para 19.3 needs more clarity and samples, if possible.	The same is clarified in Para 20.2 TOD Schemes of the revised TOD Policy.

13. Will people participating in TOD selected nodes be liable to pay any additional FAR changes.	Developer Entities applying for TOD Schemes are liable to pay TOD Charges. "TOD Charges" means charges paid by a Developer Entity to concerned local body for the additional FAR proposed to be utilised (over and above existing permissible FAR) as per the norms of the TOD Policy. "External Development Charges" (EDC) mean the charges to be paid by DE towards the cost of augmentation of infrastructure and services, including inter-alia, roads, water supply, sewerage, solid waste management, drainage systems, etc.
14. The density norms have not been specified.	In general, MPD norms recommend the maximum permissible density (in DU/ha or pph). In case of TOD developments since higher densities are desirable no upper limit has been prescribed.
15. The TOD policy is for upliftment of living of standards of city population; hence some strategies are required to control the influx of population from neighbouring areas/states.	TOD policy is a land development policy and focuses more on intensifying the areas that are well served by public transit in order to reduce car dependency. This will improve quality of life through reduction in vehicular pollution, noise pollution, dust & heat etc.
16. Para 36.2 states that the "any TOD schemes with an area of 4 Ha or more will be eligible for FAR of 500". However, it is stated that all TOD schemes with 500m/800 along transit nodes will have area of more than 4 Ha, hence all TOD schemes will be eligible for FAR of 500. Is that so?	An eligible TOD Scheme is required to have a minimum area of 1 Ha only. TOD Schemes can avail an additional FAR of 1.5 times the existing permissible FAR up to a maximum of 500. Larger TOD Schemes with an area of 4 Ha or more and direct access from roads of 30m RofW will be eligible for a FAR of 500 on all constituent plots, if feasible.

ITEM NO. 06/2020

Subject: Proposed Amendments in MPD-2021 w.r.t. Fitness Centre (including gymnasium, yoga / meditation centre and Wellness Centres).

File No.: F.3 (9)/2012/MP

1.0 BACKGROUND

- 1.1 A meeting was held under the chairmanship of Vice Chairman, DDA on 11.06.2019 wherein Commissioners of Three Municipal Corporations (i.e. North DMC, South DMC and East DMC) CLA, PC (LM & Co-ord) and various other officers were present in which issues related to modifications required in Master Plan were discussed.

A letter in this regard was also sent by North DMC, South DMC and East DMC for taking a view related to 'proposed clarifications and amendments in MPD-2021' which included removal of prescribed cut-off dates for fitness centres/ wellness centres as specified in Mixed use Chapter of MPD-2021.

- 1.2 The proposal regarding Fitness Centre (including gymnasium, yoga / meditation centre and Wellness Centres) was approved by the Authority in its meeting held on 09.10.2019 vide item no. 99/2019.
- 1.3 As a follow up to the decision of the Authority, a Public Notice was published in Gazette of India vide S.O. 3869 (E) dated 26.10.2019 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).
- 1.4 In response to the above public notice, five (5) numbers of objections / suggestions were received within the stipulated time period. All the objections / suggestions were placed before the Board of Enquiry and Hearing in its meeting held under the Chairmanship of Engineering Member, DDA on 19.12.2019. The applicants who could reach the venue have presented their oral submission before the board.
- 1.5 After consideration of the above issues and observations, the Board recommended the following:
"The proposal as contained in the public notice issued vide S.O. 3869 (E) dated 26.10.2019 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.

1.4 Information as per MoUD, Govt directives vide letter dated 07.04.2015, 04.09.2015 and 17.06.2015 is as follows:

(i) Background Note indicating the current situation / provisions;	As mentioned in para 1 of the agenda
(ii) Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Yes The dates in Chapter 5 Wholesale trade & Chapter 15 Mixed Use Regulations has been modified earlier vide S.O. 3944 dt. 24.10.2019 & S.O. 1215 (E) dt. 13.05.2013 respectively.
(iii) What were the specific recommendations of the Authority with regard to the proposal;	As per minutes of Authority meeting held on 09.10.2019 vide Item No. 99/2019, the following was approved by the Authority: The proposal contained in the agenda was approved. Public notice inviting objections/ suggestions under Section 11 A of DD Act, 1957 be issued.
(iv) How and why the proposal was initiated;	As mentioned in para 1 of the agenda
(v) What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	- Representations have been received requesting continuation of Fitness centres and Wellness centres considering the requirement of such centres at the neighbourhood level and their role to make the Fit India Movement a success. - This modification shall enable DDA / concerned local bodies in curtailing the unauthorized uses and mushrooming of various wellness and fitness centres. This modification will bring the activity in the ambit of law.
(vi) What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	
(vii) How the proposal will benefit in the development and economic growth of the city;	The above provisions will help in providing the facility within the residential areas for the benefit of the local population and shall generate more employment and revenues in the form of taxes, levies etc. Such centres shall also boost the fitness consciousness among the general public.
(viii) What are the provisions corresponding to the proposed policy / change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposed modification is based on the specific needs and existing conditions in the NCT of Delhi. Hence the corresponding provisions of other cities may not be useful as the provision needs to be assessed as per the conditions & demand of Delhi, which is a metropolitan city.
(ix) What will be the public purpose served by the proposed modifications;	Same as point (v), (vi) and (vii) above.
(x) What is the number of people / families / households likely to be affected by the proposed policy;	

(xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	NA.
(xii) Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes. The proposal is regarding modification in relevant paras of MPD-2021 which has been approved by the Authority.
(xiii) Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The modifications to the MPD 2021 are processed as per Section 11A of DD Act, 1957 wherein various institutions / organizations / public representatives participate in the form of submitting objections / suggestions through Public Notice.
(xiv) Ministries of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal and;	As the modifications are policy specific, the same is not applicable.
(xv) The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Plg.) MP, 6th Floor, Vikas Minar, LP Estate, New Delhi-110002, Phone No.: 011- 23378870.

2.0 PROPOSAL

In view of the above, the proposal regarding modifications in the relevant clauses of MPD-2021 is as follows:

MPD 2021	
Chapter 15: Mixed Use Regulations	
Existing Provisions	Proposed Amendments / Modifications
Para 15.3 Para 15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows: 1. In colonies falling in categories A and B (Second bullet) "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and	Para 15.3 Para 15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows: 1. In colonies falling in categories A and B (Second bullet) "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and

Semi-Public facilities. New banks and fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres-existed-as-on 12.8.2008, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue.	Semi-Public facilities. New banks and NGOs will not be permissible. Banks which existed as on 7.9.2006 and NGOs which existed as on 7.2.2007 <i>fitness centres and wellness centres</i> (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue.
Para 15.7 Other Activity b. iii) Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services-and-operating-as-on 7.2.2007. e. Fitness Centre (including gymnasium, yoga / meditation centre) as-existed-on 12.8.2008.	Para 15.7 Other Activity b. iii) Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services. e. Fitness Centre (including gymnasium, yoga / meditation centre).
Para 15.7.3 iv) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply. vi) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre), (other than those on plots abutting commercial streets) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the	Para 15.7.3 iv) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply. <i>New wellness centre from the date of notification shall only be allowed on ground floor and basement.</i> vi) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to

permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.

payment of appropriate charges prescribed with the approval of Government. New fitness centre from the date of notification shall only be allowed on ground floor and basement.

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

RESOLUTION

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

अनुमति भवन उप-विधियों के संघत प्रभावशी, संरचनात्मक सुरक्षा मानदंडों और अधिमान्य अनापत्ति की शर्त के अधीन प्रस्तावित में भी दी जाती है। यदि प्रस्तावित का उपयोग प्लॉट पर अनुमति एफ.ए.आर. से अधिक हो जाता है तो ऐसे अधिक एफ.ए.आर. का उपयोग सरकार के अनुमोदन से निर्धारित उपयुक्त प्रकारों का भुगतान करने की शर्त के अधीन किया जाएगा।	सुरक्षा मानदंडों और अधिमान्य अनापत्ति की शर्त के अधीन प्रस्तावित में भी दी जाती है। यदि प्रस्तावित का उपयोग प्लॉट पर अनुमति एफ.ए.आर. से अधिक हो जाता है तो ऐसे अधिक एफ.ए.आर. का उपयोग सरकार के अनुमोदन से निर्धारित उपयुक्त प्रकारों का भुगतान करने की शर्त के अधीन किया जाएगा। अधिवृद्धता की तिथि से गैर फिटनेस बैंड की शुरुआत केवल भूतल पर और प्रस्तावित में दी जाएगी।
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2. प्रस्तावित संशोधनों को हमले बाबा दि.पु.पो.-2021 का पाठ निरीक्षण के लिए उपर्युक्त अधि के दौरान सभी कार्य-दिनको में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, छठी भक्ति, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को हमले बाबा पाठ दि.वि.जा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[क्र. सं. एन 3(0)/2012-ए.प.सी.]

डी.आर.आर., अनुमति एवं सविन

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
PUBLIC NOTICE

New Delhi, the 26th October, 2019

S.O.3869(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, Vasant Sadan, New Delhi-110025, 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:

MFD 2621	
Chapter 15: Mixed Use Regulations	
Existing Provisions	Proposed Amendments / Modifications
Para 15.3 Para 15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows: 1. In colonies falling in categories A and B (Second bullet) • "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres existed as on 15.5.2008, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this	Para 15.3 Para 15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows: 1. In colonies falling in categories A and B (Second bullet) • "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and NGOs will not be permissible. Banks which existed as on 7.9.2006 and NGOs which existed as on 7.2.2007, fitness centre and wellness centre (as defined in para 15.7.1), in accordance with notifications issued in this regard from

regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue;	time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue.
Para 15.7 Other Activity	Para 15.7 Other Activity
b. i) Wellness Centres including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services and sports/gyms on 7.3.2007.	b. i) Wellness Centres including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services
c. Fitness Centre (including gymnasium, yoga / meditation centre) as defined on 12.8.2008.	c. Fitness Centre (including gymnasium, yoga / meditation centre).
Para 15.7.3	Para 15.7.3
i) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services) operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply.	i) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services) operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply. <i>New wellness centres from the date of notification shall only be allowed on ground floor and basement.</i>
ii) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre), other than those on plots abutting commercial streets is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.	ii) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. <i>New fitness centres from the date of notification shall only be allowed on ground floor and basement.</i>

1. 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 Marg, IF Enclave, 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(9)/2012-84P]

D. SAREAR, Commissioner-cum-Secy.

12576

ANNEXURE-II

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

F.03(09)/2012/MP

Date: 20.12.2019

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 19.12.2019 in response to Public Notice issued vide S.O. 3869 (E) dt. 26.10.2019 regarding "Fitness Centre (including Gymnasium, yoga / meditation centre) and Wellness Centres".

The proposal regarding Fitness Centre (including gymnasium, yoga / meditation centre) and Wellness Centres was approved by the Authority in its meeting held on 09.10.2019 vide item no. 99/2019.

A Public Notice regarding 'Fitness Centre (including gymnasium, yoga / meditation centre) and Wellness Centres' was published in Gazette of India vide S.O. 3869 (E) dated 25.10.2019 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 public notice, five(5) objections / suggestions were received within the stipulated time period.

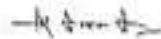
In order to hear the above objections / suggestions the meeting of the Board of Enquiry and Hearing was held under the Chairmanship of Engineering Member, DDA on 19.12.2019.

All the applicants who filed objections/suggestions were invited to present their submission before the Board and the applicants who could reach the venue have presented their oral submission in front of the board. List of members of the board and officers present in the hearing meeting is enclosed.

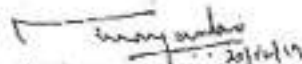
The objections/ suggestions along with oral representations presented before the Board were considered and the Board recommended the following:

Recommendation:

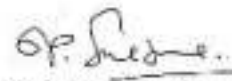
"The proposal as contained in the public notice issued vide S.O. 3869 (E) dated 26.10.2019 may further be processed as per Section 11A of DD Act, 1957."

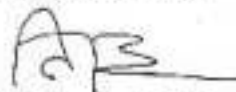


Addl. Commissioner (Pfig.) DDA
[Convener & Secretary of the
Board of Enquiry & Hearing]


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


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


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


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


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

ITEM NO.07/2020

Laid on the Table

**Subject: The Delhi Biodiversity Society registered under Societies Registration Act XXI of 1860 for management of Delhi Biodiversity Parks.
F.PA/AC(LS)/DDA**

1.0 Background

1.1 DDA Biodiversity Parks of Delhi have become Nature Reserves of Delhi and rendering a wide range of ecological services to the city and its citizens - storing flood waters, recharging ground water, serving as filter for point and non-point source of pollutants, buffering local weather and imparting practical environmental education to students of schools, colleges and universities, besides imparting climate resilience to the city. DDA Biodiversity Parks of Delhi have attracted the global attention as conservation model for replication elsewhere.

1.2 DDA has notified 07 Biodiversity Parks spreading over an area of 3000 acres and harbor about 3000 plant and animal species thriving in 50-70 biological communities. The canopies of forest communities have reached to height of about 35-45 feet, with three trophic levels. The Biodiversity Parks are being developed and managed by DDA in joint collaboration with Central for Environment of Management of Degraded Ecosystem (CEMDE), University of Delhi.

2.0 Need for formation of the Delhi Biodiversity Society

2.1 To develop and sustainably manage Delhi Biodiversity Parks, DDA has been working on different management options including the creation of a Society or a Division of Biodiversity or a Special Purpose Vehicle under section 8 of the Companies Registration Act by DDA.

2.2 A meeting was held on 24th April 2019 at Naman Bhawan under the chairmanship of the Secretary, MoHUA, Government of India in which it was decided that a Society will be created with funding from DDA. This will allow to have more autonomy and permit quicker decision making process. DDA may finalize the institutional arrangement to manage Biodiversity Parks on a sustainable basis at the earliest with approval of the Authority. It was also decided that decision to nominate DDA officials as ex officio members of the Society and its Governing Body may be taken with prior approval of the Authority and then Ministry be intimated accordingly. Minutes of the meeting placed as *Annexure-4*.

2.3 The Delhi Biodiversity Society has been registered on 30th December, 2019 Under Societies Registration Act XXI of 1860 vide registration no. S/2213/2019.

3.0 Salient features of the Society

- i. The Primary objective of the Society is to develop and manage Biodiversity Parks of Delhi but it may also undertake work related to Biodiversity, Environment and Ecology outside Delhi for which it may arrange finances from other sources.
- ii. The Society will not be a constituent of DDA, but it will work through suitable institutional arrangement with DDA. Society shall have an agreement/memorandum of understanding with DDA which include release of grants and linkages with Delhi Biodiversity Foundation and as per byelaws and Memorandum of Association of the registered society.
- iii. The Society has been founded by 11 eminent persons in different fields including Environment, Ecology and Biodiversity.
- iv. Hon'ble Lt. Governor of Delhi is ex-officio President of the Society.
- v. The Governing Board comprises of the following members.

1.	Vice-Chairman, DDA	Ex officio Chairperson
2.	Five Representatives from Delhi Development Authority as ex-officio members nominated by the President of the Society	Member
3.		Member
4.		Member
5.		Member
6.		Member
7.	Member Secretary of the Society	Member Secretary
8.	Three Eminent Experts in the science of Biodiversity, Environment & Ecology, Environmental Education and Eco-Tourism nominated by President of Society	Members
9.		
10.		
11.	Two prominent citizens of Delhi nominated by President of Society	Members
12.		
13.	Two Eminent person from the industry/commerce nominated by President of Society	Members
14.		
15.	Member Secretary, Delhi Biodiversity Foundation	Member
16.	Additional Secretary, MoHUA, GOI	Ex Officio Member
17.	Three Founder members of the Society on rotational basis as per the serial number in the list of founder members of the Society	Members
18.		
19.		

- vi. The Society will have a Member Secretary who shall be the Chief Executive Officer of the Society and its Governing Board and will be the main executive functionary of the Society;
 - vii. The role and function of the Delhi Bio-diversity committee established under Section 5(a) of Delhi Development Act 1957 will continue as per Gazette Notification dated 30/03/2016 (*Annexure-B*). The Society will have linkages/ arrangements with Delhi Biodiversity Foundation. The linkages shall be in the form of an agreement which may be worked out in the course of time. The Society will perform only functions or work given to it by DDA or allowed by DDA. It will not act indifferently to perform functions of DDA.
 - viii. The Society will formulate suitable guidelines for recruitment of manpower for the development and management of Biodiversity Parks of DDA.
 - ix. Copy of Certificate of the Registration under Societies Registration Act XXI of 1860 bearing Registration No. S/2212/2019 is placed as *Annexure-(C)*
 - x. Memorandum of Association and Byelaws of the Society is placed as *Annexure-(D)*
- 4.0. Proposal
- i. The Governing Board includes 4 representatives of DDA as its ex-officio members which are proposed as
 - 1. Finance Member, DDA
 - 2. Engineer Member, DDA
 - 3. Principal Commissioner (Land Management)
 - 4. Principal Commissioner (Infrastructure / Landscapes)
 - 5. Chief Legal Advisor
 - ii. The Authority is apprised of the institutional arrangement to manage Biodiversity Parks as "Delhi Biodiversity Society" as explained in para 3.6. The proposal for Governing Board for the representative of DDA as ex-officio members of Society as mentioned at 4.0 (i) is placed for approval.

RESOLUTION

The proposal contained in the agenda items was approved.

K-20013/03/2019-DD, III
Government of India
Ministry of Housing & Urban Affairs
(Delhi Division)

ANNEXURE-A

Nirman Bhawan, New Delhi
Dated : 29th May, 2019

OFFICE MEMORANDUM

Subject: Minutes of the meeting held on 24th April 2019, at Conference Room, Nirman Bhawan, New Delhi, under the Chairmanship of the Secretary, Ministry of Housing and Urban Affairs (MoHUA) regarding Biodiversity Parks of CDA.

The undersigned is directed to enclose a copy of the minutes of the meeting taken by Secretary, MoHUA on 24.04.2019 regarding Biodiversity Parks of DDA for further necessary action with information to the undersigned.


(Rahul Kashyap)
Director (Delhi Division)
Tele. 23052307

To

1. Shri Tarun Kapoor, VC-DDA, INA, Vikas Sadan, New Delhi-110023.
2. Shri K. Vinayak Reddy, FM-DDA, Vikas Sadan, New Delhi-110023.
3. Shri Shripal, Pr. Commr. (Pers./Hort.), DDA, INA, New Delhi-110023.
4. Mrs. Poonam Dewan, Addl. Commr. (LS), DDA, INA, New Delhi-110023.
5. Professor C.R.Babu, Project In-charge, Biodiversity Project Programme, CEMDE, School of Environmental Study, University of Delhi-110007.
6. Dr. Faiyaz A. Khudsar, Biodiversity Parks Programme, CEMDE, University of Delhi-110007.

Copy to: PSO to Secretary, MoHUA/Sr PPS to AS(D)/PPS to Dir(D)

Subject: Minutes of the meeting held on 24th April 2018, at Conference Room, Nimitan Bhawan, New Delhi, under the Chairmanship of the Secretary, Ministry of Housing and Urban Affairs (MoHUA), Government of India to discuss Biodiversity Parks of DDA.

The Chairman welcomed all the invitees and expressed that DDA has been doing commendable job for improving the quality of urban environment through development of Biodiversity parks. He then requested Vice Chairman, DDA to apprise the initiatives taken by DDA to develop and manage Biodiversity parks. The Vice Chairman briefly explained that the proposal for creation of a society outside DDA with funding from DDA is being considered for sometime and accordingly this proposal had been formulated.

2. Addl. Commissioner (LS) highlighted the following key aspects of the Society

a. The Primary objective of the Society is to develop and manage Biodiversity Parks of Delhi but it will also take up works related to Biodiversity, Environment and Ecology outside Delhi.

b. The Society will not be a constituent of DDA but it will work through suitable institutional arrangements with DDA and Delhi Biodiversity Foundation which includes funding of Biodiversity Projects under DDA.

c. The Society will be founded by 11 eminent persons in different fields including Environment, Ecology and Biodiversity.

d. Hon'ble Lt. Governor of Delhi shall be requested to be Chief Patron of the Society.

e. The Society shall have a Governing Body which will be chaired by Vice-Chairman DDA.

f. The Society will have a Chief Executive Officer, who will also act as the Member Secretary of the Society and its Governing Body and will be the main executive functionary of the Society.

3. Secretary, MoHUA mentioned that decision to nominate DDA officials as ex officio members of the Society and its Governing Body may be taken with prior approval of the Authority and then Ministry be intimated accordingly.

4. It was suggested that the clause on HR issues such as creating posts, RRs and absorption of the existing staff etc. should be decided by the Society.

5. Project Incharge of Biodiversity Parks was requested to explain more on the proposed Society. He mentioned that Society will generate funds/income in addition to the annual grants provided by DDA. In this connection he brought to the kind attention of the members that VGT has already ordered to develop Biodiversity parks along Ganga, Yamuna, Indira Aai and Krishna rivers and also highlighted the functions that Biodiversity Parks render to the urban parties, where the environmental

Cont.. 2...

quality is rapidly deteriorating. Additional Secretary, MoHUA mentioned that the Biodiversity Parks have been playing significant role in imparting environmental education to students of schools, colleges and universities. Secretary, MoHUA appreciated the activities undertaken by the Biodiversity Parks and its staff. The Project Incharge suggested that MoHUA may promote development of Biodiversity Parks in urban centres across the country as a measure of urban environmental sustainability.

6. It was decided that DDA may finalize the institutional arrangement to manage Biodiversity Parks on a sustainable basis at the earliest with approval of the Authority.

The meeting ended with vote of thanks to Chair.

List of Participants

Ministry of Housing & Urban Affairs

- Shri Sanjay Mishra, Additional Secretary (DI)
- Shri Rahul Kashyap, Director (Delhi Division)

Delhi Development Authority

- Shri Tarun Kapoor, Vice Chairman, DDA
- Shri H. Vinayak Rao, Planning Member, DDA
- Shri Shripal, Principal Commissioner (P&S/Hort.), DDA
- Mrs. Poonam Dewan, Additional Commissioner (LS), DDA

University of Delhi

- Professor C. R. Bhat, Project in-charge, Biodiversity Project Programme, CEMDE
- Dr. Fatima A. Javed, Biodiversity Parks Programme, CEMDE

दिनांक 30 मार्च 2016/चैत्र 10, 1938

भारत का राजपत्र

The Gazette of India

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दिल्ली विकास प्राधिकरण
अभिमुखता
नई दिल्ली, 30 मार्च, 2016

क्र.सं. 1257(अ).—दिल्ली विकास अधिनियम, 1957 (1957 का 81) की धारा 57 द्वारा प्रदत्त शक्तियों का उपयोग करते हुए दिल्ली विकास प्राधिकरण राज्य सरकार के पूर्व अनुमोदन से एतद्वारा निम्नलिखित विनियम बनाता है, अर्थात् —
दिल्ली जैव-वैश्व कानूनन विनियम (संशोधन 2015)

राष्ट्रीय राजधानी क्षेत्र, दिल्ली में जैव-वैश्व स्थलों की सुरक्षा, संरक्षण, परीक्षण और उनकी पारिस्थितिकीय सौन्दर्यता तथा सांस्कृतिक मूल्यों के प्रयोग के लिए अधिनियम की धारा 5-क के अंतर्गत दिल्ली विकास प्राधिकरण ने अपनी शक्तियों का प्रयोग करते हुए दिल्ली जैव-वैश्व कानूनन की स्थापना की है। कानूनन के माध्यम से इन विनियमों के अंतर्गत स्थापित होंगे —

वे शासित विनियम सरकारी राजस्व में इनके प्रकाशन की तिथि से लागू प्रभाव से लागू होंगे।
संशोधन।

इन विनियमों में 'जब तक सर्वत्र अधिनियम 1957 (1957 का 81) के अनुसार, कुछ भी असंगत न हो —

- "अधिनियम" का अर्थ दिल्ली विकास अधिनियम, 1957 (1957 का 81) से है।
- "प्राधिकरण" का अर्थ दिल्ली विकास अधिनियम की धारा 3 के अंतर्गत गठित दिल्ली विकास प्राधिकरण से है।
- "दिल्ली जैव-वैश्व कानूनन" का अर्थ दिल्ली अधिनियम की धारा 5-क के अंतर्गत प्राधिकरण द्वारा गठित समिति से है।
- "सरकार" का अर्थ दिल्ली जैव-वैश्व कानूनन के सदस्यों से होगा।
- "माननीय उपराज्यपाल, दिल्ली" दिल्ली जैव-वैश्व कानूनन के अध्यक्ष होंगे।
- "उपराज्यपाल" दिल्ली विकास प्राधिकरण, दिल्ली जैव-वैश्व कानूनन के उपप्राध्यक्ष होंगे।

दिल्ली जैव-वैश्व कानूनन के लिए उप-विधि

- 0.1 नाम: कानूनन का नाम दिल्ली जैव-वैश्व कानूनन होगा, जिसे इसमें आगे 'कानूनन' कहा गया है।
- 0.2 कार्यक्षेत्र: कानूनन का कार्यक्षेत्र राष्ट्रीय राजधानी क्षेत्र दिल्ली (एन.सी.टी.डी.) में स्थित होगा।

1550-GS/2016

64

1. गणनीय सम्पत्तिका, दिल्ली

- [illegible]

0.5 काल-अंतर के बीच-
काल-अंतरानुसार निम्नलिखित कार्य करना :

पाठ्यक्रम में निम्नलिखित कार्य शामिल हैं:

- राजधानी, मुद्रा और धर्म के बीच के संबंधों का अध्ययन करना।
- संस्कृत, धर्मग्रंथों का अध्ययन करना।
- मुद्रा के संबंध में व्यापक जानकारी प्राप्त करना।

- (66) समान के लिए बड़े कक्षों पर प्राथमिक, सहायक, तृतीय, चौथे-पांचवें और नवोपस्थापित स्तर वाले जून-वेदिक के संरक्षण के लिए जून-वेदिक भाषा की स्थापना। न केवल अनुसूचित और अनुसूचित अनुसूचितों के लिए प्रवृत्ति दिनांक और नीति प्रयोगात्मक के रूप में ही कार्य करेंगे।
- (67) अनुसूचितों को पूरा करने के लिए प्रविष्टि द्वारा अनुसूचित कक्ष के उपयोग करने की शक्ति होगी।
- (68) जून-वेदिक भाषा की योजना, विकास और प्रयोग के लिए दिल्ली विकास अधिनियम, 1957 को अंतर्गत एक विधायक समिति को तैयार किया जाएगा।
- (69) प्रविष्टि द्वारा समान-समय पर इस विधि को लागू करने के लिए।
- 0.5 अनुसूचितों की शक्ति-

अनुसूचितों की शक्ति का उपयोग करना वे कम से कम एक व्यक्ति हैं एक बार प्रत्येक किया जाएगा। अनुसूचितों को अपनी कार्यक्षमता विनिर्दिष्ट करने की शक्ति प्राप्त होगी। अनुसूचितों के लिए एक नियम तैयार करने और आवश्यक अनुसूचितों को तैयार करने के लिए।

0.7 अनुसूचितों के अधिकार की शक्ति-
कम से कम, इन विधियों की अनुसूचितों के अधिकार प्रत्येक स्तर की अपने कार्य आदेशों को तैयार करने की शक्ति प्रदान होगी। अनुसूचितों के अधिकारों को अनुसूचितों की अपनी शक्ति की शक्ति का उपयोग करने के लिए।

0.8 अनुसूचितों के अधिकार की शक्ति-
अनुसूचितों के अधिकारों में कार्य करने और अनुसूचितों के समान-समय को देखने।

0.9 अनुसूचितों के अधिकार की शक्ति-
समय, शक्ति, अनुसूचितों के अधिकारों में शामिल सभी प्रविष्टि की शक्ति का उपयोग करने।

12. शक्ति का प्रयोग :
(क) अनुसूचितों की शक्ति का प्रयोग :
अनुसूचितों को विधि-प्रविष्टि में कार्य को प्रत्येक रूप में करने के लिए एक कार्यक्षमता की शक्ति होगी, जिसमें विनिर्दिष्ट प्रत्येक होगी -

1.	अनुसूचित विधि का	-	अनुसूचित
2.	विधि-प्रविष्टि	-	अनुसूचित
3.	अनुसूचित अनुसूचित विधि का	-	अनुसूचित
4.	विधि-प्रविष्टि, सीईएनडी	-	अनुसूचित
5.	जून-वेदिक अनुसूचित/जून-वेदिक	-	अनुसूचित
6.	अनुसूचित अनुसूचित	-	अनुसूचित
7.	अनुसूचित अनुसूचित	-	अनुसूचित
8.	अनुसूचित अनुसूचित	-	अनुसूचित
9.	अनुसूचित (अनुसूचित)	-	अनुसूचित
10.	अनुसूचित अनुसूचित	-	अनुसूचित
11.	अनुसूचित अनुसूचित (अनुसूचित) विधि का	-	अनुसूचित-अनुसूचित
12.	अनुसूचित अनुसूचित को अनुसूचित अनुसूचित	-	अनुसूचित

अनुसूचितों को अनुसूचितों द्वारा जून की शक्ति की शक्ति का प्रयोग करने।

- (क) अनुसूचितों को अनुसूचितों और अनुसूचितों की शक्ति प्रविष्टि अनुसूचितों और अन्य अनुसूचितों पर प्रत्येक देने के लिए प्रविष्टि और प्रविष्टि अनुसूचितों की एक अनुसूचित अनुसूचित शक्ति का प्रयोग कर सकते हैं।
- (ग) अनुसूचितों को अनुसूचितों, अनुसूचितों द्वारा समान-समय पर प्रत्येक करने वाली प्रविष्टि अनुसूचितों के कार्य-प्रयोग की अनुसूचित शक्ति की शक्ति का प्रयोग के लिए आवश्यक प्रत्येक यह किसी अन्य शक्ति का प्रयोग कर सकते हैं।
11. अनुसूचित, विधि एवं शक्ति।
- I. अनुसूचितों की शक्ति और शक्ति प्रत्येक शक्ति पर होने वाला मत, विधि प्रविष्टि अनुसूचितों और शक्ति अनुसूचितों द्वारा विधि अनुसूचित/अनुसूचित प्रविष्टि द्वारा विधि अनुसूचितों और शक्ति अनुसूचितों के द्वारा किया जाएगा।
- II. जून-वेदिक अनुसूचितों के शक्ति में शक्ति अनुसूचितों और शक्ति अनुसूचितों के शक्ति प्रयोग करने प्रत्येक अनुसूचितों द्वारा प्रत्येक अनुसूचितों को अनुसूचित शक्ति अनुसूचितों द्वारा प्रत्येक अनुसूचितों/अनुसूचित अनुसूचितों की शक्ति प्रयोग करने।
- III. जून-वेदिक अनुसूचितों को शक्ति प्रविष्टि अनुसूचितों और शक्ति अनुसूचितों के शक्ति के लिए शक्ति में एक अनुसूचित शक्ति प्रयोग करने।
- IV. प्रविष्टि द्वारा शक्ति प्रत्येक अनुसूचितों जून-वेदिक विधि का प्रत्येक अनुसूचितों अनुसूचितों होगा। अनुसूचित जून-वेदिक शक्ति (सीईएनडी) में शक्ति प्रविष्टि अनुसूचितों/अनुसूचितों अपने शक्ति प्रयोग करने।

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Gazette.

DEFINITIONS:

In these regulations unless there is anything inconsistent with the context or meaning—

- "Act" means the Delhi Development Act, 1957 (61 of 1957).
- "Authority" means the Delhi Development Authority constituted under section 3 of the Act.
- "Delhi Biodiversity Foundation" means the Committee constituted by the Authority under section 5-A of the Act.
- "Members" shall mean the members of the Delhi Biodiversity Foundation.
- "The Hon'ble Lieutenant Governor of Delhi" shall be the Chairman of the Delhi Biodiversity Foundation.
- "Vice chairman" of the Delhi Development Authority shall be the Vice Chairman of the Delhi Biodiversity Foundation.

BYE LAWS FOR THE DELHI BIODIVERSITY FOUNDATION**01. NAME:**

The name of the Foundation shall be "Delhi Biodiversity Foundation" hereinafter called "Foundation".

02. OFFICE:

The office of the Foundation shall be located in the National Capital Territory of Delhi (NCTD).

03. AIMS AND OBJECTIVES:

- (i) To frame policies for, and manage the conservation, regeneration and development of the Biodiversity Parks and other natural heritage landscapes having ecological, cultural and educational significance for the society in the National Capital Territory of Delhi.
- (ii) To regenerate and replicate the various ecosystems together with their plant, animal and microbial communities.
- (iii) To develop floodplain forests together with a mosaic of wetlands that serve as bird sanctuaries and preserves aquatic genetic resources besides prevention of siltation of reservoirs, water purification and recharging of ground water.
- (iv) To conserve vanishing flora and fauna including the keystone species and other species that are threatened.
- (v) To preserve the Biodiversity of any habitat that is likely to be used for urban development now and/or in future.
- (vi) To create field gene banks for the threatened land races and wild genetic resources.
- (vii) To promote education on environmental awareness and nature conservation.
- (viii) To undertake and promote short and long term ecosystem research.
- (ix) To promote Eco-tourism.
- (x) To protect and improve environmental assets of the city such as riverfront, ridge, city forests, banks of major drains etc.
- (xi) To work for the purposes of amelioration and protection of environment to maintain quality of life in the city.
- (xii) To fulfill the objectives of DDA with respect to Environment and ecology and quality of life in the city through conservation and sustenance of nature.

04. CONSTITUTION OF THE FOUNDATION:

The Constitution of the Governing Body of the Foundation shall comprise of the following members:

- | | |
|---|----------------|
| 1. Hon'ble L.G., Delhi | —Chairman |
| 2. Vice-Chairman, DDA | —Vice-Chairman |
| 3. Chief Secy., NCTD | —Member |
| 4. Vice-Chancellor, Delhi University or his nominee | —Member |
| 5. Engineer Member, DDA | —Member |

6.	Finance Member, DDA	—Member
7.	Joint Secretary, MDUD, GOI	—Member
8.	Director, CBMDE	—Member
9.	Commissioner (P&L), DDA	—Member
10.	Secretary (Environment & Forests) GOCTD	—Member
11.	Biodiversity Advisor	—Member
12.	Biodiversity Expert (Scientists in-charge)	—Member
13.	Chief Executive Officer	—Member
14.	Chief Legal Advisor	—Member
15.	Commissioner (Pers.)	—Member
16.	Chief Accounts Officer	—Member
17.	Director (Landscape), DDA	—Member
18.	Additional Commissioner (L&S)	—Member Secretary

In addition the Foundation shall have five expert members in the fields of Biodiversity, Environment, Landscape Architect, Wildlife Biology and two members among research officers nominated by the Chairman.

65. FUNCTIONS OF THE FOUNDATION:

The Foundation shall perform the following functions:

- Advise the Authority in respect of any alterations, modifications or relaxations under the regulations as may be considered necessary for creation, protection, conservation, preservation or restoration of ecological system, aesthetic and cultural quality of any biodiversity sites in the area of the capital city, and related matters.
- Establishment of Biodiversity Parks for conservation of Biodiversity having ecological, cultural, educational, aesthetic and recreational benefits for the society at large. Such sites will also serve as Nature Reserve and Pick Laboratories for short and long-term research.
- To have power of utilization of funds allocated by the authority to meet its objectives.
- To serve as an expert committee under the Delhi Development Act, 1967 for planning, designing, development and management of Biodiversity Parks.
- To perform any other functions as may be decided by the Authority from time to time.

66. MEETING OF THE FOUNDATION:

The meetings of the Foundation shall be held at least once in six months. The Foundation shall have the power to regulate its own procedure. Member Secretary shall keep the records of the meetings and take the required follow-up actions.

67. POWERS OF THE CHAIRMAN OF THE FOUNDATION:

The Chairman shall have all the powers to take necessary steps as he may deem fit within the framework of these regulations. However they shall be subject to the confirmation of the Foundation in its next meeting.

68. POWERS OF THE VICE CHAIRMAN OF THE FOUNDATION:

The Vice Chairman shall work in coordination with the Chairman and oversee the general functions of the Foundation.

69. POWERS OF THE MEMBER SECRETARY OF THE FOUNDATION:

The Member Secretary shall perform all the administrative duties connected with the functioning of the Foundation.

70. CONSTITUTION OF THE COMMITTEES:

(a) Executive Committee

For smooth day to day functioning of the Foundation there shall be an Executive Committee comprising of the following members:

1.	Vice-Chairman, DDA	—	Chairman
2.	Finance Member, DDA	—	Member
3.	Engineer Member, DDA	—	Member
4.	Director, CEMDE	—	Member
5.	Bio-diversity Expert /Scientist-in-charge of Bio-diversity Parks	—	Member
6.	Bio-diversity Advisor	—	Member
7.	Chief Executive Officer	—	Member
8.	Chief Legal Advisor	—	Member
9.	Commissioner (Pers.)	—	Member
10.	Chief Accounts Officer	—	Member Secretary
11.	Adl. Commissioner (L.S), DDA	—	
12.	Two Co-opted experts nominated by Vice-Chairman	—	Members

The Executive committee will exercise such powers as may be delegated to it by the Foundation.

- (b) The Foundation may constitute a Technical Advisory Committee comprising of experts and eminent citizens to render advice on different projects and other aspects pertaining to the objectives and functions of the Foundation.
- (c) The Foundation may, in addition constitute any other Committee as it may consider necessary to oversee and perform functions pertaining to implementation of specific projects that may be undertaken by the Foundation from time to time.

11. BUDGET, FINANCE AND ACCOUNTS:

- I. The expenses for setting up the Foundation and its operational activities shall be made by the Delhi Development Authority Grants and Loans given by Govt. of India, G.N.C.T.D./Local Bodies and donations, etc.
- II. The Budget Estimates and Revised Budget Estimates in respect of Bio-diversity Foundation shall be submitted by the respective Zonal Dy. CAOs to CAO & the same shall be placed before the Authority for its approval through Budget Section/CAO.
- III. Separate Bank Account shall be opened to record various receipts and payments relating to Biodiversity Foundation account.
- IV. The Chief Engineer nominated by Authority shall be the Chief Executive Officer of the Biodiversity Division. Senior A.O/A.O posted in respective Central Accounting Unit (CAU) will be Drawing and Disbursing Officers of the Bio-diversity Parks under their jurisdiction and they will work under the respective Dy. CAOs posted by Finance Member, DDA.

12. OPERATION OF ACCOUNTS:

The accounts of the Foundation shall be operated by A.Os/ Sr A.Os/Dy.CA.Os posted in CAUs by the Finance Member, DDA.

13. POWER TO INCUR EXPENSES:

The Foundation shall have the powers to sanction such expenses from time to time as it considers necessary for the promotion and achieving of the aims and objectives of the Foundation.

14. STAFF OF THE FOUNDATION

All Ministerial staff, Account staff and Engineering staff will be posted in the Delhi Biodiversity Foundation out of DDA's staff. The existing Scientific, Technical and Supporting staff including Landscape staff engaged in the planning, designing, development and management of existing Biodiversity Parks shall be considered for regularization in accordance with law and D.O.P.T norms.

15. **AUDIT:**
The Audit of Accounts of the Foundation shall be conducted as per the DDA Act, 1957.
16. **FEES FOR ATTENDING MEETINGS:**
The non-official members will be paid fees as may be decided from time to time for attending the meetings of the Foundation.
17. **DISPUTES:**
The decision of the Lt. Governor Delhi who is the Chairman of the Foundation on any dispute shall be final.
18. **LEGAL PROCEEDINGS:**
No suit against the Foundation shall lie in any Court save the NCT Delhi.
19. **APPLICABILITY OF DDA ACT, 1957:**
The provisions of the Delhi Development Act, 1957 as amended from time to time will apply.
20. **REPEAL AND SAVING:**
On and from the date of commencement of these bye-laws, all existing rules governing the Foundation shall stand repealed provided that the above repeal shall not affect the actions already taken for the Foundation.

[PA/Dt: (LS)/DDA/2216/171]

D. SARKAR, Commr./Cum-Secy.



CERTIFICATE OF REGISTRATION UNDER SOCIETIES REGISTRATION ACT XXI OF 1860

Registration No. S/..... / 20..

I hereby certify "DELHI BIODIVERSITY SOCIETY" located at:- Delhi Biodiversity Society, Yamuna Biodiversity Park Jharoda Majra, Near Jagatpur Village, Delhi-110044 has been registered UNDER SOCIETIES REGISTRATION ACT XXI OF 1860 subject to conditions mentioned below:

1. This document certifies registration under the Society Registration Act, 1860. However, any Govt. Department or any to her Association/person may finally make necessary verification (at their own) of the assets and liabilities of the society before entering into any contract/assignment with them.
2. The Society is not allowed to use translated and abbreviated/acronymic version of its names.
3. The Society will use their name with prefix, etc. as has been mentioned in this form.
4. The Society will show its name along with the caption below that it is governed by persons body/any other word.
5. The name may not be used for any commercial purpose or trade or business or profession or other civil or military recognition to other organization etc.

Given under my hand at Delhi on this 12 day of January 2017.

Working Area: INDIA

Fee of Rs. 50/- Paid



(ANUR MESHRAM)
LINK BEDIA
REGISTRAR OF SOCIETIES
DISTRICT CENTRAL
GOVT. OF NCT OF DELHI

Memorandum of Association of the Delhi Biodiversity Society

Preamble

Delhi, the capital city of India, and other urban centres of India used to harbour rich biodiversity that sustained high quality of life and economies at one time in the past. These urban centres, particularly the national capital region have been facing ecological stresses and environmental crises such as severe air pollution, water scarcity and pollution, loss of biodiversity, and land degradation, all of which have been reducing the quality of life and contributing to unsustainable development.

To ensure the quality of life, environmental sustainability and climate resilience in Delhi through: (i) protection and conservation of extant biodiversity sites, and preservation and maintenance of their ecological, aesthetic and cultural values; (ii) conservation of vanishing flora, fauna and ecosystems; (iii) restoration of degraded landscapes and waterscapes; and (iv) recreation of lost natural heritage, the Delhi Development Authority has established seven Biodiversity Parks in Delhi in project mode and is planning to restore wetlands, rejuvenate river Yamuna and its floodplains and develop riverfront.

Some of the DDA Biodiversity Parks in Delhi have become Nature Reserves and have been rendering a wide range of ecosystem services such as: enriching environmental microbial biome that contribute to human health and serving as filters for point and non-point sources of pollution, recharging ground water and storage of flood waters, imparting climate resilience, serving as hubs for promoting environmental and conservation education and preserving vanishing flora and fauna. These Biodiversity Parks have become global models of conservation and environmental sustainability for replication elsewhere.

To manage and sustain the already functional Delhi Biodiversity Parks, to develop more Biodiversity Parks not only in Delhi but in other urban centres across the country for ensuring environmental sustainability and enhancing quality of life, to serve as an expert body on urban environment and biodiversity and to find sustainable solutions to the environmental issues facing the local Government bodies, establishment of a Society named as "Delhi Biodiversity Society", under Societies Registration Act 1860, is proposed.

The Society shall have autonomy and flexibility in decision-making and have management structure for Biodiversity Parks with a cadre of scientific, technical and supporting staff and DDA may continue to provide grants for the development and management of Biodiversity Parks in Delhi and for other activities relating to ecology and environment of Delhi.

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1. Name of the Society:
The name of the Society is the 'Delhi Biodiversity Society' hereafter referred to as "Society".

2. Registered Office: The registered office of the Society shall be located in the National Capital Territory of Delhi. The postal address for the purpose of registration will be as follows:

Delhi Biodiversity Society
Yamuna Biodiversity Park
Jharoka Majra, Near Jagatpur Village
Delhi - 110094

3. The area of operation of the Society shall be the Union of India.

4. The Hon'ble Lt. Governor of Delhi shall be the President of the Society. The Society shall be governed by its Governing Board.

5. The Society shall not be a constituent of Delhi Development Authority but it will work through suitable institutional arrangement with Delhi Development Authority (hereinafter referred to as DDA).

6. AIMS AND OBJECTIVES OF THE SOCIETY:

The aims and objectives, for which the Society is established, are:

- i. To ensure the quality of life in Delhi and other urban cities through development and management of Biodiversity Parks and other related green conservation and restoration activities.
- ii. To recreate locally extinct ecosystems together with their characteristic plants, animals, and microbial communities as part of restoration of waterscapes and landscapes.
- iii. To undertake innovative research leading to development of bioremediation technologies, particularly for recycling and reuse of waste water and solid wastes.
- iv. To develop design models for development of vegetation strips that serve as filters for point and non-point source of pollution.
- v. To undertake and promote programmes for biodiversity enrichment of degraded landscapes and waterscapes.
- vi. To undertake interdisciplinary research in the areas of conservation biology, climate change, sustainable utilization of natural resources and restoration ecology.

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Secretary

- xiv. To promote Environment.
- xv. To foster linkages with other National and International institutions and civil organisations to carry out programmes/projects on global, regional and national environmental issues and to find out sustainable solutions to them.
- xvi. To participate and promote green solutions for the environmental problems faced by the local governments and work with them for mainstreaming of biodiversity conservation for ecological security.
- xvii. To undertake such works as may be assigned by DDA and/or Governmental, from time to time, particularly with respect to biodiversity conservation, environmental impacts and environmental commitments.
- xviii. To promote environmental and nature conservation education through short-term training courses in areas interfacing with environment and ecology.
- xix. To offer skill development courses in the areas of environment, ecology and sustainable development.

7. FUNCTIONS OF THE SOCIETY:

The Society shall perform the following functions:

- i. Advise the Delhi Development Authority, on its request, on the creation, protection, conservation, preservation or retention of ecological systems, aesthetic quality of any Biodiversity site in the area of the National Capital Territory of Delhi, and related matters.
- ii. The Society shall perform all acts and issue such directions as may be considered necessary, incidental or conducive to the attainment of the aims and objectives enunciated in the Memorandum of Association of the Society. The Society shall have functional autonomy in matters so far it relates to the promotion of science research & development and environmental education.
- iii. Create posts and make appointments thereto as per the Society rules and regulations.
- iv. Formulate suitable guidelines for discipline on regular basis in the Society for the staff (Scientific, Administrative, Technical, Supporting and Miscellaneous) who were already recruited and have been working for the development and management of Biodiversity Parks of DDA.
- v. Develop and make arrangements with other governmental or non-governmental organizations in any part of the world on matters relating to conservation of biodiversity and environmental sustainability.

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- vi. Deposit all monies in Banks or to invest them in such manner as the Governing Board deems fit.
- vii. Regulate the expenditure and to manage accounts of the Society.
- viii. Approve the Annual Report, Financial Statements, Annual Accounts along with Audit Report from statutory auditor (Chartered Accountant/ CA Firm) and budgets, and submit the same to the DDA.
- ix. Authorize any person(s) as it may desire for the purpose of execution of an instrument or to transact any business of the Society.
- x. Make such rules, regulations, byelaws and other instruments as may, from time to time, be considered necessary to manage the affairs of the Society and to alter, modify and rescind them.
- xi. Constitute or join schemes such as pensions, insurance, health, provident fund and gratuity and other provisions for the benefit of staff of the Society in such a manner and subject to such conditions as the Society may deem fit as per law and to make such grants available for the benefit of staff of the Society.
- xii. Construct or renovate any building or take it on lease as per the laws of land, which may be necessary for the Society, with prior permission from DDA if the land belongs to it.
- xiii. Constitute such committees (such as Finance and Audit, Human relations, Academic etc) and/ or sub-committees as it may deem fit to strengthen the functioning of the Society and for the disposal of any business or for rendering advice.
- xiv. Delegate any of its powers to the Governing Board or any of the committees constituted by it.
- xv. Do all such other acts and things the Society may consider necessary, conducive or incidental to the attainment or enlargement of the objectives of the Society.
- xvi. To acquire by way of gifts, purchase, exchange, lease, hire or otherwise any lands, buildings, and parts thereof and any other property moveable and/or immovable, and to receive grants and hold the same. All immovable property shall be vested with the Delhi Development Authority in case of dissolution of the Society. No charge whatsoever shall be created on the immovable properties in the National Capital Territory of Delhi without prior permission from DDA.

Arvind K. Bhatia
Secretary

xvii. To accept grants for activities like education, training, consultation, project development and project implementation.

8. There shall be no Memorandum of Understanding (MoU) signed through due process between the DDA and the Society, which shall clearly state the responsibility of the DDA regarding provision for funds that shall meet the cost of operation of the Biodiversity Parks including salaries /wages, infrastructure development, equipment and repairs, renovation and maintenance, cost of energy and water, security etc. The Society shall submit to the DDA annual budget estimates for necessary action.

The existing system of financial transactions between DDA and Centre for Environmental Management of Degraded Ecosystems (University of Delhi) (hereinafter referred as CEMDE) shall be continued, and once the Society is formed, the financial transactions between DDA and the Society shall be carried out in the same mode, as existed earlier with CEMDE before the formation of the Society.

9. The Society may have linkages/ arrangements with Delhi Biodiversity Foundation, a committee established under section 5(a) of Delhi Development Act 1957. The linkage shall be in the form of an agreement, which may be worked out in due course of time.

10. The income and property of the Society, shall be applied towards the promotion of the objects thereof as set forth in the Memorandum of Association. No portion of the income and property of the Society shall be paid or transferred, directly or indirectly by way of dividends, bonus or otherwise howsoever, by way of profit, to the persons who at any time are or have been member of the Society (either individually or jointly together) or to any person claiming through any member(s), provided that nothing herein contained shall prevent the payment, in good faith or remuneration to any member thereof or other persons in return for any service rendered to the Society. If, on the winding up or dissolution of the Society, there shall remain, any property whatsoever the same shall not be paid to, or distributed among the members of the Society.

11. The Biodiversity Parks are owned by DDA but developed and maintained by the Society and any change in land use shall require prior permission from DDA.

12. The Society shall be constituted and shall function as per the Byelaws of the Society, framed for this purpose.

Dr. Anurag C. B. Datta
A. K. Singh

13. We, the several persons whose names and addresses are given below, having associated ourselves for the aims and objectives described in the Memorandum of Association set out our several and respective hands hereunto and form ourselves into a Society under the Societies Registration Act 1860 as applicable to the National Capital Territory of Delhi:

S. No	Name	Designation	Address	Signature
1.	Prof. C. R. Hahu	Member-Secretary	Flat No. 18, Metro Apartments, DDA MRI Flats, Jahangirpur, Delhi - 110033	
2.	Dr. K. Kasturirangan	Member	A-1002, Alder Godrej Woodsmen Estate, Bellary Road, Hebbal - 560024, Bengaluru, Karnataka.	
3.	Dr. Asad R Rahmani	Member	701, Solitaire II, Eldeco Eden Park, Kursi Road, Tedhipullia Lucknow, Uttar Pradesh	
4.	Dr. (Mrs.) Manju Sharma	Member	B-9, Ext. F-6476, Vasant Kunj, New Delhi-110017	
5.	Prof. Geeta Ramachandran	Member	A17/1, 22 nd Cross Street, Besant Nagar- 600090, Chennai, Tamil Nadu	
6.	Prof. Deepak Nayyar	Member	5-B, Friends Colony (West), New Delhi - 110065	
7.	Mr. Ramesh L. Adige	Member	C-12, Hauz Khas, New Delhi - 110016	
8.	Dr. Suhus Kumar	Member	HIG 206, Type A, Near Amrapali Arcade, Bagh Mugalia Extension, Laharpur, Bhopal - 462043, M.P.	
9.	Prof. S. R. Yadav	Member	'Nisarg' Gulmohar Colony, Behind Dadu Chougule Nagar, Ujalaivadi, Kolhapur, Maharashtra - 416004	
10.	Prof. N. S. Banga	Member	439-G, HRS Nagar, Ludhiana, Punjab	

Dr. C. R. Hahu
Secretary

S. No	Name	Designation	Address	Signature
11.	Professor R.C. Kuhad	Member	402, GII-I, Sector -45, Gurgaon, Haryana	

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Byelaws of the Society

1. These Byelaws may be called the Byelaws of Delhi Biodiversity Society

2. Definitions

- 'Society' means Delhi Biodiversity Society
- 'DBF' means Delhi Biodiversity Foundation
- 'DDA' means Delhi Development Authority
- 'Government' means 'Government of India'
- 'GNCTD' means Government of National Capital Territory of Delhi
- 'Governing Board' means Governing Board of the Society
- 'Member' means member of the 'Society'
- 'Founder member' means founder member of the Society
- Member Secretary means Member Secretary of the Society
- 'Rules' means rules of the Society
- 'Byelaws' means byelaws of the Society
- 'President' means President of the Society
- 'Vice President' means Vice President of the Society
- 'CEO' means Chief Executive Officer of the Society
- 'Officers' means Officers of the Society
- 'Biodiversity Expert' means Biodiversity Expert of the Society

Members of the Society

3. The Society shall consist of the following members:

- (i) The Lieutenant Governor of Delhi shall be the ex-officio President of the Society.
- (ii) The Vice-Chairman, DDA shall be the ex-officio Vice-President of the Society.
- (iii) Founder members of the Society.
- (iv) The Members of the Governing Board
- (v) Founder Member Secretary of the Society shall be the first Member Secretary of the Society for a period of five years.
- (vi) Any other person(s) nominated by the President

4. The Member Secretary of the Society shall also act as the CEO of the Society.

5. The Society shall Co-opt other members/experts and may remove existing members except founder members, if it so desires, with the approval by the President. However, the co-opted members shall not enjoy voting rights. The Society shall keep a roll of members giving their addresses and occupations and every member shall sign the same.

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6. If a member of the Society changes his address, he/she shall notify his/her new address to the Secretary within three months; accordingly entry in the roll will be changed, but if he/she fails to notify his/her new address, the address in the roll of members shall deemed to be his/her address.

Duration of Appointment

7. Where a member of the Society becomes a member by reason of the office or appointment he/she holds, his/her membership shall stand terminated as and when he/she ceases to hold that office or appointment.
8. Unless their membership of the Society is terminated as provided in Rules 9 and 10 and subject to the provisions of Rule 7, all the members of the Society shall relinquish their membership upon expiry of three (3) years from the date on which they became members of the Society, but shall be eligible for re-appointment. If a casual vacancy arises before the expiry of three years period, the person appointed in the vacancy should, subject to the provisions of Rule 5 hold office only for the unexpired period of that three years period.
9. The term of membership of the Society of a member shall cease on the happening of any of the following events:
- a) If the member concerned dies, resigns, becomes of unsound mind, insolvent or convicted of a criminal offence involving moral turpitude.
 - b) If person does not attend three consecutive meetings of the Society without prior permission of the President.
10. A resignation from membership shall be tendered to the Secretary of the Society in person however, and the same shall not take effect until it has been accepted by the President on behalf of the Society.
11. The Society shall function:
- a. Notwithstanding that any person who is entitled to be a member by reason of his office is not a member of the Society for the time being.
 - b. Notwithstanding any other vacancy in its body whether by non-appointment or otherwise.
 - c. No act or proceeding of the Society shall be invalidated merely by reason of the happening of any of the above events or of any defect in the appointment of any of its members.

12. The functions of the Society shall include but not limited to: review the progress and performance, approve creation of posts and appointments, give the policy direction to Governing Board and approve the annual report and the yearly accounts and budgets.

Proceedings of the Society

- 13.
- a) The meetings of the Society shall be held at such date, time and place as may be determined by the President/Member Secretary.
 - b) The Society shall meet at least once in a year.
 - c) All meetings of the Society shall be called by notice under the hand of the Secretary.
 - d) Every notice calling a meeting of the Society shall state the date, time and place at which such meeting will be held and shall be served notice upon every member of the Society in such a way that not less than twenty one clear days are available before the day of meeting. However, meeting may be called at shorter notice of not less than two working days, subject to the approval of President.
14. If the President is not present at the meeting of the Society, the Vice-President shall chair the meeting. If both the President and Vice-President are not present, then the members present at such meeting shall choose one of their member to be the Chairman of the meeting.
15. No business shall be discussed at any meeting of the Society except the election of a Chairman whilst the Chair is vacant.
16. One third of members of the Society present in person shall form a quorum at every meeting of the Society.
17. All resolutions at meetings of the Society shall be determined by vote.
18. Each member of the Society shall have one vote.
19. In case of an equality of votes, the Chairman shall have a casting vote.
20. A notice may be served upon any member of the Society either personally or through e-mail or by sending it through Registered Post/Speed Post/Courier to such member at his address as mentioned in the roll of members.

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21. PRESIDENT OF THE SOCIETY

- 1) The Hon'ble L.L. Governor of Delhi shall be the President of the Society and shall preside over the meetings of Society. In his absence the Vice-President shall preside over the meetings.
- 2) In case of difference among authorities or officers of the Society at any matter which cannot be otherwise resolved, the decision of the President shall be final.

22. THE GOVERNING BOARD, ITS COMPOSITION AND TERMS OF OFFICE:-

- (1) The Governing Board shall be the executive organ of the Society and shall function under the direction, supervision and control of the Society. The members of the Governing Board shall hold office for a period of three years except the ex-officio members.
- (2) The Governing Board shall be responsible for management of the affairs of Society. The income and property (except the land owned by DDA) of the Society shall be vested in the Governing Board.
- (3) The Governing Board shall comprise of the following members:

1.	Vice-Chairman DDA	Ex-officio Chairperson
2.		Member
3.	Five Representatives from Delhi Development	Member
4.	Authority as ex-officio members nominated by the	Member
5.	President of the Society	Member
6.		Member
7.	Member Secretary of the Society	Member Secretary
8.	Three Eminent Experts in the science of	Members
9.	Biodiversity, Environment & Ecology.	
10.	Environmental Education and Eco-Tourism nominated by President of Society.	
11.	Two prominent citizens of Delhi nominated by	Members
12.	President of Society	
13.	Two Eminent persons from the industry/education	Members
14.	nominated by President of Society	
15.	Member Secretary, Delhi Biodiversity Foundation	Member
16.	Additional Secretary, M.O. A. G.D.	Ex-officio Member

17.	Three Founder members of the Society on	Members
18.	rotational basis as per the serial number in the list	
19.	of founder members of the Society	

(4) Any vacancy in the Governing Board will not come in the way of functioning of the Society at any point of time.

(5) The Governing Board shall function:

- (a) Notwithstanding that any person who is entitled to be a member by reason of his/her office is not a member of the Governing Board for the time being.
- (b) Notwithstanding any other vacancy in its body whether by non-appointment or otherwise.
- (c) No act or proceeding of the Governing Board shall be invalidated merely by reason of the happening of any of the above events or of any defect in the appointment of any of its members.

(6) Term of membership of the Governing Board shall be determined on the happening of any of the following events:-

- i. Upon expiry of the period of membership for which he/she had been appointed;
- ii. Death, resignation, insolvency, lunacy or conviction for a criminal offence;
- iii. Where a member shows his/her unwillingness to serve on the Governing Board or his/her employer refuses to grant him permission to serve on the Governing Board;
- iv. When a member does not attend three consecutive meetings of the Governing Board without any intimation to the Chairperson;
- v. Cease to hold the office or appointment on the basis of which the membership of the society was granted.

23. POWERS, FUNCTIONS AND MEETINGS OF THE GOVERNING BOARD

(1):

- (a) To approve the annual report, financial statements, budgets and submit the same to DDA and/or other funding agencies.
- (b) To frame, amend or repeal rules and regulations for the administration and management of the affairs and funds of the Society including procedures followed by it and its officers in discharge of their functions including but not limited to the following:
 - i. To exercise all executive and financial powers of the Society including those vested in or conferred or to be conferred on it by or under any clause

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Sanjay C. P. Sarda

- subject to such limitations as the DDA may impose in respect of expenditure from time to time.
- ii. To consider annual and supplementary budgets placed before it by the CEO, from time to time, and pass them with or without such modifications as may be deemed necessary, sanctioning expenditure, execution of contracts, investment of funds of the Society, and maintenance of accounts and their audit.
 - iii. To establish, maintain, manage and/or operate institutions, libraries, offices, restaurants, nature interpretation centres, hotels, canteen facilities, etc.
 - iv. To encourage the pursuit of learning particularly relating to Biodiversity, Conservation, and Urban Environment Management.
 - v. To create, and categorise posts and personnel in the Society, and to frame rules for recruitment, training, assessment, clearance of position, confirmation and promotion of personnel for functioning of the Society, subject to approval of President of the Society.
 - vi. To decide the number of posts, minimum qualifications for appointments in such posts and conditions for service and prescribe the terms and conditions of service.
 - vii. To recruit Personnel through direct recruitment, absorption/promotion or on deputation basis.
 - viii. To constitute Selection / Assessment Committee (s) for recruitment and promotion of staff.
 - ix. To determine the conditions of service of the employees of the Society, fix their remuneration and define their rules and responsibilities.
 - x. To formulate terms and conditions governing: (a) grant of scholarships, fellowships etc, and (b) decoration within the country and abroad.
 - xi. To enter into arrangements with the Govt. of India and/or Govt. of NCT of Delhi, other state governments and with foreign and international agencies and organizations, other public or private sector bodies or organizations or individuals for securing and/or accepting grant-in-aids, endowments, donations or gifts to the Society on mutually agreed terms and conditions provided that such terms and conditions shall not be contrary to or inconsistent with the objects of the Society, or policy of the Govt. of India and DDA.
 - xii. To formulate and/or adopt byelaws for finance and audit matters and for transaction of business of the Society.

Dr. Arun K. Singh
Secretary

- xiii. To appoint Committees such as Finance and Purchase, etc) or Sub-Committees for the disposal of any business of the Society or for rendering advice in any matter pertaining to the Society.
 - xiv. Delegate such administrative, financial and other powers to any Committee or CEO of the Society and any other officer of the Society, as it may consider deems necessary.
 - xv. To adopt the constitution of the Society.
 - xvi. To refer any dispute to arbitration, file and contest court cases & appoint advocates.
 - xvii. To formulate modernising policies to absorb the staff presently engaged in Bishdwaras Park.
- (2) The Governing Board shall meet at least once in a year and as often as necessary.
 - (3) Meetings of Governing Board shall be held on such date, time and place as may be determined by the Chairman.
 - (4) For every meeting of the Governing Board, at least fifteen days notice shall be given.
 - (5) If the requisition of Governing Board meeting is made, by its 1/3rd members, the Chairman / Member Secretary shall hold the meeting within seven days of from the date of receipt of requisition.
 - (6) One third (1/3) of the existing members including at least one expert member shall form the quorum.
 - (7) The term of nominated members shall be three years and before will be eligible for re-appointment for more than one term.
 - (8) Each member shall have one vote and if there is equality of vote on any issue to be determined by Governing Board, the Chairperson presiding over the meeting shall in addition have a casting vote.
 - (9) In case of difference of opinion among the members, the opinion of majority shall prevail.
 - (10) Any business, which is necessary for the Governing Board to perform, may be performed by a resolution moved by the Member Secretary in writing circulated among all its members, and any such resolution so circulated and approved by majority of the members, shall be as effective and binding as if such resolution had been passed at a meeting of the Governing Board.

Dr. Anil Kumar
Chairman

(11) The proceedings of all Governing Board meetings and resolutions passed, referred to in Rule (10) above shall be submitted by the Member Secretary to the Chairperson for approval.

(12) The proceedings of the meetings of the Governing Board shall be submitted to the Chairperson before implementation of the decisions contained therein.

If urgent action by the Governing Board becomes necessary, the Chairperson may in writing permit the Member Secretary (CEO) to transact the business. The action so taken shall be forthwith intimated to all members of the Governing Board. In case Governing Board fails to take decision, the Chairperson of the Governing Board shall refer the matter to the President of the Society, whose decision shall be final.

24. The following employees of the Society shall be designated as office bearers of the Society : Biodiversity Expert (a post already approved in the ongoing Biodiversity Parks Programme), who will also be Chief Executive Officer of the Society in his capacity as Member Secretary of the Society and Governing Board, Finance & Admin- Administrative Officer, In-charges, of the divisions of Biodiversity Park as may be deemed appropriate by the Governing Board, Scientific In-charges(s) of Biodiversity Parks; and such other officers as may be prescribed in rules and bye-laws of the Society.

25. BIODIVERSITY EXPERT

(1) The Biodiversity Expert is an already approved post in the ongoing Biodiversity Parks Programme. The incumbent of this post shall be inducted into Delhi Biodiversity Society as its first Biodiversity Expert. In the initial five years of the Society, he/she shall report to Professor C. R. Babu who, in his capacity as the Founder Member Secretary of the Society, shall be the Member Secretary of the Governing Board and the CEO. Subsequent to the initial five years of the Society, he/she shall take over as the CEO, and in that capacity shall be the Head of the three divisions of the Society that develop and manage all the Biodiversity Parks of Delhi.

(2) Subsequent to the tenure of the first Biodiversity Expert, the following procedure shall be followed for further appointment against the vacant post. The Biodiversity Expert shall be appointed by the President of the Society from a panel of three names submitted by a Search Committee. The Search Committee shall be constituted by the Society. The Search Committee will identify the suitable candidates with necessary expertise by themselves or

Dr. C. R. Babu
Chairman

invite them from the distinguished professionals in the field and recommend a panel of three names out of the candidates evaluated by the President for appointment of Biodiversity Expert. The Search Committee may invite candidates considered for discussions before making a panel of three names.

28. FUNCTIONS OF BIODIVERSITY EXPERT

1. He/ She will be the main Executive functionary in his capacity as the Member Secretary of the Society and Governing Board.
2. Ensure that rules mentioned herein are adhered and, he/she may delegate all the powers as are necessary for that purpose to oversee the functioning of the Society by the Governing Board.
3. Assign the duties to all officers and staff of the Society and exercise such supervision and disciplinary control as may be necessary in accordance with the rules and bylaws of the Society.
4. Be responsible for the management of affairs of the Society and shall exercise powers under the direction, delegation, superintendence and control of the Governing Board of the Society or any committee appointed by the Governing Board.
5. Be the custodian of all records and assets of the Society and maintain a membership register of the Society and keep it updated from time to time.
6. If, in case any emergency arises which requires immediate action he/she shall take such action as may deem fit and shall report the same for confirmation in the next immediate meeting of Governing Board.
7. The objectives set forth for formation of the Society shall be given shape as per opinion given by the Biodiversity Expert.
8. The opinion of Biodiversity Expert as far as fulfilling the goals and objectives of the Society shall have pre-eminence. Such a decision, of course will be in consultation with the majority of scientific staff of Biodiversity Parks. However, in case that there is difference of opinion, the decision of Biodiversity Expert shall be final.
9. The Biodiversity Expert shall apprise the Governing Board of the Society, the latest developments in the fulfilment of aims and objectives of the Society.
10. The Biodiversity Expert shall generally advise to all the Biodiversity Parks which falls under this society. He/she shall be responsible for guiding the preparation of annual action plan, budget and statement of expenditure in consultation with In-charges of divisions and Scientist-in-charges of Biodiversity Parks for approval to the Governing Board. The Biodiversity Expert shall report to the Member Secretary on all matters relating to Biodiversity Parks in the initial five years, subsequent to which he/she shall assume the office of the Member Secretary of the Society.

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11. The staff of the Society shall generally follow the advice of the Biodiversity Expert and will also advise Member Secretary on technical issues in the initial five years of the Society.
12. The Biodiversity Expert along with first Member Secretary of the Society during the first five years will bring to the notice of the Governing Board, the requirement for recruitment of staff depending upon the exigencies and the need to implement the action plan of the Society from time to time.

29. STAFFING PATTERN:

The Delhi Biodiversity Society will have its core staff in three divisions: Scientific Division; Engineering & Landscape Division; and Administrative & Finance Division subject to the approval of the Society. The Biodiversity Expert shall be the Head of all the three divisions.

1. The Scientific Division shall be headed by the Biodiversity Expert equivalent to the level of Principal Scientist/Scientist-F of any scientific organization of Government of India. He/she shall coordinate the activities of the staff of all Biodiversity Parks and plan and oversee the development and management of Biodiversity Parks in consultation with Scientist-in-charges of Biodiversity Parks and Heads of other Sections.
2. The Engineering and landscape Division shall be under the charge of Superintending/ Executive Engineer, and he/she will coordinate the Civil, Drawing and Electrical works in all the Biodiversity Parks. He/she will be assisted by other staff consisting of Assistant Engineers and Junior Engineers and landscape architects. The number of each category of posts required will be decided by the Society.
3. The Finance and Administrative Division shall be under the charge of Finance-cum-Administrative Officer (FAO). He/ she shall report to the Biodiversity Expert. He/she will be assisted by other staff, the level and number of posts required will be decided by the Society.
4. The staff of Scientific division includes a cadre of Scientists and Senior Scientists with different specializations, technical and other technical supporting staff with pay scales equivalent to other autonomous research and development societies. Their recruitment will be on direct recruitment basis or by absorption of existing staff of Biodiversity Parks.
5. The service terms and conditions and the recruitment rules for all the staff of the Society will be framed and approved by the Society.

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6. The staff of Engineering and Infrastructure and Administrative and Finance sections will be on direct permanent/Deputative basis.

30. SCIENTIST - IN-CHARGE OF BIODIVERSITY PARKS

- (1) Each Biodiversity Park shall be headed by a senior scientist to look after day-to-day work and to implement the action plans developed by the respective Biodiversity Park teams and as approved by the Governing Board.
 - (2) He/she shall be designated among the pool of senior scientists by the Biodiversity Expert.
 - (3) He/she shall have powers to process the bills and disburse the grants received for payment through Administrative and Finance division of the Society who poses the bills and make payments.
 - (4) The Scientist-in-charge shall send the monthly progress report to the Biodiversity Expert for information and appraisal. It is expected from the Scientist-in-charge(s) that all the activities undertaken in their respective Biodiversity Park(s) be carried out with active interaction of the Biodiversity Expert.
 - (5) He/she shall prepare statement of expenditure incurred in the concerned Biodiversity Park on monthly basis with the help of FAO and will submit it to the Biodiversity Expert.
 - (6) The Scientist-in-charge of Biodiversity Parks shall Report to the Biodiversity Expert.
31. All appointments shall be made as per the rule and regulations made by the Society.
32. Advisers / consultants for short and long duration, if required, shall be engaged by Member Secretary of the Society, with the approval of Governing Board. Their number, tenure and remuneration will be approved by the Governing Board of the Society.
33. RULES

The first rules of the Society such as rules governing recruitment and promotion of staff, selection/assessment committees, service conditions, leave rules, discipline and code of conduct for staff matters shall be adopted in the first General meeting of the Society. Subsequent rules, modifications therein and other regulations shall be made by the Governing Board of the Society.

Signature *Signature* *C. S. Chaudhary*

34. **MANAGEMENT OF EXISTING STAFF OF DDA BIODIVERSITY PARKS:**
The existing staff working in all DDA Biodiversity Parks may be absorbed in the Society with the approval of the Society.
35. The Society shall have Memorandum of Understanding with DDA on matters relating to financial support for managing DDA Biodiversity Parks.
36. **VACANCY, ETC, NOT TO INVALIDATE ANY ACT OR PROCEEDING:**
No proceeding of the Governing Board or any committee, unit or officer or body of the Society shall be invalidated or questioned merely on the ground of existence of any vacancy or defect in the constitution thereof.
37. **INDEMNITY AGAINST GENERAL PROCEDURES:**
No suit, prosecution or other legal proceedings shall be against the Society or any authority or officer or employee of the Society for anything, which is in good faith done or intended to be done in pursuance of the provisions of the Society and regulations/rules, made there under.
38. **OVERRIDING EFFECTS:**
The provisions of the Memorandum of Association, rules and byelaws of the Society and rules made thereunder shall not override anything inconsistent or contained in any law or instrument having the force of law for the time being in force.
39. **POWERS TO REMOVE DIFFICULTIES**
If any difficulty arises as to the first constitution or reconstitution of any unit of the Society after the registration of this Society or otherwise in giving effect to the provisions of the rules, the President may, by orders make such provisions, as may appear to him to be necessary or expedient for removing the difficulty; provided that no such order shall be made after the expiry of 5 years from the date of the registration.
40. **REPEAL AND SAVING**
The decisions already taken by the Delhi Biodiversity Foundation before the registration of the Society shall be saved from repeal at any stage later.
41. **DISSOLUTION OF SOCIETY**
The Society shall not be dissolved without the consent of not less than $\frac{1}{4}$ (One fourth) of total members of the Society.

LAYD ON TABLE

**DELHI DEVELOPMENT AUTHORITY
(HOUSING DEPARTMENT/PMAY)**

ITEM NO. 08/2020

File No.F.2(03)2019/PMAY(ISR)

Subject: Permission to undertake the In-situ Redevelopment/Rehabilitation of Viable JJ Clusters on PPP mode as per PMAY Guidelines

A. Background

DDA is the nodal agency for implementing Vertical-1 of PMAY (Urban) i.e. In-situ Slum Rehabilitation of JJ Clusters on DDA and Central Government lands. Survey for identification of beneficiaries was to be conducted by the Delhi Urban Shelter Improvement Board (DUSIB), Delhi Government. In spite of their consent in January, 2018 and receiving part payment for the survey of JJ clusters, Delhi Government did not complete the survey. The survey work was deferred on the pretext of changing the name of the Scheme to Mukhya Mantri Awas Yojana (MMAY).

2. As a result DDA has to take-up the survey of the JJ clusters on DDA and Central Government lands in June, 2019 onwards and thereafter DDA has already completed survey in 32 JJ Clusters having 42,000 households. 17 Detailed Project Reports (DPRs) for redevelopment/rehabilitation of these 32 JJ clusters are being/have been prepared and tenders for the feasible projects will be floated shortly. In another 160 JJ clusters, having about 85,000 households, survey is in progress and is targeted to be completed by 31.01.2020. Process of Total Station Survey and hiring of Consultants for preparation of DPRs of these clusters has also been initiated. In the remaining 186 JJ clusters, survey will be carried out by hiring an Agency through tenders shortly for preparing DPRs, etc.

3. A list of 32 JJ clusters identified in Phase-A and Phase-B comprising of 17 Projects having about 42,000 households as per recent survey is at Annexure-A. Detailed Project Reports (DPRs) in respect of these projects are being/have been prepared through consultants. The DPRs in respect of 7 projects (15 JJ clusters at Dilshad Garden, Rohini Sector 18-Suraj Park, Badli Village, Sector-19, Rohini, Pitampura-Shalimar Bagh, Kusumpur Pahadi, Vasant Vihar, Kalkaji Extension and Kirti Nagar) have already been prepared and being placed before the Screening Committee. Out of these 7 projects, Screening Committee has already approved the DPRs of 4 projects, namely, Dilshad Garden, Sector-19, Rohini, Pitampura-Shalimar Bagh and Kusumpur Pahadi, Vasant Vihar.

4. Detailed Project Reports of 6 more in-situ Development Projects, out of 17 projects have been prepared as per list at Annexure - B. The same are being placed before the next Screening Committee for approval. After the approval by the Screening Committee, further action will be taken.

5. Further Action will be taken as policy on In-situ Slum Redevelopment/Rehabilitation on PPP mode approved by the Authority vide Item No. 52/2008. Copy of the Authority Resolution is at Annexure -C.

B. Proposal

Approval may be granted to undertake the viable Slum In Situ Redevelopment/Rehabilitation projects as per policy already approved by the Authority in respect of the 17 projects mentioned in Annexure-A by executing the work on PPP mode through open tender based on DPRs prepared including financial analysis done by consultants appointed for various clusters. The Authority will be apprised from time to time about the progress made in this regard.

RESOLUTION

The proposal contained in the agenda items was approved. The bids received be examined by Engineering and Finance departments before final approval.

ANNEXURE A

**LIST OF 32 JJ CLUSTERS IDENTIFIED FOR IN-SITU
REDEVELOPMENT/REHABILITATION**

Phase-A1

Sl. No.	Name of the Project	Area under encroachment (Sq.m.) / Households as per DUSIB survey of 2011-12	No. of clusters	Name of clusters
1	Dilshad Garden	38656 3914	4	i) Kalandar Colony, Dilshad Garden Part I ii) Kalandar Colony, Dilshad Garden Part II iii) Deepak Colony iv) Dilshad Vihar Colony
2	Kirti Nagar area	43428 2794	3	i) Behind Fire Station ii) Chunna Bhatti iii) Chunna Bhatti (Harijan Basti)
3	a) Rohini Sector 18 b) Suraj Park, Samaipur Badli	22050 700 36300 1478	2	Khadda Basti
4	Badli Village Sector 19, Rohini	20075 879	1	JJ cluster Badli Village
5	Pitampura & Shalimar Bagh	10673 775	2	i) Ekta Camp AU Block Pitampura ii) AO Block Shalimar Bagh
6	Vasant Vihar	173251 4909	1	Kusum Pahadi, Block-B
7	Kalkaji Extention	139052 6706	2	i) Bhoomiheen Camp, Pkt A-14 Kalkaji Extention ii) Jawahar Lal Nehru Camp & Navjeevan Camp, Pkt. A-14 Kalkaji Extention
	Total	4,83,485 22,155	15	

Phase-II

Sl. No.	Name of the JJ Cluster	Area under encroachment (Sq.m.) / Households as per DUSIB survey of 2011-12	No. of clusters
8	Shastri Market, MotiBagh (South)	37500 943	1
9	a) Indira Camp Part-2, Okhla (Taimur Nagar)	13500 541	2
	b) Indira Camp, Pahari-2, Taimur Nagar	19500 460	
10	a) Motilal Nehru Camp, JNU, Vasant Kunj	30367 960	2
	b) In front of B-4, B-5 Vasant Kunj/ JJ Bendhu Camp	18500 59	
11	a) Majdoor Kalyan Camp in plot no. W-1 to W-5 and back lane Okhla Ind. Area, Ph-II	9770 306	2
	b) Majdoor Kalyan Camp plot no. A-7,8,12 and back lane of A-9 to A-17 Okhla Ind. Area, Ph-I	5813 171	
12	a) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	49500 1225	3
	b) Indira Kalyan Vihar in back lane of plot no. B-230 to B-235, Okhla Ind. Area, Ph-I	2894 1928	
	c) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	34200 90	
13	Gola Kuan, Okhla Ind. Area, Ph-I, Tehkhand	19600 1631	2
	Okhla overhead tank, Okhla, Ph-II	4400 316	
14	a) Sanjay Sudhar Samiti Camp, GP Block, Pitampura	24982 1246	1
	b) Opp. 479-483, Kohat Enclave	990 32	
15	In front of Ayurvedic Hospital, Haiderpur	34416 219	1
16	Rohini extension 20, Pooth Kalan	10400 461	1
17	Golden Park, Ashok Park Main Metro Station, Rampura	8200 265	1
	Total	3,24,532 11,853	17

Total No. of JJ Clusters: 32

Total No. of Projects: 17

Total No. of Households in feasible clusters as per DUSIB Survey of 2010-11: 34008

Total area under encroachment- 8, 08,017 Sq.m.

ANNEXURE II

List of 6 projects where DPRs are under preparation

Sl. No.	Name of the JJ Cluster	Area under encroachment (Sq.m.) / Households as per DUSIB survey of 2011-12	No. of clusters
1	Shastri Market, MotiBagh (South)	37500 943	1
2	a) Motilal Nehru Camp, JNU, Vasant Kunj	30367 960	2
	b) In front of B-4, B-5 Vasant Kunj/ JJ Bandhu Camp	18500 59	
3	a) Majdoor Kalyan Camp in plot no. W-1 to W-5 and back lane Okhla Ind. Area, Ph-II	9770 306	2
	b) Majdoor Kalyan Camp plot no. A-7,8,12 and back lane of A-9 to A-17 Okhla Ind. Area, Ph-I	5813 171	
4	a) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	49500 2225	3
	b) Indira Kalyan Vihar in back lane of plot no. B-230 to B-235, Okhla Ind. Area, Ph-I	2894 1928	
	c) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	34200 90	
5	Gola Kuan, Okhla Ind. Area, Ph-I, Tehkhand	19600 1631	2
	Okhla overhead tank, Okhla, Ph-II	4400 316	
6	Rohini extension 20, Pooth Kalan	10400 461	1
	Total	2,22,944 9,090	11

ITEM NO. 52/2018

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

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

1. Background

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

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

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

Policy adopted in Mumbai by Slum Rehabilitation Authority (SRA)

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

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

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

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

Policy adopted in Surat and Ahmedabad

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

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

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

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

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

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

The Policy in vogue in Delhi

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

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

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

Proposed Policy

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

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

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

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

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

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

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

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

Salient Features of the Scheme

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

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

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

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

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

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

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

Proposal

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

RESOLUTION

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

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

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

Attested to be
True copy
Shri

20-6-19

AD/ML

Asstt. Director

Genl. Secy, R. & M.

Meeting Cell, DDA

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

Sl. No.	Particular	MUMBAI Mumbai	SURAT	AHMEDABAD	DDA DDA
		Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
1	1) Authority responsible for development of in-situ rehabilitation	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
2	2) Identification of cluster for rehabilitation program	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
3	3) Funding of in-situ	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
4	4) Inclusion of NGO for awareness, education and management of funds for maintenance in future	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
5	5) Cost of data for eligibility	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
6	6) Survey	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni
7	7) Eligibility criteria	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni	Shri. K. K. Kulkarni Shri. K. K. Kulkarni

ANNEXURE-A

			approved by the Authority	prescribed by the Authority	such as participation card with photo, dividing teams etc.
4	Selection of Developer	Cardholders formed by them developers identify developer entity having amount of minimum 20% of their assets is eligible for submitting proposal for development.	Transparent two bid system A. For Development of 1000 sqm or less B. For five side component • In case of negative bidding TCR will be given by the authority to Developer • In case of positive bidding developer will pay to authority	Transparent two bid system A. For Development of 1000 sqm or less B. For five side component • In case of negative bidding TCR will be given by the authority to Developer • In case of positive bidding developer will pay to authority	Transparent two bid system A. For Development of 1000 sqm or less B. For five side component • In case of negative bidding TCR will be given by the authority to Developer • In case of positive bidding developer will pay to authority
5	Development right of Developer	Developer can develop residential, commercial or other uses as per Development Control Rules or 4 also use TCR	Developer can develop residential, commercial or other uses as per Development Control Rules or 4 also use TCR • TCR will be given after 20% of the amount of the bid • TCR will be given after 20% of the amount of the bid	Developer can develop residential, commercial or other uses as per Development Control Rules or 4 also use TCR • TCR will be given after 20% of the amount of the bid • TCR will be given after 20% of the amount of the bid	Developer can develop residential, commercial or other uses as per Development Control Rules or 4 also use TCR • TCR will be given after 20% of the amount of the bid • TCR will be given after 20% of the amount of the bid
6.	Ratio of share in free sale part	50:50 (If one 100% share 10% if less, TCR will be given to be used as other location)	As per bid system	As per bid system	50:50 (If one 100% share 10% if less, TCR will be given to be used as other location) AND 40% MAX. FOR FREE SALE

1.	Development Control Rules a) 145	3 FOR SUBSISTENCE PART As per development control norms for free sale part	3 FOR SUBSISTENCE PART As per development control norms for free sale part	3 FOR SUBSISTENCE PART As per development control norms for free sale part	3 FOR SUBSISTENCE PART As per development control norms for free sale part	400 FOR SUBSISTENCE PART As per development control norms for free sale part
2.	Residential/Commercial	Align easement	Align easement	Align easement	Align easement	Align easement
3.	Area of construction	Area of construction	Area of construction	Area of construction	Area of construction	Area of construction
4.	Transit Access/Access	Transit Access/Access	Transit Access/Access	Transit Access/Access	Transit Access/Access	Transit Access/Access
5.	Alignment east to beneficiary	Alignment east to beneficiary	Alignment east to beneficiary	Alignment east to beneficiary	Alignment east to beneficiary	Alignment east to beneficiary

						the beneficiary will be required to pay an amount of Rs. 30,000/- at the time of allotment, of the dwelling unit towards the cost of maintenance for a period of 5 years. No provision
10	Provision of shop to beneficiary, if the beneficiary is owning the shop in a slum	House/shop as per the of requirement	House or shop (15 sqm)	House or shop (15 sqm)		As per MPD-2021 reduced norms based on the population Multiple house apartment/flat 100 sqm Bachelors flats 100 sqm Bachelors site 100 sqm Public post 100 sqm Health centre 100 sqm Peripartum centre 100 sqm Primary school 100 sqm 50 sqm (10,000 population) 100 sqm (20,000 population) 150 sqm (30,000 population) 100 sqm (40,000 population) 150 sqm (50,000 population) 100 sqm (60,000 population) 150 sqm (70,000 population) 100 sqm (80,000 population) 150 sqm (90,000 population) 100 sqm (10,000 population) 150 sqm (20,000 population) 100 sqm (30,000 population) 150 sqm (40,000 population) 100 sqm (50,000 population) 150 sqm (60,000 population) 100 sqm (70,000 population) 150 sqm (80,000 population) 100 sqm (90,000 population) 150 sqm (10,000 population)
11	Social infrastructure	8% minimum amenity open space shall be maintained	House or shop (15 sqm)	House or shop (15 sqm)		As per MPD-2021 reduced norms based on the population Multiple house apartment/flat 100 sqm Bachelors flats 100 sqm Bachelors site 100 sqm Public post 100 sqm Health centre 100 sqm Peripartum centre 100 sqm Primary school 100 sqm 50 sqm (10,000 population) 100 sqm (20,000 population) 150 sqm (30,000 population) 100 sqm (40,000 population) 150 sqm (50,000 population) 100 sqm (60,000 population) 150 sqm (70,000 population) 100 sqm (80,000 population) 150 sqm (90,000 population) 100 sqm (10,000 population) 150 sqm (20,000 population) 100 sqm (30,000 population) 150 sqm (40,000 population) 100 sqm (50,000 population) 150 sqm (60,000 population) 100 sqm (70,000 population) 150 sqm (80,000 population) 100 sqm (90,000 population) 150 sqm (10,000 population)
12	Future maintenance	Rs. 10,000/- per household	House or shop (15 sqm)	House or shop (15 sqm)		As per MPD-2021 reduced norms based on the population Multiple house apartment/flat 100 sqm Bachelors flats 100 sqm Bachelors site 100 sqm Public post 100 sqm Health centre 100 sqm Peripartum centre 100 sqm Primary school 100 sqm 50 sqm (10,000 population) 100 sqm (20,000 population) 150 sqm (30,000 population) 100 sqm (40,000 population) 150 sqm (50,000 population) 100 sqm (60,000 population) 150 sqm (70,000 population) 100 sqm (80,000 population) 150 sqm (90,000 population) 100 sqm (10,000 population) 150 sqm (20,000 population) 100 sqm (30,000 population) 150 sqm (40,000 population) 100 sqm (50,000 population) 150 sqm (60,000 population) 100 sqm (70,000 population) 150 sqm (80,000 population) 100 sqm (90,000 population) 150 sqm (10,000 population)

		maximize and not maximize	• RWA off range	
13	Defect liability period	5 years	3 years	1 year or two 2-day seasons with 24-hour notice
14	Ownership right	15 year leasehold that the owner grants to the tenant for the purpose of operating a business	15 year leasehold right and the owner grants the tenant the right to operate a business	10 years leasehold right tenant can be assigned to leasehold tenant

[illegible]

Abstract

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

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

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

B. Objectives

- i) In-situ re-development and rehabilitation of tenement slums situated on ODA and Central Govt. lands in order to make Delhi slum free and achieve the mission - Housing for All by 2022.
- ii) Provision of pucca houses having two rooms, kitchen, bath room, WC and balcony for slum dwellers' families with basic amenities against payment of prevalent cost as determined/approved by the Government from time to time.
- iii) The beneficiary will be allotted EWS/Net net leasehold plots with a lock-in period of 10 years. Thereafter, the plot/ownership will be transferred only in the name of the beneficiary or his legal heir subject to payment of all dues, utility bills, property tax and any other charges levied by the local bodies.
- iv) Providing hygienic, healthy and dignified living to the slum dwellers.
- v) Qualitative improvement in socio-economic, health and environmental conditions of the surrounding area and cleanliness aspect of Swachh Bharat Mission.
- vi) Attracting private investment by public-private partnership for this purpose.
- vii) Simple and transparent policy framework to establish tenement slums in-situ on public land/land owned by Govt. not to increase the land as a resource.
- viii) Planned Development/re-development and in-situ re-development.
- ix) Proper utilization of vacant/underused land parcels of ODA/Central Government/Ministry/Department.
- x) Reclaiming the encroached public lands to the Govt. and allocating it optimally for dwelling tenement slums in-situ.

C. Role of ODA

- i) To function as regulator and coordinator.
- ii) To set up the institutions/structure for implementation of the policy, constitute various committees for formulation of Action Plan as per PMAY guidelines.
- iii) Chalking out and two or more times a year periodic development depending upon the availability of the sites.
- iv) To prepare the list of sites and beneficiary list prepared on the basis of survey. The eligibility criteria to identify the beneficiary of 2022 cluster would be strictly in accordance with DDA/UP of dated 11.12.2017 including changes made therein by the DDA from time to time.
- v) To resolve issues related to interpretation and implementation of the policy.
- vi) Planning and supervising rehabilitation of slums under this policy.

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

D. Role of Beneficiaries

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

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

E. Benefits to the Slum dwellers

- i) The Jhuag Jhuag basti in which the Jhuag Jhuag dwellers are residing must be in existence prior to 1.1.2006. However, the cut off date of residing in the Jhuag or residing eligible for regularization shall be 01.01.2015. The private Jhuag dweller must appear in at least one of the voter lists of the year 2012, 2013, 2014 and 2015 (i.e. in 1.1.2015) and also in the year of survey for the purpose of regularization. He/she must possess any one of the following documents including Aadhar, Card mentioned in para 2.1.3.3 of the scheme, before 01.01.2015 and office orders dated 11.12.2017 issued by D.2504.
- ii) Under this Policy, the beneficiaries (a family unit) will get a pucca house having carpet area up to 30 sq. mts with two rooms, kitchen, bath room, balcony and wardrobe, possession of present cost as determined/approved by the Government, from time to time.
- iii) The beneficiaries will be provided basic civic facilities of safe drinking water, sewerage and electricity connections. The beneficiaries will be responsible for payment of electricity and water connection cost, electricity, water, property tax bills and any other tax levied by urban local self-government bodies.
- iv) Facility of Anganwadi Centre and other social infrastructure as per provision of Master Plan of Delhi will be provided.
- v) The beneficiary will be allotted EWS flat on leasehold basis with a lock-in period of 10 years. Thereafter, the title/ownership will be transferred only in the name of the beneficiary or his legatee subject to payment of all dues, utility bills, property tax and any other charges levied by the local bodies.

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

F. Role of Developer

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

- surprise checks to ascertain whether the beneficiaries are residing in the transit accommodation (transit camp or rented accommodation provided by developer or arranged by beneficiary on rent paid by developer) so provided to them. If it is found that the beneficiary family(s) are not residing in the transit accommodation provided to them, the same will be intimated by the developer to the DDA. DDA will also randomly check the presence of the beneficiary family(s) on the provided transit accommodation. In case, it is found that any of the dwellers are not residing in the transit accommodation, after giving due notices, his/her right of alternative allotment in lieu of jhuggi will be forfeited. If any mala fide or criminal act is found to be involved, necessary action will be taken in accordance with law.
- (ix) The developer shall also provide basic amenities/infrastructure i.e. water, electricity, sewerage facility, toilets etc., at the alternative transit accommodation site at his cost and facilities so provided by developer should be checked by DDA from time to time and to issue necessary directions to developer for the proper up-keep of the facilities, so that, hygienic conditions are maintained in the transit camp.
- x) To provide basic amenities besides houses to the beneficiaries under the scheme.
- xi) To assist in forming an Association/RWA of the beneficiaries for the purpose of operation & maintenance for a period of 5 years.
- xii) Structural Defect liability period of the developer for slum rehabilitation scheme shall be as per prevalent norms of the construction industry/RERA and shall take decennial professional liability insurance to cover for such liability, after it is in use.
- xiii) Developer will be responsible for re-development of plot area meant for EWS residential component, handing over of the same to DDA first and thereafter development of remunerative plot area.
- xiv) The Developer Entity will use latest construction technology for speedy completion of construction work and comply with all the latest related codes/standards/norms.

G. Planning Norms

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

H. Miscellaneous

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

LAI O M T A R L E

ITEM NO : 09 : 2020

Agenda for Authority

Sub:- Modification in the Development Control Norms and activities permissible under Religious Category at sub city level in the Master Plan.
File No.F15(01)2018-MP

1. **Background:**
 - 1.1. A number of representations have been received from Religious Institute requesting to permit for Development Control Norms of Socio-Cultural Activities to Religious Category.
 - 1.2. In the representation, it is mentioned that the proposed activities are not limited to temple but other activities also and society proposed to construct Spiritual Centre consisting activities namely, Yoga and Meditation Centre, Gurukul, Vedic Museum, Auditorium for lecture, drama, dance competition etc. Accommodation for preachers, students and devotees, Kitchen for organizing Bhandaras, Prasadam Hall, Temple, Accommodation for Brahmacharis and Kitchen for free food distribution to the poor and destitute. Further, it was also requested that development control norms of Socio-Cultural Activities such as auditorium, Music, Dance & Drama Centre/Meditation & Spiritual Centre etc. i.e. Ground Coverage - 35%, FAR-120 & Height-26m to be permitted.
 - 1.3. Subsequently, as per the directions of senior officers on the draft agenda for allowing norms of Socio-Cultural facility to the site under references as a special case under Sub-Clause 8(2), the matter was examined by the Planning Wing and put up for consideration of Authority wherein, it was directed to examine the case in detail in consultation with all the departments.
 - 1.4. Further, after examination by all the departments, the proposal was discussed in the meeting of senior officers on 10.02.2014 with reference to UO Note dated 24.10.2013. In the meeting, it was directed that a Policy decision is required for uniform application of norms to all such institutions in future and new use premises may be introduced with 35% Ground Coverage, FAR-120 with appropriate activities permitted.
 - 1.5. Subsequently, the agenda was placed before Authority on 09.05.2014 vide item no. 54/2014 for modification in the layout plan of Socio- Culture Center of Plot No. 4 from "Religious" to "Religious-cum-Socio-Cultural" Use Premise (at sub-city level) as a special case under Sub Clause 8(2) as per MPD-2021. However, the same was not approved by the Authority.
 - 1.6. The matter was discussed with senior officers of DDA and it was directed to process the modification in the Master Plan of Delhi, 2021 in the Religious category at Sub-city level by incorporating more provisions in the Development Control Norms.
- 2.0 **Decision of Technical Committee:**
 - 2.1 Subsequently, the agenda was placed and approved by 6th Technical Committee in its meeting held on dated 01.08.2019 vide Item No. 19/2019 (copy of Agenda & Minutes enclosed as Annexure-I).

3.0 Decision of Authority:

3.1 Consequently, the agenda was placed and approved in Authority meeting held on 17.09.2019 vide item No. 89/2019(copy of Agenda & Minutes are enclosed as Annexure-II).

4.0 Public Notice:

4.1 As a follow up to decision of Authority, Public Notice was issued vide No. S.O.2398(E) on 12.10.2019 for inviting Objection and Suggestions under section 11(A) of DD Act-1957 for modification in MPD-2021. But, no objection and suggestion has been received in response to the Public Notice(Annexure-III).Accordingly, the agenda being placed in Authority Meeting for final notification.

5.0 Status as per MOUD , GOI Guidelines dated: 07/04/2015:

S.No	Query	Answers
i	Whether the land is Government or Private and who is the land owning agency?	It will be applicable to all sites under Religious Category at Sub -City level.
ii	On whose request the change of land use case or modification to MPD-2021 has been initiated?	On the basis of representations received from religious organization of Delhi requesting to permit for Development Control Norms of Socio-Cultural Activities to Religious site.
iii	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	N.A.
iv	What is the public purpose proposed to be served by modification of MPD and / or change of land use?	This will help in creating more area under Socio-Cultural activities/supporting facilities within Religious use premises which is for the betterment of the Society
v	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	There will be modification in the Development Control Norms and activities permissible under Religious Category in the MPD-2021 which will be processed under Section-11A of DD Act 1957 for further approval.
vi	What will be proposal's impact / implications on general public e.g. Law & Order etc?	The present proposal will provide the platform for social gathering and will be for the betterment of Society.

vii	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	N.A.
viii	Background note indicating the current situation/ provisions.	Background is given above at Para I in detail.
ix	Whether similar proposals have earlier been considered by DDA/ Ministry and /or disposed and if Yes, When and how.	Similar Proposals is considered by DDA/MOUD for overall development of the city from time to time.
x	What were the specific recommendations of the Authority with regard to the proposal	Proposal being placed before Authority for the first time.
xi	How and why the proposal was initiated	Same as above at Para (ii).
xii	What are the pros and cons of the proposal, whether they have been carefully examined and if yes, the outcome thereof.	The proposal has been carefully examined w.r.t MPD-2021. The modification will provide additional space for Religious Activities.
xiii	What are the expected Short term and long term outcomes if the proposal is approved and implemented	Same as above at Para (iv)& (xii).
xiv	How the proposal will benefit in the development and Economic growth of the city.)	Same as above at Para (iv)& (xii).
xv	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi	The procedure followed in other cities does not differ.
xvi	What will be the Public Purpose served by the proposed modification	Same as above at Para (iv) & (xii).
xvii	What is the number of people/ families/ households likely to be affected by the proposed policy	No family/ households are likely to be affected by the proposed policy.
xviii	Whether the proposal is in consonance with the existing plans, laws, bye laws, rules etc.	same as above at Para (v).
xix	Whether the implementation of the proposal will require changes in certain rules, provisions of Master plan, etc and if yes, What action has	Yes, the proposal will be processed under Section 11-A of DD Act 1957.

	been taken to bring about such changes.	
xx	Whether the department/ organizations/ ministries related with the Proposal have been consulted and if yes, what were their views and how they were disposed.	N.A.
xxi	Whether the relevant guidelines/ orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The proposal is being examined and processed as per the provisions of DD Act 1957 and MPD-2021.
xxii	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the Proposal.	Sh. H.K.Bharti, Director (Plg) Dwk. Office no for contact is 25036238.

6.0 Proposal:

6.1 Modification in Development Control Norms and activities permissible under Religious Category at Sub-City-Level in MPD-2021. Following are the modifications proposed in Chapter 13 "Social Infrastructure" of MPD-2021:-

6.2 (a) Table 13.19: Development Control Norms for other Community Facilities.

S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
A Existing provisions					
	Religious (b) At Sub -City-level in Urban extension.	25%	50	26	-
B Proposed Modification					
	Religious (b) At Sub -City-level in Urban extension.	30%	100	26	1) Parking Standards 2.0 ECS/ 100 Sqm. of Floor area. 2) A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors.

(b) Table 13.27: Socio-Cultural and Community Facilities.

S.No.	Use Premises	Definitions	Activities Permitted
A Existing Provisions			
	Religious Premises/ Building	A premise dedicated to the service of the objects of religious nature. It may have different religions / faiths.	Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library.
B Proposed Modification			
	Religious Premises/ Building	A premise dedicated to the service of the objects of religious nature. It may have different religions / faiths.	Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library The following activities allowed for Religious plots at Sub-City level: Training Centre for Yoga, Spiritual activities & Meditation, Museum/Art Gallery/ Exhibition Centre, Auditorium, Accommodation for preachers/ devotees/ management staff (Max. 15% of total FAR), Canteen/ Restaurant, Langar Hall/ Kitchen & Bank extension Counter /ATM facility, Prayer halls.

6.3 The Land Costing Wing to charge applicable charges/fee as per prevailing norms/rates for higher FAR and Ground Coverage.

7.0 Recommendation:

The proposal as given in Para 6.0 above is placed for consideration of the Authority for its final notification by MOUD under Section 11(A) of DD Act-1957.

RESOLUTION

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

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

No. F.2(1)2020/MC/DDA/06

Dated: the 9th January, 2020

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 2nd January, 2020 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

3
(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri Kamran Rizvi
Addl. Secretary, Ministry of Housing and Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA

SPECIAL INVITEES

- 2 -

1. Shri Vijay Kumar Doo
Chief Secretary, GNCTD
2. Shri Satya Gopal
Addl. Chief Secretary (I&B), GNCTD
3. Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWC & Sports), DDA
4. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
5. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape & Hort.), DDA
6. Shri Rajeev Verma
Principal Secretary (Finance), GNCTD
7. Ms. Manisha Saxena
Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization
9. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
10. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
11. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katyal
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

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

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
2nd January, 2020 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Bajaj
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Shri Shailendra Sharma
Engineer Member, DDA
- 3 Shri Kamran Rizvi
Additional Secretary, MoHUA, Govt. of India
- 4 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA
- 7 Shri O P Sharma, MLA

SECRETARY

Shri Rajiv Gandhi
Offg. Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Dr. Rajesh Kumar
Principal Commissioner (Housing, CWG & Sports), DDA
- 2 Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 3 Dr. Rajeev Kumar Tiwari
Principal Commissioner (Pers., Hort. & Landscape), DDA
- 4 Smt. Manisha Saxena
Secretary (UD), GNCTD

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav
Special 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.

Item No. 01/2020

Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.12.2019 at Raj Niwas.
F.2(2)2019/MC/DDA

The minutes of the meeting of the Delhi Development Authority held on 11.12.2019 were confirmed as circulated.

Item No. 02/2020

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 11.12.2019.
F.2(2)2019/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 11.12.2019:

Shri Vijender Gupta

1. Shri Vijender Gupta raised the issue of inclusion of certain areas in Zone-'O' stating that there is no need to change the norms but certain areas should not have been included at the time of notifying the Zone-'O' by DDA. He requested that matter may be referred to Principal Committee for excluding these areas.

Shri Somnath Bharti

1. Shri Somnath Bharti requested that land given for primary health care at Kalu Sarai be demarcated, as it was directed in the last Authority meeting.
2. He requested that ascertaining the structural stability of Gujjar Dairy community hall be expedited.
3. He requested for construction of community centre at Gulmohar Park. It was informed by Pr. Commissioner (LD), DDA that allotment of land to SDMC has been cancelled.
4. He requested for swings and open badminton courts in DDA parks.
5. He requested for stopping the DMRC from undertaking development of land at Kumhar Basti for commercial purpose so that access road can be provided for development of community centre.
Vice Chairman, DDA informed that meeting will be held with DMRC to resolve the issue.
6. He requested for development of community centre at Adchini as the matter has been approved by Screening Committee with the conditions that NOC be obtained from PWD and Fire Deptts.

Shri O P Sharma

1. Shri O P Sharma thanked DDA for opening 25 more help desks for PM-UDAY and requested for opening of one help desk in his constituency.
2. He requested for opening 2-3 more gyms in the constituencies of Authority Members.

Item No. 03/2020

Modification in Master Plan for Delhi-2021 w.r.t. EWS/Community-Service Personnel Housing.
F3(37)2004/MP

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

Item No. 04/2020

Development/Construction of 30m/24m wide Master Plan road to provide approach from Main Chattarpur Road to SAARC Campus, Central Armed Police Forces Institute of Medical Science (CAPFIMS), NIC Campus.
F.4(4)CC-1/2018-19/DDA/Pt.

The proposal contained in the agenda items was approved.

Item No. 05/2020

Proposed modification in MPD-2021 with respect to transit oriented development (TOD)
F.20(7)2015/MP

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

Item No. 06/2020

Proposed Amendments in MPD-2021 w.r.t. Fitness Centre (including gymnasium, yoga/meditation centre and Wellness Centres.
F.3(9)/2012/MP

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

Item No. 07/2020

The Delhi Biodiversity Society registered under Societies Registration Act XXI of 1860 for management of Delhi Biodiversity Parks.
F.PA/AC(LS)/DDA

The proposal contained in the agenda items was approved.

Item No.08/2020

Permission to undertake insitu Redevelopment/Rehabilitation of Viable JJ Clusters on PPP mode as per PMAY Guidelines.
F.2(03)2019/PMAY(ISR)

The proposal contained in the agenda items was approved. The bids received be examined by Engineering and Finance departments before final approval.

Item No.09/2020

Modification in the Development Control Norms and activities permissible under Religious Category at sub city level in the Master Plan.
No. F.15(01)2018-MP

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

'Other Points' raised by the members of the Authority

Shri Vijender Gupta

1. Shri Vijender Gupta requested that the godowns in non-confirming areas may be permitted for installation of Sortex plant for cleaning of agriculture produce and other purposes as per FCI norms as notices have been served by the North DMC to godown owners for violation of norms. A memorandum of Grain Owners Association was handed over to Hon'ble Lt. Governor.

Shri Somnath Bharti

1. Shri Somnath Bharti requested that some representations have been received from the residents of Dwarka on Bharat Vandana Park being developed by DDA. These may be looked into.
Hon'ble Lt. Governor informed that no tree will be cut while developing the park and 12,000 additional trees will be planted.

Shri O.P. Sharma

1. Shri O.P. Sharma requested for naming of road between Siri Fort and Panchsheel Park in the name of Late Shri Arun Jaitely. A memorandum of Sh. Anil Varma and 380 residents of the area was handed over to Hon'ble Lt. Governor.

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.

आज
दिल्ली विधान सभा
नई दिल्ली