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

No. F.2(01)2025/MC/DDA/29

Dated: 23 - 04 - 2025

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 24<sup>th</sup> April, 2025 at 11.00 A.M. under the Chairmanship of Hon'ble Lt. Governor, Delhi/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

(Surendra Kumar Meena) Commissioner-cum-Secretary Phone No. 24623598

Encl: As above

#### CHAIRMAN

 Shri Vinai Kumar Saxena Lt. Governor, Delhi

## VICE-CHAIRMAN, DDA

Shri Vijay Kumar Singh

#### MEMBERS

- Shri Vijay Kumar Singh Finance Member, DDA
- Shri Sanjay Kumar Khare Engineer Member, DDA
- Ms. D. Thara
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
- Smt. Archana Agrawal Member Secretary, NCR Planning Board
- Shri Vijender Gupta, MLA
- Shri O.P. Sharma, MLA
- Shri Kartar Singh Tanwar, MLA
- Shri Punardeep Singh Sawhney, MLA
- Shri Ashwani Kumar
   Commissioner, Municipal Corporation of Delhi

#### SPECIAL INVITEES

- Shri Dharmendra Chief Secretary, GNCTD
- Shri Naveen Kumar Chaudhary Addl. Chief Secretary (UD), GNCTD
- Dr. Vipul Aggarwal
   Principal Commissioner (Landscape, System & Hort.), DDA
- Shri Chittaranjan Dash
   Principal Commissioner (Personnel & Coordination, Housing, PMAY,
   Sports & CWG)
- Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
- Shri Nikhil Kumar Secretary (L&B), GNCTD
- 7 Dr. Ashish Chandra Verma Additional Chief Secretary (Finance)
- Chief Planner
   Town and Country Planning Organization

#### Copy also to:

- Shri Ashish Kundra
   Pr. Secretary to Lt. Governor, Delhi
- Shri Surendra Singh Secretary to Lt. Governor, Delhi
- Smt. Harleen Kaur
   Special Secretary to Lt. Governor, Delhi
- Ms. Isha Khosla Special Secretary to Lt. Governor, Delhi
- Smt. Sonika Singh
   PS to Lt. Governor, Delhi
- Shri Abhijeet Rai
   Press Secretary 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

# AGENDA ITEMS

FOR THE

MEETING

OF THE

# DELHI DEVELOPMENT AUTHORITY

DATE: 24.04.2025

TIME: 11.00 A.M.

VENUE: RAJ NIWAS

DELHI

# INDEX

S. NO.	SUBJECT	DEPARTMENT
01/2025	Confirmation of minutes of the meeting of the Delhi Development Authority held on 30.12.2025 at Raj Niwas, Delhi. F.2(01)2025/MC/DDA/	CCS
02/2025	Adoption of Annual Accounts of DDA for the financial year 2023-24 after certification by CAG of India. F.No. ACM/F6/0018/2024/AC/-AAO (Main) (Computer No. 82315)	FINANCE WING
03/2025	Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial, Industrial Properties & multi-level parking for the Financial Year 2025-26. F.No.2(34)2024/AO(P)DDA/	FINANCE WING
04/2025	Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the financial year 2025-26.  F.No. LC/Proj/0002/2021/F-2/PDDL	FINANCE WING
05/2025	Disposal of DDA land on License basis. F.No. LD/LPC/0001/2025/MISC/-O/o Dy.Director (LPC) - Part (2) (Comp. No. 90198)	LAND DISPOSAL
06/2025	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 30.12.2024 and other issues raised by Hon'ble Authority Members.  F.2(06)2024/MC/DDA/Pt.	CCS
07/2025	REVISED ESTIMATES FOR THE YEAR 2024-25 AND BUDGET ESTIMATES FOR THE YEAR 2025-26. F.No. 4(3)/Budget/DDA/RBE/2024-25/BE/2025-26	FINANCE

# ITEM NO. 01/2025

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 30.12.2024 at Raj Niwas, Delhi. F.2(01)2025/MC/DDA/

Minutes of the meeting of the Delhi Development Authority held on 30.12.2024 were circulated vide Office Circular No. F2(06)2024/MC/DDA/01 dated 03.01.2025 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 30.12.2024 are submitted as circulated for confirmation of the Authority.

# RESOLUTION

The minutes of the meeting of the Delhi Development Authority held on 30.12.2024 were confirmed as circulated

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

No. F.2(06)2024/MC/DDA/ 01

Dated: 03.01.2025

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 30.12.2024 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(Surendra Kumar Meena)

(Surendra Kumar Meena) Commissioner-cum-Secretary Phone No. 24623598

Encl: As above

### CHAIRMAN

 Shri Vinai Kumar Saxena Lt. Governor, Delhi

## VICE CHAIRMAN

Shri Vijay Kumar Singh

#### MEMBERS

- Shri Vijay Kumar Singh Finance Member, DDA
- Shri Sanjay Kumar Khare Engineer Member, DDA
- Ms. D. Thara
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
- Smt. Archana Agrawal Member Secretary, NCR Planning Board
- Shri Vijender Gupta, MLA
- Shri Somnath Bharti, MLA
- Shri Dilip Kumar Pandey, MLA
- Shri O.P. Sharma, MLA
- Shri Ashwani Kumar Commissioner, Municipal Corporation of Delhi

# SPECIAL INVITEES

- Shri Dharmendra Chief Secretary, GNCTD
- Shri Naveen Kumar Chaudhary Addl. Chief Secretary (UD), GNCTD
- 3 Dr. Vipul Aggarwal Principal Commissioner (Landscape, System & Hort.), DDA
- Shri Chittaranjan Dash
   Principal Commissioner (Personnel, Coordination, Housing, PMAY, Sports & CWG), DDA
- Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY), DDA
- Dr. Ashish Chandra Verma Secretary (L&B), GNGTD
- Dr. Ashish Chandra Verma Additional Chief Secretary (Finance), GNCTD
- Chief Planner
   Town and Country Planning Organization

## Copy also to:

- Shri Ashish Kundra Pr. Secretary to Lt. Governor, Delhi
- Shri Surendra Singh Secretary to Lt. Governor, Delhi
- Smt. Harleen Kaur Special Secretary to Lt. Governor, Delhi
- Ms. Isha Khosla Special Secretary to Lt. Governor, Delhi
- Smt. Sonika Singh PS to Lt. Governor, Delhi
- Shri Abhijeet Rai Press Secretary 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

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# DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 30.12.2024 at 3.30 p.m. at Raj Niwas, Delhi.

Following were present:

## CHAIRMAN

Shri Vinai Kumar Saxena Lt. Governor, Delhi

## VICE CHAIRMAN

Shri Vijay Kumar Singh

#### MEMBERS

- Shri Vijay Kumar Singh Finance Member, DDA
- Shri Sanjay Kumar Khare Engineer Member, DDA
- Smt. Archana Agrawal Member Secretary, NCR Planning Board
- Shri Vijender Gupta, MLA
- Shri Somnath Bharti, MLA
  - Shri Dilip Kumar Pandey, MLA
- Shri O. P Sharma, MLA
- Shri Ashwani Kumar
   Commissioner, Municipal Corporation of Delhi

### SECRETARY

Shri Surendra Kumar Meena Commissioner-cum-Secretary, DDA

# SPECIAL INVITEES

- Shri Dharmendra Chief Secretary, GNCTD
- Shri Naveen Kumar Chaudhary Addl. Chief Secretary (UD), GNCTD

- Dr. Vipul Aggarwal Principal Commissioner (Landscape, Systems and Horticulture), DDA
- Shri Chittaranjan Dash Principal Commissioner (Personnel, Coordination, Housing, PMAY, Sports & CWG), DDA
- Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY), DDA
- 6. Chief Planner
  Town and Country Planning Organization

#### Also Present:

- Shri Ashish Kundra
   Pr. Secretary to Lt. Governor, Delhi
- Shri Surendra Singh Secretary to Lt. Governor, Delhi
  - Smt. Harleen Kaur Special Secretary to Lt. Governor, Delhi
  - Smt. Sonika Singh
     PS to Lt. Governor, Delhi
  - Shri Abhijeet Rai Press Secretary to Lt. Governor, Delhi.
  - Lt. Governor Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.
- II. A PowerPoint presentation was made by the VC, DDA, highlighting the initiatives, progress, and achievements accomplished in recent times. All members appreciated the commendable efforts made by the DDA under the guidance of the Hon'ble Lt. Governor and stressed on the importance of continuing such initiatives, as they play a vital role in driving the overall development of Delhi.

## Item No. 63/2024

Confirmation of minutes of the meeting of the Delhi Development Authority held on 28.11.2024 at Raj Niwas, Delhi. F.2(05)2024/MC/DDA/

The minutes of the meeting of the Delhi Development Authority held on 28.11.2024 were confirmed as circulated.

## Item No. 64/2024

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 28.11.2024.

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 28.11.2024 were noted.

### Item No. 65/2024

Proposal for change of Land Use of various land parcels earmarked for PSP, Commercial & Cricket Stadium in sector G-2/G-6, G-3/G-4 & IFC in Narela Sub-City (Zone P-I).

F.No. PLG/MP/0005/2024/F20

The proposal contained in the Agenda Item was approved. Public Notice for inviting objections/suggestions be issued under Section 11-A, of the DD Act, 1957.

#### Item No. 66/2024

Proposed change of land use of railway land measuring 4.63 Ha located at Shakurbasti, falling in Planning Zone-G from 'Transportation (Circulation-Rail)' to 'Residential (RD)' under section 11 (A) of DD Act, 1957 for Group Housing Project.

F.No. PLG/0013/2022/-AD (PLG-ZONE G)AP-III)

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

## Item No. 67/2024

Proposal for policy guidelines to be followed by Developer Entities (DEs) for disposal of EWS units developed by them. F.No. E/312/0002/2022/CGHS/DW-JANTA II

Authority approved the proposal as contained in the Authority agenda subject to the modification of drafting and consequential nature, if any, which may be made in consultation with the Chief Legal Advisor.

#### Item No. 68/2024

Proposal for offering special discount of 20% in the flats available under DDA Sasta Ghar Housing Scheme 2024 & DDA Madhyam Vargiya Housing Scheme 2024 for different disadvantaged sections of society for ensuring accessibility to affordable housing. F.No. F/1/0172/2024

The Authority approved the proposal as contained in the Authority agenda with the following modifications:

- Instead of 20%, a discount of 25% be offered to the different disadvantaged sections.
- Auto rickshaw drivers, cab drivers operating in Delhi having permit and registration in his name should also be included.
- Persons registered under PM SVANIDHI scheme to be also included as one of the under privileged sections with regard to offered EWS and LIG flats at Narela, Loknayak Puram and Siraspur.

#### Item No. 69/2024

Proposal for launching of Special Housing Scheme with 20% discount for Building & Construction workers registered with Delhi Building and other Construction Workers Welfare Board (DBOCWWB).

(DBOCWWB)

F.No. F/1/0173/2024/CORD/-0/o- PC (Housing)

Authority approved the proposal as contained in the Authority agenda with the following modification:

- Instead of 20%, a discount of 25% be offered
- All registrants with PM VISHWAKARMA scheme to be also included under the eligible category for availing this discount offer.
- 3. Building and other constructions workers registered with DBOCWWB as on 31.12.2024, will be given benefit under the scheme after due verification process.

#### Item No. 70/2024

MODIFICATIONS IN THE 'REGULATIONS FOR SETTING UP OF FUEL STATIONS ON PRIVATELY OWNED LANDS IN NCT OF DELHI' DATED 08.03.2019.

E- File No. PLG/MP/0003/2020/F-7

The proposal contained in the Agenda Item was approved. The matter will be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India, for approval and issuance of final Notification by DDA.

It is further clarified that regarding setting up of EV charging Infrastructure on the plots already allotted and being used for CNG Stations by IGL, a letter has already been issued by DDA giving in principle NOC for setting EV charging stations subject to meeting the conditions mentioned in Guidelines and Standards issued by Ministry of Power as also any other

relevant Guidelines/ conditions of standards prescribed as applicable for installation of charging infrastructure for EVs, including adherence to any safety guidelines.

#### Item No. 71/2024

Proposal for launching of DDA Special Housing Scheme 2025 (E-Auction) for sale of available HIG, MIG & LIG flats in various sought after localities on "as is where is" basis:

F.No. F/1/0174/2024/CORD/-O/o PC (HOUSING)

The Authority approved the proposal as contained in the Authority agenda.

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

### Somnath Bharti

- The gate of the Vijay Mandal Park has been demolished and closed due to which residents of neighbourhood colonies are facing difficulties. PC (Hort) and Hon'ble Member to visit the site.
- Burial ground of Hauz Khas village has been sealed. Residents are facing difficulties for cremation as the land for the same was not compensated. It was directed that the matter be examined.
- Allotment of land/space in SDA for the office of RWA is still awaited.
- A piece of land vacant in Chauhan Mohalla (Khirki village) be utilized to avoid encroachment.
- Vacant community centres in his constituency be outsourced for optimum use.
- Land may be allotted at Malviya Nagar for cultural festivals like Ravan Dahan.

#### O.P. Sharma

- The condition of DDA complexes and markets is deteriorated. It should be renovated in a specified period of time.
- Community Hall in New Sangemar Colony in East Delhi be converted into Library.

Addl. Chief Secretary (UD), GNCTD suggested that flood plains between Wazirabad and Okhla should not be allowed to be encroached and need to be protected.

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

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

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# ITEM NO. 02/2025

Sub : Adoption of Annual Accounts of DDA for the financial year 2023-24 after certification by CAG of India

F.No. ACM/F6/0018/2024/AC/-AAO(Main) (Computer no. 82315)

- 1 In accordance with the provisions contained in Rule -20 and 22 of DDA Budget and Account Rule 1982, DDA is required to prepare the Annual Statement of Accounts in respect of Nazul Account-1, Nazul Account-II & General Development Account (GDA) in the formats as prescribed in the above rules and forward the same to CAG of India for conducting Certification Audit. Further, the certified Accounts together with audit report thereon are to be sent to the Ministry for laying before both the
- 2. Accordingly, DDA has prepared the Annual Statement of Accounts for the year 2023-24 in accordance with the provisions of Rule 20 and Rule 22 of DDA Budget and Accounts Rules, 1982. Financial statements of DDA Pension Fund Trust, DDA Gratuity Fund Trust, DDA General Provident Fund Trust, DDA Leave Encashment Fund Trust and DDA Post-Retirement Medical Benefit Trust have also been drawn consequent upon recognition of these Trusts by Income Tax Department.
- 3. Head of Account wise effective Receipts & Payments for the year 2023-24 along with its comparison with the figures for the year 2022-23 and 2021-22 is given as below;-Effective Receipts & Payments

(Fig. in Crore of Rs.)

RECEIPTS				PAYMEN	re	
Head of A/C	2023-24	2022-23	2021-22	The second secon		
CDA		2022-2.5	2021-22	2023-24	2022-23	2021-22
GDA	2895.85 1015.62 1017.98	1017.98	2389.36		2021-22	
Nazul A/C-I	963.31	F 40		2309.36	2319.80	2462.04
		7.18	8.68	288.19	12.02	
Nazul A/C-II	2400.75	3261.43	2000 ==		12.02	10.68
m .		3201.45	3883.53	3957.72	2857.19	2806.27
Total	6259.91	4284.23	4910.24	C00 P	-924,125	2005.27
1		11110	4010.24	6635.27	5189.01	5278.99

A comparison showing the Income and Expenditure in respect of GDA for the last three (Fig. in Crore of Rs.)

22-23	2021-22	
3.64		
.5.64	2105.24	
2.90		
230	2484.82	
9.26)	(379.58)	
9.2	6)	

The major highlights of Annual Accounts of the Authority for the year 2023-24 are as under-

- i) Excess of Income over Expenditure: During the FY 2023-24, there is excess of income over expenditure by Rs. 170.73 Crore as compared to continuous deficit over the past 5 years.
- Income from Sale of houses:- During the year 2023-24, Diwali Special Housing Scheme and First cum First serve scheme (Phase IV) were launched and receipts generated from sale of houses are Rs. 2398.13 Crore as compared to Rs. 665.59 Crore during FY 2022-23. Thus, the receipts from disposal of houses and shops under GDA have increased by 260% as compared to previous year.
- Income from License Fees:- During the FY. 2023-24, the income from license fees has also increased from Rs. 50.58 Crore to Rs. 224.36 Crore. This is due to increased collection from Taj Palace Hotel (built up property given on lease) and recovery of arrears of Rs. 84.50 Crore during the FY 2023-24 from Income Tax Department in respect of ARA complex at Jhandewalan given on lease.
- iv) Income from Investments:- The investment income under GDA pertaining to EWS Fund, Contingency Fund, etc. during the FY 2023-24 is Rs. 128.85 Crore as compared to Rs. 84.92 Crore during FY 2022-23. Further, for the time, since 2016-17, surplus receipts were available under GDA and investment of Rs. 817.85 Crore as on 31.03.2024 was made under GDA in Fixed deposits/ savings account.
- v) Loan from Nazul II:- During the F.Y. 2023-24, Nazul II funds of Rs. 668 Crore were utilized for GDA purposes upto September 2023 and no borrowing from NA II was made from October onwards. The expenditure under GDA, thereafter, is being made out of receipts generated from Housing Scheme launched during the financial year. As on 31.03.2024, an amount of Rs. 10,106.19 Crore is payable from GDA to NA II being the net amount of utilization after adjusting share cost, etc. starting from FY 2016-17 inclusive of interest. Out of this amount, approval of the Ministry for utilization of funds of Rs. 1261 Crore during FY 2022-23 and Rs. 668 Crore during FY 2023-24 is still awaited.
- vi) Status of closing inventory: During the F.Y. 2023-24, an expenditure of Rs. 1,827.75 Crore was made on construction of Houses/shops under GDA. As on 31.03.2024, the closing inventory comprising of Houses, Commercial estate under GDA is Rs. 22,969.32 Crore.
- The Authority in its meeting held on 08.01.2010 vide agenda item No. 04/10 has decided to authorize Hon'ble Lieutenant Governor, Delhi/Chairman, DDA for the following pending ratification by the Authority in its next meeting:-
  - Accord approval of the Annual Accounts before sending the same to the Audit for certification by CAG Audit
  - ii) Accord approval for adoption of the Audit Report for sending to Ministry for its

laying before both the Houses of Parliament.

- The Hon'ble LG, Delhi, Chairman, DDA has approved the Annual Accounts of DDA for the year 2023-24 on 31.07.2024.
- After obtaining approval of Hon'ble L.G. Delhi/Chairman, DDA the Annual
  accounts prepared by DDA for the year 2023-24 were sent to the office of the
  Director General of Audit (Infrastructure) under CAG of India for statutory audit
  pending ratification by the Authority.
- The Audit was completed by CAG Audit Team on 11.09.2024 and the Draft SAR
  was sent for obtaining comments of DDA on 08.10.2024 by CAG Audit. The reply
  to the Draft SAR were furnished by DDA on 19.11.2024. Thereafter, the Final SAR
  was received on 09.01.2025.
- Remarks of the Director General of Audit (Infrastructure) on the accounts of DDA
  are reproduced below:-

## Based on our audit, we report that:

- (i) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit;
- (ii) DDA has prepared the accounts in the format as indicated below:
  - a) Balance Sheet, Income and Expenditure Account and Receipts and Payments Account in respect of General Development Account prepared under Uniform Format of Accounts prescribed by the Government of India, Ministry of Finance.
  - b) Balance Sheet, Income and Expenditure Account and Receipts and Payments Account in respect of Nazul-I prepared under DDA (Budget & Accounts) Rules, 1982.
  - c) Receipts and Payments Account in respect of Nazul-II prepared under DDA (Budget & Accounts) Rules, 1982.
- iii) In our opinion, proper books of accounts and other relevant records have been maintained by DDA as required under Section 25 (1) of the Delhi Development Act, 1957 in so far as it appears from our examination of such books.
- iv ) In our opinion and to the best of our information and according to the explanation given and other matters mentioned in the Annexure to the Audit Report, the said financial statements read together with the Accounting Policies and Notes on Accounts, gives a true and fair view in conformity with the accounting principles generally accepted in India:
  - (a) In so far as it relates to the Balance Sheet, of the state of affairs of General Development Accounts(GDA) and Nazul-I of Delhi Development. Authority as at 31st March 2024; and

- (b) In so far as it relates to the Income and Expenditure Account of GDA and Nazul-I, of the surplus for the year ending on that date.
- The observations made by the CAG Audit and the remedial action being taken by DDA in respect of the same are summarized at Annexure A.

## Proposal

i) As the Hon'ble L.G., Delhi/Chairman, DDA has accorded his approval for adoption of Audit Report, Agenda item regarding Annual Accounts of the Authority for the financial year 2023-24 as certified by the Director General of Audit (Infrastructure) from the office of GAG of India is placed before the Authority for ratification.

### RESOLUTION

The Authority adopted the Annual Accounts of DDA for the financial year 2023-24 after certification by CAG of India.

# Observations of Audit and Action being Taken Report on these observations:

S.No.	Observations of	Nazul I
	Audit	Action Taken
1.	DDA has not calculated the recoverable damage charges for 2023-24, despite repeated comments.	<ul> <li>Door to door survey of damage properties is under process to take the current status of damage payee properties.</li> <li>Awareness camps being conducted on all the Nazul Estates and advertisements were also given in leading newspapers.</li> <li>An ordine LMIS portal has been launched 10.10.2022 by Honble LG vide which that the facility of issuance of notice regarding recovery of damage charges and self-assessment of damage charges.</li> <li>An amnesty scheme has been submitted for approval containing the benefits for waiver of interest component on outstanding damage charges shall be applicable to the unauthorized occupants, who have ever paid any damages to DDA, in 23 Nazul Estates as per records.</li> <li>During the FY 2023-24, 8275 notices have been issued under section 7(3) of the Public Premises (Eviction of Unauthorized Decreases).</li> </ul>
		Unauthorised Occupants) Act, 1971. Nazul II
	Income and Expentiture Account for Nazul-II so Inal all the assets and habilities pertaining to this account are correctly depicted	Nazul II are being drawn in coordination with LD, LM and Engineering wing.  Various branches involved in acquisition, development, maintenance and disposal of Nazul II land such as Land Disposal, Land management, Planning and Engineering Wing have been a time bound manner so that asset register for Nazul II could be propared.  Exercise at preparation or asset Degisters for sports complexes has already been undertaken and pre-issuinal Halance Sheet for Sports complexes has been materials.
111)	Details of Ps. 152:08 crore booked under Other Miscellaneous Receipts were not clearly identifiable with property concerned nor was the same reconciled	Sports complexes has been redrawn.  DDA is maximising online receipt collection system for various types of receipts with the provision of online generation of Challan.  The deposit of payment through manual challans has been dispensed with and instructions have been issued to the concerned banks in this regard.  DDA service portai has also been made operational which enables general public to register themselves and make payment of any type of charges to DDA after generating challan through various online modes of payments such as RTGS, NEFT, Net banking, etc.  The amount under unclassified receipts has since reducer considerably as compared to miscellaneous receipts of Rs. 481.60
ix)	Authority has not been maintaining parry-wise and age-wise breakup of debtors.	Computensation of housing records along with reconciliation an preparation of party wise details in respect of Housing debtors i being undertaken.     The conversion of the flats is being carried out and all the dues an recovered from the allottees before issuing NOC for conversion and

v)	The scope of internal audit was not commensurate with the size of the organization, Further, there is 18131 outstanding paras to	os such, party wise details can be drawn once the allottees come for conversion.  Party wise details are being maintained for debtors relating to water charges amounting to Rs. 331.76 Crore which constitutes around 61% of the total sundry debtors of Rs. 63.544.02 Crore as on 31.03.2024.  For addressing the settlement of outstanding paras, following measures are being undertaken:  For settling of Audit paras, SOP has been prepared. Additional staff provided to Internal Audit Cell.  A Standing Audit Committee has been constituted under the Chairmanship of VC. DOA for regular monitoring of settlement of outstanding paras. The resolves the regular monitoring of settlement of outstanding paras.
	be settled as on 31 03,2023.	outstanding paras. The meeting of the Committee is held quarterly to review the pending issues relating to Audit.
Vi)	DDA does not record its transaction on accrual basis as and when these take place.	Tally software has been made operational in account rendering units w.e.I 01.04.2019 Development of Integrated Financial management System (IEMIS) for DDA is also being undertaken in a time bound manner. The REP has been floated for the same.
vii)	There is no system of item-wise - physical verification of assets and inventiones in DDA	The inventory of flats and shops has already been computerised in Awars and is regularly updated with respect to flats allotted under various housing schemes
vin)	Poor intering and lack of internal control with respect to encroachments	Various measures being undertaken to address encroachment which include furing of agency for preparation of computerised database of encroached land and taking steps for demolition and reclamation of encroached land.  Land Information Management System (EMIS) along with DDA Geographical Information System (GIS) is being designed for addressing the issue of encroachment through GIS mapping of properties, uploading of survey results, etc.  During the EY 2023-24, 113 demolition programmes were conducted and appropriate.
ix)	Non maintenance of record of properties leased out lease rentals receivables and accounting of pending lease rents.	A software has been got developed from 3.1 infotech for maintaining property wise record of lease rentals and collection of license fees. The data entry work has been made in the software and it shall be operationalized shortly.

# ITEM NO. 03/2025

SUB: Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial, Industrial Properties & multi-level parking for the FinancialYear2025-26. File No.2(34)2024/AO(P) DDA/

# Background

- The Scheme for conversion from leasehold to freehold was extended to all built up commercial, industrial & mixed land use properties by the Ministry of Urban Development & Alleviation, Govt. of India vide letter dated 24.06.2003.
- 2. Initially, the rates for computation of conversion charges of commercial and industrial properties for the initial year 2003-04 were fixed after updating the rates notified by L&DO for the year 1995-96. But as there was not much response, it was felt that these rates be rationalized on the basis of actual market trend. Accordingly, the rates for the year 2004-05 were firmed up based on average auction rates of the year 2003-04 with the approval of the Authority. The proposal was, thereafter forwarded to the Ministry for approval for notification. However, the approval of the Ministry is still awaited.
- 3. Due to lukewarm response, no increase was proposed for the succeeding year i.e. 2005-06. While working out the land rates for the subsequent years, though the average auction rates of relevant years were duly considered, but in view of the huge fluctuations in the market rates and the fact that real estate trend may not prevail permanently and cannot said to be the real indicator for the purpose of determining the increase in land rates for conversion, an equitable annual increase @ 10% i.e. equal to expected cost of money was approved by the Authority till the FY These rates have been made applicable in DDA provisionally. The proposals for these years were also forwarded to the Ministry for approval for notification. However, the approval of
- 4. As per the existing practice, it is proposed that we may continue to increase these rates by 10% for the FY 2025-26. These rates appear to be more rational and lower than the prevalent market rates.
- 5. Accordingly, the land rates for calculation of conversion charges in respect of Commercial and Industrial Properties from leasehold to freehold for the FY 2025-26 are shown in the tables given below: -

# Land Rates for calculating Conversion Charges in respect of Commercial Properties for the FY 2025-26

TABLE 5.1

(Rates in Rs./sqm for

100 FAR)

Zone	Existing land rates for the FY 2024-25	Proposed land rates for the FY 2025-26
1	2	3
Central, South &Dwarka	240189	264208
West, North, East & Rohini	166805	183486
Narela	66724	73396

# Land Rates for calculating Conversion Charges in respect of Industrial Properties for the FY 2025-26

The rates of Conversion of Industrial plots from leasehold to freehold are fixed at 60% of the commercial rates for 100 FAR except Narela which is taken as 75%. However, these rates are linked to plot area instead of FAR.

TABLE 5.2

(Rates in

	RS./Sqm)	
Zone	Existing Land rates for the FY 2024-25	Proposed Land rates for the FY 2025-26
Central, South &Dwarka	144119	158531
West, North, East &Rohini	100086	110095
Narela	50045	55050

#### Note:-

i. Commercial rates proposed above will be applicable for normal locations. It is clarified that for commercial plots located in Community Centres/District centres or allotted as Malls (without multiplex) as per lease deed, the rates will be further enhanced by

50% i.e. 1.5 times of the normal rates. However, for commercial plots allotted as malls (with multiplex), multiplex as per lease deed, the rates will be enhanced by 100% i.e. by 2 times of the normal rates.

ii. These rates will be applicable only for calculation of conversion charges for the conversion of commercial/industrial plots from leasehold to freehold.

 These rates shall be applicable to commercial built up properties also.

6. Fixation of Land Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of Multi-level parking.

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

Accordingly, based on the policy as already in vogue, land rates in respect of Multi level parking for the FY 2025-26 have been worked out @ 35% of land rates of commercial properties proposed for the FY 2025-26 as shown in the table given below. The conversion charges shall be worked out as per the clarification given in the note below the table.

# Land rates for calculating Conversion Charges in respect of Multi-level parking for the FY 2025-26

ZONE	BLE-6.1 (Rates in R Proposed Land rates for conversion of commercial properties for FY 2025-26 as per Table 5.1	Proposed Land
1	2	3
South, Central&Dwarka	264208	92473
West, North, East &Rohini	183486	64220
Narela	73396	25689

Note:-

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

provision of parking facilities. The above mentioned land rates for conversion as per Col.3 of Table 6.1 will be applicable only when the applicant comes for conversion of the whole plot.

- ii) In case, the individual purchaser comes for conversion of their commercial property under multi-level parking under the Delhi Apartment Act, full normal commercial land rates for conversion as applicable for commercial properties as per Column 3 of Table 5.1 shall be payable.
- 7. As per the scheme circulated by the Ministry on 24.06.2003, the notified land rates prevailing on the date of submission of conversion application were applicable for calculation of conversion fee. Hence the approval of the Ministry is required for notification of these rates under Section 57 of Delhi Development Act, 1957. DDA has been regularly sending the proposals for fixation of land rates after approval from the Authority to the Ministry for approval for notification. However, the approval of the Ministry is still awaited. The DDA has, therefore, made these rates applicable for calculating the conversion charges pending approval from the Ministry on provisional basis since 2004-05. The Ministry shall, therefore, be requested to expedite the approval for the proposals for fixation of rates pending since 2004-05.

## PROPOSAL

Proposals as contained under Paras 5 &6 for fixation of Land rates for computing charges for conversion of Commercial, Industrial properties & Multi level parking from leasehold to freehold for the FY 2025-26 is submitted for consideration and approval. The proposal shall be forwarded to the Ministry of Housing & Urban Affair, GOI, for approval under Section 57 of Delhi Development Act, 1957.

## RESOLUTION

The proposal contained in the agenda item was approved. The proposal shall be forwarded to the Manstry of Housing and Orban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957

#### ITEM NO. 04/2025

Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the financial year 2025-26.

## File No. LC/Proj/0002/2021/F-2/PDDL

 For calculating the premium recoverable from allottees of plots and land beneath DDA flats in respect of ongoing projects i.e. Narela and Rohini Phase IV & V, the Predetermined Rates are fixed annually through Cost Benefit Analysis exercise.

II. However, in respect of other developed colonies where only few isolated plots have been left and are required to be allotted or to be used for construction of DDA housing flats, the predetermined rates in such developed areas were determined in terms of Authority's resolution numbers 60/1995 and 32/96 read with resolution No.41/2003 till

the financial year 2010-11.

III. Earlier during the FY 2010-11, while fixing PDRs for alternative allotment of a plotin a specific case in Dwarka in file No. F.2 (39)95/AO (P)/DDA/Pt.V at P-88/N, as per the minutes of FM/VC dated 07.05.2010, it was directed that, fresh exercise be undertaken to work out the PDRs for the next year on the basis of current cost of development and cost of acquisition of land to be further linked with the cost of money". Accordingly, exercise for fixation of the PDRs in respect of developed areas for the year 2011-12 was undertaken by taking into consideration the current cost of development, cost of acquisition and other overheads. The benchmark rate accordingly worked out to Rs.9001/per Sqm which turned out to be lower than the benchmark rate of Rs. 10406.72 per Sqm as worked out on the methodology prescribed vide Resolution No. 60/95 and 32/96. Hence in order to maintain the parity among the rates for other developed areas, the PDRs for the developed areas was increased by 10% over the rates of 2010-11 with the approval of Hon'ble LG. Thereafter, the exercise for determining developed area land rates as per Resolution No. 60/95 and 32/96 was not followed.

IV. The PDRs for developed areas for subsequent years i.e. 2012-13 to 2024-25 were

updated by 10% over the PDRs of the relevant preceding year.

V. Now, coming to the issue of fixation of pre-determined rates for developed areas for the financial year 2025-26, it is proposed that the same methodology as adopted for the year 2011-12 to 2023-24 may be followed i.e. to increase the existing rates as applicable for the financial year 2024-25 by 10 percent. The proposed rates for the year 2025-26 are accordingly tabulated below for kind consideration.

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

Zone	Approv	ed rat	es for th	e FY 2024-25	Rate of increase	Prop	osed	rates f	fo
(1)			(2)					(3)	_
	Janta/ EWS	LIG	MIG	SFS/HIG CGHS/Super HIG/Penthouses		Janta/ EWS	LIG	MIG	T
Central	42693	64035	106726	128066		46962	70439	117399	1

NZ, EZ, WZ, Rohini Ph. I, II					10%	-		
8111	26687	40022	66702	80044		29356	44024	70000
Owarka	29478	44215	73691	88431	10%			73372
South			The same of the sa	00431	100/	32426	48637	81060
Note	29478	44215	73691	88431	10%	32426	48637	81060

1. For DDA Housing, the cost of internal development has to be added at the time of finalising the

2. In view of Authority Resolution No. 7/2002, surcharge for localities declared as prime localities by the M/wing would be levied at the time of costing of flats on total disposal cost inclusive of cost of land at the rates as approved by the Authority from time to time.

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

100		
11)	(Rates in Rs. Per sq.mtr)	(TABLE-
Zone	Approved rates for the	(IMBLE-

Zone	Appro	in Rs. P	er sq.mtr	)			(TABLE	
(1)	Appro	FY 2024-	s for the 25	%age increase		Proposed rates for the FY 2025-26 (3)		
	Janta	(2) LIG	MIG					
	(26 Sqm)	(32 Sqm.)	(60sqm)		Janta (26 Sqm)	LIG (32	MIG (60 sgm)	
Rohini	48497	64659	113156	10%	F 0 5	sqm.)	Sqiii)	
Ph.I, II & III				10%	53347	71125	124472	

#### Note:

- 1. In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24M and above as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
- 2. The rates for Plots are inclusive of cost of internal development.

It is intimated that the PDRs as derived above are for isolated plots in developed areas of Delhi and are much lower than the Average Auction rates received in the recent e-auction of residential properties in Delhi during the FY 2022-23 as reflected in the Table-III given hereunder: -

#### TABLE III

r sam)	(₹./pers	Average Austi	S. N Zone
r bid	rates as per	Average Auction received in	0,
	the EV 2022 as	E-auction during	
	the FY 2022-23	E-auction during	

1	2	Average Bid	Location
-		3	4
1	Central	529756	Rajender Nagar
		277388	West Patel nagar
2	Cauth	225068	Ramesh Nagar
_	South	NIL	- Marriesti Wagar
3	Dwarka	315005	Dwarka
4		290377	Mukharing Na
	North	301105	Mukharjee Nagar Shalimar Bagh
		309141	
_		497872	Prachant Ville
5	West	142537	Prashant Vihar Bindapur
•	MAG2E		o i i dapui
6	East	AIII	
7	Rohini	NIL	
1	1	258541	Rohini
8	Narela & other	98218	The second of
	low lying areas	30210	Narela

VI) As per Authority's Resolution No. 32/96, VC was delegated the power to approve the land rates for developed areas. However, from the year 2006-07 to 2017-18, such rates were approved by the Hon'ble LG. Later as per the directions of Hon'ble LG in August 2018, developed areas rates for the FY 2018-19 & subsequent years 2019-20 to 2024-25 financial year too, such rates are being placed for kind consideration and approval of the Authority.

## PROPOSAL

The above proposal may be placed before the Authority for consideration and approval of the PDRs for developed areas for the FY 2025-26 in respect of flats and plots as shown in column 3 of TABLE-I and TABLE-II in Para V above.

# RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO.-05/2025

Sub:- Disposal of DDA land on License basis

File No.- LD/LPC/0001/2025/MISC/-O/o Dy.Director(LPC) -Part(2)(Comp. No.90198)

1. Background

DDA plays the role of a regulatory as well as an administrative body for land matters in Delhi. Yet, its primary revenue or income is generated through disposal of land and built-up properties such as houses / flats / plots/shops etc. The component of revenue received from disposal of land on freehold basis is many times more than that received from built-up properties. However, this component of revenue received from land disposal falls in the receivable share of Central Government. There are some other components of revenue arising from land disposal on license fee basis. However, this revenue stream is very limited presently by virtue of the nature and use for which the properties are being put to auction on license fee.

It has been observed in the recent auctions that the response vis-à-vis the land for commercial and institutional use (other than residential use), is far from satisfactory. The details of recent e-auctions are given below:

#### Commercial Land

Phase of e- Auction	No. of plots placed in the e- auction	No. of plots where the H1 Bid received
17th Phase	77	05
18th Phase	24	02
19th Phase	12	02

#### Institutional Land:

Phase of e- Auction	No. of plots placed in the e- auction	No. of plots where the H1 Bid received
17th Phase	64	01
18th Phase	30	00
19th Phase	19	01

Various reasons could be there for such lukewarm response, but primarily it is the high value of the land cost component in case of commercial land which is possibly acting as a deterrent. The situation gets more magnified in cases where the size of the land is very large. Even otherwise, alienation of land on freehold basis permanently does not work well in the overall commercial interest of DDA.

2. Disposal of DDA land on license basis: In view of the fact that DDA has limited inventory of land and on the other hand, fresh land acquisition is not being undertaken, there have been various discussions at senior level to explore sustainable sources of revenue for DDA. It has emerged from various

discussions held from time to time that there are distinct possibilities of having high-end commercial office spaces, hotels, hospitals, commercial centers and multi-Sports Stadium Complexes created through license mode.

The following sites have been identified for such projects:

5. No.	Project	Tentative Location	Area
1	Commercial Centre / Gold-Souk / Luxury Retail Space	Sector 22, Dwarka	39,152.79 sqm (3.91 Ha)
2	Corporate Offices	Sector 30, Rohini	1,21,000 sqm (12.1 Ha)
3	Corporate Offices	Sector 36, Rohini	93,803.2 sqm (9.38 Ha)
4	Hotel	Plot A, Sector-23, Dwarka	10,129 sqm (1.01 Ha)
5	Hotel	Plot A-4, Nehru Place	9,130 sqm (0.91 Ha)
6	Hospital	Sector 9, Dwarka	37,000 sqm (3.7 Ha)
7	Multi Sports Integrated Stadium & Sports Complex	Sector-34, Rohini	22.25 Ha
8	Multi Sports Integrated Stadium & Sports Complex	Narela	20.23 Ha

It has also been felt that if such projects on license basis can be successfully rolled out, then it can be a sustainable source of revenue for DDA.

3. Towards this end, it was deliberated that an agency with some professional domain knowledge to advise on suitability of the location, professionally design the draft RFP and ascertaining the minimum license fee as per the optimum potential of the land along with various other parameters, may be roped in.

In view of this, SBICAPS, a pre-infrastructure advisory company, with a proven track record of providing advisory services to several government organizations, has been engaged on nomination basis to (i) assist in feasibility studies and transaction advisory for hotel projects at Dwarka and Nehru Place; and (ii) preparation of EoIs for other above-mentioned projects (except Sports Complexes). Their specific expertise in the area of government-related advisory services, particularly in the monetization of land parcels, makes them uniquely qualified to handle this task effectively. As SBICAPS has previously worked with government entities in similar advisory roles, their familiarity

with government procedures, requirements, and standards was envisaged to ensure a smooth and efficient execution of the project. This reduces the time and cost associated with bringing a new consultant up to speed.

4. Draft RFPs for Hotels are under preparation and the EOIs for Commercial Centre / Gold-Souk / Luxury Retail Space, Corporate Offices, Hospital and Multi Sports Integrated Stadium & Sports Complexes were published by DDA in leading newspapers and are available at DDA website (https://dda.gov.in/tender).

A compiled list of EoIs submitted by various stakeholders is as below:

Particulars	Total No. of EoIs
Commercial Centre / Gold-Souk / Luxury Retail Space	8
Corporate offices, Sector 36	5
Corporate offices, Sector 30	4
Hospital	14
Multi Sports Integrated Stadium & Sports Complex	Last date of submission of EOIs 09.04.2025

DDA also received mails from other interested parties in this regard. EOIs specifically provided that "non-submission of EoI will not prohibit any applicant from participating in the RFP stage".

The strong response received against the EoIs for the above-mentioned properties indicates that there is significant market interest in these projects. To ensure that there is smooth transition from EOI to RFP, further steps are being taken to explore engaging a suitable consultant with domain specific expertise and industry knowledge to assist in feasibility studies and transaction advisory services.

#### Proposal:

The licensing model would create a sustainable revenue stream along with a model of growth centre having a spiral effect of development in the sub region, increasing the inherent asset value as well as generalised escalation of real estate in the vicinity, which may have a positive impact on DDA's, unsold inventory and land parcels apart from positive impact of forward and backward linkages.

Further, a temporary license with a <u>pre-defined end use</u> allows DDA to set in motion, the development of the specific areas which in turn can lead to increased economic activity in that area and income to the various Government bodies in terms of higher collection of taxes/ fees/ duties/ user charges (due to increase economic activity), increased land revenue collection (due to appreciation of land value in surrounding areas) apart from uplifting the quality of living in the neighbourhood due to increase economic activity).

Finally, the proposed model for disposal of a land parcel on a temporary license fee basis shall ensure that the <u>land parcel (along with any structure built by the Licensee on the land parcel) shall revert back to DDA at the end of the tenure at zero cost and DDA can put that up for disposal again for specified end use and in a mode that suits DDA at that point of time.</u>

# Why approval of the Authority:

Form-D (license deed) and Schedule-I to Form-D for the aforesaid subjects would require certain additions/modifications in the new licensing arrangements.

Approval of the Authority is required to adopt the licensing model for the said projects and allow addition/modification as provided under Section 45 of DDA(Disposal of Developed Nazul Land) Rules , 1981 provides that "The Authority may, subject to these rules and in such cases as it deems fit, allot land for temporary periods on a licence basis, in accordance with the terms and conditions of the licence-deed contained Form D appended to these rules. In addition, such licence-deed may contain such other covenants, clauses or conditions, not inconsistent with the provisions of Form D as may be considered advisable and necessary by the Authority, in the circumstances of a case.

#### RESOLUTION

The Authority deliberated on the agenda, Details of RFPs pertaining to the land parcels to be developed on annual license fee basis were sought by the Authority. Accordingly, details were presented with regard to the two draft RFPs alongwith additions of

clauses to Form D of the statutory license deed for the two hotel projects one at Plot A, Sector 23, Dwarka and another at Plot A-4, Nehru Place.

After deliberations and discussions on the two draft RFPs and additions to the Form D of the statutory license deed, for these hotel projects, the Authority approved the proposal in the agenda and also took the following decisions qua the two RFPs related to the Hotel projects:

- i. Approval for disposal of Nazul land by DDA on a fixed annual license fee basis through competitive bidding and forward auction was granted.
- ii. The two RFPs for the aforementioned Hotel projects were approved and also to be adopted as a Model RFP Template.
- iii. Approval for changes in Form D i.e. Licence Deed as mandated under Rule 44 of the DDA (Disposal of Developed Nazul Land) Rules, 1981 in Schedule 1 as proposed and attached with the two Draft RFPs, was given.
- iv. Authority considered and gave in-principle approval for execution of landmark/iconic projects for commercial/institutional use on licence fee basis for a period upto 55 years. VC, DDA was authorised to finalise the terms and conditions, including the license period after due diligence, using the Model RFP Template. For deciding the location and nature of such iconic projects, VC, DDA may seek approval of the Chairman. List of such projects may be placed before the Authority for information from time to time.
- v. VC, DDA was authorised to carry out necessary changes to the Model RFP Template through Committee route consisting of FM & Samp; PC (LD) and for other landmark/iconic projects on license-fee basis to be taken up by DDA in future. In case of single tender, the Hon'ble Lt. Governor to take a decision to annul the tender or restart it through the process of Swiss Challenge.

Further, the Authority was apprised of the concept of built-up property projects proposed to be undertaken on a licence fee basis and was shown the template of the Food & Beverage Services in DDA Golf Course for this model. The finalisation of the terms and conditions, including the licence period and selection of specific projects, will be decided by the Vice Chairman, DDA.

# ITEM NO. 06/2025

SUB: ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETINGS OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 30.12.2024 at Raj Niwas, Delhi.

F.2(06)2024/MC/DDA/Pt.

S.No	Subject	A.M. W.L.
1.	Item No. 65/2024	Action Taken Report
	Proposal for change of Land Use of various land parcels earmarked for PSP, Commercial & Cricket Stadium in sector G-2/G-6, G-3/G-4 & IFC in Narela Sub-City (Zone P-I). F.No. PLG/MP/0005/2024/F20	
	The proposal contained in the Agenda Item was approved. Public Notice for inviting objections/suggestions be issued under Section 11-A, of the DD Act, 1957.	As per the decision of the Authority, Public Notice has been issued on 07.03.2025 for inviting objections / suggestions under Section 11-A of DD Act, 1957.
2.	Item No. 66/2024	
	Proposed change of land use of railway land measuring 4.63 Ha located at Shakurbasti, falling in Planning Zone-G from 'Transportation (Circulation-Rail)' to 'Residential (RD)' under section 11 (A) of DD Act, 1957 for Group Housing Project.  F.No. PLG/0013/2022/-AD (PLG-ZONE G)AP-III)	
24	The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.	As per the decision of the Authority, Public notice has been issued on 12.03.2025 in Gazette of India (E) as well as in the newspapers for inviting objections/suggestions within stipulated time period of 30 days. No objection and suggestion was received, accordingly Authority agenda is being put up for final notification by MoHUA, GoI.
3.	Item No. 67/2024  Proposal for policy guidelines to be followed by Developer Entities (DEs) for disposal of EWS units developed by them.  F.No. E/ 312/0002/ 2022/CGHS/ DW-JANTA II	Hodrication by MoHOA, Gol.

Authority approved the proposal as contained in the Authority agenda subject to the modification of drafting and consequential nature, if any, which may be made in consultation with the Chief Legal Advisor.

The draft policy guidelines suitably modified in consultation with CLA, was got approved by HLG office. These approved guidelines have been issued vide circular dated 10.03,2025 and the same has been placed on DDA website for information of all.

### 4. Item No. 68/2024

Proposal for offering special discount of 20% in the flats available under DDA Sasta Ghar Housing Scheme 2024 & DDA Madhyam Vargiya Housing Scheme 2024 for different disadvantaged sections of society for ensuring accessibility to affordable housing. F.No. F/ 1/0172/ 2024

The Authority approved the proposal as contained in the Authority agenda with the following modifications:

- Instead of 20%, a discount of 25% be offered to the different disadvantaged sections.
- Auto rickshaw drivers, cab drivers operating in Delhi having permit and registration in his name should also be included.
- Persons registered under PM SVANIDHI scheme to be also included as one of the under privileged sections with regard to offered EWS and LIG flats at Narela, Loknayak Puram and Siraspur.

As per approval, DDA Sabka Ghar Awaas Yojna scheme 2025 was launched on 06.01.2025 and the booking of the flats began on 15.01.2025. Due to overwhelming demand from public, the scheme was extended from 09.04.2025 to 30.04.2025.

## 5. Item No. 69/2024

Proposal for launching of Special Housing Scheme with 20% discount for Building & Construction workers registered with Delhi Building and other Construction Workers Welfare Board (DBOCWWB).

(DBOCWWB)

F.No. F/I/ 0173/ 2024/ CORD/ -O/ o- PC (Housing)

Authority approved the proposal as contained in the Authority agenda with the following modification:

- Instead of 20%, a discount of 25% be offered
- All registrants with PM VISHWAKARMA scheme to be also included under the eligible category for availing this discount offer.
- Building and other constructions workers registered with DBOCWWB as on 31.12.2024, will be given benefit under the scheme after due verification process.

As per approval, the DDA Shramik Awas Yojana scheme 2025 was launched on 06.01.2025 and the booking of the flats began on 15.01.2025. Due to overwhelming demand from public, the scheme was extended from 09.04.2025 to 30.04.2025.

#### Item No. 70/2024

MODIFICATIONS IN THE 'REGULATIONS FOR SETTING UP OF FUEL STATIONS ON PRIVATELY OWNED LANDS IN NCT OF DELHI' DATED 08.03.2019.

## E- File No. PLG/ MP/ 0003/ 2020/ F-7

The proposal contained in the Agenda Item was approved. The matter will be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India, for approval and issuance of final Notification by DDA.

It is further clarified that regarding setting up of EV charging Infrastructure on the plots already allotted and being used for CNG Stations by IGL, a letter has already been issued by DDA giving in principle NOC for setting EV charging stations subject to meeting the conditions mentioned in Guidelines and Standards issued by Ministry of Power as also any other relevant Guidelines / conditions of standards prescribed as applicable for As per the decision of the Authority, the matter has been forwarded to the Ministry of Housing & Urban Affairs, Govt. of India vide letter dated 20.02.2025 for approval and issuance of final Notification by DDA.

	installation of charging infrastructure for EVs,	12
	including adherence to any safety guidelines.	
	y sarry gardenites.	
_	- H	18 3
7	Item No. 71/2024	As per the approval, the DDA Special housing
	Proposal for launching of DDA Special Housing Scheme 2025 (E-Auction) for sale of available HIG, MIG & LIG flats in various sought after localities on "as is where is" basis:	scheme 2025 was launched on 06.01.2025 & commencement of the registration began or 14.01.2025 and the Auction concluded or 19.02.2025.
	F.No. F/1/0174/2024/CORD/-O/o PC (HOUSING)	
	The Authority approved the proposal as contained in the Authority agenda.	
	All the state of t	
8.	"Other Points" raised by the Members of the	
	Authority	
1.	O.P. Sharma	
	The condition of DDA complexes and markets is	Most of the areas are denotified and services transferred to MCD.
	deteriorated. It should be renovated in a specified period of time.	The complexes areas under DDA jurisdiction are being taken up. Recently Nehru Place and Bhikaj Cama have been refurbished.
2		
2.	Community Hall in New Sangemar Colony in East Delhi be converted into Library.	As a pilot project DDA has initially taken up the community halls for refurbishing into libraries at Old Rajender Nagar, Adchini, Vikas puri, 16-B Dwarka, Rohini. In addition, optimum utilization of other community halls is also being taken up.
9.	Addl. Chief Secretary (UD), GNCTD suggested	"In pursuance of d
	that flood plains between Wazirabad and Okhla	"In pursuance of the protection of the Yamuna Flood Plain (YFP) on the western bank, from
	should not be allowed to be encroached and need to be protected.	Wazirabad Barrage to Old Iron Bridge demolition/anti encroachment drives have been carried out. Demolition Programmes are being scheduled regularly to check trespassing and re-
		when required. AA & ES of fencing & boundary wall is under progress. 369 nos. of Security Guards have been deployed by DDA round the
		clock in three shifts at vulnerable points, with 3 patrolling vehicles in the Yamuna Flood Plair area from Wazirabad Barrage to Okhla Barrage to

check illegal dumping of malba and to prevent encroachment. GPS monitoring of security guards & patrolling vehicles is being done. Regular Demolition programme were organized to remove the existing encroachment. 981.91 acre area has been freed from encroachment and area reclaimed in FY 2024-25.

# RESOLUTION

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi - Development Authority held on 30.12.2024 were noted.

### ITEM NO. 07/2025

SUB: REVISED ESTIMATES FOR THE YEAR 2024-25 AND BUDGET ESTIMATES FOR THE YEAR 2025-26.

File No. 4(3)/Budget/DDA/ RBE/2024-25/BE/2025-26

#### PRECIS

DDA budget is divided into the following 3 parts: -

#### a) NAZUL ACCOUNT-I

This account records the transactions pertaining to 23 Old Nazul Estates entrusted to the Authority by the Erstwhile Delhi Improvement Trust, L & DO land placed at the disposal of DDA by GOI, Ministry of Housing and Gaon Sabha Land of urbanized villages placed at the disposal of DDA by GOI u/s 22(1) of Delhi Development Authority Act, 1957 for management, development and maintenance of developed and undeveloped lands in

#### b) NAZUL ACCOUNT-II

This account records the transactions pertaining to the Scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi.

### c) GENERAL DEVELOPMENT ACCOUNT

This account records transactions relating to the management of the Authority's acquired property (houses, shops, offices etc.), work connected with the preparation and implementation of Delhi Maser Plan and zonal plans and other functions assigned under

### Important activities undertaken by DDA: -

### COMMITMENT FOR PROVIDING HOUSES

Around 35,000 houses under various categories are presently available for sale. In addition, around 8,500 flats are expected to be completed/handed over to the Housing Wing during FY 2024-25 & 2025-26 resulting in total inventory of around 43,500 houses for sale. Out of these, around 12,500 flats (approx. 29%) are likely to be sold over the period 2024-25 &

### b. DEVELOPMENT OF LAND FOR CITY GROWTH

DDA is continuing its process of development of land as per the Delhi Master Plan. The new sub-cities under development are Narcla, Dwarka Phase – II and Rohini. The main physical infrastructure facilities like roads, sewerage, drainage, water supply, power lines etc. have been provided in these sub-cities. However, development activities on vacant portion of DDA land at Narela, Dwarka Phase – I, Rohini and other areas are being carried out. A provision of Rs.2882 Grore has been made in BE 2025-26 for this purpose.

# c. PROVIDING INFRASTRUCTURE FACILITES IN DEVELOPMENT AREAS THROUGH UDF FUNDED SCHEMES

### i) URBAN EXTENSION ROAD-II

Construction of Urban Extension Road-II (UER-II) as 3rd ring road of Delhi is in progress by NHAI with a total project cost of Rs. 6421 crore approx. (for Delhi portion only). DDA has agreed to provide a major component of Rs. 3600 crore (including UDF funding of Rs. 1786.88 crore sanctioned by MoHUA) for Delhi portion of the project having a road length of approx. 39 km. This will connect all the major National Highways on the western side of Delhi including NH 1, NH 10, NH 8 and NH 2, thereby easing heavy congestion on Delhi roads which will also reduce pollution of Delhi. A provision of Rs.390 Crore has been made in BE 2025-26 for the project.

### i) DELHI METRO PHASE -IV

DDA has committed Rs. 1000 Crore in a phased manner for Delhi Metro Phase IV Project. A provision of Rs.75 Crore has been made in BE 2025-26 for release of Grant to DMRC.

# iii) CONSTRUCTION OF TRUNK DRAIN FROM KIRARI TO SUPPLEMENTARY DRAIN NEAR RITHALA

DDA has planned construction of Trunk Drain of 7.2 KM length from Kirari to Rithala at an overall cost of Rs.293.21 crore. This will prevent water logging in DDA's developed sectors 20, 21 & 22 and vacant land of undeveloped Sectors 39, 40, & 41 under Rohini Sub-City and adjoining nearly 106 unauthorized colonies in Kirari Assembly Constituency (KAC) for providing relief to the residents of area. A provision of Rs. 100 crore in BE 2025-26 has been kept for this purpose.

### iv) CONSTRUCTION OF STORM WATER DRAIN

Construction of SW - Drain at Sector-8, Dwarka is in progress. The drain will cater the excess discharge of drain water of Airport and prevent flooding in Dwarka Sector - 8, Rajnagar, Baghdola and Palam area.

The water, so discharged, shall be stored by constructing artificial/ kaccha drain, recharge pits along the kaccha drain and water retention bodies in the parks of Sector 8 & Sector 23 Dwarka to help recharge the depleting water levels of the area. A provision of Rs.20 Crore has been made in BE 2025-26.

# v) DEVELOPMENT AND REHABILITATION OF TRUNK DRAIN NO. 2 AND TRUNK DRAIN NO. 5 AT DWARKA

Trunk drain 2 and trunk drain 5 are two major open surface drainage channels finally falling into River Yamuna via Nazafgarh Drain. To prevent pollution of River Yamuna and to stop contamination of ground water of the area, DDA has decided to take up rejuvenation of the 2 drains by means of sewerage treatment, drain strengthening and area development works in and along drain area. The treated water shall be reused to cater the irrigation need of parks. Preventing fall of the drain water into the river will culminate polluting River Yamuna. The capital work has been completed and now operation and maintenance work is in progress. For this purpose, a provision of Rs. 25 Crore has been kept in BE 2025-26.

# vi) DEVELOPMENT OF ROADS AND OTHER INFRASTRUCTURE FACILITIES

For the Development of Roads and other infrastructure facilities specially in Narela Sub City, a provision of Rs. 300 Crore has been kept in the BE 2025-26

### d. DEVELOPMENT OF EAST DELHI HUB

Construction of Residential complex on Transit - Oriented Development (TOD) norms basis at Karkardooma, Delhi is currently under progress. This will bring together metro stations, residences, workplaces, and recreational spaces. A provision of Rs.263 Crore has been made in BE 2025-26.

## e. ENVIRONMENTAL INITIATIVES & RESTORING ECOLOGICAL BALANCE

### i) DEVELOPMENT OF YAMUNA RIVER FRONT

DDA has taken up comprehensive development of Yamuna River Front in a holistic manner with the twin objective of abetting pollution in River Yamuna and providing recreational facilities to Delhities and visitors. The entire stretch is spread over an area of 1195.50 Hectare and divided into 10 sub projects. A provision of Rs. 81,50 Crore has been kept in BE 2025-26 for this purpose.

### ii) RECYCLING OF WASTE WATER

DDA has implemented sustainable water management practice for using treated water through STP pipeline from centralized STPs and through decentralized STPs installed on nearby drains using technologies such as Constructed Wetland - Phytorid - SWAB, Zohkasou and MBBR for irrigation and rejuvenation of water bodies and to reduce dependence on fresh water sources for watering of parks. For this purpose, a provision of Rs 2.50 crore has been kept in BE 2025-26.

### iii)CONSERVATION OF WATER BODIES

Several water bodies in the city need conservation efforts for their revival to serve as recreational spots and to help recharge the depleting water levels. For this purpose, DDA has made a provision of Rs.21 crore in BE 2025-26.

### iv) DEVELOPMENT OF BIODIVERSITY PARKS

DDA has established a network of 7 Biodiversity Parks spread over an area of about 3000 acres land in Delhi in collaboration with Centre for Environmental Management of Degraded Ecosystems (CEMDE), University of Delhi. For carrying out the development and maintenance works by DDA and CEMDE, a total provision of Rs.46 Crore has been made in BE 2025-26.

## v) IMPROVEMENT OF AIR QUALITY INDEX IN DELHI

For providing the fresh air to the Delhiites and to curb the air pollution a budget of Rs. 500 Crore has been provided in BE 2025-26.

### f. BEAUTIFYING DELHI

### i) BHARAT VANDANA PARK AT DWARKA

DDA has undertaken the iconic Bharat Vandana (innovation) Park Project on an area of 189.28 Acres with the project cost of Rs. 524.00 crores approx. This will be modelled on public spaces to showcase "Mini India" the rich diverse cultural/ art/ heritage/ ethnic values of the country. The project is consistent with Hon'ble Prime Minister's vision of 'ease of living' for citizens and to accord them all the necessities that are part of an urban life. NBCC is the project management consultant and the work is in fast progress. For this project, a provision of Rs. 100 Crore has been kept in BE 2025-26.

# ii) DEVELOPMENT, UPGRADATION & MODERNIZATION OF PARKS

DDA is committed to develop and preserve the greens and parks across Delhi. A provision of around Rs.32 Crore has been kept in BE 2025-26 for Modernization/ Upgradation of existing parks and greens. Further, for Development of new Parks/Green Belts, a provision of Rs. 204 Crore has been kept in BE 2025-26.

### iii) REPURPOSING OF RAJGHAT POWER PLANT

DDA has planned to showcase the existing structures and machinery and the power generation mechanism of Rajghat Power plant for the public as a place for information-cum-entertainment. The existing chimney has been highlighted by using façade/ illumination lighting and laser shows. A provision of Rs. 0.35 crore has been kept in RE/BE.

### g. HERIATAGE PRESERVATION

DDA has undertaken the work of restoration & conservation of heritage monuments located at Mehrauli Archeological Park, Sanjay Van and Sheesh Mahal Park. Provision of Rs. 3,20 Crore has been kept in RBE 2024-25 and of Rs. 7.50 Crore in BE 2025-26 for this project.

#### h. PROMOTION OF SPORTS

DDA has been a premiere agency for promoting sports culture in Delhi and has established a network of 16 Sports Complexes, 3 mini Sports Complexes and 2 Golf Courses which are presently in operation. Further, 3 sports complexes at Dwarka (Sector -8, Sec-19 and Sec-23) and one Golf Course at Dwarka Sec-24 are likely to be inaugurated soon.

One Sports Complex at Rohini is in progress. In addition, work for one Sports Complex in Dwarka Sector 19B has been awarded on Public Private Partnership (PPP) model. A provision of Rs. 250 Crore approx. has been made in BE 2025-26 for construction, development and upgradation and maintenance of sports complexes.

# i. REFURBISHMENT/ UPGRADATION OF EXISTING COMMERCIAL CENTRES

DDA has identified 3 commercial centres - Nehru Place, Bhikaji Cama Place and Basant Lok for retrofitting and upgradation. Refurbishment of Basant Lok has already been completed. For Nehru Place and Bhikaji Cama Place, the refurbishment work i/c multilevel car parking, is in progress. A provision of Rs.33 Crore has been made in BE 2025-26 for the refurbishment/ upgradation of these commercial centers.

### j. REHABILITATION OF SLUM DWELLERS

DDA is also providing pucca houses to slum dwellers by carrying out In-Situ slum redevelopment/ rehabilitation. IN-SITU project for C/o 3024 EWS DUs at Kalkaji Extn. has already been completed. Another project at Jailorwala Bagh for C/o 1675 EWS DU's on

Design and Build model was recently inaugurated. A provision of Rs.35 Crore has been made in BE 2025-26 for this project.

In addition to the above, DDA has also undertaken C/o 2800 EWS DU's at Kathputli Colony on PPP model which is underway.

### k. PROTECTION OF DDA LAND FROM ENCROACHMENT

To contain encroachment and for safety / security of DDA's land, a provision of around Rs.135 crore has been made in BE 2025-26.

### I. DEVELOPMENT OF GAON SABHA LAND

The Central Government has placed the Gaon Sabha Land of approx. 144 villages at the disposal of DDA for the purpose of development and maintenance. A fund of approx. Rs. 950 crore has been transferred to DDA for this purpose. Hon'ble LG has announced a revamp of Delhi's villages using this corpus. A provision of Rs. 350 crore has been made in BE 2025-26.

### 2. FINANCIAL HIGHLIGHTS

### a) BASIS OF FINALISATION OF BUDGET

While finalizing the budgetary information, various qualitative and quantitative factors like Actuals of last year i.e. 2023-24, actuals up to February 2025, physical progress of the work, new works to be undertaken, realization from new housing schemes to be launched in next year have been considered after carrying out detailed comprehensive budgetary review exercises to derive realistic and achievable figures.

### b) SUMMARY OF BUDGETARY FIGURES (RE 2024-25 & BE 2025-26): -

#### i) RECEIPTS SIDE: -

For receipts, the Budget Estimates 2025-26 and Revised Estimates 2024-25 have been pegged at Rs. 8277.54 Crore and Rs. 5920.89 Crore respectively.

Budget Estimates 2025-26 for receipts contain a provision of Rs. 2017.03 Crore from disposal of land, Rs. 148.15 Crore from Sports Complexes, Rs. 3028.44 Crore from disposal of Houses & Shops and Rs. 3083.92 Crore from other receipts which includes financing from UDF for UDF funded projects, Interest from Investments, Ground Rent, License Fee, Compounding Fees, Damages etc.

Similarly, Revised Estimates 2024-25 for receipts contains a provision of Rs. 890.67 Crore from disposal of land, Rs. 130.75 Crore from Sports Complexes, Rs. 3582.43 Crore from disposal of Houses & Shops and Rs. 1317.04 Crore from other receipts which includes

financing from UDF for UDF funded projects, Interest from Investments, Ground Rent, License Fee, Compounding Fees, Damages, fund received for development of villages/ Gaon Sabha land etc.

### ii) EXPENDITURE SIDE:.-

The Budget Estimates 2025-26 and Revised Estimates 2024-25 for expenditure have been slated at Rs. 8005.70 Crore and Rs. 5472.36 Crore respectively.

Budget Estimates 2025-26 contains a provision of Rs. 349.30 Crore for development of villages / Gaon Sabha Lands, Rs. 285.00 Crore for acquisition of land and payment of enhanced compensation, Rs. 3881.68 Crore for development of land including maintenance, beautification, up-gradation and renovation of greens, Rs. 250.28 Crore for Development, Upgradation and Maintenance of Sports Complexes and Rs. 581.25 Crore for Construction of houses and shops. Budget Estimates 2025-26 also contains the provision of Rs. 1117.83 Crore for DDA's contribution to various Retirement Benefit Fund Trusts & Employee Benefit Schemes, Rs. 620.25 Crore for Establishment Expenditure, Rs. 75.00 Crore for Grant to DMRC for phase-IV Metro Project and Rs. 845.11 Crore for other Misc. Expenditure.

Similarly, the Revised Estimates 2024-25 contains a provision of Rs. 83.50 Crore for development of villages / Gaon Sabha Lands, Rs. 310.05 Crore for acquisition of land and payment of enhanced compensation, Rs. 1674.75 Crore for development of land including maintenance, beautification, up-gradation and renovation of greens, Rs. 228.47 Crore for Development, Upgradation and Maintenance of Sports Complexes and Rs. 937.71 Crore for Construction of Houses and Shops, Rs. 971.16 Crore for DDA's contribution to various Retirement Benefit Fund Trusts & Employee Benefit Schemes, Rs. 347.60 Crore for Establishment Expenditure, Rs. 275.00 Crore for Grant to DMRC for phase-IV Metro Project and Rs. 644.12 Crore for other Misc. Expenditure.

#### iii) NEW SCHEMES: -

Provision of Rs. 1.70 crore in RE 2024-25 and Rs. 1111.19 crore in BE 2025-26 has been kept for new schemes as per Annexure -III of Volume -I of Budget Booklet,

- For meeting out the unforeseen liabilities, inevitable payments and for re-appropriation of funds, a provision of Rs. 25 crore in NA-I, Rs.84 crore in NA-II and Rs. 130 Crore in GDA, have been kept in BE 2025-26 under the head "Unforeseen Contingent Liabilities".
- 4. There is an overall excess of receipts over expenditure of Rs. 448.54 Crore in RBE 2024-25 and Rs. 271.84 Crore in BE 2025-26. In GDA, there will be a surplus of Rs. 1729.26 Crore and Rs. 1870,73 Crore in RE 2024-25 and BE 2025-26 respectively. In NA II, excess of expenditure over receipts of Rs. 1185.73 Crore and Rs. 1513.55 Crore in RE 2024-25 and BE 2025-26 respectively. Further, in NA I, there will be excess of expenditure of Rs. 95.00 Crore and 85.34 in RE 2024-25 and BE 2025-26 respectively.

- Salient features of the Budget are given in Volume-I of the Budget Booklet (Annexure-I
- Volume-II of the Budget Booklet (Annexure-IV) comprises of scheme-wise detailed budget proposals for receipts and payments both under the three heads of account as stated
- In accordance with the provisions contained in Rule 6, Sub Rule 4 of DDA Budget & Accounts Rules, 1982, the consolidated estimates, so finalized, are required to be placed

#### Proposal

In view of the above, Revised Estimates 2024-25 and Budget Estimates 2025-26 as contained in the annexures, are placed before the Authority for kind consideration and approval please. Approval may also be accorded for utilization of Revised Estimates 2024-25 and Budget Estimate 2025-26 pending confirmation of minutes of this meeting by the Authority. After approval of the Authority, funds will be released to the Zonal CAUs/ DDOs/ concerned Deptt. on demand with the approval of Chief Accounts Officer/ Finance Member, DDA as per provision kept in Revised Estimates 2024-25 and Budget

#### RESOLUTION

- 1. The Revised Estimates (RE) for the financial year 2024-25 and Budget Estimates for the financial year 2025-26 were discussed.
- 2. After due deliberations, RE 2024-25 & BE 2025-26 were approved with the following modifications in the Receipts and Expenditure in BE 2025-26 as given

#### Receipts

(Rs. in Crores)

Sr.	A CONTRACTOR OF THE CONTRACTOR	BE 2025-26				
No.	Activities where enhancement made	Already Proposed	Enhancement	Revised		
1	Disposal of Land (Resdi/Indl/Comml.)	- ruposeq	made	provision		
2	Disposal of Undeveloped Land	838.03	-	838.03		
3	Receipts from Sports Complexes	1,179,00	Tare, I - T	1,179,00		
4	Prepair from Manda and	148,15	16,85	165.00		
5	Premia from Works & Dev. Schemes	9.76				
	Disposal of Houses	3,013.44		9.76		
6	Disposal of Shops		971.56	3,985,00		
7	Ground Rent	15.00		15.00		
8	Licence Fee	244.00	59.30	303,30		
9	Land transferred from L & DO &Gaon	766.20	233.80	1,000.00		
	175M/1164			1,000.00		
10	Financing for UDF Funded Project			-		
11	Interest from Investment	710,85		710.85		

	THE MINISTRATION OF		BE 2025-26	
Sr. No.	Activities where enhancement made	Already Proposed	Enhancement made	Revised provision
1	Acquisition of Land	285,00	715.00	1,000,00
2	Development of Land	3,881,68	Statistics of	3,881.68
3	Development, Upgradation and Maint. of Sports Complexes	250.28		250.28
4	Exptir on Works & Dev. Schemes	403.74	B THE W	403.74
5	Construction of Houses	579.80	MANUS HE IN	579.80
6	Construction of Shops	1.45	Matches, or in	1,45
7	Estt. Expenditure	620.25		620.25
8	DDA's Contribution	1,117.83	• 10	1,117.83
9	Expenditure from Gaon Sabha Fund	349.30		349.30
10	Misc. Expenditure	516.38		516.38
2)2	Total	8005.70	715.00	8,720.70

Note- There is no change in RE 2024-25.

All consequential modifications in the detailed BE 2024-26 shall also be incorporated in the volume-I (containing annexure I, II & III) & volume II (containing annexure -IV).

Head of Account wise changes in BE 2025-26 are as under:-

110	Already pr	oposed in B	E 2025-26	Enhance !	Made in BE	2025-26	Updated	figures of BI	2025-26
Head of Accounts	Receipts	Payments	Surplus/ (Deficit)	Receipts	Payments	Surplus / (Deficit)	Receipts	Payments	Surplus/ (Deficit)
Nazul-I	370.16	455,50	(85.34)			4882	370.16	455,50	(85.34)
Nazul-II	3,691.90	5,205,45	(1,513.55)		715.00	(715.00)	3,691.90	5,920.45	(2,228.55
GDA	4,215,48	2,344.75	1,870.73	1,281.51		1,281.51	5,496.99	2,344.75	3,152.24
TOTAL	8,277.54	8,005.7	271.84	1,281.5	715.00	566.51	9,559.0	8,720.7	838.35

### AGENDA LAID ON TABLE

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	08/2025	Regarding Change of land use of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi.  F.20(19)2013/MP(Comp. No. 10293)	PLANNING
2.	09/2025	Plinth Area Rates (PAR) for the Construction cost of flats for the Financial Year 2025-26 for Standard Costing of Flats.  F.No. HAC/F21/0003/2024/AO/-HAC (Computer No. 79915)	FINANCE
3.	10/2025	Post facto approval of addition of flats and extension of the schemes (Sabka Ghar Awaas Yojana 2025 and Shramik Awas Yojana 2025) F.No. F/1/0173/2024/CORD/-O/o PC (HOUSING)-Part (1) (Computer No. 88993)	HOUSING
4.	11/2025	Regarding fixing Timelines for the Redevelopment of "Industrial" Clusters, notified under the provisions of Para 7.6.2.1 of Chapter 7 Industry of Master Plan for Delhi-2021.  F.No. PLG/MP/0003/2020/F-17-O-o Dy (PLG)MP AND DC	PLANNING

#### ITEM NO. 08/2025

Sub: Regarding Change of Land use of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi.

File No. F.20(19)2013/MP (Comp. No. 10293)

#### SYNOPSIS

- MCD vide letter dated 14.06.2024 requested DDA for the proposed change of Land use.
- The proposal was approved by the Authority in its meeting dt. 28.11.2024. Accordingly, Public Notice was issued for inviting objections/suggestion under Section-11A of DD Act, 1957 on 07.03.2025
- No objections/ suggestions have been received in response to the Public Notice within the stipulated time period. Hence, no meeting of Board of Enquiry and Hearing is required.
- The proposal for change of Land use of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' is placed before the Authority for approval of issuance of final notification by MoHUA, Gol.

#### 1.0 Background

- 1.1 Municipal Corporation of Delhi (MCD) vide letter dated 14.06.2024 has requested DDA for the proposed change of Land use of an area measuring 1.35 Ha, from 'Recreational (District Park)' to 'Residential' at Minto Road for construction of staff quarters.
- 1.2 Revised agenda along with area justification was forwarded by MCD vide letters dt. 27.06.2024 & 02.07.2024 for change of land use from 'Recreational (District Park)' to 'Residential' at Minto Road for an area measuring 14123 Sq.mt.
- 1.3 Further, two sites measuring 1.2 Ha. in Zone-A and 0.6 Ha. in Zone-C respectively, have been identified by MCD for compensatory 'Green/Recreational' area w.r.t. the proposed change of Land use at Minto Road and Change of Land use for these plots is also being processed along with the main proposal.
- 1.4 The site u/r falls within the NDRS Influence Zone Plan (IZP) approved in the 2<sup>nd</sup> High Power Committee Meeting held on 03.11.2021. Accordingly, MCD in its proposal has submitted the following:
  - "All concerned road shall be implemented as per approved Influence Zone Plan for New Delhi Railway Station, accordingly the land required shall be taken care while approval of layout plan."
- 1.5 The proposal for the change of land use of an area measuring 14123 Sqm. (1.41 Ha.) was approved by the Technical Committee meeting dt. 10.07.2024 vide Item No. 14/2024.
- 1.6 The proposal was placed before the Authority in its meeting dt. 28.11.2024 vide Item No. 49/2024. The decision of the Authority is as reproduced below: (Annexure-1)

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

### 2.0 Follow Up Action

- 2.1 As per Authority decision dated 28.11.2024, a Public Notice for inviting objections/ suggestions from the public was issued on 07.03.2025 in the Gazette of India and
- 2,2 In response to the Public Notice dated 07.03.2025, no objections/suggestions have been received within the stipulated time period, therefore the meeting of Board of

#### 3.0 Proposal

The proposal is for change of land use of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi, along with land use change for compensatory green are proposed for further processing under Section 11-A of DD Act, 1957. The boundary description of the three plots is

SI. No.		Area	Land use as per MPD-2021/ZDP- 2001, Zone-D	Land use changed to	Boundaries
1.	Proposed Residential (Group Housing) on Minto Road, New Delhi, falling in		"Recreational" P2 (City Park, District Park, Community Park) as per MPD- 2021.	- Sindarilla	North: Lane (ROW 12m.) South: Jahangi Road (ROW as per ZDP-2001; 30.48
	Planning in Planning Zone-D		"Recreational" (District Park) as per ZDP of Zone- D- 2001		m.) East: Minto Road (ROW as per ZDP- 2001: 30.48 m.) West: Bhavbhut Marg (ROW as per
	near Lothian Cemetery, Yamuna Bazar falls in Planning Zone -A	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone-A	"Recreational (District Park)"	North: Mahatma Gandhi Marg South: Netaji Subhash Marg East: Hanuman Mandir West: Kela Ghat
	Site at Baraf Khana Chowk in Planning Zone-C		"Residential" as per Zonal Development Plan of Zone - C	"Recreational (District Park)"	Marg North: Lala Hardev Sahai Marg South: Lala Hardev Sahai Marg East: Rani Jhansi Flyover West: Lala Hardev Sahai Marg/ Barfkhana Chowk

#### 4.0 Recommendation

The proposals as given at Para - 3.0 is put up for consideration and approval of Authority (under Section 11-A of DD Act, 1957) for final notification by Ministry of Housing and Urban Affairs, Government of India.

#### RESOLUTION

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

ANNEXURE-1

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

No. F.2(05)2024/MC/DDA/ 92

Dated: 16.12.2024

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 28.11.2024 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(S.K. Meena)

Commissioner-cum-Secretary Phone No. 24623598

Encl: As above

#### CHAIRMAN

- Shri Vinai Kumar Saxena Lt. Governor, Delhi
- Shri Vijay Kumar Singh VICE-CHAIRMAN, DDA

#### MEMBERS

- Shri Vijay Kumar Singh Finance Member, DDA
- Engineer Member, DDA
- Ms. D. Thara
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
- Smt. Archana Agrawal Member Secretary, NCR Planning Board
- Shri Vijender Gupta, MLA
- Shri Somnath Bharti, MLA
- 9. Shri Dilip Kumar Pandey, MLA
- Shri O.P. Sharma, MLA
- Shri Ashwani Kumar
   Commissioner, Municipal Corporation of Delhi

...2

#### Item No. 47/2024

Proposed change of landuse of an area measuring 752.51 sqm [900 sq.yds.] from 'Recreational (Community Park/Park/ Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Δnr.

F.No. PLG/MP/0001/2024/F-3/-0/o DIRECTOR (PLG) ZONE E AND OL

The proposal for issuance of Public Notice for processing CLU of the plot was discussed and it was decided that the requirement of the Site for shifting of the pig shelter shall be ascertained before processing the Change of Landuse. As a follow up, a Joint Site Visit has been conducted and it has been ascertained that there is a need for relocating the Pig Shelters. It is therefore decided to process the Change of Landuse for the identified pocket. Accordingly, Public Notice for inviting objections and suggestions may be issued under Section 11A of the DD Act.

#### Item No. 48/2024

Proposal regarding modification in 'Policy for Slum and JJ clusters' in MPD-2021.

F.No. F.3(36)/96-MP-Pt.-I

- 1. The proposal contained in the Agenda Item was approved with modification in the Para-4.2.3.4(iii) as under: "Slum and JJ Clusters existing on Recreational Landuse, Ecological sensitive sites such as ridge, forest, biodiversity parks, Yamuna flood plain, water bodies, drains and water channels, specific public projects, Railway safety zone, road RoW, street and footpath shall not be eligible for In Situ Rehabilitation and all such encroachments shall be removed on priority".
- Table under Para 4.2.3.4 (v)(a)(iii) of the Agenda, minimum front setback for plot size above- 10000 sqm. shall be read as 15 mtr, instead of 1 mtr due to printing error.

#### Item No. 49/2024

Regarding change of Landuse of an area measuring 14123 Sqm. (1.41 Ha) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi.

F.No. F.20(19)2013/MP (Comp. No. 10293)

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

#### Item No. 50/2024

Regarding permission for relocation of eligible Households of JJ Cluster, namely "Behind Police Station, Vasant Kunj, Sector C Pkt. 9" to remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum Rehabilitation Project, Ashok Vihar.

F.No. F2/PMAY/0019/2023/ISR/-O/o DD (PMAY)

The proposal contained in the agenda item was approved.

# DELHI DEVELOPMENT AUTHORITY AGENDA FOR AUTHORITY

Sub: Regarding Change of Landuse of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi.

File No. F.20(19)2013/MP (Comp. No. 10293)

#### 1.0 Background

- 1.1 Municipal Corporation of Delhi (MCD) vide letter dated 14.06.2024 has requested DDA for the proposed change of Landuse of an area measuring 1.35 Ha. from 'Recreational (District Park)' to 'Residential' at Minto Road for construction of staff quarters.
- 1.2 Further, MCD vide letters 27.06.2024 & 02.07.2024 has provided the area justification and ownership of the plot along with the revised agenda. MCD informed that the area of site u/r proposed for change of landuse measures 14123 sqm. Therefore, the updated area to be considered for the said Change of landuse from 'Recreational' to 'Residential' at Minto Road is to be taken as 14123 sqm.

#### 2.0 Examination

- 2.1 The site is located on Minto Road near New Delhi Railway Station area. Presently, the site u/r accommodating the said staff quarters is accessible from ZDP roads i.e. Minto Road and Jahangir Road.
- 2.2 The land use of the site u/r is 'Recreational' P2 (City Park, District Park, Community Park) as per the MPD-2021 and 'Recreational' (District Park) as per approved Zonal Development Plan of Zone-D, prepared under MPD-2001. The site falls outside the Lutyen's Bungalow Zone (LBZ).
- 2.3 The site u/r falls within the NDRS Influence Zone Plan (IZP) approved in the 2<sup>nd</sup> High Power Committee Meeting held on 03.11.2021. Accordingly, MCD in its proposal has submitted the following:

"All concerned road shall be implemented as per approved Influence Zone Plan for New Delhi Railway Station, accordingly the land required shall be taken care while approval of layout plan."

- 2.4 Two sites measuring 1.2 Ha. in Zone-A and 0.6 Ha. in Zone-C respectively, have been identified by MCD for compensatory 'Green/Recreational' area w.r.t. the proposed change of Landuse at Minto Road and Change of Landuse for these plots is also being processed along with the main proposal.
- 2.5 The Development Control Norms as per para 4.4.3 (B) of MPD-2021 for Group Housing shall be applicable on the plot located at Minto Road, New Delhi.

# 3.0 Decision of Technical Committee Meeting held on 10.07.2024

The proposal was considered in the T.C. meeting dt. 10.07.2024 vide Item No. 14/2024. The decision of Technical Committee meeting is reproduced below:

"The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)" to "Residential" and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone – A and Zone – C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for the project and submitted to DDA." (Minutes of TC Meeting enclosed as Annexure- 'I')

#### 3.0 Information as per the MoUD (now MoHUA), Gol letters dated 07.04.2015 & 04.09.2015:

The information as per MoUD (now MoHUA) letters dated 07.04.2015 & 04.09.2015 has been received from MCD vide letter dated 27.06.2024, which forms part of T.C. Agenda dt. 10.07.2024. (refer Annexure- 'II')

#### 4.0 Proposal

In view of the above decision of the Technical Committee, the following proposal for Change of Landuse is proposed for further processing under Section 11-A of DD Act, 1957. The boundary description details for the proposal as provided by MCD are as under

SI. No.	Location	Area	Land use as per MPD-2021/ZDP- 2001, Zone-D	Land use changed to	Boundaries
1.	Proposed Residential (Group Housing) on Minto Road, New Delhi, falling in Planning Zone-D		"Recreational" P2 (City Park, District Park, Community Park) as per MPD- 2021.  "Recreational" (District Park) as per ZDP of Zone- D- 2001	"Residential"	North: Lane (ROW: 12m.) South: Jahangir Road (ROW as per ZDP-2001: 30.48 m.) East: Minto Road (ROW as per ZDP-2001: 30.48 m.) West: Bhavbhut Marg (ROW as per ZDP-2001: 30.48 m.)

2.	Site located near Lothian Cemetery, Yamuna Bazar falls in Planning Zone -A	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone-A	"Recreational (District Park)"	North: Mahatma Gandhi Marg South: Netaji Subhash Marg East: Hanuman Mandir West Kela Ghat Marg
3.	Site at Baraf Khana Chowk in Planning Zone-C	0.6 Ha.	"Residential" as per Zonal Development Plan of Zone - C	"Recreational (District Park)"	North: Lala Hardev Sahai Marg South: Lala Hardev Sahai Marg East: Rani Jhansi Flyover West: Lala Hardev Sahai Marg/ Barfkhana Chowk

\*Note: MCD shall take into account that all the concerned roads shall be implemented as per approved Influence Zone Plan for New Delhi Railway Station accordingly the land required shall be taken care of while approval of layout plan.

#### 5.0 Recommendation

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

Asstt. Director (Plg.) Zone-D

Director (Plg.) Zone-D

Director (Pig.) Zone-A

Director (Plg.) Zone-C

Addl. Commissioner (Plg.)-III & IV





दिल्ली विकास प्राधिकरण मुख्या योजना विभाग छठी मजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली – ११०००२ फ. नी.: 011-23370507

दिनांक: 05.08.2024

### ई. फाइल PLG/MP/0002/2024/F-1/ 7-9

### वैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2024 held on 10.07.2024.

The 3rd Technical Committee Meeting of DDA for the year 2024 was held on 10.07.2024 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hail at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिका भारति ०५ ०६ | २०२५ निदेशक (योजनी), एम.पी.एम.आर - ॥

#### To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- 4. Pr. Commissioner (LM)
- 5. Pr. Commissioner (LD)
- 6. Commissioner (Plg.), DDA
- 7. Chief Planner, TCPO
- 8. Chief Architect, HUPW, DDA
- 9. Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Addl. Commr. (Plg.)-I, DDA
- 12. Addl. Commr. (Pig.)-II, DDA
- 13. Addl. Commr. (Plg.) III, DDA
- 14. Addl. Commr. (Plg.)-IV, DDA
- 15. Addl. Commr. (Landscape), DDA
- 16. Secretary, DUAC
- 17. Chief Town Planner, MCD
- 18. Chief Architect (Delhi), CPWD
- 19. Dy. Commr. of Police (Traffic), Delhi
- 20. Land & Development Officer, (L&DO)
- 21. Director, Fire Service, GNCTD

#### Special Invitees:

- Resident Commissioner, Nagaland House
- 2. JS (Estt & GEM)
- 3. Addl. Commissioner (Engg.), MCD
- 4. Chief Engineer (Building), HQ, MCD
- 5. Additional Chief Architect, V.C. Office, DDA

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include the provisioning of equivalent area for the mandatory green / compensatory green required in lieu of the site proposed for the change of land use. Further, it was also recommended that shifting of the trees falling within the proposed site shall be done, as per due procedure and after seeking all necessary approvals as per law, before any development is taken up on the site.

The agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals. The final proposal for change of land use however shall be subject to provisioning of alternate land to be kept as green.

#### Item No. 12/2024

Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangazeb Road),

PLG/MP/0002/2024/-O/o DY DIRECTOR (PLG-GIS AND ZONE D)

The agenda was presented by Chief Architect, NDMC. After detailed deliberations, the agenda item was approved for placing in the Authority for seeking permission under Clause 8(2) of Master Plan for Delhi 2021. Further, the development control norms shall be subject to all the statutory approvals, LBZ guidelines and approval of PMO.

#### Item No. 13/2024

Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/upgradation of infrastructure instead of 'Old College' norms as per MPD-2021. PLG/MP/0001/2024/F-9/-AD(PLG-ZONE C)AP-III

The agenda was presented by Senior Architect, CPWD. It was informed that based on the initial construction done on site for Kirori Mal College, the buildings have been designed as an integrated campus and it is not possible to ascertain the areas under individual uses i.e. separate percentage of plot areas cannot be attributed to Residential / Administration Use.

Keeping in view the earlier approvals and the difficulties faced in adopting the norms of Old college, the agenda item was approved, in principle, for granting the development control norms of General College to Kirori Mal College in the view of recommendations of the CPWD i.e. plan sanctioning authority. It was also recommended that the plan sanctioning body shall ensure that the new proposal shall suitably integrate the existing buildings on site.

#### Item No. 14/2024

Regarding Change of Landuse of an area measuring 1.35 Ha. (approx.) from "Recreational (District Park)' to 'Residential' for the construction of Staff Quarters at Minto Road, New Delhi. PLG/MP/0021/2020/F-20/-0/o DY. DIRECTOR (PLG) MP AND DC/ AD (PLG- ZONE D)

The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)" to 'Residential" and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone - A and Zone - C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all

Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for



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ANNEXURE-II



### MUNICIPAL CORPORATION OF DELHI Town Planning Department

E-Block, 13th Floor Civic Centre Minto Road, Jawaharlal Nehru Marg Delhi-02 Azadi <sub>Ka</sub> Amrit Mahot

No. TP/10/MCD/2024/96

Dated. 27/6/2014

To

The Commissioner (Plg.)
Delhi Development Authority,
6th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002.

Sub: Proposal for change of land use of construction of Staff Quarters at Minto Road New Delh falling in Planning Zone- D.

Madam,

This is with reference to the DDA letter no. F.20(19)/2013/MP/D-31 dated 24.06.2024 on the above mentioned subject for obtaining clarification and necessary documents. In this regard, point wise reply of the same is as under:-

i. The land under reference situated at Minto Road measuring 13500 sqm (1.35 Ha) is owned/ under possession of MCD and is entered in the Immovable Property Register of Land & Estate Department of MCD, copy of the entry of IP register is annexed as Annexure 'A'. The same has also been provided earlier vide letter dated 14.06.2024 (copy enclosed). Furthermore, L&DO could not provide any documentary evidence in support of their claim.

ii. At the time of finalization of building plans, ROW of Bhavbhuti Marg and other surrounding roads shall be maintained as per the prevalent / approved plan.

iii. Location of the site has been marked on the zonal development plan and the same has been attached herewith.

As regards the ownership of land parcels proposed for compensatory green, it is submitted that the same are under possession of MCD since long and relevant documents are being traced out from L&E records.

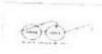
In view of the above, it is requested to place the case before the Technical Committee for its consideration and approval.

Chief Town Planner

19470/2019/AD(PLG-ZONE D) DIRECTOR (FEG)MP AND DC (Computer No. 10293



#### MUNICIPAL CORPORATION OF DELHI LAND & ESTATE DEPARTMENT 7<sup>TH</sup> FLOOR, DR SPM CIVIC CENTRE, MINTO ROAD, JLN MARG, NEW DELHI-110002



No. AC/L&E/MCD/2024/D- 700

Dated:-02 .07.2024

Subject:

Ownership of land measuring about 14123 Sq. Mtr. transferred to MCD from New Delhi Municipal Corporation regarding.

This has reference to letter No.F.20(19)/2013/MP/D-31 Dated 24.06.2024 (received vide CTP's Note dt. 26.06.2024) seeking which clarity with respect to S.No.1 viz. ownership of the subject site by the DDA. In this connection, it is informed that a government organization receives land parcels primarily through acquisition or by transfer of land from other government organization.

On the subject cited above, it is informed that the subject land parcels measuring about 14123 Sq.m. were transferred from New Delhi Municipal Council to MCD in 1958; accordingly, the entry of the land parcels were made in the register of Immovable Property (IPR). It would be worthwhile to mention here that the subject land was one among the first lot of land which entered into IPR of MCD Copies of relevant pages of IPR are enclosed for ready reference.

With respect to input conveyed by the L&DO as mentioned at S.No.1 of the letter under reference it is not clear as what inputs have been provided by L&DO to DDA. However, it is pertinent to inform that during the correspondence held between L&DO & MCD, the L&DO has not provided any document which even can indicate their ownership on the subject land parcels.

Accordingly, it is amply clear that subject land parcels are under the ownership of MCD by virtue of obtaining/transfer of the same from NDMC

Assistant Commissioner (Land & Estate)

Chief Town Planner, MCD (HQ), Civic Centre

Empiled.

#### AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposed change of Land Use for construction of Staff Quarters at Minto Road New Delhi falling in Planning Zone-D.

File no.:

#### 1. Background:

1.1 Several land pockets along with the open space, parks and other facilities, located at Manto Road, were transferred from New Delhi Municipal Council to the erstwhile Municipal Corporation of Delhi in April, 1958. There are 41 single storted staff quarters (in blocks of 20+9-12 quarters) and 02 parks in between the staff quarters. Total area of the complex is 13500 sqm or 1.35 Ha (approx.).

1.2 The said staff quarters complex is enclosed by public roads on all four sides i.e. Lane (ROW:12 mtr) in North, Minto Road (ROW: 30.5 mtr) in East, Jahangir Road (ROW:20 mtr) in South and Bhavbluti Marg (earlier known as Thomson Road, ROW: 16.5 mtr.). The major roads i.e. Minto Road and Bhavbhuti Marg are with PWD whereas the test two roads i.e. Lane and Jahangir Road are with the Mimicipal Corporation of Delhi.

1.3 The land is at a convenient location, adjoining to commercial hubs (Rajeev Chowk, Pahargani, Ajmeri Gate, etc.), administrative setup (Deen Dayal Updhyaya Marg, MCD HeadQuarter, Income Los Department, etc.) and well connected with Metro Stations, New Delhi Railway Station and has ample bus service on its surrounding roads.

1.4 Since, these land Pockets having Govt. accommodation, existed for a long period well before 1962, land use of the same defined as "Recreational (District Park) in Master Plan, to not conect.

1.5 The proposal was considered in the meeting of the Technical Committee, DDA held on 04.07.2016 vide item no. 38. Thereafter, the proposal was once again considered by the Technical Committee, DDA in its meeting held on 24.2.7622 vide item no.10/2022 and it was not considered due to L&DO claiming ownership.

1.6. For taking up the construction of staff quarters, MCD now requires change of land use from "Recreational (District Park)" to "Residential (Group Housing)".

1.7 As regards to up gradation of infrastructure around the plot, the site in question fulls in a developed area occupied by various Government agencies. Up gradation of road infrastructure peruining to MCD i.e. Tagore Road and Jahangir Road shall be taken up by MCD along with the execution of the project. The roads with PWD i.e. Minto Road and Bhavhhuti Marg (Thomson Road) are already developed.

1.8 Presently, the MCD's residential complex has entry and exit on Minto Road (ROW: 30.5 mtr) as well as on Juhangir Road. Additionally, the site/complex is surrounded by sufficiently wide roads on its all four sides therefore, ample scope of suitable ingress and egress is available.

#### 2.0 Examination

- 2.1 The site is located on Minto Road near New Delhi Railway Station area and it is accessible from Minto Road (30.48 m RoW) and Bhavbhuti Marg (30.48 m RoW). The site falls outside the Lutyen's Bungalow Zone (LBZ). (Annexure-'A')
- 2.2 The lund use of the said site is "Recreational (District Park)" as per the MPD-2021 and approved Zonal Development Plan of Zone-D, prepared under MPD-2001. (Annexure-'B')
- 2.3 The site has been inspected and it is found that the entire area measuring about 1.35 Ha tallies as per the site plans of staff quarters Minto Road provided by the Zonal office (City - SP Zone). The staff quarters are single storied.
- 2.4 The Land & Estate Deptt., MCD has confirmed that us per record, no court case is going on relating to land under reference at Minto Road.13

2.6 The site is adjoining to commercial hubs (Rajeev Chowk, Pahargan), Ajmeri Gate etc.), administrative setup (Deen Dayal Updhyaya Marg,MCD's HeadQuarter, Income Tax Department etc.) and well connected with Metro Stations, New Delhi Railway Station and has ample bus service on its surrounding roads.

The site under reference is used for Municipal Staff Quarters, parks/ open space 2.7 and other utilities which were transferred from New Delhi Municipal Council erstwhile Municipal Corporation of Delhi in the year 1958.

2.8 The Traffic Impact Assessment (TIA) for the site under reference has also been submitted earlier.

2.9 In order to compensate the loss of 'Green/Recreational' area for the proposed change of land use at Minto Road, the two sites have been identified by MCD whose change of use premise is to be processed along with the main change of land use. Earlier also, when the ease was forwarded to the DDA for consideration by the Technical Committee Meeting vide dated 25,62,2022, the same two sites were identified and proposed as alternative sites in lieu of the site in respect of which change of land use is proposed. The details of two sites are as under-

Sr. no.	Location	Area Ha (Acres)	Land use as per ZDP	Land Ownershi p	Boundary of the site/area	Present site Status
	1	2	3	4	5	6
A	Yamuna Bozar (Annexure - 'C')	1.2 Ha.	"Residential " as per Zonal Developme nt Plan of Zone-A	MCD	North: Mahatma Gundhi Marg South: Netaji Subhash Marg	Presently the site ur is vacant and in the possession of MCD
					East: Hanuman Mandir West: Kela Ghat Marg.	,
	Barafkhana Chowk (Annexure *D*)	0.6 Ha.	"Residential " as per Zonal Developme nt Plan of Zone-C	MCD	North: Lala Hardey Sahai Marg South: Lala Hardey Sahai Marg East: Rani	Presently the site u'r is vacant and in the possession of MCD
	5				Thyover  West: Lala Hardey Shai Marg/ Bartkhana Chowk 14	•

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

Si. No.	Information required	Explanatory background
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how:	Yes, erstwhile North DMCs earlier proposal of change of land use for the sites at Gandhi Maidan and Dangal Maidan from Recreational to Transport were approved by DDA ¥ide Notification No SO 2956 (E) dated 09.04.2015 respectively.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before the Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	MCD intends to construct Staff Quarters, on the plot measuring 13500 sqm, owned by it. Presently, the site is occupied by Municipal Staff Quarters whereas the land use is "Recreational (District Park)" as per Zonal Development Plan. As such, change of land use is required to take up the construction of Staff Quarters.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, change of the land use is essential for this plot for construction of staff quarters which is a requirement for MCD.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	The staff quarters of MCD will be benefited as the proposed staff quarters will be close to MCD Headquarters. This will reduce commutes for the staff and thus resulting in reduction in traffic congestion.
		In the long term, after occupying the proposed staff quarters, people will get a good environment for living and healthy interaction with educated families. Moreover, employees/people shall reach offices in no time, since it is a prime location of this zone with a lot of options for transportation nearby.
(vii)	How the proposal will benefit in the development and economic growth of the city;	

(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is specific to the requirement of Delhi for sites falling in land use Zone Recreational (District Park).
(ix)	What will be public purpose served by the proposed modification;	As stated in (vi) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the occupants of Municipal Staff Quarters shall be accommodated in the new staff quarters.
(xi)	Whether the proposal is in consunance with the existing plans, laws, bye-laws, rules etc.	Yes, the proposal is in consonance with the purview of provisions contained in MPD-2021.
(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;	Not applicable.
(xiii)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Not applicable.
(xîv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other modal Ministries/ Departments were taken into account while preparing and examining the proposal.	The issue of change in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	On behalf of MCD, Sh. P. Dinesh, Chief Town Planner (Tel. No. 23226323) and Sh. S.K. Prabhskar, Sr. Town Planner (Tel. no. 011-23225929) shall be the nodal officers.

### (B) As per MoUD letter dated 07.04,2015.

(i)	Whether the land is government or private and who is the land owning agency?	Minte Road measuring 13500 Sqm (1.35 Ha) is owned under possession of MCD and is entered in the Immovable Property Register of Land & Estate Deep MCD.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Municipal Corporation of Delhi.

(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was inspected by the officers of MCD. During the site inspection, following was observed;  1) The proposed site is very close to the New Delhi Railway Station area and Commarght Place, New Delhi.  2) The site is approachable from Minto Road and Bhavbluti Marg, New Delhi.  3) At present, MCD officer's Flats and MCD office exist at site.  4) There are a number of trees existing within the site
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	reference.  The proposed staif quarters shall eater to the occupants to reach their offices on time and reduce traffic congestion.
(V)	What will be the impact of the proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes, the changes are in consonance with the approved plans and policies.
(vi)	What will be proposal's impact/ implications on general public og. Law & order etc.?	There would be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As on date there is no court case or

#### 4.0 Proposal:-

The following proposed change of land use is placed before the Technical Committee for its consideration and further processing as per section 11-A of DD Act 1957. The details of proposal are as under:-

Location	Area (Ha.)	Land use as per MPD- 2021/ZDP	Land use changed to	Boundary of the site/area
1	2	3	4	5
Proposed Group Housing on Minus Road, New Delhi, falling in Planning Zone-D	1.35 Ha.	"Recreational (District Park)"	"Residential (Group Housing)"	North: Lane (ROW:12 mtr)  South: Johangir Road (ROW: 30.48mtr)  East: Minto road (ROW: 30.48 mtr)
				West: Bhavbhuti Marg (ROW: 30.48 mtr.)

Site located near Lothian Cemetery, Yamuna in Planning Zone-A	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone "A"	"Recreational (District Park)"	North: Mahatma Gandhi Marg South: Netaji Subhash Marg East: Hamiman Mandir West: kela Ghat Marg
Site at Baraikhana Chowk falls in Planning Zone-C	0.6 Ha.	"Residential" as per Zonal Development Pian of Zone "C".	"Recreational (District Park)"	North: Lala Hardev Sahai Marg South: Lala Hardev Shai Marg East: Rani Jhansi Flyover West: Lala Hardev Sahai Marg / Barikhana Chowk

Note: All concerned road shall be implemented as per approved Influence Zone Plan for New Delhi railway station accordingly the land required shall be taken care while approval of layout plan.

(The location plan of the above mentioned sites are annexed at Annexure -A, B, C, D)

#### 5.0 Recommendation:-

The proposal at para 4.0 above is submitted for consideration of the Technical Committee, DDA for further processing under Section 11-A of DD Act, 1957.

Consultant (T.P.)

A.E. TIP.)

STP-II

### उत्तरी दिल्ली नगर निगम

 Subject: Request for correction in entry of IP Register for MCD Staff Quarter Complex at Minto Road.

North DMC has offered the MCD Staff Quarters Complex at Minto Road to Income Tax Department for leasing out on 99 years basis. Income Tax Department vide its letter No. Pr. CCIT/Infra-New Projects/Minto Road/2021-22 /13982 dated 30.12.2021 has conveyed the In-principal approval of its Competent Authority to the proposal. Income Tax Department has also desired that proof of ownership of the land be also provided to it.

In this regard, the record available in this office has been searched and a copy of IP Register containing the entry of Staff Quarters at Minto Road has been gathered. It is found that the said entry contains mention of two land pieces measuring 6436.36 Sqm and 1178.80 Sqm totalling to 7615.16 Sqm (copy placed opposite).

North DMC has engaged consultant M/s ENARCH Consultant Pvt. Ltd. for preparation of drawings of the subject proposal. The consultant has carried out total station survey of the plot in question and submitted the area details(copy placed opposite). As per the area details received form consultant total area of the MCD Staff Quarters Complex Minto Road premises is 14123 Sqm.

In view of above, the actual area of land in question is 24123 Sqm and proof of ownership for that much of area is to be provided to Income Tax Department in Municipal interests. Therefore, the matter may please be forwarded to Land & Estate Department for providing the ownership details of 14123 Sqm discrepancies in the area of entries available in IP Register and actual area, the made.

AE/Consultant

Submitted please.

EE(Pr)/Clay-SP Zone Chy Sylphan

SE/City-SP Zone

D-in-C/CH3

Provoto

Commission

31/12/21

N.D.M.C.

May kindly see the note of EE/Project/City 5.P. Zone wherein it has been mentioned that the record available has been searched and a copy of IP Register containing the entry of staff quarters at Minto Road has been gathered, it is found that the said entry containing mentioned of two land pieces measuring 6436.36 sqm and 1178.80 sqm totaling to \$2515.16 sqm. The North DMC has engaged consultant M/s ENARCH Consultant Pvt. ltd. for preparation of drawing of the subject proposal. The engaged consultant M/s EMARCH Consultant Pvt. Ltd. has carried out total station survey of the plot in question and submitted the area details (Copy placed at page 4/C which is without signatures). As per the area details received from the consultant total area of the MCD Staff Quarters Complex Minto Road Premises is 14123 Sq. Mtr. and proof of ownership for that much of area is to be provided to income Tax Department in Municipal Interest and the matter has been forwarded to t&E Deptt, for providing the ownership details of 14123 sq. mtr. area for onward submission to Income Tax Department. In case, there is discrepancies in the area of entries available in I.P. Register and actual area, the sam may be rectified by L&E Deptt, or fresh entries may be made. The above proposal of EE(Project)/CSP Zone has been approved by the worthy Commissioner vide order dated 31-12-2021.

In this connection, it is submitted that as per Immovable Register of LSE Deptt, there are following entries of land as under:-

S. No.	C. No.	Page No.	Description of land at Minto Road Staff Quarters	Area of land	Remarks
1.	1	96	20 Staff Quarters Minto Road	6436.36 Scm	-
2.	1	96	Nine Nigam Quarters, Minto Road	1178.80 Sam	-
3.	1	59	Two Mpl. Quarters, near godown, Jahangir Road	285.3 Sqm	
4.	1	95	12 Staff Quarters near quarters No. 2, Thomson Road	1705.44 Sqm	
			Total Area	9605.9 Sgm	

Worthy Commissioner, North DMC on page no. 1/N has approved for rectification of the actual area in I.P. Register for making fresh entry of 14123 Sq. Mtr.

In view of above, necessary order may be accorded to delete the entry in the I.P. Register of C. No. 1 at Serial No. 1/96, 1/59 and 1/95 and to make new entry in its place in the I.P. Register showing the total area 14123 Sqm of the MCD Staff Quarters Complex, Minto Road Premises as per area detail received from consultant M/s ENARCH Consultant Pvt. Ltd. and Project Department as mentioned in the note by EE(Project)/CSP Zone instead of 9505.9 Sqm. as approved by Commissioner, North DMC.

Submitted please

Record Keeper(L&E)

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#### MUNICIPAL CORPORATION OF DELHI Town Planning Department (HQ)

13<sup>30</sup> Floor, Dr.S.P.M.Civic Centre, Minto Road, New Delhi-110002

NO.TP/G/MICD 024 3843

Date: 16/06/2024

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Dated \_\_\_\_

To.

The Commissioner (Pig.). 6-6 Floor, Vikas Minar, LP. Estate, Della Development Authority, New Della-110002

Subject: Proposal for change of land use of contraction of Staff Quarters at Minto road New Delhi falling in Planning Zone: D,

Madam.

In continuation of this office letter vide no: TP/G/MCD/2024/3452 dated 16-04-2024 on the above mentioned subject, please find enclosed herewith the revised agenda for Technical Committee consideration incorporating details of surroundings roads. The compensatory green to be made available has been included in the agenda and the two sites proposed are:

- A developed park measuring 0.6 Ha which is shown as Residential in the Zonal Development Plan.
- Land measuring 1.2 Ha near Luthian Cemetery which is also shown as Residential in the Zonal Development Plan.

The above two sites totalling 1.0 Ha is sufficient for the required Compensatory Green.

As regards ownership, the site is under the control of MCD. Copies of Immovable Property Registers of Land & Estate Deptt., MCD is enclosed for land consideration.

Encl. As above

Yours Painkfully

Chief Town Planner

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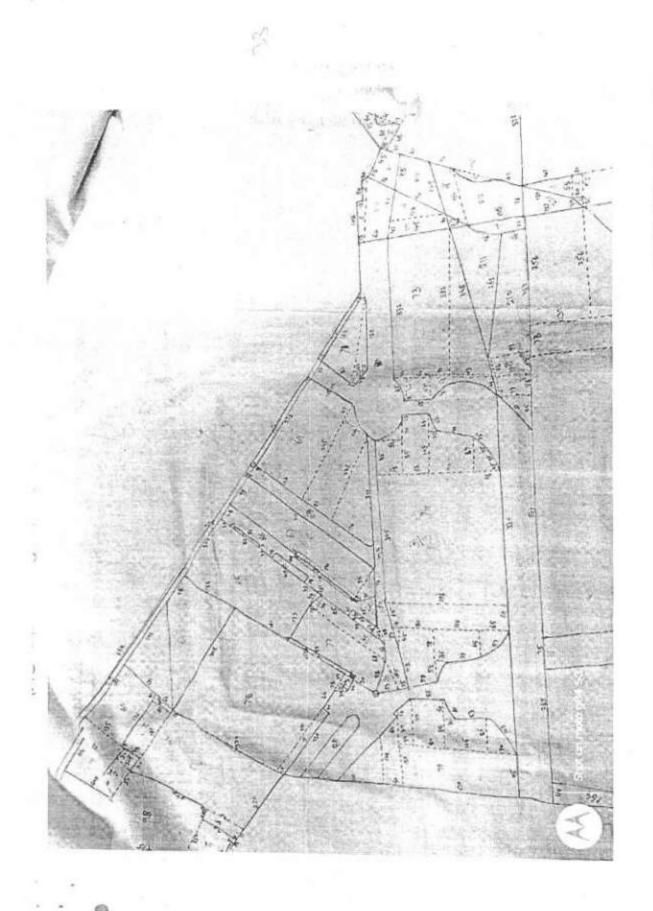
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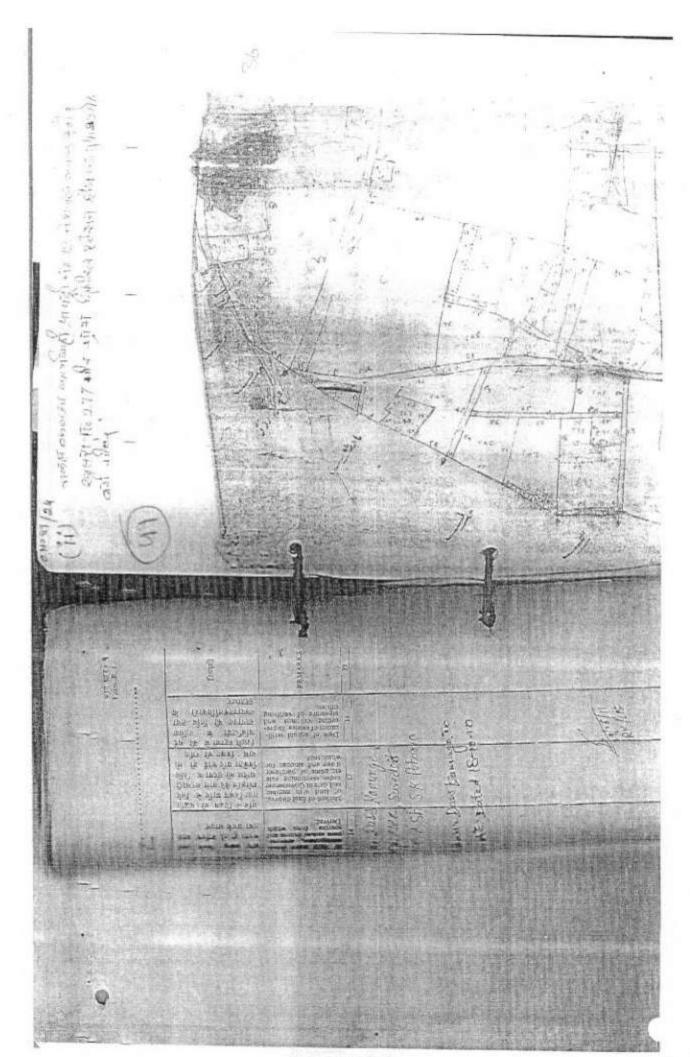


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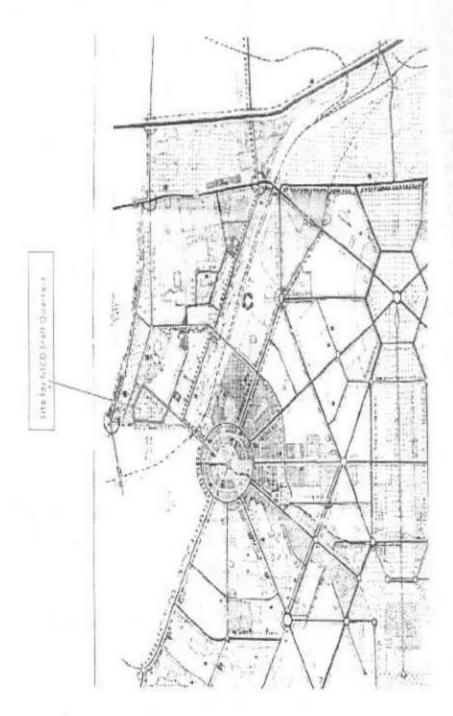
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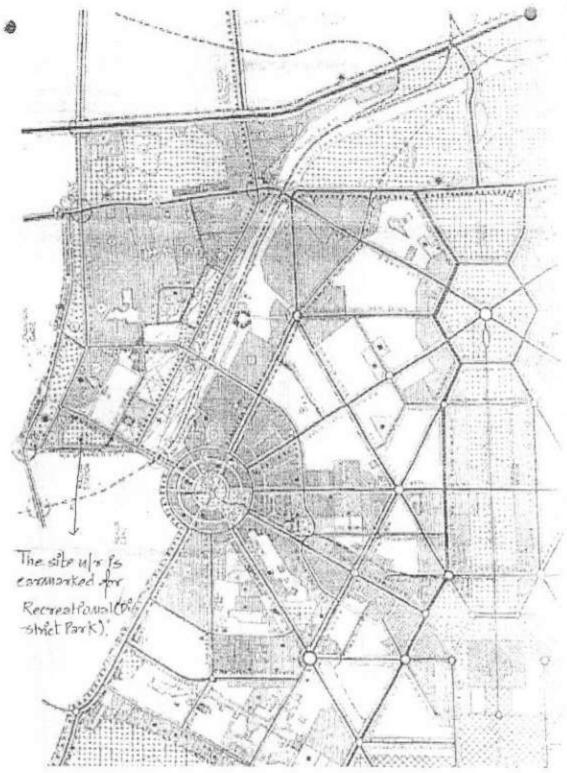
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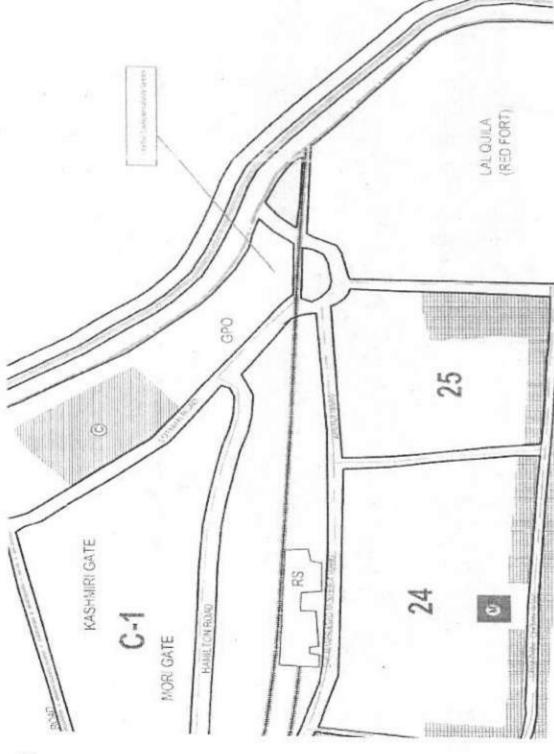




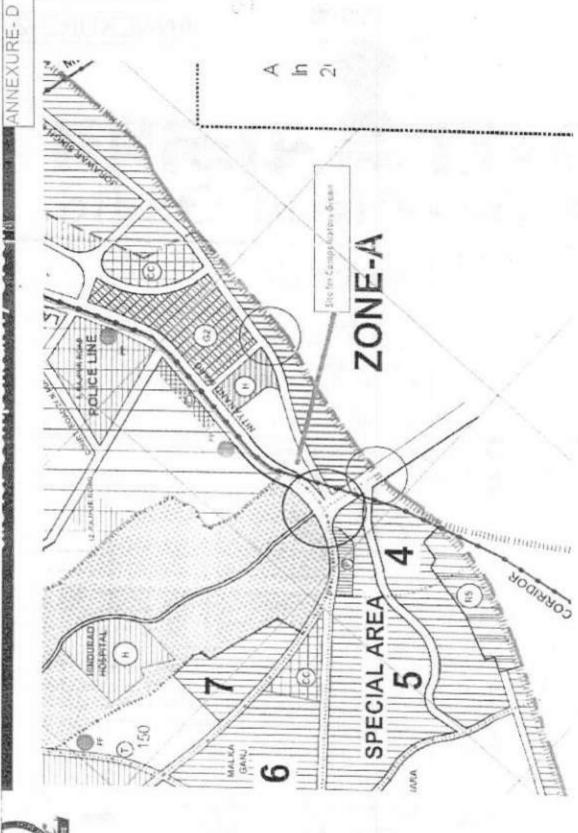
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**ANNEXURE-2** 



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> असाधारण EXTRAORDINARY

भाग III—खण्ड 4 PART III—Section 4

प्राधिकार से प्रकाशित PUBLISHED BY AUTHORITY

सं. 1611

नई दिल्ली, शुक्रवार, मार्च 7, 2025/फाल्गुन 16, 1946

No. 161]

NEW DELHI, FRIDAY, MARCH 7, 2025/ PHALGUNA 16, 1946

दिल्ली विकास प्राधिकरण (मुख्य योजना अनुमाग) सार्वजनिक सुचना

नई दिल्ली, 7 मार्च 2025

फा. 20(19) / 2013 / एमपी.— दिल्ली विकास प्राधिकरण /केंद्र सरकार, दिल्ली विकास अधिनियम, 1957 की धारा 11-क के तहत दिल्ली मुख्य योजना-2021 / क्षेत्रीय विकास योजना जोन 'ही' (क्र.सं. 1 हेतु), जोन-ए (क्र.सं. 2 हेतु) एवं जोन-मी (क्र.सं. 3 हेतु) में निम्नलिखित संशोधन करने का प्रस्ताव करती है, जिसे जनता की जानकारी के लिए एतदद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो /सुझाव देना हो तो, वे इस सूचना के प्रकाशन की तिथि से तीस (30) दिनों की अवधि के भीतर ऑनलाइन पोर्टल citzservices.dda.org.in या ई-मेल mpd2021.public@dda.org.in पर या लिखित रूप में आयुक्त एवं सचिव, डीडीए, 'बी' ब्लॉफ, विकास सदन, नई दिल्ली-110023 को अपनी आपत्ति /सुझाव भेज सकता है। आपत्ति या सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन /संपर्क नंबर /ई-मेल आईडी भी दें, जो पठनीय हो।

## प्रस्तावित संशोधन:

क्र.सं	अवस्थिति	क्षेत्रफल	एमपीडी-2021 /जेडडीपी के अनुसार भूमि उपयोग	परिवर्तित भूमि उपयोग	सीमाएं
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19470/2025/AD(PLG-ZONE D) Computer No. 10293

THE GAZETTE OF INDIA: EXTRAORDINARY [PART III- SEC.4] योजना ज़ोन-डी में एमपीडी-2021 के अनुसार 1. 1.41 "आवासीय" उत्तर: वेन आने वाले मिंटो हेक्ट्रेयर "मनोरंजनात्मक" पी2 (मार्गाधिकार: 12 रोड, नई दिल्ली पर (14,123 मीटर) (मिटी गार्क, डिस्ट्रिक्ट प्रस्तावित आवासीय वर्ग मीटर) पार्क, कम्युनिटी पार्क) दक्षिण: जहाँगीर रोड (समूह आवास) (जेडडीपी-2001 अनुसार मार्गाधिकार: 30.48 मीटर) जोन-डी-2001 के पूर्व: गिंटा रोड जेडडीपी के अनुसार (जेडडीपी-2001 अनुसार मार्गाधिकारः "मनोरं जनात्मक" 30.48 मीटर) (डिम्ट्रिक्ट गार्क) पश्चिम: भवभति मार्ग (जेडडीपी-2001 अनुसार मार्गाधिकार: 30.48 मीटर) योजना ज्ञोन-ए में 2. 1.2 ज़ोन-ए की क्षेत्रीय विकास "मनोरजनात्मक" उत्तर: महात्मा गांधी आने वाले लोथीयन हेक्ट्यर योजना के अनुसार मार्ग (डिस्ट्रिक्ट गार्क) कब्रिस्थान, यमना "आवासीय" दक्षिण: नेताजी सुमाप बाजार के निकट मार्ग स्थित स्थल पूर्व: हनुमान महिर पश्चिम: केला घाट मार्ग 3. योजना जोन-सी में 0.6 ज़ोन-सी के क्षेत्रीय विकास "मनोरजनात्मक" उत्तर: जाला हरदेव आने वाले बर्फ हेक्ट्रेयर योजना के अनुसार सहाय मार्ग (डिस्ट्रिक्ट पार्क) खाना चौक में स्थल "आवासीय" दक्षिण: लाला हरदेव सहाय मार्ग पूर्व: रानी झॉमी फ्लाईओवर पश्चिम: जाला हरदेव महाय मार्ग /

प्रस्ताबित संशोधनों को दर्शाने वाला पाठ /प्नांन उप निदेशक, मुख्य योजना अनुभाग, दिल्ली विकास पाधिकरण, छठी मंजिल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली -110002 के कार्यालय में ऊपर उल्लिखित अवधि के भीतर सभी कार्य दिवसों में निरीक्षण के लिए में उपलब्ध रहेगा। प्रस्ताबित संशोधन को दर्शाने वाला पाठ /प्लांन निम्नलिखित लिंक अर्थात https://dda.gov.in/mpd-2021-public-notices-2025 और https://citzservices.dda.org.in पर उपलब्ध है।

स्रेंद्र कुमार मीणा, आयुक्त एवं सचिव [विज्ञापन-III/4/असा./1019/2024-25]

वर्फखाना चीक

[भाग III-सण्ड 4]

मारत का राजपत्र : असाधारण

3

#### DELHI DEVELOPMENT AUTHORITY (MASTER PLAN SECTION) PUBLIC NOTICE

New Delhi, the 7th March, 2025

F.20(19)2013/MP.—The following modification which the Delhi Development Authority / Central Government proposes to make to the Master Plan for Delhi -2021 / Zonal Development Plan of Zone 'D' (for Sl. No. 1), Zone-A (for Sl. No. 2) and Zone-C (for Sl. No. 3) under Section 11-A of DD Act, 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion via online portal citzservices.dda.org.in or via e-mail to <a href="majd2021.public@dda.org.in">mpd2021.public@dda.org.in</a> or in writing to the Commissioner-cum-Secretary, DDA, 'B' Block, Vikas Sadan. New Delhi-110023 within a period of thirty (30) days from the date of publication of this notice. The person making the objection or suggestion should also give his / her Name, Address and Telephone / Contact Number(s) / E-mail ID which should be readable.

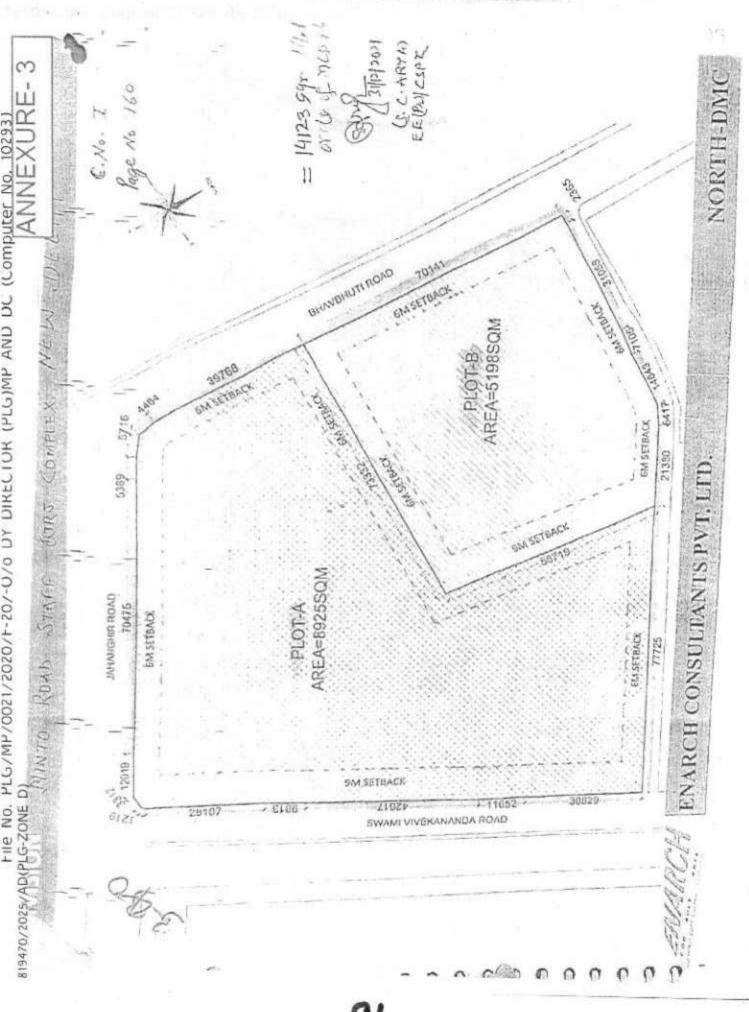
#### Proposed Modification:

SL No.	Location	Area	Land use as per MPD-2021/ZDP	Land use changed to	Boundaries
1.	Proposed Residential (Group Housing) on Minto Road, New Delhi, falling in Planning Zone-D	1.41 Ha. (14,123 sqm.)	"Recreational" P2 (City Park, District Park, Community Park) as per MPD-2021  "Recreational" (District Park) as per ZDP of Zone-D-2001	"Residential"	North: Lanc (ROW: 12m.)  South: Jahangir Road (ROW as per ZDP-2001: 30.48 m.)  East: Minto Road (ROW as per ZDP-2001: 30.48 m.)  West: Bhavbhuti Marg (ROW as per ZDP-2001: 30.48 m)
2.	Site located near Lothian Cemetery, Yamuna Bazar falls in Planning Zone -A	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone-A	"Recreational (District Park)"	North: Mahatma Gandhi Marg South: Netaji Subhash Marg East: Hanuman Mandir West: Kela Ghat Marg
3.	Site at Baraf Khana Chowk in Planning Zone-C	0.6 Ha.	"Residential" as per Zonal Development Plan of Zone - C	"Recreational (District Park)"	North: Lala Hardev Sahai Marg South: Lala Hardev Sahai Marg East: Rani Jhansi Flyover West: Lala Hardev Sahai Marg/ Barfkhana Chowk

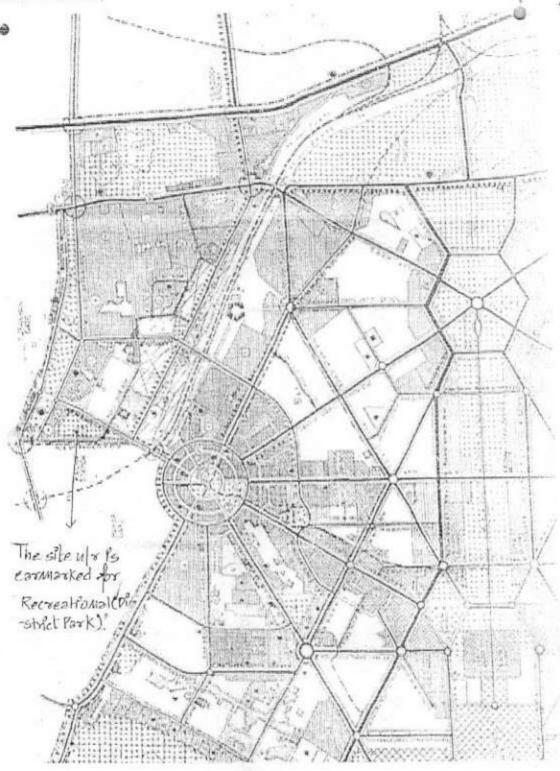
The Text / Plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director, Master Plan Section, DDA, 6<sup>th</sup> Floor, Vikas Minar, LP. Estate, New Delhi-110002, on all working days within the period referred above. The text/plan indicating the proposed modifications is also available on the following link i.e. https://dda.gov.in/mpd-2021-public-notices-2025 and https://citzservices.dda.org.in

SURENDRA KUMAR MEENA, Commissioner-cum-Secy.

[ADVT.-III/4/Exty./1019/2024-25]



File No. PLG/MP/0021/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND (Computer No. 10293) 319470/2025/AD(PLG-ZONE D)

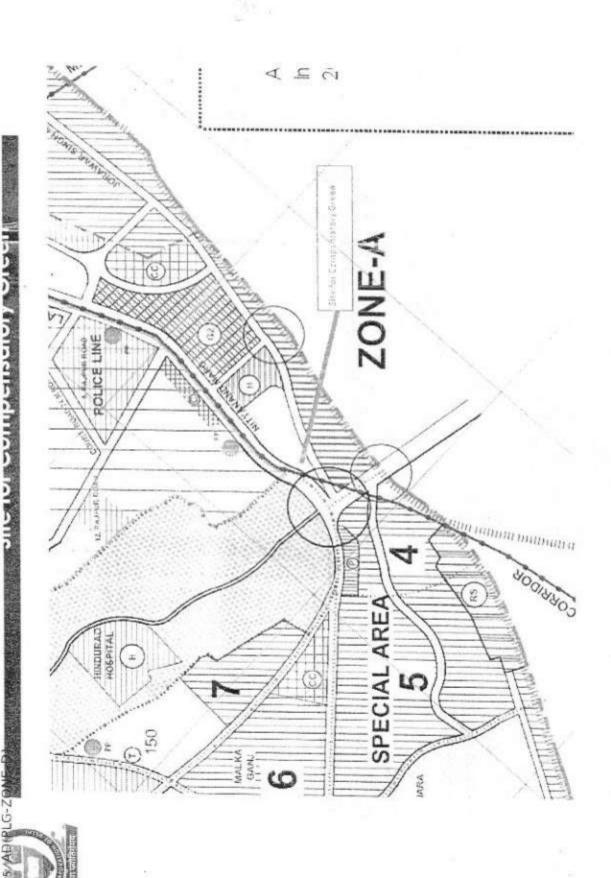


Part photocopy of Zoual Development Play of Zone-'D' under MPD-2001

# Site for Compensatory Green Ash Commission Or (RED FORT) GPO KASHMIRI GATE 33 5 MORI GATE



819470/2025/AD(PLG-ZONE D)



HIE NO. PLG/MP/0021/2020/F-20/-U/O DY DIRECTOR (PLG)MP AND DC (Computer No. 10293)

819470/

## ITEM NO. 09/2025

# Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Financial Year 2025-26 for Standard Costing of Flats

#### A. Issues

- The proposal relates to seeking the approval of the Authority for the Plinth Area Rates (PAR) for the Financial Year 2025-26. The PAR for the last Financial Year 2024-25 was approved by the Authority in its meeting dated 06/08/2024 vide Resolution No 41/2024.
- The proposal contains the provisions for the following inventory of flats:
  - 20 MIG flats at Ashoka Pahari along Faiz Road costing done during FY 2024-25
  - Flats offered first time in DDA Diwali Special Housing Scheme 2023 First come First Serve (FCFS) and E-Auction.
  - c. Flats offered first time in DDA Housing Scheme (HS) 2019 & 2021
  - d. Old Inventory flats offered prior to DDA HS 2019

### B. Background

- As per Authority Resolution No. 7/2002 the costing of flats will be based on the standard costing. As per this methodology the construction cost will be calculated on Plinth Area Rate (PAR).
- During the Financial Year 2022-23, based on building cost Index, the PAR used for old inventory flats (i.e. prior to HS 2019) was increased by 5% over the last approved PAR. Whereas the PARs for flats offered under DDA HS 2019 & 2021 were kept at the same level as at the time of launching of the respective schemes.
- During the Financial year 2023-24, the PARs of flats were increased by 8.5% (based on average of total increase in CPWD building cost Index of Delhi in 2022-23) over the last approved PAR of 2022-23.
- 4. During the Financial year 2024-25, no increase was proposed to the PAR of flats as there was no increase in CPWD building cost index as on 01/04/2023 and the CPWD building cost index as on 01.10.2023 was not available at the time of finalization of PAR for the FY 2024-25.
- 5. However, in respect of majority of following categories of flats which were not getting much demand from public at large and were also surrendered/ cancelled by the allottees due to various reasons and a lot of the inventory was lying unsold, therefore PAR in r/o these flats were not updated, therefore, the benefit of depreciation @ 1.25% p.a. on these flats was also not provided for:
- (a) PAR of the flats located at Narela offered through DDA Housing Scheme 2019.
- (b) Costs of following flats were being maintained at the same level as was at the launch of DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017

- (i) MIG flats at A-9, Narela.
- (ii) LIG/ One bedroom flats at Sector 34 & 35 Rohini.
- (iii) LIG/ One bedroom flats G-2 & G-8 Narela.
- (iv) LIG/ One bedroom flats Ramgarh Colony.
- (v) LIG/ One bedroom flats Siraspur.
- (vi) Janta flats at Sector 4 Rohini Extn.
- (c) Costs of LIG flats at Pocket A, B1, B2, C & D at Loknayak Puram were being maintained at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs.23,546/- per sqmt.
- (d)Concessions of 40% in construction cost of 6536 EWS flats at Pkt 1A, 1B and 1C at Sector A-1 to A-4 Narela applied in DDA HS 2019 approved by the Authority vide Agenda Item No 57/2019
- (e) Concessions of 10% in construction cost of 960 EWS flats at Sector G-7/ G-8 Narela applied in DDA HS 2019 approved by the Authority vide Agenda Item No 57/2019.

## C. Analysis

- For the current FY 2025-26, CPWD building cost index over plinth area rates (PAR) 2023 for Delhi has been announced as 103 as on 01.04.2024 and subsequently announced as 103 as on 01.10.2024 with base 100 as on 01.04.2023. PAR (2023) announced by CPWD has revised the PAR rates for Delhi with base 100 as on 01.04.2023. Therefore, on an average total increase in CPWD building cost Index of Delhi was 3% since 01.04.2023. Hence, PAR is proposed to be increased by 3% over PAR notified during FY 2023-24 & 2024-25 (PAR during 2023-24 and 2024-2025 were same).
- 2. In order to maintain clear distinction between costing and pricing of DDA Flats, we may consider to increase PAR on all DDA flats (including all those flats in which the PAR has been kept same during earlier years and in which concessions were provided) by 3%. However, the flats in which PAR was not increased in earlier years due to poor response from public may be disposed by offering appropriate discount to these flats.
- Further, as approved by Authority vide Resolution No. 104/2014, depreciation @1.25% p.a. will be applied on PAR of the flats which are one year old from the date of validity of first time costing which will be subject to maximum of 25%.
- 4. However, the benefit of depreciation @ 1.25% p.a. was not provided in case of flats in which PAR has been kept same during earlier years and in which concessions were provided. Since PAR is proposed to be increased by 3% for all flats therefore, the benefit of depreciation on all flats (including all those flats in which the PAR has been kept same during earlier years and in which concessions were provided) may be applied @ 1.25% p.a. subject to maximum of 25%.

## D. Proposals for the Consideration of the Authority

On the basis of Para A to C, it is proposed that 3 % increase over PAR notified during last FY i.e. 2024-25 may be approved on all the flats (including all those flats in which the PAR has been kept same during earlier years). PAR has been rounded off to the multiple of 100 as per Agenda No 07/2002. Therefore, the following proposed PAR along with land factors may be approved to be notified for FY 2025-26:

# 1. Plinth Area Rates (PAR) and Land Factor of 20 MIG flats at Ashoka Pahari along Faiz Road costing done during Fy 2024-25

		per sqmt	Proposed PAR per sqmt	Land Factors	
1.	20 MIG Flats at Ashok Nagar along Faiz Road	40,227/-	41,500/-	0.72	

\*During FY 2024-25, the PAR @ Rs 40,227/- for 20 MIG flats at Ashoka Pahari along Faiz Road has been calculated on the basis of actual expenditure on the project which was higher than the notified PAR. Further, land factor was calculated as 0.72 based on actual FAR which was different from the notified land factor.

## Plinth Area Rates (PAR) and Land Factor of the flats launched in DDA Diwali Special Housing Scheme 2023 (FCFS and E-Auction):

S. No	Project/ Location	Existing PAR per sqmt	Proposed PAR per sqmt	Land Factors
1 .	EWS flats at Sector -19 B, Phase-II, Dwarka	Rs. 37,242/-	Rs 38,400/-	0.44
2	HIG flats at Sector -19 B, Phase-II, Dwarka	Rs. 45,114/-	Rs 46,500/-	0.44
3	Super HIG flats at Sector -19 B, Phase-II, Dwarka	Rs. 45,114/-	Rs 46,500/-	0.44
4	Penthouses at Sector -19 B, Phase-II, Dwarka	Rs. 45,114/-	Rs 46,500/-	0.44
5	EWS flats at Pocket -5, Sector-14, Phase-II, Dwarka	Rs. 44,031/-	Rs 45,400/-	0.44
5	1BHK/LIG flats at Pocket -5, Sector-14, Phase-II, Dwarka	Rs. 48,983/-	Rs 50,500/-	0,44
7	2BHK/MIG flats at Pocket -5, Sector-14, Phase-II, Dwarka	Rs. 48,983/-	Rs 50,500/-	0.44
В	EWS flats at pocket-E, Lok Nayak Puram (Bakkarwala)	Rs. 38,751/-	Rs 40,000/-	0.44
9	DDUKANC G	Rs. 42,013/-	Rs 43,300/-	0.44

7-2-2-3	(Bakkarwala)	E / 102 -	T .	
LO	EWS Flats at G-2, Narela, Pkt 1,4,6	Rs. 25,590/-	Rs 26,400/-	0.43
11	LIG/1BHK Flats at G-2, Narela, Pkt 1,4,6	Rs. 26,529/-	Rs 27,400/-	0.43
12	EWS Flats at G-2, Narela, Pkt 3,5	Rs. 25,590/-	Rs 26,400/-	0.44
	LIG/1BHK Flats at G-2, Narela, Pkt 3,5	Rs. 26,529/-	Rs 27,400/-	0.44
14	EWS Flats at Pkt3, Sec A1- A4, Narela	Rs. 45,306/-	Rs 46,700/-	0.44
15	2BHK/MIG Flats at Pkt3, Sec A1-A4, Narela	Rs. 52,395/-	Rs 54,000/-	0.44
16	HIG Flats at Pkt3, Sec A1-A4, Narela	Rs. 55,807/-	Rs 57,500/-	0.44
17	EWS Flats at Pkt4, Sec A1- A4, Narela	Rs. 45,983/-	Rs 47,400/-	0.44
18	2BHK/MIG Flats at Pkt4, Sec Al-A4, Narela	Rs. 52,992/-	Rs 54,600/-	0.44
19	HIG Flats at Pkt4, Sec A1-A4, Narela	Rs. 52,939/-	Rs 54,600/-	0.44
20	EWS Flats at Pkt7, Sec A1- A4, Narela	Rs. 44,369/-	Rs 45,800/-	0.44
21	2BHK/MIG Flats at Pkt7, Sec A1-A4, Narela	Rs. 50,572/-	Rs 52,100/-	0.44
22	HIG Flats at Pkt7, Sec A1-A4 Narela	Rs. 50,993/-	Rs 52,600/-	0.44
23	EWS Flats at Pkt14, Sec A1- A4, Narela	Rs. 44,859/-	Rs 46,300/-	0.44
24	2BHK/MIG Flats at Pkt14, Sec A1-A4, Narela	Rs. 50,935/-	Rs 52,500/-	0.44
25 .	HIG Flats at Pkt14, Sec A1- A4, Narela	Rs. 51,472/-	Rs 53,100/-	0.44
26	EWS flats at Pkt 6, Sec G7, Narela	Rs. 31,875/-	Rs 32,900/-	0.44
27	1BHK/LIG flats at Pkt 6, Sec G7, Narela	Rs. 33,192/-	Rs 34,200/-	0.44
28	EWS flats at Pkt 7, Sec G7,	Rs. 31,875/-	Rs 32,900/-	0.44

	Narela			<u> </u>
29	or, marcia	Rs. 33,192/-	Rs 34,200/-	0.44
30	EWS flats at Pkt 11, Sec G7, Narela		Comment that a commence of the comment	0.44
31	1BHK/LIG flats at Pkt 11, Sec G7, Narela	Rs. 33,038/-	Rs 34,100/-	0.44

\*In DDA Diwali Special Housing Scheme 2023 (FCFS & E-Auction), the PAR has been calculated on the basis of higher of PAR based on actual expenditure on a project/scheme or the notified PAR. Further, for DDA Diwali Special Housing Scheme 2023, it was approved that the land factors specific to these Housing Schemes will be continued to be used.

# 3. Plinth Area Rates (PAR) and Land Factor of the flats launched in DDA Housing Scheme 2019 & DDA Housing Scheme 2021

S. No	Project/ Location	Existing PAR per sqm.	Proposed PAR per sqm.	Land Factors	
Α.	For flats offered under Housing Scheme 2021				
1	MIG Houses at sector 16-B, Pocket II, Dwarka, Phase II	Rs 45,378/-	Rs 46,800/-	0.50	
2	Multi-storied EWS houses at Manglapuri	Rs 47,488/-	Rs 49,000/-	0.50	
3	Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 41,472/-	Rs 42,800/-	0.60	
4	Multistoried HIG flats at Pocket 9-B, Jasola	Rs 59,275/-	Rs 61,100/-	0.50	
В.	For flats offered under Housing Scheme 2019				
1	EWS flats at Sector G-7, G-8, Pocket 4 &5, Narela	Rs 24,020/-	Rs 24,800/-	0.50	
2	LIG flats at Sector G-7, G-8, Pocket 4 &5, Narela	Rs 25,295/-	Rs 26,100/-	0.50	
3	EWS flats at Sector A-1 to A- 4, Pocket 1A,1B &1C Narela	Rs 31,782/-	Rs 32,800/-	0.25	
4	Cat II (MIG) flats at Sector A- 1 to A-4, Pocket 1A;1B &1C Narela	Rs 51,790/-	Rs 53,400/-	0.45	

5	4 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near Sultangarhi tomb	Rs 39,603/-	Rs 40,800/-	0.65
6	8 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near Sultangarhi tomb	Rs 40,796/-	Rs 42,100/-	0.65
7	Cat II (HIG) at B-2, VasantKunj	Rs 35,154/-	Rs 36,300/-	0.85

\*In DDA HS 2019 & 2021, the PAR has been calculated on the basis of higher of PAR based on actual expenditure on a project/scheme or the notified PAR. Further, for DDA HS 2019 & 2021, it was approved that the land factors specific to these Housing Schemes will be continued to be used.

# 4. Plinth Area Rates (PAR) & Land Factors for the old inventory flats launched prior to DDA Housing Scheme 2019

Particular s	Category	Existing PAR per sqmt	Proposed PAR per sqmt
Flats with Lift	HIG-	Rs 45,114/-	Rs 46,500/-
-iic	MIG	Rs 41,355/-	Rs 42,600/-
	Janta/ EWS/ ORT	Rs 23,924/-	Rs 24,700/-
	LIG / One Bed Room / (EHS)Type-A	Rs 29,507/-	Rs 30,400/-
Flats	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 31,102/-	Rs 32,100/-
without Lift	MIG / Two bed rooms / EHS Type-B	Rs 32,469/-	Rs 33,500/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 33,152/-	Rs 34,200/-
	HIG/ SFS / Three bed rooms flat.	Rs 36912/-	Rs 38,100/-

\*The PAR were broadly categorised into 2 categories i.e. Flats with lift and without lift which was further classified according to the category of the flat namely Janta/ EWS/ ORT/ LIG/ MIG/ SFS/ HIG. These PARs were calculated on the basis of the weighted average of all completed schemes for the particular period. For aforementioned old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used.

- Further, as approved by Authority vide Resolution No. 104/2014, depreciation @1.25% p.a. will be applied on PAR of the flats which are one year old from the date of validity of first time costing which will be subject to maximum of 25%. The costing of 20 MIG flats at Ashoka Pahari along Faiz Road has validity till 31.03.2025. Hence, there may be no depreciation on these flats till 31.03.2026.
- 6. Since PAR in respects of Flats mentioned at Para B(5) (i.e. flats in which PAR has been kept same during earlier years and in which concessions were provided) were not increased in earlier years, therefore, the benefit of depreciation @ 1.25% p.a. was also not provided in these flats in those years. Since PAR is proposed to be increased by 3% for FY 2025-26, therefore, benefits of depreciation @ 1.25% p.a. will also be continued to be applied from FY 2025-26 onwards (including depreciation provided earlier, if any) on these flats subject to maximum of 25%.
- Further, surcharge on total disposal cost of 10% on MIG & 20% on HIG/ Super HIG /Penthouses Dwarka and surcharge of 10% for Jasola HIG HS 2021 flats etc. may be kept same as applied at the time of costing for the particular scheme.
- For the new projects, if the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates may be used.
- If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA may be authorized to rectify the same.

#### PROPOSAL

Proposal under Para D containing the PARs for the FY 2025-26 is submitted for the consideration and approval of the Authority.

## \*\* RESOLUTION \*\*

The proposal was deferred to review the existing costing methodology of flats and to put up a comprehensive proposal before the Authority. PAR and other parameters of FY 2024-25 approved vide agenda item No. 41/2024 shall be continued for current FY 2025-26.

भारत सरकार Govt. of India केन्द्रीय लोक निर्माण विभाग CENTRAL PUBLIC WORKS DEPARTMENT सं॰ डीजी / लागत सूचकांक/10 No. DG/Cost Index/10

Naman Bhawan, New Delhi

Dated: // /09/2024

## कार्यालय जापन OFFICE MEMORANDUM

विषयः कुर्सी क्षेत्रफल दर 01.04.2023 आधार 100 के संदर्भ में 01.04.2024 को दिल्ली का भवन लागत संचकाक ।

Subject: Building Cost Index of Delhi as on 01.04.2024 with reference to Plinth Area Rates 01.04.2023 as base 100.

The Building Cost Index over plinth area rates (PAR) 2023 for Delhi is approved as 103 as on 01 04 2024 with base 100 as on 01.04.2023.

This issues with the approval of CE, CSQ (Civil).

कार्यपालक अभियंता (टास-।)

• स- ६३/ म॰ भाभि॰ टास/सी॰ आई॰/2024/३८३ - १६०

दिनांक: 11/09/2024

पार केल्लोर्जनविक की वेबसाइट http:/cpwd.gov.in द्वारा सभी विशेष महानिदेशक/अपर महानिदेशक/मुख्य अभियन्ता/अधी॰ अभि॰/कार्य॰ अभि॰, के॰लो॰नि॰वि एंव लो॰नि॰वि॰ नई दिल्ली ।

कार्यपालक अभियंता (टास-।)

भारत सरकार

'Govt. of India केन्द्रीय लोक निर्माण विभाग

CENTRAL PUBLIC WORKS DEPARTMENT

सं॰ डीजी / लागत सूचकांक/11 No. DG/Cost Index/11

Nirman Bhawan, New Delhi

Dated:

(8/03/2025

## कार्यालय ज्ञापन OFFICE MEMORANDUM

विषयः कुर्सी क्षेत्रफल दर 01.04.2023 आधार 100 के संदर्भ में 01.10.2024 को दिल्ली का भवन लागत सूचकांक ।

Subject Building Cost Index of Delhi as on 01.10.2024 with reference to Plinth Area Rates 01.04.2023 as base 100.

The Building Cost Index over plinth area rates (PAR) 2023 for Delhi is approved as 103 as on 01 10 2024 with base 100 as on 01.04.2023.

This issues with the approval of competent authority.

(B.K. Mishra)

Executive Engineer (TAS)

स॰ ६८/स॰ अभि॰ टास/सी॰ आई॰/२०२५/ ६८- भ

दिनांक: /६/03/2025

पति केंग्लोग्निग्विग् की वेबसाइट http:/cpwd.gov.in द्वारा सभी विशेष महानिदेशक/अपर अभागितशर्क/मुख्य अभियन्ता/अधीग् अभिग/कार्यः अभिग, केंग्लोग्निग्वि एंव लोग्निग्विग्न नई

Executive Engineer (TAS-1)

# ITEM NO. 10/2025

Subject: Post facto approval of addition of flats and extension of the schemes (Sabka Ghar Awaas Yojana 2025 and Shramik Awas Yojana 2025)

### BACKGROUND

The DDA Sabka Ghar Housing Scheme 2025 (FCFS) and the DDA Shramik Awaas Yojana 2025 (FCFS) were approved by the Authority during its meeting on 30.12.2024 vide Authority agenda item 68/2024 and 69/2024 respectively. The minutes of the meeting dated 03.01.2025 may kindly be referred to. The schemes were launched on 06.01.2025, with flat bookings starting on 15.01.2025. Under the Sabka Ghar Housing Scheme 2025 (FCFS), approximately 7,577 flats were offered, while the DDA Shramik Awaas Yojana 2025 (FCFS) offered around 700 EWS flats in G2 sector of Narela.

### Examination

As per clause, 16 (iv) of the Authority Agenda item 68/2024, "Once the capped number of reserved flats is reached, an appropriate decision will be made by the competent authority, depending on the demand and supply dynamics."

As per clause 16 (vi) "VC is authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pr. Commissioner (Housing), Finance Member and VC to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under reserved category for discount offer.

Accordingly, under the delegated authority, flats were added to the schemes in phases. The details are summarized in the table below:

S.No	- Tongrion	Discount Offered	Location(s)	Flat	Circular & Approval Reference	Flat Sold before Addition of flat
L)	Offering of 500 additional EWS flats in Narela in the ongoing DDA Sabka Ghar Awaas Yojana 2025	25%	Narela	EWS	Circular: Annexure C1 (24.01.2025) Approval: Annexure N1	919
2	Offering of 1000 additional EWS flats in Narela in the origoing DDA Sabka Ghar Awaas Yojana 2025	25%	Narela	EWS	Circular: Annexure C2 (10.02.2025) Approval: Annexure N2	1564
3	Offering of 624 LIG flats in Siraspur and 204 LIG flats in Loknayakpuram in the ongoing DDA Sabka Ghar Awaas Yojana 2025	111111111111111111111111111111111111111	Siraspur, Loknayakpuram	LIG	Circular: Annexure C3 (10.03.2025) Approval: Annexure N3	2645
4	Offering of 107 MIG flats in Loknayakpuram in the ongoing DDA Sabka Ghar	20%	Loknayakpuram	MIG	Circular: Annexure C4 (27.03.2025) Approval:	2933

	Awaas Yojana 2025				Annexure N4	
5	Extension of DDA Sabka Ghar Awaas Yojana 2025 and Shramik Awas Yojana 2025	N/A	N/A	N/A	Circular: Annexure C5 (08.04.2025) Approval: Annexure N5	3432

As the table below illustrates, each expansion of available flats has driven higher sales. Prior to the first addition, 919 units had been sold; this climbed to 1,564 before the second addition, 2,645 before the third, and 2,933 before the fourth. Following the scheme's extension, sales strong performance. Each tranche of additional flats boosted demand, reflecting the scheme's status of the scheme is attached at Annexure I.

Stage	Flats Sold
Before 1st addition	919
Before 2nd addition	1,564
Before 3rd addition	
Before 4th addition	2,645
Before scheme extension	2,933
strore screme extension	3,432

# Proposal before Authority

The following proposals are submitted for kind consideration and post-facto approval by the Authority:

- Ratification of the decisions taken for the addition of flats under the DDA Sabka Ghar Awaas Yojana 2025 and Shramik Awas Yojana 2025 at discounted rates, as detailed
- Offering of 500 additional EWS flats in Narela in the ongoing DDA Sabka Ghar Awaas
- b. Offering of 1000 additional EWS flats in Narela in the ongoing DDA Sabka Ghar Awaas Yojana 2025
- c. Offering of 624 LIG flats in Siraspur and 204 LIG flats in Loknayakpuram in the ongoing DDA Sabka Ghar Awaas Yojana 2025
- d. Offering of 107 MIG flats in Loknayakpuram in the ongoing DDA Sabka Ghar Awaas Yojana 2025
- Approval for the extension of the schemes beyond 31.03.2025 up to 30.04.2025.

# Authorization to the Vice Chairman:

VC DDA may approve further extensions of the schemes at the same prices with the same discount, if required, based on demand and market response.

### RESOLUTION

The information on additions of flats in Sabka Ghar Awas Yojana 2025 was duly noted by the Authority and the proposal contained in the agenda for extension of the DDA Sabka Ghar Awas Yojana 2025 and Shramik Awas Yojana 2025 scheme till 30.04,2025 was approved. Authority also authorised VC, DDA to approve further extensions of the scheme at the same prices with the same discount, if required, based on demand and market response.

Further, Authority also approved for launching of a new housing scheme namely "DDA Apna Ghar Awas Yojana 2025" with the following details:

- i. To offer LIG flats at Narela, Loknayakpuram & Siraspur at a discount of 25% of the price at which they were sold in 2023-24, to all categories. For this purpose, the number of LIG flats offered at Narela would be capped at 20% of the inventory locality wise and category wise available for disposal. As far as LIG inventory at Siraspur & Loknayakpuram is concerned, there would be no such cap.
- ii. To offer EWS flats at Narela at 15% discount and MIG flats at Narela & Loknayakpuram at 15% discount and HIG flats at Narela at 15% discount of the price at which they were sold in 2023-24, to all categories. For this purpose, the number of EWS, MIG and HIG flats offered at Narela and MIG flats offered at Loknayakpuram would be capped at 20% of the inventory locality wise and category wise available for disposal.
- The currency of the scheme would be for 3 months from the launching of the scheme.
- iv. To authorise VC to finalize the terms & conditions of the scheme brochure.
- v. VC is also authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pr. Commissioner (Housing), Finance Member to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under the scheme in a phased manner depending on demand & supply dynamics.

# Further the Authority was also informed of the following:

- Extension for 6 Months for Penalty Relief Scheme (PRS) i.e. upto 30.04.2025 for allottees of DDA Housing Scheme 2014.
- Launching of the "DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction) and its outcome".
- 3. Extension of time with penal interest of 14% upto 31.01.2025 for payment of 75% of the disposal price of the flat in respect of allottees, who had paid 25% of the 75% of the disposal price of flat within stipulated time period as mentioned in the Demand-Cum- Allotment letter for flats in Sector-19B. Dwarka disposed under Diwali Special Housing Scheme 2023(e-Auction); and also for extensions of time given for balance cost of 25% amount of the disposal price as per DAL upto 15.02.2025 without any interest and upto 17.03.2025 with penal interest of 10%.

105 A

For the financial year 2025–26, DDA has been given a target to sell 10,000 flats, aiming to generate a surplus of Rs 3,000 crore under GDA and Rs 1,000 crore through licence fees. A period of one month has been allocated to complete the inventory of vacant shops and flats.

# Note # 16

The DDA Sabka Ghar Housing Scheme 2025 (FCFS) and the DDA Shramik Awaas Yojana 2025 (FCFS) were approved by the Authority during its meeting on 30.12.2024 vide Authority agenda item 68/2024 and 69/2024 respectively. Minutes of the meeting dated 03,01,2025 may please be seen . The schemes were launched on 06.01.2025, with flat bookings starting on 15.01.2025. Under the Sabka Ghar Housing Scheme 2025 (FCFS), approximately 7,577 flats were offered, while the DDA Shramik Awaas Yojana 2025 (FCFS) offered around 700 flats. The booking status for the offered flats is placed opposite. As of 22.01.2025, 864 flats (11% of the offered inventory) have been booked in the Sabka Ghar Housing Scheme 2025 (FCFS), and 48 flats (7% of the offered inventory) have been booked in the DDA Shramik Awaas Yojana 2025 (FCFS).

2. Certain pockets in Narela Sector A1 to A4, which include EWS flats, have seen a positive response, with all offered EWS flats in these pockets being already sold out. The inventory details are provided in the table below:

Sector/ Pocket	Invento ry in	Offer ed	Sold	Availab le in	Total inventory	Total	Flats
Narela Sector A1 to A4	Pocket				in Pockets in all categories		to be offered
POCKET 14	253	60	60	193	1013	953	19
POCKET 1A	40	8	8	32	64	56	
POCKET 1B	703	124	124	579	813	689	32
POCKET 1C	640	126	126	514	898		65
POCKET 7	56	56	56	0	567	772	51
POCKET	190	62	62	128	1050	477	0
Narela Sector G-2 & G-6, POCKET I		80	80	320	2048	980	13
Total	2282	516	516	1766	6453	1968 5895	320 500

From the above, it is evident that there is an overwhelming response for affordable housing segment, namely, EWS flats in Sector A1 to A4 and Sector G2/G6 at Narela. Further, it is apparent that the offered discount has resulted in finding buyers among affordable sections and since the offered flats have been sold out, it may make sense to offer additional flats for quick disposal, early realization of capital.

- During a meeting held today with the HLG and VC at the VC briefing at the LG House wherein Principal Commissioner (Housing) was also present, it was decided that the pockets in Narela, which are experiencing strong sales, should be prioritized for immediate disposal to build on the momentum already created in these areas. By adding further flats, it is expected that it will boost overall sales across the entire Narela region. As flats in these popular pockets start to getting completely sold out, buyers may consider purchasing flats in other pockets, creating a cascading effect that will help reduce the overall inventory pressure in Narela. This would also enhance the real estate sentiments in Narela leading to overall growth & development of the subcity, leading to optimum utilisation of the infrastructure built in the Narela
- Accordingly, it was decided that out of the 1766 EWS flats 5. available in the above pockets of Sector A1 to A4 & Sector G2/G6, Narela, it was decided that to start with we may offer 500 EWS flats from these pockets at the ongoing 25% discount offered. Further the matter has also been discussed with Commissioner (Housing) and FA(H) and after discussion with all, the 500 EWS flats as detailed in the last column of table above at para 2 are being proposed for disposal at the ongoing offered discount of 25% among the various disadvantage sections as part of the Sabka Ghar Awaas Yojana 2025.

As per clause, 16 (iv) of the Authority Agenda item 68/2024, "Once the capped number of reserved flats is reached, an appropriate decision will be made by the competent authority, depending on the demand and

As perclause 16 (vi) "VC is authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pr. Commissioner (Housing), Finance Member and VC to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under reserved category for discount

VC may kindly approve the proposal at para 5 above by virtue of th authorisation granted through committee route vide clause 16 (iv & vi) of the Authority agenda item 68/2024.

22/01/2025 07:01 PM

Chittaranjan Dash PC(HOUSING)

Note # 17

(Computer No. 88728)

22/01/2025 07:40 PM

Kunal Kashyap COMMISSIONER (H)

Note # 18

22/01/2025 09:57 PM

Rakesh Kakkar FINANCIAL ADVISOR

Note # 19 Please discuss.

23/01/2025 06:50 PM

vijay kumar singh

# Note # 20

Discussed with VC. The Authority videclause 16 (iv) of the Authority Agenda item 68/2024, has approved that "Once the capped number of reserved flats is reached, an appropriate decision will be made by the competent authority, depending on the demand and supply dynamics."

2. Since we are proposing to add additional 500 EWS flats in different housing pockets of Narela which are in excess of the capped figure of 20% of the available inventory (which already stand sold out), it is felt that while we may go ahead with the implementation of the proposal as stated at para 5 of Note # 16 above, we may seek the post facto approval of Authority in its next meeting. Therefore, it is requested that VC may kindly forward the proposal to the office of HLG for obtaining his kind approval for placing the same before the Authority in its next meeting for its ex-post facto approval.

23/01/2025 08:39 PM

Chittaranjan Dash PC(HOUSING)

Note # 21

Submitted for approval of Hon'ble LG for the proposal at para 2 of Note 20 above please

24/01/2025 11:59 AM

vijay kumar singh VICE CHAIRMAN

Note # 22

May please see note of Hon'ble LG placed at page 26/C

10/02/2025 02:52 PM

Manisha Gupta ADDL.CHIEF ARCH-0/0 VC

# **ANNEXURE N-2**

# Note # 50

- The DDA Sabka Ghar Housing Scheme 2025 (FCFS) was launched on 06.01.2025, with flat bookings commencing from 15.01.2025. Under this scheme,7,577 flats were initially offered, and an additional 500 EWS flats in Narela were introduced on 30.01.2025 to meet demand. As of date,1,477 flats have been booked under the scheme. The updated report is placed opposite.
- 2. Certain pockets inNarela Sector A1 to A4 as well as Sector G2/G6, have witnessed a strong response for EWS Flats, with all previously offered EWS flats being sold out in response to the overwhelming demand for affordable housing, an additional500 EWS flats were offered in these pockets. These included Sector A1 to A4 and Sector G2/G6 at Narela. The updated inventory details are provided in the table below:

Sn	Sector/ Pocket	EWS Invento ry in	Offere d in	the complete was the con-	Availab le in	Additio nal Flats	Sold	Availab le in
	Narela P Sector A1E to A4	ctor A1 EWS		Phas e I	Pocket of EWS		Diane	
1	POCKET 14	253	60	60	193	19	19	174
2	POCKET 1A	40	8	8	32	32	32	0
3	POCKET 1B	703	124	124	579	65	65	
4	POCKET 1C	640	126	126	514	51	-	514
5	POCKET 7	56	56	-	- 10	0.1	51	463
6	POCKETIV		62	56	0			
	Narela		02	62	128	13	13	115
7	Sector G-2 & G-6, POCKET I	400	80	80	320	320	313	0
		2282	516	516	1766	500	493	1266

3. Expansion of Offerings: Given the strong demand and successful sale of EWS flats in these pockets, it is evident that the offered discount has played a significant role in attracting buyers from the affordable housing segment. To build on this momentum and expedite the disposal of unsold inventory, it is proposed to offer an additional 1,000 EWS flats in these high-demand areas as follows:

Sector/ Pocket E

flats Flats to be offered

Sn	(Narela Sector A1-A4)	available Pockets	inin Phase III
1 2 3 4	POCKET 14 POCKET 1B POCKET 1C POCKET IV	174 514 463 115	50 450 450
Strat	Total egic Prioritization	1266	50 1000

- 4. Strategic Prioritization & Market Impact: In alignment with directives from the HLG office, priority has to be given to pockets in Narela experiencing high demand to ensure swift disposal for quick realization of capital as well as maintaining the high demand for these pockets. The addition of 1,000 more flats is expected to further stimulate overall sales in the Narela region. As popular pockets approach full occupancy, buyer interest is likely to shift toward other available flats, creating a cascading effect that will help reduce the overall inventory burden in the area.
- 5. Urban Growth & Infrastructure Utilization: This initiative will not only improve real estate prospects in Narela but also contribute to the broader growth and development of the sub-city. By optimizing the utilization of existing infrastructure, this move is expected to strengthen the housing market and encourage further investments in the region. Moreover, such a move will boost the government's mission of ensuring "Affordable Housing for All".
- 6. Accordingly, the list of 1,000 additional flats has been finalized. The matter is also discussed with VC. As per clause, 16 (iv) of the Authority Agenda item 68/2024 , "Once the capped number of reserved flats is reached, an appropriate decision will be made by the competent authority, depending on the demand and supply
- 7. As per clause 16 (vi) "VC is authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pr. Commissioner (Housing), Finance Member and VC to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under reserved category for discount offer. In view thereof, it is felt that before the file is sent to office of HLG, it may kindly be approved by VC through Committee route.
- 8. Since we are proposing to add additional 1000 EWS flats in different housing pockets of Narela which are in excess of the capped figure of 20% of the available inventory (which already stands sold out), it is felt that while we may go ahead with the implementation of the proposal as stated at para 3 above, we may seek the post facto-approval of Authority in its next meeting. Therefore, it is requested that VC may kindly forward the proposal to the office of HLG for obtaining his kind approval for placing the same before the Authority in its next meeting for its ex-post facto approval.

07/02/2025 02:11 PM

Chittaranjan Dash PC(HOUSING)

Note # 51

07/02/2025 05:26 PM

Rakesh Kakkar FINANCIAL ADVISOR

Note # 52

07/02/2025 06:36 PM

Kunal Kashyap COMMISSIONER (H)

Note # 53

07/02/2025 07:18 PM

Chittaranjan Dash PC(HOUSING)

Note # 54

Submitted for approval of Hon'ble LG for the proposal at para 8 of Note 49 above please

07/02/2025 07:35 PM

vijay kumar singh FM

Note # 55

Submitted for approval of Hon'ble LG for the proposal at para 8 of Note 49 above please

07/02/2025 07:36 PM

vijay kumar singh VICE CHAIRMAN

Note # 56

May please see note of Hon'ble LG placed at page 46/C.

17/02/2025 05:55 PM

Manisha Gupta ADDL.CHIEF ARCH-0/0 VC





# ANNEXURE N-3

### Note #1

Subject: Proposal for extending special 25% discount to remaining LIG flats in Siraspur with additional 5-10% discount on cost of flat for third and fourth floor in continuing scheme namely Sabka Ghar Housing Scheme 2025

It is pertinent to mention that around Qty. 2920 LIG flats were offered under DDA Housing Scheme 2014 for allotment in the area of Siraspur & Narela through draw.

Thereafter, unsold inventory of DDA Housing Scheme 2014 were offered in subsequent DDA housing schemes namely DDA Aawasiya Yojana 2017, ONHS 2019, Special Housing Scheme 2021, First Come First Serve 2023, Sasta Ghar Housing Scheme 2024.

Further, out of remaining approx. 700 unsold LIG flats in Siraspur, 127 LIG flats (i.e. 20 % of total vacant inventory) were offered in currently running scheme namely Sabka Ghar Housing Scheme 2025with a discount of 25% on total disposal cost to various categories of citizen as per authority agenda vide file no. F/1/0172/2024/CORD/-Coordination(H) (Computer No. 88287).

The issue of pending old inventory flats was discussed in the meeting held on 11.02.2025 under the chairmanship of PC(H) along with other issues. It was decided that the remaining available inventory of Siraspur may also be disposed off with special discount of 25%.

It is pertinent to mention that the above said inventory is old and maintenance cost being incurred to make it in habitable condition. In order to dispose off the said old inventory and avoid incurring of maintenance charges on regular basis, it will be financially prudent and in the interest of DDA that the remaining unsold inventory i.e. approx. 650 LIG flats may also be offered with 25% special discount with additional 5-10% discount for flats on third and fourth floors in running/upcoming schemes.

In view of above, the file may be put up before competent authority for kind perusal and consideration please.

11/02/2025 06:33 PM

GAGAN DEEP

JSA

Note # 2

11/02/2025 06:34 PM

AKANKSHA YADAV ASSISTANT DIRECTOR File No. HOUS/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17) (Computer No. 90142)

Note #3

11/02/2025 06:36 PM

RAKESH KUMAR DEPUTY DIRECTOR

Note # 4

12/02/2025 09:18 AM

SURINDER KUMAR Director (Housing-I/ Coordn.)

Note # 5

13/02/2025 08:07 AM

Kunal Kashyap COMMISSIONER (H)

Note # 6

13/02/2025 10:55 AM

Chittaranjan Dash PC(CWG)

### Note #7

It may be recalled that in the last Authority meeting on 30.12.2024 vide agenda item 68/2024 , Authority had approved that 20% of all existing inventories of flats in DDA be offered at a 25% discount except MIG flats at Loknayakpuram which had to be capped at 10%. Out of the available inventory of LIG flats of 637 and 204 in Siraspur & Loknayakpuram respectively, 20% inventory i.e. 127 and 41 LIG flats were offered and as of the report of morning of 13.02.2025, 8 and 30 flats have been booked in Siraspur & Loknayakpuram respectively.

- 2. It is evident that substantial number of flats still remain unsold in Siraspur and Loknayakpuram. It is felt that it will be in the long term interest of DDA to exit from Siraspur and Loknayakpuram by complete disposal of these flats to avoid recurring maintenance, upkeep and watch & ward of these flats. Therefore, it may make sense as well as financial prudence to offer all existing available LIG flats at a discount of 25% to ensure smooth disposal of flats, early recovery of capital and to avoid loss of real value of money. This will afford availability of more choices/preferences to potential buyers thereby enhancing the chances of disposal of these flats.
- 3. As per clause 16 (vi) of Agenda item 68/2024 "VC is authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pr. Commissioner (Housing), Finance Member and VC to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under reserved category for

discount offer. In view thereof, it is felt that before the file is sent to office of HLG, it may kindly be approved by VC through Committee route.

- Since we are proposing to offer all available inventory of LIG flats in Siraspur and Loknayakpuram at a discount of 25% to the disadvantaged sections, in the ongoing DDA Sabka Ghar Awaas Yojana 2025, it is felt that while we may go ahead with the implementation of the proposal as stated at para 2 above, we may seek the post facto approval of Authority in its next meeting. Therefore, it is requested that VC may kindly forward the proposal to the office of HLG for obtaining his kind approval for placing the same before the Authority in its next meeting for its ex-post facto approval.
- 5. Since committee route is being followed before the file is sent to the office of HLG for his kind approval, the file may be routed as under:

FAH>> Commissioner (H) >> PC(H) >> FM >> VC.

13/02/2025 12:27 PM

Chittaranjan Dash PC(HOUSING)

Note #8

13/02/2025 01:40 PM

Rakesh Kakkar FINANCIAL ADVISOR

Note # 9

13/02/2025 01:59 PM

Kunal Kashyap COMMISSIONER (H)

Note # 10

13/02/2025 02:09 PM

Chittaranjan Dash PC(HOUSING)

Note # 11 Please discuss.

05/03/2025 12:37 PM

vijay kumar singh FM

Note # 12

Matter discussed with VC. It may be stated that earlier, 2 such proposals for offening additional EWS flats at Narela for disposal under the ongoing Sabka Ghar Housing Scheme beyond the File No. HOUS/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17) (Computer No. 90142)

initial approved 20% of total available inventory were put up for approval of HLG to be put up in subsequent meeting of Authority. The first proposal for offering additional 500 EWS flats at Pockets 14, 1A, 1B, 1C, 7 and IV of Sector A1 to A4 and Sector G2 and G6 (pkt. I) of Narela was put up to HLG's office in file bearing com no. 88728 for his kind approval for placing the same before the Authority for its ex-post-facto approval. Office of HLG returned the file with the remark that

"Authority vide clause 16(vi) of the agenda item no. 68/2024 has already authorized VC, DDA to take the decision (a) to relax the terms and conditions of the scheme (b) to decide the number of flats to be offered under reserved category for discount offer. Accordingly, Hon'ble LG has advised that VC, DDA may take appropriate action and subsequently inform the Authority"

Subsequently, vide another file bearing com no. 88993, a proposal was sent for offering additional 1000 EWS flats at Pockets 14, 1B, 1C and IV of Sector A1 to A4 Narela was put up to HLG for his kind approval to place the proposal before Authority for its ex-post-facto approval. Office of HLG returned the file with the remark that

"VC DDA has already been advised vide note dated 03.02.2025, in view of "clause 16(vi) of the agenda item no. 68/2024 approved by the Authority to take the decision (a) to relax the terms and conditions (b) to decide the number of flats to be offered under reserved category for discount offer. Accordingly, VC, DDA may take appropriate action and subsequently inform the Authority".

In view of the above directions of HLG, it is proposed that VC may kindly approve the proposal at <a href="mailto:note#7">note#7</a> for offering all available inventory of LIG flats at Siraspur and Loknayakpuram at a discount of 25% in the ongoing Sabka Ghar Housing Scheme to the disadvantaged sections for the rationale given at para 2 of note#7.

05/03/2025 08:59 PM

Chittaranjan Dash PC(HOUSING)

Note # 13

06/03/2025 11:17 AM

vijay kumar singh VICE CHAIRMAN

#### Note # 14

Systems may kindly identify the flats and thereafter, file may be sent to Finance for costing in AWAAS.

06/03/2025 11:33 AM

Chittaranjan Dash PC(HOUSING)

### Note # 15

W.r.t previous notings, As per Awaas data, List of vacant LIG flats of Looknayak Puram and Siraspur has been attached herewith for necessary action. Concerned housing branch may also verify the flat status at their end to avoid any issue.

# SGAY25 PH IV LN SA LIG DATA F.XISX

08/03/2025 05:50 PM

HARISH DEPUTY DIRECTOR

### Note # 16

VC has already approved vide note#13 the proposal at note#7 for offering all available inventory of LIG flats at Siraspur and Loknayakpuram at a discount of 25% in the ongoing Sabka Ghar Housing Scheme to the disadvantaged sections. It is proposed to start booking for these flats from 18.03.2025 onward and issue the circular on 10.03.2025. The details of such flats are as under:

SN	Locality	Flat Category	No of flats	Appx Range of Plinth area (sqm)	Broad range of Tentative Price (Rs. In Lakh)	Updated Price Range (After 25% Discount)
1	Siraspur	LIG	624	35.76 to 36.39	17.41 to 17.71	12.21-12.55
2	Loknayakpuram	LIG	204	The second secon	26.98 to 28.47	13.3 to 13.55 20.20 to 21.4
_	TOTAL		828			20.2010 21.4

<sup>2.</sup> The draft circular placed at DFA/38832 (V1) may kindly be perused and approved by VC.

08/03/2025 06:14 PM

Chittaranjan Dash PC(HOUSING)

Note # 17

10/03/2025 02:41 PM

vijay kumar singh VICE CHAIRMAN

# ANNEXURE N-4

### Note # 48

As discussed with PC(H), the note is prepared as under:

The DDA Sabka Ghar Housing Scheme 2025 (FCFS) and the DDA Shramik Awaas Yojana 2025 (FCFS) were approved by the Authority during its meeting on 30.12.2024 vide Authority agenda item 68/2024 and 69/2024 respectively. Minutes of the meeting dated 03.01.2025 may please be seen. The schemes were launched on 06.01.2025, with flat bookings starting on 15.01.2025. Under the Sabka Ghar Housing Scheme 2025 (FCFS), approximately 7,577 flats were offered and subsequently flats were added as on date 9706 flats are offered, while the DDA Shramik Awaas Yojana 2025 (FCFS) offered around 700 flats . The booking status for the offered flats is placed opposite. As of 21.03.2025, 2665 flats (27.4% of the offered inventory) have been booked in the Sabka Ghar Housing Scheme 2025 (FCFS), and 138 flats (19.7% of the offered inventory) have been booked in the DDA Shramik Awaas Yojana 2025 (FCFS).

Certain pockets in Narela Sector A1 to A4, which include EWS flats, have seen a positive response, with all offered EWS flats in these pockets being already sold out and MIG flats at loknayakpuram also sold out. The inventory details are provided in the table below:

SI. No.	Total Flats	Flats on offer	Total flats booked 2024-25	
	Narela EWS Sector A1 to A4 POCKET	129	129	
	Narela EWS Sector A1 to A4 POCKET 2 1A	40	40	
	Narela EWS Sector A1 to A4 POCKET 3 1B	589	589	
	Narela EWS Sector A1 to A4 POCKET 41C	627	627	
	Narela EWS Sector A1 to A4 POCKET 57	56	56	
	Narela EWS Sector A1 to A4 POCKET 5 IV	125	125	
	Narela EWS SECTOR G-2 & G-6 7 POCKET-I	400	400	
	Loknayakpuram MIG	63	63	

- The overwhelming response for the affordable housing segment, especially EWS flats in Sector A1 to A4 and Sector G2/G6 at Narela and MIG flat at loknayakpuram, indicates a good demand. The offered discount has successfully attracted buyers from the affordable housing segment. Given that the available flats in these sectors are sold out, it is prudent to consider offering additional flats for quick disposal and early capital realization.
- During the meeting on 19.03.2025 with HLG and VC, in which the Principal Commissioner (Housing) was present, it was discussed that sectors experiencing strong sales momentum should be prioritized for immediate disposal. By adding more flats to the scheme, the sales momentum can be sustained and more flats may get sold, thereby reducing the overall inventory.

in this regard, it was further deliberated to explore the addition of MIG flats in Loknayakpuram under the ongoing Sabka Ghar Housing Scheme 2025. Details of the unsold MIG flats, as per the AWAAS report, are as follows:

Locality		
LUCAINY	Tower/ Block	No of flats

H// MISC-LIG(HS-14 and 17) (Computer No. 90142)

	Total	566
EORINATAK PURAM	BLOCK G	92
LOKNAYAK PURAM	BLOCK F	91
LOKNAYAK PURAM		93
LOKNAYAK PURAM	BLOCK E	
LOKNAYAK PURAM	BLOCK D	92
LOKNAYAK PURAM	BLOCK C	91
	BLOCK B	90
LOKNAYAK PURAM		11/
LOKNAYAK PURAM	BLOCK A	1

As per clause, 16 (iv) of the Authority Agenda item 68/2024, "Once the capped number of reserved flats is reached, an appropriate decision will be made by the competent authority. depending on the demand and supply dynamics."

As per clause 16 (VI) "VC is authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pr. Commissioner (Housing), Finance Member and VC to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under reserved category for discount offer.

6. Accordingly, file is submitted to competent authority for taking a further decision in this

Housing Scheme, 2025\_21.03.2025.xlsx Flat Details - Loknayakpuram - MIG - Available.xlsx

21/03/2025 05:43 PM

MRITUNJAI SHARMA JSA

Note # 49

21/03/2025 05:45 PM

PRADEEP YADAV ASSISTANT DIRECTOR

Note # 50

21/03/2025 06:02 PM

Chinmayee Chakravarty DEPUTY DIRECTOR

Note # 51

21/03/2025 06:34 PM

ASHOK KUMAR DIRECTOR

Note # 52

One or two tower can be thought to be offered at slightly less discount , say 20% to gauge the response for optimum price discovery in view of good response after 25% discount and as these flats got sold quickly there is no point in breaking the sale momentum by holding the

22/03/2025 07:46 AM

Kunal Kashyap COMMISSIONER (H)

#### Note # 53

Note # 48 and Note # 52 may kindly be perused. It may be recalled that in a meeting before HLG on 19.03.2025 this matter was also discussed wherein HLG was of the view that around 100 MIG flats in Loknayakpuram may be offered for disposal at the reduced discount rate of 20% in the ongoing Sabka Ghar Awaas Yojana to maximize the disposal of built up properties in the current financial year where only few days are left. Such a discount would lead to surge in demand and quick realization of our capital with reduced loss on account of maintenance, watch and ward as well as depreciation.

- Keeping in view the very good demand for 63 MIG flats at Loknayakpuram offered at @25% discount, we may offer the remaining 17 flats in Block A and remaining 90 flats in Block B (Totaling to 107) in the ongoing Sabka Ghar Awaas Yojana at the reduced discount of @20%.
- 3. Two such proposals for offening additional EWS flats at Narela for disposal under the ongoing Sabka Ghar Housing Scheme beyond the initial approved 20% of total available inventory were put up for approval of HLG to be put up in subsequent meeting of Authority. The first proposal for offering additional 500 EWS flats at Pockets 14, 1A, 1B, 1C, 7 and IV of Sector A1 to A4 and Sector G2 and G6 (pkt. I) of Narela was put up to HLG's office in file bearing com no. 88728 for his kind approval for placing the same before the Authority for its ex-post-facto approval. Office of HLG returned the file with the remark that

"Authority vide clause 16(vi) of the agenda item no. 68/2024 has already authorized VC, DDA to take the decision (a) to relax the terms and conditions of the scheme (b) to decide the number of flats to be offered under reserved category for discount offer. Accordingly, Hon'ble LG has advised that VC, DDA may take appropriate action and subsequently inform the

4. Subsequently, vide another file bearing com no. 88993, a proposal was sent for offering additional 1000 EWS flats at Pockets 14, 1B, 1C and IV of Sector A1 to A4 Narela was put up to HLG for his kind approval to place the proposal before Authority for its ex-post-facto approval. Office of HLG returned the file with the remark that

"VC DDA has already been advised vide note dated 03.02.2025, in view of "clause 16(vi) of the agenda item no. 68/2024 approved by the Authority to take the decision (a) to relax the terms and conditions (b) to decide the number of flats to be offered under reserved category for discount offer. Accordingly, VC, DDA may take appropriate action and subsequently inform the

5. In view of the above directions of HLG, it is proposed that VC may kindly approve the proposal at note#2 for offering 107 MIG flats at Loknayakpuram at a discount of 20% in the ongoing Sabka Ghar Housing Scheme to the disadvantaged sections for the rationale given at para 1. We also had taken similar decision for putting additional flats of Siaraspur and Loknayakpuram on offer. Subsequently we will inform the Authority after implementation as directed by HLG.

22/03/2025 05:08 PM

Chittaranjan Dash PC(HOUSING) HOUS/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17) (Computer No. 90142)

# Note # 54

Approved with the condition that this shall be placed before the Authority in its next meeting for information.

26/03/2025 06:43 PM

vijay kumar singh VICE CHAIRMAN

# **ANNEXURE N-5**

### Note # 68

- The DDA Sabka Ghar Housing Scheme 2025 (FCFS) and DDA Shramik Awaas Yojana 2025 (FCFS) were approved by the Authority during its meeting held on 30.12.2024, vide Authority Agenda Items 68/2024 and 69/2024, respectively. The minutes of the meeting dated 03.01.2025 may kindly be referred to.
- Both schemes were launched on06.01.2025, with flat bookings commencing from 15.01.2025.
- Under the Sabka Ghar Housing Scheme 2025 (FCFS) approximately 7,577 flats were initially offered. With subsequent additions, the total number of flats offered under the scheme was 9,813. Similarly, under the DDA Shramik Awaas Yojana 2025 (FCFS), around 700 flats were made available.
- 4. Both schemes closed on31.03.2025. As of closure:
  - 3,204 flats (32.6%) have been booked under the Sabka Ghar Housing Scheme 2025 (FCFS).
  - 228 flats (32.57%) have been booked under the DDA Shramik
     Awaas Yojana 2025 (FCFS).
  - The detailed booking status of flats isplaced opposite for reference.
- 5. During the recent briefing withHon'ble LG and Vice Chairman it was decided that, in view of the overwhelming public response and continuing demand from eligible applicants, the schemes may be extended beyond the period of 31.03.2025 It is noteworthy that more than 435 (377 in Sabka and 58 in Shramik) flats were booked in the last three days before closing of FY alone.
- As per clause, 16 (iv) of the Authority Agenda item 68/2024, "Once the capped number of reserved flats is reached, an appropriate decision will be made by the competent authority, depending on the demand and supply dynamics."
- Earlier, Office of HLG had returned a similar file with the remark that
  - "VC DDA has already been advised vide note dated 03.02.2025, in view of "clause 16(vi) of the agenda item no. 68/2024 approved by the Authority to take the decision (a) to relax the terms and

303/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17) (Computer No. 90142)

conditions (b) to decide the number of flats to be offered under reserved category for discount offer. Accordingly, VC, DDA may take appropriate action and subsequently inform the Authority".

8. Accordingly, file is submitted to VC for approval for continuation of Sabka Ghar Housing Scheme and Shramik Awaas Yojana till 30.04.2025 and the booking shall commence from 09.04.2025 at 12.00 Noon, and advertisement in newspaper to be given in the morning news publication of 09.04.2025. A draft circular/DFA39694 is also placed for kind approval. Subsequently, file will be put up for ex-post facto approval of authority.

07/04/2025 07:44 PM

Chittaranjan Dash PC(HOUSING)

Note # 69

07/04/2025 07:49 PM

vijay kumar singh VICE CHAIRMAN

Note # 70

07/04/2025 08:06 PM

Chittaranjan Dash PC(HOUSING)

# ANNEXURE C-1

ODA SABKA GHAR AWAAS YOJANA 2025 Narela WS Sector A1 to A4 POCKET 14# WS Sector A1 to A4 POCKET 1A# WS Sector A1 to A4 POCKET 1B# WS Sector A1 to A4 POCKET 1C# WS Sector A1 to A4 POCKET 7 WS Sector A1 to A4 POCKET IV#	129 40 589 627	Total flats Booked in Scheme
WS Sector A1 to A4 POCKET 14# WS Sector A1 to A4 POCKET 1A# WS Sector A1 to A4 POCKET 1B# WS Sector A1 to A4 POCKET 1C# WS Sector A1 to A4 POCKET 7	40 589	129
WS Sector A1 to A4 POCKET 14# WS Sector A1 to A4 POCKET 1A# WS Sector A1 to A4 POCKET 1B# WS Sector A1 to A4 POCKET 1C# WS Sector A1 to A4 POCKET 7	40 589	Contraction of the Contraction o
WS Sector A1 to A4 POCKET 1A# WS Sector A1 to A4 POCKET 1B# WS Sector A1 to A4 POCKET 1C# WS Sector A1 to A4 POCKET 7	40 589	Control of the Contro
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WS Sector A1 to A4 POCKET 1C# WS Sector A1 to A4 POCKET 7	589	4.0
WS Sector A1 to A4 POCKET 7	I I the life of the same of th	40
WS Sector A1 to A4 POCKET 7 WS Sector A1 to A4 POCKET IV		589
WS Sector A1 to A4 POCKET IVA	56	627
INC. TO CALL IVII	A CARL CONTRACTOR	56
WS SECTOR G-2 & G-6 POCKET-I#	125	125
WS Sector G7/G8 POCKET VI	400	400
WS Sector G7/G8 Pocket VII		90
WS Sector G7/G8 Pocket XI		81
IG Sector G2/G6 POCKET II		100
G Sector G2/G6 POCKET III		56
G Sector G2/G6 POCKET IV		190
G Sector G2/G6 POCKET VI		207
G Sector G7/G8 POCKET - IV	51	2
G Sector G7/G8 POCKET - V		45
G Sector G7/G8 POCKET VI	805	6
G Sector G7/G8 Pocker VII	458	21
G Sector G7/G8 Pocker XI	458	21
G-Sector G-8, Pocket 3	1428	48
	230	21
IG Sector A1 to A4 POCKET 18	S	0
IG Sector A1 to A4 POCKET 16	22	101000
IG Sector A1 to A4 POCKET 7	51	3
IG Sector A1 to A4 POCKET //	201	82
G Sector A1 to A4 POCKET III	192	15
G Sector A1 to A4 POCKET 7	60	4
G Spring A1 to A4 POCKET III	100	4
iras pur LIC	75	
oknavaka		32
oknavakouram LIG		70
OTAL (4)		82
STAL (1)	The second secon	134
arrik Awaas Yojana 2025	0010	3,281
vs, Sector G2, POCKET III	102	15 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m
vs. Sector G2, POCKET IV		100
VS. Sector G2, POCKET V		42
VS, Sector G2, POCKET VI		49
OTAL (2)		48
rand Total (1 +2)	THE PARTY OF THE P	239
	WS Sector G7/G8 POCKET VI WS Sector G7/G8 POCKET II IG Sector G2/G6 POCKET III IG Sector G2/G6 POCKET IV IG Sector G2/G6 POCKET IV IG Sector G2/G6 POCKET IV IG Sector G2/G6 POCKET VI IG Sector G2/G6 POCKET VI IG Sector G7/G8 POCKET III IG Sector A1 to A4 POCKET 1A IIIG Sector A1 to A4 POCKET III IIG Sector A1 to A4 POCKET III IIG Sector A1 to A4 POCKET III IIG Sector A1 to A4 POCKET IV IIG Sector A1 to A4 POCKET III IIG Sector A1 to A4 POC	Sector G7/G8 POCKET VI   200



# CIRCULAR

No. F/1/0001/2025/CORD/-O/o DD (Coordination) 2607

Date: 24.01.2025

Subject: Offering of 500 additional EWS flats in Narela in the ongoing DDA Sabka Ghar Awaas Yojana 2025 with special discount of 25% in the Flats for different disadvantaged sections of society for ensuring accessibility to affordable housing.

DDA launched the DDA Sabka Ghar Awaas Yojana 2025 on a 'First Come First Serve Basis (FCFS)' (Pehle Aao, Pehle Pao) on January 6, 2025, for which the bookings started from January 15, 2025. Considering the high demand for the flats offered under affordable housing, the competent authority has decided to offer 500 additional EWS flats in different housing pockets of Narela. Booking for these flats will begin on January 30, 2025, at 11:00 AM onwards, and will be in addition to the flats already available in the ongoing scheme. The details of additional 500 EWS flats in different housing pockets of Narela being offered are as under:

SN	Locality	Flat. Category	No of flats*	Appx Range of Plinth area (sqm)**	Broad range of Tentative Price (Rs. In Lakh)	Updated Price Range (After 25% Discount)***
1	Narela, Pkt 4 Sector A1-A4	EWS	13	61 to 66.4	32 to 35	23.7 to 24.7
2	Narela, Pkt 14 Sector A1-A4	EWS	19	61 to 66.4	32 to 35	23.7 to 24.7
3	Narela Pkt 1A Sector A1-A4	EWS	32	46.71 to 54.08	17 to 19.7	13 to 15
4	Narela Pkt 1B Sector A1-A4	EWS	65	46.71 to 54.08	17 to 19.7	13 to 15
5	Narela Pkt 1C Sector A1-A4	EWS	51	46.71 to 54.08	17 to 19.7	13 to 15
6	Narela, Pocket 1, Sector G2	EWS	320	34 to 35.1	11.54 to 11.67	8.8 to 8.9
	TOTAL		500	Colonia	100	

#### Note

- For detailed terms and conditions of the scheme please refer to circular of "DDA Sabka Ghar Awaas Yojana 2025 (FCFS)"
- This is issued with the prior approval of Vice Chairman, DDA.

Commissioner (Housing)

<sup>\*</sup>Number of flats may change at the time of launching of the scheme, and the number of flats at a particular locality/zone may be changed subject to availability.

<sup>\*\*</sup>Plinth Area includes common area and may vary from flat to flat.

<sup>\*\*\*</sup>The demand letter will be issued as per the actual plinth area of the individual flat. Therefore, the disposal price of flats may vary depending on plinth area. The tentative cost does not include water connection charges.



# CIRCULAR

No. F/1/0001/2025/CORD/-O/o DD (Coordination) 2626

Date: 10.02.2025

Subject: Offering of 1000 additional EWS flats in Narela in the ongoing DDA Sabka Ghar Awaas Yojana 2025 with special discount of 25% in the Flats for different disadvantaged sections of society for ensuring accessibility to affordable housing.

DDA launched the DDA Sabka Ghar Awaas Yojana 2025 on a 'First Come First Serve Basis (FCFS)' (Pehle Aao, Pehle Pao) on January 6, 2025, for which the bookings started from January 15, 2025 and additional 500 flats were added on January 30, 2025. Considering the continuance in the high demand for flats offered under affordable housing in the EWS category, the competent authority has decided to offer 1000 additional EWS flats in different housing pockets of Narela. Booking for these flats will begin on February 19, 2025, at 11:00 AM onward, and will be in addition to the flats already available in the ongoing scheme. The details of additional 1000 EWS flats in different housing pockets of Narela being offered are as under:

SN	Locality	Flat Category	No of flats*	Appx Range of Plinth area (sqm)**		
1	Narela, Pkt 4 Sector A1-A4	EWS	50	61 to 66.4	32 to 35	23.7 to 24.7
2	Narela, Pkt 14 Sector A1-A4	EWS	50	61 to 66.4	32 to 35	23.7 to 24.7
3	Narela Pkt 1B Sector A1-A4	EWS	450	46.71 to 54.08	17 to 19.7	13 to 15
4	Narela Pkt 1C Sector A1-A4	EWS	450	46.71 to 54.08	17 to 19.7	13 to 15
	TOTAL		1000			70 10 10

#### Note:

- For detailed terms and conditions of the scheme please refer to circular of "DDA Sabka Ghar Awaas Yojana 2025 (FCFS)"
- This is issued with the prior approval of Vice Chairman, DDA.

Krenalkashigah:
Commissioner (Housing)

<sup>\*</sup>Number of flats may change at the time of launching of the scheme, and the number of flats at a particular locality/zone may be changed subject to availability.

<sup>\*\*</sup>Plinth Area includes common area and may vary from flat to flat

<sup>\*\*\*</sup>The demand letter will be issued as per the actual plinth area of the individual flat. Therefore, the disposal price of flats may vary depending on plinth area. The tentative cost does not include water connection charges.



# CIRCULAR

HOUS/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17)/2675

Date: 10.03.2025

Subject: Offering of 624 additional LIG flats in Siraspur and 204 LIG flats in Loknayakpuram in the ongoing DDA Sabka Ghar Awaas Yojana 2025 with special discount of 25% in the Flats for different disadvantaged sections of society for ensuring accessibility to affordable housing.

DDA launched the DDA Sabka Ghar Awaas Yojana 2025 on a 'First Come First Serve Basis (FCFS)' (Pehle Aao, Pehle Pao) on January 6, 2025, for which the bookings started from January 15, 2025. Considering the continuance in the high demand for flats offered under affordable housing, the competent authority has decided to offer 828 additional LIG flats in different housing pockets of Siraspur and Loknayakpuram. Booking for these flats will begin on March, 18, 2025, at 12:00 noon onward, and will be in addition to the flats already available in the ongoing scheme. The details of additional 828 LIG flats in different housing pockets of Siraspur and Loknayakpuram being offered are as under:

SN	Locality	Flat Category	No of flats*	- Friday	Tentative Price	Updated Price Range (After 25% Discount)***
1	Siraspur	LIG	624	35.76 to 36.39	Control of the contro	
2	oknayakpuram	110	204	42 to 44.46	17.41 (0-17.71	13.3 to 13.55
		LIG			26.98 to 28.47	20:20 to 21,4
	TOTAL		828	The state		

#### Note:

\*Number of flats may change at the time of launching of the scheme, and the number of flats at a particular 
\*\*Dlinth Associated.\*\*

"Plinth Area includes common area and may vary from flat to flat.

\*\*\*The demand letter will be issued as per the actual plinth area of the individual flat. Therefore, the disposal price of flats may vary depending on plinth area. The tentative cost does not include water connection charges.

- For detailed terms and conditions of the scheme please refer to circular of "DDA Sabka Ghar Awaas Yojana 2025 (FCFS) "
- This is issued with the prior approval of Vice Chairman, DDA.

Kunalkarlyah 10/03/25

Commissioner (Housing)



# CIRCULAR

HOUS/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17)/27-12-

Date: 27.03.2025

Subject: Offering of 107 additional MIG flats in Loknayakpuram in the ongoing DDA Sabka Ghar Awaas Yojana 2025 with special discount of 20% in the Flats for different disadvantaged sections of society for ensuring accessibility to affordable housing.

DDA launched the DDA Sabka Ghar Awaas Yojana 2025 on a 'First Come First Serve Basis (FCFS)' (Pehle Aao, Pehle Pao) on January 6, 2025, for which the bookings started from January 15, 2025. All 63 MIG flats offered at Loknayakpuram were sold out within a few days of launching of the scheme. These flats are located by the side of Urban Extension Road (UER-II) which would enable the minimal travel time of 20 minutes to the Indira Gandhi International Airport through seamless connectivity. Likewise, Mundka Metro Station is located just 2.5 km away from Loknayakpuram. Considering the continuance in the high demand for flats offered under affordable housing, the competent authority has decided to offer 107 additional MIG flats in Loknayakpuram at a discount of 20%. Booking for these flats will begin on March 29, 2025, at 12:00 noon onward and the scheme will close on 31.03.2025. The details of additional 107 MIG flats in different housing pockets of Loknayakpuram being offered are as under:

SN	Locality	Flat No of flats*		Appx Range of Plinth area (sqm)**	Broad range of Tentative Price (Rs. In Lakh)	Updated Price Range (After 20% Discount)*** (Rs. In Lakh)	
1	Loknayakpuram	MIG	107 (Tower A: 17 Tower B: 90)	134 to 141	118 to 123	94.4 to 99	

- For detailed terms and conditions of the scheme please refer to circular of " DDA Sabka 2. Ghar Awaas Yojana 2025 (FCFS) "
- This is issued with the prior approval of Vice Chairman, DDA. 3.

- Jokka Director (Housing)-

<sup>\*</sup>Number of flats may change at the time of launching of the scheme, and the number of flats at a particular locality/zone may be changed subject to availability.

<sup>&</sup>quot;Plinth Area includes common area and may vary from flat to flat

<sup>\*\*\*</sup>The demand letter will be issued as per the actual plinth area of the individual flat. Therefore, the disposal price of flats may vary depending on plinth area. The tentative cost does not include conversion charges and water connection charges.



# CIRCULAR

No. HOUS/PCH/0009/2025/C(H)/MISC-LIG(HS-14 and 17)/2743

Date: 08.04.2025

Subject: Extension of DDA Sabka Ghar Awaas Yojana 2025 and DDA Shramik Awaas Yojana 2025 considering overwhelming public response and demands for extension in the same.

In continuation of this office circular No. F/1/0001/2025/CORD/-O/o DD (Coordination)/2583 dated 06.01.2025 regarding the launch of the DDA Sabka Ghar Awaas Yojana 2025, and circular No. F/1/0001/2025/CORD/-O/o DD (Coordination)/2581 dated 06.01.2025 regarding the DDA Shramik Awaas Yojana 2025, it is hereby informed that due to overwhelming public response and persistent demands from eligible applicants, both schemes are being extended.

Bookings under both the schemes will now re-open from 09.04.2025 at 12.00 noon and will remain open until 30.04.2025 mid-night. The remaining unsold flats out of the offered flats as on 31.03.2025 will be available for booking during this extended period.

The DDA Sabka Ghar Awaas Yojana 2025 offers a special discount of 25% on EWS, LIG, MIG and HIG flats in Narela, and LIG flats at Siraspur and Loknayakpuram and special discount of 20% for MIG flats at Loknayakpuram targeting various disadvantaged sections of society.

For EWS and LIG Flats (Discount available for all categories):

- Auto Rickshaw Drivers and Cab Drivers operating in Delhi having permit and registration in his name from the Transport Department, GNCTD on or before 31.12.2024.
- Persons registered under the PM Svanidhi Scheme such as Street vendors/ hawkers.
- Women
- War Widows
- Ex-Servicemen and Recipients of Gallantry and Arjuna Awards
- Persons with Disabilities (Divyangjan)
- Persons belonging to SC/ST Category

For MIG flats at Narela & Loknayakpuram and HIG Flats at Narela (Discount available for the following categories only):

- Women
- War Widows
- Ex-Servicemen and Recipients of Gallantry and Arjuna Awards
- Persons with Disabilities (Divyangjan)
- Persons belonging to SC/ST Category

The DDA Shramik Awaas Yojana 2025 offers a 25% discount specifically for Building and Construction Workers who are registered with the Delhi Building and Other Construction Workers Welfare Board (DBOCWWB) on or before 31.12.2024. In addition, all individuals registered under the PM Vishwakarma Scheme are also eligible for this discount. This benefit is applicable for EWS flats in Sector G2, Narela.

All other terms and conditions shall remain unchanged and shall be as per the original circulars, subsequent communications, and the respective scheme brochures.

This is issued with the approval of the Vice Chairman, DDA.

Commissioner (Housing)

# ITEM NO. 11/2025

Regarding fixing Timelines for the Redevelopment of "Industrial" Clusters, notified SUB: under the provisions of Para 7.6.2.1 of Chapter 7 Industry of Master Plan for Delhi -

(PLG/MP/0003/2020/F-17/-0/o DY DIRECTOR (PLG)MP AND DC)

# SYNOPSIS

- Master Plan for Delhi 2021 in its Chapter 7.0 provide norms for redevelopment of nonconforming clusters of industrial concentration and also that the redevelopment shall be completed within the period specified by the Delhi Development Authority, Local Bodies in
- A request has been received from Department of Industries, GNCTD for extension of timelines
- The current proposal is for seeking approval of Authority for extension of timelines, as per

# 1.0 BACKGROUND

1.1 Master Plan for Delhi - 2021 in its Chapter 7.0 provide norms for redevelopment of nonconforming clusters of industrial concentration, as notified by GNCTD. Glause 7.6.2.1 of Master Plan for Delhi mentions the following: (Annexure - 1)

"The redevelopment shall be completed within the period specified by the Delhi Development Authority, Local Bodies in this regard."

1.2 The regulations for redevelopment of Clusters of Industrial Concentration in nonconforming Areas / unplanned Industrial Areas were notified vide S.O. 954 (E) dated 01.05:2012, wherein it was mentioned that Redevelopment plans of individual industrial clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of such plans.

However, it is to bring on record that no redevelopment plans have been prepared till date.

- A request dated 07.07.2023 was received from Additional Chief Secretary, Department of Industries, GNCTD along with a detailed proposal for extension of timelines for redevelopment of Clusters of Industrial Concentration in non-conforming Areas.
- 1.4 Accordingly, the issue was discussed in the meeting of Delhi Development Authority held or. 05.02.2024 under the chairmanship of Hon ble Lt. Governor, Delhi. As per the decision of the
  - The date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 30.09.2024.

The redevelopment of all the industrial clusters notified under provisions of MPD-2021 shall be concluded by the concerned society of these industrial clusters within two years

After notification of MPD - 2041, the timelines specified in MPD - 2041 shall be iii.

Copy of Authority Agenda and minutes of the meeting are annexed as Annexure II.

- 1.5 Now, a request vide letter dated 19.03.2025 has been received from Industries Department. GNCTD for further extending the date for submission of the redevelopment plans of the notified industrial clusters as under:
  - The date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 31.07.2025.

MCD shall approve the proposals that meet to MPD norms latest by 31.07.2026.

3. The redevelopment of all the industrial clusters notified under provisions of MPD-2021 shall be concluded by the concerned society within three years from approval of redevelopment plan by MCD i.e. till 31.07.2029.

# 2.0 PROPOSAL

As per provisions of Master Plan for Delhi - 2021 the period for redevelopment of nonconforming clusters of industrial concentration, as notified by GNCTD shall be specified by Delhi Development Authority. Accordingly, the following proposal is placed before the Authority for its consideration and approval:

- The date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 31.07.2025. ii.
- MCD shall approve the proposals that meet to MPD norms latest by 31.07.2026.
- The redevelopment of all the industrial clusters notified under provisions of MPD-2021 shall be concluded by the concerned society within three years from approval of redevelopment plan by MCD i.e. till 31.07.2029. iv.
- After notification of MPD 2041, the provisions as per MPD 2041 shall be

# 3.0 RECOMMENDATION

The proposal as contained in para 2.0 above is placed before the Authority for its approval and further necessary action by the Industries Department, GNCTD.

### RESOLUTION

The proposal contained in the agenda item was approved. Further action to be taken by the Industries Department, GNCTD to issue the revised timelines.

### MPD-2021 modified upto 31/08/2022

Mayapuri Ph. I & II, Udyog Nagar Rohtak Road, Keshav Pur Leather Tannery Scheme (part of Service Centre) near Vikaspuri, Wazirpur Industrial Area, Lawrence Road Indl. Area, Mangolpuri Indl. Area Ph.I & II, Jhilmil Indl. Area, Patparganj Indl. Area, Friends Colony Indl. Area, Narela Indl. Estate, Bawana Indl. Estate, Khanjhawala Indl. Estate, PVC Bazar Tikri Kalan.

Additional Industrial Areas will be indicated while preparing plans for Urban Extension Areas.

The approved Work-cum-Industries Centres, Service Centres etc., where development has been undertaken in accordance with the land use / earlier Master Plans, shall continue to be industrial subject to conformity with provisions stipulated.

# 17.6.1.2 Pre-1962 / MPD-1962 Industrial Areas

Industrial Areas, existing prior to 1962 or where Industrial Use was allowed in MPD-1962, shall continue such use at least to the extent as permissible in MPD-1962, subject to documentary proof thereof. The standards prescribed in Para 7.2 shall have to be met by all such industrial units.]

# 7.6.2 REDEVELOPMENT OF UNPLANNED INDUSTRIAL AREAS

Besides the planned Industrial Areas, the Govt. of Delhi has notified following non-conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment.

- Anand Parbat
- Shahdara 2
- 3. Samai Pur Badli
- Jawahar Nagar
- 5.
- Sultanpur Mazra Hastsal Pocket A
- Naresh Park Extension Libaspur
- 9. Peeragarhi Village
- 10. Khyala
- 11. Hastsal Pocket D
- 12. Shalamar Village
- 13. New Mandoli
- 14. Nawada
- 15. Rithala
- 16. Swarn Park Mundka
- 17. Haiderpur

<sup>1</sup> Added vide S.O. 2894(E) dated 23-09-2013

- 18. Karawal Nagar
- 19. Dabri
- 20. Basai Darapur
- 1[21. Prahladpur Banger
- 22. Mundka and Mundka Udyog Nagar]

The redevelopment process involves preparation of redevelopment plans for widening of roads, laying of services, development of open space and parking

In practical terms, these areas are deficient in terms of services and endanger the environment. The redevelopment of such areas needs to be based on clearly defined parameters in terms of the types of industries which may be permitted, spatial planning norms and environment related conditionalities regarding the provision of essential infrastructure with the participation of the owners / entrepreneur in a systematic manner.

# 7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas

Keeping in view the existing realities, as well as the imperatives of planned development, the following norms will have to be followed in the redevelopment process.

Non-conforming clusters of industrial concentration of minimum 4 [ha] contiguous areas, having more than 70% plots within the cluster under industrial activity / use may be considered for redevelopment of area identified on the basis of actual surveys. After notification of such clusters by GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in consultation with the Society (to be formed by the land owners) based on the following norms / conditions:

- The cluster should have direct approach from a road of at least
- Formation of Society shall be mandatory to facilitate preparation of redevelopment plan, pollution control and environmental management, development of services and parking and maintenance.
- Only permissible industries having clearance from DPCC shall be permitted.
- Amalgamation and reconstitution of plots shall be permissible for redevelopment.
- All the units shall have to obtain the statutory clearances. The industrial units shall have separate electric connections.

<sup>&</sup>lt;sup>1</sup> Added vide S.O. 2894(E) dated 23-09-2013

<sup>&</sup>lt;sup>2</sup> Modified vide S.O. 3173(E) dated 12-12-2014

- vi. Other stipulations shall include
  - a) 1[About] 10% area is to be reserved for circulation / roads / service lanes.
  - b) 2[About]10% of semi-permeable surface for parking and loading / unloading areas.
  - c) 3[About] 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations. Pump House, Fire Station, Police post, etc. as per the norms.
  - d) Preparation of:
    - Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting.
    - Drainage plan as per norms.
  - e) 8% of the cluster area shall be reserved for parks / green
  - f) Plots measuring more than 100 sqm to have minimum 9.0 m. ROW.
  - g) Plots measuring less than 100 sqm to have minimum 7.5 m. ROW.
  - h) Common parking to be provided for plots below 60 sqm, whereas for plots above 60 sqm front set back (min. 3 m) shall be provided without boundary wall for parking and loading and unloading.
  - (i) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021.
    - About 3% area shall be permitted under commercial use.]
- vii. Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the Technical Committee of DDA may relax the norms up to 10%6.
  - 5[Note: Subject to availability of land for these facility mentioned at vi (a, b, c, e) with Industrial cluster or in the surrounding area be considered.]

The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR

<sup>&</sup>lt;sup>1-3</sup>Modified vide S.O. 1215(E) dated 13-05-2013 <sup>4</sup> Added vide S.O. 3904(E) dated 29-10-2020

<sup>\*</sup>Added vide S.O. 1215(E) dated 13-05-2013

and land (wherever applicable) would be required to be paid to the concerned Authority.

The redevelopment shall be completed within the period specified by the Delhi Development Authority, Local Bodies in this regard. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming industrial areas and the units functioning in nonconforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to industrial units without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

The following areas shall not be eligible for industrial clusters redevelopment scheme:

Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved / protected forests, DDA flats, Cooperative Group Housing Societies, Government flats / bungalows / employer housing etc. and their immediate proximity.

# 7.7 NEW INDUSTRIAL AREAS

Development of new industrial areas in Greenfield areas of NCT of Delhi should be largely planned for the purpose of relocation of existing industries and for the development of a limited type of new industries for the following purposes:

Relocation of permissible industries from the non-conforming clusters that are not eligible for regularization / development; and

Green field sites for Hi-tech industries,

New industrial activity in the NCT of Delhi should be restricted to hi-tech areas 1 [and service based industries. These activities shall be permissible in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and recovered by concerned Authority / local body] as given below:

# 1[1. Software Industry

- a. Computer hardware and software industry and industries doing system integration using computer hardware and software.
- b. Industries integrating and manipulating the interfaces of the computers
- c. Software products and Mobile Applications

<sup>&#</sup>x27;Added and Modified vide S.O. 3904(E) dated 29-10-2020

# ITEM NO. 06/2024

Regarding fixing 'Timelines for the Redevelopment of "Industrial" Clusters, notified SURunder the provisions of Para 7.6.2.1 of Chapter 7 Industry of Master Plan for Delhi -(PLG/MP/0003/2020/F-17/-0/0 DY DIRECTOR (PLG)MP AND DC)

# SYNOPSIS

- Master Plan for Delhi 2021 in its Chapter 7.0 provide norms for redevelopment of nonconforming clusters of industrial concentration and also that the redevelopment shall be completed within the period specified by the Delhi Development Authority, Local Bodies in
- A request has been received from Department of Industries, GNCTD along with a detailed
- The current proposal is for seeking approval of Authority for extension of timelines as per

# 1.0 BACKGROUND

Master Plan for Delhi - 2021 in its Chapter 7.0 provide norms for redevelopment of nonconforming clusters of industrial concentration, as notified by GNCTD. Clause 7.6.2.1 of

"The redevelopment shall be completed within the period specified by the Deihi Development Authority, Local Bodies in this regard.

The regulations for redevelopment of Clusters of Industrial Concentration in nonconforming Areas / unplanned industrial Areas were notified vide S.O. 954 (E) dated 01.05.2012, wherein it was mentioned that Redevelopment plans of individual industrial clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of such plans.

However, it is to bring on record that no redevelopment plans have been prepared till date.

- 1.3 A request dated 07.07.2023 has been received from Additional Chief Secretary, Department of Industries. GNCTD along with a detailed proposal for extension of timelines from 30.06.2022 to 31.05.2024 for preparation of layout plans for industrial clusters and its submission to local body, as per the directions of Hon'ble LG, Delhi (Annexure - II)
- 1.4 The National Green Tribunal (NGT) has issued notice to industry department to fix the timeline by which the Redevelopment Plans of non-conforming industrial clusters be
- 1.5 As a follow up, various issues related to 'Non-Conforming Industrial areas in MPD-2021' were discussed in the meeting dated 06.09.2019 held under the Chairmanship of Vice Chairman, DDA wherein it was decided that concerned society should prepare the LOP of

- 1.6 Similarly, the issue was also discussed in the meeting dated 01.10.2020 under the Chairmanship of Vice Chairman, DDA. As per the discussion in the meeting, it was deliberated that in view of COVID-19 pandemic the date for preparing the redevelopment plan of the notified industrial cluster be extended till December 2021.
- 1.7 Industry Department, GNCTD informed that Hon'ble Minister of Industries, GNCTD convened a meeting on 29.09.2021 and extended the time-line fixed for submission of LOP for redevelopment to respective MCD for six months i.e. 30.06.2022 due to major changes on the issues under discussion in the proposed Master Plan for Delhi-2041.
- 1.8 In this regard, a meeting was held on 28.08.2023 under the Chairmanship of Vice Chairman, DDA to discuss the issue wherein the officers of Industry Department, GNCTD, MCD, DSHDC and DDA were present. After detailed deliberations, the following was decided:
  - In view of the proposal submitted by Industries Department, GNCTD, the date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 31,05,2024.
  - The redevelopment of all the industrial clusters notified under provisions of MPD-2021 shall be concluded by the concerned society of these industrial clusters within two years.
  - iii. The timelines shall however be governed as per MPD-2041 on its notification.

Copy of the minutes of the meeting have been annexed as Annexure - III.

#### 2.0 PROPOSAL

As per provisions of Master Plan for Delhi – 2021 the period for redevelopment of nonconforming clusters of industrial concentration, as notified by GNCTD shall be specified by Delhi development Authority. Accordingly, the following proposal is placed before the Authority for its consideration and approval:

- The date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 31.05.2024.
- The redevelopment of all the industrial clusters notified under provisions of MPD-2021 shall be concluded by the concerned society of these industrial clusters within two years i.e. December 2025.
- After notification of MPD 2041, the timelines specified in MPD 2041 shall be applicable.

#### 3.0 RECOMMENDATION

The proposal as contained in para 2.0 above is placed before the Authority for its approval and further necessary action by the Industries Department, GNCTD.

### RESOLUTION

The proposal contained in the agenda item was approved with the modification to Para 2.0 (i) to be read as, "The date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 30.09.2024".

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

No. F.2(01)2024/MC/DDA/17

Dated: 23.02.2024

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 05.02.2024 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(S.K. Meena)

Commissioner-cum-Secretary Phone No. 24623598

Encl: As above

### CHAIRMAN

 Shri Vinai Kumar Saxena Lt. Governor, Delhi

# VICE-CHAIRMAN

2. Shri Subhasish Panda

### MEMBERS

- Shri Vijay Kumar Singh Finance Member, DDA
- Shri Ashok Kumar Gupta Engineer Member, DDA
- Shri Surendrakumar Bagde
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
- Smt. Archana Agrawal Member Secretary, NCR Planning Board
- Shri Vijender Gupta, MLA
- Shri Somnath Bharti, MLA
- Shri Dilip Kumar Pandey, MLA
- Shri O.P. Sharma, MLA
- Shri Gyanesh Bharti
   Commissioner, Municipal Corporation of Delhi

The proposal contained in the agenda item was approved. The matter be forwarded to Ministry of Housing and Urban Affairs, Government of India, for issuance of final notification under Section 11-A of DD Act, 1957.

### Item No. 06/2024

Regarding fixing timelines for the Redevelopment of "Industrial" Clusters, notified under the provisions of Para 7.6.2.1 of Chapter 7 Industry of Master Plan for Delhi-2021.

F.NO.PLG/MP/0003/2020/F-17/O/o DY DIRECTOR(PLG)MP AND DC

The proposal contained in the agenda item was approved with the modification to Para 2.0 (i) to be read as, "The date for preparing and submission of the redevelopment plans of the notified industrial clusters be extended till 30.09.2024".

#### Item No. 07/2024

Proposal regarding Change of Land use of two sites for areas measuring 11,410 sqm from 'Recreational' to 'Residential' and 11,600 sqm from 'Residential' to 'Recreational' located opposite to block 19, Trilokpuri in Planning Zone E, for taking up construction of EWS housing for nearby JJ Cluster F.No. PLG/MP/0030/2020/F-20

The Agenda was deferred on the request of CEO, DUSIB, made during the meeting.

### Item No. 08/2024

Proposed Change of Land use of an area measuring 868 sqm. from 'Residential' to 'Pubic & Semi-Public Facilities' in Pocket-III, Rouse Avenue, DDU Marg, New Delhi allotted to Communist Party of India (Marxist), falling in Planning, Zone-D. F.No. F.20(16)2014/MP (Comp. No. 11760).

The proposal contained in the agenda item was approved. The matter be forwarded to Ministry of Housing and Urban Affairs, Government of India, for issuance of final notification under Section 11-A of DD Act, 1957.

### Item No. 09/2024

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

- A) Rohini Ph. IV & V for the financial year 2023-24
- B) Tikri Kalan for the financial year 2023-24 &
- C) Narela for the financial year 2023-24.
  F.No.F2(204)2023/AO(P)/DDA

# DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 24.04.2025 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

### CHAIRMAN

Shri Vinai Kumar Saxena Lt. Governor, Delhi

### VICE CHAIRMAN

Shri Vijay Kumar Singh

### MEMBERS

- Shri Vijay Kumar Singh Finance Member, DDA
- Shri Sanjay Kumar Khare Engineer Member, DDA
- Smt. Archana Agrawal Member Secretary, NCR Planning Board
- 4. Shri O. P. Sharma, MLA
- 5. Shri Kartar Singh Tanwar, MLA
- 6. Shri Punardeep Singh Sawhney, MLA
- Shri Ashwani Kumar Commissioner, Municipal Corporation of Delhi

### SECRETARY

Shri Surendra Kumar Meena Commissioner-cum-Secretary, DDA

### SPECIAL INVITEES

 Shri Dharmendra Chief Secretary, GNCTD

- Shri Naveen Kumar Chaudhary Addl. Chief Secretary (UD), GNCTD
- Shri Chittaranjan Dash Principal Commissioner (Personnel, Coordination, Housing, PMAY, Sports & CWG), DDA
- Shri Ravi Shankar
   Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY), DDA
- Chief Planner Town and Country Planning Organization

### Also Present:

- Shri Surendra Singh Secretary to Lt. Governor, Delhi
- Smt. Harleen Kaur Special Secretary to Lt. Governor, Delhi
- Smt. Sonika Singh PS to Lt. Governor, Delhi
- Shri Nilesh Nishikant Gurav, APS to Lt. Governor, Delhi.
- Shri Rakesh Ranjan Media Advisor to Lt. Governor, Delhi.
- The Authority expressed condolences to the victims of the Pahalgam massacre by observing two minutes of silence.
- II. 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.
- III. Authority Members congratulated newly nominated Members of the Authority S/Shri O. P. Sharma, Kartar Singh Tanwar and Punardeep Singh Sawhney.

# Item No. 01/2025

Confirmation of minutes of the meeting of the Delhi Development Authority held on 30.12.2024 at Raj Niwas, Delhi. F.2(01)2025/MC/DDA/

The minutes of the meeting of the Delhi Development Authority held on 30.12.2024 were confirmed as circulated.

#### Item No. 02/2025

Adoption of Annual Accounts of DDA for the financial year 2023-24 after certification by CAG of India.

F.No. ACM/F6/0018/2024/AC/-AAO (Main) (Computer No. 82315)

The Authority adopted the Annual Accounts of DDA for the financial year 2023-24 after certification by CAG of India.

#### Item No. 03/2025

Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial, Industrial Properties & multi-level parking for the Financial Year 2025-26.

F.No.2(34)2024/AO(P)DDA/

The proposal contained in the agenda item was approved. The proposal shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957.

# Item No. 04/2025

Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the financial year 2025-26. F.No. LC/Proj/0002/2021/F-2/PDDL

The proposal contained in the agenda item was approved.

#### Item No. 05/2025

Disposal of DDA land on License basis. F.No. LD/LPC/0001/2025/MISC/-O/o Dy.Director (LPC) - Part (2) (Comp. No. 90198)

The Authority deliberated on the agenda. Details of RFPs pertaining to the land parcels to be developed on annual license fee basis were sought by the Authority. Accordingly, details were presented with regard to the two draft RFPs alongwith additions of

clauses to Form D of the statutory license deed for the two hotel projects one at Plot A, Sector 23, Dwarka and another at Plot A-4, Nehru Place.

After deliberations and discussions on the two draft RFPs and additions to the Form D of the statutory license deed, for these hotel projects, the Authority approved the proposal in the agenda and also took the following decisions qua the two RFPs related to the Hotel projects:

- Approval for disposal of Nazul land by DDA on a fixed annual license fee basis through competitive bidding and forward auction was granted.
- ii. The two RFPs for the aforementioned Hotel projects were approved and also to be adopted as a Model RFP Template.
- iii. Approval for changes in Form D i.e. Licence Deed as mandated under Rule 44 of the DDA (Disposal of Developed Nazul Land) Rules, 1981 in Schedule I as proposed and attached with the two Draft RFPs, was given.
- iv. Authority considered and gave in-principle approval for execution of landmark/iconic projects for commercial/institutional use on licence fee basis for a period upto 55 years. VC, DDA was authorised to finalise the terms and conditions, including the license period after due diligence, using the Model RFP Template. For deciding the location and nature of such iconic projects, VC, DDA may seek approval of the Chairman. List of such projects may be placed before the Authority for information from time to time.
- v. VC, DDA was authorised to carry out necessary changes to the Model RFP Template through Committee route consisting of FM & DDA in future. In case of single tender, the projects on license-fee basis to be taken up by DDA in future. In case of single tender, the Hon'ble Lt. Governor to take a decision to annul the tender or restart it through the process of Swiss Challenge.

Further, the Authority was apprised of the concept of built-up property projects proposed to be undertaken on a licence fee basis and was shown the template of the Food & Beverage Services in DDA Golf Course for this model. The finalisation of the terms and conditions, including the licence period and selection of specific projects, will be decided by the Vice Chairman, DDA.

### Item No. 06/2025

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 30.12.2024 at Raj Niwas, Delhi. F.2(06)2024/MC/DDA/Pt.

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 30.12.2024 were noted.

### Item No. 07/2025

REVISED ESTIMATES FOR THE YEAR 2024-25 AND BUDGET ESTIMATES FOR THE YEAR 2025-26.

F.No. 4(3)/Budget/DDA/RBE/2024-25/BE/2025-26

- The Revised Estimates (RE) for the financial year 2024-25 and Budget Estimates for the financial year 2025-26 were discussed.
- After due deliberations, RE 2024-25 & BE 2025-26 were approved with the following modifications in the Receipts and Expenditure in BE 2025-26 as given below:-

# Receipts

(Rs. in Crores)

to tra		BE 2025-26					
Sr. No.	Activities where enhancement made	Already Proposed	Enhancement made	Revised provision			
1	Disposal of Land (Resdi/Indi/Comml.)	838.03		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			
2	Disposal of Undeveloped Land	1,179.00		838.03			
3	Receipts from Sports Complexes	148.15	16.85	1,179.00			
4	Premia from Works & Dev. Schemes	9.76	10,03	165.00			
5	Disposal of Houses	3,013,44	971.56	9.76			
6	Disposal of Shops	15.00	971.30	3,985.00			
7	Ground Rent	244.00	50.20	15.00			
8	Licence Fee	766.20	59,30	303.30			
9	Land transferred from L & DO &Gaon Sabha		233.80	1,000.00			
10	Financing for UDF Funded Project	710.85		710.05			
11	Interest from Investment	1,027.85		710.85			
12	Misc. Receipts*	325,26	-	1,027.85			
	- There is no change in RF 2024	8277.54	1281.51	325.26 9,559.05			

Note - There is no change in RE 2024-25

# Expenditure:

(Rs. in Crores)

		BE 2025-26				
Sr. No.	Activities where enhancement made	Already Proposed	Enhancement made	Revised provision		
1	Acquisition of Land	285.00	715.00	1,000,00		
2	Development of Land	3,881.68		3,881.68		
3	Development, Upgradation and Maint. of Sports Complexes	250.28		250.28		
4	Expdr. on Works & Dev. Schemes	403.74		403.74		
5	Construction of Houses	579,80	- 81 - 9	579,80		
6	Construction of Shops	1.45		1.45		
7	Estt, Expenditure	620.25		620.25		
8	DDA's Contribution	1,117.83		1,117.83		
9	Expenditure from Gaon Sabha Fund	349.30		349.30		
10	Misc. Expenditure	516.38		516.38		
	Total	8005.70	715.00	8,720.70		

Note- There is no change in RE 2024-25.

All consequential modifications in the detailed BE 2024-26 shall also be incorporated in the volume-I (containing annexure I, II & III) & volume II (containing annexure -IV).

Head of Account wise changes in BE 2025-26 are as under:-

	Already proposed in BE 2025-26			Enhance Made in BE 2025-26			Updated figures of BE 2025-26		
Head of Accounts	Receipts	Payments	Surplus/ (Deficit)	Receipts	Payments	Surplus / (Deficit)	Receipts	Payments	Surplus/ (Deficit)
Nazul-I	370.16	455.50	(85,34)			-	370.16	455.50	(85.34)
Nazul-II	3,691,90	5,205.45	(1,513.55)		715.00	(715.00)	3,691.90	5,920.45	(2,228.55)
GDA	4,215,48	2,344.75	1,870.73	1,281.51		1,281.51	5,496.99	2,344.75	3,152.24
TOTAL	8,277.54	8,005.7 0	271.84	1,281.5	715.00	566.51	9,559.0 5	8,720.7	838.35

# Item No. 08/2025

Regarding Change of land use of an area measuring 14123 Sqm. (1.41 Ha.) from 'Recreational (District Park)' to 'Residential' located at Minto Road, New Delhi. F.20(19)2013/MP(Comp. No. 10293)

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

### Item No. 09/2025

Plinth Area Rates (PAR) for the Construction cost of flats for the Financial Year 2025-26 for Standard Costing of Flats.

F.No. HAC/F21/0003/2024/AO/-HAC (Computer No. 79915)

The proposal was deferred to review the existing costing methodology of flats and to put up a comprehensive proposal before the Authority. PAR and other parameters of FY 2024-25 approved vide agenda item No. 41/2024 shall be continued for current FY 2025-26.

### Item No. 10/2025

Post facto approval of addition of flats and extension of the schemes (Sabka Ghar Awas Yojana 2025 and Shramik Awas Yojana 2025) F.No. F/1/0173/2024/CORD/-O/o PC (HOUSING)-Part (1) (Computer No. 88993)

The information on additions of flats in Sabka Ghar Awas Yojana 2025 was duly noted by the Authority and the proposal contained in the agenda for extension of the DDA Sabka Ghar Awas Yojana 2025 and Shramik Awas Yojana 2025 scheme till 30.04.2025 was approved. Authority also authorised VC, DDA to approve further extensions of the scheme at the same prices with the same discount, if required, based on demand and market response.

Further, Authority also approved for launching of a new housing scheme namely "DDA Apna Ghar Awas Yojana 2025" with the following details:

- i. To offer LIG flats at Narela, Loknayakpuram & Siraspur at a discount of 25% of the price at which they were sold in 2023-24, to all categories. For this purpose, the number of LIG flats offered at Narela would be capped at 20% of the inventory locality wise and category wise available for disposal. As far as LIG inventory at Siraspur & Loknayakpuram is concerned, there would be no such cap.
- ii. To offer EWS flats at Narela at 15% discount and MIG flats at Narela & Loknayakpuram at 15% discount and HIG flats at Narela at 15% discount of the price at which they were sold in 2023-24, to all categories. For this purpose, the number of EWS, MIG and HIG flats offered at Narela and MIG flats offered at Loknayakpuram would be capped at 20% of the inventory locality wise and category wise available for disposal.
- The currency of the scheme would be for 3 months from the launching of the scheme.

- iv. To authorise VC to finalize the terms & conditions of the scheme brochure.
- v. VC is also authorized through Committee route consisting of Financial Advisor (Housing), Commissioner (Housing), Pt. Commissioner (Housing), Finance Member to relax terms & conditions of the scheme for smooth disposal of flats as well to decide the number of flats to be offered under the scheme in a phased manner depending on demand & supply dynamics.

### Further the Authority was also informed of the following:

- Extension for 6 Months for Penalty Relief Scheme (PRS) i.e. upto 30.04,2025 for allottees of DDA Housing Scheme 2014.
- Launching of the "DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction) and its outcome".
- 3. Extension of time with penal interest of 14% upto 31.01.2025 for payment of 75% of the disposal price of the flat in respect of allottees, who had paid 25% of the 75% of the disposal price of flat within stipulated time period as mentioned in the Demand-Cum- Allotment letter for flats in Sector-19B, Dwarka disposed under Diwali Special Housing Scheme 2023(e-Auction); and also for extensions of time given for balance cost of 25% amount of the disposal price as per DAL upto 15.02.2025 without any interest and upto 17.03.2025 with penal interest of 10%.

For the financial year 2025–26, DDA has been given a target to sell 10,000 flats, aiming to generate a surplus of Rs 3,000 crore under GDA and Rs 1,000 crore through licence fees. A period of one month has been allocated to complete the inventory of vacant shops and flats.

### Item No. 11/2025

Regarding fixing Timelines for the Redevelopment of "Industrial" Clusters, notified under the provisions of Para 7.6.2.1 of Chapter 7 Industry of Master Plan for Delhi-2021.

F.No. PLG/MP/0003/2020/F-17/O-0 Dv(PLG)MP AND DC

The proposal contained in the agenda item was approved. Further action to be taken by the Industries Department, GNCTD to issue the revised timelines.

# 'Other Points' raised by the Hon'ble Members

# Shri O P Sharma

- Unutilised Community Halls in East Delhi be identified and be utilised for libraries and dispensaries.
- Land earmarked by DDA for multi level parking in Karkardooma be developed. VC, DDA to come up with a proposal after site visit.
- Approx. 100 acres of land behind Deepak Nursing Home is lying unutilised and is constantly being encroached.
- To review the land use of primary/ play school small plots exist in residential society and change it for other purposes for its utilisation.
- Inventory of vacant DDA land/shops/flats should be digitised. Special Drive should also be carried out to identify all vacant unallotted properties which should then be put for auction/disposal.
- Security personnel be through Agencies such as Rajya Sainik Board and be deployed for protection of vacant DDA land.
- There is a large piece of land in New Sanjay Amar Colony on which illegal earth digging is going on. The site be visited and utilised for the earmarked purpose.
- The conditions of DDA shopping complexes and markets are very poor and require regular maintenance. Lists of markets handed over to MCD be provided and the markets which have not been taken over by MCD on account of deficiency charges be continued to be maintained by DDA.
- Jhuggies on the RoW of Shanti Swaroop Bhatnagar Marg have not been removed despite the matter having been taken up in several meetings of the Authority.
- 10. DDA allotted plots for Barat Ghars/Functions sites in Vishwas Nagar without the provision of parking space. Vehicles are parked on the roads and footpaths which creates traffic jams and pollution in the area. The same may be sealed or DDA should make some other arrangements for parking space. DDA to issue guidelines for the same.
- The Court matter w.r.t. Ramprastha colony with U.P. Govt. needs to be rigorously pursued and resolved.

# Shri Kartar Singh Tanwar

- DDA to take immediate steps for protection of Gram Sabha Land handed over to DDA.
- LDRA policy be framed to avoid unauthorized plotting and for better development of the area.
- 3. Proposal for widening of Mandi Road, Chhattrpur be taken up on priority.

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.