

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

No. F.2(2)2019/MC/DDA/65

Dated: 11.06.2019

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Friday, the 14th June, 2019 at 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

(D. Sarkar)

Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

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

SPECIAL INVITEES

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

Copy also to:

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

Copy for kind information to:

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

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2019/MC/DDA/66

Dated: 11.06.2019

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(Rajiv Mitta)
Asstt. Director (Meetings)

Encl: As above

Copy to:

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

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 14.06.2019

TIME: 11.00 A.M.

VENUE: RAJ NIWAS

DELHI

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	28/2019	Confirmation of minutes of the meeting of the Delhi Development Authority held on 21.02.2019 and 25.02.2019 at Raj Niwas. F.2(2)2019/MC/DDA	CCS
2.	29/2019	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 21.02.2019 and 25.02.2019. F.2(3)2019/MC/DDA	CCS
3.	30/2019	Allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. F.1(05)2017/LSR(Resd.)	LAND DISPOSAL
4.	31/2019	Implementation of provisions of Delhi Apartment Act 1986 on the line of judgment of Hon'ble High Court of Delhi in the case of O.S. Bajpai V/s Administrator (LC, Delhi) dated 28.05.2010 and 13.07.2007. F.100(11)2014/PLU/CL/Delhi.Appt. Act	LAND DISPOSAL
5.	32/2019	Regularization of land occupied by five refugees settled after 15 August 1950 (not covered under the Gargil Assurance), in areas of Delhi under 'in-situ regularization'. F.S-22(7)/2/OSB	LAND DISPOSAL
6.	33/2019	Furnishing of false Affidavits by registrars of Rohini Residential Scheme, 1981 for obtaining allotment of plots. F.1(Lett.)Misc./LSB/RO/2019	LAND DISPOSAL
7.	34/2019	Proposed change of land use of an area measuring 0.8860 ha. (2.189 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning Zone-D. F.20(15)2015/MP	PLANNING
8.	35/2019	Modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development. F.3(10)2014/MP	PLANNING
9.	36/2019	Approval of PDR for the year 2019-20 for allotment of land to chemical traders at Golambi Katan. F. 100(166)2000/CL/Vol.IV	FINANCE
10.	37/2019	Amendments in Recruitment Regulations for various posts in Staff Car Driver Cadre in DDA and making of Fresh Recruitment Regulations for the posts of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II), Staff Car Driver (Grade-I), and Staff Car Driver (Special Grade). F.1(Misc.)09/TR/SCT/PB-IV/2014	PERSONNEL

**Supplementary Agenda for the meeting of the
Delhi Development Authority fixed for 14.06.2019**

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S.NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	38/2019	Extension of time of making payment of Addl. FAR charges and Use Conversion charges. F.2(14)17-18/AO(P)/DDA	FINANCE
2.	39/2019	Fixation of Pre Determined Rates (PDRs) in respect of following areas: A) Rohini Residential Scheme Ph. IV & V for the financial year 2019-20. B) Tikri kalan for the financial year 2019-20 & C) Narola for the financial year 2019-20. F.2(294)2018/AO(P)/DDA	FINANCE
3.	40/2019	Draft Regulations for Enhancing Walkability in Delhi. F.1(331)2018/UTTIPEC	PLANNING
4.	41/2019	Proposal for launching of special on-line scheme for allotment to SC/ST. No.F.1(42)2019/Coordn.(H)/	HOUSING
5.	42/2019	Offering one bed room flats to the recipients of Gallantry Award was widows and the persons who have got injured/disabled during the action/war. F.12(Misc.)2018/2017/LIG(H)	HOUSING
6.	43/2019	Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 to add e-auctioning as mode to dispose off the unsold/vacant EHS flats of Delhi. No.F3(11)AE(P)/RPD-10/DDA	HOUSING
7.	44/2019	Modification in the Agenda Item No. 53/2017 with respect to Re-fixation of factor for calculation of Minimum Reserve Price for Institutional Plots. File No. F.12(45)12/IL/P1./Auction/	LAND DISPOSAL
8.	45/2019	Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khazra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dem Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J. F.3(75)2008-MP/J-62	PLANNING

ITEM NO. 28/2019

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 21.02.2019 and 25.02.2019.
File No. F.2(2)2019/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 21.02.2019 and 25.02.2019 were circulated vide office circular No. F.2(2)2019/MC/DDA/35 & 36 dated 6.03.2019 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 21.02.2019 and 25.02.2019 are submitted for confirmation of the Authority.

RESOLUTION

Observations made by Shri O P Sharma mentioned in para (viii) of Item No. 02/2019 has been recorded in the minutes as follows:-

"No action has been taken against unauthorized commercial activities at Sakri Enclave, Chitra Vihar, Rajdhani Enclave and Karkandooma. These unauthorized commercial activities in residential areas should be sealed for misuse."

The above minutes were amended as follows:-

"The unauthorized commercial activity at Rajdhani Enclave should be sealed, the encroachments at Chitra Vihar and Karkandooma cleared and paper be obtained from the RWA at Sakri Enclave for contesting the matter in court"

The remaining minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meetings of the Delhi Development Authority held on 21st February, 2019 at 2.45 p.m. and 25th February, 2019 at 10:00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Bajaj, Esq.
Jt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

1. Shri K. Vinayak Rao
Finance Member, DDA
2. Shri Shailendra Sharma
Engineer Member, DDA
3. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
4. Member Secretary
NCT Planning Board
5. Shri Vrinder Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
6. Shri Somnath Bhatia, MLA
7. Shri S. K. Bagga, MLA
8. Shri O. P. Sharma, MLA
9. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D. Sarkar
Commissioner cum. Secretary, DDA

SPECIAL INVITEES

1. Smt. Rani Sharma
Chief Secretary (DC), Pr. Secretary (Finance), GNCIL
2. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCIL
3. Smt. Vanshi Jast
Commissioner, North Delhi Municipal Corporation
4. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
5. Shri S. Surendra
Chief Planner, TCPO
6. Shri Manish Kumar Gupta
Principal Commissioner (LD, IT/MS Systems & Coordination), DDA
7. Shri Shripal
Principal Commissioner (Pers. Hort. & Landscapes), DDA

LT GOVERNOR'S SECRETARIAT

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor
3. Shri Anoop Thakur
Private Secretary to Lt. Governor

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

Item No. 01/2019

Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.12.2018 at Raj Niwas
P.2(C)2019/MC/DDA

The minutes of the meeting of the Authority held on 14.12.2018 were confirmed as circulated.

Item No. 02/2019

Action Taken Reports in the minutes of the meeting of the Delhi Development Authority held on 14.12.2018
P.2(3)2019/MC/DDA

The members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) in the minutes of the meeting of the Authority held on 14.12.2018:-

Shri Vender Gupta

- (i) Even though it was decided that the matter regarding land allotted to Badarpur Trade Centre would be put up before the Authority, it has now been intimated that the perpetual lease of the property has been determined. Since the traders are in possession of the land for over 50 years, instead of the land being auctioned, the allotment should be regularized in public interest.

On this issue, Shri O.P. Sharma stated that action should be initiated against those responsible for registering the lease deed and there should be no injustice to the traders.

Shri Soumen Bhattacharya stated that though the enquiry conducted in the matter has been set aside, the enquiry report is still being upheld.

Since all the Hon'ble members were not satisfied with the stand of DDA in the matter, it was decided that the views of the Hon'ble members be intimated to the Ministry of Housing & Urban Affairs, Government of India.

- (ii) No decision has been taken to fill up at least 50% of the posts of Chief Engineers by DDA cadre officers by making ad-hoc promotion or providing current duty charge. In the interest of DDA, at least 50% of the posts should be filled up from DDA cadre to motivate DDA employees.
- (iii) The matter regarding compassionate appointment should be expedited and 5% quota of filling up of vacant posts on compassionate ground is too less to accommodate the pending applicants.
- (iv) Instead of examining as to how allotment of land for charitable institutions as a separate category at concessional rate should be done, DDA has turned down the proposal.
- (v) Reduction of royalty should be considered for permitting additional educational activities on educational land use category plots. The issue of institute run by Delhi Sikh Gurdwara Management Committee has been discussed in previous meetings also but DDA has not settled the issue.

- vi) Despite discussion on allotting larger area for jhoolas, food stalls, etc., at Ramillas, the proposal has not yet been finalized.
- vii) DDA should frame a policy for restoration of leases of schools where violations of the lease conditions have been removed and one time amnesty should be provided.
- viii) One time amnesty scheme should be introduced for Baser traders at Gazipur paper market for misuse of premises as DDA has not provided basic civic amenities. DDA has imposed unreasonable penalties which they can pay.
- ix) The matter regarding upgrading the post of Director (Finance) to the level of Commissioner should be expedited.
- x) Vacant lands earmarked for nursery schools should be used for temporary parking.

Sri Somnath Bharti

- i) DDA should encourage its own cadres by providing promotional avenues.
- ii) Since policy already exists according to which plots earmarked for nursery schools can be utilized for public use, available DDA plots at Gauri Nagar, Anand Nagar and Mulviya Nagar should be utilized for such purpose.
- iii) Request for reduction of land to be allotted to the school at the old slaughter house site at Indraprastha should be provided.
- iv) DDA intentionally delays identification of unauthorized construction at khasra No. 277, Hariz Kh. in despite directions of Hon'ble P.A. Governor and in the meanwhile stay orders were obtained by the affected party.

- v) DDA has not honoured its undertaking submitted in CCAP for allotment of land for community services at Gauri Nagar.

Sri O.P. Saxena

- i) DDA should initiate action for commercial use of institutional lands and cancel their leases.
- ii) Instead of identifying uluv grounds in each assembly constituency, DDA has announced that there is no terminology of Uluv ground in MPD-2021 when it has been agreed that DDA will develop uluv grounds.
- iii) DDA should not harass Ramilla Committees for allotment of land for Ramillas and permission should be granted if Ramilla has been regularized at the same site the previous year by the same Ramilla Committee.

- (iv) While furnishing information on types of leases, DDA has not mentioned about year to year leases, including those on the Yamuna bank. DDA should consider conversion of all leases to freehold in a time bound manner.
- (v) Allotment of plots should be made to the left out paper traders at Gazipur paper market.
- (vi) Despite taking up the matter with regard to removal of encroachment on 60 ft. ROW in his constituency and orders of Hon'ble Delhi High Court in the matter, DDA has not yet removed the encroachment.
- (vii) No action has been taken to demolish multi-storeyed unauthorized construction on the overhed at Oldham.
- (viii) No action has been taken against unauthorized commercial activities at Saini Enclave, Chitra Vihar, Rajghani Enclave and Karkardooma. These unauthorized commercial activities in residential areas should be sealed for nuisance.

Shri S K Rappa

- (3) Though it has been intimated that the concerned officer would contact him for showing the sites of unauthorized occupation of DDA land in his constituency, no officer from DDA has contacted him.

Shri Manish Aggarwal

- (1) Plots of DDA land are being misused by private parties for marriages and other functions. The public is being over charged.

Item No. 03/2019

Change in Use Premise from PSP to Govt. Office for plot measuring 4000 sq.m. earmarked earlier under Future PSP Use to the office complex of Department of Atomic Energy in Sector-9, Dwarka.
P4(9)Dw/Plg/03/Pl/Plt/Vol-III

The proposal contained in the agenda item was approved.

Item No. 04/2019

Proposed change of land use from "Transportation" (Railway Operational) to "Residential" for plots 'X' and 'Z' (1391.24 sq.m. and 23687.18 sq.m.) of Northern Railway located on east & west side of Ameer Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.
P20(06)20(7)IT

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

Item No. 05/2019

Proposed change of land use of an area measuring 0.8360 ha. (2.39 acres) from Residential to Public & Semi-Public Facilities allotted to Bharatiya Janata Party (National Level) at Pocket-3B DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning Zone-D.
F.20(15)2015/MP

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

Item No. 06/2019

Proposed modification in Master Plan for Delhi-2021 with penalty charges for misuse under Mixed Use Development.
F3(10)2014/MP

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

Item No. 07/2019

Rates for premium of land for institutional plots in DDA areas.
F.1(Misc.)2016/LL

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

Item No. 08/2019

Adoption of Annual Accounts of DDA for the financial year 2017-18 after certification by CAG of India.
FG(2)2013-19/A/ces(M)Annual Acc2017-18/DDA

1. While adopting the Annual Accounts for the financial year 2017-18, some Authority members drew attention to the repeated observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to accounting of damages charges pertaining to Nazuli properties on accrual basis, non-preparation of Balance Sheet of Nazuli, reconciliation of sundry debtors, non-recording of transactions on accrual basis and regular physical verification of inventories/fixed assets.

2. Finance Member DDA clarified that instructions have been issued to the concerned units for carrying out the reconciliation of Nazul-I properties occupied by unauthorized occupants, physical verification of unauthorized fixed assets, preparation of land records of Nazul-II and reconciliation of sundry debtors in a time bound manner. Finance Member further clarified that Institute of Public Auditors have been engaged for preparation of formats for Balance Sheet of Nazul-II and Balance Sheet of Nazul-I will be prepared from the financial year 2019-2020. It was also clarified that for preparation of accounts on accrual basis, the process of implementation of ERP system is underway. It was decided that a time frame and a timeline for the same may be drawn.
3. With a bye direction, Annual Accounts of DDA for the financial year 2017-18 as certified by CAG of India were ratified by the Authority.

Item No. 09/2019

Mercy Appeal/Review Petition filed by Shri Vikram Kumar, JE (Civil) under Regulation 31 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 B266/093/EE/EI/KA/DDA

1. Shri Vikram Kumar, JE (Civil) has filed a Mercy Appeal/Review Petition under Regulation 31 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 after a lapse of almost 12 years after rejection of his appeal. The said review/mercy petition was discussed and deliberated in detail by the Authority. The Authority observed that Sh. Vikram Kumar, the then JE (now JE (Civil)) has not brought out any new material or evidence in review/mercy petition which could not be produced or was not available at the time of passing the order under review and which has the effect of changing the nature of the case.
2. In view of the above, the review/mercy petition filed by Sh. Vikram Kumar, JE (Civil) is rejected and thereby, the penalty imposed on him by the Disciplinary Authority shall remain the same. Accordingly, his review petition before the Authority under Regulation 31 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 stands disposed of.

Item No. 10/2019

**Draft policy for Transit Oriented Development (TOD) in Delhi - As a modification to MFD-2021
of 2017/2015/PT**

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

Item No. 12/2019

Draft Regulations for Transit Oriented Development (TOD) in Delhi.
F-20(07)2015/MP/PII

The proposal contained in the agenda item was approved for wider participation and transparency, the regulations be placed in the public domain for 30 days inviting views/suggestions from public.

Item No. 12/2019

Re-notification of compilation of Notifications of amendments in CDD, 2016 for comprehensive reference by the General Public and the Professionals as per direction of Ministry of Housing and Urban Affairs.
F-15(06)2016/MP/PI

The proposal contained in the agenda item was approved with amendments in the Unified Building Bye-laws 2016 (UBBL-2016) >> referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of DD Act, 1957. The compilation of Notification of amendments in UBBL-2016 for comprehensive reference would be published thereafter by DDA and incorporating the above amendments.

Item No. 13/2019

Constitution of SIF Committee under Sections 5-A of DD Act, 1957.
F-15(03)2019/MP

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

The Co-opted Members to be also incorporated in the notification along with the Members of the SIF as per O.M. issued by the Ministry of Housing and Urban Affairs, Government of India.

The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of DD Act, 1957.

Item No. 14/2019

Draft Policy for Enhancing Walkability in Delhi.
F-11(33)12018/PT/DPEO

The proposal contained in the agenda item was approved for wider participation and transparency, the regulations be placed in the public domain for three weeks for inviting views/suggestions from public.

Item No. 15/2019

Regarding emergent/inavoidable payment of Rs. 384.15 crores made to Income Tax Department against tax demand and Rs. 75.30 crores to DLF for purchase of 772 EWS flats located at Shivaji Enclave.
F.6(0-4)/2017-18/A-4(0V)/P-I-II

1. While discussing the emergent/inavoidable payment of Rs. 384.15 crores made to Income Tax Department against tax demand and Rs. 75.30 crores to DLF for purchase of 772 EWS flats located at Shivaji Enclave, the Authority Members pointed out that there was delay in appraising the status in respect of the said emergent payments to the Authority and directed that in future, in such cases, the matter be brought to the notice of the Authority without any delay.
2. With the above direction, the Authority Members took note of the status in respect of the above emergent/inavoidable payments made during 2017-18.

Item No. 16/2019

Amendment in DDA's (Management and Disposal of Housing Estate), 1968.
F.1(380)/2018/Condn. (H)

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 5 of CDA Act, 1957.

Item No. 17/2019

Revised Budget Estimates for the Year 2018-19 and Budget Estimates for the year 2019-20.
F.4(3) Budget/2018-19/HO/II

1. The Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were discussed.
2. After due deliberations, the Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were approved by the Authority.

Item No. 18/2019

Review of parameters used for costing of EWS/Janta Flats.
F.2(12131) TLAC/2019/DDA

The proposal contained in the agenda item was approved.

Item No. 19/2019

Relaxation in the Recruitment Rules for the post of Commissioner (Planning) in Pay Band-4 of Rs.57,400/- to 60,000/- Grade Pay of Rs.10,000/- Revised to Level 13 in the pay matrix as per 7th CPC.
P.1(206)2018/Tlg./Regulation/PA.

The agenda item was deferred.

Item No. 20/2019

Modification in the layout plan titled "Layout Plan FC-1A (Revised)" w.r.t. Expansion of Karikadoban Court Complex.
P.1(207)19/MP.

The proposal contained in the agenda item was approved.

Item No. 21/2019

Concessions to be given to EIC/One bed room flat holders of Housing Scheme 2014 and Awasya Yojana 2017- Return of 50% of Charges collected for maintenance.
P.1(372)2018/Coord.(H).

The proposal contained in the agenda item was approved.

Item No. 22/2019

Concessions to be given to EIC/One bed room flat holders of Housing Scheme 2014 and Awasya Yojana 2017- Allotment of adjacent vacant flat for the purpose of amalgamation.
P.1(372)2018/Coord.(H)/Part-II.

The proposal contained in the agenda item was approved.

Item No. 23/2019

Launching of Housing Scheme 2019 (Online Scheme).
P.1(385)2019/Coord.(H).

The proposal contained in the agenda item was approved.

Item No. 24/2019

Regarding costing of EWS flats at Shivaji Marg.
P.1(397)2019/EWS/PL.

The proposal contained in the agenda item was approved.

Item No. 25/2019

Amendment in DDAs (Management and Disposal of Housing Estate) Regulations, 1968.
P.1(380)2018/Coord.(H)/PL.

The proposal contained in the agenda item was approved.

Item No. 26/2019

Proposal for fixation of charges for redevelopment of godown clusters in non-conforming areas for implementation of policy notified vide S.O. No. 3027 (E) dated 21st June, 2018.
E.50/2019/AO(P)/DDA

The proposal contained in the agenda item was approved.

Item No. 27/2019

Development of East Delhi Hub (EDH) at Kartardooma, Delhi.
CL(E7)/9(35)2011/EDH/DDA

The proposal contained in the agenda item was approved subject to the following conditions:

- i) DDA to ensure that the land retrieved from encroachment is duly protected.
- ii) All the encroachments within and adjoining the proposed site be removed.
- iii) Traffic study be conducted with respect to the proposal by NBCC exploring the feasibility of a new road along the railway track near Ashraf Vihar.

Other Points raised by Hon'ble members of the Authority

Shri Vinod Kumar Gupta

- i) DDA should pay deficiency charges to MCD.
- ii) DDA should provide timelines for shifting its temporary offices from Kirti Nagar and auctioning the land for the intended purpose.
- iii) DDA should implement e-governance with complete computerization of its administration and processes in a time-bound manner.
- iv) Work on improvement and widening of roads is being delayed as permission to transplant trees is not being granted timely by GNCTD. For instance at Mahipalpur.

Shri Somnath Bhatt

- i) DDA should consider installation of National flags on high-mast poles in district parks.
- ii) Policy be framed for providing relief to marble traders as their premises are still sealed.
- iii) DDA community hall at Ashchhal should be repaired as it is in dilapidated condition.

- iv) Details of members of the Advisory Council of DDA and meetings of the Advisory Council be furnished.

Shri O.P. Sharma

- i) Though DDA had conceptualized construction of Kalyan mandapams, these have not yet been constructed. If these are built, these same lands can be utilized for multiple functions.
- ii) Action be taken against charitable trusts which had been allotted land at nominal cost for running hospitals and schools for charging exorbitant fees.
- iii) Desired that Authority Members be kept informed right from the inception stage of any proposed big project in their constituency.

Shri Manish Aggarwal

- i) A mini sports complex be developed on available site at Vasant Gaud.
- ii) Land at Chirag Delhi being utilized for parking should be permanently allotted for this purpose.
- iii) Booking of DDA plots at Rohini and Patlipurana being done by text mafia in false names and DDA officers are involved in the scam.
- iv) Letters from Hon'ble members are not responded to by DDA.
- v) Action should be initiated against officials responsible for missing files.
- vi) DDA should introduce online system for flat hold conversion.
- vii) No action is being taken to remove encroachment from DDA land even after intimation regarding this is provided to DDA.
- viii) Alternative land be allotted to Delhi Police and land at C-Block, Vasant Vihar in which temporary building of Delhi Police is constructed be utilized for parking.

Hon'ble Lt. Governor directed that agenda items for Authority meetings be circulated timely and meeting of the Authority be held every month regularly.

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.

ITEM NO. 29/2019

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 21.02.2019 AND 25.02.2019 AT RAJ NIWAS.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<u>Item No. 02/2019</u> Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.12.2018. F.2(3)2019/MC/DDA The members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 14.12.2018:-	
(i)	<u>Shri Vijender Gupta</u> Even though it was decided that the matter regarding land allotted to Badarpur Traders Union would be put up before the Authority, it has now been intimated that the perpetual lease of the property has been determined. Since the traders are in possession of the land for over 50 years, instead of the land being auctioned, the allotment should be regularized in public interest. On this issue, Shri O. P. Sharma stated that action should be initiated against those responsible for registering the licence deed and there should be no injustice to the traders. Shri Somnath Bharti stated that though the enquiry conducted in the matter has been set aside, the enquiry report is still being upheld.	Background of the entire case along with stand taken by DDA and views of Hon'ble Members have been intimated to Ministry of Housing & Urban Affairs vide letter dated 28.05.2019. Further, an agenda is being put up to the Authority for appropriate decision. (Land Disposal)

	Since all the Hon'ble members were not satisfied with the stand of DDA in the matter, it was decided that the views of the Hon'ble members be intimated to the Ministry of Housing & Urban Affairs, Government of India. Action: Land Disposal	
(ii)	No decision has been taken to fill up atleast 50% of the posts of Chief Engineers by DDA cadre officers by making ad hoc promotion or providing current duty charge. In the interest of DDA, atleast 50% of the posts should be filled up from DDA cadre to motivate DDA employees. Action: Personnel	KRs have been notified by the Ministry on 22.04.2019 and it has been decided to fill one post of Chief Engineer (Civil) by giving additional charge to Suptdg. Engineer (Civil). (Personnel)
(iii)	The matter regarding compassionate appointment should be expedited and 5% quota of filling up of vacant posts on compassionate ground is too less to accommodate the pending applicants. Action: Personnel	Under 5% quota, 102 vacancies were notified and applications were invited upto 12.04.2019 being the last date of receipt. Until this date, 809 applications have been received which are currently being scrutinized. (Personnel)
(iv)	Instead of examining how allotment of land to charitable institutions as a separate category at concessional rate should be done, DDA has instead turned down the proposal. Action: Land Disposal	The category was removed from the institutional rates list from 2012-13 onwards with the approval of Ministry. It is also submitted that as per records available very few allotments have been made under this category, since it was introduced (none since 2002). Even in the last case the same was not recommended by the Institutional Allotment Committee and the same was allotted to the society under the direction of the then Hon'ble L.G., Delhi. Therefore, it is apparent that the demand for allotment under this category is very low and no one has approached for allotment under this category except for one society, which was allotted land at concessional rate in 2002 also. Recently, the same society was allotted another plot of land. The land was allotted on the Zonal Variant Rate (ZVR) and society has requested to allot the land on concessional rates as allotted previously. However, audit has

pointed out that the land cannot be allotted on concessional rate even if the category is reintroduced as the society has not received any grant from the Govt. of India/GNCTD in the eligibility period. The erstwhile category was removed with the approval of MoHUA as the same could not be objectively determined. Therefore, there appears to be no justification to reintroduce it.

(Land Disposal)

- (v) Reduction of penalty should be considered for permitting additional educational activities on educational land use category plots. The issue of Gurdwara has been discussed in previous meetings also but DDA has not settled the issue.

Action: Land Disposal

Policy regarding permitting additional educational activities on educational land use category plots was approved by the Authority under resolution 40/2017 and circulated vide public notice dated 20.11.2017. As pointed out by the Authority Members, the permissibility charges and misuse charges are very high as shown in the illustration of the approved policy. Only one society approached DDA under this policy and they also have been representing to review the charges although no demand has been raised to them. The society has submitted its representations many times regarding this and also requested to reduce the permissibility and misuse charges.

In view of the above, detailed discussions were held with the concerned Department regarding this and the policy is being modified accordingly and rates are being reviewed. The same will be put up to the Competent Authority for consideration and approval at the earliest.

(Land Disposal)

- (vi) Despite discussion on allotting larger area for jhoulas, food stalls, etc., at Ramliyas, the proposal has not yet been finalized.

Action: Land Disposal

New simplified policy for online booking of open spaces has been approved and been made live on DDA website on 30.05.2019 for setting up of stalls, joyrides, etc. The societies would be permitted up to 25% of total booked area or 5000 sqm, whichever is less. (From earlier limit of 2500 Sqm.). Therefore, the issue has been finalized and action has been completed.

(Land Disposal)

- (vii) DDA should frame a policy for restoration of leases of schools where violations of the lease conditions have been removed and one time amnesty should be provided.

Action: Land Disposal

A new transparent policy of lease restoration of cancelled plots for entire Land Disposal Wing has been introduced with the approval of Competent Authority and accordingly, camps were organized under the policy, on 27.03.2019 and 24.04.2019 in DDA for societies to submit their representations where lease has been cancelled alongwith proof that

		the societies have removed the violations. The same are under examination and after examination the file will be put up to the Competent Authority for taking necessary action. (Land Disposal)
(viii)	One time amnesty scheme should be introduced for paper traders at Gazipur paper market for misuse of premises. DDA has imposed penalties which they can't pay. Action: Land Disposal	As already submitted, any amnesty scheme would be in contravention to the existing policy and precedence. However, relief can be given to those paper traders who had applied for conversion from leasehold to freehold before conduct of the inspection wherein misuse was detected, as the policy stipulates that no inspection can be done after filing of freehold application by the applicant. (Land Disposal)
(ix)	The matter regarding upgrading the post of Director (Finance) to the level of Commissioner should be expedited. Action: Personnel	The matter is under process. (Personnel)
(x)	Vacant lands earmarked for nursery schools should be used for temporary parking. Action: Planning	Policy for utilization of vacant nursery schools is under preparation and will be tabled in the next meeting of the Authority. (Planning)
	<u>Shri Somnath Bhatt</u>	
(i)	DDA should encourage its own cadres by providing promotional avenues. Action: Personnel	Action will be taken in accordance with the restructuring proposals as and when finalized. (Personnel)
(ii)	Since policy already exists according to which plots earmarked for nursery schools can be utilized for public use, available DDA plots at Gauram Nagar, Arjun Nagar and Malviya Nagar should be utilized for such purpose. Action: Planning	The policy is being revised and will be put up in the next meeting of the Authority. (Planning)
(iii)	Reasons for reduction of land to be allotted to the school at the old slaughter house site at Idgah be provided. Action: Land Disposal	DDA proposed the land measuring 4000 Sqm. to Directorate of Education, GNCTD at Idgah as per prevailing MPD norms as advised by Planning Wing. However, in the meeting, which was held in the chamber of Chief Secretary, GNCTD on 12/09/2018 to discuss the issue of allotment of land for building and

		construction of Quamri Sr. Sec. School Idgah, an aided school of Directorate of Education, GNCTD, it was decided that DDA will provide a plot of land (1600 sqm. minimum requirement as per the CBSE norms) to Directorate of Education, GNCTD to run a Secondary School in compliance of the orders of Hon'ble High Court instead of 4000 sqm. Accordingly, the matter was put up to the Competent Authority and after approval, the allotment letter was issued on 18.12.2018 to Directorate of Education, GNCTD for allotment of land measuring 1600 sqm. at Idgah and possession handed over on 06.02.2019.
(iv)	DDA intentionally delayed demolition of unauthorized construction at khasra No. 277, Hauz Khas despite directions of Hon'ble Lt. Governor and in the meanwhile stay orders were obtained by the affected party. Action: Land Management	(Land Disposal) The demolition programme was fixed on 26.12.2018. The stay order has been granted in MCA suit no. 33/2018 filed Vipin & Anr. V/s DDA and in MCA suit no. 35/2018 titled Rehana Chauhan V/s DDA dated 21.12.2018. The Panel Lawyer has been requested to take necessary action for vacation of stay order so that demolition programme could be refixed. In the Court case of Leelawati V/s DDA demolition has been carried out partly and the matter is again submitted for seeking approval for removal of remaining unauthorized construction. The matter is again submitted to the Court seeking approval for removal of remaining unauthorized construction.
(v)	DDA has not honoured its undertaking submitted in Court for allotment of land for community services at Gautam Nagar. Action: Land Disposal	(Land Management) The area was surveyed by Engineering Wing and forwarded to Planning Wing. Planning Wing intimated that as per the LOP of Gautam Nagar, vacant land referred by Engineering Department has already been earmarked for Multi Level Parking of land measuring 3698.29 sqm. and same was allotted to SDMC on 28.12.2017. Further, regarding TSS of Arjun Nagar area, Planning Wing, DDA provided the LOP of vacant land measuring about 1 ha., which is earmarked for Primary School, Park & Local Shopping with an approach road 56 meter wide connecting a 24 meter road in the neighbourhood. Further, vide letter dated 16.05.2018, 19.09.2018 and reminder dated 11.01.2019 SDMC was requested to give formal request for allotment of land for community services in the prescribed format. SDMC

		has finally sent their request for allotment of land and the same was forwarded to Addl. Commr. (P.g.), DDA vide F. No. F.23A(98)18/IL on 07.03.2019. (Land Disposal)
		The layout plan for the area has been prepared by the concerned Area Planning Unit and has been forwarded to the IL department. (Planning)
	Shri O P Sharma	
(i)	DDA should initiate action for commercial use of institutional lands and cancel their leases. Action: Land Disposal	As per policy 50% of built up area under Socio-Cultural category and 25% of built up area under other category can be subject to eligible institutions by the allottee with prior permission of the Competent Authority. One of the subletting conditions stipulates that allottee shall pay 10% of rent realized by allottee to DDA. Apart from this, no commercial usage is permitted as per terms and conditions of allotment and lease in IL plots. However, DDA takes appropriate action after receiving complaints of violation. If the Hon'ble Member submits any specific case of violation that contravenes the policy, immediate action will be taken by DDA as per rules. (Land Disposal)
(ii)	Instead of identifying utsav grounds in each assembly constituency, DDA has intimated that there is no terminology of 'Utsav Ground' in MPD-2021 when it has been agreed that DDA will develop utsav grounds Action: Planning	It is not possible to identify 'Utsav Ground' in each assembly constituency. However, few sites having an area of 1 hect. each are being identified in various zones of Delhi in which functions can be held. (Planning)
(iii)	DDA should not harass Ramtila Committees for allotment of land for Ramtilas and permission should be granted, if Ramtilas had been organized at the same site the previous year by the same Ramtila Committee. Action: Land Disposal	DDA or its officials have no intention to harass Ramtila Committees for allotment of land for Ramtilas. It is also intimated that a new simplified and user friendly policy has been approved and made live on 30.05.2019 on DDA website. All bookings shall be now made through online mode only, so that no harassment is faced by any individual/society. (Land Disposal)
(iv)	While furnishing information on types of leases, DDA has not mentioned about year to year	There are different types of leases by DDA on monthly rent/yearly rental/perpetual lease deed for cultivation/Gaushala/Cattle Shelter/ for

	leases, including those on the Yamuna bank. DDA should consider conversion of all leases to freehold in a time bound manner.	residential/Shop cum Residential purpose for the area Yamuna Bazar, Bela Road. Out of these leases, perpetual lease/terms leases of 90 years granted for residential/Shop cum Residential are being considered to convert from leasehold to freehold, if the total period of 90 years has not expired.
	Action: Land Disposal	(Land Disposal)
(v)	Allotment of plots should be made to the left out paper traders at Gajipur paper market.	The request is pending with Div. Commissioner, GNCTD to verify the list of remaining paper traders. The reply is still awaited. Process of allotment will be initiated once verification is done by GNCTD.
	Action: Land Disposal	(Land Disposal)
(vi)	Despite taking up the matter with regard to removal of encroachment on 60 ft. ROW in his constituency and orders of Hon'ble Delhi High Court in the matter, DDA has not yet removed the encroachment.	Chief Secretary, Delhi has held a meeting of all concerned in this regard. DUSIB has to take action and payment to DUSIB is to be made by PWD for encroachment on PWD land and DDA for encroachment on DDA land.
	Action: Land Management	(Land Management)
(vii)	No action has been taken to demolish multi storeyed unauthorized construction on the river bed at Okhla.	The matter is under process. A joint inspection is to be scheduled in this regard with all concerned agencies, i.e., DDA, Police, MCD.
	Action: Land Management	(Land Management)
(viii)	No action has been taken against unauthorized commercial activities at Saini Enclave, Chitra Vihar, Rajdhani Enclave and Karkardooma. These unauthorized commercial activities in residential areas should be sealed for misuse.	The unauthorized encroachment/construction in Saini Enclave, Chitra Vihar, Rajdhani Enclave pertains to EDMC as services of these colonies rest with EDMC. In case of Karkardooma, the same is part of unauthorized colony pending with the Govt for regularization. Action against unauthorized construction is required to be taken by EDMC in view of circular dated 09.09.2014 issued by DT/TMC with the approval of VC, DDA.
	Action: Land Management	(Land Management)
	<u>Shri S K Bagga</u>	
(i)	Though it has been intimated that the concerned officer would contact him for showing the sites of unauthorized occupation of DDA land in his constituency, no officer from DDA has contacted him.	DD(LM)EZ has contacted the representative of Hon'ble Member telephonically. Since the call has not been received by the representative, an SMS has been sent to the mobile number of the representative, i.e., 9811054895.
	Action: Land Management	(Land Management)

(i)	<u>Shri Manish Aggarwal</u> Plots of DDA land are being misused by private parties for marriages and other functions. The public is being over charged. Action: Land Management	No such complaint has been received. All the bookings are being done online. (Engineering)
2.	<u>Item No. 03/2019</u> Change in Use Premise from "PSP to Govt. Office" for plot measuring 4000 sq.m. earmarked earlier under Future PSP Use to the office complex of Department of Atomic Energy in Sector-9, Dwarka. F.4(9)11wk/Plg./93/Pt.File/Vol.III The proposal contained in the agenda item was approved. Action: Planning	The copies of agenda, approved minutes and drawings were forwarded to Commr.(I.D) & Chief Engineering (Dwarka) for follow-up action vide letter dated 13.03.2019. Further, a letter was also issued by IL Wing, DDA to Secretary, Department of Atomic Energy dated 27.05.2019 regarding allotment of land under reference. (Planning)
3.	<u>Item No. 04/2019</u> Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for plots 'X' and 'Z' (23911.24 sq.m. and 23687.18 sq.m.) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D. F.20(06)2017/MF The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for issue of final notification. Action: Planning	A letter dated 13.03.2019 was sent to MoHUA, Govt with a request to issue final notification for plots 'X' and 'Z', under Section 12A of DD Act, 1957. (Planning)

4.	<u>Item No. 05/2019</u> Proposed change of land use of an area measuring 0.8860 ha. (2.189 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning, Zone-D. F.20(15)2015/MP The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued. Action: Planning	A public notice vide S.O.1281 (E) was issued on 09.03.2019 for inviting objections/suggestions. In response, no objections/suggestions were received. Thereafter, draft agenda for the Authority has been prepared and submitted for approval. (Planning)
5.	<u>Item No. 06/2019</u> Proposed modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development. F3(10)2014/MP The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued. Action: Planning	Public notice was issued vide S.O. 1280 dated 09.03.2019 for inviting objections/suggestions from public within 45 days. In response, thirty seven (37) objections/suggestions were received. The meeting of the Board of Enquiry and hearing was held on 03.06.2019. (Planning)
6.	<u>Item No. 07/2019</u> Rates for premium of land for institutional plots in IDA areas. F.1(Misc.)2016/U. The proposal contained in the agenda item was approved. Action: Land Disposal	The agenda approved in the Authority Meeting, was sent to MoHUA vide letter dated 07.03.2019 for approval and issuance of final notification. MoHUA vide letter dated 01.04.2019 raised certain queries and

		same was replied vide letter dated 10.05.2019 after taking report from Finance Wing, DDA. Directions of MoHUA are awaited.	(I and Disposal)
7.	<u>Item No. 08/2019</u> Adoption of Annual Accounts of DDA for the financial year 2017-18 after certification by CAG of India. F6(2)2018-19/A/cs(M)Annual A/c2017-18/DDA		
1.	While adopting the Annual Accounts for the financial year 2017-18, some Authority members drew attention to the repeated observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to accounting of damage charges pertaining to Nazul-I properties on accrual basis, non-preparation of Balance Sheet of Nazul-II, reconciliation of sundry debtors, non-recording of transactions on accrual basis and regular physical verification of inventories/fixed assets.	Regarding preparation of land records of Nazul II, the work of reconciliation of land awards is in progress. IPAI Team has submitted formats for Balance sheet of Nazul II after incorporating management comments. The same will be sent to CGA, CAG and MOHUA for taking necessary approvals. At first instance, the same will be sent to CGA for which target date of 31.07.2017 has been fixed. As regards, implementation of TFR system, DDA has started accounting on Tally software w.e.f 2019/20.	(Finance)
2.	Finance Member, DDA clarified that instructions have been issued to the concerned units for carrying out the reconciliation of Nazul-I properties occupied by unauthorized occupants, physical verification of inventories/fixed assets, preparation of land records of Nazul-II and reconciliation of sundry debtors in a time bound manner. Finance Member further clarified that Institute of Public Auditors have been engaged for preparation of formats for Balance Sheet of Nazul-II and Balance Sheet of Nazul-II will be prepared		

from the financial year 2019-2020. It was also clarified that for preparation of accounts on accrual basis, the process of implementation of ERP system is underway. It was decided that a time frame and action plan for the same may be drawn.

3. With above direction, Annual Accounts of DDA for the financial year 2017-18 as certified by CAG of India were ratified by the Authority.

Action: Finance

8. Item No. 09/2019

Mercy Appeal/Review Petition filed by Shri Vikram Kumar, EE(Civil) under Regulation 53 of DDA Conduct, Disciplinary and Appeal Regulations, 1999. F.26(30)93/EE(Vig.)-V/DDA

1. Shri Vikram Kumar, EE (Civil), has filed a Mercy Appeal/Review Petition under Regulation 53 of DDA Conduct, Disciplinary and Appeal Regulation, 1999 after a lapse of almost 12 years after rejection of his appeal. The said review/mercy petition was discussed and deliberated in detail by the Authority. The Authority observed that Sh. Vikram Kumar, the then JE [now EE (Civil)], has not brought out any new material or evidence in review/mercy petition, which could not be produced or was not available at the time of passing the order under review and which has the effect of changing the nature of the case.
2. In view of the above, the review/mercy petition filed by Sh.

The decision of the Authority has been communicated to Shri Vikram Kumar, EE (Civil) vide letter No. F.26(30)93/EE(Vig.)-V/DDA/1482 dated: 18.03.2019.

(Vigilance)

	Vikram Kumar, FE (Civil) has not been found maintainable and thereby, the penalty imposed on him by the Disciplinary Authority shall remain the same. Accordingly, his review petition before the Authority under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 stands disposed of. Action: Vigilance		
9.	<u>Item No. 10/2019</u> Draft policy for Transit Oriented Development (TOD) in Delhi - As a modification to MPD-2021. F.20(7)2015/MP The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued. Action: Planning	Public notice was published on 09.03.2019 in the leading newspapers for obtaining/inviting objections/suggestions from stakeholders/ public for a period of 45 days under Section-11A of Delhi Development Act, 1957. Board of Enquiry and Hearing meeting will be organized shortly. (Planning)	
10.	<u>Item No. 11/2019</u> Draft Regulations for Transit Oriented Development (TOD) in Delhi. F.20(7)2015/MP/Pt.II The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for 30 days inviting views/suggestions from public. Action: Planning	Public notice was published in the leading newspapers on 10.03.2019 for obtaining views/suggestions from stakeholders/public for a period of 30 days under Section 57 of Delhi Development Act, 1957. After examination of objections/suggestions, TOD Regulations will be placed before the next Authority meeting. (Planning)	

11.	<u>Item No. 12/2019</u>	
	Re-notification of compilation of Notifications of amendments in UBBL 2016 for comprehensive reference by the General Public and the Professionals as per direction of Ministry of Housing and Urban Affairs. F.15(06)2016/MP/Pt.	
	The proposal contained in the agenda item was approved. The amendments in the Unified Building Bye-laws-2016 (UBBL-2016) be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of DD Act, 1957. The compilation of Notification of amendments in UBBL-2016 for comprehensive reference would be published thereafter by DDA incorporating the above amendments.	The notification has been issued vide S.O. 1236(E) dated 8.3.2019. For publication of compendium of UBBL 2016, the work is under process. (Planning)
	<u>Action: Planning</u>	
12.	<u>Item No. 13/2019</u>	
	Constitution of STF Committee under Section 5-A of DD Act, 1957. F.15(03)2019/MP	
	The proposal contained in the agenda item was approved with the following modification: 'The Co-opted Members to be also incorporated in the notification alongwith the Members of the STF as per OM issued by the Ministry of Housing and Urban Affairs, Government of India.'	A letter was forwarded to MoHUA, GOI for final approval. Under Secretary to GOI vide letter dated 08.03.2019 conveyed the approval of Central Government. Accordingly, DDA notified the Constitution of STF Committee under sub-section (1) (aa) of Section 57 of DD Act, 1957 vide S.O. 1243(E) dated 08.03.2019. (Planning)
	The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for	

	approval under Section 57 of DD Act, 1957.		
	<u>Action: Planning</u>		
13.	<u>Item No. 14/2019</u> Draft Policy for Enhancing Walkability in Delhi. F.1(351)2018/UT/ITPEC The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for three weeks for inviting views/suggestions from public.	Public notice was published in the leading newspapers on 10.03.2019 for obtaining views/suggestions from stakeholders/public for a period of 21 days. No objection/suggestion has been received in this regard. Policy cum Regulations for Enhancing Walkability in Delhi will be placed before the next meeting of the Authority.	
	<u>Action: Planning</u>		(Planning)
14.	<u>Item No. 15/2019</u> Regarding emergent/inevitable payment of Rs.884.15 crores made to Income Tax Department against tax demand and Rs. 75.30 crores to DLF for purchase of 772 BWS flats located at Shivaji Enclave. F.6(04)/2017-18/A/cs(M)/PLII		
1.	While discussing the emergent/inevitable payment of Rs. 884.15 crores made to Income Tax Department against tax demand and Rs. 75.30 crores to DLF for purchase of 772 BWS flats located at Shivaji Enclave, the Authority Members pointed out that there was delay in apprising the status in respect of the said emergent payments to the Authority and directed that in future, in such cases, the matter be brought to the notice of the Authority without any delay.	The instructions of the Authority have been noted for future compliance.	(Finance)
2.	With the above direction, the Authority members took note of		

the status in respect of the above emergent/inevitable payments made during 2017-18.

Action: Finance

15. Item No. 16/2019

Amendment in DDA (Management and Disposal of Housing Estate), 1968.

F.1(380)/2018/Coordn.(H)

The proposal contained in the agenda item was approved.

Amendment has been forwarded to Ministry (Mol/UA) for notification in Gazette.

(Housing)

Action: Housing

16. Item No. 17/2019

Revised Budget Estimates for the Year 2018-19 and Budget Estimates for the year 2019-20.

F.4(3)Budget/2018-19/KBE

1. The Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were discussed.

Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were approved by the Authority.

(Finance)

2. After due deliberations, the Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were approved by the Authority.

Action: Finance

17. Item No. 18/2019

Review of parameters used for costing of EWS/Janta Flats.

F.21(2131)/HAC/2019/DDA

The proposal contained in the agenda item was approved.

Costing of EWS flats is being worked out as per parameters approved by the Authority.

(Finance)

Action: Finance

18. Item No. 20/2019

Modification in the layout Plan titled "Layout Plan-PC-17 (Revised)" w.r.t. 'Expansion of Karkardooma Court Complex'.

F.3(76)99-MP.

	The proposal contained in the agenda item was approved.	The approved layout plan has been forwarded to the IL department for further necessary action. (Planning)
	Action: Planning	
19.	<u>Item No. 21/2019</u> Concessions to be given to LIC/One bed room allottees of Housing Scheme 2014 and Awasiya Yojana 2017-Return of 50% of Charges collected for maintenance. F.1(372)2018/Coord.(H)	
	The proposal contained in the agenda item was approved.	A circular has been issued vide No. F.1(372)2018/Coordn(H)/330A dated 08.03.2019. (Housing)
	Action: Housing	
20.	<u>Item No. 22/2019</u> Concessions to be given to LIC/One bed room allottees of housing scheme 2014 and Awasiya Yojana 2017- Allotment of adjacent vacant flat for the purpose of amalgamation. F.1(372)2018/Coordn.(H)/Part-II.	
	The proposal contained in the agenda item was approved.	Flats have also been offered to allottees of 2014 & 2017 on 09.03.2019. (Housing)
	Action: Housing	
21.	<u>Item No. 23/2019</u> Launching of Housing Scheme 2019 (Online Scheme) F.1(385)2019/Coordn.(H)	
	The proposal contained in the agenda item was approved.	Housing Scheme of the 2019 has been launched w.e.f. 25.03.2019. (Housing)
	Action: Housing	
22.	<u>Item No. 24/2019</u> Regarding costing of EWS flats at Shivaji Marg. F.2(07)2017/EWS/Pt.	

	The proposal contained in the agenda item was approved.	After the approval of the Authority, revised demand letters have been issued to the allottees.	
	Action: Housing		(Housing)
24.	<u>Item No. 25/2019</u> Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968. F.1(380)/2018/Coordn.(H)/Pt. The proposal contained in the agenda item was approved.	Amendment has been forwarded to Ministry (MoHUA) for notification in Gazette.	(Housing)
	Action: Housing		
23.	<u>Item No. 26/2019</u> Proposal for fixation of charges for redevelopment of godown clusters in non-conforming areas for implementation of policy notified vide S.O. No. 3027 (H) dated 21 st June, 2018. F.3(1)2019/AO(P)/DDA The proposal contained in the agenda item was approved.	The proposal contained in the agenda item was approved and Central Government has conveyed the approval vide No. K12011/5/2018-DD1 dated 8.03.2019. Accordingly notification has been published vide S.O. No. 1237(E) dated 8.0.2019.	(Finance)
	Action: Finance		
24.	<u>Item No. 27/2019</u> Development of East Delhi Hub (EDH) at Karkardooma, Delhi. CE(EZ)/9(35)2017/EDH/DDA The proposal contained in the agenda item was approved subject to the following conditions: (i) DDA to ensure that the land retrieved from encroachment is duly protected. (ii) All the encroachments within and adjoining the proposed site be removed. (iii) Traffic study be conducted with	The land is protected from encroachment properly.	(Engineering)
		There is a Zonal plan road with 24 metr. wide ROW	

respect to the proposal by NBCC exploring the feasibility of a new road along the railway track near Anand Vihar.

existing in the project area and is about the railway land. This road will be developed in consultation with Railways.

(Planning)

Action: Engineering/Planning

Other Points raised by Hon'ble members of the Authority

S. No.	Subject	Action Taken Report
1. (i)	Shri Vijender Gupta DDA should pay deficiency charges to MCD. Action: Horticulture	50% of the deficiency amount i.e. ₹ 274 crores has been deposited on 3.6.2019 to Commr. North MCD vide DD No. 250104 dated 30.5.2019. Balance amount will be released once utilization of released amount and detailed estimates are submitted by North MCD. (Horticulture)
(ii)	DDA should provide timelines for shifting its temporary offices from Kirti Nagar and auctioning the land for the intended purpose. Action: Engineering	Division office shall be shifted within one month and the circle office shall be shifted within 3 months. (Engineering)
(iii)	DDA should implement e-governance with complete computerization of its administration and processes in a time bound manner. Action: Systems	DDA is taking up the task of implementation of e-governance in DDA with computerization of its activities of various departments. In this regard, the following initiatives have been taken:- 1. E-office implementation has started in DDA and for this Housing department has been taken up first. 2. Four RTPs were floated which are as under:- i. Selection of agency for development of web based portal to display about 900 maps after digitization, ground truthing and superimposition of Layout Plans, Zonal Plans etc, and integrating with related Land and Property Information

System of DDA [2019_DDA_453297_1].

- ii. Selection of agency for development of e-governance applications conversion of existing internet applications in departments of Housing and Land Disposal of DDA [2019_DDA_453927_2].
- iii. E-Tender for selection of portal development and management agency for Delhi Land Pooling Policy (Delhi-LPP)- Three bid systems (Pre-Qualification)(PQ), technical and financial bids [2019_DDA_451050_1].
- iv. Selection of agency for development of application software for forms digitalization using workflow engine design, development and implementation [2019_DDA_453900_2].

Award of first RFP for digitization of layout plans with Geo-referencing has been awarded. For the time being 900 layout plans have been uploaded in Graphic User Interface mode along with digitization of 20 Layout Plans to start with.

3. The computerization of record rooms of DDA has been started by installation of web enabled application for storage and retrieval and issuance of the files online.
4. IIT Delhi is going to be engaged for laying the structured computer network throughout DDA for which an MOU is going to be signed with IITD in last week of June 2019.
5. Staff Quarter allotment for all employees of DDA have been computerized and applications has been developed and the same shall be implemented in the end of June 2019.
6. Housing scheme 2019 and another scheme of allotment of DDA flats of old inventory on first-come first serve basis have been made fully computerized online and all activities in these schemes are being handled online.

		7. For timely action on the court cases of DDA an Online application having the integration with all major courts of India is going to be implemented in last week of June 2019. 8. Digilocker is going to be implemented for DDA tentatively by October, 2019. 9. Mutation activity for e-governance is going to be made live in July, 2019. Thus by implementation of above said applications in DDA almost all activities of DDA will be made online and paperless. (Systems)	
(iv)	Work on improvement and widening of roads is being delayed as permission to transplant trees is not being granted timely by GNCTD, for instance at Mahtpalpur.	Pertains to GNCTD.	
	Action: GNCTD		
2.	<u>Shri Somnath Eharti</u>		
(i)	DDA should consider installation of National flags on high mast poles in district parks.	Vice Chairman, DDA has approved installation of National flags in 50 parks. One flag is under installation in G-17, Park, Paschim Vihar. Once its specifications are found suitable, the NIT for 50 flags with such specifications is proposed to be invited by 30.06.2019.	
	Action: Horticulture		(Horticulture)
(ii)	Policy be framed for providing relief to marble traders as their premises are still sealed.	The matter of sealing is under the supervision of Supreme Court constituted Monitoring Committee.	
	Action: Land Management		(Land Management)
(iii)	DDA community hall at Adhichini should be repaired as it is in dilapidated condition.	The work of renovation of community hall at Adhichini has already been taken up and the same will be targeted to be completed by June, 2019.	
	Action: Engineering		(Engineering)
(iv)	Details of members of the Advisory Council of DDA and meetings of the Advisory Council be furnished.	Details sent to Hon'ble Member.	
	Action: CCS		

3.	<u>Shri O P Sharma</u>	
(i)	Though DDA had conceptualized construction of kalyana mandapams, these have not yet been constructed. If these are built, the same venues can be utilized for multiple functions. Action: Architecture	Two proposals for kalyan mandapams have been prepared and presentation of the same was given to VC, DDA. Both the proposals have been approved by VC, DDA. Respective Zonal Chief Engineers shall identify the sites in their zones for kalyan mandapams. (Architecture)
(ii)	Action be taken against charitable trusts which had been allotted land at nominal cost for running hospitals and schools for charging exorbitant fees. Action: Land Disposal	Rates or fees to be charged by hospitals/schools (including for EWS category) are decided by GNCTD and other regulatory bodies created for this purpose and DDA has no role in the same. Further, if any violation is reported by GNCTD to DDA appropriate action is taken as per the allotment and lease terms & conditions. (Land Disposal)
(iii)	Desired that Authority Members be kept informed right from the inception stage of any proposed big project in their constituency. Action: Engineering	Noted for compliance. (Engineering)
4.	<u>Shri Manish Aggarwal</u>	
(i)	A mini sports complex be developed on available site at Vasant Gaon. Action: Planning	The sports complex is not feasible in the said site as the site is designated for housing and the Housing scheme stands approved. (Planning)
(ii)	Land at Chirag Delhi being utilized for parking should be permanently allotted for the purpose. Action: Planning	The land use of the land under reference is 'green' and parking can only be allowed on temporary basis. (Planning)
(iii)	Booking of DDA plots at Rohini and Pitampura are being done by tent mafia in false names and DDA officers are involved in the scam. Action: Engineering	All Bookings of DDA plots pertaining to Rohini Zone/NZ is made through online booking portal. (Engineering)
(iv)	Letters from Hon'ble members are not responded to by DDA. Action: SA & CR	The references received from Hon'ble Authority Members are being appropriately monitored. (SA&CR)

(v)	Action should be initiated against officials responsible for missing files.	STR has been lodged in the police stations and matter has been referred to Vigilance Branch. (Housing)
	<u>Action: Housing/Land Disposal</u>	
(vi)	DDA should introduce online system for freehold conversion.	Flow chart and process started. The software is under preparation under IDIS system. (Land Disposal)
	<u>Action: Land Disposal</u>	
(vii)	No action is being taken to remove encroachment from DDA land even after intimation regarding this is provided to DDA.	The matter has been taken up with the Hon'ble Member to ascertain the specific area. The action is being taken by the concerned branch. (Land Management)
	<u>Action: Land Management</u>	
(viii)	Alternative land be allotted to Delhi Police and land at C-Block, Vasant Vihar on which temporary building of Delhi Police is constructed be utilized for parking. <u>Action: Land Disposal</u>	It is stated that land measuring 2030 sqm. at Sector-D, Pocket-5, Vasant Kunj in Kaveri Apartment for construction of Police Station was allotted to Delhi Police vide demand cum allotment letter dated 09.05.2014. However, the possession was not handed over due to non payment of interest on belated payment of land premium. Delhi Police vide letter dated 03.11.2017 and 01.01.2019 were requested to make the payment at the earliest, so that possession could be handed over. However, based on the issue raised by Hon'ble Member, a letter has been sent to Delhi Police on 07.06.2019 requesting them to explain why temporary structure has been erected without approval of DDA. Further, they have also been requested to convey their consent for alternate plot of land. Suitable action will be taken as and when the reply is received. (Land Disposal)

RESOLUTION

The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) at the minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019:-

Sri Vijender Gupta

- i) DDA should make a policy for auctioning vacant land for one year or so, so that it can be further let-out for marriages and other functions till the land is used for its intended purposes.
- ii) DDA should fill-up vacant posts as per the Recruitment Regulations by making appointments regularly at the direct entry levels in all departments. The process of promotions should be streamlined. If required, casual daily charge be assigned and e-governance introduced.
- iii) Compassionate appointment be given in remaining eligible cases, if required through contractual engagement.
- iv) All cancelled leases in different categories be considered for re-auction.

Sri Suresh Chaur

- i) Plots earmarked for nursery schools across Delhi be utilized for public use.
- ii) Timelines should be fixed for vacation of stay and demolition of unauthorized construction at Khairu, No. 277, Kirti Nagar.
- iii) The report regarding cancellation of lease for land allotted to Badarpur Traders Union is flawed as the allotment had been made as per rule.
- iv) Recruitment drive be undertaken for filling vacant posts.
- v) Land available at Gauri Nagar be allotted for community services.

Sri O P Sharma

- i) DDA should narrow down its marking right of way of roads in his constituency as per orders of Delhi High Court in the matter in a time bound manner. This would also provide access to DDA land earmarked for commercial complex at Gauri Enclave.
- ii) Since the land allotted to Badarpur Traders Union was through a registered lease, DDA should provide sufficient reasons for cancellation of the lease.
- iii) Terms and conditions of allotment of institutional land for some clubs have been unauthoritatively altered and their lease papers be got examined. They are being put for commercial purpose.
- iv) DDA should consider renewal of expired leases. Large number of persons are suffering as their leases expired long back and DDA has neither come with policy to renew them nor take any action.
- v) DDA should intimate how lands are being unauthoritatively encroached for multi-storied construction at the green belt in Okhla. Action should be taken to remove the encroachment.
- vi) Since the requirements for Kalyani mandapams and other grounds are slightly different, DDA should examine its proposals in this regard and provide for both these grounds and Kalyani mandapams.

Sri Manish Aggarwal

- i) Several DDA plots are being unauthoritatively used by the local mafia.
- ii) DDA should re-consider development of a multi sports complex on the available site at Vasant Enclave, which is negotiable for housing.
- iii) Delhi Police be asked to vacate DDA land at Vasant Vihar.

ITEM NO. 30/2019

No. F1(05)2017/LSB(Resdl.)

Sub: Allotment of alternative plots to the persons whose land is acquired under the scheme of large scale Acquisition, Development and Disposal of land in Delhi.

Background

This agenda is regarding allotment of alternative plots to the persons whose land is acquired under the scheme of large scale Acquisition, Development and Disposal of land.

2. Land acquisition in Delhi for planned development was carried out in terms of the policy of Ministry of Home Affairs dated 2nd May, 1961, which provided for allotment of alternative plots at predetermined rates to those whose lands were acquired. (Annexure-I)

3. Thereafter in the year 1981 Delhi Development Authority (Disposal of Developed Nazul Land) Rules were notified under Section 56 of Delhi Development Act 1957 which govern the disposal of developed nazul land by the DDA. The rule 6 dealing with allotment of Nazul Land at pre-determined rates reads as under:

"6. Allotment of Nazul Land at pre-determined rates:-

Subject to the other provisions of these rules the Authority shall allot Nazul Land at the predetermined rates in the following cases, namely:-

- (i) to individuals whose land has been acquired for planned development of Delhi after the 1st Day of January, 1961, and which forms part of Nazul Land: Provided that if an individual is to be allotted a residential plot, the size of such plot may be determined by the Administrator after taking into consideration the area and the value of the land acquired from him and the location and the value of the plot to be allotted."

4. In the year 1993 the issue of allotment of alternative plots to the eligible persons was reviewed and it was decided with the approval of Hon'ble L.G. to divide the capital city of Delhi in three zones for the purposes of allotment of alternative plots in the following manner: (Annexure-II)

- a) Recommendees of South Zone Dwarka/Papankalan
- b) Recommendees of East, North, Rohini
West & Rohini Zones
- c) Recommendees of Narela. Narela

5. The Authority vide its resolution no. 60/95 dated 18.07.1995, while deciding fixation of land premium rates for a few of the alternative plots allotted in the non-project areas (i.e. in old developed areas) during the year 1992-93 and 93-94 approved that alternative plots to be allotted only in the upcoming projects of Dwarka, Narela & Rohini, Phase III & IV to protect the financial interests of DDA. (Annexure-III)

6. The Authority in its meeting held on 23.12.1997 revisited the entire issue of allotment of alternative plots to the eligible persons (Annexure IV).

- I. (i) It was, inter-alia, brought to the notice of the Authority that as per the procedure the allotment of

alternative plot is made by draw of lots and all efforts are made to allot the plot of the recommended size and in the recommended zone as far as possible. However, due to paucity of land in South and East Zone, it has not been possible for the DDA to accommodate the recommendees of the said zones in the colonies developed in their respective zones.

(ii) The following Resolution was passed in the Authority meeting dated 23.12.1997.

"The item was discussed in detail and Shri Ramvir Singh Bidhuri desired that

I. *While making allotment of alternative residential plots, DDA should honour the recommendations of the Delhi Government regarding sizes of the plots:*

(i) *The plots should be allotted at lower rates; and*

(ii) *The plots should be allotted at the same place where the lands are acquired.*

II. *Shri Mahabul Mishra desired that allotment of plots should be made immediately after acquisition of land. He cited a case where alternative plots had not been allotted to a person whose land had been acquired in the year 1973. The then VC informed that this case was being finalized shortly.*

III. *The Hon'ble L.G. agreed with the views of the members and desired that complete justice should be done to the persons whose lands are acquired. He desired that DDA's Planning Department must adopt a*

flexible and practical approach, so that more residential plots could be carved out within the vicinity of the acquired lands.

IV. The Hon'ble L.G. also desired that rights of the persons whose lands are acquired should be given priority over other allottees, including the cooperative group house building societies".

7. The Land Costing Wing vide their circular dated 24.11.2005 inter alia stipulated that consequent upon declaring Dwarka Phase I, Part of Dwarka Phases II and Rohini Phases III as Developed Areas by the Hon'ble Lt. Governor of Delhi, no alternative plot be allotted in these area and allotment may be made only in upcoming projects. (Annexure V).

8. In a meeting taken by the then VC on 06.01.2006 it was decided that no alternative plots are to be allotted in developed areas and allotment may be made only in upcoming projects as per decision conveyed in the circular dated 24.11.2005 of Director(IC). This decision was also approved by the then Hon'ble L.G on 3rd March, 2006. (Annexure VI).

9. The Screening Committee in its meeting held on 4.11.15(Annexure-VII) took a decision that:

"No land for such alternative plot shall be allotted in Dwarka with immediate effect and PC(LD) to put up a comprehensive list of plots to be allotted and the land may be earmarked in Narela for the purpose, if required."

10. The above decisions of Screening Committee dated 04.11.2015 have been reviewed. The minutes of the meeting of Screening Committee held on 06.02.2018 and its subsequent meeting held on 27.03.2018 are enclosed at Annexure VIII and IX respectively. The revised decisions taken by Screening Committee are as under:-

- (i) The decision of Screening Committee held on 04.11.2015 is withdrawn.
- (ii) The Planning Deptt. shall modify the approved Layout Plans to accommodate the nos. and sizes of plots as per the details prepared by Lands Deptt. subject to decision of Authority.
- (iii) Directions may be sought from the Authority with reference to decision taken in 2006 regarding allotment of alternative plots only in upcoming projects in view of facts explained above and for decision on allotment of alternative plots in the already earmarked and in Phase IV & V of Rohini and Sector 26 onwards in Dwarka.

11. Accordingly, a draft agenda containing the following proposals was submitted to Hon'ble L.G. for kind consideration:

- (i) Sector 26 onwards in Dwarka in respect of recommendees of South Zone.
- (ii) In Rohini Phase-IV & V in respect of recommendees of East, North, West & Rohini Zones.
- (iii) In Narela in respect of recommendees of Narela.

Draft agenda note could not be taken up for consideration as in the meantime in the month of February, 2018, in WP (C) 2445/2017, CM No. 4686/2018 titled Jai Karan Singh Chauhan V/s DDA, the Hon'ble High Court ordered that draw shall be conducted on or before 30th April, 2018 falling which the VC, DDA shall be personally present in the Court. Therefore, a proposal in this regard was submitted to make a request before the Hon'ble High Court to seek exemption of VC in this matter through Legal Branch.

12. It has been apprised by the Legal Department that the said provision of Nazul Rules was examined by the Hon'ble High Court of Delhi in its judgment dated 30.07.1993 in the CWP No. 623/1993 title as Ramanand Vs UOI & Ors. wherein following observations were made:

"25. Rule 6(i) Proviso, undoubtedly, provides for determination of the size of the plot by the Administrator if an individual is to be allotted a residential plot. But, the power to make the allotment lies within the domain of the DDA. The Administrator, being the land acquiring authority, is to verify whether the land of an individual applicant is acquired, and the area and value thereof. On these facts, then, the DDA, who is entrusted with the power and function of development and disposal of land, would examine the matter, in the light of the plans and the other rules, and decide whether a plot may be allotted to him, and, if so, of what size and where. It cannot be said, on the basis of this provision, that the right of allotment of a plot would accrue merely on verification of the claim, and even on the basis of

recommendation made by the Administrator in favour of the individual whose land is acquired.

40. *For the foregoing reasons, we over-rule the decision in the case of Rajinder Kumar (supra). We hold that an individual, whose land is acquired, does not have an absolute right to the allotment of alternative plot of land for residential purposes, and that such a person is only eligible to be considered for allotment of a plot, subject to certain conditions. Further, we hold that premium shall be chargeable from such a person at the pre-determined rates prevailing on the date when the offer is made to him by the DDA for allotment of a specific plot of land in a particular area or zone, under the Nazul Rules."*

From the perusal of the above, it would be seen that an individual whose land is acquired does not have an absolute right to allotment of alternative plot of land for residential purposes and it is for DDA to decide whether a plot may be allotted to him, and, of what size and where.

The opinion accordingly given by the Legal Branch in the matter is at Annexure- VIII may be perused. It is abundantly being made clear that order of the Hon'ble Court had to be complied with in order to avoid the physical presence of the VC, DDA before the Hon'ble Court.

Therefore, in the given situation and keeping in view of the decision taken by the Hon'ble L. G., in 2006 to allot alternative plots in upcoming sector there was no option but to conduct the draw for allotment of alternative plots in Narela in the first instance in respect of 250 sq. yds., keeping in view of the availability of the plots Vis-a-vis seniority.

13. Therefore, in view of the foregoing a draw of 76 available plots of 250 Sq. yards in Narela was accordingly held on 27.04.2018 in the presence of two independent judges and the result of draw was placed on the web-site of DDA. This development/position was or is being brought to notice of the Authority.
14. It may be noted that few of the beneficiaries, recommended for South Zone considered for allotment of plots in Narela have filed writ petitions in Delhi High Court, which are under litigation. This is being contested based on decision taken keeping in view the judgment in the case of Ramenand (Supra).
15. Further, it may be pertinent to mention here that acquisition proceedings in respect of large number of land parcels, where alternative plots were proposed, have been declared to have lapsed by virtue of Section 24 (2) of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.
16. There is need to adopt a uniform policy and not area specific in view of paucity of land and also not to cause any discrimination/disparities amongst the beneficiaries, whose land had been acquired by L&B Department, GNCTD and recommended for alternative plots in lieu of their land acquired for planned development of Delhi and regulated in terms & policy of Ministry of Home Affairs dated 2nd May, 1961 and Delhi Development Authority (Disposal of Developed Nazul Land) Rules were notified under Section 56 of Delhi Development Act 1957.

Proposal:

In view of the foregoing note, the Authority is requested to:-

- (i) Ratify all the allotments already made in Narela against alternative allotment; and
- (ii) To approve all/every allotment of alternative plot(s) as may be made hereafter only in Narela in respect of all the recommendees irrespective of the area of allotment recommended & the size of the plot recommended by the L&B Department.

Once the approval is accorded the matter would be submitted to the Ministry of Housing and Urban Affairs for their approval as initial policy of 02.05.1961 was made by the Government.

RESOLUTION

Decision on the agenda item was deferred.

Sec. 39/16/50-Polind
Government of India
Ministry of Home Affairs

New Delhi, Tuesday, 2nd July 1985
1525-1615 hrs

Ch. A. V. Vankar, Saubhan,
Director, is credited to the Govt. of India.

The Chief Computer Officer
Delhi

Sub Control on land values in the urban areas of Delhi
acquisition, re-development and disposal of land in

Sir, I am directed to invite a reference to your letter of the 27/04/59 dated the 6th June, 1959, forwarding the report of the Committee which was set up to study the problem of the soaring measures of control on land values and stabilized land prices in the urban areas of Coimbatore. The Government of India have considered the recommendations made in the report of the Committee. They have also considered the proposals made in your letter dated the 25th April, 1960 regarding immediate Government land disposal of land. The following decisions have been taken by the Government of India.

Private investment in housing in Delhi should be facilitated. Settlement areas or colonies which could be expected elsewhere should be discouraged. No land allocation should be given at the expense of Govt. land in Delhi unless it serves directly the interest of the population of Delhi or if it is definite that the nature of the work to be carried out is such that it cannot with equal efficiency be carried out elsewhere than in Delhi. The size of residential plots to be leased out to individuals should not exceed 600 sq yds. White-collar workers are likely to look for a residential accommodation in Government or cooperative houses. In the case of co-operative houses building solely the ceiling may be extended to 1,200 sq yds. Except in the case of such co-operative societies as have been registered under development under their own management and had been licensed by Govt. in 1957, all co-operative societies must submit plans and deposited them with Government before the 1st January 1958 for the allocation of land for housing purposes or modification of existing land for housing purposes through acquisition and re-sale.

The Govt. in November 1953 when the ceiling was fixed at 600 sq yds, stated that the ceiling should



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1. **Identify the problem.** The first step in the problem-solving process is to identify the problem. This involves recognizing the symptoms of the problem and determining the underlying cause.

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...should be allotted to any person, who at the time of the allotment is any of the following categories including unmarried children of a householder, a plot of land in the New Delhi or Delhi Cantonment. The question of allotting an exemption in the case of persons living in a congested locality or whose family has not been joined of the working class should be decided by the Government.

The householder should be required to construct the house in accordance with the sanctioned plan with the works of the house being completed within the time specified in the plan.

The price of a plot shall not apply on transfer of the plot or on the death of the holder of the plot. The price of the plot shall be determined by the Government. The price of the plot shall be determined by the Government. The price of the plot shall be determined by the Government.

10. The Government may be simplified and may contain the following conditions:-

- i) The absence of any other house.
- ii) The land to be the subject of which it is plotted.
- iii) The construction work to be completed by the holder of the plot.
- iv) The holder of the plot to be required to pay the price of the plot in full.
- v) The holder of the plot to be required to pay the price of the plot in full.
- vi) The holder of the plot to be required to pay the price of the plot in full.

11. It has been decided that, in the case of cooperative societies listed in Annexure II, the following conditions will be given:-

The Government shall recover the cost of the acquisition of the land at the rate of 10% of the value of the land at the time of acquisition.

The Government shall recover the cost of the acquisition of the land at the rate of 10% of the value of the land at the time of acquisition.

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The Government shall recover the cost of the acquisition of the land at the rate of 10% of the value of the land at the time of acquisition.

in the case of other cooperative societies having been settled. Applications for acquisition of land had been received from 10 November, 1957, including those for which acquisition had not been made under section 1 of the Land Acquisition Act, 1954, has been issued, and will be allotted members according to the following conditions.

The following other conditions, in addition to the conditions mentioned above, shall apply to the members of the society who are to be allotted land.

The society will be required to offer to every person who owned land on the date of the initial notification in the area proposed to be acquired, membership of the society and allot him land on the same terms and conditions as in the case of the original members of the society.

No land allotted or sold to a member of a cooperative society should be sold by him in any form, except to the society, to a person who is not a member of that society.

11. No member of any cooperative society acquiring land shall have the right to transfer or sell his plot to any other member of the society except with the permission of land in accordance with the rules that may be framed by Government in this behalf.

12. The allotment of land to and the rates of premium and ground rent recoverable from:

(a) Schools, hospitals, social, cultural and other charitable institutions;

(b) Religious, political or semi-religious organisation and

(c) local bodies or semi-religious, semi-educational and non-commercial purposes will continue to be governed by the existing orders of the Government of India.

13. In order that private investment in housing in India is encouraged and to provide houses for those who prefer to live in rental accommodation, partly owned or residential plots should be leased out regularly by unreserved public auction i.e. the condition that one should not own any other plot of house in India, new condition, the requirement being waived in such cases. After providing for the condition referred to in the previous sub-section, the premium and ground rent in such cases will be the premium and ground rent shall be charged at all of such rates as may be fixed by the Government of India. Other conditions of allotment mentioned in sub-paragraph (b) (i) and (ii) should apply.

14. It has been decided that the Government shall be responsible for the acquisition, development and disposal of land under the scheme and that the Government shall be responsible for the disposal of the land.

• In demarcating areas for cultivation, users should be encouraged to use areas where water supply and power are available. The following are suggested layout options for the various areas, as shown in the diagram. The demarcation can be done by the Ministry of Health, may be utilised.

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Abstract

1100 Broadway, New York, New York 10018

[illegible]

staff dealing with reference to U.O. No. 1627-444/A.

Replied 15-01-1956 Communication to AGS, C.R. New Delhi

[illegible]

30/10/2017

2. V. Weka 12 subfcn

Deputy Secretary to the Govt. of India

607

Edmund Byrne, Director

Date: _____

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It is understood that the State have been taken up
for about 100 acres of land and be made available
for disposal by auction by Oct., 1961.
Early action should be taken expeditiously in this regard.

In demarcating areas for acquisition, care should be
taken to demarcate such areas where water supply and sewer
age disposal are feasible. Some of the areas of land
for the various areas to be acquired for Town Planning
Sanitation under the Ministry of Health may be utilized.

Yours faithfully,

Sd/-

A. V. Venkatasubramanian
Deputy Secretary to the Govt. of India
dated the 2nd May, 1961.

37(16)/60-Pelhi(1)

Forwarded to:

All Ministries
Planning Commission
The Chief Engineer, C. & W. S. New Delhi
Ministry of Finance (Delhi State Division) with 10
copies enclosed with reference to U.O. No. 3187/10/60
dated 1.3.61, for communication to A. & P. R. New Delhi.
Financial Advisor, Delhi Administration, Delhi.

Sd/-

A. V. Venkatasubramanian
Deputy Secretary to the Govt. of India

Enclosure
Sd/-
(Rd. Sub. Divn.)
Delhi
New Delhi

ANNEXURE-II

73 (S.B.R.)

9110

Note on the various points raised in the office note of V.C. DDA has been prepared and the same is placed opposite. May kindly like to bring the same to the notice of Hon'ble L.G.

Joint Secretary (L&B).

Sd/- (L&B).

I have the following comments to offer regarding the suggestions contained in the note of V.C. DDA on pages 9-10/ante:

1. The instructions given to the DDA in the past were to the effect that the alternative plot should be adjacent to the land acquired, but with an alternative preference to take a plot in any other area could be considered on merits provided he paid at a pre-determined rate. While we appreciate the practical difficulties experienced by the DDA in the foregoing matter, we would suggest that the DDA follow the above stated instructions which is consistent with the spirit of the scheme of alternative plots, should be adhered to as far as possible.

It may be added that when after suffering procedural delays (which we are now trying to minimize) in this Department, the allottee finally obtains a letter of recommendation from DDA, it would be desirable for further delay to be minimized. Many of the applicants concerned have been waiting for a long time (though we cannot blame the DDA for this). Expeditions allotment would be a compensating factor, if the allottee cannot be given a site in the area of his preference/normal entitlements. Thus if all pending recommendations would be cleared quickly, wherever the plot is allotted, that would perhaps be a benefit.

2. So far as the time allowed for the payment is concerned, I would suggest a liberal approach for two reasons:-

- i). There may be cases where the applicant was paid land acquisition compensation a long time ago and therefore, may not have the resources for the alternative plot immediately available.
- ii). Since there will have been considerable delay in offering him an alternative plot, it may be reasonable to adopt a liberal and sympathetic approach at this stage, for better public relations.

(JAGULSH HANRAH)

COMPTROLLER & SECRETARIES (L&B) (P&S)

From page 1:

25. I am sorry there has been delay in the disposal of this file as it got mixed with some other records.

26. I hereby endorse the proposal made by the Vice-Chairman DDA subject to the following observations:

- a) There is no legal obligation on such to allot an alternative plot to a land holder whose land is acquired for the plan development. It is only a part of the Government policy to make such an allotment. This policy should be continued as the present system continues.
- b) Land Administration and Planning Department DDA should allot the order of date of taking private land. Therefore, by the DDA for individual plots.

- c) In the event of an emergency, the Government should allocate land to the land holders who are in need of land for their business and other purposes.

12.12.1990

Secretary

19.12.1990

Sir,

I am sorry to hear that you have been delayed in getting the land for your business.

I am sorry to hear that you have been delayed in getting the land for your business.

I am sorry to hear that you have been delayed in getting the land for your business.

I am sorry to hear that you have been delayed in getting the land for your business.

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I am sorry to hear that you have been delayed in getting the land for your business.

The order of the Government
 in the matter for improving the
 law is a few suggestions
 necessary even further under
 authority of the Government
 10/11/53
 OSD/ODD DDMA
 H. V. S.

The Hon'ble Mr. Governor has in his order
 dated 10.10.53 has been pleased to approve the proposal as
 contained in the notes at P. 1 to P. 10. The brief of the
 proposal approved by the Hon'ble L.C. is as follows:

i) Division of HPT of Delhi in three parts/zones for
 the purpose of allotment of alternative plots has
 been agreed to, which implies that the allotment of
 alternative plots in future shall be made in the
 following manner:-

- a) Recommendations of North & Pappankola
- b) Recommendations of East, North, Bahini & West Bahini
- c) Recommendations of Harela

ii) Period for payment of initial amount (30% 10%
 earnest money + 25% of the price of the plot) has
 been increased from 30 days to 60 days. Automatic
 cancellation shall in case of failure to pay within
 the stipulated period of 60 days will be operative.
 But those approaching for extension/regulation
 within a grace period of 90 days will be allowed
 somewhat liberally subject of course to payment of
 interest @ 15% per annum.

iii) The further amount of 50% of the premium will be
 payable within 60 days.

iv) In the event of failure to make the payment of the
 initial amount, the allottee shall be disqualified

from the land.

- v) The allotment of alternative plots will be made in accordance with the priority fixed on the basis of taking over possession of the occupied land.

DECISION OF THE HON'BLE HIGH COURT

2. All the writ petitions of Nos. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- a) an individual who is not a citizen of India, shall not be eligible to acquire land in the State of Kerala.
- b) The priority shall be given to the persons who are entitled to acquire land in the State of Kerala.
- c) The persons who are entitled to acquire land in the State of Kerala shall be given priority in the allotment of land.
- d) The persons who are entitled to acquire land in the State of Kerala shall be given priority in the allotment of land.
- e) The persons who are entitled to acquire land in the State of Kerala shall be given priority in the allotment of land.
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- z) The persons who are entitled to acquire land in the State of Kerala shall be given priority in the allotment of land.

PROCEDURE TO BE FOLLOWED FOR THE ALLOTMENT OF PLOTS

3. In accordance with the above, the following procedure shall be followed in the matter of allotment of alternative plots:-

- 1) The allotment may be made in accordance with the priority fixed on the basis of taking over possession of the occupied land as fixed by the Land and Building Department.

2) The allotment of plots may be made on the basis of the priority fixed on the basis of taking over possession of the occupied land as fixed by the Land and Building Department.

131) The successful allottee will be required to pay the initial amount of 55% within 60 days of the issue of the letter and further 50% would be payable in 60 days of the last date of the payment fixed for initial deposit. This clause can be incorporated in the Offer-accept-allotment letter to be issued immediately after the confirmation of the draw of lots, which means through a single letter 85% of the premium will be demanded.

iv) Balance 15% of the premium shall be deposited within 30 days of the issue of the demand letter which may be issued immediately after receipt of 85% premium or within two months of receipt of communication from the authority offering possession.

PRESENT STATUS OF RECOMMENDATIONS AND AVAILABILITY OF PLOTS AS ON 20-01-1994.

4. As per the revised seniority fixed by the Town & Planning Department, the pendency of recommendations awaiting allotment of alternative plots as on 01.1.94 is given in the statement -- Annexure 'A'.

5. Availability of plots as on date is given in the statement -- Annexure 'B'.

REVIEW OF EARLIER DRAW OF LOTS

6. Now, before further draw of lots is held, a decision needs to be taken with regard to the allottees of plots allotted plots in the last three draw of lots. The present position (up to 31.1.94) of acceptance of allotment in respect of each of the three draw of lots has been given in the statement placed opposite -- Annexure 'C'. However, the position as emerges is as follow:

FIRST DRAW OF LOTS HELD IN NOVEMBER 1992.

Draw of lots was held for allotment of 778 plots including 406 in North, 194 in South and 178 in West zone. All allotment letters were issued in 711 cases. Some which were included

the High Court has directed to include their names but allotment letters were to be issued only after the matter was finally decided by the court as in these 37 cases the recommendations were withdrawn by the Head & Slog. Deptt. because their land was acquired for non-planned purposes. The matter is still subjudice. Thus out of 741 allottees, 211 including 104 of North, 50 of South and 17 of West Zone have not responded to the offer.

SECOND DRAW OF LOTS HELD IN DECEMBER 1992

Draw was held for 1014 plots including 200 of North, 145 in South and 29 in Dwaraka. Out of which 245 allottees, 350 of North, 81 of South and 5 of Dwaraka have not responded to the offer.

THIRD DRAW OF LOTS HELD IN MARCH 1993

Draw was held for 508 plots including 17 in North, 172 in South and 120 in Dwaraka/West. Out of which 125 including 11 of North, 74 of South & 28 of West have not responded to the offer.

7. In brief 211 left out plots of first draw, 145 plots of second draw and 245 plots of third draw are now clearly available for allotment as the allottees have not responded to the offer. In this context, it is stated that a proposal was submitted to the Commissioner (I) via a note dt. 27.9.93 to review the position of allottees of the three draws of lots which was approved by the Commissioner (I) on 13.10.93. A photocopy of the orders of the Commissioner (I) is placed opposite Annex. In brief, the following decisions were taken:

- 1) That those who have made no payment, should be treated as cancelled. Their names should be kept in abeyance and no subsequent offer is to be made to them as this would amount to granting of change, which is not permissible. No opportunity need be given. The plots offered to each person should be identified and put up for vending in the next draw.

Allottees who have made the part payment of 1/2 are informed that the offer

- iii) The cases where the mutation is pending, in all such cases the concerned allottee may be asked to submit the required documents alongwith payment within a fortnight, together with interest charges; failing which the offer of allotment shall stand withdrawn and their cases will be referred to the L&A Deptt. for re-determination of seniority.
 - iv) The cases where the offer of allotment letter has not been served upon the allottee for want of his latest postal address, the allotment in such cases may be treated as withdrawn and their cases may be sent back to L&A Deptt. for re-determination of seniority.
 - v) The cases where the allottees have paid the cost of land at the pre-revised rates and have filed suits against the enhancement of the cost, they may be informed about the decision of the court with regard to the charging of the pre-determined rates, after seeking clarification from the Standing Council and asked to pay the demanded amount within 15 days, failing which the offer shall stand withdrawn and the L&A will have no option but to refer their cases for re-determination of seniority.
 - vi) The cases where the allottees have sought change of location, all such allottees may be informed that the request for change stands rejected and offer of allotment stands withdrawn on account of their failure to pay the demanded amount within the stipulated period.
 - vii) The cases where the allottees have paid the initial amount, the demand for further amount may be raised, if not already done, and their cases may be processed for handing over possession on receipt of 100% of the premium and completion of other formalities.
 - viii) In no case, the lease deed may be executed unless the additional premium is recovered on account of revision of rates, if the demand earlier was provisioned.
8. The follow-up action as per the above decision is being taken. As per the decision, the cases where offer letters have not been served, the allotment stands withdrawn. As such, 33 more plots also become available for allotment.

from 228-page

10. The next issue is with regard to charging of interest on the late payment of initial amount of 35% of the premium. In this context, it is stated that the persons who have deposited the initial 35% of the premium after the due date, the interest @ 18% p.a. may be recovered except in those cases where the court has specifically given the direction to the auctioneers/ allottees to deposit the amount within 4 weeks from the date of the judgment. In such cases, if the payment has been made according to the order, the same may be accepted and in the event of delay the interest may be charged @ 18% p.a. to avoid paper work. The delay in these cases may be deemed to have been regularised by the competent authority. The allottees who have delayed the payment of 50% of the premium may also be charged interest @ 18% p.a. as a matter of policy and the delay up to 31.12.84 may be deemed to have been regularised by the competent authority, as a matter of policy.

11. Most of the allottees instead of depositing the 35% of the premium had filed writs in the court against the enhancement of the rates which resulted into the delay in issuing the demand letter for further 50% of the premium. The demand letter for further 50% premium were issued only after receipt of the 35% of the premium. Therefore, invariably in each case the interest will be recovered beyond the due date from the date of the issue of the demand letter.

12. After the above proposals are approved, the next draw will be conducted and detailed procedure for payment of the 50% premium will be indicated as explained in para 8(iii) above.

Submitted for consideration and orders please,
Very truly yours,
for approval / orders

ANNEXURE-III

Page 63

Table 1: Fixation of land premium rates for a few of the alternative places selected in the non-protected areas (i.e. in the developed areas) during the year 1981-82, 82-83.

Table 2: Fixation of land premium rates for a few of the alternative places selected in the non-protected areas (i.e. in the developed areas) during the year 1981-82, 82-83.

Page 64

During the year 1982-83, the land premium rates for a few of the alternative places selected in the non-protected areas (i.e. in the developed areas) during the year 1981-82, 82-83, were fixed. This exercise is being conducted in respect of new projects, if any, in the developed areas, in which the isolated allotments have been made, at such places as being conducted. As such fixation of rates in these isolated areas was undertaken on various other alternative projects.

On 10.10.1981, the Government of Karnataka, vide its order, No. 100/1981, dated 10.10.1981, has directed that the rates of land premium for 1982-83 and the rates of land premium for 1983-84 are to be fixed on the basis of the rates of land premium charged during the year 1981-82, for the same area, with exception of the areas where other alternatives, were debated at length. The Government has finally decided that it would be preferable to adopt the method decided in the year of 1981-82, in which the rates were worked out on the basis of the method of valuation of land in the year 1981-82. The Government has also decided that the rates of land premium for 1982-83 and 1983-84 are to be fixed on the basis of the rates of land premium charged during the year 1981-82, for the same area, with exception of the areas where other alternatives, were debated at length. The Government has finally decided that it would be preferable to adopt the method decided in the year of 1981-82, in which the rates were worked out on the basis of the method of valuation of land in the year 1981-82. The Government has also decided that the rates of land premium for 1982-83 and 1983-84 are to be fixed on the basis of the rates of land premium charged during the year 1981-82, for the same area, with exception of the areas where other alternatives, were debated at length.

- (b) For Vikar Pasi Pato and fresh allotments of alternative plots are proposed for the years 1992-93 and 1993-94 with the amounts of Rs. 24.75 lakhs and Rs. 25.75 lakhs respectively.

(c) Vikar Pasi Pato is a Pasi Pato as approved by the Government of India with a number of developed colonies with a number of allotments and in the year 1992-93 the ratio between residential and other plots of Vikar Pasi and the other plots is 1:1 and for the year 1993-94.

- (d) For Vikar Pasi Pato, the allotment of the other plots is proposed at the level of 1:1 and this ratio.

(e) The Vikar Pasi Pato is proposed to be notified by the Government of India under the Vikar Pasi Pato Act, 1992, and the Government of India is proposed to be notified by the Government of India under the Vikar Pasi Pato Act, 1992, and the Government of India is proposed to be notified by the Government of India under the Vikar Pasi Pato Act, 1992.

- (f) For Vikar Pasi Pato and Vikar Pasi Pato, the allotment of the other plots is proposed at the level of 1:1 and this ratio.

(g) It is also suggested that alternative plots may be allotted only after the approval of the Government of India and the Government of India is proposed to be notified by the Government of India under the Vikar Pasi Pato Act, 1992.

- (h) The Government is proposed to approve the above proposal.

RECOMMENDATION

Resolved that the Government of India is proposed to be notified by the Government of India under the Vikar Pasi Pato Act, 1992, and the Government of India is proposed to be notified by the Government of India under the Vikar Pasi Pato Act, 1992.

Approved by the Government of India

Sub: Allotment of Alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of land in Delhi.

No. F. 1107/93/LSA(I)

REGISTRATION

1. In the meeting of the Authority held on 31-3-1997 before taking up formal agenda, the Hon'ble Lt. Governor invited suggestions from the newly elected members on improving DDA's working.

2. One of the suggestion given by Shri Ramvir Singh Bishnoi, MLC, was that DDA should, as far as possible, honour the recommendations of the GMDA regarding the size of alternative residential plot and the allotment should preferably be made in close vicinity of the acquired land.

3. As per the procedure the allotment of alternative plot is made by draw of lots and all efforts are made to allot the plot of the recommended size and in the recommended zone as far as possible. However, due to paucity of land in South and East Zone, it has not been possible for the DDA to accommodate the recommendations of the said zones in the colonies developed in their respective zones.

4. In the year 1993 the whole issue of allotment of alternative plots to the eligible persons was reviewed and it was decided to divide the capital city of Delhi in three zones for the purposes of allotment of alternative plots and accordingly, at present the allotment of alternative plots is made as follows:

- | | | |
|----|--|---------------------|
| a) | Recommendees of South Zone | Mayapuri/Papadhalan |
| b) | Recommendees of East, North, West & Rohini Zones | Rohini |
| c) | Recommendees of Naraina | Naraina |

5. The present position of possession of recommendations for different zones is as follows:

	Area in sq. yards					
	400	250	150	80	40	Total
South	-	-	-	81	-	81
Bohini	306	625	-	250	400	1481
Marsala	0	37	1	16	83	137

The matter is placed before the Authority for its information.

Revised 10/20/2010

The following table shows the number of persons employed in the various occupations in the city of New York, in 1890, and the number of persons employed in the same occupations in 1880.

011 world making, and the other, a separate category
 012 rights, BHO should be included as a representative of the
 013 Gulf Engagement, regarding State of the planet

The following information was obtained from the records of the Bureau of Prisons:

(11) The plants shall be allotted at the same place where the labor are engaged.

11. The Board deliberations occurred while attendance at school should be made immediate. Further, acquisition of a passport in 1964 and travel abroad were not permitted. The Board also deliberated on the possibility of a passport being issued to a person whose name had been removed from the passport list. The Board informed that the case was being handled accordingly.

111 The LG agreed with the views of the members and
 112 desired that complete services should be done as the
 113 persons whose names are required. He desired that LG's
 114 Planning Department must adopt a flexible and modular
 115 approach, so that more residential units could be carved out
 116 within the vicinity of the required lands.

14. It was stated that rights of the persons who had been acquired should be given priority over other individuals in the "solidarity group" before applying solidarity.

ANNEXURE-V

DELHI DEVELOPMENT AUTHORITY LAND COSTING WING (PROJECTS BRANCH)

No. DD/995/2005/14/1

Dated: 24.11.2005

CIRCULAR

Subject: Predetermined Rates for Dwarka Phase I & II and Rohini Phase I, II & III

Consequent upon updating Dwarka Phase I, Part of Dwarka Phase II and Rohini Phase II and III Development Areas, the Hon'ble Lt. Governor of Delhi, Govt. of Delhi, has been pleased to adopt the revised rate structure with effect from 1.10.2005 for the purpose of fixation of predetermined rates for Developed Areas, including Rohini Phase I and II which are already Developed Areas. Accordingly, in view of the above approval, the following predetermined rates as approved shall be applicable for all plots of plots/lands under various categories. These rates will be made applicable for the allotments to be made during the period 1.10.2005 to 31.3.2006.

S.N. &	Category of Land	Dwarka Phase I & Part of Dwarka Phase II (except Sector-72 to 76)	Rohini Phase I, II & III
		Rate Per Sqm	Rate Per Sqm
1.	GENS	12075.00	---
2.	DDA Housing SAVING	12875.00	10140.00
	MIG	13567.00	3450.00
	LIG	6138.00	5070.00
	EWS	4225.00	3350.00
3.	Rentel Plot	---	---
	EWS 26 sq. meter	---	6628.00
	MIG 32 sq. meter	---	8870.00
	MIG 50 sq. meter	---	12418.00

1. For DDA Housing (S.N. 2) above, instead of internal development has to be added at the time of finalising the costing of DDA Housing Accounts Wing, will supply appropriate rates as approved by competent authority from time to time for each category of houses.

2. The rates for Plots (S.N. 3) are inclusive of cost of internal development.

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 main roads as ordered by competent authority.

Orders of competent authority as given from time to time regarding allotment of alternative plots on specified plots will have to be strictly adhered to.

For all constructions in Development areas of South Delhi, 20% surcharge will be added on the Disposal Cost based on the Dwarka Project.

ANNEXURE-VI

88/notes-

28/06 (R) 1998

As per orders of Hon'ble Lt. Governor, Delhi dated 26.12.2005 on finding page 34/N to ascertain the apportionment of plot of 2 meter and 13.5 meter wide road, a meeting was convened in the chamber of Vice-Chairman, DDA on 1.12.2006 at the minutes of the meeting passed on 21.12.2006. The copy of the minutes has been placed opposite. As per decision taken in the meeting, plots having size 27100 Sq Yds. and below should be carved out on 9 meter wide road and plots above 100 Sq Yds. should be carved out on 13.5 meter wide road. It was also decided in the meeting that no strange new plots are to be allotted in developed areas and allotment may be made only in upcoming projects as per decision conveyed in the circular dated 24.12.2005 of Director (DC) New Delhi. It is requested that the file may please be submitted to Hon'ble Lt. Governor, Delhi for taking final decision on this policy aspect.

(R. MOHAN LAL)
PROGRAMME ASSTT
L.S.B. (RESID.)

~~A.D. (R&L)~~

~~D.D. (L&I)~~

~~DIRECTOR (R&L)~~

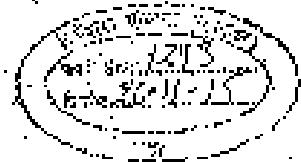
~~COMMISSIONER (DA)~~

~~MR. COMMISSIONER~~

~~VICE-CHAIRMAN~~

~~HON'BLE LT. GOVERNOR, DELHI~~

**DEI HD DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROBLEMS WING
OFFICE OF THE CHIEF ARCHITECT
8TH FLOOR, VIKAS BHAN**



Ref: Dt. (Arch) DDA/HUR/WD/DA/2015/26

Date: 18.01.2015

Please find enclosed, the approved Minutes of the 333rd Screening Committee Meeting held on 05.11.2015 at 06.00 PM in the Conference Room, 8th Floor, A Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

By: Dr. (Arch) Darda.

Copy to:

1. OEN & VC, for the kind information of the Govt.
2. PS in VC
3. Finance Member, DDA
4. Engineer Member, DDA
5. Principal Commissioner LG
6. Principal Commissioner LU
7. Commissioner (P&D)
8. Commissioner (L&D)
9. Commissioner (L&D)
10. Commissioner (Planning)
11. Chief Architect, DDA
12. Asst. Chief Architect
13. Asst. Chief Architect II
14. Asst. Chief Architect III
15. Asst. Commr (P&D) T&C, GIS & AT
16. Asst. Commr (P&D) P&D
17. Asst. Commr (P&D) MP&P&C
18. Asst. Commr (L&D)

DDA/1525

19. Chief Accounts Officer
20. Chief Engineer (Electrical)
21. Chief Engineer (Mechanical)
22. Chief Engineer (Civil)
23. Chief Engineer (Structural)
24. Chief Engineer (S&D)
25. Chief Engineer (E&D)
26. Sr. Architect (P&D)
27. Sr. Architect (S&D, Projects & Contract)
28. Sr. Architect (S&D)
29. Sr. Architect (E&D)
30. Sr. Architect (L&D)
31. Sr. Architect (S&D)
32. Director (S&D)
33. Director (L&D)
34. Director (P&D) Works
35. Director (P&D) Planning
36. Director (P&D) Zone T&C&D
37. Director (P&D) Zone A&B, C&D
38. Director (P&D) Zone F&G
39. Director (P&D) MP&P&C
40. Director (P&D) NE
41. Director (P&D) L&D
42. Director (P&D) VC Secretariat

For follow up action

By: Dr. (Arch) Darda.

1. To keep the copy in Secretariat file.
2. To keep the copy in each file (2 files) no.
3. To keep the copy in each file (2 files) no.
4. To keep the copy in each file (2 files) no.
5. To keep the copy in each file (2 files) no.

77-2015	Community Centre at Yamuna Vihar File no. SA/PZ/S-1500-03- SC36075HUPWU/4/41	The proposal was presented by Asst. Dir. Area (BZ). After detailed deliberation, the item was withdrawn with observation that the HUPWU to frame a suitable reply and get it vetted by the Planning Department for onward submission and for all similar issues relating to change of nomenclature in the future should be processed accordingly.	Action: Senior Architect (BZ)
78-2015	Sub-division plan of LSCS/OCF plot in pocket A-I, Sector-VIII, Rohini, Ph-I & II File no. P/V3/1003-B2003/Pl.	The proposal was presented by Director (Pig) Zone VI. After detailed deliberation, the proposal as reflected in the agenda was approved for all facilities.	Action: Director (Pig) Zone VI.
79-2015	Carving out of 78 residential plots (alternative plots) in pocket A in Sector-26, Dwarka, Ph-II File no. E.1(76)2010/Pl/Dwk/P.L.V	The proposal was presented by Director (Pig) Dwarka. After detailed deliberation, the proposal as reflected in the agenda was deferred with the direction that no land for such alternative plot shall be allotted in Dwarka with immediate effect and P.O.(LD) to put up a comprehensive list of plots to be allotted and land may be earmarked only in Dwarka for the purpose if required.	Action: 1. Director (Pig) Dwarka 2. P.O.(LD)
80-2015	Community room in STS houses, Sector-3, Dwarka File no. E.1(76)2010/Plg/Dwk/P.L.V	The proposal was presented by Senior Architect (WZ&Dwarka). After detailed deliberation, the proposal as reflected in the agenda approved.	Action: Senior Architect (WZ&Dwarka)

Agenda Item No.	Issue	Discussion/Recommendations	Remarks
73:2015	Continuation of minutes of 332 nd SCM held on 24.09.2015	As no issues were presented by the HOs of any department, the minutes of the 332 nd Screening Committee were confirmed and approved respectively.	
74:2015	Green area adjoining Press Colony Mayapuri File no. AC(LS/2810/DDA/183	The proposal was presented by Director (LS). After detailed deliberation, the proposal as reflected in the agenda was deferred with the directions that the proposal be re-examined in view of existing adjoining green area and the proposal to be integrated with the same. Therefore, a fresh proposal be brought for the consideration of the SCM.	Action: Director (LS)
75:2015	Partial modification in the "Layout plan for Facility plot 1 (11A5) and Facility plot 2, Sector-2E, Ph-II, Dwarka. File no. F.4(11) Ptg./Dw/2011.	The proposal was presented by Director (Pg) Dwarka. After detailed deliberation, the proposal as reflected in the agenda was deferred with the directions to re-examine the layout holistically by containing the PSL of facilities to be used by single department/agency. It was also directed that for all future projects the status of land may be incorporated in the Agenda submitted for approval.	Action: Director (Pg) Dwarka
76:2015	Modifications in the layout plan of Gov.Servant's CHDS on Kaa Tola Ram Marg, New Delhi (Shanti Niketan) File no. F.1(34)2005/MF	This proposal was presented by Director (Pg) Zone D, F & H. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that for all such issues in the future there should be a generic answer which needs to be looked at.	Action: Director (Pg) Zone D, F & H

36:2015	Multipurpose Community Hall - Convenience Shopping Centre (CSC) Pocket between B-2 & B-3, Sector-17, Rohini	The proposal was presented by Asst. Director Arch. (Rohini). After detailed deliberation, the proposal as reflected in the agenda was deferred with the direction that it should be redesigned by incorporating the entire shopping area in the ground floor and the community and other facilities on upper floors with appropriate number of lifts.	Action: Senior Architect (Rohini)
File no.	P.17(9)/2014/HUPW/SA(R&H/MDIA)		
37:2015	Rephrasing rectification in the approved minutes of the 32 nd Screening Committee Meeting held on 24.03.2015 vide item no. 36/2015	The proposal was presented by Director (Pg.) Zone D, F & H. After detailed deliberation, the proposal as reflected in the agenda was not approved with the direction that the matter may be put up in file for the approval of the Competent Authority.	Action: Director (Pg.) Zone D, F & H
File no.	P.30(9)/2005/GMP/Pr/vol-I		
38:2015	Modification in layout plan of composite scheme of LIG, MIG Housing at Pocket - A, Pocket - B and Pocket - C, Sector-17, Rohini	The proposal was presented by Asst. Director Arch. (Rohini). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: Senior Architect (Rohini)
File no.	140/SA/137/HUPW/DIA		

The meeting ended with a vote of thanks to the Chair and earnest appreciation from the Chief Architect, HUPW.

This was done with the approval of the Vice Chairman.


Dy. Dir. (Arch.) (Coord.)

SUPERINTENDENT

The all-hands-on-deck approach in place at the time of the hijacking was quickly put to rest, and it soon became clear that the hijackers had no intention of releasing the aircraft for a safe landing. Instead, they intended to fly the plane to a remote location, where they would attempt to land.

For a detailed description of the test, see the following references:

15. University of California, Berkeley
1968-1970

[illegible]

These findings are consistent with a number of earlier studies. For example, a decision taken in 2004 regarding the merits of a court case, possibly the adoption of a new set of rules, explained 70% of the variance in the decision to implement or not implement an alternative plant in the already completed and ongoing trials in Jordan, Iraq, Iran and the base of Rwanda.

Repeating cycles with a vote of thanks to Vice-Chairman

This is the path the program takes when the user enters a number between 1 and 4.

DEPT (dept) Coordn.

**DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING
OFFICE OF THE PRINCIPAL SECRETARY
TELEVISION SEMINAR**

No.Dy.Dir.(Arch.)Coordn.(HLPW/UDA/2018/21

Dated: 28.02.2018

Please find enclosed, the approved Minutes of the Screening Committee Meeting held on 27.02.2018 at 11.30 AM in the Conference hall, B-Block, Vikas-Sadar. The minutes have been approved by the Vice-Chairman, UDA.

Dy.Dir.(Arch.)Coordn.

Copy to:

1. OSD to VC, for the final intimation of the matter
2. PS to VC
3. Finance Member UDA
4. Engineer Member UDA
5. Principal Commissioner (Housing)
6. Principal Commissioner (HLPW)
7. Principal Commissioner (R & E)
8. Commissioner (P)
9. Commissioner (L)
10. Commissioner (Housing)
11. Commissioner (Sports)
12. Chief Architect, UDA
13. Addl. Chief Architect (RZ)
14. Addl. Chief Architect (Sports)
15. Asst. Chief Architect (Housing)
16. Asst. Commr. I (P) HLPW & R&E
17. Asst. Commr. II (P)
18. Asst. Commr. (L)

INVESTIG.

19. Chief Accountant (HLPW)
20. Chief Engineer (Electrical)
21. Chief Engineer (Civil)
22. Chief Engineer (RZ)
23. Chief Engineer (Roads)
24. Chief Engineer (S2)
25. Chief Engineer (S3)
26. Chief Engineer (Projects)
27. Sr. Architect (RZ)
28. Sr. Architect (HLPW/Construction & New Plan)
29. Sr. Architect (R&E)
30. Sr. Architect (Sports/Complex)
31. Sr. Architect (District RZ)
32. Director (HLPW)
33. Director (RZ)
34. Director (HLPW) District, RZ & R&E
35. Director (RZ) District, RZ & R&E (HLPW/Construction & New Plan)
36. Director (RZ) District, RZ & R&E (HLPW/Construction & New Plan)
37. Director (HLPW) District, RZ & R&E (HLPW/Construction & New Plan)
38. Director (HLPW)
39. Director (HLPW) District, RZ & R&E
40. Director (HLPW) District, RZ & R&E
41. Project Director (HLPW)
42. Senior Architect (HLPW) District, RZ & R&E
43. Consultant VC Secretary


Jagdish Dewani
Dy. Dir. (Arch.) Coordn.

*Seen by you
please*

APPROVED MINUTES OF THE 358TH OPERATING COMMITTEE MEETING HELD ON
01.04.2011 AT 11:30 AM IN THE CONFERENCE ROOM 4TH BLOCK, VIKAS SADAN.

The following Officers were present in the meeting

1. CEO, Chairman
2. Finance Member, DDA
3. Engineer, Member PCIA
4. Principal, Committee of Services, ED & MP
5. Commissioner (P&T)
6. Commissioner (L&D)
7. Chief Engineer
8. Chief Engineer (SZ)
9. Chief Engineer (Supply)
10. Chief Engineer (P&D)
11. Chief Engineer (SZ)
12. Chief Engineer (Roads)
13. Chief Engineer (EC)
14. Chief Engineer (Projects)
15. Joint Director/Chief Engineer/Dwarka/Narela
16. Joint Director
17. Joint Director

No.	Minutes	Discussion/Recommendations	Remarks
19-2018	Confirmation of minutes of the 149 th Meeting of the Board of Directors of the City of Dallas, dated 06-02-2018.	The minutes of the 149th Meeting of the Board of Directors of the City of Dallas, dated 06-02-2018, were confirmed and approved with changes as: Due to typographical mistake the approved minutes of Item No. 28-2018 The proposal was presented by Tylin Arch 357 along with consultant of the project shall be read as: The proposal was presented by consultant of the project. Approved minutes of Item No. 28-2018 and Item No. 29-2018 of the 150th Meeting of the Board of Directors of the City of Dallas dated 06-02-2018 shall be confirmed. For all the sports complexes of DCH accessible for persons with disabilities as per the directions of Gov. McCombs, City of Dallas projects to coordinate for incorporation of ramps to which the Court appointed Access Consultant will be the framework of harmonized of the ramps space standards for persons with disabilities & Elderly Persons. For Jan 2016 issued by the MRC, 2016 and 18-19-2016 in the drawings and further for the construction of the same at the same time, all proposed modifications in the existing ramps complex for barrier free movement shall be as above and need to be put in the agenda of the committee meeting. Item No. 18-2018 of 356 SCM dated 06-02-2018. Directions may be sought from Authority with reference to	

ITEM NO. 31/2019

Sub: Implementation of provisions of Delhi Apartment Act 1986 on the line of judgment of Hon'ble High Court of Delhi in the case of O.S. Bajpai V/s Administrator (LG, Delhi) dated 28.5.2010 and 13.7.2007.

File No.: F100/11/2014/Pt.II/CL/Delhi Apptt. Act

Brief History:-

Delhi Apartment Ownership Act has come into being in 1986. *The Act was passed by the Legislator for providing ownership of an individual in multi storeyed building and also to give him undivided interest in the common areas and facilities appurtenant to such apartment and also to make such apartment and interests heritable and transferrable.* But the provisions of the Act could not be implemented by the Lease Administration Authorities i.e. DDA, L&DO & GNCTD due to a number of reasons. One of the main reason was that there is no penal provision for the developer / builders in case they don't comply with the provisions of the Act 1986. Aggrieved by inaction on the part of Lease Administrative Authorities i.e. DDA, L&DO & GNCTD in implementation of the provisions of the Act, a PIL was filed in High Court of Delhi for grant of benefits of provisions of the Act to individual Apartment owners as envisaged in the Act. Hon'ble High Court vide its order dated

28.5.2010. A copy of the judgment is annexed as **Annexure A-1**. Operative portion of the judgment is reproduced hereunder :-

(a) *Appointment of Competent Authority:-*

- (i) *That the Competent Authorities be appointed area-wise or building-wise so that these authorities are able to effectively discharge their functions in accordance with the section 2 (k) of the Act.*

(b) *Registration of Deed of Apartment:-*

- (i) *The promoter/builder shall in all cases where the transfer has taken place under the sale deed/lease deed/transfer by endorsement prior to the date of order, execute the deed of apartment in the pro forma as may be approved and issued by the Competent Authority.*
- (ii) *The competent authority constituted in the aforesaid manner shall give notice to the promoters/builders of all the multistoried apartments in Delhi directing them to execute sale deed/lease deed/transfer by endorsement in favour of the buyers for which the time bound period would be prescribed. The Competent Authority shall prepare necessary pro forma for this purpose and issue directions to execute the deed of apartments in the said pro forma.*

3. DDA initiated certain steps for implementation of the directions of the Hon'ble Court, however, due to certain deviations from the existing free hold policy of DDA, no concrete action could be taken and the matter was referred to Ministry of HUA vide DDA's letter dated 14.3.2015. In the meantime, Land & Development Officer (L&DO), Ministry of HUA came out with detailed guidelines vide their letter dated 16.9.2016 & 24.11.2016 for implementation of the order / directions of the Hon'ble High Court of Delhi in the aforesaid judgment. Copies of the guidelines are annexed as **Annexure A-2 & A-3** respectively.

4. Since L&DO has issued the aforesaid guidelines in consultation with Ministry of Law, Govt, it has been considered appropriate to adopt these guidelines with minor textual modifications and confirmation from Legal Department was sought on the issue whether the aforesaid guidelines can be adopted by DDA with the approval of the Authority. The matter was referred to Sr. Standing Counsel of DDA, Sh. Rajiv Bansal on the aforesaid issues. Sh. Rajiv Bansal as well as Legal Department of DDA opined that it is incumbent upon DDA to seek approval from the Central Government i.e. Ministry of HUA and a mere approval from the Authority would not suffice. He further opined that approval of Hon'ble LG is pre-condition for restoration of lease as per the existing policy, whereas the guidelines of L&DO stipulates that in case of re-entered properties **if individual flat/apartment owner is ready to pay all**

charges/penalties for withdrawal of re-entry on pro rata basis, upon which the re-entry will be deemed to be withdrawn in respect of the flat/apartment and deed of apartment will be executed. Hence, suitable modifications need to be incorporated in the guidelines of L&DO proposed to be adopted by DDA.

5. In the light of Legal Opinion given by the Sr. Standing Counsel as well as Legal Department of DDA, it is clear that DDA needs to seek approval of the Central Govt. apart from seeking approval of the Authority in the form of Agenda Item.

Proposal: -

It is therefore, proposed that DDA shall implement judgement of High Court of Delhi in the case of O.S. Bajpai V/S the Administrator (Lt. Governor, Delhi) dated 28.5.2010 and order dated 13.7.2012 on the line it has been implemented by Land & Development Officer, Ministry of HUA, Union of India with the following modifications :-

- i) In case of re entered properties, DDA, in the first instance, will notify the charges/penalties for withdrawal/re-entry to all flats/apartment owners based on the calculation of the outstanding charges/penalties for the entire building, it will be open to the individual flat/apartment owner to pay the same towards their respective flat/apartment on pro rata basis upon which re-entry will be withdrawn in respect of the flat/apartment with the approval of

the lessor i.e. Hon'ble LG or any other officer authorized by him for this purpose.

- ii) Since the guidelines allows re-entry (or restoration of the lease) in respect of **individual flat/apartment** and there will be a large number of such cases, the power for restoration of lease in respect of these individual units/flats/apartments may be delegated to a Committee headed by Commissioner (LD).

The proposal is submitted for approval please.

RESOLUTION

The proposal contained in the agenda item was approved with an amendment or proposal no. (ii) of the item to be read as follows:

"Power for restoration of lease in respect of individual units/flats/apartments may be delegated to Vice Chairman, DDCA."

Reportable

IN THE HIGH COURT OF DELHI AT NEW DELHI

WP (C) No. 1559 of 2007

Judgment Reserved On: April 26, 2010

Judgment Pronounced On: May 28, 2010

O.S. BAJPAL

Petitioner

Through :

Petitioner-in-person with Mr. V.N.
Ila, Advocate

VERSUS

THE ADMINISTRATOR (L.G. GOVERNOR OF DELHI) & Ors.
Respondents

Through :

Mr. Sanjay Poddar, Advocate.
Ms. Zuheda Begum, Advocate for
the respondent No.1

CORAM :-

HON'BLE MR. JUSTICE A.K. SIKRI
HON'BLE MR. JUSTICE ANJ BHARUCHA

1. Whether Reporters of Local newspapers may be allowed to sign the judgment?
2. To be referred to the Reporter or not?
3. Whether the Judgment should be reported in the Digest?

A.K. SIKRI, J.

The petitioner who has filed this petition is a Senior Advocate practising in this Court. This petition is in the nature of public interest litigation whereby the petitioner has drawn the attention of this Court to the apathy and inaction on the part of the respondents in not properly enforcing the Delhi Apartment Ownership Act, 1986 (hereinafter referred to as 'the Act'). The grievance is that though the said Act was passed 20 years ago (from the date when the petition was filed), the respondents are taking helplessness in enforcing the provisions of the said Act as their stand is that the Act does not provide any remedial or penal

WP (C) No. 1559 of 2007

Page 1 of 19

provisions of the Act are being violated by the builders/promoters who construct/maintain the multi-storeyed buildings. The petitioner has knocked the doors of this Court after he took up the matter with the builders as well as the Government for redressal of his grievance, but failed in his attempt.

2. Before we come to the gist of the matter and take note of the grievance of the petitioner in implementation of this Legislation, it would be apposite to refer to the main provisions of the Act.

3. ~~The Act was passed by the Legislature for providing ownership to an individual in a multi-storeyed building and of an undivided interest in the common areas and facilities appurtenant to such apartment and to make such apartment and interest heritable and transferable and for matters connected therewith or incidental thereto.~~ The preamble to the Act reads as under:

"An Act to provide for the ownership of an individual apartment in a multi-storeyed building and of an undivided interest in the common areas and facilities appurtenant to such apartment and to make such apartment and interest heritable and transferable and for matters connected therewith or incidental thereto."

Whereas with a view to securing that the ownership and control of the material resources of the community are so distributed as to subserve the common good, it is expedient to provide for the ownership of an individual apartment in multi-storeyed building and of an undivided interest in the common areas and facilities appurtenant to such apartment and interest heritable and transferable and to provide for matters connected therewith or incidental thereto."

4. The purpose which was sought to be achieved by passing this enactment is elaborately stipulated 'objects and reasons' to the Delhi Apartment Ownership Bill, 1986, which makes the following reading:

The Delhi Apartment Ownership Act, 1988 seeks to achieve the object of enabling the conveyance of heritable and transferable right in an apartment including the proportionate undivided interest in and over common areas. The scarcity of land in Delhi because of very rapid urbanization has led to a vertical growth of buildings. Multi-storied residential buildings, intensive development of commercial, institutional and industrial areas and smaller factories have resulted in a marked increase in the number of multi-storied buildings in Delhi containing a number of apartments, sharing land and other common facilities. In the case of flats constructed by agencies like the Delhi Development Authority, while the super-structure is conveyed to the allottee, the land is conveyed to a registered agency and the allottees jointly wash apart from separating the ownership of land and super structures, interposes the registered agency in future transfers of properties. In the case of cooperative societies, difficulties are experienced in obtaining loans in the absence of a mortgageable UCC in an apartment constructed on indivisible land, the title to which rests in the society. The existing arrangements also involve the intervention of the Government and agencies like the Delhi Development Authority in the litigation or dispute regarding management of common areas which arise between the lessors and buyers of the apartments. The legislation therefore proposes to meet the persistent demand for statutory recognition of an apartment as a unit of property, capable of transfer and for statutory recognition of an apartment as a unit of property, capable of transfer and for a statutory organization, clothed with adequate powers for management of common areas in multi-storied buildings."

5. The said Act extends to the whole of the Union Territory of Delhi and applies to every apartment in a multi-storied building which was constructed, viz., for residential or commercial or such other purposes as may be prescribed, by-

- a) Any group housing cooperative society, or
- b) Any other person or authority, before or after the commencement of this Act and on a freehold land, or a lease hold land, in the case for such land or for a period of thirty years or more.

6. According to Section 4(1) of the Act, every apartment owner is entitled to exclusive ownership and possession of the apartment so allotted, sold or otherwise transferred to him on or after commencement of the Act. Under Section 4(2) of the Act, the

-21-

apartment owner is entitled to exclusive ownership and possession of the apartment so allotted, sold or otherwise transferred to him before the commencement of the Act. Section 4(1) of the Act provides that, a flat owner who becomes entitled to the exclusive ownership and possession under subsection (1) or (2) of Section 4 shall be entitled to such percentage of undivided interest in the common areas and facilities as may be prescribed in the deed of the apartment and such percentage shall be computed by taking as a basis the value of the apartment in relation to the value of the property. ~~Section 4(1) of the Act provides that, a flat owner who becomes entitled to the exclusive ownership and possession under subsection (1) or (2) of Section 4 shall be entitled to such percentage of undivided interest in the common areas and facilities as may be prescribed in the deed of the apartment and such percentage shall be computed by taking as a basis the value of the apartment in relation to the value of the property.~~ Section 4(1)(a) of Section 4, the percentage of the undivided interest of each apartment owner in the common areas and facilities shall have a permanent character, and shall not be altered without the written consent of all the apartment owners. Further, subsection (4)(b) of Section 4 stipulates that the percentage of the undivided interest in the common areas and facilities shall not be separated from the apartment to which it appertains and shall be deemed to be conveyed or encumbered with the apartment, even though such interest is not expressly mentioned in the conveyance or other instrument.

7. Section 5 makes the apartment heritable and transferable. Section 13 of the Act provides for the contents of the deed of apartment. Section 14 deals with its registration and stipulates that every deed of apartments and every endorsement relating to the transfer of apartment shall be deemed to be a document, which is compulsorily registerable under the Registration Act, 1908.

3. ~~That there would be an Association of apartment owners for the administration of the estate in relation to the apartment and the property appertaining thereto and for the management of common areas and facilities.~~ ~~This Section specifies that there shall be a single Association of apartment owners for each multi-storied building.~~

~~That the Administrator is permitted to frame model bye-laws for the functioning of such an Association and casts a duty on the Association to frame bye-laws on the said model bye-laws in its very first meeting.~~

We would like to reproduce Section 15 in toto:

15. Association of Apartment Owners and bye-laws relating thereto:- (1) ~~There shall be an Association of Apartment Owners for the administration of the estate in relation to the apartment and the property appertaining thereto and for the management of common areas and facilities.~~

~~Provided that where any area has been demarcated for the construction of multi-storied buildings, whether such area is called a block or pocket or by any other name, there shall be a single Association of Apartment Owners in such demarcated area.~~

(2) The Administrator may, by notification in the Official Gazette, frame model bye-laws in accordance with which the property referred to in sub-section (1) shall be administered by the Association of Apartment Owners and every such Association shall, at its first meeting, make a bye-laws in accordance with the model bye-laws so framed, and in making its bye-laws the Association of Apartment Owners shall not make any departure from, variation or addition to, or omission from, the model bye-laws approved except with the prior approval of the Administrator and without approval shall be given if, in the opinion of the Administrator, such departure, variation, addition or omission will have the effect of altering the basic structure of the model bye-laws framed by him.

(3) The model bye-laws framed under sub-section (2) shall provide for the following, among other matters, namely:

- (a) The manner in which the Association of Apartment Owners is to be formed,

(b) The election, from among apartment owners, of a Board of Management by the members of the Association of Apartment Owners;

(c) The number of apartment owners constituting the Board, the composition of the Board and that one-third of members of the Board shall retire annually;

(d) The powers and duties of the Board;

(e) The term of office, if any, of the members of the Board;

(f) The method of removal from office of the members of the Board;

(g) The powers of the Board to engage the services of a Manager;

(h) Delegation of powers and duties of the Board to such Manager;

(i) Method of calling meetings of the Association of Apartment Owners and the number of members of such Association which shall constitute a quorum for such meetings;

(j) Election of a President of the Association of Apartment Owners from among the apartment owners, who shall preside over the meetings of the Board and of the Association of Apartment Owners;

(k) Election of a Secretary to the Association of Apartment Owners from among the apartment owners, who shall be an ex officio member of the Board and shall keep two separate minutes books, one for the Association of Apartment Owners and the other for the Board, pages of each of which shall be consecutively numbered and authenticated by the President of the Association of Apartment Owners, and shall record, in the respective minutes books, the resolutions adopted by the Association of Apartment Owners or the Board, as the case may be;

(l) Election of a Treasurer from among the apartment owners, who shall keep the financial records of the Association of Apartment Owners and also of the Board;

(m) Maintenance, repair and replacement of the common areas and facilities and payment therefor;

(n) Manner of collecting from the apartment owners or any other occupant of apartments, share of the common expenses;

(o) Resignation and removal of persons employed for the maintenance, repair and replacement of the common areas and facilities;

(p) Restrictions with regard to the use and maintenance of the apartments and the use of the common areas and facilities, as may be necessary to prevent unreasonable interference in the use of each apartment and of the

common areas and facilities by the several apartment owners;

(g) Any matter which may be required by the Administrator to be provided for in the by-laws for the proper or better administration of the property;

(3) Such other matters as are required to be, or may be, provided for in the by-laws;

(4) The by-laws framed under sub-section (2) may also contain provisions, not inconsistent with this Act,

(a) Enabling the Board to retain certain areas of the building for commercial purposes and to grant lease of the areas so retained, and to apply the proceeds of such lease for the reduction of the common expenses for maintaining the building, common areas and facilities, and if any surplus is left after meeting such expenses to distribute such surplus to the apartment owners in income;

(b) Relating to the audit of the accounts of the Association of Apartment Owners and of the Board, and of the administration of the property;

(c) Specifying the times at which and the manner in which annual general meetings and special general meetings of the Association of Apartment Owners shall be held and conducted;

(d) Specifying the time at which and the manner in which the annual report relating to the activities of the Association of Apartment Owners shall be submitted;

(e) Specifying the manner in which the income derived and expenditure incurred by the Association of Apartment Owners shall be dealt with, or as the case may be, accounted for.

9. Sections 19 and 20 of the Act would also be relevant and therefore, the same are reproduced below as well:

19. Common profits, common expenses and other matters - (1) The common profits of the property shall be distributed among, and the common expenses shall be charged to, the apartment owners according to the percentage of the undivided interest of the apartment owners in the common areas and facilities.

(2) Where the apartment owner is not in the occupation of the apartment owned by him, the common expenses payable by such apartment owner may be recovered from the person in the occupation of the apartment.

20. Apartment owner not to be exempt from liability for contribution by waiver of the use of the common areas and facilities. - No apartment owner may exempt himself from liability for his contribution towards the

Page 7 of 19

WP(C) No.1959 of 2007

common expenses by waiver of the use or enjoyment of any of the common areas and facilities, or by the abandonment of his apartment."

10. the petitioner has submitted that the builders of multi-storied buildings are not adhering to the aforesaid provisions inasmuch as:

a) Contrary to the mandate of Section 4 of the Act, in actual practice, individual interest in common areas and facilities is not conveyed to the apartment owners, neither financially nor practically while executing the Agreement for allotment/sale of the apartment.

b) In fact, these builders are not even executing Sale Deed and getting it registered in accordance with the Registration Act in spite of specific provisions contained in Section 13 and 14 of the Act in this behalf.

c) No associations of apartment owners are formed, and the builders are, in fact, ensuring that such associations do not come up. Instead, separate companies controlled and owned by these builders are given the contract of maintenance, which are charging exorbitant amounts as maintenance of the flat owners. The charges are so exorbitant that in spite of purchasing the apartment after paying full consideration, they are made to cough out the amount, which is more than initial rental in those areas. In this way, the apartment owners are virtually relegated as 'tenants' in their own premises.

d) In the absence of any association and contract for maintenance given to their own liegemen, Section 13

of the Act is also violated as there are no common profits and nothing is distributed amongst the apartment owners, who is pocketed by the builders/maintenance companies.

e) Likewise, Section 22 to 24 are violated by these apartment owners.

11. In the counter affidavit filed by the respondent No. 1, it is stated that the Act, after receiving the assent of the President of India, came into force, with effect from 01.12.1987. Rules along with model bye-laws were notified by the Ministry of Urban Development vide Notification dated 12.12.1987 published in the Gazette of India, Extraordinary, Part-II. These were subsequently amended by Notification dated 26.03.1991 published in Delhi Gazette, Extraordinary, Part-IV. It is, thus, pleaded that Acts stand implemented.

~~Further, the respondent No. 1 has pleaded that the provisions of the Act and Rules are not applicable to the respondent No. 1 as the respondent No. 1 is not a builder or maintenance agency.~~

~~And, further, the respondent No. 1 has pleaded that the respondent No. 1 is not a builder or maintenance agency and is not violating the provisions of the Act and Rules.~~
Further, if any builders or maintenance agencies are violating these provisions, the respondents are not in a position to take any action. It is, however, stated that the following Competent Authorities are appointed under Section 3 (m) of the Act vide Notification dated 10.12.1987:

a) Vice Chairman, DDA

In respect of apartments on DDA's Land.

b) Land & Development Office, GOI

In respect of apartments constructed on lands of Central Government and belonging to the Land and Development Office.

c) Secretary, L&B Department,

12. The respondent No.1 has denied the allegations that it is not implementing the Act. Without giving reply to each and every Para, stock reply to the various averments of the petition is given in the following manner:

4. That the petitioner has leveled false and baseless allegations against the answering respondent in not implementing the Act. It is specifically denied that the respondent No.1 & 2, have any sort of complicity with the promoters/builders. It is submitted that under Section 13(2) of the Act it is the duty of the promoters to file in the office of the competent authority a certified copy of each deed of apartment as registered under Section 14. It is further submitted that whenever any succession takes place in any apartment or part thereof, it is the duty of the successor to make an application to the competent authority, within a period of six months from the date of succession for recording such succession on the certified copy of the deed of apartment in relation to the concerned apartment. Since, there is no such provision/section or proviso to any sections in this Act whereby the competent authority have been authorized to take action against the promoters/builders or successors who have violated the provisions of this Act. As such the competent Authorities are empowered to take action against the violators.

5. That under Section 15(1) of the Act there shall be an association of apartment owners for administration of the affairs in relation to the apartments and the property appertaining thereto and for the management of common areas and facilities. Under section 15(2) of this Act, Association shall at its first meeting make its bye-laws in accordance with the model bye-laws so framed and by making bye-laws association shall not make any departure, variation, addition or omission except with the prior approval of the Administrator. It is again reiterated here that neither any procedure has been laid down nor there are any section/provisions or proviso in any section for taking action against the associations violating the provisions. ~~Therefore, the Association is not liable to be dissolved.~~

13. This Court vide orders dated 21.11.2007 had directed to convene a meeting between the Secretary of the Ministry of Urban Development and Chief Secretary, Government of NCT of Delhi to resolve the issue raised by the petitioner and find a solution thereto. This meeting was held on 01.02.2008 and minutes of the

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to provide adequate provisions and bring a loophole, it is not even feasible to carry out a large number of amendments and the proper remedy would be to pass new legislation incorporating all such provisions. The Government had itself realized this shortcomings in the existing legislation way back in the year 2001 when Delhi Apartment Bill was introduced in the Parliament. However, with the dissolution of 13th Lok Sabha, said bill lapsed. Thereafter, no exercise is done to either introduce any bill on the same line or in a modified form subsequently. Even in the meeting held between the Ministry of Urban Development and Government of NCT of Delhi as recent as on 01.02.2008, that the need for new legislation is acknowledged. It is also stated that "a Draft Cabinet Note has been prepared and is under consideration of the Competent Authority for approval", but these are washed off by further stating in the said meeting that "since enactment of a new legislation needs with the Parliament, it was felt that it may not be possible to indicate any timeframe for enactment of the new Act". What happened to the Draft Cabinet Note, which was under consideration of the Competent Authority is not brought on record thereafter. It appears that the matter is swept under the carpet and the file is gathering undeserved dust. It shows the apathy and non-action on the part of the Government in taking appropriate action by bringing another bill in the Lok Sabha even when need for the same is felt, for the reasons best known to the concerned authorities. No doubt, it is not the province of this Court, even in exercise of its extra-ordinary jurisdiction under Article 226 of the Constitution of India to direct passing of a particular legislation. Again, no doubt, that is the prerogative of the Parliament.

However, at the same time, good governance demands that when the Government itself realizes the shortcomings in the present legislation and feels the immediate and emergent necessity to bring out new legislation with all suitable provisions, inaction on the part of the Government by sitting over the matter and not processing the matter further is not an act of good governance. Citizens of this country would have aspirations from the Government of the day to act promptly in this direction by taking suitable measures. When that is not done, expectations of citizens are belied.

15. Though we cannot give positive directions to the respondents to bring out a suitable legislation, influenced by the aforesaid consideration, we can exhort the respondents to proceed further in the direction they have already moved on their own. Draft Cabinet Note, which was prepared and submitted to the Competent Authority for approval should be considered by the competent authority without further delay and if found feasible amend Delhi Apartment Ownership Bill be introduced in the Parliament so that the Parliament in its collective wisdom is able to take a decision on passing suitable legislation on those lines. We hope and are confident that the issue would not remain dormant any longer on the Competent Authority spring into action at the earliest.

16. The matter should not be put to rest at that. Till the time new legislation comes up (if at all it happens), some means are to be found for effective implementation of the present legislation, as far as possible. After all, when a particular legislation is passed by the Parliament with benevolent object and contained in its

Subject and reason' as well as preamble and provisions are also made giving certain rights to the apartment owners, if the builders of multi-storeyed apartments do not adhere to these provisions, some mechanism is to be found to ensure that apartment owners are in fact endowed the rights granted in the statutory legislation.

17. Role of Courts, in such scenario is amply described by the Supreme Court in the case of *Ahmedabad Municipal Corpn. Ann. Vs. Nilaybhai R. Thakore & Ann.* [(1999) 6 SCC 239] in the following words:

"34. Before proceeding to interpret Rule 7 in the manner which we think is the correct interpretation, we have to bear in mind that it is not the jurisdiction of the court to interfere into the arena of the legislative prerogative of enacting laws. However, keeping in mind the fact that the Rule in question is only a subordinate legislation and by declaring the Rule ultra vires, as has been done by the High Court, we would be only causing irreparable damage to the cause for which the Municipality had enacted this Rule. We, therefore, find it appropriate to rely upon the famous and oft quoted principle relied by Lord Denning in the case of *Seaford Court Estates Ltd. v. Asher* [1954] 2 All ER 155 wherein he said : 'When a statute appears, a judge cannot simply fold his hands and blame the draftsman. He must get to work on the constructive task of finding the intention of Parliament and then he must supplement the written words so as to give 'force and life' to the intention of the Legislature. A judge should ask himself the question how, if the makers of the Act had themselves come across this rub in the drafting of it, they would have straightened it out? He must then do as they would have done. A judge must not alter the material of which the Act is woven, but he can and should 'sew out the creases'. This statement of law made by Lord Denning has been consistently followed by this Court starting in the case of *M. Periah and Ors. v. Muddala Veeramachanna and Ors.* : [1967] 2 SCR 295 and followed as recently as in the case of *S. Gopal Reddy v. State of Andhra Pradesh* : [1995] 11 SCC 323. Thus, following the above rule of interpretation and with a view to iron out the creases in the impugned Rule which offend Article 14, we interpret Rule 7 as follows : 'Local student means a student who has passed H.S.C./New S.S.C. examination and the qualifying examination from any of the High Schools or Colleges situated within the Ahmedabad Municipal Corporation limits and includes a permanent resident student of Ahmedabad Municipality who acquires the above qualifications from any of the High School or

Colony situated within Ahmedabad Urban Development
Area.

18. Governed by the aforesaid consideration and the rule of the Court, which it is supposed to perform in such circumstance, we have considered the matter. The petitioner had also given certain suggestions for proper and effective implementation of the Act in the present form. After due deliberation thereupon, we find that the following steps can be taken by the respondent seven within the existing law, which may go a long way to curb the misuse:

a) Appointment of Competent Authority:

- i) That the competent authorities may be appointed/nominated area-wise or building wise, so that these authorities are able to effectively discharge their functions. This should be done in accordance with the definition of competent authority as given in Section 2(k) of the Act.
- ii) The competent authority may authorize for this purpose as many officers of the rank of the Deputy Commissioner, or Joint Commissioner as may be necessary for the purpose.

The aforesaid action be taken within 20 days of this order.

Registration of Deed of Apartment:

- i) The promoter/builder shall in all cases where the transfer has taken place under the sale deed/lease deed/transfer by endorsement, prior to the date of this order, which may be passed by this Court,

execute the deed of apartment in the proforma as may be approved and issued by the competent authority keeping in view the provisions of Section 53(1) of the Act. This should be done within two months from the date of constituting the competent authorities.

ii) For future, the deed of apartment may be registered within one month of its execution by the owner and the promoter/builder.

iii) That in the case of existing owners, the deed of apartment shall be prepared by the existing owners and the promoters/builders in the proforma as mentioned in para. (i) above, enclosing their original Title deed (sale deed/lease deed/trust deed by endorsement) and the same will be presented before the sub-registrar for registration. It will be the responsibility of the promoter/builder to do so as provided in Section 13(2) of the Act and also to deliver a certified copy of the registered deed to the owner of the apartment after it is registered.

iv) In the case of ~~leasehold land~~ ~~the deed of apartment~~ be entered into between three parties, i.e., promoter, apartment owner, ~~and the Government Officer (I. & DO)~~ ~~in behalf of the President of India as confirming party.~~

v) In the case of freehold land, the deed of apartment should be entered into between the promoter/builder and the apartment owner.

vi) The competent authority constituted in the aforesaid manner shall give notice to the promoters/builders of all the multi-storied apartments in Delhi directing them to execute sale deed/lease deed/transfer by endorsement in favour of the buyers for which time bound period would be prescribed. The competent authority shall prepare necessary proforma for this purpose and issue directions to execute the deed of apartments in the said proforma, keeping in view the provisions of Section 13(1) of the Act.

vii) General instructions shall also be issued for future, viz., the deed of apartment would be registered within one month of its execution by the promoters/builders and the owner.

viii) The terms of deed of apartment shall, inter alia, include conveyance of exclusive ownership and possession of (a) apartment owned by the respective owner; (b) title to such percentage of undivided interest in the common areas and facilities including land as may be specified in each deed of apartment computed on the basis of proportionate value of the apartment to the total value thereof. The terms of the deed should also make the right and interest in the property described as above (v) above inheritable and transferable.

ix) Since the obligation of the promoters/builders on the conveyance of the apartments to the buyers shall be

executed and registered, such a deed of appointment, in the event of failure to execute, this provision can be treated as extinguishment of necessary stamp duty and registration charges, necessary penalty can be imposed by the Registrar under the Indian Stamp Act, the Registration Act and action for recovery of necessary charges can also be initiated.

- x) If it is proved that failure and inaction on the part of promoters/builders in executing and registering sale deed of an apartment, the Buyer be treated as the owner of the apartment and the necessary action be taken under the Act.

b) Apartment Owners Association

The competent authority shall send specific notice to all multi-storied apartments informing the owners of apartments that it is their right to form owners' association in accordance with the bye-laws as per the Explanation B of Chapter 1 of the said bye laws under Section 15 (2) of the Act. The State of the competent authority shall be responsible for all these multi-storied buildings, who would ensure formation of owners' association. They would be authorized to call for the meeting of the owners and supervise the formation of the association, so as to ensure smooth formation of the association. This exercise in respect of multi-storied buildings shall be completed within six months and the existing

Maintenance companies shall transfer the management of the multi storeyed buildings to such associations.

c) Transfer of Management, Books of Account, etc.

Once the apartment owners' association is formed, it shall takeover the management from the promoter/builder. All the books of account, bank account and other documents shall be handed over by the promoter/builder to the apartment owners' association so formed and all functions relating to the management of the building, common area, collecting of maintenance charges, expenditure to be incurred on maintenance, employment of manpower, legal compliance, etc. will be performed by the association.

Re: Approaching Court/Consumer Forum

19. We clarify that the remedies to such flaws which are provided under the Consumer Protection Act, shall always remain open.
20. This writ petition stands disposed of in the aforesaid terms. However, the matter be listed for direction on 20th December, 2010 when the respondents shall file the Status Report of the action taken in compliance with the aforesaid directions.

(A.K. SIKRI)
JUDGE

(AJIT BHARHOKE)
JUDGE

MAY 28, 2010
pmc

Government of India
Ministry of Urban Development
Land & Development office
Kirti Bhawan, New Delhi

No. L/MS/MSB Association/4816/220

Dated: 16/08/2016

To,

The Apartment Owners Association (Lessee/Co-lessee)/
Promoter / Builder (as per list attached)

Subject: Execution of Deed of Apartment - regarding
Sir,

In pursuance to the judgment passed by the Honble High Court of Delhi in the matter of M.P. (C) No. 1958/2007 - C.S. Brijendra Vs. The Administrative (the Governor of Delhi) and subsequent modified order dated 13/7/2012, it has been decided by the Government of India to execute Deed of Apartment in respect of flats / apartments of the restricted group housing situated on the land leased by Govt. of India & restricted with the approval of this office subject to fulfilment of the following conditions:-

- (i) The Deed of Apartment will be executed only after payment of government dues since the Honble Court never ruled out recovery of legitimate charges.
- (ii) In case of re-entered properties all the pending dues from the owner building including charges/penalties for withdrawal of re-entrance to be paid by the lessee/builder/Apartment Association/Promoter. However, in case there is no lessee/promoter/builder/developer available or they are unwilling to pay the Association of apartment owners should make the required payment due to the Government.
- (iii) Where the premises is on leasehold tenure, the apartment owners will be considered as lessee in respect of respective flat and will be governed under the existing set of lease administration.
- (iv) In case the lessee comes up for making the land freehold, the same can be made freehold after paying all dues, conversion charges etc. and thereafter the property can be made freehold in the name of lessee with a condition that the lessee will transfer the freehold rights of the apartment to the individual apartment owners along with the pro-rata rights in land underneath the building.

- (v) Each apartment owner may apply for signing of Deed of Apartment in the prescribed format to execute the Deed of Apartment under The Delhi Apartment Ownership Act. In case of leasehold lands, the ownership of land will continue to be with L&DO/Cvt. As and when the apartment owner applies for freehold rights of apartment, under the existing conversion policy, the same could be made freehold after charging all the government dues as applicable.
- (vi) In the event where the lessee/builder/promoter/developer is not available and where the lessee/builder/promoter/developer are not coming forward to make the allotted land freehold, then the apartment owner may approach to the Competent Authority for execution of Deed of Apartment/Conveyance Deed, as the case may be.
- (vii) Other requirements of this office i.e. affidavit for recovery of differential charges due to revision of land rates and undertaking pertaining to title etc. will be submitted separately by the apartment owners.
- (viii) The applicant i.e. apartment owner should give an affidavit sworn before the 1st Class Magistrate to the effect that no lawsuit/case/litigation is pending in any court of law with regard to the property/apartment under reference.
- (ix) The apartment owner should give Public Notice for a period not less than 30 days in two major News Papers (one National English Daily and another National Hindi Daily) for wide circulation in the prescribed format of Land and Development Office duly signed by competent officers to call upon any parties/persons who have any stake or interest in property, dispute/grievances with respect to the property in whole or individual apartment.
- (x) That the applicant while applying for Deed of Apartment will furnish the address and other details of the Lessee/ Builder/ Promoter/ Developer to enable Land and Development Office for the purpose of sending mandatory notice to them and ask to be present for signing tripartite Deed of Apartment. The applicant will be First Party, Lessee/Promoter/ Builder/Developer will be Second Party and L&DO will be the Third Party to this Deed of Apartment.

(5)

50710

- (xi) The Lessee/Builder/Proprietor/Developer will be given 10 day time to respond/object to the notice given by Land and Development Office and in case no communication is received within that time, steps for execution of Deed of Apartment directly to the Apartment owner will be initiated by Land and Development office.
- (xii) The applicant/apartment owner shall also submit an Indemnity Bond in the prescribed format of Land and Development Office to the effect that the Lessor retains Indemnity to any harm/loss which will occur in future due to execution of Deed of Apartment and the indemnifier is liable to be cancelled in such events by L&DO.
2. The Apartment purchaser or owner is required to apply for execution of Deed of Apartment in the prescribed proforma. A copy of the prescribed proforma is attached. The Format for execution of Deed of Apartment has been uploaded in the L&DO web site.

End :- As above

Yours faithfully,



(P. T. Vinayakumar)
Deputy Land & Development Officer

Application for execution of Deed of Apartments by Land and Development
Office, Ministry of Urban Development, Government of India.

To

Competent Authority / Dy. L&DO,
 Land and Development Office,
 Ministry of Urban Development,
 Narain, Bhawan, New Delhi.

1. Name of the applicant S/o, D/o, W/o _____
 S/o, D/o _____
2. Address of the applicant _____
3. Name of the Building in which the Apartment exists. _____
4. Plot No where the building/ property exists. _____
5. Total area of the plot leased by the L&DO (in Sq. mtrs.) _____
6. Total built up area of the building. (in Sq. mtrs.) _____
7. Total area of the apartment (in Sq. mtrs.) _____
8. Total Uncovered area of the leased land. (in Sq. mtrs.) _____
9. No. of Floors in the Building. _____
10. No. of Towers. _____
11. No. & area of Basement _____
 Basements.
12. Enclosed copy of the Building Plan. _____ Attached
13. Date of approval of Building Plan by the primary Urban Local body. _____
14. Name of the local body which approved the Building Plan. _____

ST/C.2

16

5. South

438

17

Only one of the Flat 7 Buyer dealt

19

4

20.

21.

42.1

140

...

P. 51.

(Signature of the Applicant)

Name: _____

Address:

Government of India
Ministry of Urban Development
Land & Development Office
Nirman Bhawan, New Delhi

No. L/1/9/MSB Association/2015/357

Dated: 11/11/2016

To,

The Resident Welfare Association / Lessee (ex-lessee) /
Promoter / Builder (as per list attached)

Subject: Execution of Deed of Apartment - finalization of guidelines
thereof as per Judgement/direction of Hon'ble Delhi High
Court regarding.

Sir,

The Hon'ble High Court of Delhi in the matter of WP (C) No.1959/2007 - T.S. Bajpai Vs The Administrator (Lt. Governor) and subsequent modified order dated 13/7/2012 has directed the L&DO/DOI to execute Deed of Apartment in favour of Flat/Apartment Owner of the Multi-storied Buildings, which are situated on the land leased by Land and Development Office. The DOI/L&DO has also filed a Review Petition No. 334/2015 in Delhi High Court against the orders dated 28.05.2010 & 13.07.2012, however, the same was decided against the DOI and dismissed on 05.01.2016. In pursuance to the Delhi High Court Order dated 05.01.2016 in Review Petition, DOI/L&DO preferred to file a SLP before the Hon'ble Supreme Court of India, which was not accepted by the Apex Court and dismissed on 01.08.2016.

Since, the matter has been settled by the Apex Court, therefore, the Judgment of Hon'ble Delhi High Court got finality and needs to be implemented. Hence, with the approval of Ministry of Law and Competent Authority, it was decided to implement the Hon'ble Court's Judgment and execute Deed of Apartment in favour of Flat/Apartment Owners.

Accordingly, DOI/L&DO vide letter dated 15.09.2016 circulated the modalities/terms and conditions among the Resident Welfare Association/ Lessee-Ex lessee/ Promoter/ Builders etc. of all the multi-storied building to execute Deed of Apartment in respect of flats / apartments situated on the land leased by Land and Development Office.

Signature 20/08/18

Signature
20/08/18

Further, the Hon'ble Delhi High Court on 30.09.2016 issued the following Contempt Petitions which were filed by Apartment Owners/Associations for execution of above order of the Delhi High Court orders in respect of various buildings:-

- (1) Nirmai Tower Society Vs Suresh Gakhar (500/2013)
- (2) Harimohan Prabhakar Vs Dr. Sudhir Krishna (55/2013)
- (3) Rajesh Raman Joshi & ors Vs Meeta Sudani Prasad and Anr (208/2013)

During the hearing, Ld. ASG appearing on behalf of HOI presented the said letter dated 15.09.2016 to the Hon'ble Court. In the course of the hearing the counsel for the Petitioners expressed certain reservations on the language of the letters and a consensus emerged to make the language of such letter more broad based so as to cover in its ambit different situations which may arise on different contexts and which would need to be addressed across the board.

Accordingly, in consultation with the Ld. ASG and with the approval of the Competent Authority, the following changes to the content of letter dated 16.09.2016 have been effected:-

- (i) The sub para (i) of the letter dated 16.09.2016 may be substituted as under:-
 - "The Deed of Apartment will be executed only after realization of pro-rata charges in respect of each flat/apartment in the building".
- (ii) The sub-para (ii) of the letter dated 16.09.2016 may be substituted as under:-
 - "In case of re-entered properties, L&DO in the first instance, will notify the charges/penalties for withdrawal of re-entry to all the flat/apartment owners and based on the calculation of the outstanding charges/penalties for the entire building, it will be open to individual flat/apartment owner to pay the same towards their respective flat/apartment on pro-rata basis upon which the re-entry will be deemed to be withdrawn in respect of the flat/apartment and the Deed of Apartment will be executed, subject to the completion of other formalities as the case may be".
- (iii) The sub-para (iii) of the said letter may be substituted as under:-

Signature
20/05/18
Joint Secretary
Delhi High Court
New Delhi

20/12 1876

"Where the multi-storied building is constructed on a Plot, which was transferred on leasehold tenure, the flat/apartment owners will also be considered as "lessee" in respect of their individual unit and will be governed as per the original set of lease administration / office orders apart from such other terms and conditions, which may have been communicated to the original lessee till the completion of construction of multi-storied buildings which has since been erected on such plot in question".

Common

- (iv) The sub-para(iv) of the said letter may be substituted as under:-

"In case the recorded lessee opts to approach L&DO for Conversion of entire building along-with land underneath from leasehold to freehold at any later point of time, the same will be allowed only after recovery of all government dues as applicable in such cases. The conversion of property into freehold will be carried out in the name of recorded lessee subject to the condition that he will transfer the freehold rights of the apartment to the individual apartment owners along with the pro-rata rights in land underneath of the building. For this purpose, the lessee will be required to furnish an undertaking in this effect with L&DO before issue of Conveyance Deed by this office".

- (v) The Sub-para (v) of the said letter may be substituted as under:-

"In the event where the lessee/builder/promoter/developer is not available or not coming forward to get the allotted land freehold or to execute Deed of Apartment in favour of Individual flat/apartment owners, then individual flat/apartment owner may directly approach the L&DO for execution of the Deed of Apartment and also for conversion of his individual unit into freehold at a later stage".

- (vi) The sub-para (vi) of the said letter remain same.

- (vii) The sub-para (vii) of the said letter may be substituted as under.

"The applicant is also required to give undertaking to the effect that:-

- (a) he/she will pay the updated dues in respect of their flat/apartment including pro-rata charges for the common area as and when demanded by L&DO.
- (b) he/she is aware that the govt. dues being paid are on pre revised land rates, which are under revision, hence, ~~he/she undertake that he/she will be pay the difference~~

23/06/18

of charges so arise after revision of land rates w.e.f. 01.04.2003:-

- (c) He/she will use the Apartment as per the provision of the building bye laws/ T & C of perpetual Lease/ Title document (i.e. Builder Buyer Agreement/ Licence Deed/ Flat Buyer Agreement etc) and in accordance with the terms and conditions stipulated by the L&DO from time to time while granting permission of construction of multistoried buildings, failing which the Lessor has right to re-occupy the individual flat/apartment of the building.

The proforma of undertaking is attached as Annexure-I.

- (viii) The sub-para (viii) of the letter may be substituted as under:-

"The applicant i.e. apartment/flat owner, is required to furnish an affidavit sworn before the 1st Class Magistrate as per Annexure-II."

- (ix) The sub-para (ix) may be treated as deleted.

- (x) The para (x) & (xi) of the said letter remain same

- (xii) The sub-para (xii) may be treated as Deleted.

2. The para 2 of the said letter dated 16.09.2016 may be substituted as under:

"The Apartment purchaser or owner is required to apply for execution of Deed of Apartment in the prescribed proforma giving detailed information as sought and also affix attested recent passport size photograph on application form. A attested copy of latest identification proof and address may also be attached along with the application form. A copy of the prescribed proforma is attached as Annexure-III. The format for execution of Deed of Apartment has been uploaded to the L&DO Web-site."

Yours faithfully,

Abhishek Biswas

(Abhishek Biswas)

Deputy Land & Development Officer



Stamp: DEPT. LAND & DEVELOPMENT OFFICER

Handwritten notes and signatures at the bottom right corner, including a date stamp "16/09/2016".

207/c

Annexure 1

(Undertaking by the apartment owner on Rs. 10/- non-judicial stamp paper)

That I, Shri _____ S/o Shri _____, Resident of _____
New Delhi and is the owner of the Flat No. _____ Floor _____
(name of Building known as),
(address of building), New Delhi, hereby
undertake as under:-

(a) That the executant will pay the updated dues in
respect of Flat No. _____ Floor in _____ (name
of building), _____ (address of building), New Delhi
including pro-rata charges for the common area as and
when demanded by L&DO.

(b) That executant is aware that the govt. dues
earlier paid are on pre-revised land rates, which are
under revision, hence, the executant undertake that
he/she will be pay the difference of charges so arise
after revision of land rates w.e.f. 1/1/2010.

(c) The executant further undertake that he/she will
use the apartment as per the provision of the building
bye laws/ T & C of perpetual lease/ license deed and in
accordance with the terms and conditions stipulated by
the L&DO from time to time while granting permission of
construction of multi-storied buildings, failing which the
Lessor has right to re-enter the individual flat/apartment
of the building.

Place:-
Date:-

Executant

Witnesses:-

- 1.
- 2.

(Signature)
20/11/12
I, _____
Resident of _____
do hereby certify that the above
copy of the deed is a true and
correct copy of the original
deed and is in accordance with
the provisions of the Act.

(Affidavit to be sworn on Rs. 10/- non-judicial stamp paper and duly attested by First Class Magistrate)

I, Shri _____ S/o Shri _____ Resident of _____ New Delhi and is the owner of the Flat No. _____ Floor, _____ (name of building) _____ (address of building) hereby declare as under:

(i) That the Deponent is in occupation of above said flat at _____ (name and address of building) lawfully and as on date no court case is pending with respect to the said apartment and the same is free from all encumbrances.

(ii) This is in respect of my application to the Land and Development Officer.

(iii) I hereby state on oath that the information given by me in application and this affidavit is true and correct to the best of my knowledge. I also understand the Deed of Apartment I will obtain, is liable to be withdrawn and cancelled by L&DO at any time if it is found that the information furnished by me is false wholly or partly, the deed is liable to be cancelled or withdrawn by L&DO immediately.

(iv) I state on oath that the content of this affidavit are true and nothing has been concealed.

Place:-

Deponent

Date:-

Signature
28/07/11
(Signature of Deponent)
Notarized by _____
in the presence of _____
on this _____ day of _____
at _____
and the same is duly attested by _____
First Class Magistrate

ITEM NO. 32/2019

Subject: Regularisation of land occupied by the refugees settled after 15 August 1950 (not covered under the Gadgil Assurance), in areas of Delhi under 'in-situ regularisation'
F. S-22(7) 72/OSB.

BACKGROUND

1. After partition of the country in 1947, many refugees from the areas of present Pakistan migrated to Delhi and occupied vacant premises/land left by the evacuees who had migrated to Pakistan. An assurance was given by late Shri V.M. Gadgil, then Minister, Works, Production and Supply, in the Parliament on 29.08.1951 that,

"Where any displaced persons, without any authority to do so, had occupied any public land or constructed any building or part of building on such land before the 15.08.1950 such person shall not be evicted, nor such construction shall be removed unless certain conditions such as sector-wise plan, alternative accommodation on developed land etc. were fulfilled."

2. Accordingly, applications were invited by 31.12.1968 from such of the displaced persons in Delhi who had occupied public land before 15.08.1950 and had not been given land or had not acquired any plot/house in Delhi. To scrutinize the applications received, a Committee was constituted. The said Committee examined such cases and gave personal hearing to the individuals with reference to the criteria adopted for regularisation of the property.
3. Based on the recommendations of the said Committee, the Authority vide Resolution No. 266 dt. 10.10.1970 (Annex-A) had, inter-alia, taken the following decisions for regularisation of displaced persons who were covered under the 'Gadgil Assurance':

- (a) The benefit under the Gadgil Assurance Scheme will be in the form of land or built up houses on out of turn basis according to the income group of the displaced persons. Allotment be made on the basis of the area under occupation. In no case, less than 200 sq.yds be allotted to any party.
- (b) One plot be allotted to one person paying damages to the Authority. In case more than one family resided at the same place and they were also displaced squatters or descendants of the original squatters, each of the latter be considered eligible for

allotment of a site or built up house depending on income group, and at the market rate, as might be fixed by the ODA.

- (c) As far as possible steps be taken to rehabilitate the persons in the same area where they were squatting. The cost of land which would be charged from such squatters may be worked out by the finance Member.
- (d) As regard the payment of price by the squatters, the rehabilitation formula be adopted as already defined by the Govt. of India.

Thus, as can be seen, the benefit under the Gadgil Assurance Scheme were limited to those who occupied the public land before 15.8.1950 and had not been given land or had not acquired any plot/house in Delhi, subject to production of the necessary documents establishing their migration from Pakistan and settling here before 15th August 1950.

4. Subsequently, while considering the redevelopment proposal of Block-3A, Western Extension Area, Karol Bagh, on the recommendation of the Committee based on the general agreement with the representatives of displaced persons, the following categorisation of squatters was agreed in the Authority's Resolution No. 226 dt. 22.11.1971 (Annex-B):

Category	Description	Entitlement
A	Persons who have their residential occupation prior to 15 th August 1950 (This excludes land under commercial occupation)	85.6 Sq yards of developed plot (Persons eligible under Gadgil Assurance)
B	Persons who have constructed houses after the 15 th August 1950 to 30 September 1960	Built-up flats in the Lawrence Road Residential Scheme on usual terms but without their having been gone through the prescribed procedure of "draw of lots". (Accepted 'in-principle')
C	Persons squatting on land after 30 September 1960	Be offered tenements under Jhuggi Jhopri Scheme. (Accepted 'in-principle')

5. But it may be noted that the planned re-development of all the areas occupied by the migrants could not take place and this could be possible only in case of S-A, WPA, Karol Bagh, where to make the re-development possible, all the categories of settlers were necessarily shifted from the area and thus all those shifted persons were also considered for rehabilitation after the re-development, who were not of Category 'A', as per Resolution No. 226 dt. 22.11.1971, as referred above in para-4. With the approval of the UDM, vide Letter No. S1(10)71/OSB/P1/2733 dt. 17 July 2010 (Copy at Annex-C), it was decided to provide alternative allotment to those persons as under:

Category	Alternative allotment
Category-A:	Those who have occupied before 15 th August 1950, will be allotted plots measuring 85.6 Sq. yards in the same area at Pre-determined rate (PDR).
Category-B:	Those who occupied from (16 August) 1950 to (30 September) 1961 will be provided plots measuring 25 Sq. yards, in the same locality at the PDR.
Category-C:	Persons who have squatted between (1 Oct) 1961 to 1980 will be provided plots measuring 25 Sq. yards at market rate.

Further, to settle the matter of rehabilitation of all the Squatters/Refugees under the Gadgil Assurance Scheme in Block 8-A, WEA Karol Bagh, the Authority vide Agenda Item No. 55/2007, in its meeting dt. 27.06.2007, allowed settlement of all the 46 Category A people (86.63 Sq yard plots to 30 and 85.75 Sq yard plots to 16) and all 21 Category B people (25.63 Sq nit plots) in 8-A WEA Karol Bagh at PDR and all 37 category 'C' claimants at Narela, by charging ad per policy of charging rates for relocation of L.I. dwellers.

[Copy of the Agenda Item No. 55/2007 at [Annex-D](#)]

6. Redevelopment was carried out in Block-8A, WEA Karol Bagh, where allotment was made on the above basis (para 5). In other areas also persons occupying Government land were put in three categories as Category A, B & C. Under the redevelopment plan for rehabilitation of the families/displaced persons occupying government land in Ashok Nagar, the Authority vide Resolution No. 153 dt. 23.09.1983 prepared a lay out plan and there under it was decided that an area of about 3 acre may be redeveloped for rehabilitation and plots of 172 sq. yard may be carved out as per the lay out plan approved. But this scheme approved by the Authority could not be implemented due to existence of 453 structures including those of about 80 families covered under the Gadgil Scheme. The Association of the displaced persons residing there started demanding that since it was not possible to implement the plan approved by the Authority vide Resolution No. 153 dt. 23.09.1983, and as the Authority has already approved to regularise the land to the extent of 200 sq. yards on 'no loss no profit' basis, the residents of Ashok Nagar may also be allowed to retain land to the extent of 200 sq. yards for which they have been paying damages, on 'No Profit No Loss' basis. Accordingly, vide Authority's Resolution No. 56 dt. 18.08.2000 ([Annex-E](#)), it was decided that without reopening the regularisation cases decided till then, the persons living in Ashok Nagar, Faiz Road and covered under Gadgil Assurance be allowed regularisation of areas under their occupation up to a maximum of 200 sq. yard at PDR instead of 172 sq. yards as decided by the Authority Resolution No. 153 of 1983 and area, if any, beyond 200 sq. yard, shall be charged at current market rate.
7. Thus, it is observed that after the redevelopment plan failed, for allowing the 'ad-hoc' regularisation of the Government land in Ashok Nagar, Faiz Road, Karol Bagh, occupied by the persons covered under Gadgil Assurance, the points set

vide the Authority Resolution No. 266 dt. 16.10.1970 was made applicable vide the Authority Resolution No. 56 dt. 18.08.2000. Thus it is evident that the same norm is to be applied in other areas too where redevelopment could not take place and regularisation-requests from the persons covered under Gadjil Assurance and settled in areas other than Ashok Nagar too, whenever received, were examined accordingly. Gadjil Assurance Scheme provides benefits to the occupants who occupied land before 15.08.1950. Hence, this norm of in-situ regularization up to 200 sq. yds. at PDR has been made applicable for category-A cases only, which was initially approved by the Authority vide Resolution No. 266 dt. 16.10.1970.

8. As can be seen in para - 5 above, in case of redevelopment, benefits were given also to the occupants who occupied the land after 15.08.1950, i.e. who were under Category-B and C, as without that the process of redevelopment could not be feasible. But in the cases of areas of in-situ regularization, the regularisation of occupied land was allowed to the persons covered under the Gadjil Assurance only, i.e. to the persons placed under Category-A. On the analogy of the benefits given to Category B persons under redevelopment area of 8A, WEA, Karol Bagh, there has been demand from the Category-B persons settled in other areas, which are now proposed to be regularised on 'in-situ' basis only.
9. There is a need to decide about the norms for regularization of land in respect of Category-B occupants in respect of all 'in-situ' regularisation areas. In absence of that, no regularization can be made in respect of Category-B as the initial policy provides benefits only for the occupants who had occupied land before 15.08.1950. Accordingly a need was felt to have a decision in respect of benefits to be allowed for Category B persons settled in areas under 'in-situ' regularization and the then VC had directed in June 2015, to put up a draft agenda for the purpose. The matter was under consideration for quite sometime. However, at that time it was observed that there are very few requests from Category B persons for regularisation, so placing the matter before the authority was deferred. But now, it is evident that while few persons have already approached for regularisation, many are just waiting for a clear policy to be in place before they apply for regularisation, and are simply residing on the occupied properties by paying damages. In view of the above, there is a need to take a decision in this regard.

A consolidated status / list of number of refugees as could be extracted from the records available in various files, is prepared and placed at Annex-F, which gives the number of Category 'A', 'B', 'C&D' and 'rejected cases' out of the applications received from refugees from various localities where they had settled, as identified by the Committee set up for the purpose in the past. In this list, the number of Category 'B' refugees at various areas (Total - 28) is marked in bold. It may kindly be seen this list is not exhaustive and any such case coming to the notice, which was identified in the past as Category 'B', by the committee constituted for the purpose, may also be taken up for regularisation on case to case basis.

10. To discuss this issue, a meeting was taken by the then Vice Chairman, DDA on July 23, 2018 which was attended by Finance Member, P. Commissioner (Coordination), Chief Legal Advisor, Commissioner(LD), Director(OSB/Ind), Director(LC), Dy. Director(OSB) and AD(OSB). It was observed that in view of the continuous occupation of the government land by them for the last more than 57 years, it is virtually impossible for the Government to legally take the land back, and which area is not coming under any redevelopment plan. Therefore, it was agreed that a decision in this regard is absolutely required. During discussions it was suggested that as the refugees covered under Gadgil Assurance were entitled for regularisation of their occupied lands up to 200 sq yard at PDR, the refugees who were out of purview of the Gadgil Assurance (i.e. those who migrated after 15th August 1950 but up to 30th September 1960) may also be considered for regularisation of land up to some fixed area, at PDR. It was suggested that for this category of refugees or their descendants, this limit can be kept at 1/3rd of the area allowed for refugees covered under the Gadgil Assurance (Category 'A'). After discussion, it was unanimously decided that:

- i) The limit for regularisation of lands at PDR in respect of such refugees who had occupied land between 15th August 1950 to 30th September 1960 or their descendants be kept at 1/3rd of 200 sq yard, i.e. 66.67 sq yard, subject to area for which damage is being paid.
- ii) Any land beyond this limit, will be regularised at the prevalent circle rate fixed by the SMCDD subject to area for which damage is being paid and total area not exceeding 200 sq. yard.
- iii) Regularisation can be requested only after the damage clearance certificate is issued by the Damage Section after realising the total amount of pending damage charges against the property in occupation of the refugee/their descendants.
- iv) This will be allowed only to the original refugees or their descendants and who have not availed any benefit in Delhi in form of land or flat/shop in view of their refugee status.
- v) A draft agenda may be prepared in consultation with Legal and Finance Departments for placement before the Authority for its consideration and approval at the earliest possible.

(Copy of Minutes of the Meeting at Annex-G)

11. Accordingly, agenda was prepared and submitted to Finance Wing for their concurrence. Finance Wing has request to looked into following points:-

- a) The M/Wing has not clarified the fate of those cases where the area happens to be more than 200 sq. yd.

b) M/Wing may be requested to look into the comparative position/ rates of PDR for 2018-19 @ 8032 per sq. yd. for developing areas which was worked out after updating the rate of 1973-80 of Rs. 12.63 per sq. yd. as fixed by the Govt. of India with 18% per annum (compounded) for the person covered under the Gajaj Assurance Scheme i.e. those who occupied land upto 15.8.1950 and current PDR for 2018-19 for developed areas which is Rs. 30516 per sq. yd. as that majority of areas in instant case like Subhash Nagar, Ashok Nagar, Sar Nagar, Bagh Raoji, Naiwalan, etc are now developed areas.

c) M/Wing may be requested to take a considered view of application of circle rates as fixed by the GNCTD and current market rates.

12. To discuss this issue, a meeting was taken by the Vice Chairman, DDA on December 20, 2018 which was attended by Finance Member, Pl. Commissioner (LM), Chief Legal Advisor, Commissioner(LD), Director(OSB/Indl), Director(FC), Dy. Director(OSB). During discussion it was suggested that it is not practically possible to get back area exceeding 200 sq. yd. and that there should not be any limit on maximum area subject to crop for which damage is being paid. It was also discussed that in some area circle rate is higher than the market rate.

After discussion it was unanimously decided that:

- i) The limit of regularization of lands at PDR in respect of such refugees who had occupied land between 16th August 1950 to 31st September 1960 or their descendant be kept at 1/3rd of 200 sq. yd. i.e. 66.67 sq. yd. subject to area for which damage is being paid at current PDR for 2018-19.
- ii) The land beyond 66.67 sq. yd. upto 200 sq. yd. can be regularized at the prevalent circle rate fixed by the GNCTD subject to area for which damage is being paid.
- iii) The land beyond 200 sq. yd. can be regularized at the prevalent circle rate fixed by the GNCTD or market rate whichever is higher, subject to the total area for which damage is being paid.
- iv) Regularization can be requested only after the damage clearance certificate is issued by the Damage Section after realizing the total amount of pending damage charges against the property in occupation of the refugee/their descendant.
- v) This will be allowed only to the original refugees or their descendant and who have not availed any benefit in Delhi in form of land or flat/shop in view of their refugee status.

vi. The draft agenda may therefore be revised accordingly for placement before the Authority for its consideration and approval at the earliest possible (Copy of minutes of the meeting at Annex. -H)

PROPOSAL

In view of the foregoing, the following proposal is submitted before the Authority for consideration:

Category	Description	Entitlement
D. (Cases already identified by the Committee constituted for the purpose in the past) Para-9 & Annex-F refers	Persons who have constructed houses on government land in any area under "in-situ" regularisation, between 16 th August 1950 to 30 September 1960	Up to 66.67 sq. yards on Current RDR for 2018-19 and the land beyond 66.67 sq. yd upto 200 sq. yd at circle rate fixed by the GNCTD for that area and the land beyond 200 sq. yd at the prevalent circle rate fixed by the GNCTD or market rate whichever is higher, subject to the total area for which damages is being paid.

This will be subject to the conditions given in sub para (iv) to (v) of the para-22 above. After the proposal is allowed by the Authority, the same will be sent to the Ministry of Housing and Urban Affairs for approval, as the proposed regularisation of the properties will be in relaxation to the DDA (Disposal of Developed Nazul Land) Rules, 1981.

RESOLUTION

The proposal contained in the agenda item was approved.

Committee Resolution No. 641, dated 26th/27th August, 1968, applications were invited from each of the displaced persons in India who had occupied pending land before 15-8-1950 and had not been given land as he had not acquired any plot/lot in India. The interested applicants were requested to furnish information in the proforma provided by the 21st December, 1968.

1. Sec. Director, Missouri (Top)	Sec. B. S. Dackertsky.
2. Asst. Dir. (Adm.), (Adm.)	Sec. C. E. Horn.
3. Asst. Dir. (Inv.), (Inv.)	Sec. H. C. Alcorn.
4. Asst. Dir. (Lab.), (Lab.)	Sec. J. W. Winters.
5. Asst. Dir. (Reg.), (Reg.)	Sec. A. C. Barker

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Committee had examined the applications as broadly given below:-

(1) Portuguese Registration Certificate (as usual);

(2) Receipts regarding payment of damages assessed by the Authority on the basis of the rates levied for the first time in 1950.

The following documents were also examined wherever furnished, so that no wrong persons could secure benefit:-

- (a) Identification Card of 1950;
- (b) Eloy, Water/Telephone bills, dating back to 1950;
- (c) Census slips of 1960;
- (d) Voter's List of June, 1951, and
- (e) any other letter addressed to the squatter at his place of occupation prior to 15th August, 1950.

As a result, the Committee found a total number of 1220 persons (approximately) who may be eligible to the benefit under the 'Guided Assistance' (Appendix A, page 2-924). This statement will give an idea of the size of the problem involved. Arriving at these figures, persons falling in the following main categories have been eliminated:-

- (i) Those not squatting continuously on rural land since 1950 even though they are refugees (this includes those who have either moved elsewhere or rehabilitated themselves during the last 20 years);
- (ii) Those squatting on private land/water properties and paying rent or income at all to private individuals/agencies even though they are refugees and are in credit-liable occupation of the land since 1950;
- (iii) Those persons who have already obtained compensation in the form of urban land even outside Delhi;

END

- (iv) Squatters in certain cases have moved away from the land; the buyers have not been considered eligible despite their being religious.
- (v) Those squatting on Military land and subsequently evicted by the Military authorities.

- (vi) Persons squatting in Government land and subsequently evicted.
- (vii) Persons who have been evicted elsewhere.

The matter was brought before the Standing Committee at one of their meetings and they recommended that the following be done:

- (i) The list given in the appendix be considered as the final list of persons who were covered under the 'Gadgil Assurance' and the same may be published for the information of general public and

- (ii) In addition to the list already published, the list may be worked out - giving information regarding the number of persons squatting upon Military land, Corporation land, Municipal ground, and the water property covered under the 'Gadgil Assurance'. While compiling the list care should be taken to include those persons who are squatting upon the land required for the planned development of Delhi.

A statement giving the information desired is appended (Appendix 1) and page 44-45 along with the final list (Appendix 2) page 46-50.

It is not possible to visualise at this stage which of these areas or what portion of them would be required for the planned development of Delhi.

The matter regarding the physical rehabilitation on the basis of the figures now available, after drawing up the necessary plans and schemes will have to be worked out and the principles on which rehabilitation benefits

could...

should accrue would need to be indicated. It may be stated that the Committee on Government Assurances in the Parliament decided that the eligible persons in the Ahta Kidara should be rehabilitated in Ahta Kidara itself. The following extracts from the 7th report on Government Assurances will also be relevant (IV-Lok Sabha).

".....In this connection, the Committee should like to impress upon Government that they should keep this human element involved in uprooting from the existing sites all those displaced persons who had once been uprooted at the time of partition of the country and it is with this end in view, the Committee suggest that if with slight modification the displaced persons could be accommodated in their existing places without any way impinging on the general scheme of the Master Plan, there should be no hesitation on the part of Government for making such modifications in the Master Plan. Only in very extreme and unavoidable situations, the question of shifting the displaced persons from their existing places should be thought of by Government."

7. Particular mention may be made in this connection about an assurance given in the Parliament i.e. "those persons who were covered under the 'Gadgil Assurances' should not be equated to the 'Jhuggi' dwellers."
8. The eligible refugees have been found to be squatting on areas ranging from a few sq.yds. to 500 sq.yds. It is for consideration what proportion of the area squatted upon should be considered for allotment for housing under the 'Gadgil Assurances'. Persons have been considered eligible for alternative accommodation depending on whether they were paying damages on the basis of a single number or more than one number. One number entitles the applicant(s) to only one plot.
9. Before rehabilitation proposals are worked out or implemented, it will be necessary to have specific

recommendations of the Depts. Development Authority.
The following points are suggested:-

- (i) The cases of displaced persons in J.J. Colonies who have been tempo-
rally rehabilitated already should
also be considered for benefit under
the Gadgil Assurances.

This is an assurance of the assurance
given in the Parliament. The Committee
have noted that 64 persons had been
rehabilitated already in J.J. colonies.
As many as 189 only letters to the
applicants at the addresses given in
their applications have been received
back undelivered. It seems, therefore,
desirable to take up the cases of dis-
placed persons in J.J. colonies afresh
on the basis of a new public notice
and personal hearing given to all of
them to prove their eligibility for the
benefit under the Gadgil Assurances.

- (ii) The benefit under the Gadgil Assurances
may be in the form of 1000 sq. ft. built-
up house on cut-off town basis and also
"no-profit no-loss" basis according to
the income group of the displaced
persons. The following income groups
have been in vogue in the D.D.A.

Low Income Group: Annual income from all
sources below Rs. 7,200/-

Middle Income Group: Annual income from all
sources over Rs. 7,200/-
and upto Rs. 16,000/-

The above allotment should also be
dependent on the area under occupation
which varies from a few sq. yds. to
about 500 sq. yds. In no case, land
more than 200 sq. yds. may be allotted
to any party.

- (iii) Normally one plot shall be allotted to
the persons paying dues to the
Authority. If more than one family
resides at the same place and they
are also displaced squatters or
descendants of the original squatter,
each of the latter shall also be
considered eligible for allotment of a
site or built-up house, depending on
their income group, but at the market
rate, as may be fixed by the D.D.A.

(iv) The Committee in Government Assurances for the Parliament has decided that eligible persons in Delhi Slums should be rehabilitated in Slum Areas to be sold. This is an indication that those in other areas could be treated likewise. The Gadgil Assurances also envisage that in the case of constructions which comply fairly or comply with suitable modifications may be made fairly to comply with the municipal requirements and town improvement plans where such plans exist, the value of the land in unauthorised occupation shall be assessed at no-profit-no-loss basis and the displaced persons should be given option to purchase the plots occupied by him. Subject to this provision, alternative accommodation is to be provided on developed land, and as far as practicable, near the place of the business or employment of the displaced person. Government will have to be requested to allow the Delhi Development Authority to sell Slum land at 1952 rates rather than at market prices as per usual agreement.

These principles will have to be borne in mind while making actual allotments of residential plots or flats to eligible squatters. They need not, however, apply to squatters on govt. lands which should be taken care of by the M.C.D.

(v) The Gadgil Assurances also envisage receiving payment from displaced persons in easy instalments. It is suggested that the amount due from the villagers may be recovered in four half yearly instalments, interest on outstanding balances being charged at 7% p.a. For purchase of flats on nine-payment basis, the recovery shall be over the same number of instalments as might be fixed for such sale.

(vi) Eligible persons have been found using the plots squatted upon either for residential or commercial purposes or both. Where it is purely residential accommodation, alternative residential accommodation may be provided on the basis of the formula indicated above. Likewise, though the Gadgil Assurances

contd.

do not appear to cover commercial squatters, such squatters may be considered for a shop plot or a built up shop or out of turn flats in any one of the newly developed colonies of the Delhi Development Authority depending on the area squatted upon and the type of accommodation that may be available. The rate charged being on 'no-profit-no-loss' basis on the area squatted upon upto 100 sq. yds. and commercial rate for the remainder.

In the case of residential-cum-commercial squatters, the allotment may be in the proportion of the land under residential or commercial use, subject to the colling of the two categories.

The Commission on Government Assurances, in their Second Report presented to the Lok Sabha on 26-4-1964 had recommended, among other things, the rehabilitation of 625 Khokha-wallas (commercial squatters) under the Gadgil Assurances. These squatters are mainly affected by road widening programmes. The Municipal Corporation of Delhi are rehabilitating such of these as have been declared by Delhi Government Authority as covered by the Gadgil Assurances in alternative locations.

- (vii) The case of squatters on private lands including joint properties or disputed land need not be taken up, for the time being. The Gadgil Assurances, however, envisage that the Central Government should endeavour to bring about a settlement between such persons and the owners of the land and if no settlement is arrived at, such persons could be evicted and such constructions may be removed but the squatters will be provided by Central Government with plot of land, as far as practicable, near the places of business or employment of the displaced persons, and in deserving cases, rehabilitation grant will be given. The intention seems to be that this should be dealt with by the Rehabilitation Ministry out of any grants that may be earmarked for the purpose by the Central Government.

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(iii) Refugee buyers with transactions
dating prior to 15-8-1950 shall
also be considered eligible for
a benefit under the Gadgil Assurances.

10. Before any benefit is given to any refugee,
an undertaking will be obtained that he has not derived
any benefit from Government, either monetary or in the
shape of land or building in respect of the area
squatted upon by him prior to the proposed allotment.
The responsibility for rehabilitation of those squatting
on L.A.D. and Municipal Corporation or Delhi Land
will be of the respective organisations who may
be informed of the recommendations of the Delhi
Development Authority.
11. Before actually shifting the squatters, area-
wise schemes will have to be formulated on the basis of
the recommendations made by the Delhi Development Authority.
12. It is requested that the Delhi Development
Authority approve the action proposed above.

R E S O L U T I O N

Resolved that:-

- (i) The cases of displaced persons in J.A. Colonies who had
been rehabilitated temporarily be considered for benefit
under the Gadgil Assurances. A new public notice and
personal hearing be given to all of them to prove their
eligibility for benefit under the Gadgil assurances.
- (ii) The benefit under the Gadgil Assurances be in the form of
land or built up house on out-of-turn basis according to
the income groups of the displaced persons. Allotment to
be made on the basis of the area under occupation. In no
case, land more than 200 sq. yds. be allotted to any party.
- (iii) One plot be allotted to one person paying damages to the
Authority. In case more than one family resided at the
same place and they were also displaced squatters, each
member of the original squatter, each on the basis of the
area under occupation, be eligible for allotment of a site or built up house
depending on income group, and at the market rate, as may
be fixed by the D.D.A.

Contd.../

1. The following items are being reported to the
 Bureau of the Census for the purpose of being
 included in the 1950 Census of the United States
 and the District of Columbia.

2. The following items are being reported to the
 Bureau of the Census for the purpose of being
 included in the 1950 Census of the United States
 and the District of Columbia.

22/11/71

Subject: Rehabilitation/resettlement of displaced persons in Delhi who had occupied public land before the 15th August, 1947. Policy decided by Mo.S. (10/71).

Attention is invited to D.D.A.'s resolution No. 105 dated 15th October, 1970 wherein a number of decisions were taken for rehabilitation/resettlement of displaced persons who are covered under the "Wardell Assurance" and some of these are briefly indicated below:-

- i) The benefit under the Wardell Assurance be in the form of land or built up house on co-ownership basis according to the income group of the displaced persons. Allotment be also on the basis of the area under occupation. In no case, land more than 200 sq. ft. be allotted to any party.
- ii) One plot be allotted to one person paying charges to the Authority. In case more than one family resided at the same place and they were also displaced squatters or descendants of the original squatters, each of the latter be considered eligible for allotment of a site or built up house depending on income group, and at the market rate, as might be fixed by the D.D.A.
- iii) As far as possible, steps be taken to rehabilitate the persons in the same area where they were squatting. The cost of land which would be charged from such squatters may be worked out by the Finance Officer.

The matter regarding the physical rehabilitation of the displaced squatters and the principles on which rehabilitation benefits should accrue to them are now to be worked out. It may be stated that the Committee on Government Assurances in the Parliament decided that the eligible persons in the India House Scheme area should be rehabilitated in the Kirti Kasa itself. This fact is an indication that there in other areas could be treated likewise. The "Wardell Assurance" also envisaged inter-alia that alternative accommodation be provided for displaced

land and other available, near the place of the business or employment of the displaced persons. Indeed, therefore, possibly shifting the squatters, it will be ensured that no benefit is given to any displaced person subject to

an understanding that he has not derived any benefit from Government, since a survey of the shape of land or existing in respect of the area squatted upon by him, prior to the proposed allotment.

For office use only

6. Keeping the above principles in view, one problem for the rehabilitation of displaced persons in Block B-A, Western Extension area, who are otherwise covered under the "United Assurance" has now to be tackled. According to preliminary survey already, there are about 51 persons who would be eligible for benefit under the "United Assurance" being in continuous occupation of land prior to the 15th August, 1950. The layout plan of Block B-A, Western Extension area under stands approved by Government already (laid on the table) showing the extent of the present encroachment by displaced persons. Besides the eligible ones, there are others who are occupying in the same block after the crucial date i.e. 15th August, 1950. To come to a sort of general agreement, a number of meetings were arranged with the representatives of the displaced persons of Block B-A and tentatively coming forward with our plan of allotting land and suggesting that they may be allotted dwellings in Block B-A itself after providing them in the following categories:-

- (a) Persons who have their residential occupation prior to the 15th August, 1950 (This excludes land under commercial occupation);

56.

24th August, 1960 and 31st September, 1960 are provided with built up flats in the last year of the Residential Scheme on usual terms but without their having to go through the usual procedure for time of late 1959. They would neither be required to have prior registration nor would be included within the general public for time of late 1959. The persons who squatted on land after the 31st September, 1960 should be offered tenements under our Jhuggi Jhopri Scheme.

(112) With regard to the rate to be charged from the squatters, it suggested that for the area actually squatted upon by a squatter, he should be charged on the profit on local basis and the balance of the area be charged at the auction price of the plots likely to be raised of in that area with a reduction of 10% as rebate?

The proposal contained in para 4 is submitted to the authority for approval.

REGISTRATION

For office use only

It is suggested that the proposal as contained in para 4 should be approved.

21/11/60
H. K. GABRIEL
Deputy Commissioner, Jaipur.

Electron. J. Statist. Probab.
 Mathemat. Sci. 2018, 13(1): 1-10

**DELHI DEVELOPMENT AUTHORITY
OLD SCHEME BRANCH**

File No. S.1 (10474/QSS/Pl)

Application No: 45/2007
21.06.2007

Re: Rehabilitation of Squatters/Refugees under the Gadjil Assurance Scheme in Block G-A, WEA Karel Bagh.

1. Migrants who came to India/Delhi after partition had been approaching the Govt. of India for allotment of spaces so that they could have roof over their heads and they were given an Assurance in the Parliament on 20.11.1951 by the then Works and Housing Minister, Shri V.N. Gadjil that the squatters/refugees who have occupied public land shall be rehabilitated to alleviate hardships they have suffered. Accordingly, a scheme was evolved by the Govt. of India called Gadjil Assurance Scheme in August, 1958.
2. Vide DDWA Resolution No.266 dated 16.10.1970, the following decisions were taken for rehabilitation/re-settlement of displaced persons covered under 'Gadjil Assurance' :-
 - (i) The cases of displaced person in D. Colonies who had been rehabilitated temporarily be considered for benefit under the Gadjil Assurance. A new public notice and personal hearing be given to all of them to prove their eligibility for benefit under the Gadjil Assurance.
 - (ii) The benefit under the Gadjil Assurance be in the form of land or built up house on a out-of-turn basis according to the income group of the displaced persons. Allotment be made on the basis of the area under occupation. In no case, land more than 200 sq. yds. be allotted to any party.
 - (iii) One plot be allotted to one person paying damages to the Authority. In case more than one family resided at the same place and they were also displaced squatters or descendants of the original squatter, each of the latter be considered eligible for allotment of a site or built up house depending on income group, and at the market rate, as might be fixed by the DDWA.
 - (iv) As far as possible steps be taken to rehabilitate the persons in the same area where they were squatting. The cost of land which would be charged from such squatters type be worked out by the Finance Member.
 - (v) As regards the payment of price by the squatters, the rehabilitation forms to be adopted as already defined by the Government of India.

32/15-18

5. The issue relating to rehabilitation/resettlement of displaced persons in Western Extension Area (WEA) of Karol Bagh was considered by the Authority in its meeting held on 22.11.77 (copy at Annexure A). It was resolved that eligible persons should be accommodated in Block BA WEA Karol Bagh itself by giving them about 45 sq. yds. plot each. Further, persons other than eligible under Gadjit Assistance and squatting there within the period 15th August, 1950 and 30th September, 1960 be provided with built-up flats in Lawrence Road Residential Scheme on usual terms and finally the persons who squatted on the land after 30th September, 1960 should be offered tenements under Janggi Jhangri Scheme.

6. Following the above categorization, the number of persons under different categories as per BDA's survey were found to be as under:

- Category A [Those who have occupied before 1950] 26 persons
- Category B [Those who have occupied between 1950 to 1960] 35 persons
- Category C [Those who have occupied between 1960 to 1980] 6 persons

Subsequently, it was decided that 37 persons who squatted on this plot after 1980 may be treated at par with 6 persons of category C and allotted plots measuring 25 sq. yds. in the same locality i.e. Karol Bagh at market rate. Accordingly, vide BDA's letter dated 17/18 July 2003 [Copy at Annexure B] the Ministry was informed that following categories will be provided alternative allotment as under:

Category A (26 persons) These who have occupied before 15th August 1950 they will be allotted plots measuring 85.5 sq. yds. in the same area at pre-determined rate.

Category B (30 Persons) These who have occupied from 1950 to 1960 they will be provided plots measuring 25 sq. yds. in the same locality at pre-determined rate.

Category C (13 Persons) Those who have come between 1960 to 1980 they will be provided plots measuring 25 sq. yds. plot at market rate.

5. A draw was held for allotment of plots at B-A WEA, Karol Bagh on 14.05.2002 as per details given below:-

- Category - A - 26
- Category - B - 34 [1 more cases were added as per a court order making it 34]
- Category - C - 46 [1 case of Smt Shanti Devi was added (G.O.No. 507/07) making it 46]

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Copy to be submitted to the Ministry of P.W.D. Govt. of India.

6. In the order dated 21.12.2002, the High Court in Suit No. 964/ 91 directed DDA to protect the land and not to hand over the physical possession till further orders.

7. In the meantime some of the eligible persons in Category -B & C approached the High Court for upgradation to Category - A. The High Court appointed a Committee under Retd. Judge of Delhi High Court Hon'ble Justice K. Ramamurthy to scrutinize the grievances of the aggrieved plaintiffs. As a result of the acceptance of the recommendations of the Justice K. Ramamurthy Committee, 16 claimants have become entitled to 66.50 sq. yds. plots under Cat 'A'. In addition, 4 more persons have been upgraded to Cat 'A' vide orders of the Hon'ble High Court and the competent authority. Thus, at present the break-up of the entitlement of the claimants is as under:-

Category 'A'	45
Category 'B'	21
Category 'C'	37
Total -	103

8. However, in view of the increase in the number of claimants from 26 to 40 in Cat 'A', it is not feasible to accommodate all of them in the plot at SA, WEA, Karol Bagh. Out of 20 persons who subsequently became eligible for Cat 'A', only 4 persons could be accommodated at plot at SA, WEA, Karol Bagh. Accordingly, balance claimants were offered alternative site at Shankar Road and position also informed to the Authority vide Agenda Item No.29/2006 (Annexure C). However, since the PDR at Shankar Road (Rs. 23,085/- per sq. yds.) being higher than the rate at Karol Bagh (Rs. 17,63/- sq. yds.), the concerned claimants were not willing to take allotment at Shankar Road. Various options were considered to accommodate these persons in nearby vicinity. Finally High Court of Delhi in CWP No. 15381/2011, the case titled Solwani Kaur Vs DDA and Ors. held that after various options formulated by DDA, the following option was arrived at with a broad consensus between Petitioners and DDA:

"All Cat 'C' allottees are to be relocated and further allotted elsewhere. This would make the entire plot at Karol Bagh available for claimants under Cat 'A'. In such cases all the plots can be carved out with an area of 7.12 sq. mtr. for each plot. Moreover, certain area are also left vacant which can be utilized subsequently as per priority".

It was mentioned in the Court that DDA would take the approval of the Competent Authority to the above option and also get approved the economic factors as of Cat 'C' allottees are concerned in consultation with previous resolutions on the subject.

As per commitment given in the Court the plot at 8A, WEA, Karam Bagh area is required to be re-carved, with a view to provide for all the claimants of Cat 'A' and Cat 'B'. Accordingly, Planning Department has taken the approval of the Screening Committee for the revised layout plan as under:-

Category	Number of plots	Size	Area
A	56 nos. of plots already proposed in previous plan	5.0 ac X 14.0 m	22.5 sq. mtr. (86.63 sq. yds.)
	26 nos. of addl. plots accommodated	5.716 X 13.20 m	71.36 sq. mtr. (81.38 sq. yds.)
B	40 nos. of plots accommodated	3.37 ac X 6.96 m	21.45 sq. mtr. (25.63 sq. yds.)

It is proposed to accommodate Cat 'A' and Cat 'B' claimants at 8A, WEA, Karam Bagh and Cat 'C' may be relocated at Narula. Cat 'B' allottees who were earlier issued allotment letters in 2002 would have to be readjusted keeping in view the modified layout plan.

PROPOSAL:

In view of the detailed position brought out above, the following proposal is submitted for approval of the Authority:-

1. Adoption of option as committed before the Hon'ble High Court with a view to accommodate additional 20 claimants of Cat 'A' at 8A, WEA, Karam Bagh, New Delhi.
2. Allotment of 26 numbers of plots at 8A, WEA, Karam Bagh to Cat 'B' claimants who have earlier been issued allotment letters for specific plots and in whose case fresh draw will have to be done.
3. Resettlement of 37 Cat 'C' at Narula after cancelling the allotments already done on the basis of draw held on 14.03.02. A fee may be charged as per policy of charging rates for relocation of J.J. dwellers.
4. Disposal of balance land at 8A, WEA, Karam Bagh after settling the claimants after sometime with a view to accommodate any fresh claims of allotment at 8A, WEA, Karam Bagh, New Delhi.

Page 21

only subject of rehabilitation/resettlement of displaced persons in Berlin who had completed public work before the 15th August, 1950 - Policy Department, (64/274/50/721)

Attention is invited to E.D.A. resolution

no. 100/1948, both October, 1970 wherein a number of decisions

were taken for rehabilitation/resettlement of displaced

persons who are covered under the "3rd B" Agreement.

Some general points are briefly indicated below:-

- i) The benefit under the Gough Agreement is to be paid on the basis of the income group of the displaced person. At least 10% of the benefit on the basis of the area under occupation. No more than 200 marks can be allocated to any party.
- ii) Only one person is to be paid the benefit. In cases where there are two or more persons in the same area and they were also displaced persons at the time of the original agreement, each of the latter has a right to the benefit for himself or herself or for his or her family, depending on the income group, and the benefit rate, which can be fixed by the E.D.A.
- iii) As far as possible, steps should be taken to rehabilitate the persons in the same area where they were staying. The cost of food which would be charged from such quarters should be worked out by the E.D.A.

The benefit is to be paid for physical rehabilitation

of the eligible persons and the principle on which

rehabilitation (benefit) should be given to them has now

to be worked out. It may be stated that the Committee

on Government Relations in the E.D.A. decided that

the eligible persons in the Gough Agreement area should

be rehabilitated in the Gough Agreement area.

It is a condition that these persons should be treated

as well as the Gough Agreement area. Indicated

that alternative arrangements for the persons in development

with.....

33/12

land and as far as possible, near the place of the business or employment of the displaced persons. Before, therefore, actually shifting the squatters, it will be ensured that no benefit is given to any displaced person subject to an undertaking that he has not derived any benefit from Government, either monetary or in the shape of land or building in respect of the area occupied upon by him prior to the proposed allotment.

3. Keeping the above principles in view, the problem for the rehabilitation of displaced persons in Block B-A, Western Extension area, who are otherwise covered under the "Gadgil Assurances" has been to be tackled. According to information made already, there are about 51 persons who would be eligible for benefit under the "Gadgil Assurances" having an continuous occupation of land prior to the 15th August 1950. A layout plan of Block B-A, Western Extension area which stands approved by Government already filed in the record showing the extent of the present encroachments by displaced persons. Besides the eligible ones, there are others who are settling in the same block after the specified date i.e. 15th August, 1950. To come to a sort of general agreement, a number of meetings were arranged with the representatives of the displaced persons of Block B-A and tentatively having agreed with our line of thinking, have now requested that they may be allotted developed plots in Block B-A itself after grouping them in the following categories:-

- a) Persons who have their residential occupation prior to the 15th August, 1950 (this excludes land under commercial occupation);

(iii) Persons who have contributed towards the 15th Report, 1980 in September, 1980.

(c) Persons remaining after 1980.

Further, they have also suggested that persons who are in categories (i) may be allotted military flats during under emergency (ii) may be allotted military flats in the Lawrence, 1980 Housing Scheme, while they should be exempted from the usual programme provided for the area of flats and the remaining persons be given alternative accommodation under the Housing Scheme.

It was pointed out that during the period of 1980, the flat could be given to persons who are in categories (i) and (ii) and those who are in category (iii) could be given flats under the Housing Scheme. The layout plan of the Housing Scheme approved by the Planning Branch showing the flat area and the existing apartments would be revised to take into account the flats. The notice required upon area had been divided into 600 sq. yds plots each would give rise to 150 flats. The notice required of persons of 150 sq. yds of building under the proposed school to be 150 sq. yds of flats of 1500 sq. yds each. This change in the layout plan of the Housing Scheme would be made to be 150 sq. yds of flats by the Urban Development Authority and the Housing Corporation of Delhi.

(1) It is suggested that the Housing Corporation of Delhi should be given the right to acquire the land for the Housing Scheme. The Housing Corporation of Delhi should be given the right to acquire the land for the Housing Scheme. The Housing Corporation of Delhi should be given the right to acquire the land for the Housing Scheme.

(2) It is suggested that the Housing Corporation of Delhi should be given the right to acquire the land for the Housing Scheme. The Housing Corporation of Delhi should be given the right to acquire the land for the Housing Scheme. The Housing Corporation of Delhi should be given the right to acquire the land for the Housing Scheme.

15th, 16th, 17th and 20th September, 1960 are
 provided with built up plots in the Llanelli
 Urban Residential Scheme on usual terms but
 without their having to go through the
 prescribed procedure for draw of lots i.e.
 they would either be required to have prior
 registration or would be included with the
 general public for draw of lots. And finally
 the persons who qualified on date after the
 10th September, 1960 should be offered allotments
 under existing Council Housing Scheme.

- (11) With regard to the site to be charged from the
 committee, it suggested that for the area
 voluntarily donated open by a squatter, he should
 be charged on the profit on land basis and the
 balance of the area be charged on the auction
 value of the plots likely to be disposed of
 in that area at a reduction of 10% is relative

5. The proposal contained in para 4 is submitted to
 the Authority for approval.

RESOLUTION.

Resolved that the proposal as contained in para
 4 above be approved.

Wm. Jones

Chairman

Wm. Jones

Wm. Jones

Wm. Jones

Wm. Jones

Wm. Jones

Wm. Jones

UNITED STATES DEPARTMENT OF AGRICULTURE
OFFICE OF REVENUE

Washington, D.C. 20250

March 17, 1966

Re: Statement of land to the occupants of Block 0-A, WPA Kaimosi Heights, under "budget assistance" scheme.

The Director of Urban Development has decided the policy to be implemented in the acquisition of the quarters of Block 0-A, WPA Kaimosi Heights (copy enclosed). This matter has been decided by the Vice Chairman, DSA, on the basis of said decision and the following categories may be provided for the allocation of land:

Category A (25 persons): Those who have occupied before 1st August, 1950 they will be allotted plots measuring 10.0 sq. Yds in the same area at pre-determined rate.

Category B (30 persons): Those who have occupied from 1950 to 1960 they will be provided plots measuring 25 sq. Yds in the same locality at pre-determined rate.

Category C (40 persons): Those who have come between 1960 to 1965 they will be provided plots measuring 25 sq. Yds in the same locality at pre-determined rate.

Further persons who were given alternative allotment and they have come back are not entitled for any alternative allotment and shall be treated without any alternative land.

Whereas it is recommended, the above may be submitted for the consideration of the DSA.

Director (D)
H. S. Chawla, P.C.

Director (Lands)
D. C. Chawla, P.C.

DEVELOPMENTAL AUTHORITY

Minutes of the meeting of the Developmental Authority, held on 20th March
1968 at 4.00 P.M. at Raj Niwas.

Following were present:

MEMBERS

1. Shri H.L. Joshi
Developmental Committee, Delhi

MEMBERS-AT-LARGE

2. Shri Ganga Rai

MEMBERS

3. Shri Mahesh Mishra, M.L.A.
4. Shri Jai Singh Chhabra, M.L.A.
5. Shri Ganga Ram (Soni), M.L.A.
6. Shri Bander Kishore
Commissioner, M.C.D.
7. Shri A.K. Rainall
Finance Member

SECRETARY

1. Shri V.M. Dargal
Principal Commissioner - Commissioner

CHIEF CLERK, DEPUTY CHIEF CLERK & SENIOR OFFICERS

1. Shri K. Sankar,
Pr. Commissioner, D.D.
2. Shri Ganga Dhusan Kumar
Asst. Secretary to G.
3. Shri A.K. Jain
Commissioner (M.C.) D.D.
4. Shri K.K. Singh
Commissioner (L.D.) D.D.
5. Sh. Ch. Dhanoo, D.D., D.D.
6. Sh. Jai Munni,
Commissioner (Narsing), D.D.

24. Sh. M. Gurevich, Chief Techn. Insp., (GP)

25. Sh. I. Gurevich, Chief Techn. Insp., (GP)

26. Sh. I. Gurevich, Chief Techn. Insp., (GP)

27. Sh. I. Gurevich, Chief Techn. Insp., (GP)

28. Sh. I. Gurevich, Chief Techn. Insp., (GP)

29. Sh. I. Gurevich, Chief Techn. Insp., (GP)

30. Sh. I. Gurevich, Chief Techn. Insp., (GP)

31. Sh. I. Gurevich, Chief Techn. Insp., (GP)

32. Sh. I. Gurevich, Chief Techn. Insp., (GP)

33. Sh. I. Gurevich, Chief Techn. Insp., (GP)

34. Sh. I. Gurevich, Chief Techn. Insp., (GP)

35. Sh. I. Gurevich, Chief Techn. Insp., (GP)

36. Sh. I. Gurevich, Chief Techn. Insp., (GP)

On the basis of the results of the meeting in the Board
Development Authority dated 10th January, 2000.

Members of the Authority, meeting held on 10th January, 2000
were conferred with the following resolutions and other items as
mentioned below:

1. To consider the report of the

The Chairman, Commission, who has informed that a
group of officers had suggested in the last meeting that there was
no need to conduct a further commission which was the same as the
presently in the service of the Commission, which was agreed to.

ii) Motion to be moved by Shri. K. S. Narayan

All those officers who do not have the right of
extension should be given the right of extension of India
and also, with a view to the extension of their
extension of the right of extension.

iii) To consider the report of the Commission, who has informed
that the Commission, who has informed that the Commission
has been formed, and the Commission, who has informed that the
Commission has been formed.

They are, therefore, to be considered and they are, therefore,
decided in the matter of the Commission.

iv) To consider the report of the Commission, who has informed
that the Commission, who has informed that the Commission
has been formed, and the Commission, who has informed that the
Commission has been formed.

every negotiating should be offered to 95 percent and 50%
reduced as a way of action.

ITEM NO 14/2006

Sub: On Delivery order against Shri Sankaraj Singh Gupta,
Executive Engineer (Road) (Dtd: 31.5.2004)
A-5(55)/200-I

Proposals submitted under pending item were approved by the
Authority.

ITEM NO 15/2006

Sub: Allocation of alternative budget for PWD Road works
C.I.R(2005-06-07/2006)

Proposal was noted and approved by the Authority.

ITEM NO 16/2006

Sub: Revised Budget Estimates for the year 2006-07 and
Budget Estimates for the year 2006-07.
A-4(3) Budget 2006-07

Finance Member, DDA presented the Budget Estimates of the
Authority for the ensuing year 2006-07 and Revised Budget Estimates
for the current year 2006-06. He explained that Section 6 of DDA Act
is the mandate for DDA to send Budget Estimates of the Authority in
respect of all receipts and payments are compiled in accordance with
provisions contained in Section 24 of DDA Act 1957 and chapter 3 of
DDA Budget and Accounts Rules 1982. He further explained that DDA
prepares its Budget under these broad heads viz. Head Account I,
Head Account II and PWD.

He also explained that Head Account I records transactions
pertaining to the old 19077 Head scale introduced in DDA for
Management & Development. Head Account II exhibits the receipts
and expenditure pertaining to the scheme of large scale acquisition.

development and disposal of land in urban and semi-urban areas.
transactions of nature and character.

He further informed that UDA is a self sustaining organization
receiving no grants from any agency.

He explained that the budget for the year 2006-07 is Rs. 2000.00
crores and total receipts are anticipated as Rs. 2000.00 crores with
expenditure anticipated as Rs. 2000.00 crores.

He explained the consolidated account for any payments provision of
all the three accounts of the authority. He further explained that in
RE 2005-06 receipts were projected as Rs. 2000.00 crores against
provision of Rs. 2000.00 crores. He also explained that the deficit in
the RE 2005-06 would be worked off as the actual receipts from
disposal of land are expected to be at higher rate as compared to
receipts projected in RE 2005-06.

He informed that for acquisition of land provision of Rs. 100.00
crores has been made in the RE 2006-07. He also informed that in RE
2005-06 the provision has been kept as Rs. 100.00 crores against a
provision of Rs. 100.00 crores available in RE 2005-06.

As regards construction of houses and shops, EMD has informed
that in the 2005-07 a provision of Rs. 100.00 crores has been made.
During the year construction of 10000 houses will be taken up for
EWS. Besides this construction of houses will also be taken up under
other categories.

He, EMD, informed that for the development of land a provision
of Rs. 100.00 crores has been made in RE 2006-07 and development
works to meet with the requirement for residential, industrial,
commercial and institutional uses. EMD has undertaken construction
programmes at Ashok, Gurgaon, Ghaziabad, Sonapat, Bhiwani, Gurgaon,
Gurgaon, etc. Major schemes are in Karkali Phase I and II, Dabhol
Phase I and Sakinaka.

He further informed that for the construction of Master Plan
roads a provision of Rs. 42.00 crores has been kept in RE 2006-07.

For the construction of new work of urban planning, sewer
lines at Huda Park, Dabhol and two sewer lines at Karkali, more
with widening of existing bridge on truck drain No. 1 under PWD
Project No. 11, a consolidated provision of Rs. 15.00 crores has been
kept in RE 2006-07.

For funding the further construction of Metro Bus from Section 9 of Section-24, Dwarka, a provision of Rs.100.00 crores has been made in the 2006-07.

He informed that for the Commonwealth Games 2010, a provision of Rs.50.00 crores has been made in the 2006-07. Provision will be approved for the work by the end of May 2006 and the work is likely to start in early 2007.

He pointed out that DDA is taking major initiatives in regard to comprehensive reorganisation, e-governance & construction of an IT facility. He also pointed out that DDA has taken a lot of the planning stage. He also pointed out that DDA has taken a major initiative in private sector participation in development of a landmark project for the in-situ reorganisation and development of about 1500 new dwelling units & 750 other existing units.

Following suggestions were given by the members:

(a) Strengthening the system

1. He suggested information on physical and financial performance for the last year's budget, quarterly and annually.

2. He suggested that a detailed performance report on the last year's budget should be brought in the next meeting of the Authority and should be discussed in advance.

3. He pointed out that the Metro Bus is being so congested to operate in the areas of Metro Bus along the Mayapuri, Mayapuri - Mayapuri Road, Mayapuri Road, Mayapuri Road leading to Ghazipur Road and the Metro Bus is being so congested to operate in the areas of Metro Bus. He also suggested that Metro Bus should be extended to the areas of Metro Bus and the Metro Bus should be extended to the areas of Metro Bus. He also suggested that Metro Bus should be extended to the areas of Metro Bus and the Metro Bus should be extended to the areas of Metro Bus.

vi) The suggestion

place.

vii) Accepting his suggestion a provision of Rs.10.00 more was agreed for providing staff colonies for DDA employees.

viii) He pointed out that lower level staff of DDA was not being allowed to open a members of Sports Complexes, especially the Sir Part Complex and requested that they should have preferential rights and facilities as lifetime members of all the Sports Complexes including Sir Part Sports Complex.

The LG informed that there was no bar on the DDA employees at any level to become member of any complex, neither the DDA employees had to pay at the concessional rates for their membership.

ix) He sought income and expenditure details of the Sports wing of the DDA.

The LG advised that this should be sent to all the non-official members.

x) The LG accepted the suggestion of Shri Mahesh Misra that there should be separate schools for the children of DDA employees as the majority of schools being run by DDA Police.

xi) He suggested that officials should be appreciated and rewarded for good performance.

xii) Juggis from Beraal Singh Colony should not be removed without providing proper civic amenities at the place of shifting.

xiii) **Shri Late Shri Chaudhary**

xiv) He drew the attention towards water problems of Dwarka.

xv) He suggested that the earth generated by DMRC is available free of cost and should be taken up by the DDA.

iii) Land worth about Rs.50.00 crore is stuck up due to non-shifting of about 305 bhugals from Gujrat lines.

iv) He pointed out that excess payments had been made towards land acquisition in Narela which needs to be enquired into.

v) More emphasis should be laid on conservation and development of water bodies.

vi) More sites should be added for marriage functions.

(d) Shri Manoj Kumar Garg

i) He sought increased budget allocation for repatriation and education of bhugals.

ii) More emphasis should be given on water harvesting.

iii) Development of River Yamuna should be made priority.

iv) He pointed out that there was heavy traffic on G.T. Karnal Road which will multiply with the increase in activity in Narela. Similarly there was heavy traffic on Marginal Road. He sought ways and means to smooth traffic on these roads.

v) More sites should be added for holding marriage functions.

vi) School managements should be asked to run evening classes in satellite areas.

vii) GDA should develop and run Community Centres which could be used as marriage / banquet halls.

(e) Shri Vinod Kumar

i) He sought increased budget allocation for sports infrastructure. He suggested that there should be Sports Complexes and multi-gyms in all the constituencies.

(b) The receipt details of expenditure proposed to be made on different parts / projects and logical sequence distribution of expenses towards all and sundry items.

(c) Member Secretary, NCR, Mumbai, Secy suggested that the concept of multi-sponsoring of major schemes should be given a thought.

(d) Joint Secretary, Ministry of Urban Development sought provision of sufficient funds for integrated development of urban villages and for development of cultural centres in urban village.

After detailed discussions, the Authority approved the receipts of Rs.2031.14 cranes and payment of Rs.2239.14 cranes for RBE 2005-06 and the 95 of receipt of Rs. 2031.14 cranes and payment of Rs.2035.50 cranes with a total surplus of Rs.2.16 cranes for the year 2006-07. The Authority also approved the proposal for the obligation of Rs.2035.06 and Rs. 2035.07 pending formal consideration of the minutes of this meeting.

ITEM NO. 13/2005

Subject: Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 15.09.2005.
File No. 114(2)2005/NCR/604

It was decided by the LG that a separate meeting may be fixed for discussing the Action Taken Notes on decision taken in the various meetings of the Authority.

ITEM NO. 14/2005

Subject: Change of land use of 752 hectares of land of R&D/HC)
located from road to various urban uses.
NCR/2005-206

Proposed amendments to the agenda item were approved by the Authority.

ITEM NO. 19/2002

Sub: Approval of guidelines for provision of
Services/Communications to agencies in 2003.
F.1(156)/5/MH/DOA

Consideration of this item was deferred.

ITEM NO. 20/2002

Sub: Extension of validity of office order
no.F.1(10)/2002/2298/1973 dated 19.4.2002 to the
expiry of 10.5.2003.
F.2(255/321)/F.12-04/2002/51

Shri. Arunachal Prasad pointed out that the period may
expire at this stage as it could lead to litigation and corruption.

Commissioner (Revenue) informed that the proposal was
submitted to the suppliers who had submitted total payments within
the stipulated period of 100 days but were not aware of their interest
expiry.

The Authority agreed to allow relaxation in time to clear the
interest liability by those officers who had made payment of 100% of
principal amount within the stipulated period, with the direction that
interest relaxation would be given in future schemes.

ITEM NO. 21/2002

Sub: Approval of Guidelines for Data North Area State from 1st April,
2003 to 30th September, 2003
F.1(156)/5/MH/DOA

Proposed amendments to the agenda item were approved by the
Authority.

ITEM NO. 22/2002

Sub: Extension for installation of High Frequency Communication
Facilities.
F.4(156)/5/MH/DOA

Consideration of this item was deferred.

ITEM NO. 22/2006

Sub: Revision of Pre-determined Rates (PDRs) in Range for the Year 2005-07
F.4(21)2005/AD(P)/DCA

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 23/2006

Sub: Revision of Pre-determined Rates (PDRs) of Range Revision for Approval of Electric Power Tolerances for the year 2005-07
F.4(22)2005/AD(P)/DCA

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 24/2006

Sub: Review Petition against penalty orders by SHJ.L.A.
Sh.J.A.
F.20(60)94/AD/DC

Review Petition filed by Shri R.K. Givhar was rejected by the Authority.

ITEM NO. 25/2006

Sub: Review Petition against penalty orders by SHJ.L.A.
(Approval, 14/5/07)
F.4(21)25/AD/DC

Review Petition filed by Shri H.K. Agarwal was rejected by the Authority.

ITEM NO. 26/2006

Sub: Regularization of W/C staff into W/C (Regular)
F.4(17)99/AD(P)

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 28/2006

Sub: Status position and time schedule for submission of
Cadre Review proposals for various cadres in DOP
P.2/2/2006/400(2).

The information was noted by the Authority.

ITEM NO. 29/2006

Sub: Rehabilitation of Squatters/Refugees under the
Budget Assurance Scheme
P.5/1/19/21/01/2050

The information was noted by the Authority.

ITEM NO. 30/2006

Sub: Approval for submission of Annual Accounts for the financial
Year 2005-06 after certification of Annual Accounts by the
Office of the Accountant General (Audit) Delhi
P.4/1/19/21/01/2050

Proposals contained in the Agenda Item were approved by the
Authority.

ITEM NO. 31/2006

Sub: Fixation of Pre-determined Rates (PDRs) for Rent
No. 17 & V for the year 2006-07
P.4/20/2005/400(PY)000

Proposals contained in the agenda Item were approved by the
Authority.

ITEM NO. 32/2006

Sub: Proposed change of land use for about 2.62 hectares
(6 acres) of land in Sector-22, Dwarka, Phase-II from
"Transportation" to "Other & Semi Public Facilities
(not Public)"
P.4/20/2005/400(PY)000

Proposals contained in the agenda Item were approved by the
Authority.

water units and parks in the area. The LG assured that where action had not been initiated on these issues, it will be taken up for discussion in a separate meeting.

Meeting ended with the vote of thanks to the chair.

Delhi Development Authority
(Old Scheme Branch)

AGENDA

Sub: Rehabilitation of Squatters/Refugees under the Gadhgil Assurance Scheme

Refugees who came to India/Delhi after the partition had been approaching the Govt. of India for allotment of space so that they could have roof over their heads and stay. They were given an Assurance in the Parliament of India on 29/11/1951 by the then Works and Housing Minister Sh. V.N. Gadhgil that the squatters/refugees who have occupied public land shall be rehabilitated to alleviate the untold hardships they have suffered. Accordingly, a scheme was evolved by the Govt. of India called Gadhgil Assurance Scheme in August 1968. The purpose of the scheme was to provide space to those people who had been rendered homeless at the time of partition of the country in the year 1947.

Certain criteria were adopted, decisions were taken and resolutions were passed so that no non-eligible person may get benefit under this Scheme. As per Resolution No. 255 dated 16.11.70, following categories were formulated:

1. Persons who have their continuous residential occupation prior to 15.8.50. (Eligibility as per year) Category-A
2. Persons who have continuous residential occupation from 16.8.50 till before 30th Sept. 1960. (Eligibility as per year 1960) Category-B
3. Persons who have squatted after October 1960. (Eligibility as per year 1960) Category-C

The parameters for eligibility for Category A and essential documents prescribed are as under:

1. Refugee Regn. Certificate (Refugee Regn. Card).
2. Old Ration Card of 1950.
3. Voter list of June, 1951.
4. Receipt of payment of damages assessed by the Authority on the basis of the rates levied for the first time in 1952.
5. Census slip issued by MCD in 1963.
6. Present Ration Card.
7. Electric/Water/Telephone bills, if any, dated back to 1951.
8. Any other letters addressed to the squatter at the place of occupation before 16/8/50.

After formulation of the scheme, IDA in order to settle claims under Credit Assurance Scheme invited applications from the squatters/refugees with the cut off date being 31.12.68.

After scrutiny of the applications so received, the demand letters were issued in 1978. Out of 51 residents/claimants of RA, WEA, Karol Bagh 53 were found eligible under Cat. A and were thus issued demand letters. They also deposited the premium at the rate prevalent in 1950. One remaining applicant also got relief from Court and this was made eligible under category 'A' by the Hon'ble Court and issued demand letter alongwith 53 claimants. The scheme could not be implemented due to the fact that some non eligible persons approached the Hon'ble High Court and got the Stay order.

In the meantime, in the year 1988, the persons who had obtained the Stay approached the Lt. Governor, Delhi. Accordingly, a Committee comprising of Dy. Director (DSE) and Coordinating Officer (Duty Gen) was constituted with the approval of L.G., Delhi with the directions to scrutinize the documents and take their originals into custody to avoid any misuse of the documents in future. Another member i.e. Dy. Dir. (Admin) was also inducted into the Committee under approval of the Commissioner (G). There were about 40 non-eligible persons apart from 54 eligible persons who appeared before the Committee. The Committee started its work on 12.12.88. The Committee finally submitted its report on 25.5.89. The Hon'ble High Court vide its order dated 18.12.89 in CW-1328 & 2589 and 2388/89 and CW-2024 and 2093/89 directed the Committee to re-scrutinize its claims and to submit its report before the Court. The Committee submitted its report on 16.7.90 and the Hon'ble Court disposed of its writ petitions on 26.9.90 with the direction that till the time the winners are awarded flats/ land the pecuniary connection shall not be discontinued. When the allotment of flat/ land is made the petitioners themselves must vacate the present accommodation to the satisfaction of the authorities.

Further, some of the squatters whose cases were placed under Cat. B and C and which were rejected by the Review Committee agitated civil suits in High Court of Delhi and obtained further Stay from dispossession in the year 1991. Finally, all the petitions on the issue were clubbed and decided on 22.3.92 with the direction identical to:

- a) Place 26 persons in Cat. 'A' to allot 35.6 sq. yds.
- b) Place 24 persons in Cat. 'B' to allot 25 sq. Yds on FDR.
- c) Place 49 persons in Cat. 'C' to allot 25 sq. yds on normal rate (original). There were only 43 persons in Cat. 'C' but with the Court order in case No. CW 247/89 one person namely Sh. Madan Lal has also been included in this Category making the total number of persons of this Category 44.
- d) Government the area of RA, WEA.

Accordingly, clearance operation was launched and the area got vacated near the prison house. Thereafter plots have been carved out and fenced at site.

A drive was also held on 14.5.2002 to allot specific plots to the eligible persons as per the Court's orders but as per directions of the Court vide its above order dated 21.12.2002, no possession is to be handed over to the specific allotted allotment directions of the Court.

In the ensuing series of the eligible persons again moved to the Court for appointment of their category. Accordingly, the Honble Court vide its order dated 23.1.2003, after personal hearings of the Hon. Dir. (I) constituted a Committee headed by Retd. Judge of Delhi High Court Honble Justice K. Ramaswamy as Chairman and three Dir. (I) Mr. Jagdish Chandra as its Member to consider the grievance of approved plaintiffs.

After receiving the report of the Member Committee, the ADJ, Delhi has directed DDA to release physical possession of plots to all persons and to file a return report. The report of Committee is at Annexure A. After obtaining the opinion of the Legal Dept. as well as the opinion of the ADJ, Solicitor General the case was put to the competent authority to accept the report of the Committee. The following issues have been considered and decided:-

- i) Acceptance of Judgment of Honble ADJ and recommendations of Justice K. Ramaswamy Committee.
- ii) As a result of acceptance of Judgment of ADJ, Recommendations of Justice K. Ramaswamy Committee out of 13 claimants, 16 claimants have been directed to DDA to get plots under Category 'A' but it is not possible to accommodate all in A-A; V.C. Karol Bagh as this much land is not available there. Hence, bearing in view availability of land, the off and persons may be adjusted in the nearby areas like Asirka Park, Raj Road & Shankar Road being the land of equivalent value. This proposal stands approved by V.C. DDA on 4/7/05.
- iii) In addition to those 16 persons, there are 5 more persons who have been categorized 'A' vide orders of the Honble High Court in nos. CWP 191/1987 and CWP 18042/2001 (for RP No. 224/05) and by the Committee constituted by DDA for the purpose. Thus, there are 19 persons now in Category-

- (iv) The possibility of a reduction of area of plot from 85.6 sq. yds. under Category 'A' already stands decided by the Ministry and the Government. Allocation of 85.6 sq. yds. under Category 'A' has been allotted to the court. Besides this much area, it has been notified to the allotment. Government officials are not in a position to provide.

We have following numbers of plots available in A, B & C Karat-Dagla:

Category 'A'	0 plots of 85.6 sq. yds.
Category 'B' and 'C'	Plots of 25 sq. yds.
Total	25

So far 25 allotment letters have been issued, bifurcation of which is given below:

Category 'A'	25	
Category 'B' & 'C'	02	
Elements already categorized - 'A'		25
Out of 02 elements categorized under B & C, 01 element is upgraded to Category - 'A' by the Hon'ble High Court and DDA Committee		01
Elements recommended to Category 'A' allotment by Justice K. Ramanurthy Committee		01
Total		45
Plots available under category - 'A' measuring 85.6 sq. yds.		30
Now we need to adjust (45-30=15) elements under Category 'A' as far as to the extent possible. There are 15 plots available in the area, we have to adjust them in the area of 15 plots, which are available in the area of 15 plots.		15

The above practice is submitted for information of the Authority.

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1999/2000

1999/2000

Statement of Income and Expense for the year ended 31st March 1999/2000

1999/2000

1999/2000

The following table shows the results of the operations of the company for the year ended 31st March 1999/2000. The figures are in thousands of Rupees unless otherwise stated.

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1

Abstract

18

The reported values could be affected by low or high levels of sampling effort. Limitations in other areas should not be overlooked.

The boundary lines proposed by the surveying party shall be implemented by connecting unencumbered adjacent and related tracts, then, at some date replace by other tracts land, in part or in whole, at the earliest.

3

24

RECOMMENDATIONS

The proposals contained in the report that were approved by the Authority, together with the suggestion of that Panel Group, the 12 General High the Income should be implemented expeditiously.

PG
and

1969-10-19/70

Subject: Rehabilitation of displaced persons in Delhi who had acquired public land before 15-8-1950 and had not been given regular land, not acquired any plot/land in D.D.I. The interested applicants were requested to furnish information in the prescribed proforma by the 31st December, 1969.

In pursuance of the directions of the Standing Committee Resolution No. 64, dated 24th/25th August, 1969, applications were invited from such of the displaced persons in Delhi who had acquired public land before 15-8-1950 and had not been given regular land, not acquired any plot/land in D.D.I. The interested applicants were requested to furnish information in the prescribed proforma by the 31st December, 1969.

In all, 1533 applications were received. Therefore, the Vice-Chairman of the Development authority constituted a Committee to examine the applications of persons who had furnished the information received in the Authority's offices:-

1. By Secretary, Govt. of NCT of Delhi, Delhi. (Shri A. S. Chaudhary).
2. By Secretary, Delhi Administration, Delhi. (Shri I. K. Suri).
3. As per Govt. of NCT of Delhi (as to be constituted by Govt. of NCT of Delhi). (Shri H. C. Aroon).
4. As per Govt. of NCT of Delhi (as to be constituted by Govt. of NCT of Delhi). (Shri K. Mani Lal).
5. As per Govt. of NCT of Delhi (as to be constituted by Govt. of NCT of Delhi). (Shri A. C. Sarkar (Convener)).

The Committee, therefore, examined all these applications and also gave the applicants personal hearing as most of them had not furnished proper documents along with their original applications. The basis on which the

Committee has examined the applications already given
relief.

- (1) Burma Registration Certificate
(2) (essential);

(3) Documents regarding payment of damages
received by the Ministry on the
basis of the rules issued for the
first time in 1952.

The following documents were also examined
wherever available, so that no wrong persons would receive
relief.

- (1) Register of 1951.
- (2) Village Directory of 1951, dating back to 1951.
- (3) Census of 1951.
- (4) Census of 1951.
- (5) Any other documents relating to the
squatter at this place or elsewhere
prior to 15th August, 1950.

As a result, the Committee found a total number
of 1201 persons (approximate) who may be eligible to the
grant under the United Nations Relief Commission.
The Committee has also found that the
total will give an idea of the size of the problem involved.
According to these figures, persons falling in the
following categories may be considered:

- (1) Those not squatters, genuine refugees
who have been since 1950 even though they
are refugees (that is, those who
have moved inland or to other
places during the last 10 years).
- (2) Those squatters on private land who
have been since 1950 even though they
are private landholders (that is, those
who have moved inland or to other
places during the last 10 years).
- (3) Those squatters on private land who
have been since 1950 even though they
are private landholders (that is, those
who have moved inland or to other
places during the last 10 years).
- (4) Those persons who have been since 1950
even though they are private landholders
(that is, those who have moved inland or
to other places during the last 10 years).

LIST OF APPLICANTS (CATEGORY WISE)

(Based on the records available in the OSB)

Sl.No.	Area	Number of Applicants (category wise)				
		A	B	C&D	Rejected	Total
1.	Subhash Nagar S/2(192)72/OSB	25	4	10	3	42
2.	Various Areas S/2(192)72/OSB					
	(a) Ashok Nagar	30	06	15	01	52
	(b) Subhash Nagar	32	08	08	08	56
	(c) Sat Nagar		1		-	2
	(d) Bagh Raoli	4	1	2	1	8
	(e) Naiwala	3	1	-	-	4
	(f) Upper Ridge Road	8	1	4	-	14
3.	Various Areas S/3(99)79/OSB					
	(a) Sat Nagar	5	2	2	4	13
	(b) Ashok Nagar	7	1	5	-	13
4.	(a) Ashok Nagar	12	-	-	-	-
apc 06.07 / 978	(b) Sat Nagar	7	-	-	-	-
5.	Ashok Nagar S/3(162)79/OSB	27	2	13	1	43
6.	Ashoka-Pahani Patz Road F. No. S/2(53)72/OSB	-	1	-	-	-
Total		163	28	60	18	234

3/21(92)/72-0583

1st CATEGORY

1. 3/21(33)/72	T/2376	Sh. Dar Abhugyan Dasu
2. 3/21(34)/72	T/2407	Sh. Harved Kaur
3. 3/21(72)/72	T/2462	Sh. Mohan Singh
4. 3/21(67)/72	T/2532	Sh. Bina Ram

2nd CATEGORY

1. 3/21(122)/72	T/2379	Sh. Mohind Asu
2. 3/21(30)/72	T/2453	Sh. Chandi Devi
3. 3/21(35)/72	T/2385	Sh. Ram Lal Kora
4. 3/21(66)/72	T/2438	Sh. Jawant Singh
5. 3/21(11)/72	T/2455	Sh. Ram Parkash
6. 3/21(101)/72	T/2439	Sh. Kanchi Das
7. 3/21(29)/72	T/2413	Sh. Krishan Devi
8. 3/21(15)/72	T/2501	Sh. Raj Devi
9. 3/21(22)/72	T/2415	Sh. Ganga Das
10. 3/21(3)/72	T/2486	Sh. Jagdish Chander

3rd CATEGORY

1. 3/21(21)/72	T/2535	Sh. Ram Singh
2. 3/21(74)/72	T/2397	Sh. Khari Lal
3. 3/21(110)/72	T/2432	Sh. Dharma Chandra

①

LIST OF MEMBERS

1.	8/21(95)/72	2/2758	Sh. Kharan Chand Kohli
2.	8/21(187)/72	T/719	Sh. Kharan Lal Bedhal
3.	8/21(130)/72	T/2535	Sh. Kasturi Lal
4.	8/21(59)/72	2/2384	Sh. Chand Parkash
5.	8/21(11)/72	2/2390	Sh. Harman Lal
6.	8/21(93)/72	T/2390	Sh. Tak Chand
7.	8/21(85)/72	2/2466	Sh. Harman Dass
8.	8/21(5)/72	2/2405	Sh. Krishan Lal
9.	8/21(100)/72	2/2417	Sh. Ram Kanti
10.	8/21(45)/72	T/2475	Sh. Man Chand
11.	8/21(6)/72	2/2400	Sh. Bhagwati W/Co Sh. Gian Chand
12.	8/21(82)/72	T/2381	Sh. San Ram Dass
13.	8/21(71)/72	T/2422	Sh. Boda Lal
14.	8/21(29)/72	T/2536	Sh. Ver Parkash & Other Legal heirs of Sh. Ver Parkash.
15.	8/21(34)/72	T/2538	Sh. Manji Dass
16.	8/21(78)/72	T/2529	Sh. Ganga Singh
17.	8/21(17)/72	T/2465	Sh. Sardar Lal, Bhola Lal & Sh. Bhabha Chander.
18.	8/21(12)/72	2/2452	Sh. Vir Ram
19.	8/21(105)/72	2/2460	Sh. Ram Nath W/Co
20.	8/21(13)/72	T/2475	Sh. Dnyan Lal
21.	8/21(21)/72	2/2488	Sh. Ganga Dass
22.	8/21(73)/72	T/2486	Sh. Ram Puri
23.	8/21(45)/72	T/2450	Sh. Kharan Lal W/Co
24.	8/21(24)/72	T/2308	Sh. Dnyan Singh
25.	8/21(91)/72	T/2451	Sh. On Parkash

V.C. has approved the recommendations
of the Committee with a warning
ask the party to produce no objection
certificate from Damage Section
placed for letter is added
for future please

9/14/79

9/15/79

9/15/79

9/15/79

It is said that the above is the recommendation
President of T. 222 Subhash Mehta, being a
Karnal. B. 222, now being has been placed under
Category A of General reference scheme against
the above said premises by the statement
Committee vide its minutes dated 17-5-79
at P. 3/Note. The recommendation of the
Committee has been approved by the V.C.
D. 222. vide his minutes dated 28-5-79 at
P. 3/Note. It is also

(2)

-6-400 S/21(42)72/038

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The Committee have scrutinised 17 more cases under General Assurances, the details of which are given below:

	Generalized	E.	C&D	Rejected	Total
Ashok Nagar	30	6	15	1	52
Shibash Nagar	52	0	0	0	52
Sat Nagar	..	..	..	..	2
Bagh Badi	4	1	2	..	8
Karwala	3	1	..	..	4
Upper Ridge Road	5	1	1	..	11
Block B-1	9	2	..	..	11
					<u>136+11=147</u>

The particulars of these cases are given in the list at Para-11 to 21 and detailed recommendations of the Committee are contained in individual files. With the finalisation of this list, the work pertaining to General Assurance has nearly been completed, only a few cases where the documents have not been furnished are to be examined by the Committee. D.L.G./Commissioner/V.C. may approve this list so that further action for inviting objections and issuing allotment letters may be taken.

Sd/-
(Rambir Singh)
Dy. Director (QA).

Encl:-

May kindly approve the above action. The list will be displayed on 26.9.79 & objections invited.

Commissioner (D) - (in leave).

Sd/- P.L.M.
25/9/79

Y.C.

Approved.

Sd/-
Vice-Chairman/25.9.79.

(18)

31/12/1972

12. 12/12/72

1.	3/21(51)/72	T/2394	Sgt. Anant Kaur
2.	3/21(30)/72	T/2395	Sgt. Nagesh Dahi
3.	3/21(6)/72	T/2380	Sgt. Parshat
4.	3/21(57)/72	T/2401	Sgt. Harjit Singh
5.	3/21(14)/72	T/2483	Sgt. Kaushiyas Dahi
6.	3/22(19)/72	T/2494	Sgt. Bhagwanti
7.	3/21(113)/72	T/2383	Sgt. G. Parshat
8.	3/21(52)/72	T/2335	Sgt. Dharan Paul Dewan
9.	3/21(16)/72	T/2510	Sgt. Sachin Nanti Khanda
10.	3/21(14)/72	T/2382	Sgt. Karam Dahi
11.	3/21(9)/72	T/2357	Sgt. Nand Singh
12.	3/21(233)/72	T/2487	Sgt. Sushila Dahi Khanda
13.	3/21(55)/72	T/2401	Sgt. Nand Nand
✓ 14.	3/21(99)/72	T/2494	Sgt. Nand Nand
15.	3/21(39)/72	T/2437	Sgt. Nishan Dahi
16.	3/21(52)/72	T/2405	Sgt. Dalbir Singh
17.	3/21(707)/72	T/2434	Sgt. Nand Dahi
18.	3/21(99)/72	T/2495	Sgt. Krishan Lal Khanda
19.	3/21(90)/72	T/2441	Sgt. Nand Singh
20.	3/21(120)/72	T/2505	Sgt. Nand Lal
21.	3/21(34)/72	T/2395	Sgt. Nand Lal
22.	3/21(58)/72	T/2466	Sgt. Nand Lal
23.	3/21(50)/72	T/2466	Sgt. Nand Lal
24.	3/21(50)/72	T/2464	Sgt. Nand Lal
25.	3/21(75)/72	T/2529	Sgt. Nand Singh
26.	3/21(71)/72	T/2382	Sgt. Nand Dahi
27.	3/21(120)/72 3/21(7)/72	T/2449 T/2410	Sgt. Nand Nand & Nand Singh Sgt. Parshat Singh
28.	3/21(33)/72	T/2450	Sgt. Nand Nand Khanda
29.	3/21(133)/72 3/21(120-35)/72	T/2452 T/2452	Sgt. Nand Lal & Krishan Lal jointly.
30.	3/21(110)/72	T/2452	Sgt. Nand Nand

Wob

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21. 8/21(42)/72 T/2427 Sh. Ram Lal Chandra
22. 8/21(135)/72 T/2422 Sh. Ram Singh

MR. GURJIT SINGH

1. 8/21(32)/72 T/2423 Sh. Ram Singh
2. 8/21(115)/72 T/2426 Sh. Gurdev Singh
3. 8/21(13)/72 T/2440 Sh. Ram Singh & Sh. Ram Singh
4. 8/21(84)/72 T/2422 Sh. Ram Singh
5. 8/21(40)/72 T/2446 Sh. Ram Singh
6. 8/21(27)/72 T/2428 Sh. Gurdev Singh
7. 8/21(2)/72 T/2446 Sh. Ram Singh
8. 8/21(41)/72 T/2427 Sh. Ram Singh

MR. GURJIT SINGH

1. 8/21(1)/72 T/2426 Sh. Ram Singh
2. 8/21(12)/72 T/2427 Sh. Ram Singh
3. 8/21(55)/72 T/2428 Sh. Ram Singh
4. 8/21(34)/72 T/2429 Sh. Ram Singh
5. 8/21(124)/72 T/2430 Sh. Ram Singh
6. 8/21(125)/72 T/2431 Sh. Ram Singh & Sh. Ram Singh
7. 8/21(26)/72 T/2432 Sh. Ram Singh
8. 8/21(44)/72 T/2433 Sh. Ram Singh

MR. GURJIT SINGH

1. 8/21(66)/72 T/2434 Sh. Ram Singh
2. 8/21(115)/72 T/2435 Sh. Ram Singh
3. 8/21(21)/72 T/2436 Sh. Ram Singh
4. 8/21(42)/72 T/2437 Sh. Ram Singh
5. 8/21(53)/72 T/2438 Sh. Ram Singh
6. 8/21(115)/72 T/2439 Sh. Ram Singh & Sh. Ram Singh
7. 8/21(21)/72 T/2440 Sh. Ram Singh
8. 8/21(55)/72 T/2441 Sh. Ram Singh

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14/11/51-28/11/51

208: 1. The Government of Madras passed an order on 19/11/51 regarding public land before the 1951 Act, and the Government of Madras.

The following is a list of the names of the persons who have been appointed as members of the committees for the purpose of the above-mentioned order, and the names of the persons who have been appointed as members of the committees for the purpose of the above-mentioned order.

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15 2. 2/3(82)/79 T/2357 Sh. Krishan Baidar

In the files for Committee on Governmental
 Affairs, Office of the Secretary, U.S. House of Representatives
 following are the names of the members of the Committee in each case and of
 the individual files (where listed).

1. ASHOK K. SINHA
 2. 1287
 3. 1288
 4. 2245
 5. 2362
 6. 2482/2481
 7. 2301
 8. 2351
 9. 2205
 10. 2250
 11. 2254/A
 12. 2374
 13. 2380
 14. 2386
 15. 2389
 16. 2393
 17. 2397
 18. 11244/I
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1.	5/3(71)/79	T/2357	Sh. Ram Parbasi
2.	5/3(102)/79	T/2359	Sh. Lal Hanti
3.	5/3(170)/79	T/2352	Sh. Dinesh Singh
4.	5/3(90)/79	T/2355	Sh. Ram Ram Lal
5.	5/3(103)/79	T/2354/2	Sh. Ram Lal
6.	5/3(103)/79	T/2355	Sh. Sati Singh
7.	5/3(157)/79	T/2320	Sh. Mahan Singh
8.	5/3(39)/79	T/2286	Sh. Chuni Lal Chini
9.	5/3(112)/79	T/2280/1	Sh. Pooja Kumari
10.	5/3(124)/79-083	T/2321	Sh. Trilok Singh
11.	5/3(124)/79	T/2319	Sh. Ganga Devi
12.	5/3(128)/79	T/2301	Sh. Vaha Ram Pishan
13.	5/3(122)/79	T/2317	Sh. Ram Singh
14.	5/3(130)/79	T/2331	Sh. Brijesh Singh
15.	5/3(131)/79	T/2338	Sh. Manoj Hanti
16.	5/3(132)/79	T/2336	Sh. Sushma Devi
17.	5/3(133)/79	T/2330	Sh. Ram Singh
18.	5/3(134)/79	T/2333	Sh. Manoj Singh
19.	5/3(125)/79	T/2385	Sh. Ram Singh
20.	5/3(136)/79	T/2331	Sh. Ram Singh
21.	5/3(137)/79	T/2337	Sh. Manoj Singh
22.	5/3(138)/79	T/2334	Sh. Ram Singh
23.	5/3(172)/79	T/2312/1	Sh. Manoj Singh
24.	5/3(175)/79	T/2355/2	Sh. Manoj Singh
25.	5/3(135)/79	T/2263/2	Sh. Ushar Chini
26.	5/3(177)/79	T/2308	Sh. Ram Singh
27.	5/3(72)/79	T/2356	Sh. Chuni Lal

1B1 CUBA CUBA

B [1. 6/3(130)/79 T/2249 Mr. Harrison Stough
2. 6/3(82)/79 T/2337 Ob. Kenneth Belove]

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ICL ID. CATEGORY

1. S/3(169)/79 E/2343 Col. Dardhan Lal
2. S/3(165)/79 E/2226/2 Col. Gax Devi
3. S/3(111)/79 E/2303 Col. Nandan Lal
4. S/3(140)/79 E/2323 Col. Nand Lal Singh
5. S/3(132)/79 E/2627 Col. Jagat Singh
6. S/3(129)/79 E/2333/3 Col. Nand Singh
7. S/3(167)/79 E/2281 Col. Nandan Lal
8. S/3(133)/79 E/2281 Col. Chander Lal
9. S/3(141)/79 E/2284 Col. Jagat Lal
10. S/3(136)/79 E/2280/2 Col. Jagat Singh
11. S/3(167)/79 E/2337-3 Col. Chander Lal
12. S/3(163)/79 E/2336 Col. Nandan Lal
- ✓ 13. S/3(162)/79 E/2335 Col. Ishar Devi

EXCLUDED.

1. S/3(160)/79 E/2335 Col. Swarn Kumar

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Extract from F.No S/2(53)72/034.
(at P.387/c)

Ashoka Bahari, Kazi Bari

387/c

The property coming under Category 'B'

1. S3(16)85 Smt. Shakti Devi

T-11173

T-445 (Hypothecation)

11.34

Continuing case
not yet closed
pending in High

Laxmi Mahavidyalaya Vs DDA
in W.P.(C) 7600/2016 is pending
in the Hon'ble High Court, Delhi

No. DDA(7)/2008-1183

Dt. 07.08.2018

Minutes of Meeting

Subject: Regularisation of land under Gadjil Assurance to the persons settled in areas under 'in-situ regularisation'

A meeting was held in the chamber of the Vice Chairman, DDA on July 23, 2018 at 12.30 PM to discuss the subject matter, in which the following were present:

- i) Vice Chairman - in chair
- ii) Finance Member
- iii) Asst. Commissioner (Coordination)
- iv) Chief Legal Advisor
- v) Commissioner (L&D)
- vi) Director (OSR/Indl)
- vii) Director (LC)
- viii) Dy. Director (OSR)
- ix) AD(OSR)

BACKGROUND

After partition of the country in 1947, many refugees from the areas of present Pakistan migrated to Delhi and occupied vacant premises/land left by the evacuees who had migrated to Pakistan. Those who settled here before 15 August 1950 are covered under the Gadjil Assurance and have been made entitled for regularisation of land in their occupation at FDR rates up to 200 sq yard and beyond that at market rate, while considering the redevelopment proposal of Block-8A, Western Extension Area, Karol Bagh, on the recommendation of the Committee based on the general agreement with the representatives of displaced persons, the applicants who were covered in the Gadjil Assurance (settled by 15 August 1950) were grouped as Category 'A', those who came between 16.08.1950 to 20.09.1960 were grouped as Category 'B' and those who came between 01.10.1960 to 1980 were kept under Category 'C'. While there was a decision taken for Category 'B' persons settled in the area of 8-A, WEA, Karol Bagh, which was redeveloped, there is no decision regarding those refugees who settled in other areas of Delhi after that cut off date of 15 August 1950. Therefore, a decision about regularisation of Category 'B' occupiers is required as they are continuously settled on the government land in their occupation since more than five to six decades and in absence of a decision in this regard, they are unable to construct their houses by demolishing the dilapidated structures in which they are living. They are forced to live in their dilapidated buildings in inhabitable conditions as the local body does not pass their building plan in absence of regularisation of the land in their names. VC informed that there are several aggrieved visitors during his Public Hearings, who are continuously requesting him to resolve this issue.

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1. C.A stated that in view of the continuous occupation of the government land by them, it is virtually impossible for the Government to legally take the land back, and which area is not coming under any redevelopment plan. Therefore, he was of the view that a decision in this regard is absolutely required.

ANNEXURE-H**DELHI DEVELOPMENT AUTHORITY
(OLD SCHEME BRANCH)**W BLOCK, 2nd FLOOR, VIKAS SLOAN,
NEW DELHI - 110023

File No. S-22(7)/2005

Date: 15/1/19

Subj: Minutes of meeting held on 28.12.2018 at 11:00 AM under the chairmanship of VC, DDA to discuss the issue regarding regularization of land occupied by the Refugees settled after 15. Aug 1950 (not covered under the Gadgil Assurance), in areas of Delhi.

Following were present:

1. Vco Chairman, DDA
2. Finance Member, DDA
3. Sh. Shri Pal, PGI M.
4. Sh. Vinod Kumar Yadav, C.A.
5. Sh. Suresh R., C.A.D.
6. Sh. Kamal Joshi, Director (I & C)
7. Sh. VS Yadav, Director, LM (HC)
8. Sh. F. Aravindu Karthi, Director (OSB)
9. Sh. Indresh Kumar, Dy. Director (OSB)

In Chair

Initiating the discussion, Director (OSB) apprised everyone about the last meeting held on 25.01.2018 under the chairmanship of the then VC, DDA Sh. Dilip Pratap Singh wherein it was unanimously decided that:

- i) The limit of regularization of lands at PDR in respect of such refugees who has occupied land between 16th August 1950 to 30th September 1950 or their descendant if he kept at 1/3rd of 200 sq. yd. i.e. 66.67 sq. yd. subject to area for which damage is being paid.
- ii) Any land beyond this limit, will be regularized at the prevalent circle rate fixed by the GMD/D subject to area for which damage is being paid and total area not exceeding 200 sq. yd.
- iii) Regularization can be requested only after the damage clearance certificate is issued by the Damage Section after realizing the total amount of pending damage charges against the property in occupation of the refugee/their descendant.
- iv) This will be allowed only to the original refugees or their descendant and who have not availed any benefit in Delhi in form of land or Flat/Shop in view of their refugee status.
- v) A draft agenda may be prepared in consultation with Legal Unit & Finance Dept. for placement before the Authority for its consideration and approval at the earliest possible.

In view of above, draft agenda was prepared and submitted to Finance Wing for their concurrence. Finance Wing has flagged following points:-

- a) The M/Wing has not clarified the fate of those cases where the area happens to be more than 200 sq. yd.

u) Working may be decided by taking into comparative position rates of PDR for 2018-19 @ Rs. 5052 per sq. yd. for developed areas which was worked out after increasing the rate of 1978-80 of Rs. 12.52 per sq. yd. as fixed by the Govt. of India with 16% per annum (compounded) for the period covered under the Hadaji Assurance Scheme for those who occupied land upto 16.5.1952 and current PDR for 2018-19 for developed areas which is Rs. 30318 per sq. yd. It was also stated that majority of areas, in many cases like Subhash Nagar, Ashok Nagar, Sat Nagar, Nagn Raji, Narwalan, etc. are now developed areas.

v) MWD may be requested to take a considered view of application of compensation as fixed by the GNCTD and current market rates.

During discussion, it was suggested that the not practically possible to fix a area exceeding 200 sq. yd. and that there should not be any limit on maximum area subject to a condition which damage is being paid. It was also discussed that in some area the rate is higher than the market rate.

After discussion was unanimously decided that:

i) The limit of regularization should be at PDR in respect of such refugees who had occupied lands between 22 August 1950 to 30 September 1950 or their descendants, up to a limit of 200 sq. yd. or Rs. 5.67 per sq. yd. subject to area for which damage is being paid at current PDR for 2018.

ii) The land beyond 200 sq. yd. upto 200 sq. yd. can be regularized at the prevailing rates fixed by the GNCTD subject to area for which damage is being paid.

iii) The land beyond 200 sq. yd. can be regularized at the prevailing rate fixed by the GNCTD or market rate, whichever is higher, subject to the total area for which damage is being paid.

iv) Regularization can be requested only after the damage clearance certificate is issued by the District Section after realizing the total amount of pending damages on the basis of the property occupation of the refugee or their descendant.

v) The regularization will be allowed only to the original refugees or their descendants and who have not availed any benefit in Delhi in form of land or flat before or after their regularization.

vi) The regularization may therefore be received accordingly for placement before the Authority for its consideration and approval at the earliest possible.

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

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For Director (S&D)

By: Director (S&D)

ITEM NO.33/2019

Sub: Furnishing of false Affidavits by registrants of Rohini Residential Scheme, 1981 for obtaining allotment of plots.
F.1(Estt.)Misc./LSH/RO/2019

Background:

1. The scheme for allotment of residential plots in Rohini was launched on 9th Feb, 1981. One of the eligibility criteria of the Scheme as per Clause 1(ii) of the terms & conditions of the allotment of plots was that: -

"the individual or his wife/ her husband or any of his/her minor children do not own in full or in part on lease hold or free hold basis any residential plot of land or a house or have not been allotted on hire purchase basis a residential flat in Delhi/ New Delhi or Delhi Cantonment. If however, individual share of the applicant in the jointly owned plot or land under the residential house is less than 65 sqm., an application for allotment of plot can be entertained. Persons who own a house or a plot allotted by DDA on an area of even less than 65 sqm. shall not however, be eligible for allotment".

2. After the launch of RRS-1981, (w.e.f. 09.02.1981 to 24.04.1981), the DDA (Disposal of Developed Nazul land) Rules, 1981 (hereinafter referred to as the "Nazul Rules") were notified and they came into force w.e.f. 26.09.1981. One of the eligibility criteria as per Rule 17 is as under:

*"Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than, an individual-referred to in clause (i) of rule 6, who or whose wife or husband or any of his or her dependent children whether minor or not, or any of his or her dependent parents or dependent minor brother or sisters, ordinarily residing with such individual, own in full or in part, lease hold or freehold basis, any residential land or house or who has been allotted on hire purchase any residential land or house in the Union Territory of Delhi
Provided that where, on the date of allotment of Nazul Land*

- a) other land owned by or allotted to such individual is less than 67 sqm.*
- b) the house owned by such individual is on a plot of land which measures less than 67 sqm or*
- c) the share of such individual in any such other land or house measures less than 67 sqm, he may be allotted a plot of Nazul Land in accordance with the provisions of these rules.*

3. Under Section 22 of DD Act, 1957, Central Govt. places at the disposal of the Authority all or any developed or undeveloped land, vested in the Central Govt. known as "Nazul Lands" for the purpose of development. The said land is dealt with by the Authority in accordance with the (Nazul Land) Rules and directions given by the Central Government in this behalf.
4. The crucial date to determine on which the eligibility of the applicant under Rohini Residential Scheme, 1981 is to be examined is the date on which allotment of plot is made by DDA. On coming into force of the Nazul Land Rules i.e. 26.09.1981, the eligibility of the applicants for allotment of plot is to be considered in terms of Rule 17 of the aforesaid Rules and the terms and conditions contained in the Scheme, to the extent they are repugnant to the provisions contained in the aforesaid Rules, cannot be resorted to.
5. An Agenda Item No. 52/2017 was placed before the Authority regarding relaxation in the eligibility criteria in respect of RRS, 1981. The proposal contained in the Agenda Item was approved in Authority Meeting held on 20.11.2017 and decided that the matter be referred immediately to MoHUA, Govt for necessary action to provide relaxation under Rule 45(2)(b) of DDA (Disposal of Developed Nazul Land) Rule, 1981.
6. The Director (DD), MoHUA vide Office Memorandum dated 15.11.2018 has conveyed that the "*Central Government has considered the proposal of DDA and in view of the special circumstances in the instant case of inordinate delay in delivery of properties under the afore said scheme by DDA and has agreed to the request of DDA to relax provisions of Rule 17 of Nazul Rules as per provision of section 45(2)(b) of Nazul Rules. The relaxation is available only to the registrants of Rohini Resdl. Scheme, 1981 if they have bought residential properties on or after 25.04.1986*".
7. Besides relaxation in the eligibility clause for the registrants of RRS, 1981 there were other proposals also that were approved by the Authority which included a proposal that:

"(V) The cases of false affidavits furnished by the applicants to circumvent the conditions with regard to owning of property in Delhi on the date of allotment of a plot under RRS, 1981 are ab initio void for any consideration of allotment due to furnished of false affidavit to acquire

land fraudulently from DDA land shall not be accordingly considered under the scheme."

8. On examination of the issue regarding filing of false affidavits by the allottee(s) (approx. 1800 cases), it was traced that the issue had cropped up in view of DDA's letter dated 7.12.2012 where specifically an affidavit was sought from registrants, at the time of verification and genuineness of documents, declaring that:

"An affidavit declaring that I or my wife/ husband or any of his/ her minor children do not own in full or in part on leasehold or freehold basis of any residential plot of land or a house or have not been allotted a residential flat by DDA in Delhi/ New Delhi or Delhi Cantonment."

9. This aspect is also reinforced by the applicants appearing in RRS that they have submitted the affidavit in view of the aforesaid letter of DDA. The view of the Legal department were obtained on the issue of false affidavits submitted by registrants/ applicants at different occasions in RRS, 1981. Referring to Section 193 and 191 of IPC it was opined that submitting false affidavit before an administrative authority is an offence punishable with imprisonment of either description for a term which may extend to three years and shall also be liable to fine. A complaint has to be filed before court of competent jurisdiction in all such cases of RRS, 1981 where department decides to initiate action as per law. It was further opined that an Affidavit is a declaration on oath the true facts which are in the knowledge of the deponent. The department cannot and should not provide any specimen of the Affidavit. Instead the department should seek declaration with respect to ownership of properties in Delhi during the period from 1981-1986. Since there is no specified language that has been prescribed for an Affidavit, let the registrants/ allottees themselves make true statements.

10. In view of above, a correct affidavit needs to be submitted, at the time of applying for plot (in 1981), and any wrong affidavit in this regard makes the application liable to be rejected. However, the affidavit submitted in 2012 is not relevant as the relaxation has been made in the allotment policy. Wrong affidavit in 2012 will therefore attract action as per para 9 above, but will not make the application for allotment of land void.

11. Proposal:

Considering the relaxation under Rule 45(2)(b) of MDA (Disposal of developed Nazul Land) Rule 1981 in the eligibility criteria in respect of RRS, 1981, allowed by the Central Government vide OM dated 15.11.2018 to the extent that the provision of Nazul Rule 1981 will not be applicable w.e.f. 25.4.1986 and further keeping in view of reason stated above and the interest of registrant / allottees of RRS-1981, it is proposed that: -

- A. The registrants/ allottees of RRS, 1981 shall submit a declaration regarding owning in full or in part, on lease hold or freehold basis, any residential land or house or who has been allotted on hire purchase any residential land or house in the Union Territory of Delhi prior to 25.04.1986 area measuring more than 67 Sqm. in his/ her name or wife or husband or any of his or her dependent children whether minor or not, or any of his or her dependent parents or dependent minor brother or sisters, ordinarily residing with such individual.
- B. Any affidavit submitted, contrary to the facts regarding ownership of property in 2012 may not be an impediment for allotment under RRS-1981 as same has become irrelevant subsequent to relaxation granted by the MoHUA.

RESOLUTION

The proposal contained in the agenda item was approved with the modification in the subject head by deleting "false" before the word "affidavit" as the decision is to ignore the previous affidavit and it cannot be said that they are false without investigation.

ITEM NO. 34/2019

Subj: Proposed change of land use of an area measuring 0.8860 ha. (2.189 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning, Zone-D.

File No. F.20(15)2015/MP

1.0 Background

- i. L&DO vide letter No. L&DO/4-H-D/1(1398)/382 dated 12.12.2018 has forwarded revised allotment letter dated 10.03.2017 of 8660 sq.m. (2.189 acre) of land in Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi with changed dimensions in lieu of earlier allotted land measuring 8025 sq.m. (1.983 acre). In this letter, L&DO has also given No Objection with respect to change of land use.
- ii. Further, on the basis of the L&DO letter dated 12.12.2018, the said proposal of change of land use from 'Residential' to 'Public & Semi-Public Facilities' was placed before the Authority in its meeting held on 21.02.2019 and 25.02.2019 vide item No. 05/2019. The decision of the Authority meeting is reproduced below:

*"The proposal contained in the agenda item was approved.
Public notice inviting objections/suggestions has issued.
(The copy of Authority Agenda along with decision is enclosed as Annexure-I)*

2.0 Public Notice

A Public Notice for inviting objections/ suggestions from the public was issued vide S.O.1281(I) dated 09.03.2019 (Annexure-II).

3.0 Board of Enquiry & Hearing Meeting

In response to Public Notice dated 09.03.2019, no objections/ suggestions have been received. Since no objections & suggestions were received within the stipulated time period, the meeting of Board of Enquiry and Hearing shall not be required.

4.0 Information as per the MoUD (now MoHUA), GOI letters dated 07.04.2015 & 04.09.2015

The information with respect to MoUD letters dated 07.04.2015 & 04.09.2015 may be referred in enclosed Authority Agenda as Annexure-I.

5.0 Proposal

The proposal for change of land use of an area measuring 0.8860 ha (2.189 acre) may be changed from Residential to Public & Semi-Public Facilities. The boundary description as per layout plan provided by L&UD is as follows:

Location	Area	Land use as per MPD-2021 (ZDP of Zone-D (prepared under MPD-2001)	Land use Changed to	Boundaries
Proposed Office of the Deputy Commissioner (National Level) at Pucker BDU, falling in Planning Zone-1	0.8860 ha (2.189 Acre)	As per MPD-2021 Residential as per approved Zonal Development Plan of Zone-D prepared under MPD-2001	Public & Semi-Public Facilities	North: Proposed Primary Schools South: Loani Dava Upadaya Marg (BRTF MROW) East: Proposed 200 M Road West: Proposed Group Housing Vacant Plots Existing 200 M Road

Copy of Layout Plan provided by L&UD is enclosed as Annexure-III

5.0 Recommendation

The proposal in para 5.0 above is placed before the Authority for approval. After the approval of the Authority, the proposal shall be sent for issuance of the final notification by the Ministry of Housing & Urban Affairs, Government of India.

RESOLUTION

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

दिल्ली विकास प्राधिकरण AGENDA FOR THE AUTHORITY

Sub: Proposed change of land use of an area measuring 0.8860 ha. (2.169 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning, Zone-D.

File No. F.20 (15)2015/WP

1.0 Background

- i. L&DO vide letter No. L&DO/L-II-B/1(1388)/382 dated 17.12.2016 (Annexure-A) has forwarded revised allotment letter dated 10.03.2017 of 8860 sq.m. (2.169 acre) of land to Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi with changed dimensions in lieu of earlier allotted land measuring 8075 sq.m. (1.983 acre). In this letter, L&DO has also given No Objection with respect to change of land use.
- ii. Earlier on the request of L&DO, MoIUA, Govt vide letters dated 14.05.2015 and 18.04.2016, the proposal of change of land use of an area measuring 0.802 Ha. (1.983 acre) from 'Residential' to 'Public & Semi-Public Facilities' was considered by Technical Committee in its meeting held on 08.06.2016 vide item No. 30/2016, for further processing under Section -11A of DD Act, 1967. While processing the proposal, L&DO vide letter dated 21.07.2016 requested DDA that no further action should be taken by DDA on their office letter dated 18.04.2016 for further intimation from L&DO's office.

2.0 Examination

- i. The site under reference is located on Deen Dayal Upadhyaya Marg, New Delhi having 36.58m ROW as per the approved Zonal Development plan of Zone-D prepared under MPD-2001. It is opposite to GPRA housing Complex of Govt. of India.
- ii. The site under reference falls inside Lutyens Bungalow Zone (LBZ).
- iii. The land use of the plot under reference is 'Residential' as per MPD-2001 and 'Residential' (Redevelopment Area) as per approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- iv. Earlier L&DO vide letter dated 14.05.2015 had allotted additional land measuring 0.802 Ha (1.983 acre) at pocket-III, DDU Marg to Bhartiya Janta Party (National level) for construction of their party office building in New Delhi subject to the condition that the land use will be got changed from 'Group Housing' to 'PSP' Facilities' and the land adjoining the MCD school will be maintained as 'Green'.
- v. Subsequently, as per revised L&DO allotment letter No. L&DO/L-II-B-1(1388)/77 dated 10.03.2017 vide which it has been informed that the area of the plot allotted to Bhartiya Janta Party (National Level) at Pocket -3B, DDU

Marg New Doh has been revised from 8025 sq.m. (1983 acre) to 8860 sq.m. (2.189 acre) with changed dimensions as requested by the Party.

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

No information with respect to MoUD letters dated 07.04.2015 & 04.09.2015 may be referred to the Technical Committee Agenda dated 14.01.2019. (Annexure-B)

4.0 Recommendation of the Technical Committee Meeting held on 14.01.2019 vide Item No. 03/TC/2019 (Annexure B).

The proposal was recommended by the Technical Committee in its meeting held on 14.01.2019 vide Item No. 03/TC/2019. The decision of the meeting is as under:

The proposal was presented by the Director (Fig.) Zone-D. After detailed deliberation, the Technical Committee recommended the proposal contained in para 3 for processing the change of land use under Section 17-A of DDA Act, 1957.

5.0 Proposal

In view of the recommendation of Technical Committee in its meeting held on 14.01.2019 vide Item No. 03/TC/2019, the proposal for change of land use of an area measuring 0.8860 ha (2.189 acre) may be changed from Residential to Public & Semi-Public Facilities. The boundary description as per layout plan provided by L&DO of plot under reference is as follows:

Location	Area	Land use as per MPD-2021/2DP-2021	Land use Changed to	Boundaries
Proposed office at Bhariya Janta Pary (National level) at Pockol-3B, B-3B, Marg Telling Planning, Zone-D	0.8860 ha (2.189 acre)	As per MPD-2021 'Residential'	Public & Semi-Public Facilities	North: Proposed Primary Schools South: Deen Daya Udayay Marg (36.58 M ROW) East: Proposed 20.0 M ROW Road West: Proposed Group Housing Vacant Plot & existing 20.0 M Road

Copy of Layout Plan provided by L&DO is enclosed as Annexure-C.

6.0 Recommendation

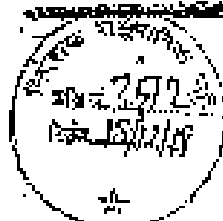
The proposal in para 5.0 above is placed before the Authority for its approval for issuance of public notice for inviting objections and suggestions from the public under Section 11-A of UD Act, 1957.



Dy. Director (Plg.)
Zone-D



Asst. Director (Plg.)
Zone-D



Government of India
Ministry of Housing and Urban Affairs
Land & Development Officer
Nirman Bhawan, New Delhi.

Dy. No. L&DO/L-1/371(1398)/382.

Dated 18th December, 2018

To,
The Vice Chairman,
Delhi Development Authority
Vikas Sadan,
INA, New Delhi-110025.



Subj: Allotment of land measuring 1.983 acres at Pocket-3, DDU Marg, New Delhi to Bhartiya Janta Party (National Level) for setting up of its National Level Party Office in New Delhi.

O/o AC (Pg.)-11

2890 27/12/18

Dy. No. D

Sir,

In continuation to this office's letter of even number dated 27.07.2016 (the copy below) on the above mentioned subject, it is mentioned that the allotment of land at Pocket 3, DDU Marg to BJP party was revised to 2.189 acres vide this office's allotment letter dated 10.05.2017 (copy enclosed).

2. In view of the above, it is requested that this Office has no objection if request of BJP (National Level) for change of land use is considered by DDA.

3. This issues with the approval of Land and Development Officer.

Encl: as above

अनुमति (सिजन) व
अधीन 18/12/18
दिनांक 20/12/18

Yours faithfully,

(Signature)

(Rajiv Kumar Jha)

Dy. Land & Development Officer

Phone no. 23061325

Letter forwarded to Planning as CLU is required
19/12/18
19/12/18

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AC (Pg.)-11
27/12/18

20/12/18

By Special Messenger

Government of India
Ministry of Urban Development
Land & Development Office

Nirman Bhawan, New Delhi

Dated: 21/5/2016

No. L&DOA-II-B-1(1508)/325

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
PDA, New Delhi-110023

SUB: Allotment of land measuring 1.983 acres at Pocket-3, LDU Marg, New Delhi to Bharatiya Janta Party (National Level) for setting up of its National Level party office in New Delhi.

I am directed to refer to allotment of an additional land measuring 1.983 acres at Pocket-3, LDU Marg, New Delhi to BJP (National Level) party vide allotment letter dated 14.5.2015. A copy of LDC Plan No. 3963/2 was forwarded to your office alongwith allotment letter for action towards change of land use.

2. In continuation, another letter No. L&DOA-II-B-1(1508)/133 dated 18.4.2016 was issued by this office for change of land use (copy enclosed).

3. Now this office is in receipt of a letter from BJP (National Level) party stating that the party has informed that physical possession of complete plot is not possible till date due to ground level problems. In view of this, they have requested to change the dimension of the plot as per availability of land, adjoining to their plot and also which is under this office's possession. This office is examining the matter for considering alternate allotment in lieu of earlier allotted plot measuring 1.983 acres in the same locality.

4. In view of above, it is requested that no further action should be taken by PDA on this office's letter dated 18.4.2016 till further intimation from this office, which would be done shortly.

Yours faithfully,



(Rajanish Kumar Jha)
Dy. Land & Development Officer
Tel. No. 011-23061325

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21/5/16

दिल्ली विकास प्राधिकरण

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

800 Proposed change of land use of an area measuring 0.8860 ha (2.189 acres) from Residential to Public & Semi-Public Facilities allotted to Shriya Janta Party (National Level) at Pocket-3B DDU Marg, New Delhi for setting up of its Party office in Delhi falling in Planning Zone-D.

File No. F-20/15/2015MR

1.0 Background

L&DO vide its D.O. No. L&DO/1359/2017 dated 12.12.2018 (Annexure-B) has forwarded its revised alignment letter dated 13.03.2017 of 0.8860 sq.m (2.189 acres) of land for Public & Semi-Public Facilities at Pocket-3B DDU Marg, New Delhi with proposed provisions in lieu of earlier allotted land measuring 0.3012 sq.m (0.739 acres). In this letter, L&DO has also given its objection with respect to change of land use.

Further on the request of L&DO, Mr. H. A. Gulwara letter dated 16.05.2015 and 13.04.2018 with a proposal of change of land use of an area measuring 0.8860 Ha (2.189 acres) from Residential to Public & Semi-Public Facilities was considered by Technical Committee in its meeting held on 08.08.2018 vide item No. 30/2018 for further processing under Section 4(1A) of DDA Act, 1957. While processing the above proposal, L&DO vide letter dated 21.07.2018 requested DDA that provision of a road could be taken by DDA in their allocated area of 0.0426 ha in public utility area from G&PO office.

2.0 Examination

The plot under reference is located on Dreen Bazar, Udhawa Marg, New Delhi having 0.58m R.O.W. as per the approved Zonal Development plan of Zone-D-5 specified under MFD-2001. This is opposite to G-7 housing Complex, New Delhi India.

i. The site under reference falls outside Lubicon Development Zone (FZ)

The land use of the plot under reference is Residential as per MFD-2021 and Residential (R-6) use as per approved Zonal Development Plan of Zone-D specified under MFD 2001.

Further L&DO vide letter dated 14.05.2015 has allotted additional land measuring 0.157 ha (0.389 acres) at pocket-3B DDU Marg to Shriya Janta Party (National Level) for construction of its party office building in New Delhi subject to condition that the plot also will be got changed from Group Housing to Public Facilities and the land adjoining the MCD school will be made over as Green.

Subsequently, as per revised L&DO alignment letter No. L&DO/1359/2018 dated 12.12.2018, which has been informed that the area of the plot will be got changed from Residential to Public & Semi-Public Facilities at Pocket-3B DDU

Marg, New Delhi has been revised from 8025 sqm (1.983 acre) to 8800 sqm (2.109 acre) with changed dimensions as requested by the Party.

Information as per the MOUD (now MoHUA) GOR letters dated 07.04.2015 & 04.09.2015. MOUD GOR vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by PDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of UD Act, 1957.

The information with respect to MOUD letter dated 07.04.2015 mentioned below is taken from earlier Technical Committee Agenda held on 08.06.2015 and updated in present context.

S.No.	Information asked by MOUD vide letter dated 07.04.2015.	Reply
1.	Whether the land is governmental or private and who is the land owning agency?	It is a government land and is with Ward 3 Development Office (B&D), MoHUA, Delhi.
2.	On whom the request for change of land use case or modification to MPD-2021 has been initiated?	Other names of land use case was recommended at the meeting of Land Use/Planning Committee held on 08.06.2015 under the chairmanship of Additional Secretary (Urban) Ministry of Urban Development. The Committee recommended allotment of 1.983 acre in pocket III at Marg, New Delhi subject to the condition that the land use will be changed accordingly and the land adjoining the MOUD school will be maintained as Green.
3.	Whether a responsible officer from PDA is involved in the details of the proposal for inspection of site and copy of application report is provided?	The letter dated 27.12.2018 informed that the Minister of Land at PDA, Marg to Party, Delhi Party was revised in 1957 and this official document dated 10.04.2015. The letter of reference was issued by Planning Department, PDA, New Delhi as follows: "The site is accessible from the main road, Marg, 30.58m wide. There is some material in the vicinity. There is no defined boundary of

		the plot under reference.
		There are few trees existing on the plot.
4	What is the public purpose proposed to be served by modification of MPD and its change of land use?	The proposed party office of Bharatiya Janta Party will be utilized by the public representatives of the party for the welfare of the citizens of Delhi.
5	What will be the impact of proposal on the ZDP, MPD and whether the changes are in compliance with the applicable laws and policies?	As such, no adverse impact on the ZDP/MPD.
6	What will be the adverse impact/implications, both general/public as well as on the environment?	No adverse impact on law and order are anticipated.
7	Whether any other cases are ongoing on the land mentioned in the proposal? If not, is he attached?	As per the records of L&DC, since date 01.03.2013, Urban and Court cases, in respect of the plot under reference.

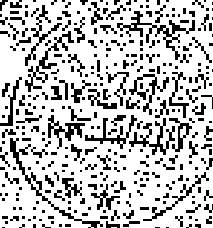
The information with respect to M&UD 'GO' letter dated 04.09.2015

mentioned below is taken from called Technical Committee's Agenda held on

05.09.2015 and is presented in present context.

S.No.	Information asked by M&UD vide letter dated 04.09.2015	Reply
1	Whether the plot is falling in the same situation as mentioned in the proposal?	No change of land use case was recommended at the meeting of Land Allocation Screening Committee held on 19.02.2015 under the chairmanship of Additional Secretary (UD), Ministry of Urban Development. The Committee recommended allotment of land measuring 1.023 acre in pocket-II at LDU Marg New Delhi to Bharatiya Janta Party (National level) subject to the condition that the land use will be not changed accordingly and the land adjoining the MPD school will be maintained as 'Green'.
2	Whether the plot is falling in the same situation as mentioned in the proposal?	Further, L&PU vide letter dated 12.12.2018, has informed that the allotment of land at Pocket-3, LDU Marg to Bharatiya Janta Party was reduced to 2.129 acre vide this letter and a letter dated 10.03.2017.

Economic growth/GDP/ Party		
9.	What are the provisions contained in the proposed policy regarding office, industrial, cities, India and other countries and if these provisions differ from the proposed policy are they not considered appropriate?	The proposal is at National level.
10.	What will be the public purpose served by the proposed modification?	The proposed party choice of Bharatiya Janata Party will be utilized by the public representatives of the party for the welfare of the citizens of India.
11.	What is the number of people/families/households likely to be affected by the proposed policy?	Not applicable as the proposal is for a Party Office building.
12.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D. Therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
13.	Whether any alteration of the proposal will require changes in central rules/provisions of Master Plans and if yes, what action has been taken or being taken about such changes?	No such change is required in rules and provisions of Master Plan, however the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
14.	Whether the department/organization/authority related with the proposal have been consulted and if yes, what were their views and how they were disposed of?	The proposal has already been recommended by the LASC of L&DO, MohUA, Go.
15.	Whether the relevant guidelines issued by the Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and recommending the proposal?	The issue of change of land use is not related to any guidelines issued by Ministry of Finance and other nodal Ministries/Departments.



आयुक्त (विद्युत) अवर
राजस्थान विद्युत निगम
जयपुर

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13/05/2018

Joint Development Office
Plot No. 1, Sector 1, New Delhi

Joint Development Office

Durgam Cherai, New Delhi

Joint Development Office
Plot No. 1, Sector 1, New Delhi

Joint Development Office
Plot No. 1, Sector 1, New Delhi

Joint Development Office

Joint Development Office

Joint Development Office
Plot No. 1, Sector 1, New Delhi

Joint Development Office

आयुक्त (विद्युत) अवर

राजस्थान विद्युत निगम

जयपुर

Joint Development Office

Joint Development Office

Joint Development Office

Joint Development Office

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Joint Development Office

Joint Development Office

Joint Development Office

Page No. 2482

By Special Messenger

Government of India
Ministry of Urban Development
Land & Development Office

No. L&DO/II-B-1(1388)/2015

Nirman Bhawan, New Delhi
Date: 21/09/2015

The Vice Chairman,
Delhi Development Authority
Vikas Sadak,
INA, New Delhi-110023.

SUB: Allotment of land measuring 1.983 acres at Pocket-3, DDU Marg, New Delhi to Bharatiya Janata Party (National Level) for setting up of its National Level party office in New Delhi

I am directed to refer to allotment of an additional land measuring 1.983 acres at Pocket-3, DDU Marg, New Delhi to BJP (National Level) party vide allotment letter dated 14.5.2015. A copy of L&D Plan No. 3063/2 was forwarded to your office along with allotment letter for action towards change of land use.

2. In continuation, another letter No. L&DO/II-B-1(1388)/163 dated 18.4.2015 was issued by this office for change of land use (copy enclosed).

3. Now this office is in receipt of a letter from BJP (National Level) party stating that the party has informed that physical possession of complete plot is not possible till date due to ground level problem. In view of this, they have requested to change the dimension of the plot as per availability of land, adjoining to their plot and also which is under this office's possession. This office is examining the matter for considering alternate allotment in lieu of earlier allotted plot measuring 1.983 acres in the same locality.

4. In view of above, it is requested that no further action should be taken by LDA on this office's letter dated 18.4.2015 till further intimation from this office, which would be done shortly.

Yours faithfully,

Manojish Kumar Jha
Land & Development Office
No. 611-2106/2015

SPEED POST

Government of India
Ministry of Urban Development
Public Development Office

Nirman Bhawan, New Delhi
Dated: 16 March, 2017

No. UEDP/MB/13987/7-1

To
The President,
Bharatiya Janata Party (National Level),
71 Doka Road,
New Delhi - 110001

Sub: Revised allotment of 8660 sq.mts. (2.188 acre) of land to
Bharatiya Janata Party (National Level) at Pocket 3B, DDU
Marg, New Delhi, with changed dimensions in lieu of earlier
allotted land of 8025 sq.mts. (1.983 acres).

Reference is made to the letter of the Government of India, dated 16.03.2017, No. UEDP/MB/13987/7-1, regarding the allotment of land to the Bharatiya Janata Party (National Level) at Pocket 3B, DDU Marg, New Delhi, which has been revised from 8025 sq.mts. (1.983 acres) to 8660 sq.mts. (2.188 acre) with changed dimensions as per the plan of the party.

2. Accordingly, the Government of India, Ministry of Urban Development, New Delhi, is pleased to convey the sanction of the Government of India for the allotment of 8660 sq.mts of land (as per LDC No. 13987/7-1) to the Bharatiya Janata Party (National Level) at Pocket 3B, DDU Marg, New Delhi for construction of their party office building and conditions.

3. The party mentioned in the allotment is required to pay the following amount as per the plan of the party.

2017

A.	Premium for 8880 sqmts.	Rs.1,52,66,286.00
B.	2.5% of premium as Ground Rent Per annum	Rs.4,81,558.00
C.	Interest on earlier premium @12%p.a. w.e.f. 14.05.2015 to 02.08.2015	Rs.4,84,707.30
D.	Interest on earlier Ground rent @10% p.a. w.e.f. 14.05.2015 to 02.08.2015	Rs.9,681.00
E.	Ground Rent @ Rs.4,36,280/- w.e.f. 14.08.2015 to 09.03.2017	Rs.3,98,570.00
F.	Ground Rent @ Rs.4,81,658/- w.e.f. 10.03.2017 to 14.07.2017	Rs.1,57,591.00
G.	Interest on ground rent @10% p.a. w.e.f. 14.05.2016 to 31.03.2017	Rs.24,454.00
H.	Total	Rs.2,07,72,967.00
I.	Less Amount paid on 04.08.2015	Rs.1,78,86,760.00
J.	Net Amount Payable	Rs.28,86,207.00

5. Accordingly, the allottee is required to furnish a demand draft/dressed cheque for Rs.28,86,207/- (Rupees Twenty Eight Lakh Eighty Six Thousand Two Hundred Seven only) drawn in favour of Land and Development Officer, New Delhi within 45 days from the date of issue of the order to enable this office to process the case for execution of Memorandum of Agreement. The allottee is also required to pay the ground rent @ Rs.4,81,658/- per annum.

the interest shall be for an undertaking on a non-repayable basis. It is also to be noted that he shall have to pay the difference of 10% of the amount of the loan, in case of non-repayable, if the same is not repaid by the Govt. within 10 years.

Yours faithfully,

(Rajesh Kumar, IAS)

Joint Land & Development Officer,

Ministry of Urban Development, New Delhi.

Tel. No. 011-23061325.

Vice-Chairman, Special Development Authority, Vikas Sadan, I/A, New Delhi. Along with a copy of LDO Plan No. 3863/1.

Pay and Accounts Officer (Socil.) Ministry of Urban Development, Nirman Bhawan, New Delhi.

The Principal Director of Audit, Research and Service Ministries, ACF, Building, I/A, New Delhi.

Finance Division, Urban Development, Nirman Bhawan, New Delhi.

DO (G) LDO, Nirman Bhawan, New Delhi.

The SECTD (G) (Socil.) LDO, Nirman Bhawan, New Delhi.

SDG (G) (Socil.) LDO, Nirman Bhawan, New Delhi along with a copy of LDO Plan No. 3863/1.

The Chief Engineer, ICFE, Vikas Bhawan, I/A, Estate, New Delhi.

9. The Director, Directorate of Estates, Nirmal Bhawan, New Delhi.
10. PS to UDM/Sr. PPS to Secretary(UD)/PS to JS(L&E)/PS to L&UD
11. Accounts Section, L&UD
12. Drawing Section, L&UD.
13. Guard File



(Rajanish Kumar Jais)
Deputy Land & Development Officer
For & On behalf of the President of India
Tel.No.011-2306 1325

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UNDER THE DIRECTION OF LEO C. WILSON PROPOSED TO ACQUIRE
FEDERAL LANDS IN THE VICINITY OF
5018 SQ. FT. 2.30 ACRES.
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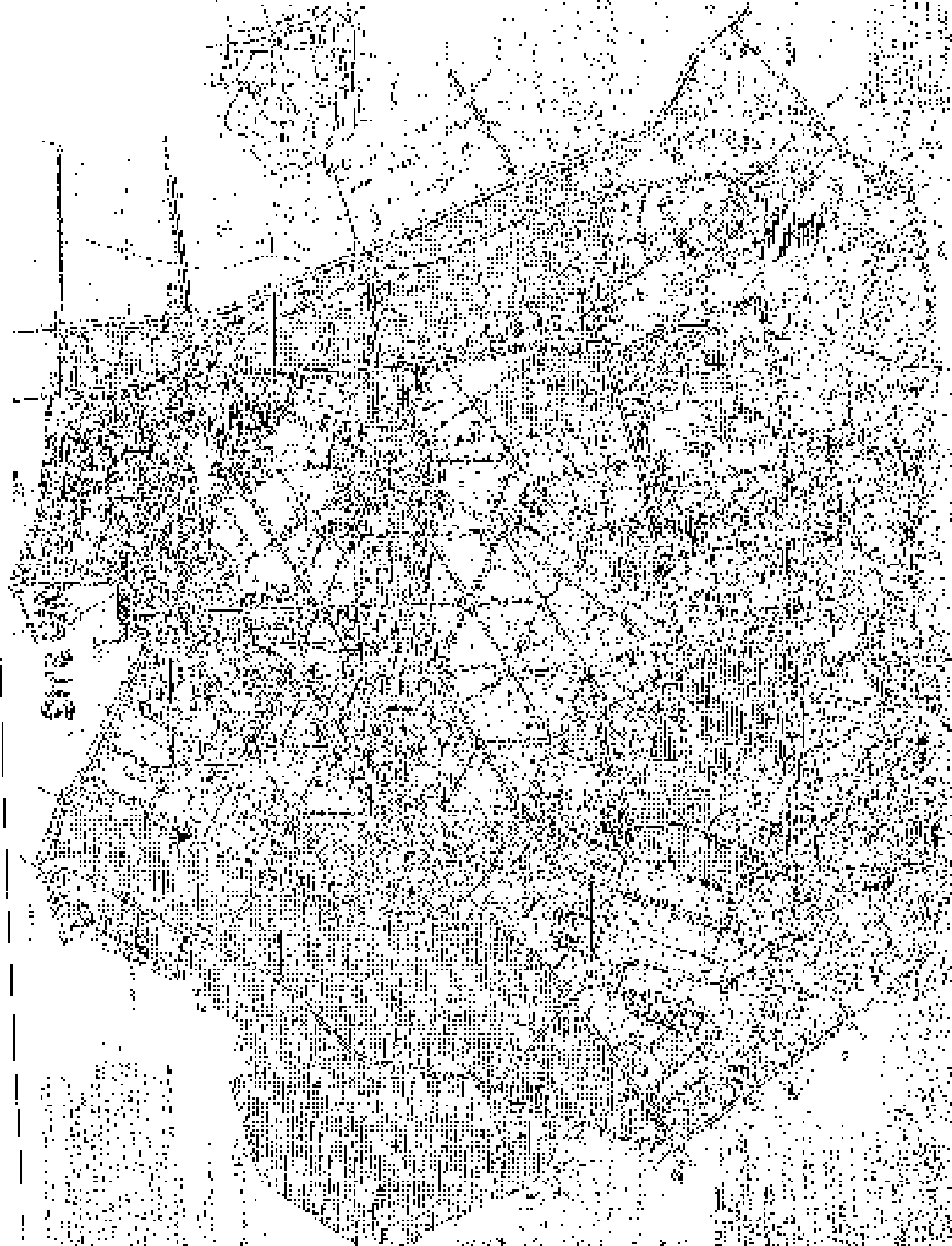
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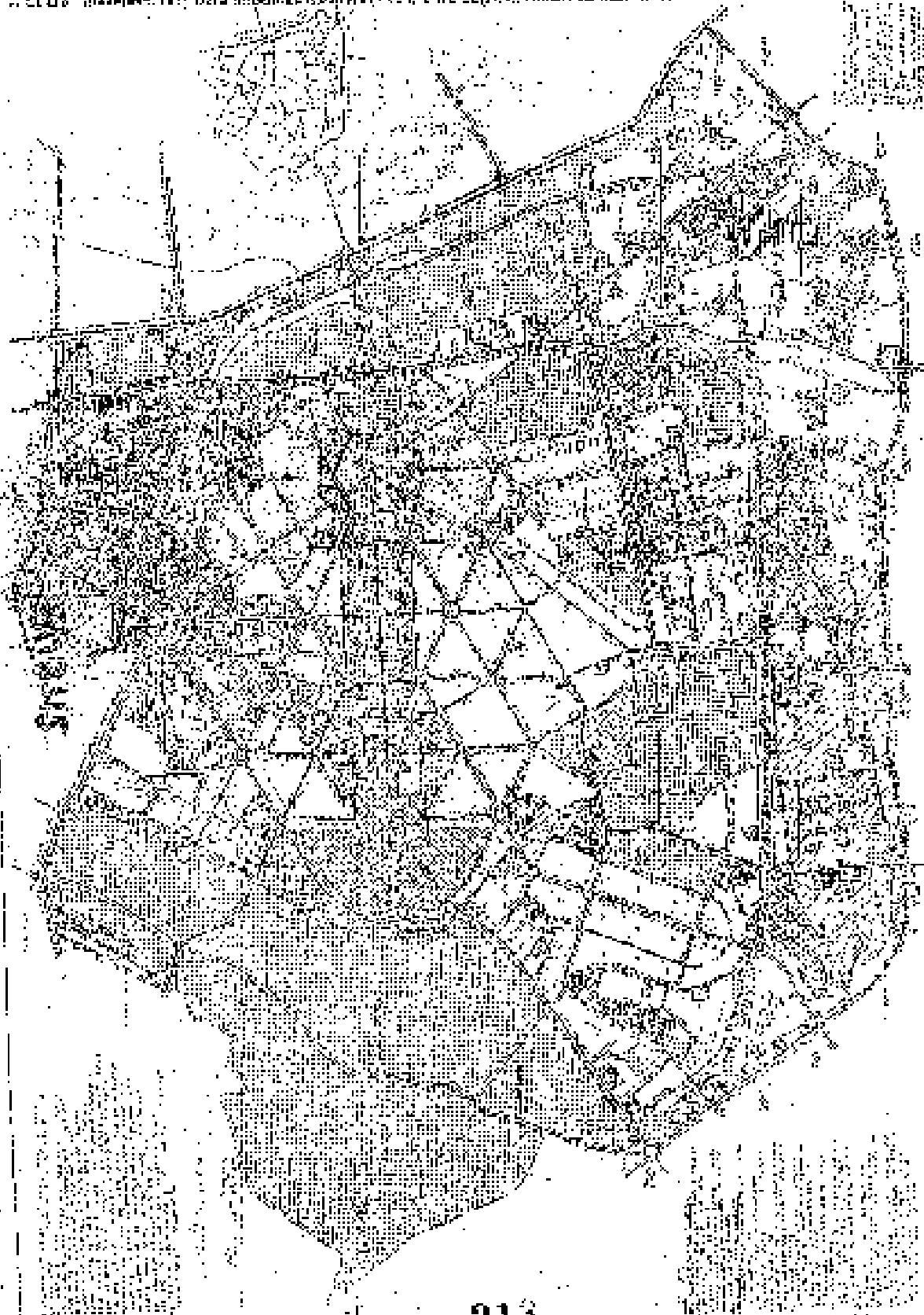
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THE NATIONAL BUREAU OF STANDARDS AND TECHNOLOGY



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DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner cum-Secretary)

No. F.2(2)2019/MC/DDA/35

Dated: the 6th March, 2019

Subj: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 21st February and 25th February, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(D. Sankar)

Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Shri Anil Sajal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

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

EXPANDED NOTES

1. Shri. V. K. Kumar, Director
Chief Secretary, GNCTD
 2. Smt. Anshu Sharma
Financial Secretary (Finance), GNCTD
 3. Shri. Ravi Kumar, Principal
Principal Secretary (UB), GNCTD
 4. Dr. G. Narendra Kumar
Principal Secretary (L&E), GNCTD
 5. Chief Planning
Town and Country Planning Organisation
 6. Dr. P. S. Kumar Gopal
Commissioner, P.W.D.
 7. Shri. V. S. J. John
Commissioner, T.N.M.C.
 8. Dr. Dilip Kumar
Commissioner, E.D.M.C.
 9. Shri. Madhul Kumar Chatterjee
Principal Commissioner, I.D. Ltd. Systems & Computing
 10. Shri. Shripati
Principal Commissioner (Personnel, Handicaps & HOD), I.D.A.
- Copies to:-
1. Shri. V. K. Kumar
Principal Secretary to Lt. Governor, Delhi
 2. Smt. Ch. Chaitanyadevi
Special Secretary to Lt. Governor, Delhi
 3. Shri. V. K. Kumar
Prinl. Secretary to Lt. Governor, Delhi
 4. Smt. Ruchika Kalyal
Jt. Secretary to Lt. Governor, Delhi
 5. Shri. Anoop Thakur
PS to Lt. Governor, Delhi

Supplementary Information:-

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

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

Item No. 05/2019

Proposed change of land use of an area measuring 0.3869 ha. (2.189 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bharatiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning Zone-D.

F.20(15)2015/MP

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

Item No. 06/2019

Proposed modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development.

F3(10)2014/MP

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

Item No. 07/2019

Rates for premium of land for institutional plots in IDA areas.

D.1(Misc.)2016/IL

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

Item No. 08/2019

Adoption of Annual Accounts of IDA for the financial year 2017-18 after certification by CAG of India.

UG(2)2018-19/A/cs(M)Annual A/c2017-18/IDA

While adopting the Annual Accounts for the financial year 2017-18, senior Authority members drew attention to the repeated observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to accounting of damage charges pertaining to Nazul properties on accrual basis, non-preparation of Balance Sheet of Nazul, reconciliation of sundry debtors, non-reconciling of transactions on accrual basis and regular physical verification of inventory as fixed assets.

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NEW DELHI SATURDAY, MARCH 9, 2019 THE LUCKNOW 18, 1940

दिल्ली निवास प्रार्थनालय

निष्ठाये वाग्वन्द मन्त्रे

गार्वः निजः सज्जः

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डी. चरसंगदे, आहमदनगर जिल्हा, कनिष्ठ

(Minister, Plant Section)

PUBLIC NOTICE

New Delhi: 16th March, 2019

S.O. 1281(E).—The following modification, which the Delhi Development Authority/Control Government proposes to make to the Master Plan 2021/Zonal Development Plan of Zone 'D' under Section 11-A of IDA Act, 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-in-Chief, Delhi Development Authority, B. Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this Public Notice. The person making the objection or suggestion should also give his/her name and address in addition to telephone/mobile number and e-mail ID which should be legible.

កម្រិតប្រែប្រួល

Location	Area	Land use as per MPD-2021/2011 of Zone-D (prepared under MPD-2007)	Land use Change(s)	Bounded Area
1	2	3	4	5
Proposed office of Haryana Janak Party, (National level) at Pocket -37, DDU Bypass, Balling in Planning, Zone-D	8.880 ac (2189 sqm)	As per MPD-2021/2011 "Residential"	Cultures Semi-Rural Pasture	North: Proposed Primary Schools South: DDU Canal (Gudhwa) Mang (6x2500 ft) East: Proposed 20.0 M ROW Road West: Proposed Sewer Disposal Canal (6x600 ft) (600M Zone)

7. The text/plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director (b1P), Delhi Development Authority, 6th Floor, Vikas Nagar, I.P. Estate, New Delhi on all working days during the period referred above. The text/plan indicating the proposed modifications is also available on DDAs website www.dda.gov.in.

PL N & P. 39 (15)2035/4011

D. SARKAR, Commissioner-cum-Secretary

1. *What is the main purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research methodology?*
 4. *What are the findings of the study?*
 5. *What are the conclusions of the study?*
 6. *What are the limitations of the study?*
 7. *What are the implications of the study?*
 8. *What are the future research directions?*
 9. *What are the contributions of the study?*
 10. *What are the key words of the study?*

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Source: US State. THIS FILE = 2-18-94
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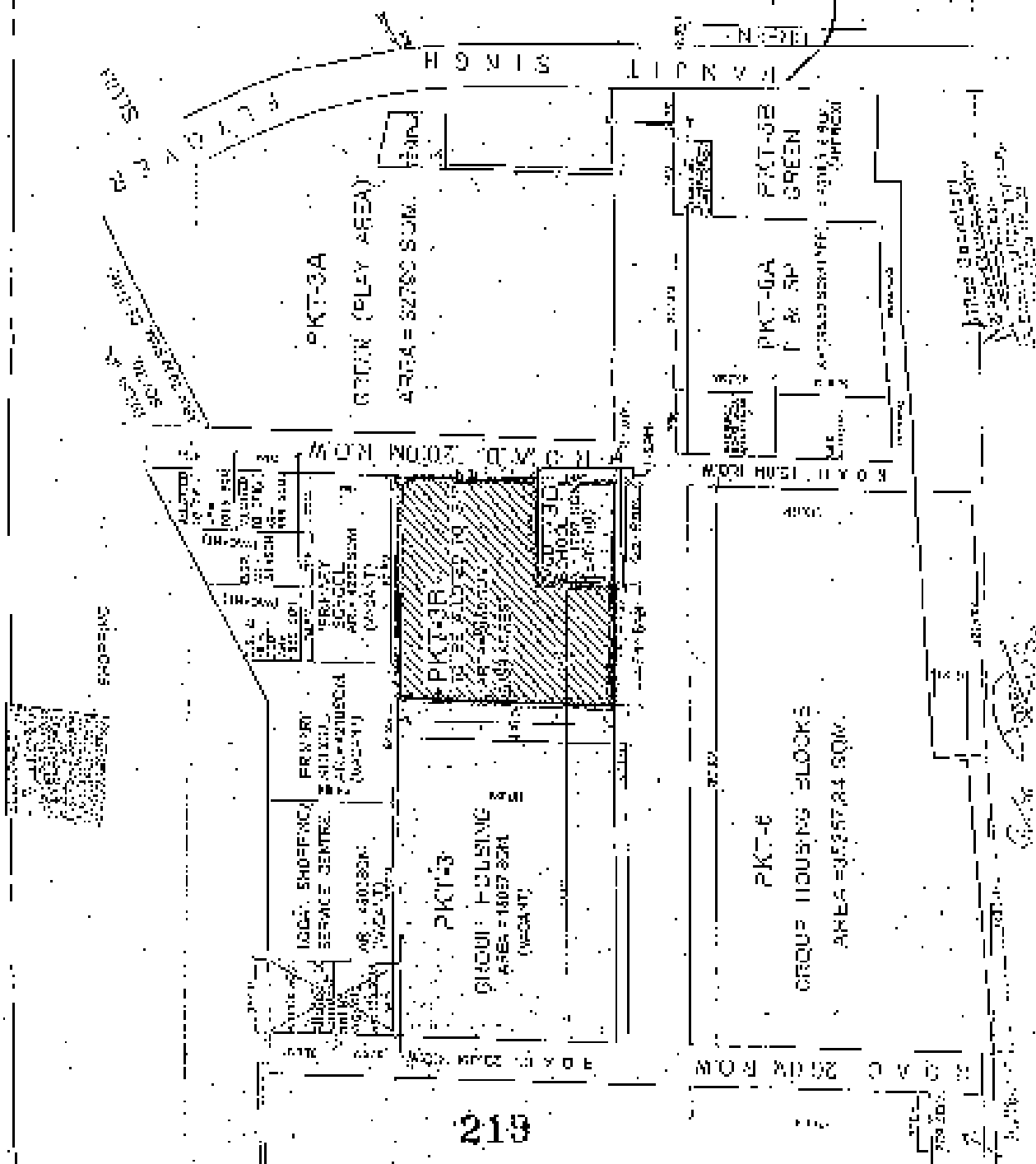
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For information, call 1-800-451-7000 ext. 2000 or 1-800-451-7000 x 2000.

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THE UNIVERSITY OF CHICAGO
CHICAGO, ILL. 60637

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PROJECT

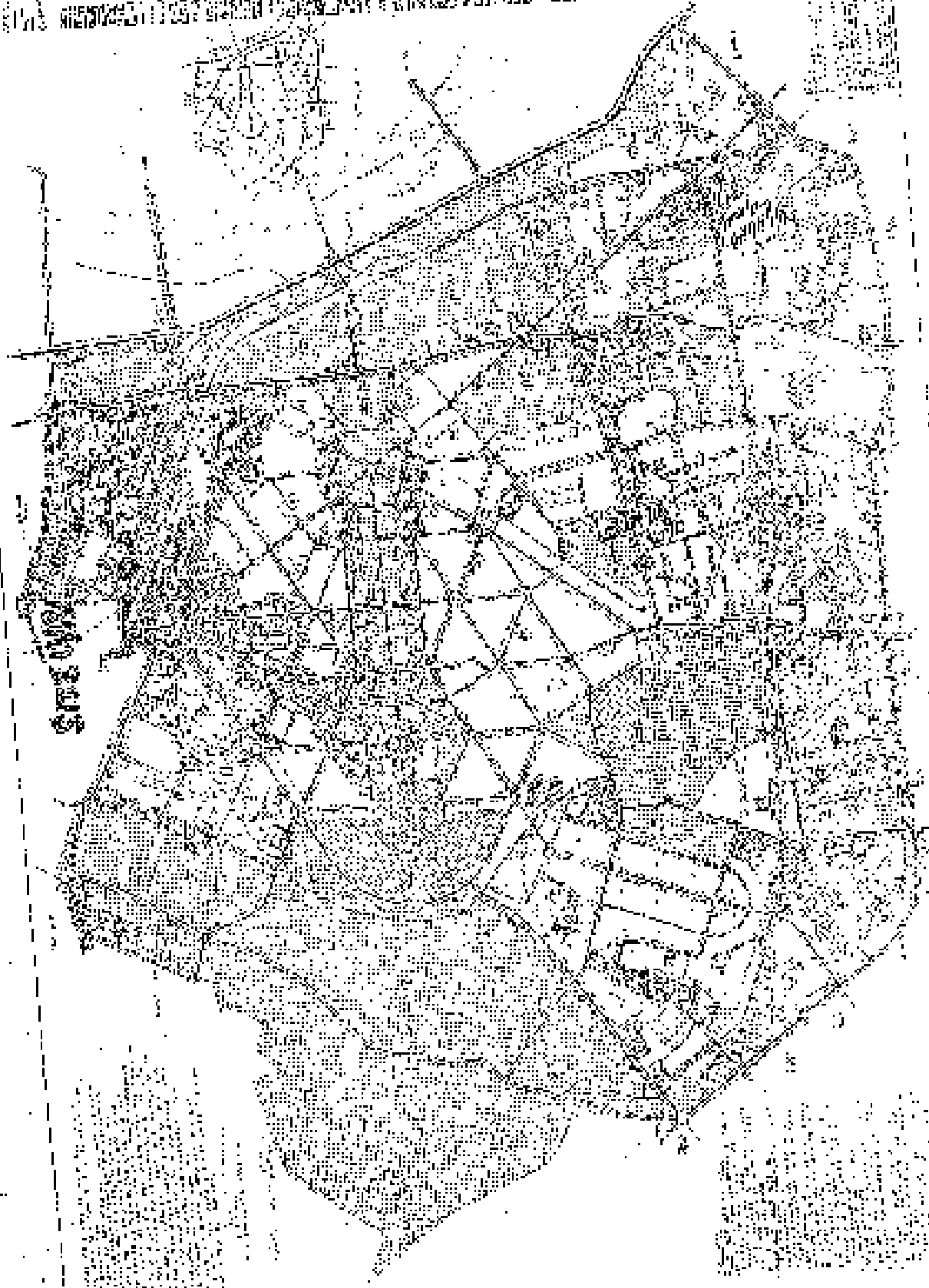


1. The first part of the report is a general description of the area, including the location, size, and population. It also includes a brief history of the area and a description of the current situation.

2. The second part of the report is a detailed description of the area, including a description of the land, the water, and the people. It also includes a description of the current situation and a description of the future plans.

3. The third part of the report is a description of the current situation, including a description of the land, the water, and the people. It also includes a description of the current situation and a description of the future plans.

4. The fourth part of the report is a description of the future plans, including a description of the land, the water, and the people. It also includes a description of the current situation and a description of the future plans.



ITEM NO. 35/2019

SUBJECT: MODIFICATION IN MASTER PLAN FOR DELHI - 2021 W.R.T. PENALTY CHARGES FOR MISUSE UNDER MIXED USE DEVELOPMENT

File No. F3(10)/2014/MP

1.0 BACKGROUND

- 1.1 Central Government under Section 11A of DD Act, 1957 vide S.O. 3026 (2) dated 21.06.2010 notified the development control norms for shop-cum-residence / shop plots and complexes in Chapter 5.0 and Chapter 15 of MPD-2021. The following is stipulated in the relevant paras of MPD-2021 [notified vide above said gazette notification]:

➤ **"Para 5.6.3.**

- a. FAR of such plot shall be as prescribed for respective size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m, such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges."

➤ **"Para 15.9**

- (v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 1.5 times the applicable charges for mixed use."

- 1.2 Further, with prior approval of the Central Government, DDA issued the notification vide S.O. 3173 dt. 29.06.2018 w.r.t. Fixation of use conversion charges for Mixed Use / Commercial Use of Premises and Shop-cum-residence plots / Complexes later designated as ISCs. In the said notification based on the above provisions in MPD-2021, provisions for penalty amounting to 1.5 times the applicable charges were incorporated.
- 1.3 Consequent upon the notification of the above mentioned charges, certain discrepancies were observed while calculating the penalty charges arising out of the applicable rates. Accordingly, the matter was examined by the Finance Dept., DDA and the proposed modifications to the above said notification dt. 29.06.2018 was approved by the Authority in its meeting held on 14.12.2018 vide Item No. 65. In the approved proposal the rate of penalty charges were reduced from "1.5 times" to "0.5 times".

- 1.4 As approved the proposal was forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for its approval. While approving the DDA's proposal, the Ministry vide letter no. No.K-12016/1/2018-DDA dt. 17.01.2019 conveyed the following observations:

"(ii) For the proposal at para 2 (ii) of DDA's letter referred above regarding reduction in penalty from 1.5 times to 0.5 times of the one time use conversion charges, DDA is directed to first process the amendment in MPD-2021 in para 15.9(v) under section 11A of DD Act, 1957"

- 1.5 The proposal regarding modification in Master Plan for Delhi – 2021 w.r.t. Penalty charges for misuse under mixed use development was approved by the Authority in its meeting held on 21.02.2019 & 25.02.2019 vide item no. 06/2019. The decision of Authority is as follows:

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

- 1.6 Accordingly, Public Notice on the subject matter was issued vide S.O. 1200 (E) dated 09.03.2019 for inviting objections / suggestions within a stipulated time period of 45 days under Section 11A of DD Act, 1957 (ANNEXURE - I)

- 1.7 In response to the Public Notice, 37 (thirty seven) objections / suggestions were received within the stipulated time period.

All the above objections / suggestions were considered in the meeting of Board of Enquiry & Hearing held under the chairmanship of Engineer Member on 03.06.2019 and the following was recommended:

"The proposal as contained in the public notice issued vide S.O. 1200 (E) dated 09.03.2019 may further be processed as per Section 11A of DD Act, 1957."

The minutes of the meeting of Board of Enquiry & Hearing is annexed as (ANNEXURE - II)

2.0 PROPOSAL

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

MPD 2021		
S. No.	Existing Provisions	Proposed Modifications
1.	Chapter 5: Trade and Commerce; Para 5.6.3 a.	
	a. FAR of such plot shall be as prescribed for respective size of the residential plotted development or less deed /	a. FAR of such plot shall be as prescribed for respective size of the residential plotted development or less deed /

	conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m., such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.	conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m., such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges as prescribed with the approval of Government.
2.	Chapter 15: Mixed Use Regulations: Para 15.9 (v) (v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, in the local body, a penalty amounting to 1.5 times the applicable charges for mixed use.	Chapter 15: Mixed Use Regulations: Para 15.9 (v) (v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty as prescribed with the approval of Government.

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

RESOLUTION

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

2. अध्याय 18: शिक्षा, स्वयंसेवा विभाग, पैरा 455E(V).	
(vi) इस अधिसूचना की शर्तों के अन्तर्गत निम्नलिखित उपयोग के अंतर्गत प्लॉटों पर आवासीय के गुणवत्ता नियंत्रण अधिनियम के अंतर्गत उपर्युक्त कार्यवाही के अधीन शिक्षा उपयोग हेतु प्लॉट प्रसारों को 1.5 गुण गुणों के आवासीय नियमों को लागू करने के लिए।	(vi) इस अधिसूचना की शर्तों के अन्तर्गत निम्नलिखित उपयोग के अंतर्गत प्लॉटों पर आवासीय के गुणवत्ता नियंत्रण अधिनियम के अंतर्गत उपर्युक्त कार्यवाही के अधीन शिक्षा उपयोग हेतु प्लॉट प्रसारों को 1.5 गुण गुणों के आवासीय नियमों को लागू करने के लिए।

2. अधिसूचना अधिनियम के अन्तर्गत निम्नलिखित के लिए उपयोग के अंतर्गत प्लॉटों पर आवासीय के गुणवत्ता नियंत्रण अधिनियम के अंतर्गत उपर्युक्त कार्यवाही के अधीन शिक्षा उपयोग हेतु प्लॉट प्रसारों को 1.5 गुण गुणों के आवासीय नियमों को लागू करने के लिए।

[आ. सं. 348-03/012014/एम.पी.]

डी. सरकार, आयुक्त एवं सचिव

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

New Delhi, the 9th March, 2019

S.O. 1250(P).—The following modifications which the Delhi Development Authority/Central Government proposed to make to the Master Plan-2021 under Section 11-A of DD Act 1957, are hereby published for public information. Any person having any objection / suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Commissioner-Secretary, Delhi Development Authority, D-Block, Vikas Sarani, New Delhi-110023 within a period of forty-five (45) days from the date of this Public Notice. The person making the objection or suggestion should also give his/her name and address in addition to telephone No./contact number and e-mail ID which should be legible.

Modifications:

S. No.	Existing Provisions	Proposed Modifications
1.	Chapter 5: Trade and Commerce: Para 5.6.3 a. a. FAR of each plot shall be as prescribed for respective size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m. and up to 250 sq.m., such excess FAR (up to max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.	b. FAR of each plot shall be as prescribed for respective size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m. and up to 250 sq.m., such excess FAR (up to max. 350 FAR) shall be permitted subject to payment of penalty charges as prescribed with the approval of Government.
2.	Chapter 15: Mixed Use Regulations: Para 15.9 (v) (v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 1.5 times the applicable charges for mixed use.	(v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty as prescribed with the approval of Government.

2. The text indicating the proposed modification shall be available for inspection at the office of Dy. Director (M.P.), Delhi Development Authority, 6th floor, Vikas Marg, I.P. Scheme, New Delhi on all working days, during the period referred above. The text indicating the proposed modification is also available in IDA's website i.e. www.ida.delhi.gov.in.

(P. No. P.03/10/2014/AD)

(D. SARKAR, Commissioner-cum-Secy.

आ.वि.सं.सूचिका सं. १०५१०१

आ.वि.सं.सूचिका सं. १०५१०१

आ.वि.सं.सूचिका सं. १०५१०१

आ.वि.सं.सूचिका सं. १०५१०१

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No.F-3(10)2014/MPD Date: 10.06.2019

Subj: Minutes of the meeting of the Board of Enquiry & Hearing held on 03.06.2019. Proposed modification in MPD - 2021 w.r.t. Penalty Charges for Misuse under Mixed Use Development

Delhi Development Authority in its meeting held on 21.02.2019 & 25.02.2019 vide item no.06/2019 approved the proposal regarding 'Proposed modification in MPD - 2021 w.r.t. Penalty Charges for Misuse under Mixed Use Development'. Accordingly, a Public Notice was published in Gazette of India vide S.O. 3280 (E) dated 05.03.2019 and daily newspapers for inviting objections / suggestions from the public within a stipulated time period of 45 days under Section 11-A of DD Act, 1957.

In response to the above public notice, total of 37 numbers of objections / suggestions were received within the stipulated time period of 45 days. Objections / suggestions received comprised of individuals and Traders Welfare Associations, and public representatives.

All the above objections / suggestions were placed before the Board of Enquiry and Hearing in its meeting held under the Chairmanship of Engineering Member, DDA on 03.06.2019. All the applicants who filed objections / suggestions were invited to present their submissions before the Board through e-mails and telephone. A total of 20 persons attended the board hearing to make their oral submissions. All the applicants were given sufficient and reasonable time to present their submissions. A list of members, officers and applicants present during the hearing is enclosed.

Most of the objections / suggestions raised in the hearing were mainly related to the notification w.r.t. development control norms for shop-cum-residence plots / shop plot / LSC / CSC which are already notified by the Central Government vide S.O. 3026 (E) on 21.06.2010.

The applicants / representatives stressed upon the following:

- I. For grant of enhanced FAR on individual plots in Shop-cum-Residence / LSCs / CSCs and not on over all comprehensive scheme, on the lines of individual residential plots being used for commercial purpose.
- II. For removing disparity in rates for enhanced FAR / conversion charges for commercial properties falling in planned commercial areas vis a vis residential plots being used for commercial purpose.

- iii. It was desired by almost all the applicants that for wider transparency objections/ suggestions/ observations be invited from the general public before finalizing the rates/ charges prescribed and approved by the Central Government.
- iv. It was also suggested that as the notification provides for increased FAR and other controls for regularization, the Lump Sum/ Penalty Charges may be replaced by license/ regularization fee/ compoundable charges.

Recommendation: After consideration of the above issues and observations, the Board recommended the proposals contained in the public notice issued vide S.O. 1280 (H) dated 09.03.2019 may further be processed as per Section 14A of DD Act 1957.

(Signature)
 Addl. Commissioner (P&I) DDA
 (Convener & Secretary of the
 Board of Enquiry & Hearing)

Sh. O. P. Sharma, MIA (Member of the Board of Enquiry & Hearing)
 Sh. Vijender Gupta, MIA (Member of the Board of Enquiry & Hearing)

(Signature)
 Finance Member, DDA (Member of the Board of Enquiry & Hearing)
(Signature)
 Chief Planner, TCPU, Govt. of NCT of Delhi (Member of the Board of Enquiry & Hearing)

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

ITEM NO. 36/2019

SUB : Draft agenda for approval of PDR for the year 2019-20 for allotment of land to chemical traders at Holambi Kalan.

File Number- F.100(166)2000/CL/Vol.IV

1. BRIEF HISTORY

It is submitted that under a scheme, the chemical traders from Lal Kuan area of walled city were proposed to be shifted to a site at Holambi Kalan. Hence, the break-even rate analysis to derive the predetermined rate (PDR) for this scheme was carried out separately in 2001-02 and the PDR was fixed @ Rs. 5400/- per sq.mtr for 100 FAR. The rate to be charged from the traders was worked out for 300 FAR for a plot size of 50 sq.mtr as Rs. 16,200/- and the proposal was approved accordingly by the Ministry vide letter dated 05.05.2002.

Subsequently on representations of members of the Association of Chemical traders for reduction of premium of the plot, LDA reduced the total FAR component for each plot from 300 to 200 FAR (by excluding the basement from FAR component, thus restricting the basement for services only and not to be counted for the purpose of FAR). After the issue of demand letters, the traders still did not deposit the premium and continued representing against the cost. They filed a Civil writ petition over the issue of premium charged and costing methodology. Pending a decision of Hon'ble High Court, they also represented for an out of court settlement stating that they do not require even 200 FAR and thus 100 FAR be given. It was, therefore decided to reduce the FAR from 300 to 100. It was further decided that the loss of revenue due to lesser FAR would be distributed to the areas under development in other projects including Rohini. The Ministry vide their letter dated 19.04.2005 conveyed the approval to the proposal for allotment of plots at Holambi Kalan to chemical traders with 100 FAR and to charge the premium of 100 FAR only.

As a follow up action to the directions of Ministry based on the approved methodology and by adding cost of money @ 12.5% for 2007-08 and 2008-09 and 10% per annum thereafter, the PDRs for the years 2005-06, 2006-07 and 2007-08 were fixed at Rs.8315/-, Rs.9277/- and Rs.10205/- per sq.mtr for 100 FAR respectively with the approval of Hon'ble LG dated 25.03.2008. The following table depicts the PDRs determined in the past and the Authority which approved the rates.

Sl. No.	Year	PDR Rs./Sq.m for 100 IAR	% Increase	Approved By
1.	2002-02	5400	PDR determined through CBA exercise.	MohHUA (P-2128/c)
	2002-03		12.50%	
	2003-04	There was no requirement of rates, hence not determined	12.50%	
	2004-05		10%	
2	2005-06		10%	
	2006-07		10%	
	2007-08	10205	10%	Hon'ble LG on 25.03.2008 for the year 2007-08 (Pages 9 to 11)

2. In order to review the PDRs for the year 2019-20 for allotment of plots to the chemical traders at Holambi Kalan, a meeting was called in the room of Finance Member on 15.02.2019 when Commissioner(LD), Suptdg. Engineer (Narela, Civil Circle-7, Execution Engineer, ND-9, Executive Engineer(Flect) and Dy. Director(NL) and Dy.CAO(NZ) were present. It was observed that this case falls under the category of developing area where allotments are still going on in sporadic manner, though no expenditure on development of the scheme has been incurred after 2011-12. It was, therefore, decided that the methodology adopted for determination of ongoing scheme of Narela, Rohini and Tikri Kalan may be followed in this case also. Under this methodology the service charges @ 7.5% towards maintenance till the date of handing over of services to the local authority is also added as approved by the Authority vide Agenda Item Number 40/2003. As a consequence, the service charges @ 7.5%, are being loaded in the Project cost of all ongoing schemes of Rohini, Narela and Tikri Kalan from the year 2003-04 onwards.

- 2.1 The concerned officers of Logg. Wing and the ID wing were requested to intimate the anticipated expenditure to be incurred including the deficiencies charges etc/revenue earned on the scheme. Accordingly, as

per the requisite information now provided and assimilated by this office, the details are enumerated below:

Anticipated Expenditure-	i) Civil works.	Rs. 12.00 Crore
	ii) Electrical works	Rs. 0.245 Crore

Revenue based on number of plots allotted	Year	No. of Plots	Amount
	2005-06	321	Rs. 2,197 Lakhs
	2007-08	102	Rs. 520 Lakhs
	2010-11	16	Rs. 109 Lakhs

DETAILS OF THE PROJECT

- i. Name of the Project : Development of Plot for Chemical Traders at Holambi Kalan
- ii. Total Project Area : 24.780 Hect.
- iii. Total Saleable Area : 9.120 Hect.
- iv. Total Project Cost : Rs. 450.07 Crore

3. PRE-DETERMINED RATES (PDRs)

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

4. METHODOLOGY TO WORK OUT PDRs

The methodology adopted for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, being the anticipated cost of money, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with prescribed methodology, whereby all expenditures as well as income

cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added on nominal value basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate indexed expenditure over the aggregate indexed revenue with the available land. The assumptions and other aspects of the methodology have been laid out in sub paras 4.1 to 4.4 hereunder:

- 4.1 The updation rate for inflation used for estimating the BER has been taken @ 10% per annum i.e. cost of money.
 - 4.2 **Physical and Price Contingencies:** The physical and price contingencies have been taken @5% of the total expenditure to arrive at the project cost.
 - 4.3 **Service Charges:** The capitalized value of charges in respect of services to be provided by DDA till these are handed over to the respective MCD is levied @ 7.5% of the total expenditure.
 - 4.4 **Project Cost:** Project cost includes total compounded expenditure, physical and price contingencies and service charges.
5. Accordingly, after taking into account various factors, BER for the financial year 2018-19 works out to Rs.23,244/- per sqm (Annexure-1).

(a) After marking up the BER of the financial year 2018-19 by 10%, the PDR for the financial year 2019-20 works out to Rs. 25,568/- per sqm.

i) A sum of Rs.4.88 per sqm shall also be recovered towards Use and Occupation Charges.

PROPOSAL

The Authority may approve the Break Even Rate (BER) and Predetermined rate (PDR) for the year 2019-20 as mentioned in Para 5 for allotment of land to chemical traders at Holambi Kalan. This shall also require the approval of the Ministry under Rule 2(f) of Disposal of Developed Nazul Land Rules, 1981.

RESOLUTION

Shri O P Sharma stated that chemical traders from Tilak Nagar area of Walled City, instead of K. a. K. as mentioned in the agenda, were proposed to be shifted to Holambi Kalan. Therefore, agenda be accordingly corrected.

The proposal contained in the agenda item was approved.

TABLE 1: BREAK-EVEN COST ANALYSIS

Year	Land Acquisition Cost	Enhanced Compensation	Actual Exp.	Total	Updated Expenditure	Revenue Loaded in other Projects	Indexed Revenue
1997-98	1,932			1,932	20,707		
1998-99			36	35	278		
1999-00			712	712	3,756		
2000-01		1,051	504	1,555	9,844		
2001-02			315	315	1,556		
2002-03			92	92	1,439		
2003-04			13	13	53		
2004-05			93	93	334	1,200	1,32,440
2005-06			26	26	91		
2006-07			20	20	51		
2007-08			95	93	264		
2008-09			1	1	3		
2009-10			6	6	13	109	233
2010-11			58	58	125		
2011-12							
2012-13			1	1	2		
2013-14							
2014-15							
2015-16							
2016-17							
2017-18							
2018-19			1,725	1,225	1,547	10,849	10,849
Total			3,294	6,277	40,006	13,075	45,007

Total Expenditure

40,006

Service Charges @ 7.5%

3,000

Contingency @ 5%

2,000

Total Expenditure (updated)

45,007

Area

16,675

23,244

2042

①

253 2024.1615 in Rs

TABLE-2 STATEMENT OF DISPOSABLE ISALE AREA LEFT AREA WITH EXPECTED REVENUE

USE	GROSS AREA	DISPOSABLE AREA	AREA SOLD	AREA LEFT	MULTIPLIER	WEIGHTED AREA LEFT	EXPECTED REVENUE
1	2	3	4	5	6	7	8
GROSS AREA							
12,880							
Warehousing Flats							
Old Storage	3,800	3,800	2,200	1,600	1.000	1,600	3710
Shedding	0,400	0,400		0,400	1.000	0,400	1,080
GC	0,410	0,410		0,110	4.000	0,440	1,025
ESS	0,370	0,370	0,190	0,180	0.000	0,000	0
Underground water reservoir	0,290	0,290		0,290	0.000	0,000	0
Parks & Open Spaces	0,100	0,100		0,100	0.000	0,000	0
Road & Parking	2,630	2,630		0,000	0.000	0,000	0
	0,180	0,180		0,000	0.000	0,000	0
PHASE II	17,900						
Warehousing Flats							
Shedding	1,580	1,580	1,000	0,580	0.000	0,000	0
GC	0,190	0,190		0,190	0.000	0,000	0
Fire Works	0,090	0,090		0,090	0.000	0,000	0
ESS	0,410	0,410		0,410	0.000	0,000	0
Telephone Switching	0,120	0,120		0,120	0.000	0,000	0
Auto-Taxi Station	0,800	0,800		0,800	0.000	0,000	0
Reservoir for future	0,600	0,600		0,600	0.000	0,000	0
Parks & Open Spaces	0,890	0,890		0,890	0.000	0,000	0
Road & Parking	5,820	5,820		0,000	0.000	0,000	0
	24,780	24,780	5,120	5,720		4,680	10,825

ITEM NO. 37/2019

Sub:- Amendments in recruitment regulations for various posts in Staff Car Driver Cadre in DDA and making of fresh Recruitment Regulations for the posts of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II), Staff Car Driver (Grade-I) and Staff Car Driver (Special Grade).

Ref:- No.F.1(Misc.)09/RR/SCD/PB-IV/2014

1. BACKGROUND

The existing recruitment regulations for the post of Staff Car Driver were reviewed by the RR Review Committee constituted for the purpose under the Chairmanship of Pr. Commissioner (P) in the light of model recruitment rules for the Staff Car Driver's category issued by the Ministry of Personnel, P.G. & Pensions, Deptt. of Personnel and Training, Govt. of India vide OM No. A3-1401 /10/2014 Estt.(RR)(3104937) dated 4.7.2014 (Annexure-A), revision of pay scales in accordance with recommendation of 5th Pay Commission adopted by DDA vide Resolution No.20/2008 dated 3.6.2009 and circulated vide EO No.1988 dated 6.10.2009 (Annexure-B) and revision of sanctioned strength as per EO No.230 dated 18.07.2002 issued by Policy and Coordination Branch (Per.), DDA read with OM No. 43019/54/96-Estt.(D) dated 15.02.2001 & 13.02.2002 issued by DoPT (Annexure-C). The existing RRs for the post of Staff Car Driver is placed at (Annexure D).

2. PROPOSAL IN BRIEF

The proposed amendments in RRs for the post of Staff Car Driver (Ordinary Grade) and making of fresh RRs for the post of Staff Car Driver (Grade-II), Staff Car Driver (Grade-I), Staff Car Driver (Special Grade) as recommended by the RR Review Committee are summarized as under:-

i) The Pay Scales have been revised in accordance with the 6th Central Pay Commission as adopted by DDA by Resolution No.20/2009 dated 3.6.2009 circulated vide EO No.1968 dated 6.10.2009 and as per Model RRs of DoPT.

ii) Number of posts have been revised in accordance with the EO No 230 dated 18.07.2002 issued by P&C(P), DDA read with OM No 43019/54/96-Est.(D) dated 15.02.2001 & 13.02.2002 issued by DoPT.

iii) The provision of DPC has been proposed to the relevant corresponding level of DPC i.e. Senior Level/Junior level as notified by DDA from time to time wherein the specific number of members and their designation have been mentioned. It is done because the composition of DPC is notified by DDA separately and its constitution may also change from time to time, hence only the level of DPC is mentioned so that RRs may not need any modification with the change in constitution of DPC.

SPECIFIC RECOMMENDATIONS POST-WISE

(A) Staff Car Driver (Ordinary Grade)

i) Column No.2

The sanctioned strength of Staff Car Driver (Ordinary Grade) has been modified as 43 in place of 144. It is done as per EO No 230 dated 18.07.2002 issued by P&C(P), DDA read with OM No 43019/54/96-Est.(D) dated 15.02.2001 & dated 13.02.2002 issued by DoPT. The remaining posts (i.e. 144-43=101) are upgraded and distributed in other posts i.e. Staff Car Driver (Grade-I), Staff Car Driver (Grade-II), Staff Car Driver (Special Grade) in the ratio mentioned in DoPT OM dated 15.02.2001 & 13.02.2002.

ii) Column No.8

The educational and other qualifications required for direct recruitment is modified as under:

- i) Possession of valid driving license for motor car
- ii) Knowledge of motor mechanism (the candidate should be able to remove minor defects in vehicle);
- iii) Experience of driving a motor car for at least 03 years, and
- iv) Poss in 10th standard or equivalent from a recognized University/Board.

The qualifications have been made as per Model RRs of DoPT

iii) Column No.9

The following modifications have been suggested

Age –Not exceeding 40 years (for promotion only)

Experience – No for promotion, Yes for deputation

Educational & Other

Technical Qualification - As prescribed in Col. 58

Though in the Model RRs of DoPT the method of recruitment is deputation/absorption failing which by direct recruitment and the maximum age for appointment by deputation/absorption shall be "Not exceeding 55 years" but to give the chance of promotion to present employees the Committee proposed to restrict this upper age limit to 40 years for promotion-as with increasing age, the driving skill decreases

iv) Column No.11

The method of recruitment is modified by promotion failing which by deputation and failing both by direct recruitment.

v) Column No.12

The method of promotion as well as deputation is proposed modification as under:-

Promotion

Promotion from DDA employees in grade pay Rs.1300/- , PB-I Rs.5 200-20,200/- (Pay Matrix Level-1 in 7th CPC) appointed on regular basis and should have passed 10th class, possessing valid driving license for motor car and having knowledge of motor mechanism (should be able to remove minor-defects in vehicle) subject to passing of the prescribed skill test in driving.

Deputation

Regular driver in Pay Band-1 Rs.5,200-20,200/- Grade Pay Rs 1800/- (Pay Matrix Level-1 in 7th CPC) in Central Govt./State Govt./Public Sector Undertaking/ Autonomous Bodies possessing necessary qualification as mentioned in column 08

(B) Staff Car Driver (Grade-II)

i) Column-1

The name of the post is mentioned as Staff Car Driver (Grade-II) as per DoPT's Model RRs.

ii) Column-11

Method of recruitment is proposed as 100% by promotion.

iii) Column 12

The qualifying service for promotion from Staff Car Driver (Ordinary Grade) to Staff Car Driver (Grade-II) is proposed as under:

Promotion :

Staff Car Driver (Ordinary Grade) in Pay Band 1, Rs.5200-20200/ Grade Pay Rs.1900/ (Pay Matrix Level-2 in 7th CPC) with 09 year's regular service in the grade and have passed the Trade Test specified by the Govt.

This is proposed as per Model RRs of DoPT regarding Staff Car Driver, Grade-II (Annexure-B)

(C) Staff Car Driver (Grade-I)

i) Column-1

The name of the post is mentioned as Staff Car Driver (Grade-I) as per DoPT's Model RRs

ii) Column-11

Method of recruitment has been proposed as 100% by promotion.

iii) Column-12

The qualifying service for promotion from Staff Car Driver (Grade-II) to Staff Car Driver (Grade-I) is proposed as under:-

Promotion

Staff Car Driver Grade-II in Pay Band 1, Rs 5200-20200/ Grade Pay Rs.2400/ (Pay Matrix Level-4 in 7th CPC) with 05 years regular service in the grade or with a combined service of 15 years in Staff Car Driver Grade-II and Staff Car Driver (Ordinary Grade) and have passed the Trade Test specified by the Govt.

This is proposed as per Model RRs of DoPT regarding Staff Car Driver, Grade-I (Annexure-F)

(D) Staff Car Driver (Special Grade)

i) Column-1

The name of the post is mentioned as Staff Car Driver (Special Grade) as per DoPT's Model RRs.

ii) Column-3

Classification of the post is proposed as Group-B which is as per DoPT's Order No So 946(E) dated 09.04.2009.

ii) Column-11

Method of recruitment is proposed as 100% by promotion.

iii) Column-12

The qualifying service for promotion from Staff Car Driver _ (Grade-I) to Staff Car Driver (Special Grade) is proposed as under:-

'Staff Car Driver, Grade-I in Pay Band : Rs.5200-20200/- Grade Pay Rs.2800/- (Pay Matrix Level-5 in 7th CPC) with 03 years regular service in the grade.'

This is proposed as per Model RRs of DoPT regarding Staff Car Driver, (Special Grade) (Annexure-G)

3. Financial Implication, if any

Since this is an amendment in the RRs hence there would be no financial implication.

4. Specific recommendations requiring Authority's approval

The Authority is requested to approve the proposal contained in Para-2 above

5. Why the approval of the authority is sought.

The Authority is competent to approve the amendment in the RRs. Thereafter the same will be send to the Mo(U) for their approval. The draft RRs for the post of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II) Staff Car Driver (Grade-I), & Staff Car Driver (Special Grade) are (Annexure-I).

RESOLUTION

The proposal contained in the agenda item was approved.

No. Ad-1401710001-1-Est (R6) (304922)
 Government of India
 Ministry of Personnel, PG and Pensions
 Department of Personnel & Training
 New Delhi

Dated the 14/7/2004

OFFICE MEMORANDUM

Subject: Model Recruitment Rules for the Staff Car Driver category of posts - review regarding.

The model RRs for the post of Staff Car Driver (Ordinary Grade) issued vide this Department Odt No. Ad-1401710001-Est (RR) dated 2.11.2007 which also included the brief provisions for higher grade of the Staff Car Driver category posts have been reviewed and for Higher Grades framed in the light of promotion scheme for Staff Car Drivers issued vide Odt No. 120361190-Est (D) dated 30.11.1993 as subsequently modified vide Odt dated 21.7.1995, Odt dated 15.02.2001 and vide Odt dated 13.7.2002 and the replacement rules as per CCS (RP) Rules. The UPSC has also been consulted while framing the model RRs of these posts. Accordingly, the revised Model Recruitment Rules for the same are enclosed as Annexure to this Office Memorandum.

2. Ministries / Departments may review the existing rules and notify the revised rules conforming to the Model Recruitment Rules. These may also be forwarded to all autonomous statutory bodies for adoption. The Ministry of Home Affairs is also requested to forward these Model RRs to the UT Administrations for appropriate action.

Kindly revert with follow,

(Mobile Code)
 Director (R-2)
 P. 23092109

- To
1. All Ministries/Departments of Government of India.
 2. The President's Secretariat, New Delhi.
 3. The Vice President's Secretariat, New Delhi.
 4. The Prime Minister's Office, New Delhi.
 5. The Union Secretariat, New Delhi.
 6. The Comptroller and Auditor General, of India, New Delhi.
 7. The Union Public Service Commission, New Delhi.
 8. The Staff Selection Commission, New Delhi.

Encl. 1/1

No. AB-4017/102014)Int (RR)

-2-

(25)

Dated the July, 2014

Copy to:

1. The Rajya Sabha Secretariat, New Delhi.
2. The Lok Sabha Secretariat, New Delhi.
3. All Attached Offices under the Ministry of Personnel, Public Grievances and Pensions.
4. Establishment Officer and Secretary, AOC (10 copies).
5. All Offices and Sections in the Department of Personnel & Training.
6. Secretary, Staff Side, National Council (JCM), 13-C, Perozekhah Road, New Delhi.
7. All Staff Members of National Council (JCM).
8. All Staff Members of the Departmental Council (JCM), Ministry of Personnel, PG and Pensions.
9. Establishment (RR Annex) (20 copies)
10. NCC, DOPT (for uploading in DoR&I website at CM & Orders Establishment - Recruitment policies)

(Signature)
(Munira Hossain)
Director (B-1)

PLANNING DEVELOPMENT AUTHORITY
(Policy & Coordination (Personnel))

EX. No.

Date

ESTABLISHMENT ORDER

Subject: Adoption of recommendations of the 6th Central Pay Commission of Planning Development Authority

The Ministry of Planning Development of Government of Karnataka, Government of India has been notified in the Gazette of India vide G.O. MS. 101 dated 29.08.2006 has accepted the pay band/grade of the 6th Central Pay Commission. The recommendations of the 6th Central Pay Commission are, however, not accepted by the employees of the Government organizations vide Ministry of Finance, Government of India vide G.O. MS. 101 dated 29.08.2006 and G.O. MS. 101 dated 29.08.2006.

1. Accordingly, the Hon'ble Lt. Governor in his capacity as Chairman, DDA has constituted a Committee vide No. 1/20 dated 12.9.2006 to identify and recommend corresponding pay band/grade in accordance with the recommendations of 6th Central Pay Commission as notified by the Government of India in respect of Govt. W, W-1 & W-2 employees of DDA and also to take into consideration the fact that the Committee would

2. Pending approval by the Authority and taking into consideration the fact that the Committee would take some time to complete the job, it was decided with the approval of the Lt. Governor, Delhi that DDA to release the pay band/grade and attend to DDA employees taking into account the corresponding pay band/grade/pay band/grade up to pay recommendations of the 6th Central Pay Commission as notified by the Government of India. This was subject to recovery of cost, if any, at the time of final fixation of pay band/grade/grade of payment on account of arrears. These orders are also in consonance with the decisions of the Govt. of India relating to pension/ gratuity/ pension/ gratuity provisions regarding pension/ gratuity/ pension/ gratuity as per Govt. orders/MS. 101/2006 (A) dated 12.9.2006 and G.O. MS. 101/2006 (A) dated 12.9.2006. Accordingly, G.O. MS. 101/2006 (A) dated 12.9.2006 and G.O. MS. 101/2006 (A) dated 12.9.2006 were also issued in the above effect by the Government of India.

4. The said Committee has submitted its Report on 06.2.2007 with recommendations for fixation of the revised Pay Band/grade with applicable Grade Pay, in respect of Govt. W, W-1 & W-2 employees of DDA Development Authority.

5. The Authority vide its Resolution No. 101/2006 dated 7.2.2007 has accepted the recommendations of the Committee as detailed below:

- (i) In most of the cases, in DDA replacement corresponding pay band/grade as has been recommended, as per recommendations of the 6th CPC, Govt. of India. The Committee has also recommended merger of upward pay scales of Rs. 5000-5000, 5500-5500, 6500-10500 and up-gradation of pay scale from Rs. 5500-5500 to 7000-15000-12000, accordingly, the Committee has recommended adoption of the corresponding Pay Band/Grade Pay, in DDA as notified in the merged/up-graded/scaled pay scales.

Contd...

III. **Applicability of New Scale (Group - A' Entry).**
As per Notification dated 29.08.2008, a new scale [S]. No. 15 of Section-1 of Part - A' Group - A' Entry in Part - B, No. 15000-18100 with Grade Pay of Rs. 4000/- corresponding to Rs. 20000-25000/- has been introduced. In DDA, there are certain posts which are presently in the existing pay scale of Rs. 8100-11500/- and are classified as Group - A' posts. Therefore, the Committee recommends to adopt the corresponding pay band of Rs. 15000-18100 in G-5 with Grade Pay Rs. 4000/- in respect of all such posts which are already operative as Group - A' posts in DDA.

IV. **Grant of corresponding Pay Band/Grade Pay and the Non-functional Pay Band/Grade Pay in the AD (Administrative) / Sr. Jt. Jt. after completion of 4 years.**

The posts of Asst. Director (Ministerial) and Sr. Jt. in DDA are treated at par with the equivalent posts of SO and Jt. Secretary in the cadre of IAS/IAS since those carry the same scale of pay and same nature of duties. Accordingly, it was decided to adopt the non-functional pay scales for both these cadres on the pattern of IAS/IAS with Resolution No. 72/2007 and 77/2007 dated 28.2.2008. In pursuance of GOPT No. 10/2007 dated 10th November, 2007 and Govt. No. 12/2007 dated 26th June, 2007 (as per Govt. Order No. 10/2007 dated 26th June, 2007) the Govt. of India has revised the pay scale of SO from Rs. 25000-30000 to Rs. 25000-30000 and placed it in G-5 with Grade Pay of Rs. 4000/- and SO Jt. from Rs. 25000-30000 to Rs. 25000-30000 in DDA with Grade Pay of Rs. 4000/- being the functional scale after completion of four years or regular service since it had already granted the Non-functional Pay Scales in both the above categories. The Committee has recommended suitability and adoption of these corresponding pay bands/grade pay for both these categories of posts in DDA.

V. **Applicability of pay scale of Rs. 14000-17000 with Grade Pay of Rs. 4000/- to the officers who had been granted the Selection Grade of Rs. 16000-18100.**

In DDA, after implementation of seven tenders of A' C.C. by Govt. Order No. 101/86/PP dated 14.8.1987 and Authority's Resolution No. 3 dated 12.11.1992 and No. 125/1996 dated 27.5.1996, 12% of Group - A' posts in the scale of Rs. 20000-25000 (revised) and above categories and 10% of posts of DDA were selected to be placed in Selection Grade of Rs. 16000-18100 (provised after completion of 10 years of Group - A' service and promoted to a 10% level post). Accordingly, considering pay Group - A' posts carry Rs. 4000/- scale of Rs. 20000-25000, where 10% level posts are identified in the following table as detailed below for grant of selection grade. Therefore, the subject of grade posts in General Administration cadre were to be placed in the 10% level after clearing the grade posts in the General Administration Cadre. The Authority's Resolution No. 2/2007 dated 27.2.2004, in which the revised scales of pay for these posts are Rs. 12000-15500/- and Rs. 14000-18100/- (Selection Grade).

S. No.	Grade	Range	S. No.	Grade	Range
1.	Group A' Entry	15000-18100	2.	Asst. Director	25000-30000
3.	Finance & Accounts	15000-18100	4.	Asst. Director	25000-30000
5.	Legal	15000-18100	6.	Asst. Director	25000-30000
7.	Planning	15000-18100	8.	Asst. Director	25000-30000
9.	Public Relations	15000-18100	10.	Asst. Director	25000-30000
11.	Technical Engineering	15000-18100	12.	Asst. Director	25000-30000
13.	Administration	15000-18100	14.	Asst. Director	25000-30000

Contd. 3

The above reporting replacement scale to the scale of pay of Rs. 12000-14000/- as per the pay band of Rs. 10000-12000/- with Grade Pay of Rs. 2600/- However, the above reporting replacement scale in respect of scale of pay of Rs. 14300-17300/- and a Rs. 12700-15700/- with Grade Pay of Rs. 2600/- For similar community has precedence of the corresponding replacement pay scale 33715 which with Grade Pay of Rs. 2600/- as per the pay band of Rs. 10000-12000/- who had been awarded to be granted the "Selected Grade".

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On 17/11/2009, the Commission received a letter from the British Council, dated 16/11/2009, regarding the British Council's request for the Commission to consider the possibility of providing a grant to the British Council to support the British Council's activities in the field of human rights and democracy in the United Kingdom. The British Council has requested that the Commission should consider the possibility of providing a grant to the British Council to support the British Council's activities in the field of human rights and democracy in the United Kingdom. The British Council has requested that the Commission should consider the possibility of providing a grant to the British Council to support the British Council's activities in the field of human rights and democracy in the United Kingdom.

19111 Group <'C' Employees

A. [5] The Pólya-Carlitz polynomials of finite order α and the polynomials of finite order α are defined by

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Swimming

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employees of Group 'D' will be fully matched with Group 'D' employees and higher pay scales being placed higher than as an employee in a lower pay scale. Nothing in the above proposed pay scales should which caused prior revision would employees.

- (c) Employs shall be payable with effect from 1.1.2015 in both the cases i.e. employees of employees who possess the qualifications and are placed in PE-1, straight away and those Group 'D' employees who do not possess the qualifications and are placed after revision.
- (d) Based on the new designated pay scales of the same in respect of Group 'D' employees (including the Group 'D' employees who are not in the PE-1 band) and the proposed pay scales of the Group - PE-1 employees, as per Part (VII) (a) (i) above, the Authority has accepted Committee's recommendations as under:
 - (a) Training Budget may be identified and prepared by a Group of Officers consisting of Director (Personnel), Director (Training), Director (Pay & Allowances), Dy. Director (Pay & Dy. Director (Pay).
 - (b) Training with Group 'D' employees may be reported by the Group and Heads of Department in the form of the Training Budget prepared by the Group of Officers mentioned in Part (VII) (a) (i) above.
 - (c) The appropriate designation for Group 'D' posts in terms of minimum qualifications of the PE-1 band of pay scales (as per Part (VII) (a) (i) and (ii) of the PE-1 band) placed in the PE-1 band would also be decided.

6. The details of pay scales with applicable Grade Pay in respect of Group 'D', 'B', 'C' and 'D' posts appear in different codes in DDA, as given in Appendix-12 (containing 12 pages) in the Establishment Order.

7. For the purpose of fixation of pay & allowances and other allowances, the Govt. of India orders, etc. have already been circulated by the Ministry of Finance (Department of Expenditure), DDA, Department of Pension and Provident Welfare, etc. relating to Transport Allowance, House Rent Allowance & Conveyance Allowance, Grant of Children Educational Assistance & Reimbursement of Education Expenses, Grant of Child Care Leave to Women Government Employees, Reimbursement of Pension of deceased family members, etc. revision of provisions regulating pension/gratuity/compensation of deceased family pension/gratuity pension/gratuity lump-sum deposit/allowance, Project Allowance, Split Duty Allowance, etc. Maintenance Allowance, Grant of Allowance, Grant of Dependent Allowance, Grant of Increased Washing Allowance, Unemployment Allowance, etc. The above orders issued by the Govt. of India relating to implementation of other recommendations of the JMC are also being adopted in DDA. Accordingly, the Finance & Expenditure Wing of DDA has already circulated copies of these Orders and the same have been accepted by the Authority. However, any further decision taken by Govt. of India regarding fixation of pay, allowances, pension, etc. has to be adopted in DDA with the approval of the Chairman, DDA. Besides, the Medical Allowance and FICA/PTA may also be mentioned in further orders as these schemes are integral to DDA.

8. The Authority, as a standing arrangement, has to be directed that the cases of employees, if any, should be placed before the Retiring Committee constituted for the purpose of making recommendations of corresponding pay scales in accordance with the recommendations of the Central Pay Commission.

Copy: 15

At: FSI/DL/DC&P/SCM

Announcement of Notification in the Gazette of India (DO FSI 637 (F) dated 25 August 2009 issued by Ministry of Defence (Department of Expenditure) and the flight of the company has concluded by the service. Both are being up loaded on the DDA's Website (www.dda.org.in). The same may be consulted in case of any doubt. However, for any clarifications, the information may be referred to the Personnel Department/Finance & Expenditure Wing in DDA.

(Framila A. Dharwadkar)
Comptroller (Personnel)

Encl: Annexure - IV (consisting 24 pages).

At: FSI/DC&P/SCM

At: October, 2009.

Copy for information and necessary action to:

1. Additional Secretary, Ministry of Defence, Delhi.
2. CSE to Vice-Chairman, DDA.
3. Secy, DM, DM, PC, PC (housing), DM & Secretary, DDA, PUNE.
4. All Heads of the Department.
5. Chief Accounts Officer, DDA.
6. Chief Vigilance Officer, DDA.
7. Director (Systems) to send all the documents mentioned in Para 9 and 10 for up loading the same on DDA's Website.
8. All Drawing and Disbursing Officers of DDA.
9. Sr. Accounts Officer (H. A. Secy) / AG/ (H. Secy).
10. Accounts Officer (Budget), DDA.
11. Native Board, Vikas Sadan & Vikas Mahal.
12. Librarian, DDA Library/Wing, Two copies.
13. Guard-File.
14. DUSCO.

(Devash Bhat)
Director (Personnel)

ANNEXURE-C

No. 43019/54/96-Ex. 1
Government of India
Ministry of Personnel, Public Grievances and Pensions,
(Department of Personnel and Training)

New Delhi, 110001
February 18, 2002

OFFICE MEMORANDUM

g-100 Promotion Scheme for Staff Car Drivers.

The undersigned is directed to say that pursuant to the directions of the Hon. CMT, Principal Bench in O.A. No. 2529/96 in the case of Central Government Staff Car Drivers Association and Bikram Singh vs. Union of India, Department has issued an Office Memorandum (O.M. No. 43019/54/96-100) dated 15.2.2001 for modification of the existing grade structure for the Staff Car Drivers (including introduction of the special grade of Rs. 5000-8000), as follows:-

S. No.	Grade	Pay scales	Percentage
1.	Ordinary Grade	Rs. 3050-4550	10
2.	Grade-II	Rs. 4300-6000	30
3.	Grade-I	Rs. 4500-7100	55
4.	Special Grade	Rs. 5000-8000	5

These orders, which are based on pattern obtaining in the Railways, take effect from 8.11.1999. In terms of Office Memorandum dated 15th February, 2001, special grade of Rs. 5000-8000 is to be introduced only to the extent of 5% of total strength in the cadre of Staff Car Drivers in a Ministry / Department / institution concerned. Therefore, strictly speaking, the minimum strength in the cadre of Staff Car Drivers required for placing one post of Staff Car Driver in the special grade would be 20. However, in respect of cadres where the strength of Staff Car Drivers is between 10 and 19, this Department agrees, as a special case, the placement of one post of Staff Car Driver in the special grade as the average fraction of post computed @ 5% of the total strength comes to 0.5 above which may be rounded off to one. However, where the strength of Staff Car Drivers in a cadre/organization is below 10 and thus the percentage fraction is below 0.5, there can be no case for introducing the special grade. In such cases, 3 grades (Ordinary Grade, Grade-II and Grade-I) can be introduced in the cadre of 20, 30, 40, by adding the quota of 5% to the Grade-I. However, instances come to the notice of this Department where the Ministries/Departments followed introduction of the special grade even where the strength in the cadre of Staff Car Drivers is less than 10. This is irregular and not in accordance with the provisions of O.M. dated 15.2.2001. ~~It is~~ Issued by this Department, firstly, it is advised that wherever the strength of Staff Car Drivers in a cadre is 20, 30, 40 and special grade has been introduced, the orders issued in this

contd.....

the withdrawn proposal. However, the Ministries/Departments are at liberty to explore the possibility of combination of different cadres of Staff Car Drivers to Central Government organizations under their control and operation on a nodal basis, as suggested in para 2.2.5 of the Departments OM No. 7207b/1/42 Estt(D) dated 30th November, 1980, as to allow the optimum benefit to the Staff Car Drivers.

1. Hindi version will follow.

(Sd/-) 
J. K. Saxena
Deputy Secretary to the Government of India.

Ministries/Departments of Government of India

Copy to:-

- 1) President's Secretariat, Vice-President's Secretariat, Prime Minister's Office/Supreme Court/Rajya Sabha Secretariat/Lok Sabha Secretariat/Cabinet Secretariat/UPSC/CVC/CAG/Central Administrative Tribunal (Principal Bench), New Delhi.
- 2) All attached/subordinate offices of the Ministry of Personnel, Public Grievances and Pensions.
- 3) All Offices in DOP&T.
- 4) Secretary, National Commission for Minorities, New Delhi.
- 5) Secretary, National Commission for Scheduled Castes/Scheduled Tribes.
- 6) Secretary, State Side, National Council (NCM), 13 C, Ferozeshah Road, New Delhi.
- 7) Facilitation Centre, DOP&T. 10 copies
- 8) Establishment (D) Section. 10 copies
- 9) NIC (DOP&T) for placing this Office Memorandum on the website of DOP&T (personnel).

S.No.43013/54/99-Estt(D)

Government of India

Ministry of Personnel, Public Grievances and Pensions
Department of Personnel and Training

New Delhi - 110001
February 15, 2001

OFFICE MEMORANDUM

Subject: Promotion Scheme for Staff Car Drivers.

The undersigned is directed to say that the Principal Bench of the Central Administrative Tribunal, (CAT), New Delhi in their judgement dated 15.5.2000 in the case of Central Government Staff Car Drivers Association and Bikram Singh Vs. Union of India in O.A.No.2529/96 has directed as under:-

".....to grant the applicants the pay scale of Rs.1400-2300/- for the Major, Stationary Head Staff Car Driver, presently existing in the Railways, from the date of filing of the O/A and to grant arrears and to allow consequential benefits."

2. Accordingly, the matter has been examined in consultation with the Ministries of Law, Finance and Railways and it has been decided to implement with effect from 3.12.1996 (which is the date of filing of the O.A.No.2529/96), the above mentioned direction of CAT as in the succeeding paragraphs, in modification of the existing orders (copies enclosed) on the subject:-

(i) DoP&T O.M.No.22033/1/92-Estt(D) dated 30.11.1995;

(ii) DoP&T O.M.No.22036/1/92-Estt(D) dated 27.7.1995, and

(iii) DoP&T O.M.No.35034/907-Estt(D) dated 1.6.1998.

3. A new Grade for Staff Car Drivers to be called "Special Grade" shall be introduced in the scale of pay of Rs.5000-8000/- with effect from 3.12.1996.

4. Promotion to the Special Grade shall be by non-selection (seniority cum fitness) from Grade-I with 3 years' regular service in Grade-I of Staff Car Drivers. The revised ratio in which the posts of Staff Car Drivers shall be placed in different grades of Staff Car Drivers shall be as follows:-

S.No.	Grade	Pay scales	Percentage
1.	Ordinary Grade	Rs.3050-4590	30
2.	Grade-II	Rs.4000-6000	30

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3	Grade-I	Rs.4500-7000	55
4	Special Grade	Rs.5000-8000	5

5. These orders shall take effect from 8.11.1996. Hence, the costs of Staff Car Drivers as 8.11.1996 should be apportioned among the four grades in terms of the ratio mentioned above and promotions should be made to different grades accordingly with effect from 8.11.1996 the extent of short fall in the relevant grade(s). Increments of pay and allowances should also be allowed with effect from 8.11.1996 as directed by the Govt.

6. If as on the date of issue of this Office Memorandum there is excess regular promotion already made in any grade as compared to the revised ratio mentioned above, such promotion shall be allowed to the excess incumbents on personal basis from the date of their initial promotion to that grade till they are covered within the revised ratio prescribed above but the period of such promotion on personal basis shall not count towards the eligibility service for further promotion.

7. All Ministries/Departments are requested to bring the above decisions to the notice of all concerned for immediate action including necessary amendments in the Recruitment Rules.

(K.K. JHA)
DIRECTOR (Establishment)

10

All Ministries/Departments of the Government of India.

Copy to:

1. The President's Secretariat, New Delhi.
2. The Prime Minister's Office, New Delhi.
3. The Rajya Sabha Secretariat, New Delhi.
4. The Lok Sabha Secretariat, New Delhi.
5. Registrar General, The Supreme Court of India.
6. Registrar, Central Administrative Tribunal, Principal Bench, New Delhi.
7. The Comptroller and Auditor General of India, New Delhi.
8. The Union Public Service Commission, New Delhi.
9. The Staff Selection Commission, New Delhi.
10. National Commission for SCs/STs, New Delhi.
11. National Commission for OBCs, New Delhi.
12. All State Governments/Union Territory Administrations.
13. All Attached/Subordinate offices under the Ministry of Personnel, Public Grievances and Pensions/Ministry of Home Affairs.

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15. All Sections in the Ministry of Personnel, Public Grievances and Pensions.
16. The Secretary, Staff Side, National Council (JCM), 9, Ashoka Road, New Delhi.
17. The General Secretary, Central government Staff Car Drivers' Association, G-26, Moti
18. Sagar-II, New Delhi 110021.
19. Shri Birend Singh & Shri Ummed Singh, H.No. 348, Sector-XII, R.K. Puram, New
Delhi 110022.
16. N/C (DoP&T) for placing this Office Memorandum on the website of DoP&T.
19. Establishment (D) Section, DOF&T (500 copies)

ANNEXURE-D

POST OF STAFF CAR DRIVER / DRIVER
IN DIRECT DEVELOPMENT AUTHORITY

Staff Car Driver / Driver

1. Name of post

2. No. of posts

3. Classification

4. Scale of pay

5. Whether selected post
or non-selection post.

6. If age limit for direct
recruitment.

7. Whether benefit of any
added years of service
admissible under Rule 30
of CCS (Pension) Rules,
1972.

8. Educational and other
qualifications required
for direct recruitment.

144 (1993)

subject to variation dependent
on workload.

Group 'C'

Rs. 1150-26-18001-

Selection

18-25 years.

Not applicable.

Essential

- (i) Matriculation or equivalent
from a recognised University
Board.
- (ii) Valid driving licence for
light motor vehicles/heavy
vehicles.
- (iii) Experience of driving light
motor vehicles and heavy
motor vehicles for a minimum
period of 5 years with sound
knowledge of motor mechanism.

Desirable

1. Trade Certificate of Motor
Mechanic from recognised insti-
tute.

9. Whether age and educa-
tional qualifications
prescribed for the
direct recruits will
apply in the case of
promotions & depu-
tations.

Yes

Exceptional
qualifications.

No

To the extent
mentioned
in Column 11.

10. Period of probation,
if any.

2 years

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by designation and percentage of the vacancies to be filled by various methods.

By promotion failing of direct recruitment.

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11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Promotion
Group 'B' employees appointed regular basis, possessing (Driv License for Motor Car/L.M.V.) should have passed 11th class, having experience of driving Motor Car/L.M.V. for 2 years or 11th class from Work-charged (C.I.) employees having passed 10 class and possessing driving license for Motor Car & L.M.V. for 2 years driving experience.

12. If a BOC exists who is in competition.

Group 'C' B.P.C.

13. Saving

Nothing in these regulations shall affect recruitment, relaxation of age limit and/or other concessions required to be provided for the Scheduled Caste, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into contract of second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may, by order, relax any of the provisions of these regulations in respect of any class or category of persons or posts.

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ANNEXURE-H

(Delhi Development Authority)

NOTIFICATION

New Delhi, dated the _____, 2018

G.S.R. In exercise of the powers conferred by clause (d) of the sub-section (2) of section 50 of the Delhi Development Act, 1957 (61 of 1957), the Central Government, after consultation with the Delhi Development Authority, hereby makes the following Rules regulating the method of recruitment to the post of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II), Staff Car Driver (Grade-I) and Staff Car Driver (Special Grade) in Delhi Development Authority, namely :-

1. Short title and commencement : (1) These rules may be called the Delhi Development Authority Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II), Staff Car Driver (Grade-I) and Staff Car Driver (Special Grade) posts Recruitment Rules, 2018.
(2) They shall come into force on the date of their publication in the official Gazette.
2. Number of Post, classification, level in the pay matrix. — The number of post, their classification, level in the pay matrix attached thereto shall be specified in columns (2) to (4) of the schedule annexed to these rules.
3. Method of recruitment, age limit, qualifications, etc. — The method of recruitment, age limit, qualifications and other matters relating thereto, shall be as specified in columns (5) to (13) of the said Schedule.
4. Disqualifications - No person,
 - (a) who has entered into or contracted a marriage with a person having a spouse living; or
 - (b) who, having a spouse living, had entered into or contracted a marriage with any person, shall be eligible for appointment, to the said post.

Provided that the Central Govt. may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for doing so, exempt any person from the operation of this rule.

5. Power to relax : Where the Central Govt. is of the opinion that it is necessary or expedient to do so, it may by order and for reasons to be recorded in writing relax any of the provisions of the these Rules with respect to any class or category or persons.

6. Saving : Nothing in these rules shall affect reservation, relaxation of age limit and other concessions required to be provided for Scheduled Castes, the Scheduled Tribes, other backward classes, ex-Servicemen and other special category of persons in accordance with the orders issued by the Central Govt. from time to time in this regard.

SCHEDULE

Name of post	Number of post	Classification	Pay Band and Grade pay/Pay Scale (LEVEL In the PAY MATRIX)	Whether Selection Post or Non-selection post	Age Limit for direct recruits	Whether benefits of added years of service admissible under Rule-39 of the Central Civil Service (Pension) Rules, 1972
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Staff Car Driver (Temporary Grade)	03 Subject to variation depending on workload.	Group A	Pay band - 1 Rs. 3200-20200/- Grade pay - Rs. 1000 Level-2 (Rs. 19,900-Gd. 200)	Non Selection	Between 18-27 years (Relaxable for Govt. servants/DWA employees in accordance with the instructions or orders issued by Central Govt.)	Not applicable

Educational and other qualifications required for direct recruits.	Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotion and deputationists?	Period of probation, if any	Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.
(8)	(9)	(10)	(11)
Essential (i) Possession of a valid driving license for Motor Car. (ii) Knowledge of motor mechanism (The candidate should be able to remove minor-defects in vehicle.) (iii) Experience of driving a Motor Car for at least 3 years and. (iv) Pass in 10th standard or equivalent from a recognized University/Board.	1. Age - Not exceeding 30 years (For promotion only). 2. Experience - Up for promotion yes for deputation. 3. Educational and other Technical qualification - As prescribed in column No. 8 above.	2 Years for direct recruitment	By promotion; filling when by deputation and (filling both by direct recruitment).

In case of recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made.	If a Departmental Promotion Committee exists what is its composition
(12)	(13)
Promotion: Promotion from CDA employees in grade pay of Rs.1800/- to Rs.5200-20200/- (Pay Matrix Level-1 in 7th CPC) appointed on regular basis and should have passed 10th Class, possessing valid driving license for motor car and having knowledge of motor mechanism (Should be able to remove minor defects in vehicle) subject to passing of the prescribed skill test in driving. Deputation: Regular driver in pay Band-1 Rs.5200-20200/- Grade pay of Rs.1800/- (Pay Matrix Level-1 in 7th CPC) in Central Govt./State Govt./ Public Sector Undertaking/ Autonomous Bodies possessing necessary qualification as mentioned in column 01 above.	Junior Level D.P.C. for Group 'C' Officers as notified from time to time by CDA.

SCHEDULE

Name of post	Number of post	Classification	Pay Band and Grade pay/pay scales (LEVEL in the PAY MATRIX)	Whether selection Post or Non-selection post	Whether benefits of added years of service admissible under Rule-37 of the Central Civil Service (Pension) Rules, 1972	Age limit for direct recruits
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Staff Lar Driver (Group)	47 • Subject to variation depending on work load.	Group 'C'	Pay band - 1 Rs.2000-20200/- grade pay Rs. 2400/- (level 4 Rs.25,590/- 51,120/- in 7 th CPC)	Non-Selection	Not applicable	Not applicable.

Educational and other qualifications required for direct recruits.	Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotions and deputations?	Period of probation, if any	Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.
(8)	(9)	(10)	(11)
Not applicable	Not applicable	Not applicable	100% by promotion
In case of recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made.			If a Departmental Promotion Committee exists what is its composition.
(12)			(13)
Promotions: Staff Lar Driver (Ordinary Grade in pay band -1 Rs.2200-20200/- grade pay of Rs.1200/- (Pay Matrix-2 to 7 th CPC) with 9 years regular service in the grade and have passed the Trade Test specified by the Govt.			Minimum level D.P.N for Group 'C' Officer is notified from time to time by DGS.

SCHEDULE

Name of post	Number of post	Classification	Pay Band and Grade pay/Pay Scale (LEVEL in the PAY MATRIX)	Whether Selection Post or Non-selection post	Whether benefits of aided years of service admissible under Rule-32 of the Central Civil Service (Pension) Rules, 1972	Age limit for direct recruits
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Staff Car Driver (Gr-II)	50 Subject to variation depending on work load	Group 'C'	Pay Band - 1 Rs. 5200-20700/- grade pay Rs. 2400 [Level-5 Rs.29,200-32,500/- in 7 th CPC]	Non-Selection	Not applicable	Not applicable

Educational and other qualifications required for direct recruits.	Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotion and deputationists?	Period of probation, if any	Method of recruitment, whether by direct recruitment or by promotion or by absorption/absorption and percentage of the vacancies to be filled by various methods.
(8)	(9)	(10)	(11)
Not applicable	Not applicable	Not applicable	100% by promotion
In case of recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made.			If a Departmental Promotion Committee exists what is its composition
(12)			(13)
<u>Promotion :</u> Staff Car Driver (Grade-II in pay band - 1, Rs.5200-20700/- grade pay of Rs.2400/- (Pay Matrix-5 in 7 th CPC) with 5 years of regular service in the grade or with a combined service of 15 years in the Staff Car Driver Gr. II and Staff Car Driver Ordinary Grade and have passed the 'Trade Test' specified by the Govt.			Junior Level D.P.C. for Group 'C' Officers as notified from time to time by DDA.

SCHEDULE

Name of post	Number of post	Classification	Pay Band and Grade (pay/band Scale/LEVEL in the PAY MATRIX)	Whether Selection Post or Non-selection post	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Service (Pension) Rule, 1972	Age limit for direct recruits
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Stall Car Driver (para Grade)	02 (Subject to variation depending upon work load)	Group A-1	Pay band - 2, Rs. 3500-3-800/- grade pay Rs. 1200 (Level 6 of Rs. 35,400-12400/- in 7 th CPC)	Non-Selection	Not applicable	Not applicable

Educational and other qualifications required for direct recruits	Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotees and deputationists?	Period of probation, if any.	Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.
(8)	(9)	(10)	(11)
Not applicable	Not applicable	If any 2 years	100% by promotion
In case of recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made.			If a Departmental Promotion Committee exists what is its composition.
(12)			(13)
Promotion : Stall Car Driver (Grade - in pay band - 2, Rs. 3500-3-800/- with grade pay of Rs. 1200/- (Pay Matrix 5-16-7 th CPC) with 13 years of regular service in the grade			Senior Level D-1, C, for Group A officers as needed from time to time by DCA.

SCHEDULE

Name of post	Number of post	Classification	Pay Band and Grade pay/Grade (LEVEL in the PAY BAND)	Whether Selection Post or Non-selection post	Age limit for direct recruits	Whether benefit of adhoc years of service admissible under Rule-30, of the Central Civil Service (Pension) Rules, 1972
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Staff Car Driver (Ordinary Grade)	44 Subject to vacancy dependent on work load.	Group 'C'	Pay band - 1 Rs. 5200-20200 Grade pay Rs. 1900 Level-7 (Rs.19,500-63,200)	Non-Selection	Between 18-25 years (Relaxable for Govt. Servant/DCA employees in accordance with the instructions or orders issued by Central Govt.)	Not applicable

Educational and other qualifications required for direct recruits.	Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotee and deputationists?	Period of probation, if any	Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.
(8)	(9)	(10)	(11)
Essential (i) Possession of a valid driving license for Motor Car. (ii) Knowledge of motor mechanism. (The candidate should be able to remove minor defects in vehicle) (iii) Experience of Driving a Motor Car for at least 5 years and. (iv) Pass in 10 th standard or equivalent from a recognised University/Board.	1. Age - Not exceeding 40 years (For promotee only) 2. Experience - Nil for promotion yes for deputation. 3. Educational and other technical qualification = As prescribed in column No. 8 above.	2 Years for direct recruitment	By promotion failing which by deputation and failing both by direct recruitment.

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

No. F.2(2)2019/MC/DDA/68

Dated: 12.06.2019

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

In continuation to this office circular of even number dated 11.06.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Friday, 14th June, 2019 at 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.


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

Encl: As above.

CHAIRMAN

1. Shri Anil Bajaj
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

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

SPECIAL INVITEES

1. Shri Vijay Kumar Deo
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
4. Ms. Manisha Saxena
Secretary (UD), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
7. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
8. Smt. Varsha Joshi
Commissioner, South Delhi Municipal Corporation
9. Dr. Rajesh Kumar
Principal Commissioner (Housing & Sports), DDA
10. Shri Manish Kumar Gupta
Principal Commissioner (UD, LM, Systems & Coordn.), DDA
11. Shri Satpal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

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

Copy for kind information to:

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

**DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)**

No. F.2(2)2019/MC/DDA/69

Dated: 12.06.2019

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

In continuation to this office circular of even number dated 11.06.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Friday, the 14th June, 2019 at 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.


(V.K. Sahni)
Dy. Director (Meetings)

Encl: as above.

Copy to:

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

SUPPLEMENTARY AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 14.06.2019

TIME: 11.00 A.M.

VENUE: RAJ NIWAS

DELHI

ITEM NO. 38/2019

F.Z(14)17-18/AO(P)/DDA

SUB: Extension of time for making payment of Addl. FAR Charges and Use Conversion charges.

Brief history

1) Addl. FAR charges for residential properties, coop. group housing/mixed use/commercial streets and commercial properties (excluding hotel and parking plots) were notified vide S.O. No. 3172 (E) dated 29.06.2018 (Annexure A). The notification provided that the owners/allottees/residents/users of the premises on Residential/mixed use/commercial streets can avail Addl. FAR at rates as shown under Column 4 of the table during the window period of six months from the date of notification. Thereafter, the applicable rates as shown under column 5 were payable. This window period was further extended for a further period of six months i.e. upto 28.06.2019 vide S.O.359(E) dated 21.01.2019 (Annexure B) read with S.O.373(E) dated 22.01.2019 (Annexure C).

2) Use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs were notified vide S.O. 3173(E) dated 29th June, 2018 (Annexure D). The charges contained in the notification were to remain in force for a period of six months, and thereafter these were to be reviewed. This window period was further extended for a further period of six months i.e. upto 28.06.2019 vide S.O.358(E) dated 21.01.2019 (Annexure E) read with S.O.372(E) dated 23.01.2019 (Annexure F).

Representatives from various Associations, as well as individuals have been regularly approaching officers at various levels in DDA seeking clarifications on applicable charges as also to enquire about the procedural aspects for implementation of the aforesaid Notifications.

In view of aforesaid position, most of the owners/allottees/residents/users of the premises were not able to avail the benefit during the extended period too. It is proposed that the period for applicability of the charges as mentioned in Para 1 & 2 above may be further extended for a period of one year, i.e. upto 28.06.2020 in the public interest.

PROPOSAL

The period for applicability of the charges as mentioned in Para 1 & 2 above may be extended for a period of one year, i.e. up to 28.06.2020

RESOLUTION

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

अतिरिक्तता की विधि के तहत साहू की बिना अचानक के दौरान आवासीय (मिथित, उपयोग / व्यावसायिक) ब्लॉक पर निर्धारण के 100 बी (आवासीय / मिथित) / उपयोग के ब्लॉक में दर्शाई गई है। यह तब प्रचलन अनुपात (एफ.ए.आर.) का लाभ प्राप्त कर सकते हैं और इसके बाद ब्लॉक ब्लॉक का भुगतान किया जाएगा, और कॉलन 5 में दर्शाया गया है। भवन अनुपात के अनुपात / अतिरिक्तता की विधि की यथा लागू आवेदन तब प्रचलन अनुपात (एफ.ए.आर.) की है। यथा (मात्रा) है।

कॉलन 5 में दर्शाई गई है, राष्ट्रीय सरकार के अधिनियम के तहत यह संशोधित और अतिरिक्त किए जाने तक लागू रहेगी।

अ.प्र. सं. 14(14)2017-18/अ.प्र. (अ.प्र.)/अ.प्र. (अ.प्र.)

डी. नरसिंह, आचार्य एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 29th June, 2018

Fixation of rules to be applied for enhanced FAR for residential properties, Group, Group Housing, Mixed Use Commercial streets and commercial properties (excluding hotel and parking plots) arising out of MCD 2012

S.O. 3172(2).—In exercise of powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the prior approval of the Central Government, hereby makes the following modifications to notification vide S.O. 2955(E) dated 23rd December, 2008: —

(Figure in * per square built up area)

S.No.	Item	Purpose/category of colony	Applicable Rates upto six months of Notification	Applicable Rates after six months of Notification
(1)	(2)	(3)	(4)	(5)
1.	(a) Residential properties including for basement under Mixed use plots of payment of betterment levy/additional FAR charges for new construction and penalty/compounding/special compensating charges for regularization of unauthorized construction.	(1) New Construction (2) Regularization of Unauthorized construction within permissible FAR A & B colonies C&D colonies EFG&H colonies With plot size more than 50 Sqm. With plot size up to 50 Sqm.	4200/- 1680/- 840/- 588/-	5080/- 3632/- 1816/- 1271/-
	(b) Residential properties including for basement under Mixed use	The rates for additional coverage within permissible FAR-use of basement for professional/commercial activities leading to excess permissible area in the plot.		

		A & B colonies	2700/-	9080/-
		C&D colonies	1680/-	3632/-
		EFG&H colonies		
		With plot size more than 50 Sqm.	840/-	1816/-
		With plot size up to 50 Sqm.	588/-	1271/-
2.	(c) Addl. FAR charges for cooperative Group Housing Societies for which land was allotted by DDA	A & B colonies	4200/-	9080/-
		C&D colonies	1680/-	3632/-
		EFG&H colonies	840/-	1816/-
3.	(d) Rates for betterment levy/additional FAR charges and penalty/compounding charges/special compounding charges for New Delhi Municipal Council residential areas	(1) New Construction, (2) Regularization of Unauthorized construction within permitted FAR.	4200/-	9080/-
4.	Rates for additional FAR for commercial properties (excluding hotel and parking plots)	A) For Local Shopping Centre, Convenient Shopping Centre and Shop-cum-Residence complexes (Shop-cum-residence plots, etc. plots) A & B colonies C&D colonies EFG&H colonies B) For Community Centres, District Centres etc. Metropolitan City Centres, Non-hierarchical commercial centres, Central Business District Centres. A & B colonies C&D colonies EFG&H colonies	 18160/- 7364/- 3632/- 36320/- 16320/- 7364/-	 18160/- 7364/- 3632/- 36320/- 16320/- 7364/-

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

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

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

D. SARKAR, Commissioner cum-Secy.

Approved by Dir. of Planning of Government of India, New Delhi, New Delhi, India.
and Published by the Controller of Publications, Delhi, India.

ALOK
KUMAR

Digitally signed by
Alok Kumar
DN: cn=Alok Kumar,
ou=DDA, email=alok@dda.gov.in

आवक अधिसूचना

नई दिल्ली, 21 जनवरी, 2019

आवासीय आयसिमा, सड़कानी अण्डाणी बाजार, मिडिल क्लासिंग / व्यावसायिक स्टैंड और व्यावसायिक संविधियों (निर्माण और पार्किंग प्लॉटों) के लिए नई दिल्ली- 2021 के कलम नवमद गढ़ एफएआर, हेतु लागू की जाने वाली नई का निर्धारण।

क्र.आ. 359(अ)--आवासीय आयसिमा, सड़कानी अण्डाणी बाजार, मिडिल क्लासिंग / व्यावसायिक स्टैंड और व्यावसायिक संविधियों (निर्माण और पार्किंग प्लॉटों) के लिए नई दिल्ली- 2021 के कलम नवमद गढ़ एफएआर, के लिए लागू की जाने वाली नई का क्र.आ. 3172 (ई) दिनांक 29 जून, 2018 द्वारा अधिनियमित किया गया था। तालिका क्र.कईएन 4 का अन्तर्गत दी गई नई काद माल की दिने गवर्ण अर्थात् 26.12.2018 तक वैध थी मगर कलम नवमद गढ़ एफएआर के अन्तर्गत सड़ानी नई की लागू की जाती थी। अब दिल्ली विधान सभियन, 1957 की सभा 57 के अन्तर्गत प्रदत्त शक्तों का उपयोग करते हुए दिल्ली विधान सभियन 1957 अन्तर्गत के नई काद अन्तर्गत दी गइए काय सभियन का अन्तर्गत नई काद अन्तर्गत सड़ानी नई काद सड़ानी के लिए नई काद अन्तर्गत दी गइए अर्थात् 26.12.2018 तक कलम दी। अन्तर्गत नई काद के अन्तर्गत सड़ानी नई काद अधिनियम क्र.आ. 3172 (ई) दिनांक 29 जून, 2018 के अन्तर्गत लागू होगी।

(क्र. नं. एफ 2/14/2017-18/एनओ(पी)सीसीए)

डी. सरकार, आयुक्त एवं सचिव

DRAFT NOTIFICATION

New Delhi, 21st January, 2019

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

S.O. 359(1A)--The rates to be applied for enhanced FAR for residential properties, Camp, Group Housing, Mixed Use Commercial Streets and Commercial Properties (including hotel and parking plots) arising out of MPD 2021 were notified vide S.O. 4172 dated 29th June, 2018. The rates under column 4 of the table were valid for a window period of six months, i.e. upto 26.12.2018 and thereafter the rates as shown under column 5 were to apply. New Delhi Development Authority in exercise of the powers conferred under Section 57 of the Delhi Development Act, 1957, with the prior approval of the Central Government, hereby extends the window period for applicability of rates under column 4 of the table for further six months, i.e. upto 26.06.2019. Thereafter the rates given under column 5 of the table as per Notification S.O. 4172(1A) dated 29th June, 2018 shall be applicable.

(F. No. E2/14/2017-18/NO(PWD/DA)

J. SARKAR, Commissioner-cum Secy.



ANNEXURE-C

The word 'Draft Notification' was published in the said notification inadvertently which may be read as 'Notification'. The other contents of this notification shall remain unchanged.

[F. No. E. 2(14)2017-18A(O)P/MDA]
D. SARKAR, Commissioner cum Secy

शुद्धि-पत्र

नई दिल्ली, 25 जनवरी, 2019

आव सीय समूहों, सहकारी समूह, आवास, मिश्रित उपयोग भवनआवरेड रीड और व्यवसायिक गेजिमेंटों (मिश्र और पार्किंग प्लॉटों को छोड़कर) के लिए दिल्ली- 2021 के फाइन, ग्राउण्ड, एग्रेगेशन, आर्किटेक्चर, डेज, लाउज, जी. एन. एन. सी. की शर्तों का विवरण।

स.ओ. 373(अ). दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 के तहत, पवन शक्ति को इन प्रयोग करने हुए दिल्ली विकास अधिनियम द्वारा भारत के समन्वयन नगरों के भाग II, धारा 3, अधिनियम (1) के भाग 3(अ) दिनांक 21 जनवरी, 2019 द्वारा एक अधिसूचना प्रकाशित की गई थी।

ए. अधिनियम ने शब्द 'आव अधिनियम' को समाहित कर दिया है। आराम अधिनियम के अंतर्गत आने वाले अधिनियम को अन्य नियमों में बदला गया है।

[F. No. E. 2(14)2017-18A(O)P/MDA]
डी. सार्कार, कमिशनर-इन-चार्ज

CORRECTION

New Delhi, the 27th January, 2019

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

S.O. 373(A).—A Notification was published by the Delhi Development Authority in exercise of powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), in Part II, Section 3, Sub-Section (1) of the Gazette of India, Extraordinary vide S.O. No. 373(A) dated 21st January, 2019.

The word 'Draft Notification' was published in the said notification inadvertently which may be read as 'Notification'. The other contents of this notification shall remain unchanged.

[F. No. E. 2(14)2017-18A(O)P/MDA]
D. SARKAR, Commissioner-cum-Secy

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 29th June, 2018

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

S.O. 3473(12).—In exercise of the powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), Delhi Development Authority with the prior approval of the Central Government hereby makes the following modifications to notification S.O. 1015 (12) dated 22nd June, 2007 and S.O. No. 4117 (12) dated 29th Dec., 2017:

Modifications to Notification S.O. 1015 (12) dated 22nd June, 2007

(A)		Modifications to Notification S.O. 1015 (12) dated 22 nd June, 2007																																	
Sl. No.	Para No.	Existing Provisions	Amendments/Modifications																																
1	5.	ANNUAL MIXED USE CHARGES																																	
	5.1	The premises under mixed use shall be subject to levy of Annual Mixed Use charges for the period upto which the premises remain likely to remain under mixed use. The annual Mixed Use Charges for the financial year 2006-07 for different categories of colonies shall be as under:- (a) For MCC areas. (Rates in ₹ per Square built up area) <table><tr><th>S. No.</th><th>Type of mixed use</th><th>A & B Category of colony</th><th>C & D Category of colony</th><th>E, F & G Category of colony</th></tr><tr><td>1</td><td>Retail Shops</td><td>767</td><td>511</td><td>62</td></tr><tr><td>2</td><td>Other Activities</td><td>583</td><td>426</td><td>96</td></tr><tr><td>3</td><td>Professional Activities</td><td>122</td><td>126</td><td>48</td></tr></table> (b) For NCMC areas (Rates in ₹ per Square built up area) <table><tr><th>S. No.</th><th>Type of mixed use</th><th>Rate of A in B</th></tr><tr><td>1</td><td>Retail Shops</td><td>1534</td></tr><tr><td>2</td><td>Other Activities</td><td>796</td></tr><tr><td>3</td><td>Professional Activities</td><td>314</td></tr></table>	S. No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F & G Category of colony	1	Retail Shops	767	511	62	2	Other Activities	583	426	96	3	Professional Activities	122	126	48	S. No.	Type of mixed use	Rate of A in B	1	Retail Shops	1534	2	Other Activities	796	3	Professional Activities	314	5.1.1 The Owners/holders/residents/users of the premises under mixed use shall be liable to pay one-time Use conversion charges on mixed use/commercial streets instead of Annual mixed use charges. 5.1.2. Owners/holders/residents/users who have made "One-time payment" as per Para 5.1 of the Notification S.O. 1015(12) dated 22nd June, 2007 or where the amount already paid in installments is 1.25 times of the "one-time payment" or more will not be required to pay any further amount. Excess payment, if any would be refunded subject to production of documentary evidence to this effect. 5.1.3 In cases, where full amount has not been paid as on the date of notification, the balance may be paid within 90 days of such notification. Any further delay thereafter will attract simple interest @ 10% p. a.
S. No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F & G Category of colony																															
1	Retail Shops	767	511	62																															
2	Other Activities	583	426	96																															
3	Professional Activities	122	126	48																															
S. No.	Type of mixed use	Rate of A in B																																	
1	Retail Shops	1534																																	
2	Other Activities	796																																	
3	Professional Activities	314																																	
	5.2	The payment of annual mixed use charges shall be made by the owner/holder/resident/user of the premises to the local authority voluntarily before 31st June of every year in respect of the previous assessment year in part thereof, in proportions as that part. For the 2006-07, 1/4th of the annual mixed use charges shall be paid on or before 30-06-2007 and the balance 3/4th shall be paid on or before 30-09-2007. For the subsequent assessment years, the entire charges are to be paid on or before 30th June of that year.	Not applicable and hence deleted.																																
	5.3	These rates shall remain in force in respect of subsequent years also unless specifically revised and notified with the approval of the Central Government.	The charges as per para 5.1 shall remain in force for a period of six months from the date of notification and thereafter these will be reviewed.																																

5.2	The owner/house/resident/user of the premises shall have option to make one-time payment of mixed use charges, which shall be as follows for the year 2006-07:- (a) For MCD areas- <table><tr><th colspan="5">(Rates in ₹ per Square built up area)</th></tr><tr><th>S. No.</th><th>Type of mixed use</th><th>A & B Category of colonies</th><th>C & D Category of colonies</th><th>E, F & G Category of colonies</th></tr><tr><td>1</td><td>Retail Shops</td><td>6135</td><td>4088</td><td>1536</td></tr><tr><td>2</td><td>Other Activities</td><td>3067</td><td>2044</td><td>768</td></tr><tr><td>3</td><td>Professional Activities</td><td>1536</td><td>1021</td><td>384</td></tr></table>	(Rates in ₹ per Square built up area)					S. No.	Type of mixed use	A & B Category of colonies	C & D Category of colonies	E, F & G Category of colonies	1	Retail Shops	6135	4088	1536	2	Other Activities	3067	2044	768	3	Professional Activities	1536	1021	384	The New Delhi Municipal Council charges of the premises under mixed use shall be liable to pay one-time Use conversion charges on mixed use/semi-residential streets instead of Annual mixed use charges. One-time Use Conversion Charges for different categories of colonies shall be as under:- (a) For MCD areas- <table><tr><th colspan="4">(Rates in ₹ per Square built up area)</th></tr><tr><th>S. No.</th><th>Type of mixed use</th><th colspan="3">Category of colonies</th></tr><tr><th></th><th></th><th>A & B</th><th>C & D</th><th>E, F & G</th></tr><tr><td>1</td><td>Retail Shops</td><td>6135</td><td>4088</td><td>1536</td></tr><tr><td>2</td><td>Other Activities</td><td>3067</td><td>2044</td><td>768</td></tr><tr><td>3</td><td>Professional Activities</td><td>1536</td><td>1021</td><td>384</td></tr></table>	(Rates in ₹ per Square built up area)				S. No.	Type of mixed use	Category of colonies					A & B	C & D	E, F & G	1	Retail Shops	6135	4088	1536	2	Other Activities	3067	2044	768	3	Professional Activities	1536	1021	384
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	(b) For NDMC areas- <table><tr><th colspan="3">(Rates in ₹ per Square built up area)</th></tr><tr><th>S. No.</th><th>Type of mixed use</th><th>Category A to H</th></tr><tr><td>1</td><td>Retail Shops</td><td>12272</td></tr><tr><td>2</td><td>Other Activities</td><td>6136</td></tr><tr><td>3</td><td>Professional Activities</td><td>3068</td></tr></table>	(Rates in ₹ per Square built up area)			S. No.	Type of mixed use	Category A to H	1	Retail Shops	12272	2	Other Activities	6136	3	Professional Activities	3068	(b) For New Delhi Municipal Council areas- <table><tr><th colspan="3">(Rates in ₹ per Square built up area)</th></tr><tr><th>S. No.</th><th>Type of mixed use</th><th>Category of colonies</th></tr><tr><th></th><th></th><th>A to H</th></tr><tr><td>1</td><td>Retail Shops</td><td>12272</td></tr><tr><td>2</td><td>Other Activities</td><td>6136</td></tr><tr><td>3</td><td>Professional Activities</td><td>3068</td></tr></table>	(Rates in ₹ per Square built up area)			S. No.	Type of mixed use	Category of colonies			A to H	1	Retail Shops	12272	2	Other Activities	6136	3	Professional Activities	3068																					
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3	Professional Activities	3068																																																						
5.3	The payment of one time mixed use charges for the year 2006-07 may be made in four equal quarterly installments, the first installment of which shall be paid on or before 30-06-2006.	The one-time Use Conversion charges, shall be paid by the owner/house/resident/user either in lump sum or in four equal quarterly installments. First each installment shall be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months, thereafter. In case of any delay in making the payment, it will attract interest @ 908% per annum.																																																						
5.6	The mixed use charges for villages and rehabilitation colonies in NDMC areas shall be equal to the charges for the various categories of MCD colonies.	The mixed use charges for villages in Delhi and rehabilitation colonies in New Delhi Municipal Council areas shall be equal to the charges for the various categories of MCD colonies.																																																						
5.7	<i>Directed not to be put</i>	In case total FAR in the existing building is exceeding the permissible FAR on the plot of size above 100 sqm & upto 250 Sqm, such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.																																																						
7	ONE TIME CHARGES FOR DEVELOPMENT OF PARKING																																																							
7.1	The owner/house/resident/user of the plot/building unit under the mixed land use shall also be liable to pay one time charges for development of parking and such rate for one ECS per 50 Sqm. of plot area shall be as under for the year 2006-07. (a) For MCD areas- A & B Category of colonies ₹ 2,15,500 C & D category of colonies ₹ 1,49,750 E, F & G Category of colonies ₹ 66,500 (b) For NDMC areas- ₹ 2,15,500 for one ECS Sqm. of plot area.	When the ECS per 50 Sqm. of plot area may be read as 'one ECS per 50 Sqm. of built up area for the area under use other than residential'																																																						

7.1	Out of the Total one time charges for development of parking 1/3 rd shall be paid on or before 30.06-2017 and the remaining 2/3 rd by 31-01-2018.	The one-time charges for development of parking shall be paid by the owners/flattees/residents/users either in lump sum or in four equal quarterly installments. First such installment shall be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months thereafter. In case of any delay in making the payment, it will attract interest @8% per annum.
8	Penalty	
8.1	Delay in payment of development charges for parking or mixed use charges of the relevant financial year shall be punishable on payment of interest at 8% p.a.	Deleted
9.2	The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan for Delhi 2021 and these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 10 times the annual conversion charges for mixed use shall be imposed.	The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan of Delhi 2021 or these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 1.5 times the one-time conversion charges for mixed use shall be imposed.

(B) Modifications to Notification S.O.4117 (G) dated 29th Dec, 2017

Existing Provisions		Amendments/Modifications															
Use conversion charges on upper floors of Market like Sarojini Nagar, Kirti Market and Green Park, Bafra etc. was fixed @ ₹ 222/-/- per Sqm built up area.		1. One time use conversion charges for shop cum residence plots/complexes later designated as LSCs shall be as under (Rates in ₹ per Sqm built up area) <table border="1"> <thead> <tr> <th rowspan="2">S. No.</th><th rowspan="2">Type of mixed use</th><th colspan="3">Category of colony</th></tr> <tr> <th>A & B</th><th>C & D</th><th>E, G & H</th></tr> </thead> <tbody> <tr> <td></td><td>Shop cum residence plots/complexes/ shop plots etc. designated as LSCs</td><td>227%</td><td>1483%</td><td>550%</td></tr> </tbody> </table>			S. No.	Type of mixed use	Category of colony			A & B	C & D	E, G & H		Shop cum residence plots/complexes/ shop plots etc. designated as LSCs	227%	1483%	550%
S. No.	Type of mixed use	Category of colony															
		A & B	C & D	E, G & H													
	Shop cum residence plots/complexes/ shop plots etc. designated as LSCs	227%	1483%	550%													
		2. In case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sqm & upto 250 Sqm, such excess FAR (upto max. 350 FAR) shall be permitted subject to pay cost of penalty charges amounting to 1.5 times the applicable charges. 3. The Use Conversion charges, shall be paid by the owners/flattees/residents/users either in lump sum or in four equal quarterly installments. First such installment shall be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months thereafter. In case of any delay in making the payment, it will attract interest @8% per annum. 4. These rates will remain in force for a period of six months from the date of notification and thereafter these will be reviewed.															

(P. No. P21/4)2017-18/AO(P)/DDA)

D. SARKAR, Commissioner-cum-Secy.

REGD NO. 3 1-3016000



ISSN 0013-788X

FIGURE 11—Section 3—End-section drill

PLATE 18: THE PLATEAU OF ANTIQVITY

२३ दिल्ली, कोषागार, जनवरी २१, २०१७/संख २, १३५८

WEDNESDAY, MONDAY, JANUARY 21, 1956 6:30 A. M.

राष्ट्र गणितज्ञ

નું દિવસ 21 જાન્યુઆરી 2019

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Pr. č. 162(14)2017-1800, št. 61/2016

ॐ नमो भगवते वासुदेवाय

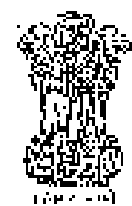
New Delhi, the 21st June : c. 2018

Number of use entity/sim change for Mixed Use/Commercial Use of Properties and Structures later designated as USEs.

S.O. 355 (F2)—has exercise of the powers conferred under Section 54 of the Land Development Act, 1957 (6), of 1957), Land Development Authority with the price approval of the General Government, hereby extends the validity period of aforesaid notification S.O. 3472 (F2) dated 29th June, 2011 under para 5.3 of Part A of said Page 4 of Part B, for a further period of six months i.e. upto 28.06.2012.

[5] No. 1-210(31)-USOCCP(6)Dn'

15. SAKKAL, P. or mixation de l'acide...



भारत का दस्तावेज
The Gazette of India

अनुसूचना

EXTRAORDINARY

पान. ११-५५४४ ३-अप-अण्ड (१)

Fig. 13.11.—Kudumner Sub-section of

प्रतिष्कार से पराजित

PUBLISHED BY AUTHORITY

9. 2691

नई दिल्ली, शुक्रवार, जनवरी 25, 2019/आषाढ़ 3, 1960

No. 2641

NEW DELHI, WEDNESDAY, JANUARY 23, 2019/AGC 3, 1991

३९० विष्णुस्य प्राप्तिवार्ता

शान्दे-पत्र

नई दिल्ली, 23 जनवरी, 2019

इससे के मिथिद्वय अभिषेक/प्रावसाभिषेक उपयोग और दुन्दुभ्य एवं आवास प्लॉटों/बाड़ में स्थानीय बाबाओं के रूप में निर्धारित प्रक्रिया के अनुसार परिवर्तन प्रभावों का निवारण।

क.आ. 372(ग).—दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 के अंतर्गत प्रस्तुत शक्तियों का प्रयोग करते हुए दिल्ली विधान प्रधिकरण द्वारा भारत के असाधारण राजपथ के भाग 10, धारा 3, उपधारा (ii) में क.आ. 358(अ) दिनांक 21 जनवरी, 2019 द्वारा एक अधिमुक्तता प्रकृति की गई थी।

उक्त अभिगृहणा में शब्द 'आकाश अभिगृहणा' अन्वयान में प्रयुक्त हो गया था किन्तु 'अभिगृहणा' के रूप में यहाँ गान्ध । इस अभिगृहणा को अन्वय विपर्ययक गृहणा कहा स्वेष्टि ।

Tab. सं. पृष्ठ 2(14)2017-18/प.ओ.(प्रो)परीक्षा : 1

ॐ. शं. ५५-५६, आरु. का. एवं संचितं

DEJAI DEVELOPMENT AUTHORITY

CORRIGENDUM

New Delhi, the 23rd January, 2019

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

S.O. 372(E)— A Notification was published by the Delhi Development Authority in exercise of powers conferred under Section 27 of the Delhi Development Act, 1957 (61 of 1957), in Part II, Section 3, Sub-Section (ii) of the Gazette of India, Extraordinary vide S.O. No. 358(E) dated 21st January, 2019.

ITEM NO. 39/2019

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

- A) Rohini Residential Scheme Ph. IV & V for the financial year 2019-20
- B) Tikri Kalan for the financial year 2019-20 &
- C) Narela for the financial year 2019-20.

File No. FZ (204)2018/AO (P)/DDA

1. PRE-DETERMINED RATES (PDRs)

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

2. METHODOLOGY TO WORK OUT PDRs

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

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

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

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

DETAILS OF THE PROJECT

i. Name of the Project	:	Rohini Ph. IV & V
ii. Total Project Area	:	2268.19 Hect.
iii. Total Saleable Area	:	1382.69 Hect.
iv. Total Project Cost	:	Rs.14309.35 Crore

- (b) Accordingly, after taking into account various factors, VCB in respect of Rohini Ph. IV & V for the financial year 2018-19 works out to Rs.14413.54 per sqm (Annexure I) which translates to an increase of 1% over the BBL of Rs.14279.87 per sqm for the financial year 2017-18.
- (c) After marking up the BBL of the financial year 2018-19 by 10%, the PDR for the financial year 2019-20 works out to Rs.15854.80 per sqm.
- (d) After applying the multipliers, the category wise PDR for the financial year 2019-20, work out as under:

PDR in respect of Rohini Ph IV & V for the year 2019-20

TABLE No. 1

(Rates in Rs./ Sqm)

S. No.	Category of Land	Multiplier	Approved PDR for the year 2018-19	Proposed PDR for the year 2019-20
1	2	3	4	5
	PDR		15797.86	15854.89
1	Land for CGHS	1.50	23560.00	23782.00
2	Alternative Plots	1.00	17947.00	18141.00
3	Rohini Plots			
	36 sqm	0.75	14920.00	14147.00
	32 sqm	1.00	17947.00	18141.00
	60 sqm	1.75	29728.00	30002.00
4	DDA Housing Scheme			
	EWS	0.50	7854.00	7928.00
	LIG	0.75	11781.00	11891.00
	MIG	1.25	19635.00	19819.00
	SFS	1.50	23560.00	23782.00

- 5 (a) Fixation of Pre-Determined Rates (PDRs) in respect Tikri Kalan for the financial year 2019-20

DETAILS OF THE PROJECT

i)	Name of the Project	Tikri Kalan
ii)	Total Project Area	100.96 Hect.
iii)	Total Saleable Area	45.96 Hect.
iv)	Total Project Cost	1028.17 Cr.

- (b) After taking into account various factors, BER in respect of Tikri Kalan for the financial year 2018-19 works out to Rs.14092.28 per sqm (Annexure-I) which translates to an increase of 3.28% over the BER of Rs.13654.41 per sqm for the financial year 2017-18.
- (c) After marking up the BER of the financial year 2018-19 by 10%, the PDR for the financial year 2019-20 works out to Rs.15501.51 per sqm.
- (d) After applying the multipliers, the category wise PDR for the financial year 2019-20, work out as under:

PDR in respect of Tikri Kalan for the year 2019-20

TABLE No. II

[Rates in Rs./sqm]

S. No.	Use	Area of Plot in sqm.	Multiplier	Approved PDRs for the year 2018-19	Proposed PDRs for the year 2019-20
1	2	3	4	5	6
	Pre-determined Rate			14315.85	15501.51
1.	Commercial Low Turnover	25.20 - 95.00	2.00	28637.00	31008.00
2.	Commercial Low Turnover	126.00-131.75	2.40	34363.00	37208.00
3.	Ware Housing	100.00	2.40	34363.00	37208.00
4.	Light Industry	1300.00	2.50	21479.00	23257.00
5.	Light Industry	495.00	1.75	25058.00	27132.00

6 (a) Fixation of PDRs in respect of Narela for the financial year 2019-20.

DETAILS OF THE PROJECT

- i. Name of the Project : Narela
- ii. Total Project Area : 1378.89 Hect.
- iii. Total Saleable Area : 685.61 Hect.
- iv. Total Project Cost : Rs.9664.32 Crore

- (b) After taking into account various factors, BER in respect of Narela for the financial year 2018-19 works out to Rs.14343.225 per sqm (Annexure III) which translates to an increase of 5.115% over the BER of Rs.13841.336 per sqm for the financial year 2017-18.
- (c) After marking up the BER of the financial year 2018-19 by 10%, the PDRs for the financial year 2019-20 works out to Rs.15997.55 per sqm.
- (d) After applying the multipliers, the category wise PDRs for the financial year 2019-20, work out as under:

PDRs in respect of Narela for the year 2019-20

TABLE No. III

(Rates in Rs./ Sqm)

5. No	Category of Land	Multiplier	Approved PDRs for the year 2018-19	Proposed PDRs for the year 2019-20
1	2	3	4	5
	PDR		15228.77	15997.55
	Land for CGHS	1.50	22844.00	23996.00
	Alternative Plots	1.00	17468.00	18253.00
	DDA Housing Scheme			
	RWS	0.50	7615.00	7999.00
	LG	0.75	11422.00	11990.00
	MIG	1.25	19036.00	19997.00
	SFS	1.50	22844.00	23996.00

- i. All figures have been rounded off to the next rupee.
- ii. For Alternative Plots, an amount of Rs. 2251 per sqm for the financial year 2019-20 has been added to the PDR towards Internal Development. Further, a sum of Rs.4.50 per sqm has also been added towards Use and Occupation charges. The

cost of internal development has been updated as per CPWD Cost Index of the relevant year.

- iii. For Housing, the Cost of Internal Development will be added at the time of finalization of the disposal cost of Plots.

PROPOSAL

The Authority may approve the Break Even Rates and PDRs,

1. In respect of Rohini Phase IV & V for the financial year 2019-20 as stated in Para 4 (a) to (d) and PDRs, as stated in Column (5) of above TABLE No. I
2. In respect of Tikri Kalan for the financial year 2019-20 as stated in Para 5 (a) to (d) and PDRs, as stated in Column (6) of above TABLE No. II.
3. In respect of Narela for the financial year 2019-20 as stated in Para 6 (a) to (d) and PDRs, as stated in Column (5) of above TABLE No. III

This shall also require the approval of the Ministry under Rule 2(f) of the ODA (Disposal of Developed Nazul Land) Rules, 1981.

RESOLUTION

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

CBA OF ROHINI PHASE IV & V 2019-20

TABLE-I BREAK-EVEN COST ANALYSIS (IN IN CRDRES)

YEARS	DEVELOPMENT COST	OPERATIONAL COST	REVENUE	NET PROFIT	REVENUE	NET PROFIT
1997-98	0.00	250.12	0.00	250.12	24.2.00	0.00
1998-99	0.00	0.00	0.00	0.00	0.00	0.00
1999-2000	0.00	0.00	0.00	0.00	0.00	0.00
2000-01	0.00	0.00	0.00	0.00	0.00	0.00
2001-02	0.00	0.00	0.00	0.00	0.00	0.00
2002-03	0.00	0.00	0.00	0.00	0.00	0.00
2003-04	0.00	0.00	0.00	0.00	0.00	0.00
2004-05	0.00	0.00	0.00	0.00	0.00	0.00
2005-06	0.00	0.00	0.00	0.00	0.00	0.00
2006-07	0.00	0.00	0.00	0.00	0.00	0.00
2007-08	0.00	0.00	0.00	0.00	0.00	0.00
2008-09	0.00	0.00	0.00	0.00	0.00	0.00
2009-10	0.00	0.00	0.00	0.00	0.00	0.00
2010-11	0.00	0.00	0.00	0.00	0.00	0.00
2011-12	0.00	0.00	0.00	0.00	0.00	0.00
2012-13	0.00	0.00	0.00	0.00	0.00	0.00
2013-14	0.00	0.00	0.00	0.00	0.00	0.00
2014-15	0.00	0.00	0.00	0.00	0.00	0.00
2015-16	0.00	0.00	0.00	0.00	0.00	0.00
2016-17	0.00	0.00	0.00	0.00	0.00	0.00
2017-18	0.00	0.00	0.00	0.00	0.00	0.00
2018-19	0.00	0.00	0.00	0.00	0.00	0.00
2019-20	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00

1997-98	0.00	250.12	0.00	250.12	24.2.00	0.00
1998-99	0.00	0.00	0.00	0.00	0.00	0.00
1999-2000	0.00	0.00	0.00	0.00	0.00	0.00
2000-01	0.00	0.00	0.00	0.00	0.00	0.00
2001-02	0.00	0.00	0.00	0.00	0.00	0.00
2002-03	0.00	0.00	0.00	0.00	0.00	0.00
2003-04	0.00	0.00	0.00	0.00	0.00	0.00
2004-05	0.00	0.00	0.00	0.00	0.00	0.00
2005-06	0.00	0.00	0.00	0.00	0.00	0.00
2006-07	0.00	0.00	0.00	0.00	0.00	0.00
2007-08	0.00	0.00	0.00	0.00	0.00	0.00
2008-09	0.00	0.00	0.00	0.00	0.00	0.00
2009-10	0.00	0.00	0.00	0.00	0.00	0.00
2010-11	0.00	0.00	0.00	0.00	0.00	0.00
2011-12	0.00	0.00	0.00	0.00	0.00	0.00
2012-13	0.00	0.00	0.00	0.00	0.00	0.00
2013-14	0.00	0.00	0.00	0.00	0.00	0.00
2014-15	0.00	0.00	0.00	0.00	0.00	0.00
2015-16	0.00	0.00	0.00	0.00	0.00	0.00
2016-17	0.00	0.00	0.00	0.00	0.00	0.00
2017-18	0.00	0.00	0.00	0.00	0.00	0.00
2018-19	0.00	0.00	0.00	0.00	0.00	0.00
2019-20	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00

ANNEXURE-II

SEA OF TIKRI KALAN 2016-19									
(In Rs. Crores)									
YEAR	LEVEL EST.	UPGR. REVENUE ESTIMATES	ACQUIS. COST	50:50 CHALLENGED COMPANIES	Total Estimated (2+3+4)	UPGR. REVENUE	INCREASED REVENUE		
1	2	3	4	5	6	7	8		
1998-99	60000	50000		00000	150000	150000	00000		00000
1999-00	60000	50000		00000	150000	150000	00000		00000
2000-01	60000	50000		00000	150000	150000	00000		00000
2001-02	60000	50000		00000	150000	150000	00000		00000
2002-03	60000	50000		00000	150000	150000	00000		00000
2003-04	60000	50000		00000	150000	150000	00000		00000
2004-05	60000	50000		00000	150000	150000	00000		00000
2005-06	60000	50000		00000	150000	150000	00000		00000
2006-07	60000	50000		00000	150000	150000	00000		00000
2007-08	60000	50000		00000	150000	150000	00000		00000
2008-09	60000	50000		00000	150000	150000	00000		00000
2009-10	60000	50000		00000	150000	150000	00000		00000
2010-11	60000	50000		00000	150000	150000	00000		00000
2011-12	60000	50000		00000	150000	150000	00000		00000
2012-13	60000	50000		00000	150000	150000	00000		00000
2013-14	60000	50000		00000	150000	150000	00000		00000
2014-15	60000	50000		00000	150000	150000	00000		00000
2015-16	60000	50000		00000	150000	150000	00000		00000
2016-17	60000	50000		00000	150000	150000	00000		00000
2017-18	60000	50000		00000	150000	150000	00000		00000
2018-19	60000	50000		00000	150000	150000	00000		00000
TOTAL	1000000	420000		00000	1420000	1420000	00000		00000
Total: Grand Total									
Provision									
20% provision for Physical & Price Cost									
20% provision for Service Charges									
Excluded Expenditure									
REVENUE DATE									
						100000	100000		
						100000	100000		

Previous Year: 100% Increase

TABLE 2: Breakdown of Disbursements by Sector with Expenditure Revenue

		Breakdown Date :		IRP :		2018-19		2019-20	
Sector	Sub-Sector	Type of Disbursement	Amount	Percentage	Total	Expenditure	Revenue	Total	Revenue
Agriculture	Crop Production	Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
Livestock	Crop Production	Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
Fisheries	Crop Production	Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
Forestry	Crop Production	Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0
		Food Crops	1000	0.02	1000	1000	0	1000	0
		Non-Food Crops	1000	0.02	1000	1000	0	1000	0

ITEM NO. 40/2019

Subject: Draft Regulations for Enhancing Walkability in Delhi

File No. F1(331)2018/UTTIPEC

1.0. BACKGROUND

1. A meeting was convened under the chairmanship of Vice Chairman, DDA on 20.12.2018 to discuss the Walkability and Green Mobility in Delhi which was attended by the officers from DDA, NDMC, EDMC, North DMC, SDMC, Transport Department (GNCTD), DMRC and National Institute of Urban Affairs (NIUA). During the meeting it was decided that NIUA will prepare a policy document for Enhancing Walkability in Delhi. Accordingly, a draft policy on 'Enhancing Walkability in Delhi' was prepared and presented by NIUA before the Hon'ble L.G. on 23.01.2019 and the suggestion thereof have been incorporated and forwarded to DDA for further necessary action.
2. Draft 'Policy for Enhancing Walkability in Delhi' was discussed in Delhi Development Authority meeting dated 26.02.19 vide item No. 14/2019 (Copy of Agenda & Authority Resolution is annexed as Annexure-I). The decision of the Authority is as under:
 - a. "The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for three weeks for inviting views/suggestions from public."

2.0. PUBLIC NOTICE

- a. As per the decision of the Authority, a public notice was published in leading newspapers on 10.03.2019 for obtaining views/suggestions from stakeholder/public for a period of 21 days (Copy of Public Notice is annexed as Annexure-II). In response to the above public notice, no views/suggestion have been received.

3.0. Examination

- a. The draft 'Regulations for Enhancing Walkability in Delhi' has been further discussed in DDA and with NIUA and thereafter few modifications have been suggested in the draft regulation which was discussed in Authority meeting dated 26.02.19 vide item No. 14/2019. The modifications are aimed at giving more

clarity in the document and also following few new possible areas where walkability plan can be adopted have been added:

- Mandi House
- Purana Qila, Pragati Maidan and Delhi Zoo area
- Inderlok Station area
- Rajendra Place Station and DC area
- Azadpur Mandi and Metro station area
- Asaf Ali Road and JLN Marg area

In addition to provision of specific pedestrian infrastructure, the following city level outcomes will be targeted collectively through the various existing policies and Statutes:

- Mix of uses - This will facilitate the placement of multiple complementary destinations within walking distance of a home or office.
- Walkable block lengths - Implementing ideal block size of approximately 80-100m, leading to more walkable neighbourhoods and increasing the overall road network density.
- Multi-modal integration - Improving efficient multi modal integration and interchange (including e-vehicles for paratransit and feeder services for last-mile connectivity).
- Accessible city transit service - Frequent and reliable city transit service with well-placed stops and shelters providing a reliable alternative to use of private vehicles.
- Pedestrian-friendly urban form - Controls and norms for building placement, build-to-lines, active frontage, street connectivity and aesthetics.
- Connected public realm - establishing and fostering pedestrian-friendly linkages between streets, open spaces, greens, cultural spaces and sites of historical/ecological interest.
- Accordance of highest priority to pedestrians in traffic/transport policies - in terms of share of street space, prioritization at signals, parking management, enforcement of traffic rules concerning safety and convenience of pedestrians, etc.

4.0 PROPOSAL

The modified draft 'Regulations for Enhancing Walkability in Delhi' is placed before the Authority for approval. Copy of the modified draft 'Regulations for Enhancing Walkability in Delhi' is enclosed as Annexure III.

5.0. RECOMMENDATION

The proposal at Para 4.0 is placed before the Authority for approval. After approval of the Authority, draft Regulations for Enhancing Walkability in Delhi shall be submitted to MoHUA, Govt. of India for granting permission for issue of notification by DDA under Section 57 of DD Act, 1957.

RESOLUTION

The proposal contained in the agenda item was approved. Suggestions obtained from Members of the Authority on inclusion of additional areas for preparation for walk plans. More areas can be added later as areas mentioned in the agenda are not the only areas that can be taken up.

Delhi Development Authority Agenda for the Authority

Subject: Draft Policy for Enhancing Walkability in Delhi.

File No. F1(331)2018/UTTIPEC

1.0 BACKGROUND

- 1.1 Prime Minister Office (PMO) has desired that based on the 'Walkability Plan' of Chennai, Delhi should also take some step in this direction by the way of policy intervention and project initiatives.
- 1.2 As a follow up, a meeting was convened under the chairmanship of Vice Chairman DDA on 20.12.2018 to discuss the 'Walkability' and 'Green Mobility' in Delhi which was attended by the officers from DDA, NDMC, East DMC, North DMC, South DMC, Transport Department (GNTD), DMRC and National Institute of Urban Affairs (NIUA). During the meeting it was decided that NIUA will prepare a policy document for Enhancing Walkability in Delhi. Minutes of meeting is enclosed as Annexure-A.
- 1.3 As per the decision of this meeting, NIUA prepared a draft policy document on 'Enhancing Walkability in Delhi' and submitted to DDA on 15.01.2019 for processing the same for approval. Subsequently, NIUA discussed the draft policy in the chamber of VC, DDA and Commissioner (Plg.), DDA in presence of concerned DDA officers during 3rd week of January, 2019.
- 1.4 NIUA has presented the salient features of the draft policy on 'Enhancing Walkability in Delhi' before the Hon'ble L.G. on 23.01.2019.
- 1.5 The draft policy document was shared with all concerned agencies (i.e. East Delhi Municipal Corporation, South Delhi Municipal Corporation, North Delhi Municipal Corporation, New Delhi Municipal Council, PWD, Delhi Traffic Police etc.) through email on 27.01.2019 and subsequent reminders on 3rd and 5th Feb, 2019 with request to provide the comments and suggestions on the draft policy. Suggestions from agencies yet to be received.

2.0 NEED FOR THE POLICY

- 2.1 Delhi has high volumes of pedestrian movement throughout the city. As many as 34% of all daily person trips are 'walk-only' which mainly includes education trips and business and service trips. Majority of metro users travel to/from the stations on foot. Walking is also the dominant mode of travel for major section of the urban poor who commute on foot. Additionally, almost 60% of all trips are less than 4km and 80% below 5km - an ideal distance for using non-motorized modes like walking and

creasing. Despite such high walking numbers, Delhi's walking potential has not been fully realised. The aspect of walkability needs to be given adequate policy and administrative focus to address the issues of patchy and poor pedestrian infrastructure and a general lack of good quality walking environments.

2.2 Delhi has largely experienced an automobile-centric planning characterised by different land use distribution resulting in long trip distances, gated areas and streets, long block lengths, low density of pedestrian-only networks or low-speed streets, etc. This has led to negative externalities such as air pollution and road congestion due to over-dependence on private vehicles, loss of productivity associated with long travel distances, reduced social interaction due to inadequate availability of active and walkable public spaces and streets, etc. Moving to a more pedestrian-centric planning approach is widely recognised as a critical strategy for ensuring sustainable development, leading to direct benefits for citizens in the long term.

2.3 Improving overall walkability is therefore an important policy imperative for Delhi, which aspires to become a healthy, safe, vibrant and ecologically sustainable city, a policy that acknowledges walking as an essential every-day freedom of an individual and promotes a 'pedestrian-first' approach by adoption of a comprehensive framework for planning and development of barrier-free pedestrian infrastructure, seamless intermodal connectivity and active public realm, offering safe and healthy mobility options for all residents, irrespective of age or ability, and enriching the overall urban experience in the city.

3.0 SALIENT FEATURES OF POLICY

3.1 Approach of the Policy

- i. Guiding framework for transformation of Delhi into a pedestrian-friendly city by creating a quality urban environment.
- ii. Aims to prioritise pedestrians and improve conditions both for 'destination walking' - walking to work, school, place of worship, stores, theatres, or to access transit, etc., as well as 'recreation walking' - walking for leisure or exercise.
- iii. Adopting a 'pedestrian-first' approach in the development of legal provisions and their enforcement to ensure rights of pedestrians.

3.2 Area-Level Improvement/Provision of Pedestrian Infrastructure

- i. Strong healing of existing pedestrian infrastructure in areas where it is inadequate or not maintained, and development of new pedestrian infrastructure in areas where it is not presently available.
- ii. Provision of barrier-free footpaths and creation of a continuous pedestrian network as per principles of universal design, including integration with existing public places, parks, green areas and open spaces.
- iii. Provision of pelican crossings, zebra crossings, and other major pedestrian crossings, which cater to children, elderly and disabled.

- iv. Provision of street furniture such as benches and other seating, garbage receptacles, signage giving information regarding directions, location of various public utilities, etc.
- v. Provision of public utilities such as restrooms and drinking water spouts at regular intervals.
- vi. Provision of appropriate seasonal dress of native species and other landscaping elements, as well as green features such as pervious surfaces, bio-swales etc.
- vii. Provision of adequate street lighting and illumination to ensure safety and security.
- viii. Identification and definition of special areas to be developed as Walkable Districts to be taken up on a priority basis from time to time.
- ix. Walk Plans shall also be prepared for improving walkability near specific locations in the city such as schools and hospitals. The influence area for such plans may be considered as a radius of 500m around such facilities.

3.3. Integration of Walkability into various Policies and Plans

Walkability will be embedded as a core objective in all policies for the city. All future policies for Delhi shall specifically include aspects of walkability through specific guidelines and developmental controls that promote walkability.

3.4. Use of Technology to Improve Walkability

- i. Smart technology shall be implemented at various scales to improve overall traffic management in the city and enhance pedestrian experience and safety, as well as encourage use of public transport.
- ii. Implementation of public information systems for public transport (at stops, within transit, and through apps) and provision of common mobility cards, encouraging people to walk to the nearest transit nodes and use public transport.
- iii. Implementation of walk audit apps allowing scoring on walkability of neighbourhoods and ranking across the city, providing a mechanism for citizens to report issues regarding infrastructure and facilities. Such apps can also provide information on various walking tours (heritage walks, nature trails, food walks, etc), information on location of transit services, popular destinations, eateries, cultural events as well as locations of utilities like public toilets, drinking water fountains, etc.
- iv. Use of state-of-the-art surveillance technology to ensure safety of pedestrians, adherence to traffic rules and prevention of vandalism of street furniture.

3.5. Facilitating Public Participation

- i. Creation of local institutional frameworks for water and waste as well as upkeep of public facilities and pedestrian infrastructure through tie-ups with

local Residents' Associations and Traders' Associations and other local stakeholders.

- ii. Development of Walk Delhi website and mobile application dedicated on providing walking information.

3.6. Development of Special Projects

Identification of city level trails connecting key heritage/cultural assets and/or ecological assets such as malls, forests, bio-diversity parks, with the potential to be developed as continuous walking trails. Such 'cultural' or 'green' corridors will be developed as priority projects of strategic importance and value to the city.

3.7. Implementation and Monitoring

All such agencies responsible for policy making and implementation of public works in the city shall prepare annual plans for improving walkability, including identification of projects proposed to be executed during the year.

- ii. Implementation of various Walk Plans can be undertaken through creation of Special Purpose Vehicles (SPVs) for fast-tracking the process.
- iii. All such departmental plans shall be submitted to a City-level 'Walk Delhi' Coordination and Monitoring Committee with the Lieutenant Governor of Delhi as the Chairperson, which will be set up to coordinate and monitor the efforts of various agencies. The Committee shall be constituted of representatives from all concerned departments, citizens groups and other stakeholder groups. It shall also facilitate coordination between multiple agencies executing the various projects and those responsible for maintenance.

4.0. PROPOSAL

4.1. Draft Policy for Enhancing Walkability in Delhi has been finalized after various discussions as explained at Para 1.0 above and is placed before the Authority for consideration. Copy of draft Policy for Enhancing Walkability in Delhi is annexed as Annexure-B.

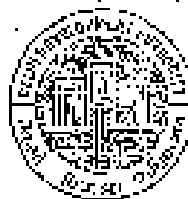
5.0. RECOMMENDATION

The proposal in Para 4.C is placed before the Authority for approval.


Addl. Commissioner (Plg.)
(UTTIPEC)


Director (Plg.)
(UTTIPEC)


Dy. Director (Plg.)
(UTTIPEC)



No. F.1 (331)2018/UTTIPEC/D-95

Dated: 02.01.2019

Minutes of the meeting to discuss Green Mobility and walk-ability in Delhi held under the Chairmanship of VC, DDA, on 20.12.2018 at 3:00 PM in the Conference Hall, VC, Secretariat, DDA, B-Block, 1st Floor, Vikas Sadan, INA, New Delhi-110023.

A meeting was convened under the Chairmanship of VC, DDA to discuss Green Mobility and Walkability in Delhi on 20.12.2018 at 3:00 PM in the Conference Hall, VC, Secretariat, DDA, B-Block, 1st Floor, Vikas Sadan, INA, New Delhi-110023. The list of attendees who attended the meeting is annexed as Annexure-A.

The following were discussed and decided:-

- During the meeting at BMD, it was discussed to prepare a walk ability plan for Delhi or similar lines as done in case of Chennai. The following major components adopted in Chennai for enabling walk-ability were outlined as under:-
 - Removal of encroachments from the footpath.
 - Identification of vending zones.
 - Tree plantation with shaded areas.
 - 500m walk-able distance.
 - Installation of street furniture and signage's and to promote public awareness for use by the public.
- NIUA also informed that for implementation of NMT (Non-Motorized Transport) policy in Chennai, 60% of Transport budget has been allocated for implementation of NMT policy. After discussion at length, the following major components were outlined which could be taken up in the first instance for an immediate solution to be put in place for walkability of Delhi as under:-
 - UTTIPEC Street Design Guidelines to be strictly followed for footpath / pedestrian movement viz a viz height of footpath, accessibility for differently able persons by providing adequate ramp etc.
 - Separate budget provisions for periodic maintenance of the footpath.
 - Placement of underground cabling so that the footpath be safe, clean and clear of any obstacles.
 - Adequate provision of street furniture and signage's.
 - Provision of basic amenities i.e. toilets/drinking etc. for public.
 - Proper design of pedestrian crossings and provision of pelican lights.
 - Tree plantation along the footpath with shaded area.
 - Provision of walkways in case of missing footpaths.
 - Defining the vending zones to avoid encroachments on the walkways. Strict enforcement of traffic rules by pedestrians etc.

2. In order to implement the above components, the following 17 places were identified where walk-ability plan can be adopted/introduced:-

- 1) ITO
- 2) Jai Lal University (North & South Campus)
- 3) Uttam Nagar crossing

- 4) Chandni Chowk (Already approved in 58th UTIPEC Governing Body meeting August 2018 and under execution by PWD)
- 5) ISBT
- 6) INA
- 7) Hauz Khas LT
- 8) Kirti Place
- 9) Bhikaji Kama
- 10) Karol Bagh
- 11) Saket-Malviya Nagar
- 12) Kamla Nagar
- 13) Lalpat Nagar
- 14) Lakshmi Nagar
- 15) Sector-21, Metro Station Dwarka
- 16) Adchini area on Aurangzeb Marg
- 17) Old Delhi and New Delhi Railway Stations

Decision:

1. NUA will prepare the policy 'Guidelines for Walk ability in Delhi'. 1st draft will be submitted on 10.01.2019.
2. UTIPEC will finalize the TOR for hiring of consultants for preparing the Walk-ability Plans of the places identified during the meeting, and work shall be awarded to empanelled consultant by way of close bidding. One consultant may be given 3-5 areas.
3. Concerned Road Owning Agency will implement Walk-ability Plans prepared by UTIPEC. Other agencies involved will also provide full support and implement components that relate to them.

Meeting ended with thanks to the chair.

(Gaimahir Singh)

Dy. Director (Pg.-II)

UTIPEC

Copy to:

- 1) EM, DDA
- 2) FM, DDA
- 3) Commissioner, NDMC
- 4) Commissioner, North Delhi Municipal Corporation
- 5) Commissioner, South Delhi Municipal Corporation
- 6) Commissioner, East Delhi Municipal Corporation
- 7) Commissioner, Transport Department, GNCTD
- 8) Commissioner (Pg.-I), DDA
- 9) Chief Engineer (HQ)
- 10) Addl. Commissioner (Pg.-II), DDA
- 11) Director, NUA
- 12) Director (Pg.-I), UTIPEC
- 13) Chief Architect, DDA

Copy for information to:

- 1) PS to VC, DDA

Dy. Director (Pg.-II)

UTIPEC

POLICY FOR ENHANCING WALKABILITY IN DELHI

1. NEED FOR THE POLICY

- 1.1. Delhi has high volumes of pedestrian movement throughout the city. As many as 34% of all daily person trips are 'walk-only', with 58% of all education trips and 31% of all business and service trips being walking trips. Almost 50% of metro users travel to/from the stations on foot. Walking is also the dominant mode of travel for 77% of the urban poor who commute on foot. Additionally, almost 60% of all trips are less than 4km and 80% below 6km - an ideal distance for using non-motorised modes like walking and cycling. Despite such high walking numbers, Delhi's walking potential has not been fully realised. The aspect of 'walkability' needs to be given adequate policy and administrative focus to address the issues of patchy and poor pedestrian infrastructure and a general lack of good quality walking environment.
- 1.2. Following are the major bottlenecks for walking in Delhi:
 - i. Weak enforcement of traffic rules concerning pedestrian space and movement. This leads to general lack of respect and recognition of pedestrian priority on streets. This results in accidents due to unruly motorist behaviour and acute modal conflicts - use of footpaths for driving by motorcycles, cars and paratransit to avoid road congestion, non-compliance with traffic rules at intersections and pedestrian crossings, parking of vehicles on footpaths and other pedestrian-only areas, etc.
 - ii. Absence of adequate pedestrian infrastructure - almost 40% of road length has no footpaths (basic walking infrastructure). In several stretches the existing footpaths are not designed as per standard widths and other norms. This is compounded by the almost complete lack of supporting infrastructure like seating, street furniture, shade-giving trees, public utilities like toilets and drinking water fountains, etc. that can help improve the pedestrian experience.
 - iii. Inadequate maintenance of available pedestrian infrastructure - leading to broken and unsafe footpath surfaces and kerbs and unusable street furniture.
 - iv. Presence of barriers to walking - existing pedestrian space is blocked by various activities like hawked goods and encroachment by home owners and local businesses.
 - v. Pedestrian infrastructure does not follow principle of universal accessibility - the existing infrastructure and facilities are not designed to reflect the needs of the elderly, children, women or those with disabilities.
 - vi. Lack of safety and security - People are discouraged from walking due to inadequate illumination, long block lengths of buildings, inactive public spaces, negligence such as open manholes and unutilized construction material lying on footpaths etc. The threat of exposure to air pollution is also a major deterrent.
- 1.3. Delhi has largely experienced an automobile-centric planning characterised by mono-functional land use distribution resulting in long trip distances, gated areas and streets, long block lengths, low density of pedestrian-only networks or low-speed streets, etc. This has led to negative externalities such as air pollution and road congestion due to overt dependence on private vehicles, loss of productivity associated with long travel distances, reduced social interaction due to inadequate availability of active and walkable public

spaces and streets, etc. Moving to a more pedestrian-centric planning approach is widely recognised as a critical strategy for ensuring sustainable development, leading to direct benefits for citizens in the long term. These include:

- i. Improved physical health and reduced risk of lifestyle diseases; reduced healthcare costs
- ii. Reduced congestion and improved traffic safety
- iii. Reduced carbon emissions and air pollution
- iv. Increased social interaction, enhanced opportunities to attract businesses, and increased tourism in areas that are walkable and active
- v. Increased transportation equity through prioritization of affordable mobility options
- vi. Overall improvement in the urban environment, safety on streets and better quality of life

- 1.4. Improving overall walkability is therefore an important policy imperative for Delhi, which aspires to become a healthy, safe, vibrant and ecologically sustainable city; a policy that acknowledges walking as an essential everyday freedom of an individual and promotes a 'pedestrian-first' approach by adoption of a comprehensive framework for planning and development of barrier-free pedestrian infrastructure, seamless intermodal connectivity and active public realm, offering safe and healthy mobility options for all residents, irrespective of age or ability, and enriching the overall urban experience in the city.

2. APPROACH

2.1. This Policy provides a guiding framework for transformation of Delhi into a pedestrian friendly city by creating a truly Urban environment that facilitates social interaction on streets and public spaces, and where more people are encouraged to walk as the first choice to undertake their daily and short journeys. It dovetails with the larger strategies for urban transport and sustainable mobility in the city, complemented by a number of policies for parking management, sustainable transit-oriented development, cycling, e-vehicles, multi-modal integration, traffic management, public transport, etc.

2.2. The Policy aims to improve pedestrian conditions both for 'destination walking' - walking to work, school, place of worship, stores, business, or to access transit options, as well as 'recreation walking' - walking for leisure or exercise. In the long run, this will be achieved, for purpose, a multi-phased strategy shall be adopted to enhance walkability across the city, comprising:

2.2.1. Need-based area level interventions to create/improve pedestrian infrastructure. This will include development of specific 'Walk Plans' for neighbourhoods as well as strengthening of public realm for identified walkable districts and complementary improvement of pedestrian infrastructure as required to facilitate active and healthy mobility.

2.2.2. Policy level interventions to ensure walkability as a planning outcome across all greenfield and brownfield developments in the city. To achieve this, 'Walkability' will be embedded as a core objective in all relevant policies covering aspects such as land use, urban form, urban development, public transport, environment, health, education, tourism, economy, employment, culture, recreation and open spaces, etc. This will ensure that projects and programmes/initiatives/interventions emanating from such policies facilitate creation of a pedestrian-friendly and active Delhi.

2.2.3. Use of technology to enhance user experience and ensure pedestrian safety by enabling smarter law enforcement and bringing efficiency to enforcement of traffic rules.

22.4. Generating public awareness regarding walking and involving stakeholder groups in the local participation for implementing local projects and initiatives, as well as by ensuring improved maintenance and upkeep of pedestrian facilities created as a common public facility. This will encourage walking and active lifestyle amongst residents of the electronic and local ages.

22.5. Adopting a pedestrian-first approach in the development through local provisions to ensure construction and enforcement of the same to ensure rights of pedestrians.

2.3. AREA-LEVEL IMPROVEMENT/PROVISION OF PEDESTRIAN INFRASTRUCTURE

2.3.1. This will include strengthening of existing pedestrian infrastructure in areas where it is inadequate or ill-maintained and development of new pedestrian infrastructure in areas where it is not available. This will be done through a three-level improvement plan. The first plan will follow the interventions to be customised to local needs, adopting a neighbourhood or block/district approach.

2.3.2. The concept of 'Complete Streets' shall be applied to all urban roads to cater multiple modes of transport, optimize space utilization for multiple activities, round the clock, provide barrier free movement using utility trenches, and enhance the experience of walking by providing street furniture, landscaping, safety features and public amenities.

2.3.3. The following key components will be included as part of improvement of pedestrian infrastructure:

2.3.3.1. Provision of barrier-free footpaths and creation of a continuous pedestrian network as per the master plan principles of universal design, including integration with existing public places, parks, playgrounds and open spaces.

2.3.3.2. Provision of safe at-grade crossings, foot-over bridges and subways at pedestrian lines of origin and in line with designed and universal design principles, pedestrian crossings and foot-over bridges shall be provided wherever possible. Where subways are being provided, a safe zone should be designated for cross-programmed through movement activity, public utilitarian performances etc. to ensure these remain safe and vibrant at all times.

2.3.3.3. Provision of better crossings near school and other major pedestrian crossings which will cater to children, elderly, and infirm. Pedestrian crossings shall be clearly marked for the safety of vulnerable road users.

2.3.3.4. Identification of households near or around public places.

2.3.3.5. Provision of street furniture, trees, chairs, benches and other seating arrangements, etc. as well as provision of signage giving information regarding directions, location of various public utilities, etc.

2.3.3.6. Provision of public utilities such as restrooms and drinking water spouts at regular intervals.

- vi. Provision of appropriate signage, trees, shrubs, and other landscaping elements, as well as green features.
- vii. Provision of adequate street lighting and illumination to ensure safety and security.
- x. Delineation of multi-utility zones (MUZs) to accommodate street vendors and kiosks, spaces for public art, and other public activities.
- x. Provision for bus shelters and BRT parking spaces, for street parking with charging infrastructure, bays for pick-up and drop-off, dedicated BRT lanes as required.

- xi. Special attention shall be given to the aspect of place-making using principles of urban design, to design street sections, seating areas, VLUZs and public plazas so as to create active and aesthetically attractive spaces for street life and activity.

3.4. All infrastructure and street improvements will be based on design standards and guidelines prescribed in the latest IRC Code and UTIFEC Street Design Guidelines. All improvements shall mandatorily comply with the Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disability and Elderly Persons 2015 of the MoHUA to ensure accessibility to the elderly, children and those with disabilities.

3.5. Dedicated Walk Plans for improving walking infrastructure shall be included in all sub-zonal plans such as local area plans, all layout plans, heritage zone/predinct management plans, defence zone plans for TOD Nodes, sector-level layout plans in the land pooling zones, redevelopment projects, etc. Such Walk Plans will be customized to the needs of the specific areas and shall be prepared in consultation with local stakeholders after a thorough assessment of local needs. Preparation of Walk Plans shall be a mandatory condition for approval of any layout plans.

3.6. DDPA/UTIFEC in consultation with the concerned local body and agencies shall identify and delineate special areas to be developed as Walkable Districts to be taken up on a priority basis from time to time.

3.6.1. These shall include areas around critical destination nodes such as metro stations and interchanges, multi-modal hubs, market areas, heritage precincts and cultural hubs of city-level significance.

3.6.2. Dedicated Walk Plans shall be prepared and implemented in a time bound manner for such Walkable Districts by the concerned authority.

3.6.3. The Walk Plan must cover an office/retail zone of at least 400-500m (5-10 minutes walking distances) around the specific destination node. Actual delineation of improvement area shall be based on foot-sheds and/or desire lines.

3.7. DDPA/UTIFEC in consultation with the concerned local body and agencies shall identify and prepare Walk Plans for a select number of identified Walkable Districts as sites of strategic city-level importance. The concerned local body and all other agencies responsible for provision/ O&M of infrastructure in that area shall implement Walk Plans on a priority basis, on the principle that each will fully provide its part of the infrastructure. The following sites shall be taken up on a pilot basis (the list may be expanded by DDPA in the future based on identified needs):

- o ITO Junction
- o Delhi University (North and South Campus)
- o Udhin Nagar crossing
- o Chandni Chowk
- o All India Institute of Medical Sciences
- o INA market and metro station
- o Hauz Khas (old Delhi)
- o Naraina Place
- o Bhikaiji Cama Place

- o Karol Bagh
- o Jai Singh – Mayapuri Nagar
- o Kirti Nagar
- o Connaught Place
- o Lajpatti Nagar
- o Sector 21 near station, Dwarka
- o Adjacent area on Anand Bhawan Marg
- o Old Delhi Railway Station
- o New Delhi Railway Station

3.8. A Walk Plan shall include the following:

- 3.8.1. A walkability audit of the selected area covering status of existing pedestrian infrastructure with reference to the components detailed in Clause 3.3, volume of walk trips, identification of design flaws and conducting a road audit to assess influence area.
- 3.8.2. Detailed plans for improvement of pedestrian infrastructure as per components detailed in Clause 3.3. This will include redefining of existing streets to re-allocate pedestrian space with clearly defined Dead Zone, Walk-8 Zone and Multi-Utility Zone (MUZ). The MUZ shall incorporate amenities for pedestrian comfort and convenience such as seating, tree pits, drinking water, signage, easy-to-read maps showing shortest walking routes, near-by destinations and transport nodes as well as space for vendors, kiosks to support an active street life.
- 3.8.3. Belonged industrialized district, if any.
- 3.8.4. Traffic Management Plan – including identification of walk-only streets and public areas, on-street parking areas, restrictions on traffic directionality (one way, two way), options for last-mile connectivity etc.

- 3.9. Walk Plans shall also be prepared for improving walkability in specific locations in the city such as schools and hospitals. The influence area for such plans may be considered as a radius of 500m around such facilities. Such plans may be integrated with respective local area plans or taken up in a stand-alone basis as per priority accorded by the concerned local body.

4. INTEGRATION OF WALKABILITY INTO VARIOUS POLICIES AND PLANS

- 4.1. Walkability will be embedded as a core objective in all policies for the city. This will include policies developed under the Master Plan for Delhi as well as any other policies implemented by the local bodies and GNCTD, particularly the Department of Transport, Public Works Department and Department of Tourism, the Delhi Police, Delhi Traffic Police, and any other concerned agencies in the areas of urban development, public transport, environment, health, education, tourism, economy and culture, recreation and open spaces.
- 4.2. All future policies for Delhi shall specifically include aspects of walkability through specific guidelines and development controls. In addition to existing UTP, PDC, Street Design Guidelines that promote walkability.

4.3. In addition to provision of specific pedestrian infrastructure, the following city-level outcomes will be targeted collectively through the various policies:

- Mix of uses – This will facilitate the placement of multiple complementary destinations within walking distance of a home or office to allow pedestrians to perform many errands at once.
- Walkable block lengths – Implementing local block size of approximately 500m leading to more walkable neighbourhoods and increasing the network density.
- Multi-modal integration – Improving efficient multi-modal integration and interchange (including e-vehicles for paratransit and feeder services for last mile connectivity).
- Access to city transit service – Frequent and reliable city transit service with well-placed stops and shelters providing a reliable alternative to use of private vehicles.
- Pedestrian-friendly urban form – Controls and norms for building placement, build-to-lines, active frontage, street connectivity and aesthetics.
- Connected public realm – Establishing and fostering pedestrian-friendly linkages between streets, open spaces, cultural spaces and sites of historic/ecological interest.
- Accordance of highest priority to pedestrians in traffic/transport policies – In terms of share of street space, prioritisation at signals, parking management, enforcement of traffic rules concerning safety and convenience of pedestrians, etc.

5.3. USE OF TECHNOLOGY TO IMPROVE WALKABILITY

5.3.1. Smart technology shall be implemented at various scales to improve overall traffic management in the city and enhance pedestrian experience and safety, as well as encourage use of public transport. This will be implemented as part of various Walk Plans developed for different areas and integrated at the city level through smart solutions developed by the CMCTD and local bodies.

5.3.2. The following elements shall be implemented both at the city level as well as through local bodies to achieve the above improvements targeted as part of Walk Plans prepared for various areas:

i. Improved traffic management and reduction in traffic congestion and air pollution brought about through implementation of city-wide intelligent traffic management systems (ITMS);

ii. Implementation of public information systems for public transport (at stops, within transit, and through apps) and provision of common mobility cards, encouraging people to walk to the nearest transit nodes and use public transport;

iii. Implementation of walkability apps allowing scoring on walkability of neighbourhoods and corridors across the city, providing a mechanism for citizens to report issues regarding pedestrian infrastructure and facilities; and

iv. Development of such apps can also provide information on various walking tours (heritage walks, nature trails, food trails, mud walks, etc.), information on location of transit services, popular destinations, dining, shopping centres, cultural events as well as locations of facilities like public toilets, drinking water fountains, etc.

v. Use of smart sensors for measurement of air quality at traffic signals, street lights, etc. providing vital air quality information to citizens;

vi. Use of energy generating tiles for pavements. The energy (coupled with solar energy) can be used to power street lights as well as provide charging points for mobiles and other electronic gadgets near seating or resting spots along streets.

6.2.1 Use of rule-of-the-art surveying and mapping to ensure safety of pedestrians, adherence to traffic rules and prevention of vandalism of street furniture.

6. FACILITATING PUBLIC PARTICIPATION

6.1. The Delhi Traffic Police, the Transport Department, GNCTD, urban local bodies, and BDA shall jointly and collectively undertake dedicated city-level programmes of awareness, generally, for various public policy and citizen groups to inform them about the benefits of walking. Specific area-based awareness programmes for school children, elderly and people with disability shall be undertaken to spread awareness about proper information on shortest routes, safety measures adopted and improvements in pedestrian infrastructure.

6.2. Such awareness programmes will also encourage people's participation by providing them with information about local-level strategies that can be implemented collectively by residents and groups or local neighbourhoods such as creation of home zones (walkable street sections), play streets, converting streets into cultural spaces or walkways through initiatives such as 'Rashmi' or 'Happy Streets' etc. Such public initiatives will be facilitated by the local body and Delhi Traffic Police so as to prevent any major disruptions in traffic flow and ensure pedestrian movement. RWAs and other local stakeholders should be involved in identifying black spots, locations needing improvement in accessibility, etc.

6.3. Concerned local bodies shall endeavour to create local institutional framework for water supply, sewerage and roads as well as upkeep of public facilities and pedestrian infrastructure through tie-ups with local Residents' Associations, and Traders' Associations and other local stakeholders.

6.4. The Transport Department of GNCTD shall develop and maintain a 'Walk Delhi' website and mobile application dedicated to providing walking information, including annual calendar of city-wide walking events and activities. The interface can also be used for reporting and citizen-based audit of street identifications and reporting of issues, and publication of various local events/initiatives taken by citizens at various local level walkability.

6.5. Delhi Traffic Police shall organise focused campaigns regarding strict enforcement of traffic rules and regulations, especially in respect of rights of pedestrians. These campaigns shall be conducted, educate people to respect pedestrian spaces, follow traffic rules, and understand the consequences and actions that may be taken against vandalism, etc.

7. DEVELOPMENT OF SPECIAL PROJECTS

7.1. BDA/UT/PCDC in consultation with the concerned local body and agencies shall identify city-level trails connecting key heritage/cultural assets and/or ecological assets such as wetlands, forests, bio-diversity parks, with the potential to be developed as continuous walking trails. Such 'cultural' or 'green' corridors will be developed as priority projects of strategic importance and value to the city.

7.2. BDA/UT/PCDC in consultation with the concerned local body and agencies shall identify and delineate project areas for development of such corridors, and make detailed WUI plans for the project areas.

- 7.3. The concerned local body and agencies shall implement such projects in a time bound manner in collaboration with other concerned department/agency through public private partnerships, CSR initiatives, identification of remunerative real estate projects, etc.

8. IMPLEMENTATION AND MONITORING

- 8.1. Walkability is a critical outcome that must be targeted in a comprehensive manner by all departments and agencies working in Delhi. All such agencies responsible for policy making and implementation of public works in the city shall prepare annual plans for improving walkability, including identification of projects proposed to be executed during the year.
- 8.2. All such agencies like local bodies, Transport Department, Delhi Traffic Police, Tourism Department, etc. will implement the public works in a time bound manner by allocating adequate own resources for the purpose. In case of special projects or many works that cannot be specifically attributed to any agency, the funds can be obtained under the Urban Development Fund or other grants.
- 8.3. Public agencies shall also identify potential commercial sources of revenue such as advertisement rights, leasing of commercial spaces in sub-ways and parking fees and explore innovative arrangements such as street adoption schemes by private partners, pooling of CSR funds, etc. to fund the improvement works.
- 8.4. Implementation of various walk plans can be undertaken through creation of Special Purpose Vehicles (SPVs) for fast-tracking the process.
- 8.5. All departments/agencies shall integrate their awareness campaigns and public engagement strategies with the proposed interventions/plans.
- 8.6. Delhi Traffic Police shall set up a city-wide digital surveillance and monitoring system integrated through a centralised control room (command and control centre) and ensure strict enforcement of all pedestrian-centric traffic rules.
- 8.7. All such departmental plans shall be submitted to a city-level (Walk Delhi) Coordination and Monitoring Committee which will be set up under the aegis of DITIPCC to coordinate and monitor the efforts of various agencies. The Committee shall be constituted of representatives from all concerned departments, citizens' groups and other stakeholder groups, with the Lieutenant Governor of Delhi as the Chairperson. It shall also facilitate coordination between multiple agencies executing the various projects and those responsible for maintenance. The Committee shall regularly measure the overall progress of outcomes in the city.

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

No. F.2/20019/MC/DDA/38

Dated: 05th March, 2019

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 21st February and 23rd February, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 8 days.

(T. Sarkar)
Commissioner-and-Secretary

Encl. As above.

CHAIRMAN

Shri Anil Bajaj
Ex. Governor, Delhi

VICE-CHAIRMAN

Shri Tarun Kapoor

MEMBERS

1. Shri K. Vinayak Rao
Finance Minister, DDA
2. Shri Shailendra Saxena,
Engineer Member, DDA
3. Shri K. Sanjay Murthy,
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
4. Member Secretary
NCR Planning Board
5. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
6. Shri Benwarth Bharti, MLA
7. Shri S.K. Bagga, MLA
8. Shri O.P. Sharma, MLA
9. Shri Manish Aggarwal
Municipal Councilor, South Delhi Municipal Corporation

Handwritten notes:
Dated 05/03/19
Pl. put up with
file for further action
regarding
12/3

Item No. 11/2019

Draft Regulations for Transit Oriented Development (TOD) in Delhi.
F.15(732)15/24/P/11

The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for 30 days inviting views/suggestions from public.

Item No. 12/2019

Re-notification of compilation of Notifications of amendments in UBEL-2016 for comprehensive reference by the General Public and the Professionals as per direction of Ministry of Housing and Urban Affairs.
F.15(73)1016/01/P/1

The proposal contained in the agenda item was approved. The amendments in the Unified Building Bye-laws-2016 (UBBL-2016) be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of UD Act, 1957. The compilation of Notification of amendments in UBBL-2016 for comprehensive reference would be published hereafter by DDA after incorporating the above amendments.

Item No. 13/2019

Constitution of SIT Committee under Section 5-A of UD Act, 1957.
F.15(133)2019/MP

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

The CS-opted Members to be also incorporated in the notification alongwith the Members of the SIT as per Ord issued by the Ministry of Housing and Urban Affairs, Government of India.

The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of UD Act, 1957.

Item No. 14/2019

Draft Policy for Enhancing Walkability in Delhi.
F.1(33)1019/CTI/020

The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for three weeks for inviting views/suggestions from public.

 DELHI DEVELOPMENT AUTHORITY	
WALKABILITY PLAN SECTION	
PUBLIC NOTICE	
Delhi Development Authority, Central Government, has proposed 'Draft Policy for Enhancing Walkability in Delhi'. It has been decided to put these regulations in the public domain to get the views/ suggestions of the general public/ stakeholders with respect to the proposal. Accordingly, these regulations are hereby put up in public domain on DDA's website (www.dda.org.in) (under 'HOT LINKS' and 'PUBLIC NOTICES'). Any person having any views/ suggestions with respect to these regulations may send the views/ suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadak, New Delhi-110023 within a period of Twenty One (21) days from the date of issue of this Notice. The person making the observations/ views/ suggestions should also give his/her name, address, telephone / contact number and e-mail ID which should be legible. The text of Draft Policy for Enhancing Walkability in Delhi shall also be available for reference at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. File No: F.1(331)2018/UTTIPEC Date: 12.03.2019 Place: New Delhi Sd/- (D. Sarkar) Commissioner-cum-Secretary, Delhi Development Authority	
Public may download Draft Policy from the website	

REGULATIONS FOR ENHANCING WALKABILITY IN DELHI

1. NEED FOR THE REGULATIONS

1.1 Delhi has high volumes of pedestrian movement through out the city. As many as 14% of all daily person trips are 'walk-only', with 58% of all education trips and 31% of all business and service trips being walking trips. Almost 50% of metro users travel to/from the station on foot. Walking is also the dominant mode of travel for 77% of the urban poor who commute on foot. Additionally, almost 60% of all trips are less than 4km and 80% below 6km – an ideal distance for walking and cycling. Despite such high numbers of people actually walking, the quality of walking environments in the city is far from desirable, with the result that Delhi's potential as a 'walkable city' has not been fully utilised and realised.

1.2 Following are the major issues related to walking in Delhi:

- a. Weak enforcement of regulations concerning pedestrian space and movement - This leads to general lack of respect for pedestrians on streets. Accidents occur due to reckless motorist behaviour, in the form of use of footpaths by motorised vehicles, non-compliance with traffic rules at intersections and pedestrian crossings, parking of vehicles on footpaths and other pedestrian-only areas, etc.
- b. Absence of adequate pedestrian infrastructure - almost 40% of road length has no footpaths (basic walking infrastructure). In several stretches the existing footpaths are not designed as per standard widths and other norms. This is compounded by the lack of supporting infrastructure like seating, street furniture, shade-giving trees, public utilities like toilets and drinking water, etc., which can improve the pedestrian experience.
- c. Inadequate maintenance of available pedestrian infrastructure – leading to broken and unsafe footpath surfaces and benches and unusable street furniture.
- d. Presence of barriers to walking - existing pedestrian space is blocked by various utilities, unregulated hawking, parked vehicles, and encroachment by home owners and local businesses.
- e. Pedestrian infrastructure is not designed as per principles of universal accessibility – the needs of the elderly, children, women, or those with disabilities are not considered in the standards of design and materials.
- f. Lack of safety and security – People are discouraged from walking due to inadequate illumination, long block lengths of buildings, inactive public spaces, negligence in the form of open manholes, piles of garbage or unutilized construction material occupying space on footpaths etc. The threat of exposure to air pollution is also a major deterrent to walking.

1.3 Delhi has often experienced an automobile-centric planning characterised by mono-functional land use distribution resulting in long trip distances, gated areas and streets, long block lengths, low availability of pedestrian only or low speed street networks, etc. This has led to negative externalities such as air pollution and road congestion due to

All figures are taken from JTI/IFEC reports, recent academic studies and newspaper articles

overt dependence on private vehicles, loss of productivity associated with long travel distances, limited availability of active and vibrant public areas and in general, reduced quality of urban environment. Moving to a more pedestrian-centric planning approach is widely recognised as a critical strategy for ensuring sustainable development, leading to direct benefits for citizens in the long term. These include:

- o Improved physical health and reduced risk of lifestyle diseases, reduced healthcare costs;
- o Reduced congestion and improved traffic safety;
- o Reduced carbon emissions and air pollution;
- o Improved quality of public spaces for social interaction, enhanced opportunities to attract businesses, and increased tourism in areas that are walkable and active;
- o Increased transportation equity through prioritisation of affordable mobility options;
- o Overall improvement in the urban environment and quality of life of citizens.

1.4. Improving overall walkability in the city is an important policy imperative for Delhi, which aspires to become a healthy, safe, vibrant and ecologically sustainable city. We do acknowledge walking as an essential, everyday freedom of an individual, and promote a pedestrian-first approach by adopting a comprehensive framework of planning, development of barrier-free pedestrian infrastructure, seamless intermodal connectivity and active public realm, thereby offering safe and healthy mobility options to all residents, irrespective of age, ability, and enriching the overall urban experience in the entire city.

1.5. The following sections outline the strategy:

2. APPROACH

2.1. The Regulations provide a guiding framework for making Delhi pedestrian-friendly where more people are encouraged to walk as the first choice to undertake their journeys. This shall be dovetailed with existing strategies for urban transport and sustainable mobility in the city, and complemented by a number of policies for parking management, transit-oriented development, cycling, e-vehicles, multi-modal integration, traffic management, public transport, etc.

2.2. These Regulations aim to prioritise pedestrian and improve conditions both for destination walking (i.e. walking to work, school, place of worship, shopping, theatres, public transit, etc.) as well to recreation walking (i.e. walking for leisure or exercise). The following multi-pronged strategy shall be adopted to enhance walkability across the city:

2.2.1. Area level interventions to create/improve pedestrian infrastructure. This will include implementation of improvement of specific infrastructure, in part of specific 'walkways' development for neighbourhoods, identified walkable districts, special corridors identified as per Clause 3.1.1.1.

2.2.2. Policy level interventions to ensure walkability as a planning outcome across all greenfield and brownfield developments in the city. To achieve this, walkability will be embedded as a core objective in all relevant policies for land development, public transport, environment, health, education, tourism, economy and culture, recreation and open spaces, etc. This will ensure that all projects and interventions arising from such policies include the creation of pedestrian-friendly Delhi.

- 2.2.3. Use of technology to enhance user experiences and ensure pedestrian safety by bringing in greater compliance and efficient enforcement of traffic rules.
- 2.2.4. Generating public awareness regarding the benefits of walking and improving stakeholder participation for implementing local projects and initiatives. Greater public participation and involvement towards pedestrian infrastructure will ensure better maintenance and upkeep of such common public goods and assets. This will also encourage walking and active lifestyle amongst residents of all ages.
- 2.2.5. Giving priority in the rights of pedestrians in the development of legal provisions and their enforcement.

3. AREA-LEVEL IMPROVEMENT/ PROVISION OF PEDESTRIAN INFRASTRUCTURE

- 3.1. This will include strengthening of existing pedestrian infrastructure in areas where it is inadequate or ill-maintained and development of new pedestrian infrastructure in areas where this is not presently available. This will be done through an 'area-based approach' allowing the interventions to be customised to local needs.
- 3.2. The concept of 'Complete Streets' shall be applied, that will accommodate multiple modes of transport, provide space for various uses that can activate the public realm, provide for free movement using utility trenches, and enhance the experience of walking by providing street furniture, landscaping, safety features and public amenities.
- 3.3. The following key components will be included as part of improvement of pedestrian movement and infrastructure, taking into consideration the hierarchy of roads:
 - o Provision of barrier-free footpaths and creation of a continuous pedestrian network, including integration with existing public places, parks, green areas and open spaces.
 - o Provision of a seamless pedestrian network as per master plan norms, facilitating people to cover short distances on foot. This would require clearing up of missing links and other impediments which may be preventing pedestrians from finding the shortest and most comfortable routes.
 - o Provision of safe at-grade crossings, foot-over bridges and subways, as per design lines of origin/destination and patterns of pedestrian movement in the area. Pedestrian crossings shall be at-grade as far as possible. Wherever subways or foot over bridges are provided, the same should be well-crowd managed through commercial activity, public art, street performances etc. to ensure these remain safe and vibrant at all times.
 - o Installation of 10-20 second priority signals shall be preferred over grade-separated crossings for pedestrians. Wheelchair users and cyclists, respectively considering the need for universal accessibility.
 - o Provision of secure crossings near schools and other major pedestrian crossings which cater to children, elderly and infirm.
 - o Identification of no-vehicle zones for creating public plazas etc.
 - o Provision of street furniture such as benches and other seating, garbage receptacles, signage giving information regarding directions, location of various public utilities, etc.

3.3.2.10 Provision of public utilities such as restrooms and drinking water, at regular intervals.

3.3.2.11 Provision of appropriate trees of native species and other landscaping elements, as well as green features such as pervious surface, bio-swales etc.

3.3.2.12 Provision of adequate street lighting and illumination to ensure safety and security.

3.3.2.13 Marking of multi-use zones (MUZs) to accommodate bus and rickshaws, space for public art, and other public activities.

3.3.2.14 Provision for bus stoppers and bicycle parking, space for on-street parking with e-charging infrastructure, bays for pick-up and drop-off for private vehicles, taxis and intermediate para-transit (IPT), dedicated bicycle lanes as required.

3.3.2.15 Alternate utilization of on-street parking space at different times of the day or at time of emergency for providing extra movement space for pedestrians or cycle parking, and movement and parking space for emergency vehicles or needs-based.

3.3.2.16 Demarcation of on-street parking shall be optimized to provide efficient movement of pedestrian traffic such as near MUZs, transit stations and other needs of the area.

3.3.2.17 Special attention shall be given to the aspect of placemaking in the design of street sections, seating areas, MUZs and public plazas so as to create active and aesthetically attractive spaces for street life and activity.

3.3.4 All infrastructure and street improvements will be based on design standards and guidelines prescribed in the latest IRC Code and UTTPEC Street Design Guidelines.

3.3.5 UTTPEC shall act as a nodal agency to ensure that appropriate design standards and guidelines are made available for all elements detailed in Chapter 3. All improvements shall mandatorily comply with universal design principles as per the Harmonised Guidelines and Space Standards for Barrier-Free Built Environment for Persons with Disability and Reduced Mobility (2016) of the MoHUA to ensure accessibility to the elderly, children and persons with disabilities.

3.3.5.1 Dedicated Walk Plans and improving walking in the urban realm are an integral part of local area plans. All layout plans, heritage zone/precinct management plans and influence zone plans for TOD nodes, special projects for green-blue corridors, sector-level layout plans and plans in the kind public spaces, etc. Such Walk Plans will be developed in specific areas and shall be prepared in consultation with stakeholders to ensure that it understand local needs. The Walk Plans shall also take due cognizance of any special infrastructure/upcoming projects that are likely to impact the design of pedestrian infrastructure.

3.3.6 UDIA/TTIPEC or concerned local body in consultation with UTTPEC shall identify and delineate special areas of strategic city-level importance to be developed as walkable districts from time to time.

3.3.6.1 These shall include areas around critical transportation nodes such as metro stations and interchanges, multimodal hubs, market areas, heritage precincts and cultural hubs of city-level significance.

3.3.6.2 Detailed Walk Plans shall be prepared and implemented in a timely and manner for such walkable districts by the concerned authority.

- 3.5.3. The Walk Plan must cover an influence zone of at least 400-500m (5-10 minutes walking distance) around the specific destination node. Actual delineation of improvement area shall be based on ped-sheds and/or desire lines.
- 3.6.4. The concerned local body and all other agencies responsible for provision/ O&M of Infrastructure in that area shall implement such Walk Plans on the principle that each will develop/improve their part of the Infrastructure.

3.7. On a priority basis, DDAA/ IITDPEC may prepare Walk Plans for the following pilot areas:

- a. ITO Junction
- b. Delhi University (North Campus and South Campus)
- c. Uttam Nagar Crossing
- d. Chandni Chowk
- e. All SBTs
- f. INA market and metro station
- g. Hauz Khas – IIT Delhi
- h. Nehru Place
- i. Bhikaji Cama Place
- j. Kirti Bagh
- k. Saket – Malviya Nagar
- l. Kirti Nagar
- m. Lajpat Nagar
- n. Lakshmi Nagar
- o. Sector-21 metro station, Dwarka
- p. Arthemi area on Arundhato Marg
- q. Old Delhi Railway Station
- r. New Delhi Railway Station
- s. Mansarovar
- t. Purana Qila, Prajapati Maidan and Delhi Zoo area
- u. Indore CK Station area
- v. Rajendra Place Station and, Delhi
- w. Azadpur, Mandi and Metro station area
- x. Ashi Ali Road and JLN Marg area

3.8. A Walk Plan shall include the following:

- 3.8.1. Walkability Audit of the selected area, which shall comprise of status analysis of existing pedestrian infrastructure with reference to the components detailed in Clause 3.3, volume of walk trips, identification of desire lines and the shortest/ most direct routes, identification of the bottlenecks and barriers existing in these routes and a ped-shed to assess influence area.
- 3.8.2. Seamless Pedestrian Network Plan – including locations for opening of median cuts, opening of gaps on public roads (if any), provision of new pedestrian-only crossings, scramble crossings, signalized pedestrian crossings, FOBs/ subways (if necessary), etc., as per MFD-2025 provisions & IITDPEC Street Design Guidelines (e.g. pedestrian grid every 80-100m c/c)
- 3.8.3. Pedestrian Infrastructure Improvement Plan as per components detailed in Clause 3.3. This will include rerouting of existing streets to redistribute pedestrian space with clearly defined Dead Zone, Walking Zone and Multi-Utility Zone (MUZ). The

WUZ shall incorporate amenities for pedestrian comfort and convenience such as seating, tree pits, drinking water, signage, easy-to-read maps showing shortest walking routes to nearby destinations and transport modes as well as space for vendors/ kiosks to support an active street life.

- 3.8.4. Traffic Management Plan - Including identification of walk-only streets and traffic areas, regulation of on-street parking areas, restrictions on traffic directionality (one way/ two way), multi-modal integration, etc.

- 3.9. Walk Plans shall also be prepared for improving walkability near schools and hospitals. The influence area for such plans shall be based on pedestrian and/or desire lines. Such plans may be integrated with respective Local Area Plans or taken up on a stand-alone basis as per priority assigned by the concerned local body.

4. INTEGRATION OF WALKABILITY INTO VARIOUS POLICIES AND PLANS

- 4.1. Walkability will be embedded as a core objective in all policies for the city. This will include policies developed under the Master Plan for Delhi as well as any other policies implemented by the local bodies and the Government of National Capital Territory of Delhi (GNCTD), particularly the Department of Transport, Public Works Department, and Department of Tourism, Delhi Police, Delhi Traffic Police, and any other concerned agencies in the areas of land development, public transport, environment, health, education, tourism, economy and culture, recreation and open spaces, etc.

- 4.2. In addition to provision of specific pedestrian infrastructure, the following city-level outcomes will be targeted collectively through the various existing policies and Statutes:

- a. Mix of uses - This will facilitate the placement of multiple complementary destinations within walking distance of a home or office.
- b. Walkable block lengths - Implementing idea block size of approximately 80-100m leading to more walkable neighbourhoods and increasing the overall road network density.
- c. Multi-modal integration - Improving efficient multi-modal integration and interchange (including e-vehicles for paratransit and feeder services for last mile connectivity).
- d. Accessible city transit service - Frequent and reliable city transit service with well-placed stops and shelters providing a reliable alternative to use of private vehicles.
- e. Pedestrian-friendly urban form - Controls and norms for building placement, built-to-lines, active frontage, street connectivity, and aesthetics.
- f. Connected public realm - Establishing and fostering pedestrian-friendly linkages between streets, open spaces, greens, cultural spaces and sites of historic/ecological interest.
- g. Accordance of highest priority to pedestrians in traffic/transport policies - in terms of share of street space, prioritization of signals, parking management, enforcement of traffic rules concerning safety and convenience of pedestrians, etc.

- 4.3. All future policies for Delhi shall incorporate specific guidelines and development controls (existing or new if required) for achieving the above-mentioned planning objectives.

5. USE OF TECHNOLOGY TO IMPROVE WALKABILITY

5.1. Smart technology shall be implemented at various scales to improve overall traffic management in the city and enhance pedestrian experience and safety, as well as encourage use of public transport. This will be implemented as part of various Walk Plans developed for different areas and integrated at the city level through smart solutions developed by the GNCTD and local bodies.

5.2. The following elements shall be necessary for the successful implementation of Walk Plans and for raising public interest in walking. These shall be enabled through the use of state-of-the-art technology:

- a. Improved traffic management and reduction in traffic congestion and air pollution through implementation of city-wide intelligent traffic management systems (ITMS);
- b. Implementation of bus information systems for public transport (at stops, within transit, and through apps), provision of common mobility cards, encouraging people to walk to the nearest transit nodes and use public transport;
- c. Implementation of 'walk audit' apps allowing scoring on walkability of neighbourhoods and ranking areas in the city, providing a mechanism for citizens to report issues regarding infrastructure and facilities;
- d. Such apps can also provide information on various walking routes (heritage walks, nature trails, food walks, etc.), information on location of transit services, location and availability of nearest parking spots, popular destinations, eateries, culture events as well as locations of facilities like public toilets, drinking water fountains, etc.
- e. Use of smart sensors for measurement of air quality at traffic signals, street lights, etc. providing vital information such as air quality to citizens;
- f. Use of innovative materials and devices such as energy generating tiles for pavements, which coupled with solar energy can be used to power street lights as well as provide charging points for mobiles and other electronic gadgets near seating or resting spots along streets;
- g. Use of state-of-the-art surveillance technology to ensure safety of pedestrians, adherence to traffic rules and prevention of vandalism of street furniture.

6. FACILITATING PUBLIC PARTICIPATION

6.1. The Delhi Traffic Police, the Transport Department, GNCTD, urban local bodies and DDA shall undertake dedicated city level programmes of awareness generation for various citizen groups to inform them about the benefits of walking. Specific area-based awareness programmes for school children, elderly and people with disability shall be undertaken to provide information on shortest routes, safety measures adopted and improvements in pedestrian infrastructure.

6.2. Such awareness programmes will also encourage people's participation by providing information about local level strategies that can be implemented collectively by residents of a neighbourhood such as creation of home zones (walk-only street sections), play

streets, converting streets into cultural spaces on weekends through initiatives similar to Raahgiri or Happy Streets, etc. Such public initiatives will be facilitated by the local body and Delhi Traffic Police so as to prevent any major disruptions in traffic flow and movement. RWAs and other local stakeholders should be involved in identifying blank spots, locations in need of improved accessibility, etc.

- 6.3. Concerned local bodies shall endeavour to create local institutional frameworks for ward and area as well as upkeep of public facilities and pedestrian infrastructure through tie-ups with local Residents' Associations and Traders' Associations and other local stakeholders.
- 6.4. The Transport Department of GNCTD shall develop and maintain a 'Walk Delhi' website and mobile application dedicated to providing walking information including annual calendar of city-wide walking events and activities. Such interfaces can also be used for citizen based audit of streets, identification and reporting of issues, and promotion of various local events/initiatives taken by citizens to improve local level walkability.
- 6.5. Delhi Traffic Police shall organise focused campaigns regarding strict enforcement of traffic rules and regulations especially in support of rights of pedestrians. These campaigns shall educate people to respect pedestrian spaces, follow traffic rules and understand the related penalties and action that may be taken against violation of traffic rules, vandalism, etc.

7. DEVELOPMENT OF SPECIAL PROJECTS

- 7.1. DDA/DTIIFDC shall identify city level trails connecting key heritage/cultural assets and/or ecological assets such as mullahs, forests, bio diversity parks, with the potential to be developed as continuous walking trails. Such 'cultural' or 'green-blue' corridors will be developed as priority projects of strategic importance and value to the city.
- 7.2. DDA and concerned agencies shall identify and delineate project areas for development in such corridors, and make detailed Walk Plans for the project areas.
- 7.3. DDA shall implement such projects in a time bound manner in collaboration with concerned local bodies, and any other concerned department/agency through public private partnerships, CSR initiatives, identification of remunerative regenerative projects, etc.

8. IMPLEMENTATION AND MONITORING

- 8.1. Walkability is a critical outcome that must be targeted in a comprehensive manner by all departments and agencies working in Delhi. All agencies responsible for policy making and implementation of public works in the city shall prepare annual plans for improving walkability, including identification of projects proposed to be executed during the year.
- 8.2. All such agencies like local bodies, Transport Department, Delhi Traffic Police, Tourism Department, etc. will implement the public works in a time bound manner by allocating

adequate own resources for this purpose. In case of Special Projects or any works that cannot be specifically attributed to any agency, the funds can be obtained under the Urban Development Fund or other grants.

8.3. Public agencies shall also identify potential commercial sources of revenue such as advertisement rights, leasing of commercial spaces in sub-ways and parking fees, etc. and explore innovative arrangements such as street adoption schemes by private partners, pooling of CSR funds, providing co-branding rights to companies and private developers, etc. to fund the street improvement works.

8.4. Implementation of various Walk Plans can be undertaken through creation of Special Purpose Vehicles (SPVs) for cost-tracking the projects.

8.5. All departments/agencies shall integrate their awareness campaigns and public engagement strategies with the proposed interventions/plans.

8.6. Delhi Traffic Police shall set up a city-wide digital surveillance and monitoring system, integrated through a centralised control room (command and control centre) and ensure strict enforcement of all pedestrian-centric traffic rules.

8.7. All such departmental plans shall be submitted to the city-level 'Walk Dehli' Coordination and Monitoring Committee, which will be set up to coordinate and monitor the efforts of various agencies. The Committee shall comprise of representatives from all concerned departments, citizens' groups and other stakeholder groups, with the Lieutenant Governor of Delhi as the Chairperson. It shall also facilitate coordination between multiple agencies executing the various projects and those responsible for maintenance. The Committee shall regularly measure the overall progress of outcomes in the city.

8.8. UTMEPC shall provide technical support to the Committee for monitoring the financing and implementation of various Walk Plans and related projects/initiatives.

ITEM NO. 41/2019

SUBJECT: PROPOSAL FOR LAUNCHING OF SPECIAL ON-LINE SCHEME FOR ALLOTMENT TO SC/ST.

No.F.1(42)2019/Coordn.(H)/

A. BACKGROUND:

1. Delhi Development Authority launched 47 Housing Schemes and allotted approximately 4,00,000 (Four lakh) flats of various categories. In all these Schemes, provisions for reservation of the following categories were also made:
 - i. Applicants belonging to Scheduled Castes
 - ii. Applicants belonging to Scheduled Tribes
 - iii. War Widows and those receiving Liberalized Pension from Armed/ Paramilitary Services (Next of Kin)
 - iv. Persons with Disability as defined in the Rights of Persons with Disabilities Act.
 - v. Ex-Service Men.
2. There was also a provision in every 'Scheme' that if requisite numbers of applications are not received from the above mentioned five categories, all remaining flats shall be offered to persons of general category.
3. Further, all the applicants under SC/ST category, who applied in the various Housing Schemes, have been allotted flats.
4. A D.O. letter from Ministry vide D.O. No.K-200(4/5/88-DDIIA dated 11.04.1989 was received suggesting to:
 - i. Formulate a policy regarding floating a special scheme for registration of flats and plots for SC/STs only so as to deal with the backlog of utilization of the reserved quota for them.
 - ii. Legal and related aspect of absorption of reserved quota in the general category may be examined.
5. After receipt of the above D.O. letter dated 11.04.1989, Ambedkar Awas Yojna was launched in the year 1989 exclusively for members of SC/ST and 18041 flats were offered and allotted under this 'Scheme' to the applicants.

6. A reference has been made to the SC/ST Commission that though, allotment of flats to the members of SC/ST has been made, yet there is a backlog of allotment to SC/ST category applicants.

B. Examination:

1. Till date, approximately 70,000 flats of various categories have been allotted to SC/ST category applicants in all 'Schemes' i.e around 18% of total allotted flats.
2. Although, there is no provision in the DDA Schemes that backlog for allotment is to be maintained and cleared in respect of SC/ST category, yet as goodwill gesture a Special Housing Scheme for upliftment and welfare of SC/ST category applicants is proposed, as decided in the meeting chaired by VC, DDA.
3. The main contention of the applicants of SC/ST category before the SC/ST Commission is that flats in old colonies of DDA is not being allotted to them. Further, it has been mentioned that currently the DDA is allotting flats in the new colonies built by it. Taking into totality of the circumstances under consideration, it is proposed to add only reconciled flats of old inventory of existing and developed colonies under this 'Scheme'.
4. Reconciliation of old inventory of flats with the list provided by the Engineering Department is underway in Housing Wing and upon the receipt of these flats from all the branches, these flats will be included in the proposed Special Scheme. The flats of different categories are to be included in this 'Scheme' will be approximately 500 and are located at various places in Delhi.

B. PROPOSAL:

- i. The 'Scheme' will be named as "Special Housing Scheme-2019 for SC/ST" and will consist of approximately 500 reconciled flats of Old Inventory. Salient features of the proposed scheme will be:
 - i. Application for 'Scheme' to be received On-line only.
 - ii. Only SC/ST category applicants can apply.
 - iii. Reservation ratio will be 2:1 for SC and ST category applicants (15% for SC and 7.5% for ST).
 - iv. Allotment will be done through Draw of Lots.
 - v. Tentative details of flats are as below:

- Flats that will be offered in the scheme will be of SFS/ HIG, MIG, LIG & Janta/ EWS category.
 - Reconciliation of old inventory of flats with the list provided by the Engineering Department is underway in Housing Wing and upon the receipt of these flats from all the branches; those flats will be included in the proposed Special Scheme.
- vi. Tentative cost will be as per standard costing as on the date of allotment.
- vii. The allotment of flats shall be made on 'Cash Down' basis except under PD (Persons with Disability) category who will have the option of making payment either on 'Cash Down' basis or in installments.
2. All other terms and conditions of the proposed 'Scheme' will be as per the brochure of Housing Scheme, 2019 including the application fee and other clauses.
3. VC, DDA will be the Competent Authority for any alterations/amendment in the terms and conditions of the scheme.

The above proposal is placed before the 'Authority' for consideration and approval.

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 42/2019

Subject: Offering one bed room flats to the recipients of Gallantry Award, war widows and the persons who have got injured/disabled during the action/war.

File No.F-12(misc)2018/2017/LIG (H)

A. Background:

Around 7117 one bed room flats at Narela, Rohini Sectors 34&35, Siraspur, Loknayak Puram and Ramgarh Colony and 155 flats at Rohini Sector-4 have been surrendered by the successful allottees of Housing Scheme-2017. With a view to dispose of the surrendered flats, approval was accorded by the 'Authority' for allotment of available LIG/One Bed Room flats to CISF and other paramilitary forces vide Agenda Item No.12/2018. As per approval of the Authority, 1518 one bed room flats at Rohini (1298 flats) and Siraspur (220 flats) were allotted in bulk to CISF, 962 flats to CRPF at Sector G-8 Narela, 906 flats at Siraspur to BSF and 484 flats at Narela and 98 flats at Rohini Sectors-34 & 35 to Delhi Police and 1500 flats have also been booked for Air Force Naval Housing Board.

2. The flats in different locations and of different categories were offered to the paramilitary forces after giving rebate in departmental charges as well as maintenance charges and the process of allotment is underway, as some alterations and renovation works are being carried out as per the requirement of these forces.

3. After offering flats of different categories to paramilitary forces at different location, 3655 flats of One Bed Room in Sectors G-2 & G-8, Narela, Sectors-34&35 Rohini, Siraspur, Ramgarh Colony and Lok Nayak Puram were offered to the general public on first come first served basis through 'On-line Scheme'. The Scheme was launched on 18.01.2019 and is still open. 850 one bed room flats in Sectors G-2 & G-8 Narela are left out and the response is now poor due to launch of DDA Housing Scheme, 2019.

B. Examination:

1. All efforts have been made to dispose of the One Bed Room flats of Sectors G-2 & G-8 Narela by way of launching two Housing Schemes of 2014 & 2017 and On-line Scheme in January, 2019 but 850 Nos. of One Bed Room flats are still left over. Similarly, around 250 One Bed Room flats are still left

over in Sectors 34&35 Rohini. It will be appropriate if these flats (about 1000 number) may be considered to be offered to the war widows, persons who become disabled during action/war and awardees of the Gallantry Awards i.e., the Param Vir Chakra, the Mahavir Chakra, the Vir Chakra, the Ashok Chakra, the Kirti Chakra and the Shaurya Chakra as well as the President Police Medal and the Police Medal for Gallantry awardees of Paramilitary Force. This will not only help the Authority for disposal of its left over flats but also help to the war widows/persons who got disabled during action/war to get a shelter at a reasonable price.

2. For giving relief to the aforesaid category, it is desirable to give more rebate/concessions in the cost. It is, therefore, submitted that we may consider offering these One Bed Room flats at Sectors G-2 & G-8 Narela and Sectors-34 & 35 Rohini to the above category of persons at a price of 7 lakhs per Dwelling Unit instead of 14-15 lakh on which rates were offered through On-line Scheme to general public as a welfare gesture. This will be a one time concession to the persons of this category and it will not be treated as a precedent in future. Since almost 50% of the cost is being proposed to be charged, a clause may be incorporated in the 'Demand Letter' that the allottees would not be entitled to sell/transfer or otherwise part with the possession of the flat in any manner for a period of 10 years from the date of possession. Further, during the lock-in period, the property may be treated as leasehold.

C. Proposal:

The proposal contained in Para-5 above is submitted for consideration & approval of the 'Authority'.

RESOLUTION

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

"The scheme may be restricted to non-gazetted and non-commissioned officers only."

ITEM NO. 43/2019

Subject: Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 to add e-auctioning as mode to dispose off the unsold/vacant EHS flats of Delhi.

No.F3(11)AE(P)/RPD-10/DDA

A. Background

The concept of EHS flats was launched in the year 1995 by DDA with the aim to provide homes that expand with one's need and affordability. These flats were designed and constructed in such a way that the existing construction takes care of the subsequent expansion/addition of room(s) that one is entitled to make.

Approximately 8,000 flats were at first offered to the general public under Expandable Housing Scheme, 1995. Thereafter, these were applied for and allotted through various schemes.

These EHS flats were also included in the Housing Scheme 2014. However, approximately 570 unsold EHS flats were excluded from the Housing Scheme, 2017 due to the following reasons:

- i. Allottees/ buyers have constructed multi-storeyed flats by amalgamation and demolition of allotted structures.
- ii. Construction of multi-storied building by amalgamating or demolishing two or more flats.

B. Examination

A request for Chief Engineer (Rohini) has been received for disposal of vacant/unalotted EHS flats located at Rohini Sector 21, 22, 24 & 25 by way of E-auction.

In this regard, a Committee was formed under the chairmanship of the Commissioner (Housing) and the matter was discussed at length. Following arguments were presented by the members of the committee:

- i. **The dilapidated condition of the flats:** The year of construction of these houses varies from 1994-96. Since the houses were constructed over 23 years back, the present condition of the houses is not very good.

- ii. **Non-Inclusion in any scheme:** These vacant flats cannot be included in any of the Schemes in their present condition as they are in a very bad condition and if included, in their present condition, it will only bring bad name to DBA.
- iii. **Renovation Cost:** The idea of renovating the flats and then selling the same was not advised keeping in view the tentative disposal cost of these flats.
- iv. **Various modes of Disposal:** The various modes of disposal of these flats like allotment through draw of lots and auctions were discussed at length.
- v. After due deliberations, it was unanimously decided by the Committee members to E-auction these flats on as-is-where-as basis without changing any of the terms and conditions of EHS flats. The applicant will be given the option to demolish the existing dilapidated structure and reconstruct them as per approved plan of EHS for the area. The decision taken will be applicable on all vacant/ un-allotted EHS flats of Delhi (A copy of the Committee's meeting minutes is Annexed).

In this regard, it is stated that the mode of allotment has been defined under Regulation-28 of by LDA (Management and Disposal of Housing Estates) Regulations, 1968, which is reproduced as under:

28. Draw of Lots - The allotment of property to eligible applicants shall be made by draw of lots under the supervision of the committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 25 per cent thereof serve as a waiting list.

The decision to E-Auction these flats will require amendment in above regulation as 'auction' is not defined as one of the method of allotment.

It is pertinent to mention that one such amendment has already been approved by Authority vide Agenda No. 16/2013 vide which Regulation- 28(a) was inserted, as under;

"Regulation 28(a): The allotment of property to eligible applicants shall include allotment through online mode on First Come First Serve Basis for the flats surrendered/un-allotted flats."

In view of the above, it is submitted that the usual mode of calling applications from general public and allotment by way of draw of lots will not be applicable for disposing of the vacant EHS flats.

Accordingly, following proposals are submitted for consideration please:

C. Proposal

i. E-auction of unallotted/ vacant EHS flats:

E-auction the unallotted/ vacant EHS flats on "as-is where-is" basis without changing any of the terms and conditions of EHS flats. The applicant will be given the option to demolish the existing dilapidated structure and reconstruct them as per approved plan of EHS for the area. The applicant will also be allowed to amalgamate 2 EHS flats into one (Since the size of amalgamated unit will be less than 67 sq. mtrs, it will comply with existing provisions of allotment under DDA (Management and Disposal of Housing Estates) Regulations, 1968). The mode of E-auctioning is being proposed as it has the potential of disposing off the flats at market price, besides it is felt that the usual mode of allotting the flats will only bring financial implications to the organization. The FAR/ DCR for the above flats will be allowed as per the provisions contained in MPD-2021 as on date for the locality. Terms and conditions of E-auction will be finalized at a later stage and VC, DDA will be the competent authority for finalization of terms and conditions.

ii. Amendment In DDA (Management and Disposal of Housing Estates), 1968: Regulation-28 of DDA (Management and Disposal of Housing Estates), 1968 states that flats can be allotted to general public via Draw of lots only. In this regard, insertion of Regulation-28(B) in DDA (Management and Disposal of Housing Estates) Regulations, 1968 is proposed as under:

28(B) E-Auction - The allotment of EHS flats (vacant/ un-allotted) to eligible applicants shall be made by E-auction.

This will be a One Time relaxation for disposal of vacant/ un-allotted EHS flats only.

After approval of Authority the amendment will be sent to ministry for approval and notification in the gazette as per Section 57 of DDA Act 1957.

RESOLUTION

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

ITEM NO. 44/2019

Sub:- Modification in the Agenda Item No. 53/2017 with respect to Re-fixation of factor for calculation of Minimum Reserve Price for Institutional Plots.
File No. F.12(43)/2017/Pl./Auction/

Introduction:-

Vide Gazette Notification dated 19.4.2006, Rule-4 of DDA (Disposal of Developed Nazul Land) Rules-1981 has been amended and disposal in respect of Hospitals/ Dispensaries/Nursing Homes, Higher and Technical Education Institutions, Community Halls, Clubs and Schools has been changed from allotment to auction mode and same are being allotted to the Pvt. entities through auction mode only. Vide item No. 53/2017 the reserve price for public utility e.g. private schools, colleges, hospitals were approved in the Authority Meeting held on 20.11.2017. Accordingly, multiplication factor for calculation of Minimum Reserve Price for institutional plots was fixed at 1.5 times prevailing of Residential circle rate of GNCTD. It is also stated that there is no institutional circle rate defined by GNCTD and hence it was fixed as 1.5 times that of prevailing Residential circle rate in the above mentioned agenda.

Accordingly, based on the approved reserve price, so far e-auction of institutional plots (Hospital, Nursing Home, Dispensary, Polyclinic, School, Community Hall, College) has been conducted 3 time this year whose details are as under:-

Date of e-auction	Number of plots	Number of bids received	Plot sold
22.01.2019	08	Nil	Nil
26.03.2019	12	01 (Has to be rejected due to single bid)	Nil
25.04.2019	32	Nil	Nil

The minimum reserve price of DDA Institutional plot for Category- A, B, C, D, E, F, G & H are Rs. 11,61,000/-, Rs. 2,68,280/-, Rs. 2,39,760/-, Rs. 1,91,520/-, Rs. 1,05,120/-, Rs. 84,960, Rs. 69,300/- and Rs. 34,920/- respectively and there is no distinction between different categories of Institutional plots.

As can be seen response of only 01 bidder has been received for 01 plot of Nursing Home and no other bidder participated for other plots and no one even registered apart from the single bidder. Thus clearly showing a lack of interest among buyers probably due to higher Minimum Reserve Price compared to surrounding areas.

The Authority vide Item No. 53/2017 in the Authority Meeting held on 20.11.2017 has decided that after 2 unsuccessful attempt of auction in respect of plot/built up properties, DDA may put in place an internal mechanism to examine and to suggest the ways and means towards fixation of reserve price in respect of such plots/properties. Therefore, the minimum reserve price fixed as per agenda item No. 53/2017 needs a review.

Reasons for Reducing Factor for Minimum Reserve Price of Institutional Land: -

The mode of allotment of institutional plots in two NCR regions i.e. Noida and Greater Noida is still on allotment mode on lease hold basis except Nursing Home plot (Max. 1550 Sqm.) which are sold through bids in Greater NOIDA only and in Gurugram (HSVP) institutional plots are sold by way of auction but on freehold basis. A comparative table of mode of allotment and prices of 03 NCR Authorities (NOIDA, Greater NOIDA & HSVP (Gurugram) with DDA are given below: -

Authorities	DDA	NOIDA	GREATER NOIDA		HSVP (Gurugram)
Mode of disposal of institutional	Lease Hold, e-auction	Lease Hold, allotment mode	Lease Hold, allotment mode		Freehold through e-auction
Reserve Price/Allotment Rate per Sqm.	Minimum Reserve Price is Rs. 1161000 for Category A locality and Rs. 34920 for category H (Reserve price of DDA Institutional plot is 1.5 times of Minimum Reserve Price of	Phase - I (Sectors - 1, 16 A & 24) Rs. 21600 and Phase II (All other Institutional Sectors) is Rs. 7800. School purpose in other Sectors of NOIDA where allotment through interview @ 50% of Circle Rate	Institutional: All Schools/ College, Management Institute, Medical/Dental College, University etc. i) Up to 4000 Sqm. 15005 ii) Addition 4000 to 8000 Sqm. 13500 iii) Addition 8000 to 20000 Sqm. 12000 iv) Addition 20000 to 40000 Sqm. 11100 v) Addition 40000 to 80000 Sqm. 9900 vi) Above 80000 8700 Hospital & Dispensary i) Above 4000 to 10000 Sqm. 10160 ii) Addition to 14910 Nursing Home (Max. 1550 Sqm.) through Bid only 25000 (Reserve Price		Nursing Home, Sector-16, Gurugram Rs. 64,623 per Sqm. and Nursery School, Sector-51, Gurugram Rs. 50,693

From perusal of above comparison, it is observed that reserve price of even Category II (Bukkarwala, Nangloi, Kinari, Khajouri Khas, Jaitpur etc. which are comparatively less developed area) is also Rs. 39,400 per Sqm., higher than the rate prescribed in the NOIDA and Greater NOIDA but less than Gurugram. (However the plots are auctioned on freehold basis) Similarly, reserve price of G- Category (Badarpur, Begunpur, Badli, Dekshin Puri etc.) is Rs. 69,300/- which is also higher than the rate prescribed in the NOIDA, Greater NOIDA and Gurugram. The highest reserve price of Category-A is Rs. 11,61,000 per Sqm which is much more than NOIDA, Greater NOIDA and Gurugram. Further, it is also noticed that the allotment of bigger size institutional plots allotted by Greater NOIDA Authority is on reducing rate as per their size. This making it more economical for bigger buyers.

The poor response to e-auction of institutional land plots was analyzed in detail and it was observed that due to high reserve price in comparison to the areas of NCR, bids have not been received in the e-auction. The population of city has increased rapidly in last few decades and due to which pressure has tremendously increased on existing social infrastructure. Education Facilities (Schools, Colleges) and Health Facilities (Hospitals, Dispensary, Nursing Home and Polyclinic) are crucial part of social infrastructure of the city and by opening of more Education and Health Facilities, the load on existing infrastructure will be eased out and also more facility will be provided to the lower strata of the society (RWS) under RTE Act. Therefore, for wider

participation of the stake holders, it is being proposed that the reserve price may be reduced. Moreover, DDA spends substantial amount of money on watch and ward of these plots to ensure they are maintained properly and do not get encroached upon. Thus causing a continuous loss of valuable public funds which can be avoided, if these plots are sold in time.

It is also felt that since development of Education and Health Facilities requires a substantial amount of funds and the gestation period is also very long, therefore, it is unlikely that individual/firms would find it financially viable to invest such huge amount of money in activities which are not entirely commercial in nature and are more social oriented. Therefore, the present factor for calculating Minimum Reserve Price of 1.5 times of residential circle rate, notified by GNCID, appears to be very high.

Moreover, there is no policy of auctioning of institutional plots on freehold basis or allowing conversion of these plots to freehold at a later stage making the commercial exploitation of these plots virtually impossible and therefore even more unattractive to the buyer. It is also submitted that by reducing the reserve price DDA does not stand to lose revenue as it is an open auction and in open bidding, the market forces will align the auction prices with real prevailing market prices based on simple supply and demand situation.

In view of the reasons cited above, there is an urgent need to review and reduce the factor for fixation of Minimum Reserve Price of institutional plots for Educational Facilities and Health Facilities in order to make them more viable for the buyers and also to augment the social infrastructure of the city and to boost the revenue of DDA.

Proposals:-

Keeping in view of above, it is proposed that the proposal contained in the agenda item No. 53/2017 which was approved on 20.11.2017, may be allowed to be amended and the multiplication factor in respect of institutional plots to put on auction be allowed to be modified to 1.0 in case of Health Facility and Educational Facility. The size of plot will be in accordance with the applicable norms of the regulators i.e. CRSE/DOE/MPD etc.

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 43/2019

Sub: Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha-7 Biswa, 14 min 18 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (Now Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.
(F.3 (75)2008-MPU-62)

1.0 BACKGROUND:-

- 1.1 Gujarat Education Society was allotted 55 acres land in 1972 on lease for 99 years by Gram Sabha, Mandi Shishu Mandir (now Mandi Vidya Niketan/ Sardar Patel Vidya Niketan) has been running since 20.07.1989 as 'Balwadi' on the land allotted. The name of the Institution was subsequently changed to 'Mandi Vidya Niketan' w.e.f. 06.10.2004 onwards.
- 1.2 The land use of the land was 'Agriculture' (Cultivable land) during MPD-1982. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- 1.3 The school has been running since 20.07.1989 as 'Balwadi' on the allotted land, however the term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- 1.4 The institute falls on Gram Sabha land and within the 'Recreational' (Regional Park) land use as per MPD 2021/ ZUP at U.
- 1.5 DDA vide letter dated 21.08.2011 sent a letter to Education Department regarding the date of establishment of 'Mandi Vidya Niketan' and existence of school prior to year 1990. In reply, Education Department submitted that as per the information supplied by the manager of the school in the Petition for Recognition (dated 28.11.2007). The Gujarat Education Society (Regd.) Delhi has been running 'Mandi Shishu Mandir' since 20.07.89 as 'Balwadi'. Its name was changed as 'Mandi Vidya Niketan' w.e.f 06.10.2004. Also as per lease deed Gujarat Educational society was allotted land in 1972 for 99 years. However, no valid documents/proof for establishment/existence of school was provided by Education Department as well as Institute.
- 1.6 The file was put up to Hon'ble LG and the noting of Hon'ble LG is as follows- "This is a fit case for regularization. The restriction of use of 'Ridge Area' or 'Regional Park' for 'Green' came for the first time in MPD 1981-2001 notified on 01.08.1990. The school precedes such restriction."
- 1.7 Further, MoUD, Govt. of India has conveyed no objection in accede to request of the Gujarat Education Society for regularization of the land of Mandi Vidya Niketan School vide their letter dated 24.08.2012.

- 1.8 As per the Minutes of Meeting held on 14.08.2012 under the Chairmanship of Pr. Secretary (E&F), GNCTD, "for any non-forest activity in the Ridge, prior approval of the Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India would be required."
- 1.9 Accordingly, the matter was referred to Central Empowered Committee(CEC) and Chief Secretary, Govt. of NCT of Delhi (Chairperson of Ridge Management Board) vide this office letter dated 28.11.2012 for observations/NOC for processing of the case regarding regularization of the school. No observations/ comments has been received from Central Empowerce Committee and Ridge Management Board yet.
- 1.10 Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose.

2.0 EXAMINATION

- 2.1 The Gujarat Education Society has been representing from time and again since December 2008 for regularization of land for educational purpose at Mandi but their case could not be processed for regularization, because for regularizing their case:
 - a) The institute falls within the 'Regional Park', NOC has to be obtained from the Ridge Management Board. As per minutes of the meeting held on 14.08.2012, held under the Chairmanship of Pr. Secretary (E&F), GNCTD "for any non-forest activity in the Ridge prior approval of the ridge management board, central empowered committee (CEC) and Hon'ble Supreme Court of India would be required."
 - b) After obtaining NOC, change of landuse will be processed under Section 11(A) of PD Act which would require approval of the Authority and placing the proposal in the public domain for inviting objections/suggestions. Thereafter with the approval of the Authority and MOHUA, the final notification will be issued by the Government of India.
 - c) The institute under the extant policy requires the extension of cut-off date in the Policy.
- 2.2 Such institutions are covered under NCT of Delhi Laws (Special Provisions) Act and therefore, have protection against demolition till 31 December, 2020. The institute can thus continue as such till 2020, but cannot expand or raise any new construction.
- 2.3 Here, it is also to mention that the said institute was examined previously as per regularisation policy advertised in 01.05.2008, but after examination of documents, there are certain other facts to be brought on record:-
 - i. The Gram Sabha land was allotted to Gujarat Education society on lease for 99 years in the year 1972 for program and social activities including educational activities.

- ii. The land use was 'Agriculture' (Cultivable land) during MPD-1982. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- iii. The term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- iv. The school has been running since 20.07.1989 as "Balwadi" on the allotted land.
- v. The Gram Sabha land was allotted to Gujarat Education society in 1972. This case is not on private land, instead it was allotted, and therefore it is neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018.
- vi. As per Right of Children to Free and Compulsory Education (RTE) Act, 2009, this institute is rendering education, so it may be considered.

3.0 DECISIONS OF THE TECHNICAL COMMITTEE

The technical Committee in its meeting held on 10.06.2019 recommended the change the land use of land about 5 Acres (24 Bigha) from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The decision and Agenda for Technical Committee is placed as Annexure-A.

4.0 PROPOSAL

The proposal is for change of land use for land measuring about 5.0 Acres (24 Bigha) for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational' (Regional Park) to 'Public and Semi Public' (PS-1 Education Facilities). (Refer site up on ZDP of Zone J at Annexure-B).

Location	Land use as per MPD 2021	Proposed land use	Boundary of the site/area
Land at Dera Mandi Village, New Delhi measuring about 5 Acres (24 Bigha), Khazra no. 91 mir 7 Bigha 7 Biswa, 14 mir 16 Bigha 13 Biswa.	'Recreational' (Regional Park)	'Public and Semi Public' (PS-1 Education Facilities)	North: Others land South: Others land East: Mandi Road West: Others land

Before put up the matter for change of landuse for final approval of Authority, all statutory clearances including the following clearances are required to be submitted:

1. NOC from Land owning agency.
2. NOC from Ridge Management Board, Central Empowered Committee (FCE) and Hon'ble Supreme Court of India.

5.0 **RECOMMENDATIONS:-**

Proposal as given in Para 5 above is put up for consideration of Authority and its further processing for change of land use and invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act, 1957.

RESOLUTION

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



ANNEXURE-A

Item No. 15174 / 2017

Date: _____

AGENDA FOR TECHNICAL COMMITTEE

No. F.3 (75)2008-MP/J-62

Sub: Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (Now Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' (falling in Planning Zone-I).

1.0 BACKGROUND:

- 1.1 Gujarat Education Society was allotted 05 acres land in 1972 on lease for 99 years by Gram Sabha, Mandi Shishu Mandir (now Mandi Vidya Niketan/ Sardar Patel Vidya Niketan) has been running since 20.07.1989 as 'Balwadi' on the land allotted. The name of the institution was subsequently changed to 'Mandvi Vidya Niketan' w.e.f. 06.10.2004 onwards.
- 1.2 The land use of the land was 'Agriculture' (Cultivable land) during MPD-1982. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- 1.3 The school has been running since 20.07.1989 as 'Balwadi' on the allotted land, however the term 'Regional Park' / 'Ridge' under 'Recreational' Land use came for the first time in MPD-2001 which was notified on 01.08.1990.
- 1.4 The institute falls on Gram Sabha land and within the 'Recreational' (Regional Park) land use as per MPD 2021/ ZDP of 'I' (Annexure-4).
- 1.5 DDIA vide letter dated 21.06.2011 sent a letter to Education Department regarding the date of establishment of 'Mandvi Vidya Niketan' and existence of school prior to year 1990. In reply, Education Department submitted that as per the information supplied by the manager of the school in the Performa for Renognition (dated 29.11.2007), The Gujarat Education Society (Regd.) Delhi has been running 'Mandvi Shishu Mandir' since 20.07.89 as 'Balwadi'. Its name was changed as 'Mandvi Vidya Niketan' w.e.f 06.10.2004. Also as per lease deed Gujarat Educational society was allotted land in 1972 for 99 years. However, no valid documents/proof for establishment/existence of school was provided by Education Department as well as Institute.
- 1.6 The file was put up to Hon'ble LG and the noting of Hon'ble LG is as follows- "This is a file case for regularization. The restriction of use of 'Ridge Area' or 'Regional Park' for 'Green' came for the first time in MPD-1981-2001 notified on 01.08.1990. The school precedes such restriction."
- 1.7 Further, MoUD, Govt. of India has conveyed no objection to accord to request of the Gujarat Education Society for regularization of the land of Mandvi Vidya Niketan School vide their letter dated 21.09.2012.



- 1.8 As per the Minutes of Meeting held on 14.03.2012 under the Chairmanship of Pr. Secretary (E&F), GNCTD, "for any non-forest activity in the Ridge, prior of the Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India would be required."
- 1.9 Accordingly, the matter was referred to Central Empowered Committee(CEC) and Chief Secretary, Govt. of NCT of Delhi (Chairperson of Ridge Management Board) vide this office letter dated 23.11.2012 for observations/NOC for processing of the case regarding regularization of the school. No observations/ comments has been received from Central Empowered Committee and Ridge Management Board yet.
- 1.10 Gujarat Education Society vide letter dated 31.05.2013 requested to change the land use to Educational purpose (Annexure-II).

2.0 EXAMINATION:

- 2.1 The Gujarat Education Society has been representing from time and again since December 2008 for regularization of land for educational purpose at Mandi but their case could not be processed for regularization, because for regularizing their case:
 - a) The institute falls within the 'Regional Park', NOC has to be obtained from the Ridge Management Board. As per minutes of the meeting held on 14.03.2012, held under the Chairmanship of Pr. Secretary (E&F), GNCTD: "for any non-forest activity in the Ridge prior approval of the ridge management board, central empowered committee (CEC) and Hon'ble Supreme Court of India would be required."
 - b) After obtaining NOC, change of land use will be processed under Section 11(A) of DD Act which would require approval of the Authority and placing the proposal in the public domain for inviting objections/suggestions. Thereafter with the approval of the Authority and MOI/UA, the final notification will be issued by the Government of India.
 - c) The institute under the extant policy requires the extension of cut-off date in the Policy.
- 2.2 Such institutions are covered under NCT of Delhi Laws (Special Provisions) Act and therefore, have protection against demolition till 31 December, 2023. The Institute can thus continue as such till 2023, but cannot expand or raise any new construction.
- 2.3 Here, it is also to mention that the said institute was examined previously as per regularization policy advertised in 01.05.2008, but after examination of documents, there are certain other facts to be brought on record:
 - i. The Gram Sabha land was allotted to Gujarat Education society on lease for 55 years in the year 1972 for program and social activities including educational activities (Annexure-III)



- ii. The land use was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- iii. The term 'Regional Park' / 'Ridge' under 'Recreational' Land use came for the first time in MPD-2001 which was notified on 01.08.1990.
- iv. The school has been running since 20.07.1989 as "Balwadi" on the allotted land.
- v. The Gram Sabha land was allotted to Gujarat Education society in 1972. This case is not on private land, instead it was allotted, and therefore it is neither covered under the policy advertised on 01.05.2009 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2010.
- vi. As per Right of Children to Free and Compulsory Education (RTE) Act, 2009, this institute is rendering education, so it may be considered.

3.0 **INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.08.2016**

(A) Information for MoUD's Letter No. K-130113/2012-017-IB dated 07.04.15:		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Gram Sabha Land on lease for 99 years in 1972 to Gujarat Education Society.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Gujarat Education Society vide letter dated 31.05.2010 requested to change the land use to Educational purpose.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate in providing education facilities in nearby areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per available record.



B) Information for MoUD's letter No. K-13011/3/2012-DDA dated 04.09.15

Sl. No.	Information sought by MoUD	Point-wise Information
(i)	Back ground note indicating the current situation/provisions;	As per the approved Zonal Development Plan of Zone-II MPD-2021, the Institute falls within the "Recreational" (Regional Park) land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in providing education facilities in nearby areas.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in providing education facilities in nearby areas.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in providing education facilities in nearby areas.
(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 DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate in providing education facilities in nearby areas.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The proposal will facilitate in providing education facilities in nearby areas.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DP Act, 1957.
(xiii)	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes,	MoUD, Govt. of India vide their letter dated 24.09.2012 has conveyed no objection in annex to request of the Gujarat Education Society for



	what were their views and how they were disposed;	regularization of the land of Mandi Vidya Niketan School.
(xv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xvi)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay K. Sarej, Dir.(Prg.) UC & In-charge, DDA, Vikas Nagar, New Delhi (Contact No.: 8010509889)

(C) Information for MOUD's letter No. K-1301173/2012-DD-IB, dated 17.06.2015		
Sl. No	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land use case?	The Change of Land Use of land measuring about 5 Acres (24 Bigha) from 'Recreational (Regional Park)' to 'Public and Semi-Public' of Zone-I.
(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2009 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for GI.U
(iii)	With the proposed changes/amendments, who are going to be benefited? A tentative statistics or details who will be benefited should be given?	Neighbourhood Population
(iv)	How they are going to be benefited from the proposed amendment/change?	By provision of Educational facility.
(v)	Any other relevant statistics, details, information etc, which will be useful from the point of view of press release for information to the public at large shall also be given.	No



4.0 PROPOSAL:

It is proposed to change the land use of land about 5 Acres (24 Bigha) for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society at Mandi Village, New Delhi from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in ZDP of Zone-I / MPD-2021, under section 11-A of DD Act, 1957 subject to all statutory clearances including the following clearances:

1. NOC from Land owning agency.
2. NOC from Ridge Management Board, Central Empowered Committee (ECE) and Hon'ble Supreme Court of India.

5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearances from all statutory bodies/ organization, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Addl. Commissioner
(Plg.)-II

Dy. Director (Plg.)/ Dir. (Plg.)
Incharge

Asstt. Dir. (Plg.)
Zone-J

34-121

ANNEXURE 34

GUJARAT EDUCATION SOCIETY (REGD) DELHI
S A R D A R P A T E L V I D Y A L A Y A
ADL ESTATE II NEW DELHI - 110 003 L I F E FAX : 24418103 E - mail : ges@delhi.ernet.in

The Vice Chairman
Delhi Development Authority
New Delhi

Ref: 350

15/8/A
7/11/19

Subject : Regularization of educational institution named Sardar Patel Vidya Niketan (old name Mandi Vidya Niketan) bearing Khassra No. 200, Mandi Village, New Delhi

Hon'ble Sir,

This is a continuation of our letter dated 20th March 2019 and 22nd March 2019 with regard to regularization of educational institution namely Sardar Patel Vidya Niketan (Old name Mandi Vidya Niketan) bearing Khassra No. 200, Mandi Village, New Delhi.

It is once again submitted that we i.e., Gujarat Education Society, are a registered Society working solely in the field of education for more than six decades. We are managing the prestigious Sardar Patel Vidyalaya, Lodi Road, New Delhi which is currently renowned as among the top for students in India in terms of academic results and otherwise. We are also running a school for less privileged residents of village Mandi & nearby areas in the outskirts of the city, for more than four decades. This school, previously known as Mandi Vidya Niketan, is now called Sardar Patel Vidya Niketan and is, presently running classes from Nursery to Senior Secondary level and is playing a major role in educating the children of the locality and surrounding areas.

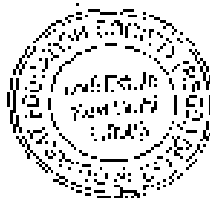
Sardar Patel Vidya Niketan is situated on land which is in possession of the Society since 1972. The plot measures about 25 Bigha & 7 Biswa or Khassra No. 200 (Old Khassra No. 14 Min & 01 Min) and recorded in the record of Revenue Department in the name of Gujarat Education Society (Regd.) Sardar Patel Vidyalaya, Lodi Road, New Delhi. In this regard a copy of certificate issued by UDM (Muzammi), Govt. of NCT of Delhi dated 01.08.2018 is attached herewith as Annexure - I which also makes change of Khassra No. mentioned above.

It is requested to please consider our request for regularization purpose considering our previous applications with its supported documents in your earliest convenience.

Thanking you

Yours sincerely

Mandla Bhai Patel
President (GES)



Encl. As above

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Encl: I

OFFICE OF THE SUB-DIVISIONAL MAGISTRATE
GOVT. OF NCT DELHI
OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI

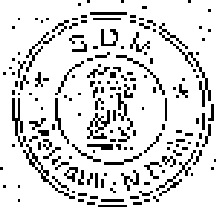
F.No.SDM(M)/2016/606

Dated:- 01/08/2016

TO WHOM IT MAY CONCERN

It is to certify that as per Halqa Patani report the total land measuring 25 Bigha and 7 Biswa of Khassra No: (new) 208 and old Khassra no: 14 Min and 91 Min situated in Village Dera Mandi (Mandi), Subdivision Mehrauli, District South. The said land is recorded in the name of Gujarat Education Society (Regd.) Sardar Patel Vidyalyaya Lodhi Estate, New Delhi. The schedule of land in respect of Khassra No. 208, Village - Mandi is as under:-

- East - Road
- West - Other land
- North - Other land
- South - Other land



(D.S. VERMA)
Sub-Divisional Magistrate
Mehrauli

Sub-Divisional Magistrate (Mehrauli)
Old Tehsil Building
Mehrauli, New Delhi-110028



The Secretary
Gujarat Education Society (Regd.)
Sardar Patel Vidyalyaya Lodhi Estate New Delhi

- 36-109

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कार्यालय सहायक विकास आयुक्त (पंचायत), दिल्ली प्रांत, दिल्ली

संख्या जी०एच०/पंचायत/169/सन/74/पंचायत/पंच/

दिनांक

1974

कैपिटल

हाउस विक्टर अ अधिकारी,

महरीली, दिल्ली।

विषय:- गुजरात रजिस्ट्रार जोसावली कोषाधीन अकाली के लिए भूमि पट्टे पर जमीन

उपरोक्त विषय पर राज्य के कार्यलय के राज 30 सन (17)/317
1 677 दिनांक 13-10-73 के तत्पर्य में भूले यात्र सुविधा करने का निर्देश हुआ है
कि यदि सहायक डेपुटी सचिव के संतर नम्बर 91 भिन 7 बीछे 7 दिखे अ
छतर नम्बर 14 भिन 16 बीछे 13 दिखे (कुल 24 बीछे) भूमि गुजरात
रजिस्ट्रार जोसावली के 99 अई की अकाली के लिये 5 रस प्रति एकड़ प्रति वर्ष
की दर से पट्टे पर देने की इसीप्रति अकालीपाल, दिल्ली ने फायन बीछ दी
है। कृपया नाम सहायक को सुविधा कर दें।

आ. पंचायत,

(सुभाष नारायण)

सहायक विकास आयुक्त (पंचायत)

संख्या जी०एच०/169/सन/74/पंचायत/पंच/ 7061-63

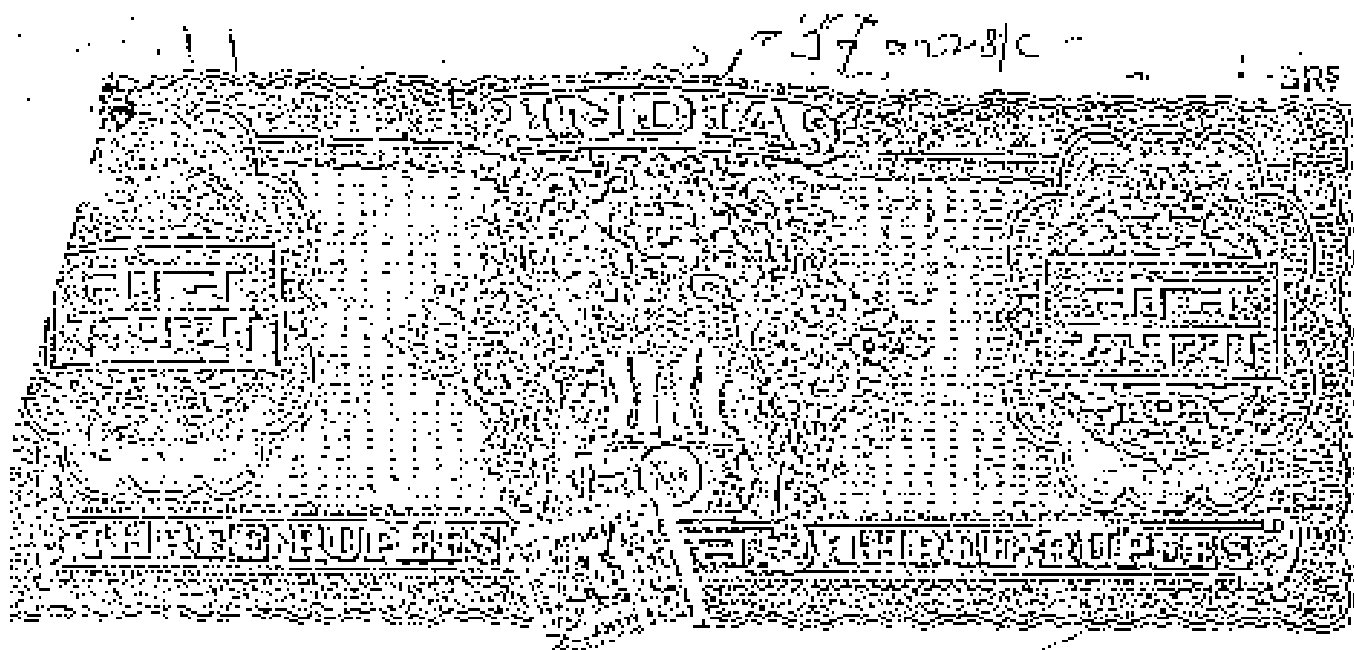
दिनांक 22/12/1974

प्रतिष्ठित सुभाष नारायण के :-

- 1) सुभाष नारायण सचिव डेपुटी सचिव, दिल्ली।
- 2) सचिव राज्य विद्युतलय, गुजरात रजिस्ट्रार जोसावली (पंचायत)
- लोको सेवा रॉड नं० 3 नई दिल्ली।

2/10/74

सहायक विकास आयुक्त (पंचायत),
दिल्ली।



lease made for a period of 99 years

annual lease amount Rs. 25/-

Stamp duty Rs. 3/-

This lease is made by Gram Sabha of Village Bahra Mandi,

Wazirpur Block, Delhi, through Harshan Chai Shomoo Das, hereinafter called the Lessor, which expression shall mean and include the Gram Sabha, its members, administrators, executives, members and officials

in favour of the student Education Society (Regd) Border Patel

Vidyalaya, Lodi Estate Road, No. 3 New Delhi, hereinafter called the Lessee which expression shall include its successors, administrators and assigns from date 27/4/1972.

Further the Govt. Development Commissioner, Faridkot, Delhi

on 20/01/1972 No. 5/163/1/72-73 dated 20/01/1972

22/12/1971 has allowed lease of lands measuring 20 bighas (

5 ares) bearing Khata No. 21 area 7 bigha 7 ares, 10 bigha

16 bigha 15 ares, of Village Bahra Mandi, Delhi, for 99 years

227/c

Handwritten notes and signatures at the top of the page, including a signature that appears to be "J. P. ...".

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Page No. 2

(ninety nine years) with effect from 1/1/1972 on a yearly lease of Rs. 25/- . This sanction is granted by the Lt. Governor, Delhi and the above letter issued by the Asstt. Director of Land Revenue, Delhi;

Now take heed accordingly as under:

The land leased out is 24 bighas bearing Khata No-91 area 7 bighas 7 biswas, and 14 biswas area 16 bighas 13 biswas, of Village Darna Wadi, Delhi.

The lease period is 99 years, with effect from the 1st Jan-1972. The yearly lease is Rs. 25/- rupees twenty five only payable every year /year in advance. Lease for the first year has already been received by the lessor from the lessee, to be adjusted towards the first year lease.

The land has been leased out for the programme and social activities of the lessee. The lessee shall have all liberty to make constructions therein and erect thereon any building and playground etc. and shall have full freedom of access over suitable approaches thereon.

Any taxes demanded towards the said lands by any department, the same shall be paid by the lessee.

The lessee will have full right to get the lease extended for a further period of 99 years by extension or perpetual lease shall on the expiry of this period and the lessor will not object to it.

PAGE NO-3

It is admitted that if the Land is acquired then the leaseholder will have no right with the compensation and all the compensation will be received by the Gaoon Sabha.

All disputes shall be settled by the District Government or through arbitrator suggested by the authorities.

If the lessee fails to pay 3 per year's regular rent/lease money then the Gaoon Sabha will have power to cancel the lease with the permission of higher authorities.

The lessee is entitled to use the land under lease for agricultural activities etc.

In witness whereof the deed is signed by the Panchayat Gaoon Sabha for lessee and Shri Chander Kant Pathak Manager of the lessee society for possession this 27/4/1972.

[Handwritten signature]
Sd/- *[Signature]*
Shri Chander Kant Pathak

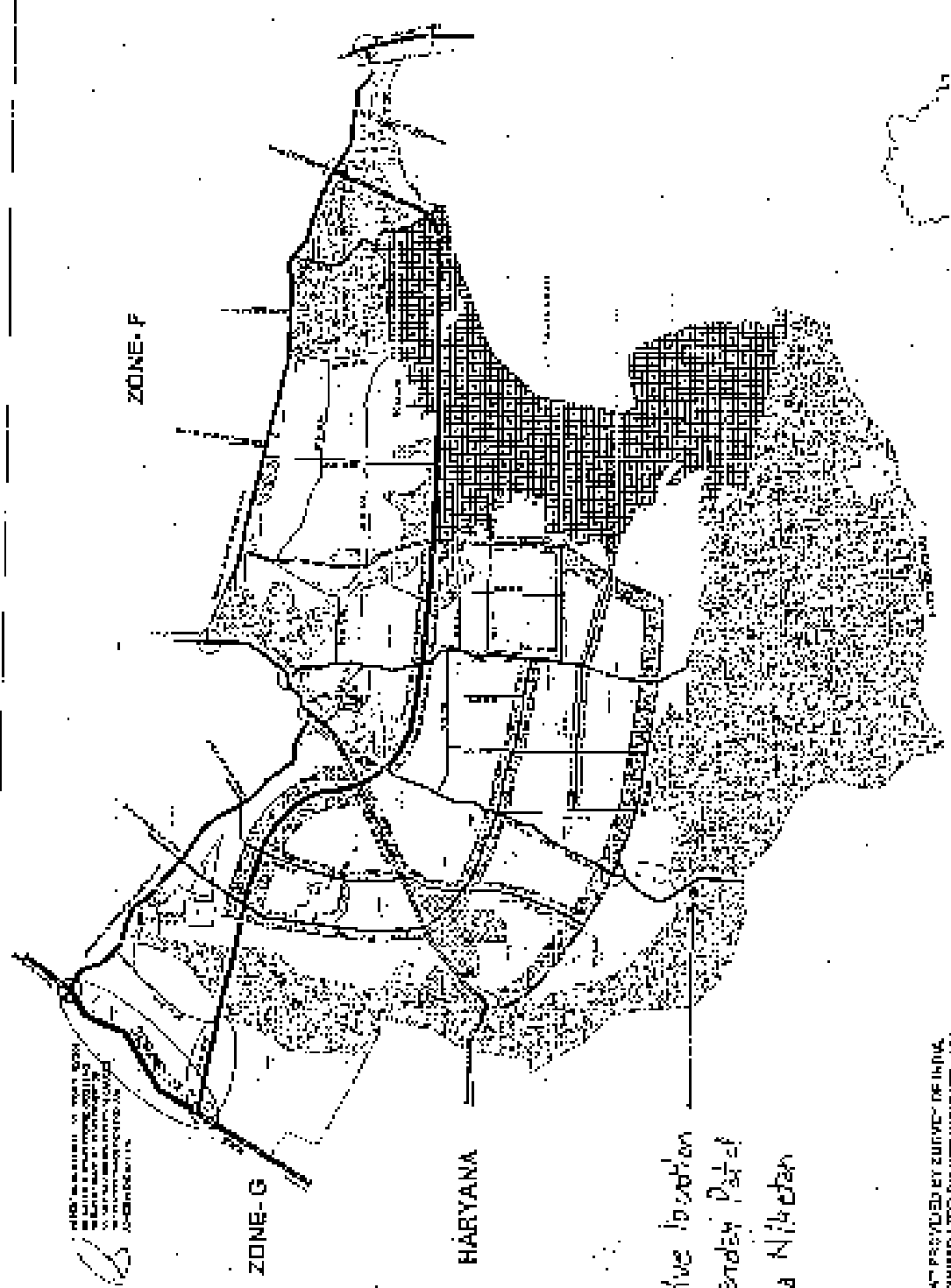
Inspector Panchayat

Witnesses

1. *[Signature]* for lessee Manager

2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

[Handwritten signature]
Sd/- *[Signature]*
Chander Kant Pathak
Manager of the lessee society



1. BOUNDARY OF HARYANA
2. BOUNDARY OF DISTRICT
3. BOUNDARY OF TOWN
4. BOUNDARY OF VILLAGE
5. BOUNDARY OF HAMLET

ZONE-G

ZONE-F

HARYANA

Tentative location
of Sardar Patel
Vidya Niketan

1. BOUNDARY PROVIDED BY SURVEY OF INDIA
2. THIS BOUNDARY DOES NOT INDICATE ANY
PROPERTY OR OWNERSHIP OF LAND. ALL GOVIND
FEATURES ARE OUTLINE OF SURVEY
3. BOUNDARY OF REMAINING PART AS PER M-10-82

Legend
1. BOUNDARY OF HARYANA
2. BOUNDARY OF DISTRICT
3. BOUNDARY OF TOWN
4. BOUNDARY OF VILLAGE
5. BOUNDARY OF HAMLET

KEY PLAN

ANNEXURE-B

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

AGRICULTURAL

FOREST

WATER BODY

ROAD

RAILWAY

POWER LINE

TELEPHONE LINE

WATER TOWER

WATER PUMP

WATER TREATMENT PLANT

WATER SUPPLY

WATER TANK

WATER PUMP

WATER TREATMENT PLANT

WATER SUPPLY

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WATER TREATMENT PLANT

WATER SUPPLY

WATER TANK

WATER PUMP

WATER TREATMENT PLANT

WATER SUPPLY

'Other Points' raised by the Members of the Authority

Shri Vijender Gatta

- i) Roads under the jurisdiction of DDA at Rohini should be transferred to PWD at the earliest and till that time DDA must maintain them.
- ii) Community Halls developed by DDA are not being utilized.
- iii) For promoting land pooling, DDA should prepare a tender after examining the applications received and plan to develop one sector as a model. DDA should promote sectors for which large number of applications have been received by providing motivation and counselling.
- iv) DDA should expedite DPRs and start some in-situ rehabilitation projects by October, 2019.

Shri Somnath Bhatt

- i) Land available at Kurchar Dasti be utilized for a community centre.
- ii) DDA should consider allotment of land for model school at Yusuf Sami.
- iii) DDA road near Police Station Malviya Nagar be transferred to PWD.
- iv) DDA community halls at Achharpur and G ujar Dairy be properly utilized.
- v) Water harvesting be made mandatory for DDA parks and buildings.
- vi) Dirty water from the drain at Raza Garden, Hauz Khas be diverted.
- vii) NOC should be provided for land required for installation of transformers.
- viii) Open gyms be maintained properly.
- ix) Electricity connection be provided for gazebos in Gulmehar and Deer Parks.
- x) A senior citizens' recreation centre be constructed at Gulmehar Park.

Shri G.P.Sharma

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- ii) He informed that Court has asked DDA to reconsider its decision of regularizing the temple in Bank Colony. The temple is popular and well established so it should not be disturbed.
- iii) As DDA is unable to properly maintain roads in its jurisdiction, these be handed over to PWD/Municipal Corporations.
- iv) Development works of DDA parks in his constituency are being carried out in a haphazard manner. No security guards are available at these parks. Toilets in parks should only have urinals as otherwise they are misused.
- v) DDA should indicate status of its mega project at Karkardhera.

- vi) DDA should prioritize the removal of earmarked encroachments on roads as mentioned in the orders of 2017 of Delhi High Court in W.P. (C) 4999/2017.
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- viii) Though the Authority had approved modification in the Master Plan for Household Industries, people have not yet benefited as the Municipal Corporations have not yet issued licences.
- ix) Norms be made in consultation with the Municipal Corporations regarding quantum of land to be allotted for various public utilities.

Shri S. K. Bagga

- i) DDA should improve the condition of Krishna Nagar park in AC-60.

Shri Manish Aggarwal

- i) Land allotted by DDA to schools are being utilized for unauthorized commercial activities.
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- iii) DDA community hall at Vasant Apartment be properly utilized.
- iv) Open gym be installed in vacant DDA land at Vasant Gaur.

Hon'ble Lt. Governor directed that agenda items for Authority meetings be circulated timely and meetings of the Authority shall be held on the second Tuesday of every month. If this day happens to be a holiday, the meeting be held on the next working day.

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.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 14th June, 2019 at 11.00 am. at Raj Niwas, Delhi,

Following were present.

CHAIRMAN

Shri Anil Bajaj
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Taran Kapoor

MEMBERS

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

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Smt. Renu Sharma
Addl. Chief Secretary (Finance), ONCTD
2. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
3. Dr. Rajesh Kumar
Principal Commissioner (Housing, CWC & Sports)
4. Shri Manish Kumar Gupta
Principal Commissioner (I.D, I.M, Systems & Coordination), DDA
5. Shri Sanjay
Principal Commissioner (Pers., Hort. & Landscape), DDA

Lt. GOVERNOR'S SECRETARIAT

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor
2. Smt. Ruchika Kalyal
Joint Secretary to Lt. Governor

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

Item No. 28/2019

Confirmation of minutes of the meetings of the Delhi Development Authority held on 21.02.2019 and 25.02.2019.
7.2(2)2019/MC/DDA

Observation made by Shri O P Sharma mentioned in para (viii) of Item No. 02/2019 has been recorded in the minutes as follows:-

"No action has been taken against unauthorized commercial activities at Saini Enclave, Chitra Vihar, Rajdhani Enclave and Karkardooma. These unauthorized commercial activities in residential areas should be sealed for misuse."

The above minutes were amended as follows:-

"The unauthorized commercial activity at Rajdhani Enclave should be sealed, the encroachments at Chitra Vihar and Karkardooma cleared and paper be obtained from the RWA at Saini Enclave for contesting the matter in court"

The remaining minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019 were confirmed as circulated.

Item No. 29/2019

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 21.02.2019 and 25.02.2019.
M/2(3)2019/MC/DDA

The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019:-

Shri Vijender Gupta

- i) DDA should make a policy for auctioning vacant land for one year or so, so that it may be further let out for marriages and other functions till the land is used for its intended purpose.
- ii) DDA should fill up vacant posts as per the Recruitment Regulations by making appointments regularly at the direct entry levels in all departments. The process of promotions should be streamlined. If required, current duty charge be assigned and e-governance introduced.
- iii) Compassionate appointment be given in remaining eligible cases, if required through contractual engagement.
- iv) All cancelled leases in different categories be considered for restoration.

Shri Sonamjit Singh

- i) Plots earmarked for nursery schools across Delhi be utilized for public use.
- ii) Timelines should be fixed for vacation of stay and demolition of unauthorized construction at Kharsa No. 277, Hauz Khas.
- iii) The report regarding cancellation of lease for land allotted to Badarpur Traders Union is flawed as the allotment had been made as per rule.
- iv) Recruitment drive be undertaken for filling vacant posts.
- v) Land available at Chantau Nagar be allotted for community services.

Shri O P Sharma

- i) DDA should receive encroachments on right of way of roads in his constituency in periods of 6/12 months by Delhi High Court in the matter in a time bound manner. This would also provide access to DDA land earmarked for commercial complex at Chitra Bhawan.
- ii) Since the land allotted to Badarpur Traders Union was through a registered lease, DDA should provide specific reasons for cancellation of the lease.
- iii) Terms and conditions of allotment of institutional land for some clubs have been unauthorisedly altered and their lease papers be got examined. They are being run for commercial purpose.

- iv) DDA should consider renewal of expired leases. Large number of persons are suffering as their leases expired long back and DDA has neither come with policy to renew them nor make the land freehold.
- v) DDA should investigate how lands are being unauthorisedly encroached for multi-storied construction on the river bed at Okhla. Action should be taken to remove the encroachment.
- vi) Since the requirements for kalyana mandapams and assay grounds are slightly different, DDA should examine its proposals in this regard and provide for both assay grounds and kalyana mandapams.

Sari Manish Aggarwal

- i) Several DDA plots are being unauthorisedly used by the tent mafia.
- ii) DDA should re-consider development of a mini sports complex on the available site at Vasant Gaur, which is unsuitable for housing.
- iii) Delhi Police be asked to vacate DDA land at Vasant Vihar.

Item No. 30/2019

Allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi.
P-1(05)2017/LSA(Resub)

Decision on the agenda item was deferred.

Item No. 31/2019

Implementation of provisions of Delhi Apartment Act 1986 on the line of judgment of Hon'ble High Court of Delhi in the case of O.S. Bajpai Vs Administrator (G.O. Delhi) dated 28.09.2016 and 13.07.2007.
P-100(14)2016/Pt.11/G.O. Delhi Apprt. Act.

The proposal contained in the agenda item was approved with an amendment at proposal no. (ii) of the item to be read as follows:

"Power for restoration of lease in respect of individual units/flats/apartments may be delegated to Vice Chairman, DDA."

Item No. 32/2019

Regularization of land occupied by the refugees settled after 15 August 1950 (not covered under the Gadgil Assurance), in areas of Delhi under 'in-situ regularization'.
P.S-22(7)72/OSB

The proposal contained in the agenda item was approved.

Item No. 33/2019

Furnishing of false Affidavits by registrants of Rohini Residential Scheme, 1981 for obtaining allotment of plots.
K.1(Estt.)Misc./L&B/TrO/2019

The proposal contained in the agenda item was approved with the modification in the subject head by deleting "false" before the word "affidavit" as the decision is to ignore the previous affidavit and it cannot be said that they are false without investigation.

Item No. 34/2019

Proposed change of land use of an area measuring 8.3869 ha. (2.139 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bhardiya Janta Party (National Level) at Pocket-3B, DDA Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning Zone-D.
K.20(15)2015/MP

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

Item No. 35/2019

Modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development.
F.3(10)2014/MP

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

Item No. 36/2019

Approval of PDR for the year 2019-20 for allotment of land to chemical traders at Holambi Kalan.
F. 100(166)2000/CL/Vol.IV

Sari O P Sharma stated that chemical traders from Tilak Bazar area of Wazirpur City, instead of Jhal Kuan as mentioned in the agenda, were proposed to be shifted to Holambi Kalan. Therefore, agenda be accordingly corrected.

The proposal contained in the agenda item was approved.

Item No. 37/2019

Amendments in Recruitment Regulations for various posts in Staff Car Driver Cadre in DDA and making of fresh Recruitment Regulations for the posts of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade II), Staff Car Driver (Grade-I), and Staff Car Driver (Special Grade);
F.1(Misc.)09/RR/SCD/PL-IV/2014

The proposal contained in the agenda item was approved.

Item No. 38/2019

Extension of time of making payment of Addl. FAR charges and Use Conversion charges.
F.2(14)17-18/AO(P)/DDA

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

Item No. 39/2019

Fixation of Pre Determined Rates (PDRs) in respect of following areas:
Rohini Residential Scheme Ph. IV & V for the financial year 2019-20.
Tikri Kalan for the financial year 2019-20 &
Narela for the financial year 2019-20.
F.2(204)1018/AO(P)/DDA

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

Item No. 40/2019

Draft Regulations for Enhancing Walkability in Delhi:
F.1(331)2018/UT/TPRC

The proposal contained in the agenda item was approved. Suggestions be obtained from Members of the Authority on inclusion of additional areas for preparation for walk plans. More areas can be added later as areas mentioned in the agenda are not the only areas that can be taken up.

Item No. 41/2019

Proposal for launching of special on-line scheme for allotment to SC/ST.
No.F.1(42)2019/Coordn.(1)/

The proposal contained in the agenda item was approved.

Item No. 42/2019

Offering one bed room flats to the recipients of Gallantry Award, war widows and the persons who have got injured/disabled during the action/war.
F.12(Misc)2018/2017/LIC(B)

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

"The scheme may be restricted to non-gazetted and non-commissioned officers only."

Item No. 43/2019

Amendment in DMA (Management and Disposal of Housing Estate) Regulations, 1968 to add & auctioning as mode to dispose off the unsold/vacant MHS flats of Delhi.

No.13(11)AE(T)/RPD-H/DNA

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

Item No. 44/2019

Modification in the Agenda Item No. 53/2017 with respect to Re-fixation of factor for calculation of Minimum Reserve Price for Institutional Plots.
File No. F.12(43)17/IL/PL/Auction/

The proposal contained in the agenda item was approved.

Item No. 45/2019

Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khassra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone J.

U.3(75)2008-MP-1-62

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

Other Points raised by the Members of the Authority

Shri Vijender Gupta

- i) Roads under the jurisdiction of DDA at Rahim should be transferred to PWD at the earliest and till such time DDA must maintain them.
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Shri Saminath Dharti

- i) Land available at Kumhar Basti be utilized for a community centre.
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