

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

No. F.2(2)2019/MC/DDA/20

Dated: 15.02.2019

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 21st February, 2019 at 2.45 p.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.


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

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

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

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi
Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
5. Chief Planner
Town and Country Planning Organisation
6. Dr. Puneet Kumar Goel
Commissioner, South Delhi Municipal Corporation
7. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
8. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
9. 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/21

Dated: 15.02.2019

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Thursday, the 21st February, 2019** at **2.45 p.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 (Personnel/Housing)
5. Commissioner (LD)
6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY
DATE: 21.02.2019
TIME: 2.45 PM
VENUE: RAJ NIWAS
DELHI

INDEX

Sl. No.	Item No.	Subject	Department
1.	01/2019	Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.12.2018 at Raj Niwas. F.2(2)2019/MC/DDA	CCS
2.	02/2019	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	CCS
3.	03/2019	Change in Use Promise 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)Dwa/Plg.93/PLFile/Vol.III	PLANNING
4.	04/2019	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.26(06)2017/MP	PLANNING
5.	05/2019	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
6.	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	PLANNING
7.	07/2019	Rates for premium of land for institutional plots in DDA areas. F.1(Misc.)2016/IL	LAND DISPOSAL
8.	08/2019	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 Ac/2017-18/DDA	FINANCE
9.	09/2019	Mercy Appeal/Review Petition filed by Shri Vikram Kumar, EL(Civil) under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999. F.26(30)93/TF(Vig.)-V/DDA	VIGILANCE

ITEM NO. 01/2019

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.12.2018.
File No. F.2(2)2018/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 14.12.2018 were circulated vide office circular No. F.2(2)2018/MC/DDA/178 & 179 dated 28.12.2018 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 14.12.2018 are submitted for confirmation of the Authority.

RESOLUTION

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

DELHI DEVELOPMENT AUTHORITY

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

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

- 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
NCR Planning Board
- 5 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 6 Shri Somnath Bhatti, MLA
- 7 Shri S K Bagga, MLA
- 8 Shri O P Sharma, MLA
- 9 Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation
- 10 Shri Jayender Kumar Dabas
Municipal Councillor, North Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

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

LT. GOVERNOR'S SECRETARIAT

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

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.

II. Hon'ble Lt. Governor/Chairman, DDA welcomed Shri Vijay Kumar Dev, Chief Secretary, GNCTD, Shri Tarun Kapoor, Vice Chairman and Shri Shailendra Sharma, Engineer Member, DDA.

Item No. 47/2018

Confirmation of minutes of the meeting of the Delhi Development Authority held on 7.09.2018 at Raj Niwas.

F. 2(2)2018/MC/DDA

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

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

Item No. 48/2018

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 7.09.2018.

F.2(3)2018/MC/DDA

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

Shri Vijender Gupta

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

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

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

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

Shri O P Sharma also raised this issue.

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

Shri Somnath Bhatti

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

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

Shri O P Sharma

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

Shri S K Barua

- i) Parks should be developed after removing encroachments in his constituency.

Shri Manish Anagarwal

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

Shri Jayender Kumar Dabas

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

Item No. 49/2018

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

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

Item No. 50/2018

Proposed change of land use of an area measuring 1.336 acres (5406 sq.m.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2 allotted to Supreme Court of India for setting up of Supreme Court Archives and chambers for Advocates in Planning Zone-D.
R.20(6)2018/MP

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

Item No. 51/2018

Proposal regarding proposed change of land use of an area measuring 2808.00 sq.m. from 'Recreational' to 'Residential' located at Trilokpuri for rehabilitation of affected people by DMRC falling in Planning Zone-E.
R.20(9)2016-MP

The agenda item was deferred.

Item No. 52/2018

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

F.2(43)2018/TMAY

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

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

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

Item No. 53/2018

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

F.1(303)N&C(H)/2013/Pl.I

The proposal contained in the agenda item was approved.

Item No. 54/2018

(i) **Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the year 2018-19.**

(ii) **Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2018-19.**

F.2(34)99/AO(P)/DDA/Pt.

The proposal contained in the agenda item was approved.

Item No. 55/2018

Fixation of land rates for the purpose of calculation of misuse charges for the year 2018-19.

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

The proposal contained in the agenda item was approved.

Item No. 56/2018

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

F.Dy.CAO(LC)/DDA/2004-05

The proposal contained in the agenda item was approved.

Item No. 57/2018

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

a) Rohini Residential Scheme Phase IV & V for the financial year 2018-19

b) TikriKalan for the financial year 2018-19 &

c) Narela for the financial years 2017-18 & 2018-19

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

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

Item No. 58/2018

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

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

The proposal contained in the agenda item was approved.

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

Item No. 59/2018

Recovery of damages licence fees for overstayal in DDA staff quarters – review thereof.

F.1(27)2017/SQ/DDA

The proposal contained in the agenda item was approved.

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

Item No. 60/2018

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

F.3(36)1996/MP/Pt.-1

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

Item No. 61/2018

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

F.3(46)2006/MP

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

Item No. 62/2018

Regarding provision for land use category of 'Government land- use undetermined' in MPD-2021.

F.20(01)2016/MP

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

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

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

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

Item No. 63/2018

Proposed modification in MPD-2021 for setting up of microbreweries in hotels and restaurants in NCT of Delhi.

F.3(29)2009/MP

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

Item No. 64/2018

**Ratification of constitution of Appellate Authority and adoption of Standard Operating Protocol for Appellate Authority as per DUSIB guidelines.
F.KPC/13/2017/DDA**

The proposal contained in the agenda item was approved.

Item No. 65/2018

**Extension of time for further six months for making payment of addl. FAR charges, use conversion charges, and reduction of penalty.
F2(14)2017-18/AO(P)/DDA**

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

Item No. 66/2018

**Fixation of Plinth Area Rates (PAR) of construction effective from 1st April, 2018 to 31st March, 2019 for standard costing of flats.
F.11(2123)2018/HAC/DDA**

The proposal contained in the agenda item was approved.

Item No. 67/2018

**To enhance the powers delegated to the officers of DDA for acceptance/ challenge of arbitral award.
F.RM1(10)18/Del. of power/DDA**

The proposal contained in the agenda item was approved.

Item No. 68/2018

**Regulations for setting up of fuel stations on private land in NCT of Delhi-as a modification to the Regulations dated 27.09.2005.
F.7 (1)2018/MP**

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

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

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

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

Item No. 69/2018

Offering one bed room flats to Air Force Naval Housing Board and Welfare Housing Societies of Armed forces and other Government Departments.

F.1(372)2018/Coord/H

The proposal contained in the agenda item was approved.

Item No. 70/2018

Proposal for allotment of MIG Flats at Narela to Para Military Forces and Delhi Police.

F.1(372)2018/Coord/H

The proposal contained in the agenda item was approved.

Item No. 71/2018

Proposal for launching Online Running Scheme.

F.1(372)2018/Coord/H

The proposal contained in the agenda item was approved.

Other Points raised by the Members of the Authority

Shri Vijender Gupta

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

Shri Somrath Bhatti

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

- iv) The problem of the nailah at Haulz Khas Rose Garden has not yet been resolved.

Shri O P Sharma

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

Shri S K Gaaga

- i) Unauthorized occupation of DDA land should be removed on priority.

Shri Jayender Kumar Dabas

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

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

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

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

ITEM NO. 02/2019

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 14.12.2018 AT RAJ NIWAS.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<u>Item No. 46/2018</u> Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 7.09.2018. H-2(3)/2018/MC/DDA	
(i)	The members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 7.9.2018:- <u>Shri Vijender Gupta</u> Meetings of the Authority should be held monthly and valid issues raised by the Members of the Authority responded to well in time. ACTION: All HODs.	(The issue raised by the Authority Member has been taken on record and due care shall be taken in future for time bound disposal of all the matters.

(ii)	No properties of DDA could be auctioned in the last few years as the reserve prices were unrealistically high. However, even after reserve prices have been reduced, no plot has been auctioned in the last one year due to which DDA has to unnecessarily bear the cost of protection of land. Besides, vacant plots get encroached upon. Utilization of these plots for the intended purpose would help in developing these areas. ACTION: LAND DISPOSAL							
	Sl. No.	Name of the Division	No. of Plots/build up shops e-auction in the 1 st phase	Status of PFC	Sl. No.	Name of the Division	No. of Plots/build up shops e-auction in the 1 st phase	Status of E-auction
14	1.	Institutional Land	08	The terms and conditions of e-auction of 8 IL plots have been approved by VC, DDA. VC, DDA also approved to publish the notice for e-auction of above plots.	1.	Institutional Land	08	The date of e-auction of the plot is 22.1.2019
	2.	Commercial Land	09	VC meeting has been held on 11.12.18 and the file is being sent for approval of VC, DDA	2.	Commercial Land	09	The date of e-auction of the plot is 22.01.2019

Date	Particulars	Debit	Credit
16.01.2019	To Balance b/d	1000	
24.01.2019	By Sale of 100 units @ 10 each		1000
25.01.2019	By Sale of 100 units @ 10 each		1000
31.01.2019	By Balance c/d	1000	
	Total	3000	3000

			from VC/DDA				The date of E- auction of the Kiosks is 23.01.2019.
TOTAL 429				6	Kiosks	42	
				TOTAL 647			

(Land Disposal)

(iii)

The area around the old slaughter house at Idgah is a very congested part of the city and development of a multi-level car parking at the site is necessary. Since there are several schools in the area, the land should instead be utilized for a multi-level parking.

ACTION: LAND DISPOSAL.

North MCD requested JDA for allotment of land measuring 18869 sq. yards for Multi-Level Parking of which 25% of total area will be developed for commercial use for improvement of the existing slaughter house. While the case was being processed for allotment, the Honble High Court in its orders dated 27.02.2018 recorded the submission of North MCD that "land where Idgah Slaughter house was existing is being developed as parking and commercial complex". It would, therefore, appear that it is not as if land area is not available. Land has become available on account of shifting of the school in question and the same is being proposed to be developed as a parking and commercial complex" and therefore, directed that

"In the meantime, pending the decision regarding construction and restoration of the school, it is directed that the respondents shall maintain status quo regarding allotment, possession, construction and prescribed land use where the Idgah Slaughter House was existing". Therefore, the allotment process was kept in abeyance in view of directions of Honble Court. Further, on next date of hearing, i.e., 18.07.18, learned Addl. Sdng. Counsel for the Govt. of Delhi has informed the Honble

Hon'ble Court that "pursuant to the intervention of the Hon'ble Deputy Chief Minister, GNCTD, a suggestion that land be allotted by DD&A to the Directorate of Education running an Intermediate School has been accepted by the Hon'ble L.G. of Delhi". Hon'ble Court in its order dated 18.07.2018 directed that, "The DD&A shall place an action taken report with regard to the allotment of land and handing over of its possession to Directorate of Education within four weeks from today." In view of the direction of Hon'ble High Court order dated 18.07.2018 and request of Secretary (Education) GNCTD vide letter dated 17.07.2018, the Competent Authority, its principle, granted approval for allotment of land measuring 4000 sq.m. as per MPP norms to Directorate of Education, GNCTD, for Sr. Sec. School at Idgah, subject to fulfilment of all other conditions with regard to the layout plan as notified or approved by the Screening Committee and the same was intimated to the Hon'ble Court. However, based on issue raised in Authority meeting, Chief Secretary, GNCTD, called for a meeting on 12.09.2018 with DD&A and Education Deptt, GNCTD officials. It was decided in the meeting that Education Deptt, GNCTD, will explore the feasibility of reducing the size of land requested for allotment of school based on actual requirements i.e. per number of students studying in the school and after exploring the feasibility of shifting of some of the children of higher classes (11th & 12th) to neighbouring schools and send reduced requirement of land to DD&A. Further, DD&A officials present in the meeting were directed to discuss the issue with Planning Wing, DD&A to examine the feasibility of allotment of smaller chunks of land, i.e. below the size permissible in MPP norms, so that a larger plot is made available for allotment for Multi-Level Parking to North DMU. Planning Wing, DD&A vide letter dated 19.09.2018, 10.10.18 was requested to examine the same and provide their comments. As per MOM held on 12.09.2018 and minutes circulated vide letter dated 16.10.2018, DD&A was requested to provide minimum land of area measuring 1600 sq.m. as per CBSE norms to run a secondary school in compliance of the order of Hon'ble Court. Planning Wing, DD&A vide letter dated 07.11.2018 has been requested to carve out the school plot accordingly after taking the approval of the Competent Authority.

(Land Disposal)

(iv) At least 50% of the posts of the Chief Engineers should be filled in by DDIA cadre officers by making ad hoc promotion or providing current duty charge to senior most Superintending Engineers, if required. ACTION: PERSONNEL	On the proposal for assigning the additional charge of the post of Chief Engineer (Civil) to Suptdg. Engineer (Civil), M/s. L.C. has desired to seek prior approval from MoHUA in view of the fact that DDIA has also been directed by the Ministry not to make any appointment on the basis of Authority Resolutions followed as RRs in DDIA as in case of Chief Engineer (Civil). Accordingly, letter dated 09.08.2018 was forwarded to Ministry for conveying the approval of the competent authority permitting DDIA to assign the additional charge of the post of Chief Engineer (Civil) to Suptdg. Engineer (Civil) under FR 49(i). However, no response has been received and a reminder has been sent to Ministry on 02.01.2019. This issue was also discussed in the meeting with Addl. Secretary, MoHUA on 20.12.2018 when Commissioner (P) and Engineer Member were also present. (Personnel)
(v) The matter regarding compassionate appointment should be expedited. ACTION: PERSONNEL	A notification regarding compassionate appointment for filling of 102 vacancies upto 31.12.2018 has been issued on 10.01.2019. (Personnel)
(vi) Allotment of land to charitable institutions as a separate category at concessional rates should be re-examined as it is not possible for these institutions to provide charitable services if land is allotted to them at commercial rates. DDIA to examine as to how it can be done in a transparent manner.	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 Town & L.C., Delhi. Therefore, it is apparent that the demand for allotment under this category is very low and no one has approached for allotment under this category. Further, recently the same society was allotted another plot of land, 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 at concessional rate even if the category is reintroduced as the society has not received any grant from the Govt. of India/GNCTD. The erstwhile definition of category was removed with the approval of MoHUA as the same could

	ACTION: LAND DISPOSAL	not be objectively determined. Therefore, there appears to be no rationale to reduce that category in the same form. (Land Disposal)
(vii)	DDA to revisit penalty clause for the permeability of the additional educational activities/use premises under the educational land use category plots in order to rationalize it.	The policy was got approved by the Authority under resolution 40/2017 and circulated vide public notice dated 20.11.2017. A meeting is being called in this regard at the level of Vice Chairman for further examination. As and when decision in this regard is taken, same will be put up to Authority. (Land Disposal)
	ACTION: PLANNING/ AND DISPOSAL	
(viii)	Larger area should be allotted for phoolas, food stalls, etc., at Ramlihas.	i) Regarding areas for schools, food stalls etc., at Ramlihas, Column (I and Disposal) is formulating the proposal. ii) Designation of Utsav grounds on identification of same based on the recommendation of the Engineering Deptt. would be done. However, no such terminology exists in MFD-2021 except for multipurpose grounds.
	On this issue, other Members requested that each municipal ward/assembly constituency should have a designated 'Utsav' ground. For maintenance of parks, it was suggested that RWVA/Societies may be co-opted on PPP mode, or by giving incentives.	(Planning)
	ACTION: ENGINEERING	

- (ix) DD&A to examine and frame policy for the restoration of the lease of the schools where violations of the lease have been committed. Exemplary action for removal of lease conditions violations of lease conditions may also be taken.
- (Land Disposal)

ACTION: LAND DISPOSAL

- (x) Paper trucks are not shifting to Gazipur Paper Market due to non-availability of civic amenities and security concerns. DD&A to interact with the Market Associations to reduce the issues and examine the demand of one time relaxation for misuse of the premises till date.
- (Land Disposal)

ACTION: ENGINEERING

- (xi) The issue of upgrading the post of Director (Finance) to post of Director (Finance) to the level of Commissioner (Finance) to provide promotional avenue to the incumbent should be re-examined.
- (Personnel)

ACTION: PERSONNEL

(xii)	Even after it was decided that an agenda regarding allotment of land to Badarpur Traders Union would be put up before the Authority, the ATR mentions that action has been initiated to file a suit for cancellation of the lease. The issue should be re-examined. ACTION: LAND DISPOSAL	The perpetual lease of property of Badarpur Traders Union (Regd.) at Plot No.-7, Kuthurn Road, Badarpur, Opp. State Bank of India, New Delhi-44 has been determined by Floor/bld L&G, vide order dated 23.02.2019 (Land Disposal)
(xiii)	Un-utilized lands earmarked for nursery schools should be used for temporary play fields, parking or other public utilities. ACTION: ENGINEERING <u>Shri Souravali Bharti</u>	The policy is being revisited and would be put up for approval of Competent Authority. (Planning)
(i)	No issue raised by Members during Authority meetings is conclusively addressed. Accountability should be fixed for this. ACTION: ALL HODS	The issue raised by Authority Member has been taken on record and due care shall be taken in future for time bound disposal of all the matters. Instructions issued to all CHs for taking action accordingly:- (Engineering)

(ii) The size of the plot of land to be allotted to the school at the old slaughter house site at Idgah should not be reduced from 4000 sqm to 1600 sqm as proposed. Allotment of land for the school should be as prescribed in the Master Plan. The proposed parking can be developed at another site in the vicinity.	The utilization plan of the part DDA land at old slaughter house near Shahi Idgah, Paharganj for carving out of Sr. Sec. School site (1600 sqm.) on the request of Directorate of Education, GNCTD for further allotment to Gauri Education Society was approved in the 365th Screening Committee meeting held on 27.11.2018 vide item No. 107/2018. Dy. Director (IT) vide letter. No. F.23(48)/2017/IL/1797 dt. 18.12.2018 has already allotted land to Directorate of Education of Sr. Sec. School at old Slaughter House, Shahi Idgah, Paharganj, Delhi. Dy. Director (IL) vide letter no. F.23(48)/2017/IL/1798 dt. 18.12.2018 has already allotted land to North DMC (Land Estate Deptt) measuring 14199.46 sqm. For construction of multi-level parking at old Slaughter House, Shahi Idgah, Paharganj, Delhi.
ACTION: LAND DISPOSAL	{Planning} North MCD requested DDA for the allotment of land measuring 18869 Sq. yard for Multi-Level Parking of which 25% of total area will be developed for commercial use for improvement of the existing slaughter house. While the case was being processed for allotment, the Hon'ble High Court in its orders dated 27.02.2018 recorded the submission of North DMC that 'land where Idgah Slaughter House was existing is being developed as 'parking and commercial complex'. It would, therefore, appear that it is not as if land area is not available. Land has become available on account of shifting of the school in question and the same is being proposed to be developed as a parking and commercial complex' and therefore, directed that
	'In the meantime, pending the decision regarding construction and restoration of the school, it is directed that the respondents shall maintain status quo regarding allotment, possession, construction and prescribed land use where the Idgah Slaughter House was existing". Therefore, the allotment process was kept in abeyance in view of directions of Hon'ble Court. Further, on 18.07.18, learned Adl. St. Counsel for the Govt. of NCT of Delhi informed the Hon'ble High Court that 'pursuant to the intervention of the Hon'ble Deputy Chief Minister, GNCTD, a suggestion that land be allotted by the DDA to the Directorate of Education running an Intermediate School has been accepted by the Hon'ble L.G. of Delhi'. Hon'ble Court in its order dated 18.07.2018 directed that, "The DDA shall place an action taken report with regard to the allotment of land and handing over of its possession to Directorate of Education within four weeks from today." In view of the direction of Hon'ble High Court order dated 18.07.2018 and request of Secretary (Education) GNCTD

4 22 53	in letter dated 17.07.2018, Competent Authority, in principle, granted approval for allotment of land measuring 4000 Sqm. as per MTD norms of Sr. Sec. School to Directorate of Education, GNCTD, for Sr. Sec. School, at Idgah subject to fulfilment of all other conditions with regard to the layout plan as notified or approved by the Screening Committee and same was intimated to Hon'ble Court. However, based on issue raised in Authority Meeting, Chief Secretary, GNCTD, called for a meeting on 22.09.2018 with DDA officials and official of Education Deptt., GNCTD. It was decided in the meeting that Education Deptt., GNCTD, will explore the feasibility of reducing the size of land requested for allotment of school based on actual requirement as per number of students studying in the school and after exploring the feasibility of shifting some of the children of higher classes (11th & 12th) to neighbouring schools and send reduced requirement of land to DDA. As per MOM held on 12.09.2018 and minutes circulated vide letter dated 16.10.2018, DDA was requested to provide minimum land of area measuring 1600 Sqm. as per CBSE norms to run a secondary school in compliance of the order of Hon'ble Court. Further, based on the Screening Committee Meeting minutes, land measuring 1600 Sqm. has been allotted to Dte. of Education, GNCTD vide Demand-cum-Allotment letter dated 18.12.2018 at Old Slaughter House near Shahi Idgah for construction of Sr. Sec. School, subject to land cost as approved by Competent Authority and remaining available land measuring 1419.46 Sqm. has been allotted to North DMCC vide Demand-cum-Allotment letter dated 18.12.2018 for construction of Multi-level parking with commercial activity at 75% of land at No Profit No Loss Rate and 25% of land at Commercial Market Rate amounting to Rs.66.46 Crores.
(ii)	Since the stay orders on the unauthorized construction on Khastir No. 277 at Thaur Khastir have been vacated, demolition of the unauthorized construction should be undertaken. ACTION: LAND MANAGEMENT The demolition programme was fixed on 26.12.2018. The stay order has been granted in MCA suit no. 33/2018 titled Vignir & Anr. V/s DDA and in MCA suit no. 35/2018 titled Rehama Chanchan V/s DDA dated 24.12.2018. 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 Ludhawan V/s DDA demolition has been carried out partly and the matter is again submitted for seeking approval for removal of remaining unauthorized construction. (Land Management)

(iv)	After alternative land for community services for residents of Gantam Nagar after request for allotment of land is received from South Delhi Municipal Corporation. ACTION: LAND DISPOSAL	SE/CC-1, DDA intimated that no vacant land is available at Gantam Nagar for the purpose of construction of Community Hall. Only vacant land available which is earmarked for Multi-level parking has already been allotted to SDMC recently. A vacant land at Arjan Nagar is available with DDA which is approx. 4 km away from Gantam Nagar and the approved LOP of vacant land is about 1 ha. which has 3 sub plots which are earmarked for Primary School (0.57 ha), Park (0.18 ha) & Local Shopping (0.27 ha). The same can be utilized for public facilities after approval of LOP following due process. Further, vide letter dated 16.05.2018 SDMC was requested to give formal request for allotment of land for community services in the prescribed format after checking feasibility of the same. However, so far, no request has been received from them. (Land Disposal)
(v)	Since as per an order of 1954, nursery school plots can be used for community services, there is no need for policy formulation in the matter. Utilization of such plots would also stop unauthorized encroachment of these plots. ACTION: ENGINEERING	There is a need for elaborating the uses which shall be permitted in nursery school plots. Hence, policy is being framed. This is on the lines with the permissibility which was given in MP-2-2001. (Planning)
(i)	Shri O.P Sharma No proper reply has been provided to matters raised by him during Authority meetings. The minutes of meetings of the Authority are not properly recorded and in	The issue raised by the Authority Member has been taken on record and due care shall be taken in future for time bound disposal of all matters. (Planning)

camera proceedings should be introduced.

ACTION: ALL HODS

(ii) Even after taking up the matter of removal of encroachment from 60 ft ROW public road

for the last four years, no action has been taken by DDA, even though DDA had been assigned the role of the nodal agency in the matter. No encroacher on public roads should be compensated. The Hon'ble High Court of Delhi had also directed that encroachments on public roads should be cleared and the road in its constituency was included in the order of the Hon'ble Court.

(1.4)

ACTION: LAND MANAGEMENT

(iii)	Though he had taken up the matter regarding unauthorized construction on the river bed at Okhla, no action has been taken in removing these in the last six months. Action should be taken against officers responsible. VC, DDA to get the site inspected and prepare time bound action plan within 15 days.	Densification programme has been carried out at Okhla river bed on 22.01.2019 by Hort. Deptt. under the supervision of Land Management (SHZ) in which land measuring 2.5 acres was reclaimed and another densification programme was carried out on 02.01.2019 in which land measuring 4 acres was reclaimed. (Land Management)
(iv)	DDA officials do not lodge FIRs against unauthorized encroachment. Commercial activity is being carried out on encroached government land at Saini Enclave, Chitra Vihar, Rajchari Enclave and Karakulloom. ACTION: LAND MANAGEMENT	The unauthorized encroachment/construction in Saini Enclave, Chitra Vihar, Rajchari Enclave pertains to EDMC as services of these colonies rests with EDMC. In case of Karakulloom, 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 VC/LMC with the approval of worthy VC, DDA. (Land Management)

(v) Expressed his dissatisfaction with the action taken report submitted and desired that a more elaborate report with all the facts should be placed before the Authority after taking views from the concerned departments.

ACTION: ALL HODs

The issue raised by the Authority Member has been taken on record and due care shall be taken in future for time bound disposal of all the matters.

Instructions issued to all CEs for taking action accordingly.

(Engineering)

(vi) With regard to the matter regarding compilation of different types of leases executed for allotment of land and preparing a policy for regularization of expired leases or to take back such land, the information furnished in the Action Taken Report is not comprehensive. JDA to prepare a list of different types of leases executed and how many of these are pending for conversion to freehold. All types of leases should be examined and, thereafter, proposal for providing relief should be considered.

There are many types of lease deeds dealt by JDA, i.e.,

- i. Perpetual Lease Deed.
- ii. Supplementary Lease Deed.
- iii. Perpetual Sub-Lease Deed for Co-operative Societies and Group Housing Societies.
- iv. Temporary Lease Deed for Institutional Land.
- v. Premium Free Term lease for residential purpose for a maximum period of 90 years subject to its renewal of intervals of 20, 20 & 30 years.
- vi. Paid premium term leases for residential purpose for a maximum period of 90 years subject to its renewal on intervals of 20, 20 & 30 years.
- vii. Premium paid term lease of Residential with shop (Mixed Land Use) for a maximum period of 90 years subject to its renewal on intervals of 20, 20 & 30 years.
- viii. Premium paid perpetual lease for Industrial and Residential purpose.
- ix. Premium paid perpetual lease for only Industrial purpose.
- x. Premium paid term lease for a period of 90 years for shops only subject to renewal on 20, 20 & 30 years.
- xi. Premium free term lease for commercial purpose for a maximum period of 20 or 30 years.
- xii. Premium free term lease for club for a period of maximum 90 years.
- xiii. Premium paid/premium free perpetual lease for cinema plots.

	Extension of leases should be done as per policy and not in individual cases. ACTION: LAND DISPOSAL	xiv. Premium free term lease for cinema. xv. Perpetual lease deed in respect of Muzul-II land for residential purpose. Earlier a policy for renewal of expired lease deed (Premium paid/ premium free) was introduced by Ministry of Urban Development in January 2015 for the period only upto 31.12.2015. An agenda for further launching the scheme for renewal of these expired leases was placed before the Authority in its meeting held in 2017, which was deferred. Now a meeting to finalise the agenda is being convened with the officers of Finance and Legal Departments so that same is placed before the Authority. (Land Disposal)
(vi)	Allotment of land to Badarpur Traders Union be regularized. ACTION: LAND DISPOSAL	The perpetual lease of property of Badarpur Traders Union (Regd.) at Plot No.-7, Mathura Road, Badarpur, Opp. State Bank of India, New Delhi-44 has been determined by Hon'ble L.G. vide order dated 23.01.2019. (Land Disposal)
(v)	<u>Shri S.K. Baggia</u> Parke should be developed after removing encroachments in his constituency. ACTION: AGRICULTURE	The plots desired by Hon'ble MLA to be developed as parks can be taken up after ascertaining the land use. (Agriculture)

(i) <u>Shri Manish Aggarwal</u> Parks should be maintained on Public Private Partnership (PPP) mode on the lines of MCD.	This will be examined. (Horticulture)
ACTION: HORTICULTURE <u>Shri Jayender Kumar Jais</u>	
(j) Variant DDA land within unauthorized colonies should be handed over to MCD for schools, parks, dispensaries, etc. Commissioner, North DMC to identify specific land and inform VC, DDA. ACTION: LAND DISPOSAL	Matter pertains to North DMC. (L&)

2.	<u>Item No. 49/2018</u> Proposed modification in Chapter 7 of MPD-2021 w.r.t. Houschuld/Service industries, F.20(12)/2018/MP The proposed contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India, for issue of final notification.	As per the decision of the Authority, the matter has been referred to Ministry of Housing and Urban Affairs, Govt vide this office letter dated 31.12.2018 for its approval and issuance of final notification. (Planning)
3.	ACTION: PLANNING <u>Item No. 50/2018</u> Proposed change of land use of an area measuring 1.336 acres (5406 sq.m.) from 'Transportation' (Bus Depot) T2 to 'Government' (Government Office) G2 allotted to Supreme Court of India for setting up of Supreme Court Archives and	

chambers for Advocates in Planning Zone-D. E.20(6)2018/MP The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for issue of final notification. (Planning)	As per the decision of the Authority, the matter has been referred to Ministry of Housing and Urban Affairs, Govt vide this office letter dated 04.01.2019 for its approval and issuance of final notification.
ACTION: PLANNING	
4. <u>Item No.52/2018</u> Policy on in-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi to be adopted in DDA. E.2(43)2018/PPMAY	1. Shri Vijender Gupta observed that beneficiaries should be allowed to pay the cost fixed by the Government beyond the time limit prescribed by DDA with penal clause. It was accordingly decided to amend para D(i) of the policy for in-situ slum Necessary changes as approved have been incorporated in the policy and further action for In-situ Slum Redevelopment/ Rehabilitation on PPP mode has been initiated. (Housing)

redevelopment/rehabilitation by DDA. Para 10(i) be amended as follows:- "If beneficiary does not pay the cost fixed by the Government within the prescribed time limit to the DDA, beneficiary will have to pay penal interest/penalty on the delayed payment as per DDA's rules prevalent on date upto time period which will be defined in the guidelines of scheme." 2. The proposal contained in the agenda item was approved with the above amendments. ACTION: HOUSING	
5. Item No. 53/2018 Agenda note for carrying out modification to Clause 16 (c) and 16 (d) relating to lock in period of 5 years for execution of Conveyance Deed in respect of allottees/legal heirs	

who were allotted Flat under DDA Housing Scheme 2014. F1(303)N&C(II)/2013/Pl-I	The proposal continued in the agenda item was approved. ACTION: HOUSING	A circular has been issued vide No. F1(303)N&C/H/2013/Pl-I/150 dated 23.01.2019 and a public notice has been published in newspaper dated 01.02.2019 regarding removal of embargo and allowing execution of conveyance deed on realization of balance 10% payment with interest alongwith applicable fee.	(F Housing)
6. <u>Item No. 54/2018</u>	(i) Fixation of rates for the purpose of calculating conversion charges (from leasehold to freehold in respect of commercial & industrial properties for the year 2018-19.		
(ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2018-19. F2(34)P9/AO(F)/DDA/Tr.			

	The proposal contained in the A circular for implementation of the rates on provisional basis has been issued vide No. 68 dated agenda item was approved. (3.11.2019 subject to approval by MoHUA. ACTION: FINANCE (Finance)
7.	<u>Item No. 55/2018</u> Fixation of land rates for the purpose of calculation of misuse charges for the year 2018-19. F.2(14)96-97/AO(F)/DDA/Part-II The proposal contained in the A circular for implementation of the rates has been issued vide circular No. 69 dated 10.01.2019. agenda item was approved. ACTION: FINANCE (Finance)
8.	<u>Item No. 56/2018</u> Fixation of pre-determined land rates in developed areas for alignment of plots and flats in different zones of Delhi for the year 2018-19. F.Dy.CAO(LC)/DDA/2018-05

	The proposal contained in the agenda item was approved. ACTION: FINANCE	A circular for implementation of the rates has been issued vide circular No. 70 dated 11.01.2019. (Finance)
9.	<u>Item No. 57/2018</u> Fixation of Pre-determined Rates (PDRs) in respect of following areas: a) Kothini Residential Scheme Phase IV & V for the financial year 2018-19 b) Tilkeri Kalan for the financial year 2018-19 & c) Narela for the financial years 2017-18 & 2018-19 H2(2018)2018/AO(P)/DDA The proposal contained in the agenda item was approved. The proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India for consideration and issue of final notification. ACTION: FINANCE	A circular for implementation of rates on provisional basis has been issued vide circular No. 67 dated 02.01.2019 subject to approval of the MoI HDA. (Finance)

10. <u>Item No. 59/2018</u> Delegation of powers to Executive Engineers to file affidavits in Court/Arbitral Tribunals, F.E.M.3(5)/2017/Misc./DDA/PL	
The proposal contained in the agenda item was approved. However, it was observed that in many instances affidavits are not filed in time and DDA counsels are not present during court proceedings. It was decided that responsibility should be fixed if DDA is not represented properly in court during proceedings. ACTION: ENGINEERING	The matter is under process for issuance of gazette notification. (Engineering)
11. <u>Item No. 59/2018</u> Recovery of damages licence fees for overstay in DDA	

staff quarters - review thereof.	
F.1(27/2017/SQ/DDA The proposal contained in the agenda item was approved. The proposal for considering similar relief in payment of damages licence fees for overstayed in staff quarters by lower level employees in deserving cases should also be examined. ACTION: CCS	The revised demand has been communicated to the concerned officers to deposit the recoverable damage rent within the stipulated period.
12. Item No. 60/2018 Proposed modification in M/PD-2021 regarding permissible commercial activities in in-situ up-gradation/ rehabilitation projects. F.3(36)1996/MIP/Pr-1 The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban	As per the decision of the Authority, the matter has been referred to Ministry of Housing and Urban Affairs, Govt vide letter dated 31.12.2018 for its approval and issuance of final notification. (Planning)

Urban Affairs, Govt. of India
for issue of final notification.

ACTION: PLANNING

13. Item No. 61/2018

Change of land use of site measuring 8.83 acres (3.57 ha) from 'Residential' to 'Public & Semi Public Facilities' (PSF) at BCS Andheria More for CRPF, New Delhi.
H-3(06)/2006/MP

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

ACTION: PLANNING

14. Item No. 62/2018

Regarding provision for land use category of 'Government land- use undetermined' in MPD-2021.

F-20(01)/2016/MP

As per the decision of the Authority, the matter has been referred to Ministry of Housing and Urban Affairs, Govt. of India dated 08.01.2019 for its approval and issuance of final notification.

(Planning)

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

(Planning)

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

- 'vi. The norms of Govt. and (use undetermined) shall be as per approved layout/scheme, for which development controls shall be as per respective use premises.'
2. The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for issue of final notification.

ACTION PLANNING

15. Item No. 63/2018

Proposed modification in MPD-2021 for setting up of microbreweries in hotels and restaurants in NCT of Delhi.
F.3(29)/2009/MF

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

(Planning)

ACTION: PLANNING

As per the decision of the Authority, the matter has been referred to Ministry of Towning and Urban Affairs, Govt. vide letter dated 31.12.2018 for its approval and issuance of final notification.

16.

Item No. 64/2018

Ratification of constitution of Appellate Authority and adoption of Standard Operating Protocol for Appellate Authority as per DUSIB guidelines, F.KPC/13/2017/DDA

The proposal contained in the agenda item was approved.

After the approval of the agenda, further action is being taken

(Planning)

ACTION: HOUSING

17.	<u>Item No. 65/2018</u> Extension of time for further six months for making payment of addl. FAR charges, use conversion charges, and reduction of penalty. F2(14)/2017-18/AO(W)/DDA	
18.	<u>Item No. 66/2018</u> Fixation of Plinth Area Rates (PAR) of construction effective from 1 st April, 2018 to 31 st March, 2019 for standard costing of flats. F.21(2125)2018/HAC/DDA	The proposal contained in the agenda item was approved. The proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India for consideration and issue of final notification. AC/TON;FINANCE After obtaining the approval of the Ministry vide their letter dated 17.01.2019, the final notifications have been got published vide S.O. Number 358(F) and 359(F) dated 21.01.2019 read with S.O. No. 372(B) & 373(E) dated 23.01.2019. (Finance)

	The proposal contained in the agenda item was approved. ACTION: FINANCE	In this regard, a circular has been issued to all concerned vide No. T.21(2125)2018/ HAC/DDA/03 dated 03.01.2019 issued by Commissioner (Pers. & Housing). (Finance)
19.	<u>Item No. 67/2018</u> To enhance the powers delegated to the officers of DDA for acceptance/ challenge of arbitral award. F.EH(10)18/Del. of power/DDA The proposal contained in the agenda item was approved. ACTION: ENGINEERING	An office memorandum has been issued vide letter no. FM(10)2018/Del of Power/DDA/260 dated 29.01.2019. (Engineering)
20.	<u>Item No. 68/2018</u> Regulations for setting up of fuel stations on private land in NCT of Delhi as a modification to the Regulations dated 27.09.2005, F.7 (1)2018/MIP	As per the decision of the Authority, the matter has been referred to Ministry of Housing and Urban Affairs, Govt vide letter dated 31.12.2018 for its approval under Section 57 of DD Act 1957.
	1. After discussion it was decided that clause 1 of the Draft Regulations for fuel	

stations should be amended as follows:- "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'C', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances." 2. The matter be referred to the Ministry of Housing and	After receiving the approval from the Central Govt, the same shall be processed for final notification by BDA. (Planning)
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[illegible]

23.	<u>Item No. 71/2018</u> Proposal for launching Online Running Scheme. F.I(372)/2018/Coord/II	
	The proposal contained in the agenda item was approved. ACTION: HOUSING	DDA has launched online running scheme on 18.1.2019 and more than one thousand flats have been reserved by the purchasers who have deposited the requisite registration amount with DDA. Demand letters are being issued. (Housing)

Other Points raised by the Members of the Authority

S. No.	Subject	Action Taken Report	
1	<u>Sri Vijender Gupta</u> (i) There is no proper management of green waste in DDA parks. ACTION: HORTICULTURE	Installation of 3 chopper compost machines has been taken up in 5 parks in each zone, which will convert green waste into compost in nearly 130 parks. Each machine will cover nearly 25-30 parks in a radius of 10 KM. (Horticulture)	
(ii)	Most DDA parks have security problems. ACTION: HORTICULTURE	Sufficient security guards have been provided in DDA parks. (Horticulture)	

(iii)	Several newly built community halls are not operational and have become dump yards. As decided by the Authority, these should be operated by RWAs. ACTION: ENGINEERING <u>Sitri Sornath Bharti</u> (Engineering)
2 (i) There is traffic congestion near Sharda Park at Hauz Khas. ACTION: ENGINEERING (Planning)	Horticulture department has given the NOC for the land required for alignment. However, permission for tree cutting has to be taken by PWD, where after handing over of land by DDPA would be done.
(ii) Despite amendment in the Master Plan, there has been no relief to shopkeepers from sealing. ACTION: PLANNING	The issues related to the sealing and de-sealing were discussed at various fora and it has been observed that basic issue involved is the rejection of the de-sealing applications by the Monitoring Committee as forwarded by the concerned local bodies quoting therein that "the matter regarding the amendments in MPD-2021 is subjudice". Appropriate measures are being taken to resolve the issue in consultation with the local bodies and Ministry of Housing & Urban Affairs, Govt. (Planning)
(iii) There is dog menace and security problem at Hauz Khas Deer Park. ACTION: HORTICULTURE	Available security guards and staff of DDPA are regularly scaring away the monkeys and dogs from the park. (Horticulture)

(iv) The problem of the nullah at Huzar Khias Rone Garden has not yet been resolved. Nallah has been cleaned and now flowing properly. Precast cover has also been fixed.
(Engineering)

ACTION: ENGINEERING

3. Shri. Q P Sharma

(i) Letters of Members should be responded to promptly. The issue raised by the Authority Member has been taken on record and due care shall be taken in future for time bound disposal of all the matters.

ACTION: All MHODs

(ii) DD A should simplify the policy for adoption of parks by RWAs. Policy of providing open gyms in parks should also be rationalized. Policy for adoption of parks is under revision.
(Horticulture)

ACTION: HORTICULTURE

3. Shri. DDA should develop childrens parks. Instructions issued to all CHs for taking action accordingly.
(Engineering)

ACTION: HORTICULTURE

(iv) The Paper Market is located in a very unhygienic environment with security problems. A one time relaxation in the misuse charges should be provided. As per policy on misuse circulated vide circular no. F1(077008)/LD/LA/coordin./LD/101 dated 26.03.2010 (copy enclosed) it is stipulated that lessee is liable to pay misuse charges from the date of detection to the date of closure of misuse. Any deviation from the provisions of the policy may lead to litigation by other similarly placed persons/allottees. However, if the allottee concerned is ready to pay misuse charges as per the policy and give such undertaking in their explanation, cancellation of the allotment of plots will not be resorted to.

ACTION: LAND DISPOSAL

(Land Disposal)

(v)	Some solution should be found to remove encroachment of metalled road. ACTION: LAND MANAGEMENT	As and when the encroachment will be brought to the notice of DDA, action will be taken accordingly. (Land Management)
(vi)	DDA must act on encroachment and illegal construction around DND. ACTION: LAND MANAGEMENT	The encroachment in the shape of furniture shop near petrol pump has been removed on one side and for the other side, action will be taken soon accordingly. (Land Management)
4.	<u>Shri S K Bagga</u>	
(i)	Unauthorized occupation of DDA land should be removed on priority. ACTION: LAND MANAGEMENT	The specific area where unauthorized occupation has to be removed is not mentioned. However, the Hon'ble Authority Member has been contacted on his mobile number & he has desired that the concerned officer should contact him so that the site could be shown. (Land Management)
5.	<u>Shri Jayender Kumar Dahan</u>	
(i)	North DMC is unauthorizedly dumping malba on vacant plots at PVC market at Tikri Kalan. ACTION: LAND MANAGEMENT	In this regard, a letter has been sent to Engg. department on 30.01.2019. (Land Management) MCD is dumping garbage in their own vacant land at Tikri Kalan and not in DDA land. (Engineering)

RESOLUTION

Item No. 02/2019

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.12.2018.
P.2(3)2019/NC/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:-

Shri Vijender Gupta

- i) 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 C.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 Somnath Bharti 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 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.
- 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 to charitable institutions as a separate category at concessional rate should be done, DDA has turned down the proposal.
- v) Reduction of penalty should be considered for permitting additional educational activities on educational land use category plots. The issue of institute run by Delhi Sikh Gurmawara Management Committee has been discussed in previous meetings also but DDA has not settled the issue.

- vi) Despite discussion on allocating larger area for jioskas, food stalls, etc., at Ramtilas, 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 paper traders at Geziyar paper market for misuse of premises as DDA has not provided basic civic amenities. DDA has imposed unreasonable penalties which they can't 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.

Shri Soumitra Bhatt

- 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 Gautam Nagar, Arjun Nagar and Malviya Nagar should be utilized for such purpose.
- iii) Reasons for reduction of land to be allotted to the school at the old slaughter house site at Idgar be provided.
- iv) DDA intentionally delayed demolition of unauthorized construction at Khasra No. 271, Hunz Khas despite directions of Hon'ble Lt. Governor and in the meanwhile stay orders were obtained by the affected party.
- v) DDA has not honoured its undertaking submitted in Court for allotment of land for community services at Gautam Nagar.

Shri O P Sharma

- i) DDA should initiate action for commercial use of institutional lands and cancel their leases.
- ii) Instead of identifying utray grounds in each assembly constituency, DDA has intimised that there is no terminology of 'Utray Grounds' in MPD-2021 when it has been agreed that DDA will develop utray grounds.
- 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.

- vi) While furnishing information on types of leases, DDA has not mentioned about year to year leases including those on the main building. DDA should consider conversion of all leases to fixed in a time bound manner.
- vii) Allotment of plots should be made to the left out paper traders and small scale market.
- viii) Despite taking up the matter with regard to removal of encroachment on G.S. ROW in his constituency, Hon. Member, Hon.ble High Court in the matter DDA has not yet removed the encroachment.
- ix) No action has been taken to demolish multi-storied unauthorized construction on the riverbed at Okhla.
- x) No action has been taken against unauthorized commercial activities at Saini Dargah, Chhota Khara, Rajpuri, Enclave and Karkardooma. These unauthorized commercial activities in residential areas should be looked for misuse.

Shri S.T. Dasg

- i) There has been an intimation that the concerned officer would contact him for showing the sites of unauthorized occupation of DDA lands in his constituency, an officer from DDA has contacted him.

Shri Mahesh Aggarwal

- i) Plots of DDA land are being misused by private parties for marriages and other functions. The public is being overcharged.

ITEM NO. 03/2019

Sub. : Change in Use Premise; from "PSP to Govt. Office" for Plot Measuring 4000 Sqm. earmarked earlier under Future PSP Use to the Office Complex of Department of Atomic Energy, in Sector-9, Dwarka.

FILE No.F.4(9)Dwk/Plg./03/Pl. File/Vol-III.

1.0 Background:

- 1.1 Department of Atomic Energy vide its letters dated 11.10.2017, 17.11.2017, 20.02.2018 requested DDA to allot a suitable plot to Atomic Energy Regulatory Board (AERB) in Dwarka, Janakpuri or Central Delhi(Annexure-I).
- 1.2 Institutional Land (IL) Department, DDA vide file bearing no. F32 (21) 18 / IL that IL Department, DDA had already issued an allotment letter to AERB for allotment of land measuring 1250 Sqm. as plot no 3 PSP area FC-15, Sec-3D, Rohini, Phase – IV in New Delhi vide letter dated 01.09.2016. (Annexure-II)
- 1.3 Department of Atomic Energy vide its letter dated 23.05.2018 requested DDA to allot a plot measuring 7000-8000 Sqm. in Sec-9, Dwarka for construction of office complex. (Annexure-III)
- 1.4 Consequently IL Wing, DDA forwarded the request to Planning Wing, Dwarka to explore the possibility of 7000 to 8000 Sqm. of land in Sec-9, Dwarka vide their file bearing no. F32(21)18/IL dated 07.06.2018.
- 1.5 Further Planning Wing, Dwarka examined the matter & submitted that a plot measuring 8000 Sqm. is available in PSP use in Sec-9, Dwarka & out of which a plot measuring 4000 Sqm. for Department of Atomic Energy can be considered after subdivision of the referred plot and getting approval from the Competent Authority.
- 1.6 Thereafter, IL Wing, DDA obtained consent from Dept. of Atomic Energy (DAE) for allotment of land measuring 4000 Sqm. vide their letter dated 16.08.2018. (Annexure-IV)
- 1.7 Further, the Dept. of Atomic Energy vide its letter dated 23.08.2018 has conveyed that all the offices of DAE will be accommodated in the 4000 Sqm. land proposed for allotment to DAE & the initial provisional allotment made to AERB in Rohini may be treated as Deemed to be cancelled. (Annexure-V)
- 1.8 Subsequently, IL Wing, has forwarded the request to Planning Wing, Dwarka for incorporating necessary modification in the layout plan of Sec-9, Dwarka vide their file bearing no. F32 (21)18/IL dated 05.09.2018.

- 1.9 Accordingly, the proposal of sub-division of PSP Plot measuring 8000sqm. into two plots a) 4,000 Sqm plot for Office Complex of Department of Atomic Energy & b) 4,000 Sqm plot for future PSP Use" was placed in 363rd SCM held on 11.09.2018 and was approved. **(Copy of Screening Committee Agenda and Minutes placed as Annexure-VI)**
- 2.0 **Examination:**
- 2.1 As per approved ZDP/MPD-2021, the land use of the Plot is Public & Semi Public (PSP).
- 2.2 As per approved modified LOP titled "Demarcation plan of PSP Pocket, Part of Sector-9, Dwarka" the plot is proposed for 'Future PSP use premise' having area measuring 8000 Sqm. as approved in the Screening Committee Meeting held on dated 21.07.2017 vide Item No. 74:2017.
- 2.3 Recently, as per request received from Department of Atomic Energy regarding allotment of land for construction of Office Complex in Sec-9, Dwarka, the PSP Pocket of area 8000 Sqm. proposed for "Future PSP use" is to be subdivided into two plots measuring 4000 Sqm. each.
- 2.4 As per Gazette Notification dated 17.10.2017 vide S.O. No. 348(E), there are modifications in MPD 2021 In Chapter 17 – Development Controls. Sub Clause 8(2). Permission of Use Premises in Use Zones, wherein, **Central Government Offices are permitted in PSP Use Zone**. Therefore, the proposal required to be placed before Authority for its approval
- 2.5 The site was also surveyed by Survey Unit of Dwarka and as per the report provided vides dated 07.09.2018; the plot is lying vacant with some natural vegetation grown over. **(Annexure-VII)**
- 2.6 There is no litigation and no case of Lapsed Land under section 24(2) of New LAAR Act,2013 on under reference site. Engineering Wing, DDA is the owner of the Land as confirmed by the Lands Wing, DDA vide their Note dated 08/11/2018. **(Annexure-VIII)**.
- 2.7 Partial modification in the LOP titled "Demarcation plan of PSP Pocket, Part of Sector-9, Dwarka" for sub division of 8,000 Sqm PSP plot in to two plots, a) 4,000 Sqm plot for Office Complex of Department of Atomic Energy & b) 4,000 Sqm plot for future PSP Use was placed and approved in 363rd screening Committee held on 11.09.2018 vide item 91:2018.
- 2.8 The minutes of the Screening Committee reproduced below:-
- "The Proposal was presented by Dir.(Plg)Dwk. After detailed deliberation, the proposal as reflected in agenda was **Approved with observation that the necessary Approval of Change of Use premises is to be further processed under Sub Clause 8(2) of MPD 2021 from the Authority.**

3.0 Proposal:

3.1 As per the recommendations of Screening Committee for Change of Use Premises, following is submitted for consideration of Authority:

The modification in the Layout Plan (LoP) and change in use Premises under Sub Clause 8(2) of MPD 2021 for Plot measuring area 4000 Sqm earmarked earlier under Future PSP Use to "Government Office" for office complex of Department of Atomic Energy in PSP Pocket, Sector-9 (Dwarka). Modified LOP of PSP Pocket, Sector-9 (Dwarka) is annexed as (Annexure-IX).

3.2 Development Control Norms will be as per prevailing Master Plan.

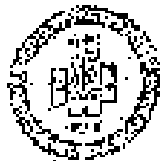
4.0 Recommendation:

The proposal as given in Para 3.0 is put up for consideration of the Authority.

RESOLUTION

The proposal contained in the agenda item was approved.

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श्रीमान नवल/NIYAMAR RAJYAN
 अणुशक्तिनगर/ANUSHAKTINAGAR
 गुजरात/GUJARAT-400 034

भारत सरकार
 GOVERNMENT OF INDIA

परमाणु ऊर्जा नियामक परिषद

ATOMIC ENERGY REGULATORY BOARD

M. Srivastava
 Director
 PROCEEDINGS & Documentation Division

No. AERB/DIR/RDD/NRRC/DDA/2017/2830

October 11, 2017

Sub: Allotment of Land by Delhi Development Authority to Atomic Energy Regulatory Board, Government of India

Reference:

- [1] Letter No. AERB/RDD/MRRC/2016/322 dated January 27, 2016 from Director, R&DD, AERB to the Commissioner, Land Development, DDA, New Delhi
- [2] DDA Letter No. F/32 (07) 16/11/1609 dated September 1, 2016 from Dy. Director (II), DDA, New Delhi received on September 27, 2016
- [3] Letter No. AERB/RDD/DIR/NRRC/2016/2829 dated September 23, 2016 from Director, R&DD, AERB to Dy. Director (II), DDA, New Delhi
- [4] Letter No. AERB/RDD/DIR/NRRC/2016/2818 dated October 21, 2016 from Director, R&DD, AERB to Dy. Director (II), DDA, New Delhi
- [5] Letter No. AERB/RDD/DIR/NRRC/2016/125 dated December 5, 2016 from Director, R&DD, AERB to Dy. Director (II), DDA, New Delhi
- [6] Letter No. AERB/RDD/DIR/NRRC/2017/77 dated January 10, 2017 from Director, R&DD, AERB to Dy. Director (II), DDA, New Delhi
- [7] Letter No. AERB/RDD/DIR/NRRC/DDA/2017/295 dated February 5, 2017 from Director, R&DD, AERB to Director, DDA, New Delhi

Dear Sir,

This has reference to above communications with requirement of about 1500 sq. m. land in Dwarka, Jahangpuri or any other location in Central Delhi for construction of an office building for Northern Regional Regulatory Centre (NRRC) of Atomic Energy Regulatory Board (AERB), Government of India. In this connection, an Officer from NRRC, AERB visited DDA office on number of

occasions and has informed us about the possibility of land allotment in Dwarka area of New Delhi to house the office of NRCC, AERB. We are yet to receive a formal communication regarding the exact location, address, area, budgetary requirements and other terms and conditions for the plot.

AERB is entrusted with the policy regulation of nuclear and radiation facilities in the country and at present we are facing difficulty in managing from the temporary office situated at New Delhi. Hence DDA is once again requested to allot to AERB a suitable plot of about 1500 sq. m. in Dwarka, Janakpuri or any other location in Central Delhi. This may please be given priority.

With regards,

Yours sincerely,

(K. Srinivasa)

The Commissioner
Land Management
Delhi Development Authority
Institutional Land branch
A-216 Vihar Sadan, INA
New Delhi - 110 023

Telephone : 23011737

23793303

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भारत सरकार
GOVERNMENT OF INDIA

परमाणु ऊर्जा विभाग
DEPARTMENT OF ATOMIC ENERGY

145-A, राज्य भवन, केन्द्रीय सचिवालय
नई दिल्ली - 110023
145-A, State Bhawan, Central Secretariat
New Delhi 110023

No. DAE/ES/ND/2016

17-11-2017

To,

The Deputy Director,
Delhi Development Authority
Institutional Land Branch,
A-216, Vikas Sदन, INA
New Delhi - 110023

Subject: Allotment of Land for Office Complex of Department of Atomic Energy.

Sir,

Kindly refer to our letter of even number dated 13-01-2017 on the subject mentioned above (copy enclosed). The above request for allotment of land in Dwarka was turned down by DDA vide letter no. 22(013)/17/IL/3548 dated 21-03-2017.

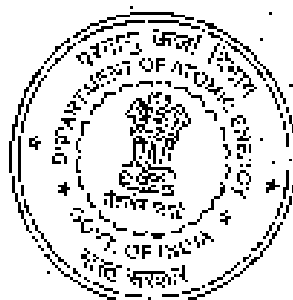
It is now understood that a proposal from Atomic Energy Regulatory Board (AERB) is under consideration of DDA for allotment of land in Janakpuri, New Delhi.

In this regard it is hereby informed that Department of Atomic Energy (DAE) is still in search of land for its office complex in Delhi region. It will be very useful if we can get plot in Janakpuri region near to the AERB.

In view of the above, it is requested that allotment of land for DAE may also be considered along with AERB in Janakpuri.

This issues with approval of Officer on Special Duty, DAE Branch Secretariat, New Delhi.

Thanking you.



Yours sincerely,

[Signature]

(D. C. Meena)
Under Secretary



वसुधैव कुटुम्बकम्
Khar Basu

No. 2/S-2018

भारत सरकार
Government of India

अध्यक्ष, परमाणु ऊर्जा आयोग
राष्ट्रिय परमाणु ऊर्जा विभाग
Chairman, Atomic Energy Commission
Secretary, Department of Atomic Energy
February 20, 2018

Sub: Allotment of Land by Delhi Development Authority to Atomic Energy Regulatory Board, Government of India.

Dear Shri Singh,

Atomic Energy Regulatory Board (AERB) is engaged in safety regulation of Indian Nuclear Power Plants and plants / facilities using radiation sources for applications in medicine / agriculture / industry / research, etc. You are aware that Government of India has embarked on an ambitious expansion of Nuclear Power Programme. Many new health care facilities are also coming up in India in the field of nuclear medicine. In order to cope up with this increased load of regulation, AERB, which mainly functions from its Headquarters located in Mumbai decided to strengthen its regional centres at various places in India.

2. The primary objective of strengthening the regional centres is to augment the infrastructure and expertise (in the form of manpower) needed to cater to the envisaged substantial increase in Regulatory activities. One such regulatory centre viz. Northern Regional Regulatory Centre (NRR-C) of AERB is located in Delhi and at present working from a makeshift rental premises with skeletal staff.

3. In order to meet the increased requirements, AERB would like to construct its own independent building in Delhi and had requested DDA to allot a suitable plot of land measuring around 1500 square metres in Bwarka / Landpuri or any other Central location of Delhi. This request has been forwarded to your Land Commissioner/Director/Dy. Director, Land Management since January 2017 by AERB office (copy of recent letter attached) and subsequently followed up with various letters / personal visits. Though the concerned officers had promised their actions, an allotment of land is still awaited.

4. In this connection, it will be highly appreciated if you could personally look into the matter and impress upon the concerned department for early allotment of land so that construction of the new building can be planned.

With my regards,

Yours sincerely,

Khar Basu
(Sekhar Basu)

Shri Uday Pratap Singh,
Vice Chairman,
Delhi Development Authority,
New Delhi-110023.

cc: Shri Sandeep Sharma, DDA, DAE & Delhi



PROVISIONAL

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, Vikas Sadan, JHA, New Delhi - 110073

No. F. 32 (07)16/LU 1669

Dated: 1-9-2016

To
The Director,
Atomic Energy Regulatory Board,
NIYAMAK BHAVAN,
ANUSHAKTI NAGAR,
MUMBAI-400064.

Subj.: Allotment of land for setting up of Northern Regional Regulatory Centre (NRRC) in New Delhi.

Sir,

With reference to your letter No. AERB/RDD/NRRC/2016/322 dated 27.1.2016 on the subject noted above, I am directed to inform that under the provision of DDA (Developed Nazul Land) Rules, 1981 it is proposed to allot land on perpetual lease hold basis a plots of land measuring 1250 Sqm at Plot No. 3, PSP area FC-15, Sector 3D, Rohini Phase IV for construction of Northern Regional Regulatory Centre (NRRC) in New Delhi on perpetual lease hold basis on usual terms and conditions as given in the approved format of perpetual lease and the following conditions amongst others:-

1. That the allottee Atomic Energy Regulatory Board, Govt. of India will be required to pay provisional premium of land measuring 1250 Sqm @ Rs.475.32 Lacs per acre (Provisional) plus Ground Rent @ 2.5% per annum of the total Premium (aggregate of the provisional land final premium). The revision of rates of land is under consideration of the Central Govt. The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Developed Nazul Land) Rules, 1981, and within the time demanded by DDA. The rates of land determined by Central Government shall be binding upon the allottee shall not be called in question by it in any proceeding.
- (i) The allottee shall give an undertaking to the effect that it will pay the balance premium of land when demanded by DDA on the basis of the rates determined by Central Govt.
- (ii) The area of the land/plot is also subject to variation in size due to requirement of layout plan and deviation of site etc.
- (iii) The allotted land shall be used for the purpose for construction of Northern Regional Regulatory Centre (NRRC) and no another purpose whatsoever.



Director, A-216, Vikas Sadan, JHA, New Delhi - 110073
Date: 22/9/2016

- (iv) The building plans should be got approved from the Lessor/DDA, before getting the same sanctioned for the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted.
- (v) The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the provisions consent in writing of the lessor which he shall be entitled to refuse in his absolute discretion.
- (vi) Provided that in the event of the consent being given the lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the lessor may in his absolute discretion determine) of un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of lessor in respect of the market value shall be final & binding.
- (vii) Notwithstanding anything contained in clause (v) above, the lease may with the provisions consent in writing of the Govt. of Delhi (here to after called THE LT. GOVERNOR) mortgage or charge the said land to such person as may be approved by the Lt. Governor in absolute discretion.
- (viii) The lease deed shall be executed and get registered by the Allottee at its own cost as and when called upon to do so, by the Lessor (PRESIDENT OF INDIA/DDA).
- (ix) The tree(s) if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing. If any tree(s) need to be removed after the permission for cutting of trees may be obtained from Forest & Conservation Department.
- (x) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of lease deed can be purchased from the office of DDA.
- (xi) If the allottee violates any terms and conditions as mentioned above and in the perpetual lease deed of the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (PRESIDENT OF INDIA/DDA) without any compensation to the allottee.
- (xii) If the allotment is cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.
- (xiii) That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment after taking over possession.

2. The offer of allotment of land herein made is on "AS-IS-WHERE-IS-BASIS". The society is advised to get itself acquainted with the conditions herein mentioned and also the site condition before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, license fee, composition fee etc. once the offer allotment is accepted and possession is taken over.
3. The allottee shall pay cost of forming boundary wall, if any, as and when demanded by DDA.
4. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking sent to the undersigned along with the demand draft for Rs. 1,50,48,843/- (Rs. One Crore Fifty Lac Forty Eight Thousand Eight Hundred Forty Three only) for premium of land and Rs. 1,46,81,754/- Ground Rent Rs. 3,67,044/- + documentation Charge Rs. 45/- in favour of DDA within 60 days from the date of issue of allotment cum demand letter. The said amount can also be deposited in the bank counter situated at I.R.A. office complex and copy of the same may be sent to this office.
5. No property development permitted on the allotted land.
6. The payment and the acceptance letter with the required undertaking must be sent within the 60 days otherwise interest at the rate of 18% shall be charged for the delay period up to 100 days of issue of this letter. On completion of 100 days from date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment, 100 days of issue of this letter the allottee shall have to reapply for allotment.

Details of Demand :-

1. Premium of land measuring	
1290 Sqn. @ Rs.475.32 Lacs per acre	Rs. 1,46,81,754.00
(Provisional)	
2. Ground Rent @ 2.5% P.A.	Rs. 3,67,044.00
3. Documentation Charges	Rs. 45.00
Total	Rs. 1,50,48,843.00

Yours faithfully,

(Sd/-)
Dy. Director (IL)

Copy to:-

1. Chief Engineer, Rohini Zone for information please.
2. Dir. (Plg.) Rohini Zone for information please.
3. AD/IL, DDA for information please.
4. AD(S)/IL for information please.

Dy. Director (IL)



यद्यपि, परमसुखाद्यां क्षायाग

रक्षित, परमेश्वर लज्जा विभाग

Chairman, Atomic Energy Commission
&
Secretary, Department of Atomic Energy

May 23, 2018

SUB: Allotment of Land for Department of Atomic Energy Office Complex

Dear Shri Singh,

Kindly refer to letter no 28-2018, dated 23-02-2018, (Copy enclosed), regarding allotment of Land by DDA to Atomic Energy Regulatory Board, Government of India.

I would like to add further that, we have various other attached offices, subordinate offices and PSU's like DAE Branch Secretariat, BARC, Seismology, Atomic Minerals Directorate, Board of Radiation and Isotope Technology, Global Centre for Nuclear Energy Partnership, Nuclear Power Corporation, Uranium Corporation of India Limited, Indian Rare Earths Limited and Electronics Corporation of India Limited scattered all over Delhi region. Most of the offices are located in rented/leased premises and facing constraint of space.

Government has envisaged higher responsibilities and bigger targets for the Department in near future and the activities of this Department are expected to increase immensely.

In view of this, it is proposed to construct an Office Complex for Department of Atomic Energy of about 10,000 sq.m. so that we can accommodate all our offices in one place for effective coordination and smooth functioning.

It is understood that there are some vacant plots of land yet to be allotted in Sector-9, Dwarka, New Delhi. Hence it is requested that allotment of land plot of about 7000 to 8000 sq. m. in this area may kindly be considered on priority basis.

With best regards,

Yours sincerely

Adhikary, Biju
(Sekretar Basy)

Encl: As above

Shri Uday Pratap Singh
Vice Chairman,
Delhi Development Authority,
New Delhi-110023.

Dy. Director (IL)

Dy. No. 5281

Date 16/8/18

Telephone : 23011737

23762206

फैक्स Fax : 23013045

भारत सरकार
GOVERNMENT OF INDIA
परमाणु ऊर्जा विभाग
DEPARTMENT OF ATOMIC ENERGY

145-A, South Block, Central Secretariat,

नई दिल्ली - 110011

145-A, South Block, Central Secretariat,

New Delhi - 110011

No. DAE/HS/Land/2018/18

16-08-2018

Subject: Allotment of land for Department of Atomic Energy Office
Complex - reg

Dear Sir,

Kindly refer to letter No. P-32(21)/18/IL/1067 dated 19-07-2018 (Copy enclosed) on the above mentioned subject.

Keeping in view the requirement of various DAE offices located at New Delhi, this Department has requested for allotment of land admeasuring 7000-8000 Sqm at Sector-9, Dwarka, New Delhi. However, we would be managing our requirements by re-planning the outlay to accommodate the offices within 4000 Sqm being allotted to this Department.

In view of the above, allotment of land admeasuring 4000 Sqm at Sector-9, Dwarka, New Delhi is consented herewith.

This issues with the approval of Chairman, Atomic Energy Commission & Secretary, Department of Atomic Energy.

With best regards

Yours Sincerely,

16/8
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Gonia

Encl: As above.

Dy. Director (IL)
Delhi Development Authority,
A-216, Vikas Sadan, INA
New Delhi - 110023

16/8/18
(Anupam Sharma)
Officer on Special Duty

दूरभाष/Telephone: 23001787
23797400
फैक्स/Fax: 23013243

भारत सरकार
GOVERNMENT OF INDIA
परमाणु ऊर्जा विभाग
DEPARTMENT OF Atomic Energy

Dy. Director (L)

Dy. No. 5918

Date 24/8/18

145/ए, वाजपेयी रोड, कैथीय सचिवालय
नई दिल्ली - 110011
123/ए, South Block, Central Secretariat
New Delhi-110011

No. DAE/BS/Land/2018

23-08-2018

Subject: Allotment of land for Department of Atomic Energy Office
Complex - reg

References:

1. DDA's letter no. F.32(07)16/IL/1669 dated 01-09-2017
2. AERB's letter no. AERB/DIR/RDD/NRRC/DDA/2017/2530 dated 11-10-2017
3. DAE(BS) letter no. DAE/BS/ND/2016 dated 17-11-2017
4. DAE's letter no. 28/2018 dated 20-02-2018
5. DAE's letter no. 110/2018 dated 23-05-2018
6. DDA's letter no. F.32(21)18/IL/106 dated 19-07-2018
7. DAE(BS) letter no. DAE/BS/Land/2018/38 dated 16-08-2018

It is conveyed that, all the offices of DAE will be accommodated in the 4000 Sqm land proposed for allotment to this Department (Ref 4, 5, 6 & 7).

In view of the above it is requested that provisional allotment made to NRRC, AERB in Rohini (Ref 1) and other request (Ref-4) may please be treated as Deemed to be cancelled; if the land offered by DDA (Ref 6) is allotted to this Department.

Encl: As above

By: Director (L)
Delhi Development Authority,
A-216, Vikas Sadan, INA
New Delhi - 110023

(Anupam Sharma)
Officer on Special Duty

अनूपम शर्मा / ANUPAM SHARMA
विशेष कार्य अधिकारी / Officer on Special Duty
शाखा, सचिवालय / Branch, Secretariat
परमाणु ऊर्जा विभाग / Department of Atomic Energy
भारत सरकार / Government of India
145/ए, वाजपेयी रोड / 145/A, South Block
नई दिल्ली - 110011 / New Delhi-110011

CAID ON

ITEM NO: 91: 2018

Draft agenda for Screening Committee

Item No:

Sub. : Partial modification in the LOP titled "Demarcation plan of PSP Pocket, Part of Sector-9, Dwarka" for sub-division of 8000 Sqm PSP plot in to two plots, i.e. 4000 Sqm plot for Office Complex of Department of Atomic Energy & 4000 Sqm plot for future PSP Use.

FILE No.F.4(9)Dw/Ptg./S3/Pt./File/Vol.III

Synopsis

On the request submitted by Department of Atomic Energy to DDA regarding allotment of plot measuring 7000-8000 Sqm. for construction of office complex of Department of Atomic Energy in Sec-9, Dwarka, IL Department DDA forwarded the matter to Dwarka Planning Office for making necessary changes in the layout plan. Accordingly, the agenda is placed for consideration of Screening Committee.

1.0 Background:

- 1.1 Department of Atomic Energy vide its letters dated 11.10.2017, 17.11.2017, 20.02.2018 requested DDA to allot a suitable plot to Atomic Energy Regulatory Board (AERB) in Dwarka, jurisdiction of Central Delhi (Annexure-I).
- 1.2 However, It is observed from the record of IL file bearing no. F32 (21) 18 / IL that IL Department, DDA had already issued a letter to AERB for allotment of land measuring 1250 Sqm. as plot no. 3 PSP area FC-15, Sec-30, Rohini Phase - IV in New Delhi vide letter dated 01.09.2016 (Annexure-II).
- 1.3 Recently, Department of Atomic Energy vide its letter dated 23.05.2018 requested DDA to allot a plot measuring 7000-8000 Sqm. in Sec-9, Dwarka for construction of office complex (Annexure-III).
- 1.4 Consequently IL Wing, DDA forwarded the request to Planning Wing, Dwarka to explore the possibility of 7000 to 8000 Sqm. of land in Sec-9, Dwarka vide their file bearing no. F32(21)18/IL dated 07.06.2018.
- 1.5 Further Planning Wing, Dwarka examined the matter & submitted that a plot measuring 8000 Sqm. is available in PSP use in Sec-9, Dwarka & out of which a plot measuring 4000 Sqm. for Department of Atomic Energy can be considered after subdivision of the referred plot and getting approval from the Competent Authority.

- 1.6 Thereafter, IL Wing, DDA has requested consent from Dept. of Atomic Energy for allotment of land measuring 4000 Sqm vide letter dated 19.07.2018 (Annexure-IV) & accordingly DAE has provided its consent vide their letter dated 18.08.2018. (Annexure-V)
- 1.7 Further, the Dept. of Atomic Energy vide its letter dated 23.08.2018, has conveyed that all the offices of DAE will be accommodated in the 4000 Sqm land proposed for allotment to DAE & the initial provisional allotment made to AERB in Rohini may be treated as deemed to be cancelled. (Annexure-VI)
- 1.8 Subsequently, IL Wing, has forwarded the request to Planning Wing, Dwarka for incorporating necessary modifications in the layout plan of Sec-9, Dwarka vide their file bearing no. F32/21/18/IL/DAE dated 05.09.2018.
- 1.9 Accordingly, layout plan of Sec-9 is modified by subdividing the PSP plot of 8000 Sqm. and is placed before Screening Committee for their consideration.
- 2.0 **Examination:**
- 2.1 As per approved ZDP/MPD-2021, the land use of this Plot is Public & Semi Public (PSP).
- 2.2 As per approved modified LOP titled "Demarcation plan of PSP Pocket, Part of Sector-9, Dwarka" the plot is proposed for "Future PSP use premise" having area measuring 8000 Sqm. as approved in the Screening Committee Meeting held on dated 21.07.2017 vide Item No. 74/2017.
- 2.3 Recently, as per request received from Department of Atomic Energy regarding allotment of land for construction of Office Complex in Sec-9, Dwarka, the PSP Pocket of area 8000 Sqm. proposed for "Future PSP use" is to be subdivided in to two plots measuring 4000 Sqm. each.
- 2.4 As per Gazette Notification dated 17.10.2017 and S.O. (No. 348(E), there are modifications in MPD-2021 in Chapter 17 - Development Controls, Sub Clause 3(2), Permission of Use Premises in Use Zones, wherein, Central Government Offices are permitted in PSP Use Zone. Therefore, the proposal required to be placed before SA Authority for its approval.
- 2.5 The site was also surveyed by Survey Unit of Dwarka and as per the report provided vide dated 30.09.2018, the plot is lying vacant with some natural vegetation grown over.
- 3.0 **Proposal:**
- 3.1 A plot measuring 8,000 Sqm. area earlier earmarked for "Future PSP use" in the LOP titled "Demarcation plan of PSP Pocket, Part of Sector-9, Dwarka" is proposed to be sub-divided into two plots with the following details:

1. A Plot measuring 4500 Sqm area is earmarked under Government Office Use premises for office complex of Department of Atomic Energy.
2. A plot measuring 3,000 Sqm of area for Future PSP use.

Modified LOP of PSP Pocket Sector - (Dwarka) is annexed as (Annexure VII).

- 3.2 Development Control Norms of Government Offices will be as per prevailing Master Plan.
- 3.3 The feasibility, litigation status, planning, usage under 24(2) has been confirmed from Engineering & L & M Wing of DEW.
- 3.4 With reference to Para 1 & 2, Wing of DEW will initiate the process for cancelling of plot already allotted in Robinia.

4.0 Recommendation:

The proposal as given in Para 3.0 is put up for consideration of the Screening Committee.

5.0 Follow up Action:

The modified layout plan shall be forwarded to:

- i) Chief Engineer (Dwarka) for feasibility, demarcation, provisions of services etc.
- ii) Chief Engineer (Electrical) for electricity supply.
- iii) Land Disposal Wing for a written report as per policy & cancellation of earlier allotted plot in Robinia.

Assit. Director (Plg.)/DWK

By: Director (Plg.)/DWK

Plg. for (Plg.)/DWK

DELHI DEVELOPMENT AUTHORITY	
CERTIFIED	
Approved in	363
Screening Committee Meeting Dt.	11.09.2018
Vice Item No.	91:2018
All observations (nca) incorporated	
Applicable to drawings are incorporated	
Sign	[Signature]
Name	RAJESH K. JAIN
Designation	DIRECTOR (Plg.)/DWK

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	363
Screening Committee Meeting Date	11.09.2018
Vice Item No.	91:2018
Sign	[Signature]
Name	[Name]
Designation	Co-ordn.

[Signature]

Plg. Assst.

[Signature]

Assst. L.P. Wing

[Signature]

Plg. Wing

Sci. Data 6:1 Arch. Comput. Flu. Phys. Eng. 2019

Please find enclosed, the approved Minutes of the 2018 Screening & Monitor Meeting held on 17th, 2018 at 11:00 AM, in the Conference Hall, 100, 2nd Floor, Sindh. The names have been approved by the Single Member, Sindh.

Hydrophobic Interactions

14. FEB

- [Handwritten signature]*

④-D (R, L, P) → (Q, R, K)

APPROVED MINUTES OF THE 462ND SACRED ARCADE COUNCIL MEETING HELD ON
1.09.2012 AT 11.30 am IN THE CONFERENCE ROOM OF SACRED ARCADE, WILSON'S SADDAN.

The following Officers were present: [redacted]

1. Vice Chairman
2. Finance Member, DGA
3. Engineer Member, DGA
4. Principal Commissioner (Housing), DGA
5. Commissioner (Pig.)
6. Addl. Commr. (LS)
7. Addl. Commr. (Pig.)
8. Addl. Commr. (Pig.)
9. Chief Architect
10. Chief Accounts Officer
11. A.C.A.-I (SZ)
12. A.C.A.-II (Sports)
13. A.C.A.-III (Rajiv)
14. CE (HQ)
15. CE (MZ)
16. SA (Socio Cultural)
17. SA (DUGF Conservation and)
18. Dir. (Pig.)
19. Dir. (IL)
20. Dir. (Pig.)
21. SA (VC Office)

SDN

336591.

APPROVED MINUTES OF 363rd SCM HELD ON 11-09-2018 HELD IN VIKAS
SADAN

[illegible]

The meeting ended with a 20-minute thank-you by the Chairman. 10/13

This issues with the approval of national government.

DELHI DEVELOPMENT AUTHORITY

HUMAN CO-ORDINATION UNIT

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Vice Chair: Norman

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Dr. Christy A. G. Cohen

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ANNEXURE-VII

Dy No. ...
Date ... 13/11/18

May please provide the feasibility report of PSP plot area
measuring 800 sqm as per approved map of Sec-9, Dwarka.
Copy of para layout plan is enclosed here.

07/11/2018

AD-II Ujjain

AD (Survey)

As required following observations
are taken at site.

1. Site is vacant.
2. Demarcation of 800 sqm plot is
not exist at site.
3. Thick bushes grow up at site.

AD (PLG)

07/11/2018

07/11/2018
7.9.2018

D.D (PLG) 20/11/18

Set up in site

07/11/18

Sh. Mahesh

20/09/1986

1. 20/09/1986

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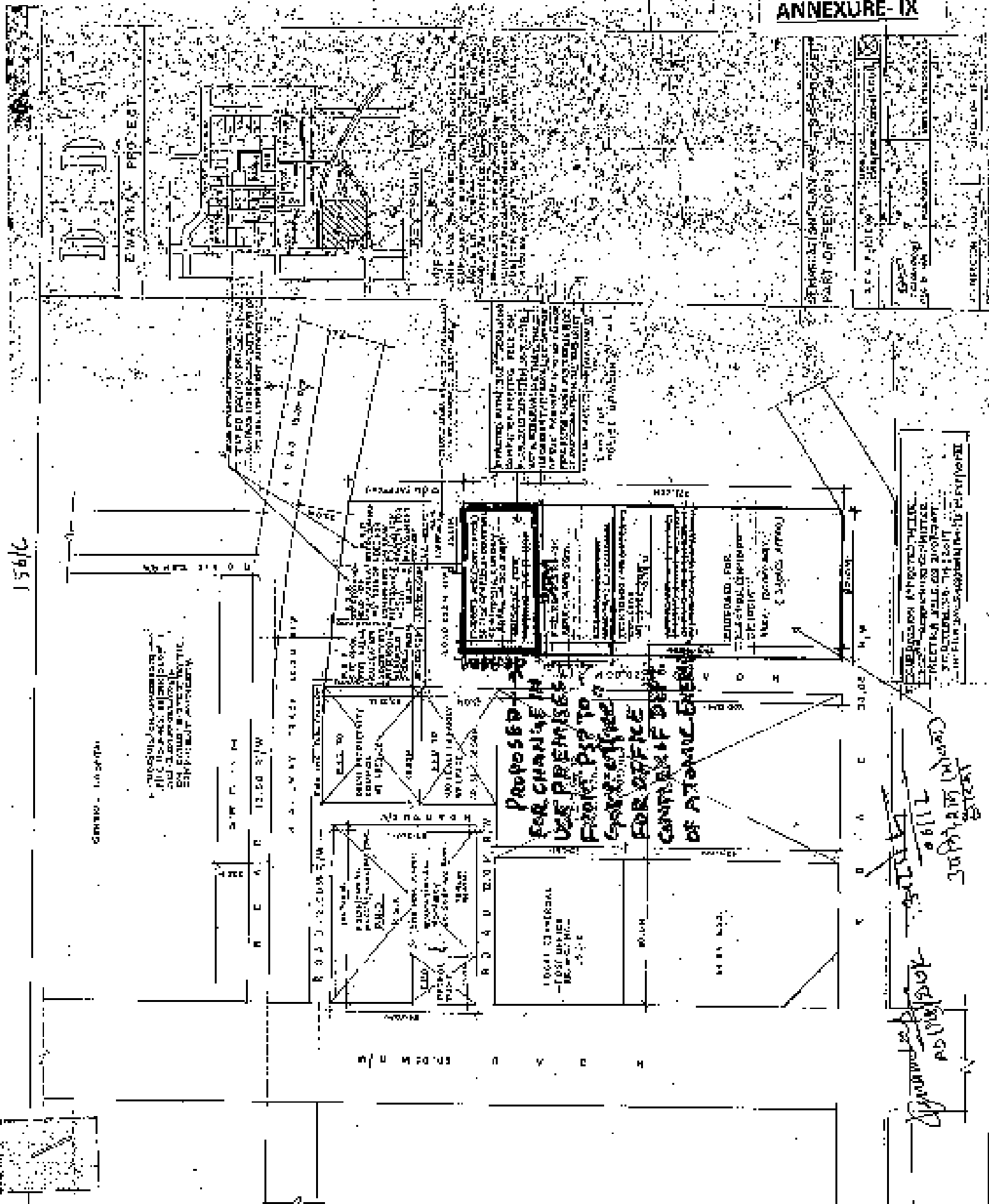
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 2321-22
 2322-23
 2323-24
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ITEM NO. 04/2019

Sub: Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for plots 'X' and 'Z' (23911.24sqm and 23887.18sqm) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.

File No. F.20(06)2017/MP

1. Background

- i. On the basis of the request received from Northern Railway vide letters dated 01.03.2017 & 16.06.2017, the proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24sqm, 24400 sqm and 23887.18sqm) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D, was placed before the Authority in its meeting held on 07.09.2018 vide item No. 32/2018. The decision of the Authority meeting is reproduced below:

The Proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued for plots X and Z after fulfilling the conditions as approved by the Authority.

For Plot 'Y', the matter be referred to Ministry of Housing and Urban Affairs (MoH&UA), Government of India for seeking the approval of Prime Minister's Office (PMO) as the site falls within Lutyens' Bungalow Zone (LBZ). Public notice be issued inviting objections/suggestions after receiving the approval.

(The copy of Authority Agenda along with decision is enclosed as Annexure- I)

- ii. As a follow up action of the Authority meeting dated 07.09.2018, in respect of Plot 'X' and 'Z', DDA sent letter dated 09.10.2018 to Northern Railway with a request to send the information with respect to proposed conditions as approved by the Authority. In response, Northern Railway vide letter No. 105-W-C/SSB dated 17.10.2018 has sent information, in accordance with proposed conditions. The copy of the said letter is enclosed as annexed at Annexure- II.
- iii. With respect to Plot 'Y', DDA has sent letter dated 24.09.2018 to MoHUA for seeking approval of Prime Minister's Office (PMO). Further, MoHUA vide letter dated 07.12.2018 requested DDA to provide compliance report of the proposed conditions to be fulfilled by Northern Railway as approved by the Authority in its meeting dated 07.09.2018. In response, DDA vide letter dated 04.01.2019 sent information to MoHUA to take further action. The matter regarding plot 'Y' is under process with MoHUA, Govt.

2. Public Notice

A public notice with respect to plots 'X' and 'Z' for inviting objections/suggestions from the public was issued vide S.O. 5870(E) dated 30.11.2018 (Annexure-III).

3. Board of Enquiry & Hearing Meeting

In response to public notice dated 30.11.2016, 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 may not be required.

4. 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 with respect to plots X and Z may be referred in the Authority Agenda dated 07.09.2018. (Annexure- I)

5. Proposal

In view of the above para, the proposed change of land use of Plots 'X' and 'Z' (23911.24 sqm, and 23687.18 sqm) of Northern Railway is placed before the Authority for approval. The details of the same are as under:

Location	Area	Land use as per MPD-2021 and ZDP of Zone-D (prepared under 2001)	Land use changed to	Boundaries
(Plot as 'X') Railway land plot adjacent to Lakshadweep Guest House, Bihar Niwas and Tripura Bhawan in Chanakyapuri Government residential area, New Delhi, falling in planning Zone -D	2,391 Ha. (23911.24 sqm.)	'Transportation' (Railway operational)	'Residential'	North: Lakshadweep Guest House, Bihar Niwas and Tripura Bhawan. South: Existing Railway Track East: Africa Avenue Road West: Existing approach road from Setya Marg
(Plot as 'Z') Railway Land plot adjacent to Sarojini Nagar Residential Area, New Delhi, falling in planning Zone - D	2,368 Ha. (23687.18 sqm.),	'Transportation' (Railway operational)	'Residential'	North: Existing Railway Track South: Sarojini Nagar Residential Area East: G- Avenue Road West: Africa Avenue Road

(Refer location of plots 'X' and 'Z' as Annexure IV)

6. Recommendation

The proposal at Para 5.0 above is placed before the Authority for approval for issuance of the final notification by the Ministry of Housing and 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, Government of India for issue of final notification.

ITEM NO. 32/2018 dt. 7.9.2018.

Subj: Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24sqm, 24400sqm and 23687.18sqm) of Northern Railway located on east & west side of Africa Avenue Road, opposite Sadarjung Railway Station, New Delhi, falling in Planning Zone-D.

File No. F.70(06)/2017/MP

1.0 Background

- i. A letter dated 01/03/2017 was received from the Chief Engineer/MRTS, Northern Railway, New Delhi regarding the proposal of change of land use from 'Transportation' (Railway Operational) to 'Residential' for Railway land and three plots measuring 23911.24 sqm, 24400 sqm and 23687.18 sqm located on East & West side of Africa Avenue Road, opposite Sadarjung Railway Station and Sarojini Nagar Area, New Delhi for redevelopment of railway's existing residential set up by providing high rise apartments for Railway officers accommodation. In this letter, Northern Railway had enclosed documents i.e. Site Layout plan, Land Plan, Master Plan for redevelopment of Railway Land at Sadarjung Station and Sarojini Nagar Area. Revenue Records duly verified by L&DO, and information w.r.t. proposal as per MoUD letter dated 04/09/2015 & 37/04/2015.
- ii. In response, DDN vide letter dated 09/05/2017 requested Northern Railway to take up the matter with MoUD for PMO approval for site earmarked as 'Y' and for site earmarked as 'Z' to provide revised/modified plan showing ROW (width) of approach roads/roads affecting the sites for further examination.
- iii. Thereafter, Northern Railway vide letter dated 16/06/2017 clarified with respect to site earmarked as 'Y' and 'Z'.

2.0 Follow up action:

- i. On the request of Chief Engineer/MRTS, Northern Railway vide letter dated 01/03/2017, the said proposal of three plots (X, Y, Z) was placed before the Technical Committee meeting held on 23/09/2017 vide Item No. 79/2017. The decision of the Technical Committee is reproduced below:-

The proposal was presented by Director (Pg.) Zone 'D'. After detailed deliberation, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.

It was also decided that the plot referred as 'Y' measuring 2.44 Ha. falling within Lutyen's Bungalow Zone (LBZ) may immediately be referred to MCH&UA for seeking approval of PMO to facilitate change of land use of the said pocket.

(Refer Technical Committee Agenda alongwith decision is at Annexure 'A')

- ii. In view of the decision of the Technical Committee meeting dated 20.09.2017, a letter dated 08.12.2017 was sent to MoH&CA by DDA. In response, MoH&CA vide letter dated 29.10.2017 has directed DDA to process the matter as per the prescribed procedure and to take approval from Authority before sending it to this Ministry for seeking approval of PMO.
- iii. Thereafter, the agenda for the Authority has been prepared and submitted to Honble L.G. Deth/Chairman for prior approval.
- iv. Subsequently, Special Secretary to Lt. Governor vide note dated 22.11.2017 had observed the following :

"Honble Lt. Governor has perused the draft agenda 'proposed change of land use from 'Transportation (Railway Operations)' to 'Residential' for three plots (23311.24sqm, 24400sqm and 23861.18sqm) of Northern Railway located on east & west side of Africa Avenue Road, opposite Sadarjung Railway Station, New Delhi, falling in Planning Zone-D. It has been desired that the assessment of impact on traffic and feasibility of providing essential services for the proposal, may kindly be carried out by DDA in consultation with the agencies concerned".
- v. In view of the above observation from Raj Niwas, a letter dated 08.12.2017 was sent to Northern Railway for compliance of the above referred observation.
- vi. Thereafter, Northern Railway vide letter dated 14.05.2018 had submitted the traffic impact assessment report in response to DDA's letter dated 08.12.2017.
- vii. As per the observations from Raj Niwas as stated in para 2(iv), the Northern Railway was requested to submit the assessment of impact on traffic and feasibility of providing essential services for the proposal; however, Northern Railway has only submitted the traffic impact assessment report vide letter dated 14.05.2018 and not submitted the feasibility of providing essential services for the proposal.
- viii. Further, DDA vide letter dated 23.05.2018 has requested Northern Railway to send feasibility of providing essential services for the proposal. The report of the same is still awaited.

3.0 Examination

- The Northern Railway land plots are located on East & West Side of Africa Avenue Road opposite Sardarjung Railway Station & Sarojini Nagar Area.
- The details of plots marked as 'X', 'Y' & 'Z' on the copy of Master Plan for Redevelopment of railway/land at Sardarjung Station and Sarojini Nagar Area provided by Chief Engineer (Cons./Survey) Northern Railway vide letter dated 01.03.2017 is given below:

S. No.	Location	Area as per Northern Railway letter dated 01.03.2017	Boundaries as per Northern Railway letter dated 01.03.2017	Land use as per approved ZBP of Zone-D (prepared under MPD-2001)	Planning Observations
1.	Railway land plot adjacent to Lakshadweep Guest House, Bihar Niwas and Tripura shawan in Chanakya Park Government residential area, New Delhi, falling in Planning Zone-D (marked as 'X')	23841 sqm	North: Lakshadweep Guest House, Bihar Niwas and Tripura shawan South: Existing Railway Track East: Africa Avenue Road West: Existing approach road from Sanya Marg	Transportation (Railway Operation)	i. The site falls outside LBZ. ii. The road width as provided in the enclosed plan is 24.0m.
2.	Railway land plot adjacent to Naval HQ and Central Govt. Residential Area, New Delhi (marked as 'Y')	24400 sqm	North: Naval HQ and Central Govt. Residential Area South: Existing Railway Track East: G Avenue Road West: Africa Avenue Road	Transportation (Railway Operation)	i. The site falls within LBZ. ii. For processing any change of land use, under Section 11A of Delhi Development Act, 1957 (within LBZ), the approval of Prime Minister's Office (PMO) through Ministry of Housing & Urban Affairs, Govt. of India is required.

							for which Ministry of Railway is seeking NOD separately.
							The above falls outside LBZ.
3.	Railway land plot adjacent to Sarojini Nagar Residential Area, New Delhi (marked as 'X')	2968 sqm. 15 sqm.	North: Existing Railway track South: Sarojini Nagar Residential Area East: G Avenue Road West: Air Force Road	Transportation (Railway Operation only)			

- iii. Northern Railway vide its letter dated 01.03.2017 has stated that General Manager, Northern Railway has accorded administrative approval for the change of land use proposal.
- iv. As per letter dated 01.03.2017 of Northern Railway, the land parcels proposed for change of land use are owned by Railway (Central Government). Ownership of this land is duly verified by L&DO.
- v. Northern Railway vide its letter dated 16.03.2017 has clarified the following :
 - a. The plot marked as 'Y' measuring 24400sqm. falls within LBZ hence the matter will be taken up with the Ministry of Housing & Urban Affairs, Govt for PMO approval.
 - b. The plot marked as 'Z' falls outside LBZ but as per MPD-2021, plots for group housing should be located on road facing minimum width of 18 m ROW. It is hereby clarified that the G-Avenue road is having 14m carriage way and 2x7m wide footpath hence total width is 18m which meets the requirement of MPD-2021. This has been corroborated in the Master Plan for redevelopment of Railway land at Saffdarjung Station and Sarojini Nagar Area. It is to be mentioned that, in the meeting held with Director, L&DO, MoH&UA on the subject, it was informed that redevelopment of General Pool Residential Accommodation (GPRA) at Sarojini Nagar and six other colonies in Delhi have been approved by the Cabinet in July 2016 based on proposal of MoH&UA. Hence G-Avenue road will be developed as per requirement, in line with the plan of above redevelopment.

4.0 Comments from DCP Traffic (HQ) forwarded by Northern Railway vide letter dated 14.05.2018 (Annexure 'B') with respect to approval/endorsement of Impact Assessment Report for traffic arising out of proposed Railway employees residence at Railway plots at Saffdarjung & Sarojini Nagar Area.

The following points are suggested which may be taken into consideration to ensure better traffic management in the area in the general interest of the public.

- i. Plot 'X' - This may be relooked into for reduction in the proposed dwelling units as suggested by local traffic officers.
- ii. Plot 'Y' - Provision for additional entry/exit from Naval School side should also be looked into for better circulation and management of traffic.

- iii. Plot 'Z' - Provision for one more entry & exit from Brigadier Hashiyar Singh Marg either from L Avenue, J Avenue or from elsewhere may also be looked into. Similarly, case may also be relooked into for reduction in the proposed dwellings units which may be restricted to 100 dwellings as suggested by field traffic officers.
- iv. No commercial activity like mall, shopping complex, multiplex/cinema etc. should be allowed in the proposed residential complex(s).
- v. The entry & exit gates of the proposed residential complex(s) should be planned away from the main roads to avoid direct conflict with the main road traffic.
- vi. Provision for adequate holding area inside the boundary walls of the complex(s) should also be made to facilitate temporary parking of a certain number of motor vehicles so that no queuing of vehicles is observed on road side while entering/exiting the complex.
- vii. Availability of parking spaces as per the Delhi Master Plan, 2021 or as applicable in Building Bye Laws should be ensured.
- viii. Adequate number of traffic marshals should be deployed for proper regulation of traffic and parking of visitors vehicles to ensure efficient traffic management in the area even during construction period in the general public.
- ix. Provision of other suitable traffic control measures alongwith traffic calming measures as per the available guidelines and as per the need should also be ensured so that no parking of vehicles is allowed outside the premises on road side in the general interest of public and there is better traffic circulation alongwith safety of all road users.

5.0 MoH&UA reference

The reply, as received from Northern Railway vide letter dated 01.03.2017 with respect to the then MoUD (now MoH&UA) letter dated 07.04.2016 is as follows:

S.No.	Description	Reply
(i)	Whether the land is government or private and who is the land owning agency?	The land is Government and owned by Railway (Central Government) as per Northern Railway vide letter dated 01.03.2017.
(ii)	On whose request the change of land use case or modification in MPD-2021 has been initiated?	As per the request by Chief Eng. In-charge/Const./Survey, Northern Railway vide letter dated 01.03.2017.
(iii)	Whether a responsible officer from ZDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Site was inspected by officers of Planning Zone-D on 21/06/2017 and following was observed: i. The sites under reference (X, Y, and Z) are bounded by a boundary wall and are located on the Eastern & Western side of Africa Avenue Road and Sarojini Nagar Residential Area. ii. There are already built up plots existing within the sites under reference (as X & Z).

		iii. The sites are accessible from existing 24m wide Road and 10m wide G Avenue Road. iv. There are number of trees/bushes existing within the plots under reference. v. Santa post station was going up inside the plot earmarked as 'X'.
(v)	What is the public purpose proposed to be served by modification of MPD and/or change of land-use?	Redevelopment of Railway colony for better utilization.
(vi)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Redevelopment and the changes in consonance with approved plans, policies and guidelines of MPD. Presently, there are 124 houses of Railway Officials of double storey on these plots. After redevelopment, more railway officials will be accommodated in the same land plots for better and economical utilization of land resources.
(vii)	What will be proposal's impact on general public e.g. Law & order etc.?	No side effect on law and order.
(viii)	Whether any Court cases are pending on the land mentioned in proposal? Full details be attached.	There is no Court case on the land mentioned in the proposal and title is clear for Northern Railway.

6.0 MOH&UA references

The information as received from Northern Railway vide letter dated 21.03.2017 with respect to the then M&UD (now MOH&UA) letter no K/3016/3/2012 - 1304 dated 04/09/2016 is as follows:

S.No	Description	Reply
(i)	Background: Note indicating the current situation/provisions;	The said Railway Lands has 124 houses (existing) for railway officials in double storey of old vintage. Railway officials are required to stay near Stations for emergency and regular operational activities but due to shortage of vacant land, there is shortage of accommodation near railway stations. So proposal is initiated by Northern Railway to utilize maximum FAR for residential redevelopment for economical & better utilization of available railway operational land to residential redevelopment use for railway officials. The activities permitted under Rail circulation as per clause 12.7 of MPD - 2021 is all facilities related to Railway Tracks, operational areas including

		watch and ward?
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and for disposal, and if yes, when and how?	Yes, similar proposal for RVNL for CLU in nearby railway land from "Railway Operational" to "Residential" have already been considered by the DDA.
(iii)	What were the specific recommendations of the Authority with regard to the proposal?	DDA has approved the CLU of "Railway land to RVNL from "Railway Operational" to "Residential" adjacent to Haveli Loka in Matlaga, New Delhi.
(iv)	How and why the proposal was initiated?	The proposal was initiated as per requirement by Northern Railway.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and, if yes, the outcome thereof?	The Northern Railway want to utilize maximum FAR for Residential redevelopment and better utilization of available Railway operational land area to residential use.
(vi)	What are the expected short term and long term economic proposal is approved and implemented?	This will add to the Housing stock of Railway and increased the Residential density in the area.
(vii)	How the proposal will benefit in the development and economic growth of the city?	This will add the Housing stock of the Delhi and increase the residential density in synergy with the vision of the Master Plan of Delhi.
(viii)	What are the provisions corresponding to other propose policy/changes exist in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi?	The proposal is made as per MPP-2021.
(ix)	What will be the public purpose served by the proposed modification?	Railway officials are required to stay near Stations for emergent and regular operational activities, there is shortage of vacant land in Delhi and accommodation near Railway station. So proposal is initiated by Northern Railway for better utilization of available Railway operational land to Residential use.
(x)	What is the number of people/families/households likely to be affected by the proposed policy?	As stated 124 Railway officials are residing in double storey houses. The development shall be done in phases.
(xi)	Whether the proposal is in consonance with the existing plans, laws, byelaws, rules, etc.	Yes, the proposal is in consonance with the existing plans, laws, byelaws, rules, etc.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master	The implementation of the proposal required only Change of Land use from Operational to Residential redevelopment.

	Plan, etc; and if yes, what action has been taken to bring about such changes.	use and as per provisions of Master Plan.
(xiii)	Whether the departments/organization/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Yes, General Manager, Northern Railway has accorded administrative approval for this CLD proposal in consultation with other departments/Ministries.
(xiv)	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;	Yes, as stated by Chief Engineer, MRTS, Northern Railway in Joint letter dated 01/03/2017 for redevelopment of Railway Land.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministries regarding the proposal.	Sh. Besh Ratan Gupta, Chief Engineer/Construction/Northern Railway/Kashmiri Gate, Contact no.8717535818, Fax No.011-23863440 Sh. Manish Kumar Verma, Director (Plg.) U/PREC/Zone-D, 14A, Ph. No.233/3042, 9815728121 (M)

7.0 Proposal

As recommended by the Technical Committee in its meeting held on 20.09.2017 vide item No. 28/2017, MoH&CA vide letter dated 09.10.2017 and observations from Raj Niwas vide note dated 22.11.2017, the matter regarding proposed change of land use of an area measuring 23311.24 sqm, 24400 sqm and 23067.19 sqm for sites (Lot 'X', 'Y' & 'Z' respectively) located in East and West side of Ahliah Avenue Road opposite Sadafarjungi Railway Station and Sarojini Nagar Area, New Delhi under Section 11A of DP Act 1957 are detailed as under:

- The following proposal with respect to Plot 'X' and 'Z' is placed before the Authority for inviting objections and suggestions from the public under Section 11A of DP Act, 1957. The details of the same are as follows:

Location	Area	Land use as per MPO-2021 and ZUP of Zone -D (prepared under 2001)	Land use changed to	Boundaries
(Plot as 'X') (Railway land plot adjacent to Lakshmiwari Guest House, Bihar Niwas and Tripura Bhawan)	2,391 Hect. (2391.24 sqm.)	Transportation (Railway operations)	Residential	North: Lakshmiwari Guest House, Bihar Niwas and Tripura Bhawan. South: Existing

Charakhyapur, Government residential area, New Delhi, falling in Planning Zone - D				Railway Track East: Africa Avenue Road West: Existing approach road from Satyapuri
(Plots 'Z') Railway land plot adjacent to Sarojini Nagar Residential Area, New Delhi, falling in planning Zone - D	2.36 Ha. (29687 sqm.)	'Transportation' (Railway operational)	Residential	North: Existing Railway Track South: Sarojini Nagar Residential Area East: G- Avenue Road West: Africa Avenue Road

- ii. The proposal with respect to Plot 'Y' is placed before the Authority for seeking the approval of Prime Minister's Office (PMO) through Ministry of Housing and Urban Affairs (MoH&UA), Government of India as the site falls within 'Loyers' Bungalow Zone (LSZ). The approval of PMO is a prerequisite for processing the change of land use under Section 11-A of Delhi Development Act, 1957. The detail of the said plot is as follows:

Location	Area	Land use as per MPD-2001 and ZOI of Zone - D (prepared under 2001)	Land use changed to	Boundaries
(Plots 'Y') Railway land Plot adjacent to Sarojini Nagar Residential Area, New Delhi falling in planning Zone-D	2.44 Ha. (24400 sqm.)	'Transportation' (Railway operational)	Residential	North: Naval Head HQ and Central Govt. Residential Area South: Existing Railway Track East: G- Avenue Road West: Africa Avenue Road

(Refer location of three plots as 'X', 'Y' & 'Z' on plan provided by Northern Railway vide letter dated 01.03.2017 & approved Zonal Development Plan of Zone-D prepared under MPD-2001 is at Annexure 'C')

8.0 Recommendation

The proposal at para 7.0 is placed before the Authority for its consideration and approval subject to the following condition:

- i. Northern Railway will submit feasibility study report on essential services (water, sewage & Electricity) to be required for the proposed development duly vetted by concerned agency before issuance of public notice for inviting objections/suggestions.
- ii. Northern Railway will submit undertaking that they will ensure the observations of DCP (Traffic) as stated in Para 4.0 in letter and spirit while preparing plan and its execution before issuance of public notice for inviting objections/suggestions. However, comments/inputs of DCP (Traffic) at para 4(i), (ii) (reduction in the proposed dwelling units at Plot 'X' and Plot 'Z') and (iv) (provision of commercial activity) cannot be applied rigidly. The plans should be as per MFD-2021 and UDBL 2016 regarding proper density and use mix after taking into account impact on traffic circulation.
- iii. The project should be planned in such a manner that the existing trees become an integral part of the project. No tree should be cut.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued for plots X and Z after fulfilling the conditions as approved by the Authority.

For Plot 'Y', the matter be referred to Ministry of Housing and Urban Affairs (MoH&UA), Government of India for seeking the approval of Prime Minister's Office (PMO) as the site falls within Lutyens' Bungalow Zone (LBZ). Public notice be issued inviting objections / suggestions after receiving the approval.

Attested Copy

26.12.24

CHIEF EXECUTIVE OFFICER

CHIEF ENGINEER

CHIEF ARCHITECT

CHIEF PLANNING OFFICER

Minutes of The Technical Committee Meeting Held On 20.9.2017

Page No. 14/20/2017

Subject: Change of Land use from "Railway Operational" to "Residential" for three plots of Railway land located on East & West side of Africa Avenue Road, opposite Saffroning Railway Station, New Delhi, falling in Planning Zone-D. (P-20/16/2017/117)

Synopsis:

The proposal is regarding Change of Land use from "Railway Operational" to "Residential" for three plots (X, Y & Z) area measuring 23951.74 sqm, 20400 sqm and 23647.18 sqm located on East & West side of Africa Avenue Road opposite to Saffroning Railway Station and Saffroning Nagar Area, New Delhi, falling in Planning Zone-D.

1.0 Background

Letter dated 01/03/2017 was received from the Chief Engineer/MRTS, Northern Railway, New Delhi regarding the proposal of Change of Land use for three plots located on East & West side of Africa Avenue Road, opposite Saffroning Railway Station and Saffroning Nagar Area, New Delhi, falling in Zone-D.

Chief Engineer/MRTS, Northern Railway vide letter dated 02/03/2017 had enclosed some documents i.e. Site Layout plan, Land Plan, Master Plan for redevelopment of Railway land at Saffroning Station and Saffroning Nagar Area, Revenue Records duly verified by L & B O and information with proposal as per RTI/D letter dated 01/09/2015 & 07/04/2015.

General Manager, Northern Railway vide letter dated 01/03/2017 has recorded approval for this Change of Land use proposal.

2.0 Examination

The proposal was examined and discussed with Commissioner (M.P.) on 13/04/2017. Based on the discussion a letter vide this office dated 09/05/2017 was sent to Chief Engineer/MRTS with observations for site marked as Y & Z.

The railway land plots are located on East & West side of Africa Avenue Road opposite Saffroning Railway Station & Saffroning Nagar Area.

The details of plots marked as X, Y & Z on the copy of redevelopment plan provided by Chief Engineer/Cons. Survey, Northern Railway is given below:

S.No.	Location	Area (sqm) as per Northern Railway letter dated 01.03.2017	Boundaries (as per Northern Railway letter dated 01.03.2017)	Land use as per approved ZOP of Zone-D (prepared under MPD-2001)	Planning Observations
1.	Railway land	23951.74	Northern Railway	Transportation	1) Top 2) Side 3) Left

	Plot Adjacent to Litchandwala Credit House Bikaner North and Trilokha Bhawan, Sector-7, Jangpura, New Delhi		Lalithanagar Guest House, Plot No. 6 and 7, South Existing Railway Track East Vengalwada Road, West Existing Stream, Road from Surya Marg.	Railway Operational	a) Outside IZ b) The said plot is enclosed in the enclosed plan no. 29/180
	Plot Adjacent to Highway and District Court to Naval Post and Central Govt. Rail Station at New Delhi (In Phase IV)		North - Major Road and Central Govt. Residency Area South - Existing Railway Track East - G Avenue Road West - Africa Avenue Road	Transportation (Railway Operational)	a) The site falls within IZ. b) For processing, change of land use under Section 11A of Urban Development Act, 1957 (with IZ). The approval of Principal Minister's Office (PMO) through Ministry of Urban development & Is required for which Ministry of Railway is seeking NOC separately.
	Plot Adjacent to Sakinaka Nagar Residential Area, New Delhi (Phase II & III)	23587 LR	North - Existing Railway Track South - Sarojini Nagar Residential Area East - G Avenue Road West - Africa Avenue Road	Transportation (Railway Operational)	a) The site falls outside IZ. b) The exact boundary of the site is under reference to the City.

With reference to note of Chief Engineer/Survey, in this letter dated 06.06.2017 mentioned that the matter will be taken up with the Ministry of

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English Descriptions

U.S. Department of Justice, Office of Inspector General, *U.S. Federal Reserve Bank: 2011-2012*. Washington, DC: U.S. Government Printing Office, 2012.

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	is approved and implemented;	done by in the area.
(vii)	How the proposal will benefit to the development and economic growth of the city.	This will add the Housing stock of the Delhi and increase the residential density in synergy with the vision of the Master plan of Delhi.
(viii)	What are the provisions corresponding to other policies/changes in other metropolitan cities in India and foreign countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	The proposal is made as per MUP 2022.
(ix)	What will be the public purpose served by the proposed modification.	Railway officials are required to stay near Stations for emergency and regular operational activities; there is shortage of vacant land in Delhi and accommodation near Railway station. So proposal is initiated by Northern Railway for better utilization of available Railway operations land to Residential use.
(x)	What is the number of people/families/households likely to be affected by the proposed policy.	Estimated 124 Railway officials are residing in double story houses. The development shall be done in phases.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	Yes, the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.
(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.	The implementation of the proposal required only change of land use from Operational to Residential redevelopment use and as per provisions of Master Plan.
(xiii)	Whether the departments/organization/ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Yes, General Manager, Northern Railway has accorded administrative approval and this GID proposal in consultation with other departments/ministries.
(xiv)	Whether the relevant guidelines/orders of DOP & U, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and.	Yes as stated by Chief Engineer/GID's Northern Railway in their letter dated 02/03/2017 for redevelopment of Railway land.
(xv)	The name designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the	50, Deshbandhu Gupta, Chief Engineer/Construction/Northern Railway/Kashmiri Gate, Contact no. 011-76353418, Fax No. 011-76852546.

IX. Clarification regarding the proposal		Shri Chandan Pruthi, Director (Plan) Zone II, D.D. & D.C. Contact No. 011-2638848, Mobile No. 9810101010		
0. Proposal		The above the land use of an area measuring 23611.72 sqm (24405 sqm) and 23611.72 sqm for sites A & B, which are located East and West side of Africa Avenue Road, Sarojini Nagar Railway Station and Sarojini Nagar Area, New Delhi may be changed from Railway Operational to Residential Under Section 11A of DDA Act 1957.		
Site location	Area (in Sqm)	Land use as per MCD 2001	Land use changed to	Boundaries
(Plot as 'X')	23611.72 (2.391 Hect)	Land use as per MCD 2001	Land use changed to	Boundaries
Railway Land adjacent to East-West Express House, Bihar Nagar Road, Tripura Bhawan in Sarojini Nagar	23611.72 (2.391 Hect)	Transportation (Railway) Operational	Residential	North: L. K. Dwivedi Guest House, Bihar Nagar Road, Tripura Bhawan South: Existing Railway track East: Africa Avenue Road West: Existing approach road from Sarojini Nagar
(Plot as 'Y')	24405 (2.46 Hect)	Transportation (Railway) Operational	Residential	North: Sarojini Nagar Residential Area East: G-Avenue Road West: Africa Avenue Road South: Existing Railway track East: G-Avenue Road West: Africa Avenue Road
(Plot as 'Z')	24405 (2.46 Hect)	Transportation (Railway) Operational	Residential	North: Sarojini Nagar Residential Area East: G-Avenue Road West: Africa Avenue Road South: Existing Railway track East: G-Avenue Road West: Africa Avenue Road

Note: The Plot as 'Y' mentioned above falls within Sarojini Nagar Zone II (B2) for providing new change of land use under Section 11A of Delhi Development Act, 1957 (with in LRZ) and approval of Prime Minister's Office (PMO) through Ministry of Urban Development, Govt is required.

Refer the copy of location map for a plot situated by Chief Engineer, Northern Railway, for redevelopment of railway land, said Chief Railway Station, Delhi, for 200 Q. No. 1, showing the plot placed as Annexure 20.

5.0 Recommendation

The proposal at para 4 above, placed at Technical Committee Meeting for consideration under Section 1A of DDA Act, 1957. A new may be taken by the Committee of DDA for para 5.0 mentioned above.

SECRET

20/2017	Change of land use from 'Railway Operational' to 'Residential' for three plots of Railway land located in East & West side of Africa Avenue Road, Opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone D.	The proposal was presented by Director (P&D) Zone 'D' since detailed deliberation, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957. It was also decided that the plot referred as 'Y' measuring 2.44 Ha. falling within LUGHA's Planning Zone (LR2) may immediately be referred to MAFIA for seeking approval of PMO to facilitate change of land use of the said plot.	Action Director (P&D) Zone-D
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F.20(6)/2017-MP

DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

The proposal was considered in the Technical Committee Meeting held on 28.01.2017. vide item No. 20/2017.

Sd/-
28.01.2017

Site Inspection Report

- References were listed as follows:
- 1. The site inspection report is under:
 - 2. The site is located on the western side of Africa Avenue Road and is adjacent to the boundary wall and are located on the western side of Africa Avenue Road and is adjacent to the boundary wall.
 - 3. The site is already built up with a building.
 - 4. The site is accessible from the 24 in. wide Road and 30 in. wide 27 in. wide Road.
 - 5. There are number of trees, bushes and shrubs in the plot under reference.
 - 6. Some construction was going on inside the plot examined as 'X'.

(Harish Koul)
Asst. Dir. (P.L.) Zone-D

OFFICE OF THE DY. COMMISSIONER OF POLICE TRAFFIC (HQ), DELHI
 DELHI TRAFFIC POLICE HQS, DEV PRAKASH SHASTRI MARG, PUSA, NEW DELHI

No. (F.73/18)/ 8564 T2 (NOC)/Traffic dated Delhi Hqs. 05/05/2018.

To

The Dy. Chief Engineer/Const./SS-1
 Northern Railway
 Shakur Basti, Delhi

Sub:-

Approval/endorsement of Impact Assessment report for traffic arising out of proposed Railway employees residences at railway plots at Sardarjung and Sarojini Nagar area.

Sir

Please refer to your office letter dated 07.04.2018, addressed to the Commissioner of Police/Traffic (HQ), Delhi on the subject cited above. In this respect, I am directed to inform that the Impact Assessment report for traffic arising out of proposed Railway employees residences at railway plots at Sardarjung and Sarojini Nagar area has been examined and the following points are suggested which may be taken into consideration to ensure better traffic management in the area in the general interest of the public:-

- i) Plot 'X' - This may be looked into for reduction in the proposed dwelling units as suggested by field traffic officers.
- ii) Plot 'Y' - Provision of additional entry/exit from Naval School side should also be looked into for better circulation and management of traffic.
- iii) Plot 'Z' - Provision for more entry/exit from Brigadier Hoshiyar Singh Marg/entry/exit from the residential area may also be looked into. Similarly, it may also be looked into for reduction in the proposed dwelling units with in the specified 100 dwelling units as suggested by field traffic officers.
- iv) No commercial activity like mall, shopping complex, multiplex/cinema etc should be allowed in the proposed residential complex(s).
- v) The entry & exit gates of the proposed residential complex(s) should be planned away from the main roads to avoid direct conflict with the main road traffic.
- vi) Provision for adequate holding area inside the boundary walls of the complex(s) should also be made to facilitate temporary parking of a certain number of motor vehicles so that no queuing of vehicles is observed on road side while entering/exiting the complex.
- vii) Availability of parking spaces as per the Delhi Master Plan, 2021 or as applicable in Building Bye Laws should be ensured.
- viii) Adequate number of traffic marshals should be deployed for proper regulation of traffic and parking of visitors vehicles to ensure efficient traffic

management in the area even during construction period in the general public interest.

- (ix) Provision of other suitable traffic control measures along with traffic calming measures as per the available guidelines and as per the need should also be ensured so that no parking of vehicles is allowed outside the premises on road side in the general interest of public and there is better traffic circulation along with safety of all road users.

Yours faithfully,

ACT/TE
FOR DY. COMMISSIONER OF POLICE
TRAFFIC (HQ), DELHI

No.(F.73/18)

/IE (NOC)/Traffic dated, Delhi the /05/2018.

Copy to DCSP/T-GR and SR for information & necessary action.

ANNEXURE-II

आ निदेशक (संके) १२० २०

१३/१०/२०१७

१३/१०/२०१७

NORTHERN RAILWAY

Headquarters Office,
Kashmere Gate, Delhi.

Dated: 13-10-2016

No.105-W/P/SSR.

The Dy. Director (P&G), ZONE-I
Delhi Development Authority,
12th Floor, VIKAS MINAR,
1st FLOOR, New Delhi.

Sub: Change of Land Use (CLU) from "Railway Operational" to Residential in Zonal Plan of Master Plan Delhi 2021 for Railway land three plots measuring 23911.60 sqm, 24400.60 sqm and 23637.20 sqm located in East and West side of Africa Avenue Road adjacent to Lakshadweep Guest House, Bihar Niwas and Tripura Bhaawan in Chandrayapuri Government residential area (opposite to Sadarjung Railway Station).

Ref: Your office letter No. F.ZO(C6)2017/MP/15 dated 9.10.2016

Vide above reference, item wise comments of Railway areas under:-

- 1(A) On plot -K, 16 units houses are already existing since year 1955 for which electrical, water supply and sewerage sanctioned connections with required supply of electricity & water is available. Railway has planned for redevelopment of said plot by replacing of these 16 units with 100 unit multistory houses at Chandrayapuri for which water supply, sewerage connections have been sanctioned by NDMC with letter nos 1238/EE(W/s) dated 27-8-2018 (copy enclosed) and for electricity connection NOC of 11 KV has been issued by NDMC with letter NO. E-10/2016-17/EECOP-II KV /DES dated 19.7.2016 (copy enclosed).
- 1(B) On plot -Z, 36 units houses are existing since 1955 for which electric, water supply and sewerage (sanctioned) connections with required supply of electricity & water is available. Railway has planned for redevelopment of said plot by replacing of these 36 units with multistory houses for which planning is under process. After obtaining approval for land use change, numbers of houses in line with bye laws and master plan with basic essential services will be planned for taking approval from concerned agencies. Since land use change is a lengthy process which takes time for final approval, it is requested that while Railway will start the process for taking approval from local bodies parallelly, the CLU process may be proceeded with. As Railway department is a Government department and is bound to abide all rules & regulations of building bye laws as per MPD-2021, it is requested to process for public notification for land use change as the work will only be taken in hand after

MP Section is required to put up

in reference to file No. F. 20(9)2016/MP

For examination

2. DA/MP

obtaining the approval from NDMC, in line with CIU, in similar manner required approvals are obtained for plot X.

2. It is certified that all observation of DCR traffic under para (4.0) will be considered during planning in consistent with guideline of MPD-2021 and DCR-2016 will be followed.

3. It is certified that the project will be planned in such a manner that existing trees will become integral part of the project and cutting of tree will be avoided as far as possible and if cutting is unavoidable, it will be done with forest permission and with required compensatory plantation.

Encl:- As above

R Gupta 17/10/18
(Desk: Ratan Gupta)
Chief Engineer/Const./Survey



**DELHI DEVELOPMENT AUTHORITY
AREA PLANNING-II (PLANNING ZONE-D)
2nd FLOOR, VIKAS MINAR, NEW DELHI
Tel No. 23379042**

Dated: 08/10/2018

No. F.20 (06)2017/MP/P-54

To,
Chief Engineer/C/Survey
Northern Railway,
Headquarters Office, Kashmere Gate
Delhi-110006.

Sub: Regarding proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for three plots (23911.24sqm, 24400sqm and 23687.18sqm) of Northern Railway located on East & West side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.

Ref: DDA's Authority meeting held on 07.09.2018.

Sir,

This is in reference to the DDA's Authority meeting held on 07.09.2018 wherein the above referred proposal of Northern Railway was placed vide item No. 3272/18. The decision of the Authority is reproduced below:

"The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued for plot X and Z after fulfilling the conditions as approved by the Authority.

For Plot Y the matter be referred to Ministry of Housing and Urban Affairs (MoHUA), Government of India for seeking the approval of Prime Minister's Office (PMO) as the site falls within Lutyens' Bungalow Zone (LBZ). Public notice be issued inviting objections/suggestions after receiving the approval".

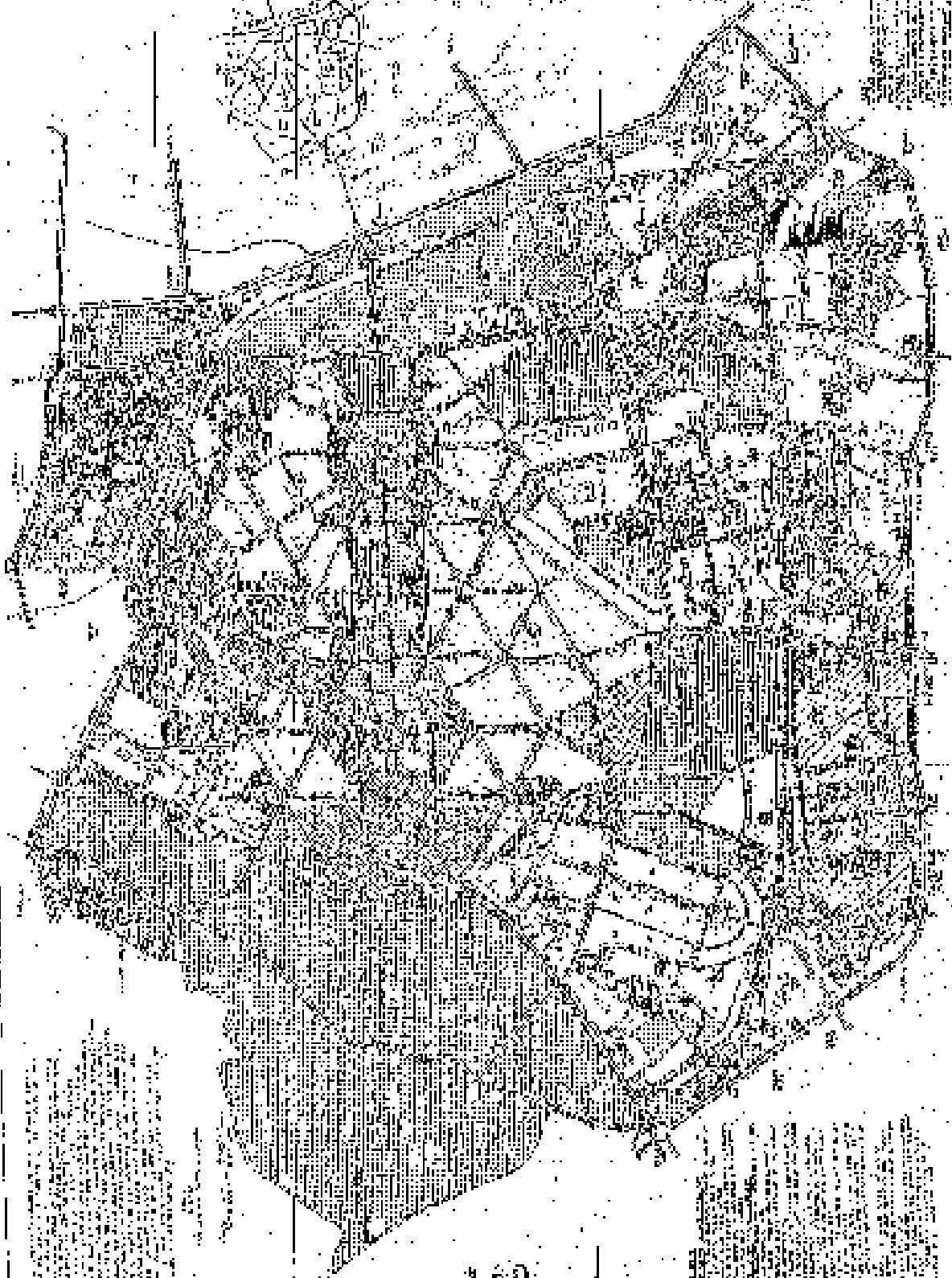
In view of the decision of the Authority, Northern Railway is requested to send the following information to this office at the earliest so that the public notice for inviting objections/suggestions may be issued.

- i. Northern Railway will submit feasibility study report on essential services (water, sewage & Electricity) to be required for the proposed development duly vetted by concerned agency before issuance of public notice for inviting objections/suggestions.
- ii. Northern Railway will submit undertaking that they will ensure the observations of DCP (Traffic) as stated in Para 4.0 in letter and spirit while preparing plan and its execution before issuance of public notice for inviting objections/suggestions. However, comments/inputs of DCP, Traffic (HQ) at para 4 (i), (ii) [reduction in the proposed dwelling units at Plot 'X' and Plot 'Z'] and (iv) [provision of commercial activity] cannot be applied rigidly. The plans should be as per MPD-2021 and UBDL 2016 regarding proper density and use mix after taking into account impact on traffic circulation.
- iii. The project should be planned in such a manner that the existing trees become an integral part of the project. No trees should be cut.
This issues with the approval of Competent Authority.

Dr. S. K. Singh
Dy. Director (Plg.)
Zone-D

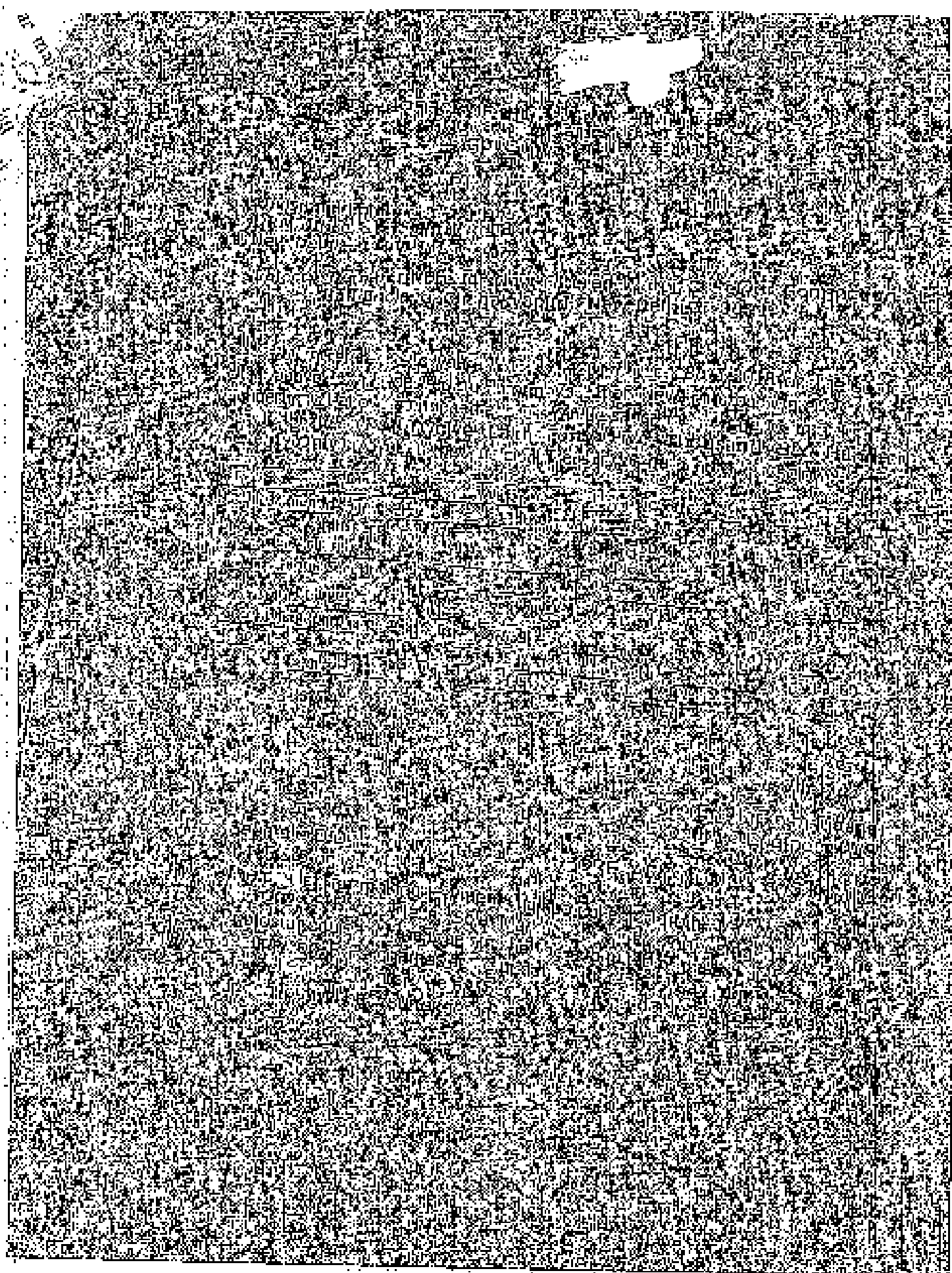
1. The first part of the report is a general description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:

1. The first part of the report is a general description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
2. The second part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
3. The third part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
4. The fourth part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
5. The fifth part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
6. The sixth part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
7. The seventh part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
8. The eighth part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
9. The ninth part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:
10. The tenth part of the report is a detailed description of the area. It includes a map of the area and a list of the places visited. The map shows the location of the area in relation to the surrounding areas. The list of places visited includes the following:



100
 101
 102

Page 104 of 104
Page 104 of 104



No. E-10/2016-177/EE/11KV/238/65-650

Date: 19/7/16

Joint Executive Engineer (Const.)
Northern Railway,
Behind Sankar Market,
Shivaji Bridge,
New Delhi-110001

Sub: Accommodation for essential operational staff of Northern Railway,
Chankya Park, New Delhi, Construction of Type-V SO unit flats for
Railway Board Officers, Northern Railway, Chankya Park, New Delhi.

For: NOC for space in the proposed sub-station Northern Railway,
Chankya Park, New Delhi.

Ref: PUC dt. 08.07.2016

Please refer to your letter with which Rs.10,000/- towards processing fee,
lay-out plan of proposed 11 KV Electric Sub-station, load details for existing
connection have been furnished.

The Competent Authority has accorded approval to issuing of NOC in the
of space for proposed sub-station at Northern Railway operational building at
Chankya Park, New Delhi, subject to the following conditions:-

1. The connection shall be made above on LT. The size of HT metering room shall be
minimum 5m x 5m. The consumer shall provide the built up space for metering
room.
2. The clear height of the proposed sub-station/ metering room shall be 3.0m below
the beam.
3. Steel door of size 1.75 meter x 1.75 meter to NDMC metering room and rolling
shutter of 3m x 3m for transformer rooms shall be provided.
4. A clear drive way/tramp of minimum 4m width (3.2 m minimum vertical
clearance) shall be provided near the Electric Sub-station/LT room for cartage of
electrical equipment and day-to-day maintenance works.
5. The location of Sub-station/NDMC metering room shall be got approved from the
Chief Architect, NDMC with respect to Building Bye Laws.
6. The Sub-station will be installed, commissioned and maintained by consumer
and shall be got inspected by Chief Electrical Inspector, Govt. of NCT of Delhi or
CEA before coming online.
7. The specifications of the Sub-station equipments shall be got approved from
NDMC before procurement.
8. HT equipments of NDMC metering room, LT cables shall be installed and laid by
NDMC after the receipt of complete deposit as per NDMC Estimate.
9. The Sub-station will remain the responsibility of Delhi Fire Services.
10. Capacitor banks of suitable capacity shall be installed by them to maintain power
factor preferably to the level of 0.95.
11. Necessary provision for the cable entry from the boundary wall to the HT
cables/metering room shall be secured by providing either RCC/RGPT pipes or
concrete duct.

You are therefore, requested to comply with the above conditions of this NOC and
report accordingly.

(E.E. Surender Kumar)
Executive Engineer (E) P.11 KV
Tel. No. 23868651

Copy to:

1. CEM-1
2. NCTM

For record information pl.
For record information pl.

(E.E. Surender Kumar)
Executive Engineer (E) P.11 KV
Tel. No. 23868651

NEW DELHI MUNICIPAL COUNCIL
DEPARTMENT OF ARCHITECTURE AND ENVIRONMENT
RAILWAY ZONED AREA, NEW DELHI

Sh. Anil Agarwal
Dy. Chief Engineer, Const.
Northern Railway
Shakuntla, Delhi 110008

03.08.2013

Subj: Revised plans for Northern Railway Operational Building at Chhatrapati Purbi
Neel Sarajung Railway Station, New Delhi

With reference to your application/plan no. submitted vide Scheme No. 0012/2013 dated 03.12.2012 for the grant of sanction to erect a rectangular building to serve as the development specified in the said application relating to Revised Plans for Northern Railway Operational Building at Chhatrapati Purbi, New Delhi. It is informed that the same has been sanctioned with the following conditions and corrections made in the plans.

1. The plans are valid up to 10.06.2014 provided the construction is started within one year from the date of sanction.
2. The construction will be undertaken as per sanctioned plans and no deviation shall be allowed. The permit holder shall be liable for any supervising architect engaged on the job will run the risk of having license cancelled.
3. A notice in writing shall be sent to NDMC before commencing the construction of the building as per bye-laws. Such notice will be sent to NDMC when the building has reached up to ground level.
4. The Party shall not occupy or permit to occupy the building or use to mount any structure or any other work without the sanction of the Authority.
5. NDMC will award indemnified and kept harmless from all proceedings in court and before all authorities of all expenses in matters which the NDMC may acceded by to the existing plans.
6. The doors and windows shall be fixed in such a way that they shall not when open, project on any street.
7. The party will not convert the building into more dwelling units than sanctioned.
8. The building shall not be constructed within minimum distance as specified in Indian Electrical Rules from voltage line running on side of the site.
9. The land use on or consequences of the environment of the site shall not be put off the public street.
10. Violation of building bye laws as described in Appendix Q of the Building bye laws shall not be condoned in any manner.
11. It will be the duty of the owner of the plot and the Architect preparing the plans to ensure that the sanctioned plans are as per provision building bye laws. If any infringement of bye laws remain unnoted, the NDMC reserves the right to amend the plans and when the infringement comes to its notice, NDMC will stand confirmed against any claim on its account.
12. The plans of plot approved separately under the terms of lease from the lessor for Land & Development purposes.
13. From the construction site shall be properly screened off the street road by erecting a screen wall not less than 8' in height from ground level and painted in white and green stripes and any displeasing look from the road side.
14. A copy of the sanctioned plans shall always be available and displayed near the work site for location name of the lessor/contractor of property as per lease deed, date of sanction of work plans with number/validity of sanction and issued by.
15. All public buildings including institutions, buildings, schools, etc. shall be provided with facilities for handicapped person.
16. Provision for rain water harvesting shall be made compulsory.

निम्नलिखित सं. डी. ल. नं. 33054/89

REVENUE NO. D. L. 33054/89

भारत का राजपत्र

The Gazette of India

असामान्य

EXTRAORDINARY

PART II—Section 3—Sub-section (ii)

PART II—Section 3—Sub-section (ii)

प्रसिद्धता से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 4647]	नई दिल्ली, शुक्रवार, नवम्बर 30, 2018/शुक्रवार 9, 1940
No. 4647]	NEW DELHI, FRIDAY, NOVEMBER 30, 2018/AGRAHAYANA 9, 1940

दिल्ली के राज्य प्राधिकरण

(मुख्य सचिव का कार्यालय)

सार्वजनिक सूचना

नई दिल्ली, 30 नवम्बर, 2018

क्र. गा. 5970(अ).—विश्वी विकास प्राधिकरण द्वारा जारी की गई दिल्ली विकास अधिनियम, 1967 की प्रस्तावित 11-क के अंतर्गत मुख्य योजना-2021/2022 की शीर्षक योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे अगला की जांचकर्ता के लिए एनर्ज का प्रकाशित किया जाता है। प्रस्तावित संशोधन के अंतर्गत यदि किसी व्यक्ति को कोई आगति प्रकृति का नुकसान हो, तो वे अपनी आगति/आवक्य एवं राजस्वगतिक मूल्य के जारी होने की तिथि से ठीक (30) दिन की अवधि के अंतर्गत अनुसूचित एवं सचिव, दिल्ली विकास प्राधिकरण, श्री जॉन, विकास सचिव, नई दिल्ली-110023 को लिखित रूप में पेश करते हैं। अगति करने के लिए मूल्य देने वाले व्यक्ति अपने नाम और पते के अनिवार्य लिखित प्रमाण पत्र के साथ एनर्ज का नई दिल्ली, श्री सी. डी. के कार्यालय में पेश करेंगे।

प्रस्तावित संशोधन:

संशोधन	क्षेत्रफल	दिनांक-2021 और नोन-डी को-ऑपरेटिव विकास योजना (2001) के अंतर्गत नैतिकता (अर्थ) के अनुसार भूमि उपयोग	भूमि उपयोग, सितारों पर आधारित किया जाता है	तीसरी
(X) के रूप में प्रयोज्य)	2.351 हेक्टेयर (2359'11, 24' जमीन)	'परिवहन'	'आवासीय'	उत्तर: नवद्वीप गैस व उद्योग, विद्युत निवास और विद्युत निवास। दक्षिण: विद्युत निवास और निवास। पूर्व: अर्थिक एवं उद्योग क्षेत्र। पश्चिम: गैस मार्ग से जोड़कर पहुँचाना।

3012/2018

[illegible]

(ज. नं. एफ) 20(6) 2017/एन पी।

जी. नरकार, आयुक्त एवं मन्त्रि

MASTER PLAN SECTIONS

PUBLIC NOTICE

New Delhi, the 26th November, 2018

S.O. 5871(MT).—The following notification, which the Delhi Development Authority/Central Government proposes to make in the Master Plan-2021/2 and Development Plan of Zone 'D' under Section 11-A of DD Act, 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed justification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sarani, New Delhi-110 023 within period of thirty (30) days from the date of this Public Notice. The person making the objection/suggestion should also give his/her name and address in addition to telephone No./contact number and e-mail ID which should be legible.

Proposed Modification:

109

ANNEXURE-IV



DELHI
DEVELOPMENT
AUTHORITY

NOTIFICATION NO. 10/2003
D.D.A. NO. 10/2003
D.D.A. NO. 10/2003
D.D.A. NO. 10/2003
D.D.A. NO. 10/2003
D.D.A. NO. 10/2003
D.D.A. NO. 10/2003

NOTIFICATION NO. 10/2003
D.D.A. NO. 10/2003
D.D.A. NO. 10/2003
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D.D.A. NO. 10/2003

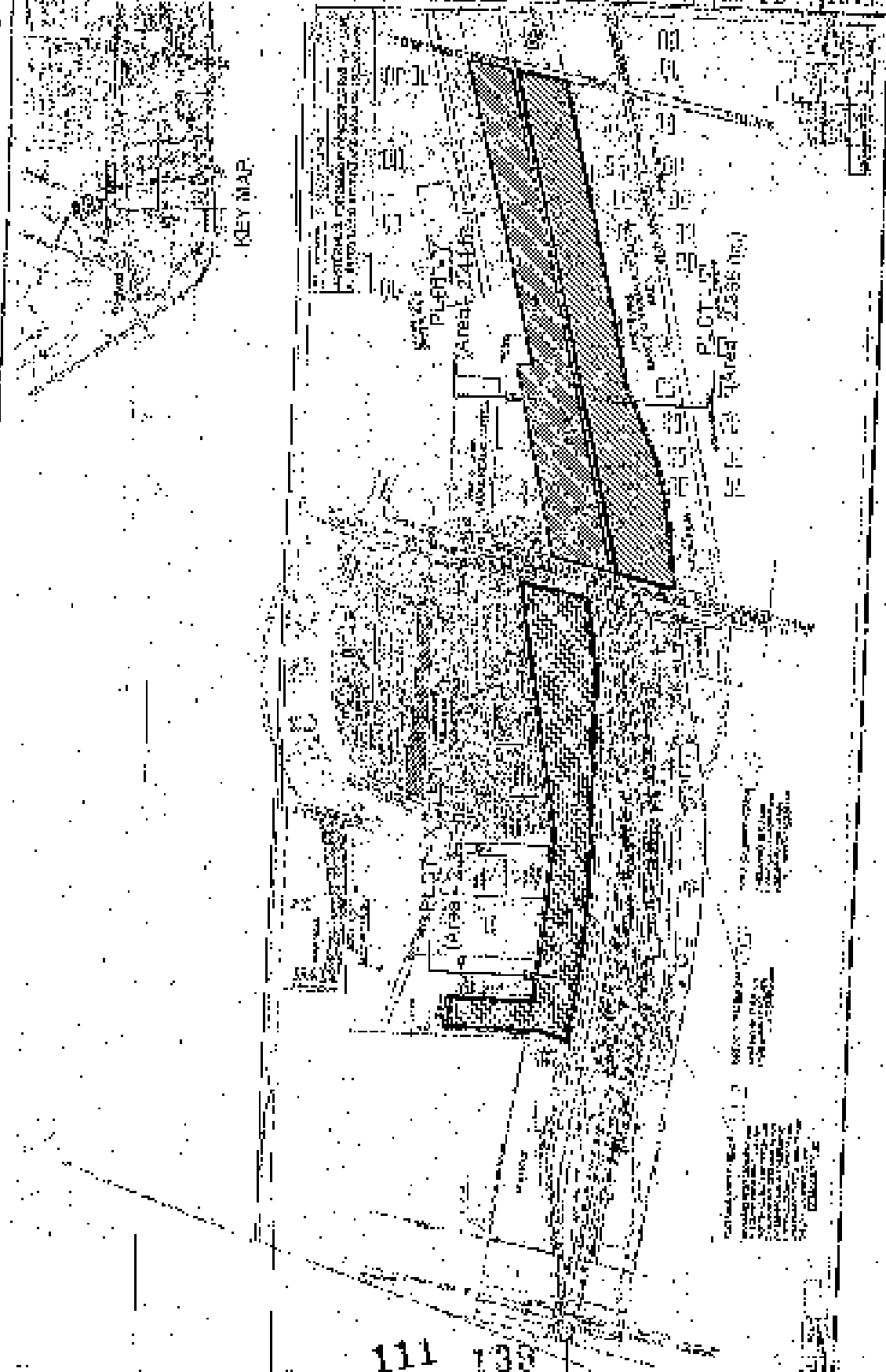
NOTIFICATION NO. 10/2003
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NOTIFICATION NO. 10/2003
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NOTIFICATION NO. 10/2003
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NOTIFICATION NO. 10/2003
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LOCATION
MAP

SCALE

111 138

ITEM NO. 05/2019

Sub: 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/L-II-B/1(1398)/382 dated 12.12.2018 (Annexure-A) has forwarded revised allotment letter dated 10.03.2017 of 8860 sq.m. (2.189 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 8025 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, MoHUA, GoI 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, 1957. 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 till 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 outside 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-W, 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(1398)/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 Delhi has been revised from 8025 sq.m.(1.983 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

The information with respect to MoUD letters dated 07.04.2015 & 04.09.2015 may be referred in 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 4 for processing the change of land use under Section 11-A of DG 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/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office of Bhartiya Janta Party (National level) at Pocket -3B, DDU Marg falling in Planning, Zone-D	0.8860 ha.(2.189 acre)	As per MPD-2021 - 'Residential' As per-approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Residential (Redevelopment Area)'	'Public & Semi-Public Facilities'	North: Proposed Primary Schools South: Deen Dayal Upadhyay 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 PD Act, 1987.

RESOLUTION

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

14 DEC 2018
11260



Specialist
ANNEXURE-A
12 DEC 2018
Dy. No. 339-C

Government of India
Ministry of Housing and Urban Affairs
Land & Development Office
Nirman Bhawan, New Delhi.

Dy. No. L&D/C/L-II-R/1(1398)/382

Dated 12th December, 2018

To,
14/12

The Vice Chairman,
Delhi Development Authority,
Vikas Sadak,
INA, New Delhi-110023.



3523
15/11/18
14/12/18

G.L.D.
Dinika

Subj: Allotment of land measuring 1.983 acres at Pocket-3, DDU Marg, New Delhi to Bharatiya Janta Party (National Level) for setting up of its National Level Party Office in New Delhi.

O/o AC (Pg.)-II

2890 21/12/18
Dy. No. 382

Sir,

In continuation to this office's letter of even number dated 21.07.2016 (enclosed 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 10.03.2017 (copy enclosed).

17 Dec 2018

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 Office.

Encl: as above

3523
15/11/18
Date 18/12/18

आयुक्त (योजना) कार्यालय
संख्या स-255
दिनांक 28/12/18

Yours faithfully,
Rajnish Kumar Jha

(Rajnish Kumar Jha)
Dy. Land & Development Officer
Phone no. 23061326

Matter pertaining to Planning as CLU is reported
19/12 21/12

Dinika
CLD
Comm(Plan)

115
21/12/18
AC (Pg.)-II

3523
15/11/18

by Special Messenger:

Government of India
Ministry of Urban Development
Land & Development Office

Nirman Bhawan, New Delhi.

Dated: 21/04/2016

No. L&DO/L-II-B-1(1398)/325

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

Sir,

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 LDO Plan No. 3883/2 was forwarded to your office along with allotment letter for action towards change of land use.

2. In continuation, another letter No. L&DO/L-II-B-1(1398)/163 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 at 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 DDA on this office's letter dated 18.4.2016 till further intimation from this office, which would be done shortly.

Yours faithfully,

31/04/2016
ISSUED

①

21/4/16

(Rajnish Kumar Jha)
Dy. Land & Development Officer
Tel.No.011-23061325

दिल्ली विकास प्राधिकरण

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

1517C

Sub: 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/L-II-E/1(1398)/382 dated 12.12.2016 (Annexure-I) has forwarded revised allotment letter dated 10.03.2017 of 8860 sq.m. (2.189 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 8325 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, MoHUA 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 -14A of DD Act, 1957. 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 till further intimation from L&DO's office.

2.0 Examination

- i. The site under reference is located on Door 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 outside 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 MCL school will be maintained as 'Green'.
- v. Subsequently, as per revised L&DO allotment letter No. L&DO/L-II-E-1(1398)/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 Delhi has been revised from 8025 sq.m.(1.983 acre) to 8663 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
 MoUD, GOI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD 2021 and change of land use cases for final notification under Section 11A of DD Act, 1957.
 The information with respect to MoUD letter dated 07.04.2015 mentioned below is taken from earlier Technical Committee Agenda held on 08.06.2016 and updated in present context.

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The change of land use case was recommended at the meeting of Land allotment 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 1.983 acre in pocket 11 at DDU Marg, New Delhi to Bharatiya Janata Party (National level) subject to the condition that the land use will be got changed accordingly and the land adjoining the MCD school will be maintained as 'Green'. Further, L&DO vide letter dated 12.12.2018 has informed that the allotment of land at Pocket-3, DDU Marg to Bharatiya Janata Party was revised to 2.189 acre vide this office's blinent letter dated 10.03.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by Planning Department, DDA. The report is as follows: - At present, the site is accessible from Deen Dayal Upadhyay Marg (36.58m ROW). - There is some material/ malba lying on the said plot. - There is no defined plot boundary of

		the plot under reference.
		There are few trees existing on the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	The proposed party office of Bhartiya Janata Party will be utilized by the public representatives of the party for the welfare of the citizens of Delhi.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	No adverse impact on law and order are anticipated.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As communicated by L&DO vide letter dated 28.04.2016, there are no court cases against the site under reference.

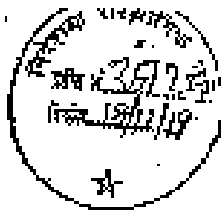
The information with respect to MoUD, GOI letter dated 04.09.2015 mentioned below is taken from earlier Technical Committee Agenda held on 08.06.2016 and updated in present context.

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	The change of land use case was recommended at the meeting of Land allotment 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 1.983 acre in pocket-III at DDU Marg, New Delhi to Bhartiya Janata Party (National level) subject to the condition that the land use will be not changed accordingly and the land adjoining the MCD school will be maintained as 'Green'. Further, L&DO vide letter dated 12.12.2016 has informed that the allotment of land at Pocket-5, DDU Marg to Bhartiya Janata Party was revised to 2.189 acre vide this office allotment letter dated 10.03.2017.

2.	Whether similar proposal have earlier been considered by DDW Ministry and for disposal and if yes, when and how?	- Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This proposal has been initiated in view of the recommendation of the Land Allotment Screening Committee by L&DO, MoHUA, GOI, DDA held on 19.02.2015 and L&DO letter dated 12.12.2018.
3.	What are the specific recommendations of the Authority with regard to the proposal.	The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The change of land use case was recommended at the meeting of Land allotment 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 1.983 acre in pocket-III at DDU Marg, New Delhi to Bhartiya Janta Party (National level) subject to the condition that the land use will be got changed accordingly and the land adjoining the MCO school will be maintained as 'Green'. - Further, L&DO vide letter dated 12.12.2018 has informed that the allotment of land at Pocket-3, DDU Marg in Bhartiya Janta Party was revised to 2.109 acre vide this office allotment letter dated 10.03.2017.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof	Since the land has been allotted by L&DO meeting of L&DO, the office will benefit the citizens of India.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	The proposed office will benefit the citizens of India.
7.	How the proposal will benefit in the development and	The proposed office will benefit the citizens of India.

	economic growth of the city	
8.	What are the provisions corresponding to the proposed policy/ change. In other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	The proposal is at National level.
9.	What will be the public purpose served by the proposed modification	The proposed party office of Bhartiya Janta Party will be utilized by the public representatives of the party for the welfare of the citizens of India.
10.	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.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws rules 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.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring 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.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	The proposal has already been recommended by the LASC of L&DO, MoHUA, Govt.
14.	Whether the relevant guidelines/ orders of DOP, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOP, ministry of finance and other nodal Ministries/ Departments.

44 DEC 2018
11260



ANNEXURE-I
SECRET

Government of India
Ministry of Housing and Urban Affairs
Land & Development Office
Nirman Bhawan, New Delhi.

Dy. No. L&DO/L-II-B/1(398)/389.

Dated 18th December, 2018

To,
The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
INA, New Delhi-110023.



Sl. No. 4386-B
Date 14/12/18

Subj: Allotment of land measuring 1.983 acres at Pocket-3, IDDU Marg, New Delhi to Bharatiya Janta Party (National Level) for setting up of its National Level Party Office at New Delhi.

O/o AC (Plg.)-II

Dy. No. 2890 21/12/18

Sir,

In continuation to this office's letter of even number dated 21.07.2016 (enclosed below) on the above mentioned subject, it is mentioned that the allotment of land at Pocket-3, IDDU Marg to BJP party was revised to 2.189 acres vide this office's allotment letter dated 10.03.2017 (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 DDAA.

3. This issues with the approval of Land and Development Officer.

Encl: as above

आयुक्त (योजना) कार्यालय
बायरी 2-1-2890
दिनांक 28/12/18

Yours faithfully,

Rajenish Kumar Jha

(Rajenish Kumar Jha)
Dy. Land & Development Officer
Phone no. 23061325

Matter pertains to planning as CLU is reported
18/12/18

123
AC (Plg.)

CLU
Comm (Plg.)

28/12/18

By Special Messenger

Government of India
Ministry of Urban Development
Land & Development Office

No. L&DOA-II-H-1(1398)/325

Nirman Bhawan, New Delhi.
Dated: 21/07/2016

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
INA, New Delhi-110023.

SUB: Allotment of land measuring 1.983 acres at Pocket-3, DDU Marg, New Delhi to Bharatiya Janta Party (National Level) for setting up of its National Level party office in New Delhi.

1. 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 14.6.2016. A copy of L&D 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(1398)/158 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 DDA on this office's letter dated 18.4.2016 till further intimation from this office, which would be done shortly.

AK

Yours faithfully,

(Signature)

(Rajkish Kumar Jha)
Land & Development Officer
Tel. No. 011 22001325

Government of India
Ministry of Urban Development
Land & Development Office

Nirman Bhawan, New Delhi
Dated: 16 March, 2017

No. L&DO/L-II-B-1(1338)/77

To,

The President,
Bharatiya Janta Party (National Level),
11, Ashoka Road,
New Delhi - 110001.

Sub: Revised allotment of 2860 sq.mts. (2.189 acre) of land to
Bharatiya Janta Party (National Level) at Pocket 38, DDJ
Marg, New Delhi, with changed dimensions in lieu of earlier
allotted Land in/a 8025 sq.mts. (1.983 acres).

1. In a letter dated 14.03.2016, the Ministry of Urban Development, Government of India, New Delhi, informed that the area of the plot allotted to Bharatiya Janta Party (National Level) at Pocket 38, DDJ Marg, New Delhi, has been revised from 8025 sq.mts. (1.983 acre) to 2860 sq.mts. (2.189 acre), with changed dimensions as requested by the party.

2. Accordingly, it is requested to convey the sanction of the President of the Bharatiya Janta Party of 2860 sq.mts. of land (as per LDO No. 1338) to the Bharatiya Janta Party (National Level) at Pocket 38, DDJ Marg, New Delhi for construction of their party Office Building, subject to the following terms and conditions.

3. The dimensions and location mentioned in the allotment letter shall be strictly adhered to and no change shall be made.

4. The party is required to pay the following amount as ground rent:

A.	Premium for 8880 sq.mts.	Rs. 1,97,65,296.00
B.	2.5% of premium as Ground Rent for annuum	Rs. 4,81,658.00
C.	Interest on earlier premium @ 12% p.a. w.e.f. 14.05.2015 to 02.08.2016	Rs. 4,64,797.00
D.	Interest on earlier Ground rent @ 10% p.a. w.e.f. 14.05.2015 to 02.08.2016	Rs. 9,681.00
E.	Ground Rent @ Rs. 4,56,260/- w.e.f. 14.05.2016 to 09.03.2017	Rs. 3,58,570.00
F.	Ground Rent @ Rs. 4,81,658/- w.e.f. 10.03.2017 to 14.07.2017	Rs. 1,67,591.00
G.	Interest on ground rent @ 10% p.a. w.e.f. 14.05.2016 to 31.03.2017	Rs. 24,464.00
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/crossed 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 this letter 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 from now onwards.

6. The allottee shall submit an undertaking on a non-judicial stamp paper worth Rs.100/- to the effect that he shall have to pay the differences of Misuse/Damages/DR/AGR/RGR/Premium etc. in case the land rates are revised retrospectively by the Govt. w.e.f. 01.04.2020.

Encl.

Yours faithfully,

(Rajnish Kumar Jha)
Dy. Land & Development Officer
For & On behalf of the President of India
Tel.No.011-2306 1825

Copies:-

1. Vice Chairman, Delhi Development Authority, Vikas Sadan, 4/A, New Delhi along with a copy of LDO Plan No.3963/1.
2. Pay and Accounts Officer (Secy.), Ministry of Urban Development, Nirman Bhawan, New Delhi.
3. The Principal Director of Audit, Economic and Service Ministries, AGOR Building, I.P. Estate, New Delhi.
4. Finance Division, Min Urban Development, Nirman Bhawan, New Delhi.
5. DG(W), CPWD, Nirman Bhawan, New Delhi.
6. The Chief Engineer (NO2-II), CPWD, Nirman Bhawan, New Delhi.
7. ADC (Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of LDO Plan No.3963/1.
8. The Chief Planner, TOPO, Vikas Bhawan, I.P. Estate, New Delhi.

8. The Director, Directorate of Estates, Nirman Bhawan, New Delhi.
9. PS to UDM/Sr. PS to Secretary (UD)/PS to JS (L&E)/PS In L&DO
11. Accounts Section, L&DO.
12. Drawing Section, L&DO.
13. Guard File.



(Rajanish Kumar Jha)
Deputy Land & Development Officer
For & On behalf of the President of India
Tel.No.011-2308 1325

10 TO 100
SCALES

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ANNEX II

PROPOSED LAND ALLOTMENT TO CUP
RETURN 100% PER THE DISCUSSION
MEETING ON 22/03/16

AREA PROPOSED TO BE ALLOTTED
= 3210 SQM OR 2.30 ACRES

*TOTAL INITIAL COVER AREA = 21
(PKT 3B) + 30000 SQM (PKT 3A)
= 12000 SQM

151200 SQM + 52(161200 SQM)
= 50000 SQM

UNDER THE DIRECTION OF LEO OFFICE
AREA PROPOSED TO BE ALLOTTED BY
ACCORDING THE PROFILE OF PLOT 3H
= 5373 SQM OR 2.00 ACRES
WHICH IS ONCE 50M + 120M SQM
ELEMENT 1204 SQM IS APPROX 52
TOTAL INITIAL COVER AREA 21

SITE HAS SIGNIFICANT THREATS

ALLOTTED TO 50000 SQM

60000 SQM

60000 SQM

60000 SQM

60000 SQM

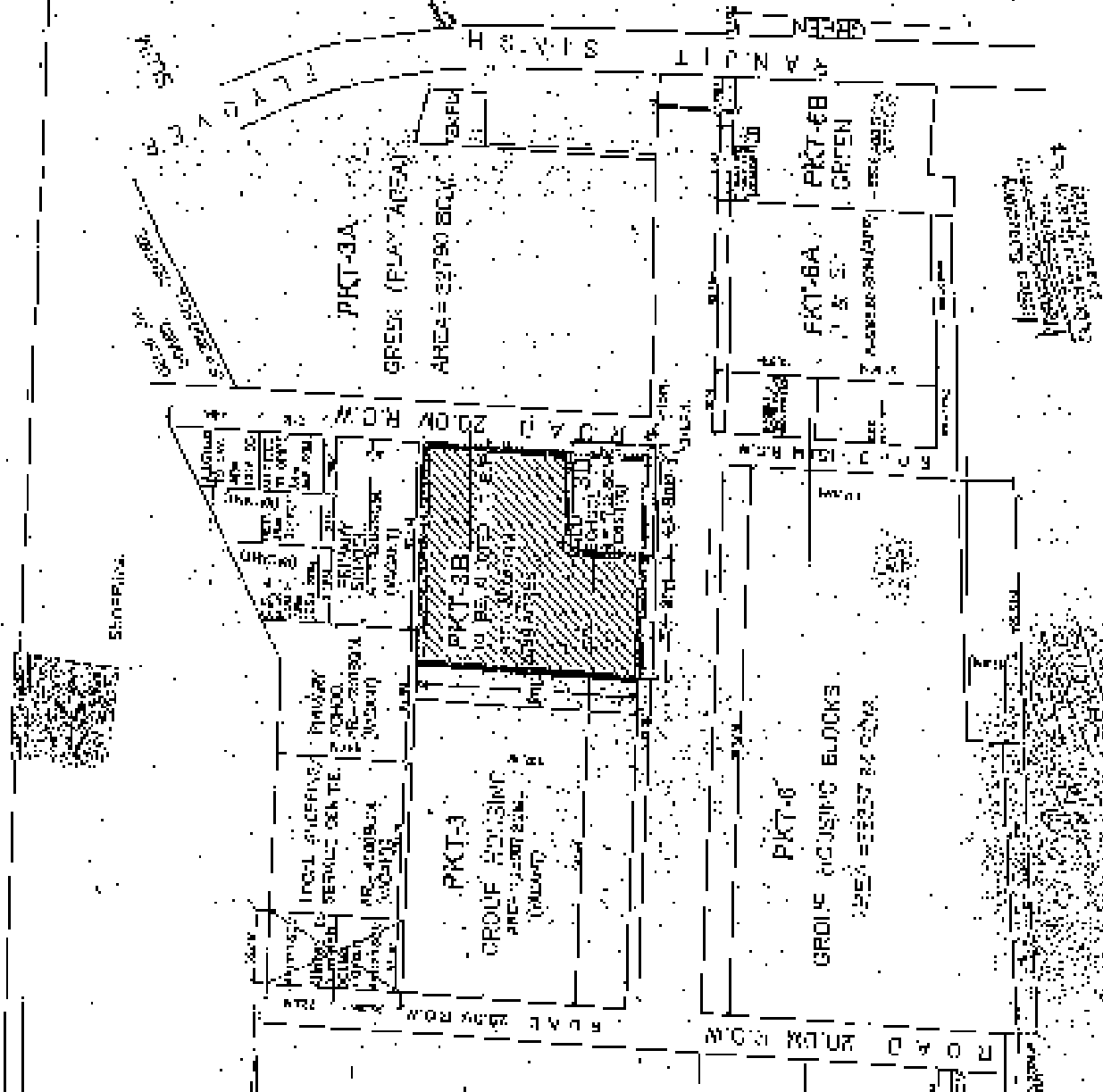
60000 SQM

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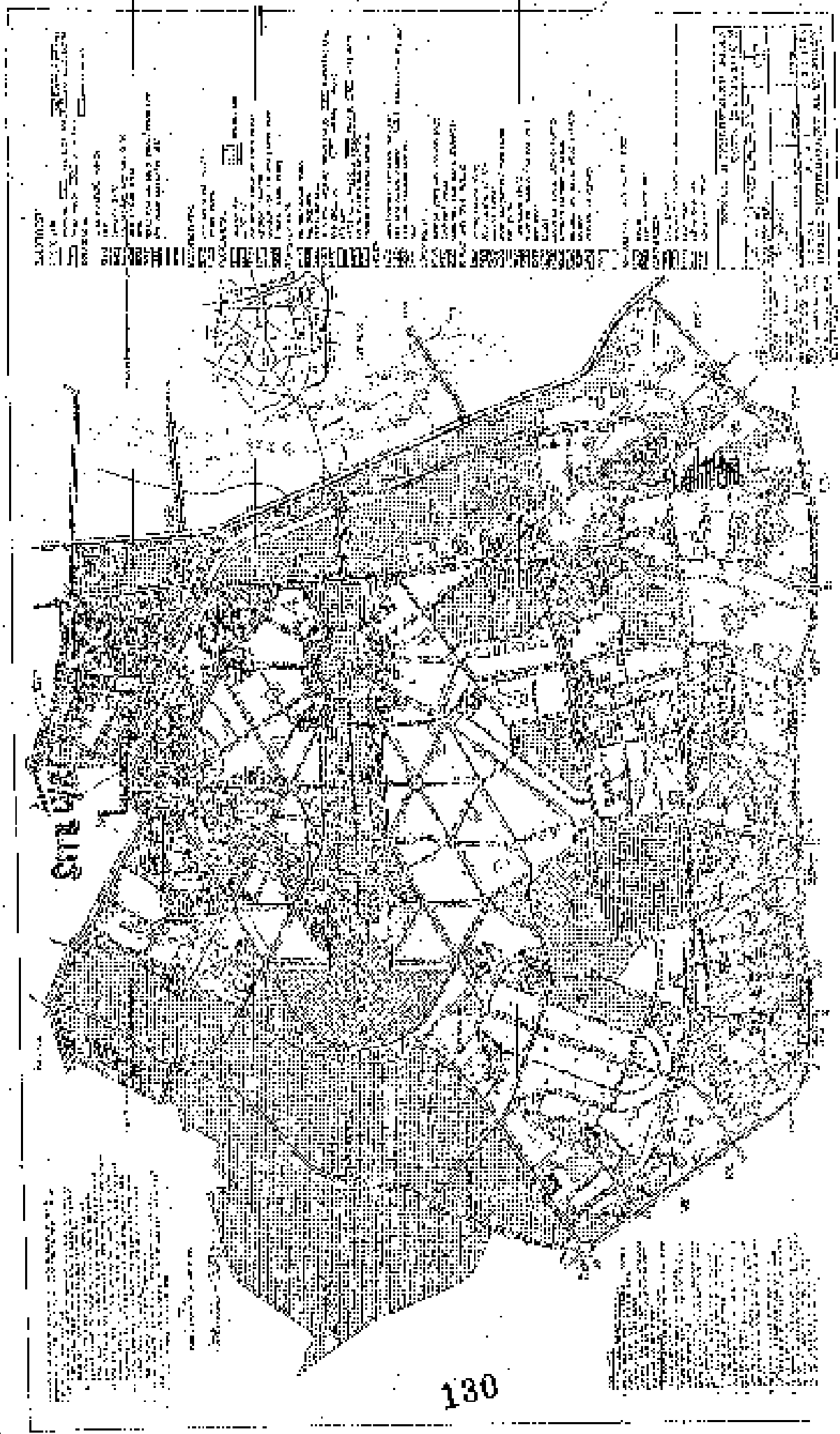
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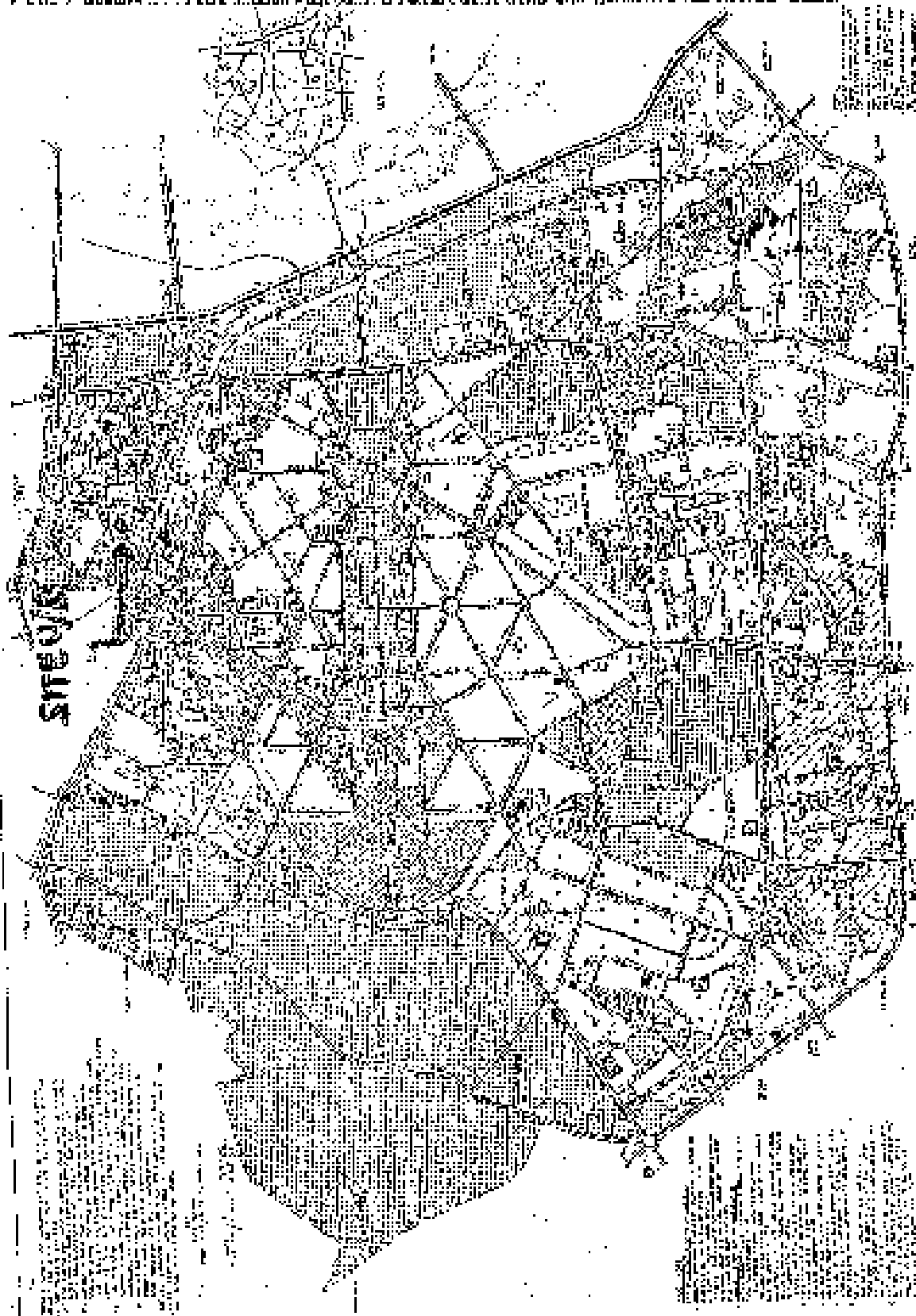
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STREET

ITEM NO. 06/2019

**SUBJECT: PROPOSED MODIFICATION IN MASTER PLAN FOR DELHI - 2021
W.R.T. PENALTY CHARGES FOR MISUSE UNDER MIXED USE
DEVELOPMENT**

File No. F 3(10)2014/MP

1.0 BACKGROUND

- 1.1 Central Government under Section 11A of DD Act, 1957 vide S.O. 3026 (E) dated 21.06.2018 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 LSCs*. 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 Deptt., DDA and the proposed modifications in 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-DD-I 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"

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 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.	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 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.

- 3.0 The proposal as contained in para 2.0 above is placed before the Authority for its approval. After approval, the proposal shall be processed under Section 14 A of DD Act, 1957 and public notice shall be issued for inviting objections / suggestions from the public.

RESOLUTION

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

ITEM NO. 07/2019

SUBJECT: Rates for premium of land for Institutional Plots in DDA areas

F.1 (Misc.) 2016/1L

A. INTRODUCTION:

The premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies are approved by the MoHUA for a block of two financial years at one time. However, the premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies have not yet been fixed and notified for the block of financial years 2016-18 & 2018-20. The rates for the block of financial years 2016-18 were forwarded to MoHUA for their comments / suggestions but a letter was received dated 18.7.2017 which stated that the proposal may be first got approved by the Authority and then sent to MoHUA. Therefore, a proposal has been made based on previously notified rates for the block of financial years 2014-16. Further, since the financial year 2018-19 has also commenced, therefore rates have also been proposed for the block of financial years 2018-20 and included in the agenda.

The following changes are proposed in the previously notified rates (2014-16) for the block of financial years 2016-18 and 2018-20:

- i) Land required by Central Govt. Depts./ Institutions controlled by Central Government/GNCTD for non-commercial purposes including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments & GNCTD are allotted at No Profit No Loss rule (NPNL).

The NPNL rates are proposed to increase as follows:

Approved NPNL for block of two financial years 2014-16	Proposed NPNL for block of two financial years 2016-18	Proposed NPNL for block of two financial years 2018-20
Rs. 475.32 lac/acre	Rs. 495.11 lac/acre	Rs. 573.22 lac/acre

- ii) Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations, the rates have been proposed for the block of financial years 2016-18 @ 50% of ZVR as follows:

- u) Central, South and Dwarka: Rs. 1069.47 lac per acre to Rs. 1114.00 lac per acre

- b) WZ/NZ/EZ and Rohini: Rs.712.98 lac per acre to Rs. 742.67 lac per acre
- c) Narela & Other outlying areas: Rs.475.32 lac per acre to Rs. 495.11 lac per acre

and for the block of financial years 2018-20 (@ 50% of ZVR as follows:

- a) Central, South and Dwarka: Rs. 1114.00 lac per acre to Rs.1289.75 lac per acre
- b) WZ/NZ/EZ and Rohini: Rs. 742.67 lac per acre to Rs.859.83 lac per acre
- c) Narela & Other outlying areas: Rs. 495.11 lac per acre to Rs.573.22 lac per acre

iii) Premium for land required by State Governments/ Union Territories for Guest Houses / Bhawans was earlier notified as 75% of the total area at Residential Rate and 25% of the total area at commercial market rate. However, based on numerous requests from State Governments in which they have stated that they do not use their premise for any commercial purpose and therefore they should not be charged 25% of allotted land at Commercial Rate, it has been proposed to change the rates to 100% of the total area at Zonal Variant Rates. (W.e.f. 2014-16 including earlier cases of allotments where payments have not been received so far).

iv) A new item regarding allotment of land for Sanitary land-fill sites to local bodies has also been proposed as the same was not included in previously notified rates and the rule to be charged has been proposed as Rs. 1/- per acre as per direction of the Hon'ble Supreme Court in the WP(C) 5236/2010 in the matter titled 'Admitia IL Patel Vs UOI'.

v) A new item regarding allotment of land for Multi Level Parking / Stack Parking to Local Bodies has also been proposed at B (vii) as requests have been received from Local Bodies for allotment of Multi Level parking plots. So far IL Branch has not allotted plots for Multi Level parking. Therefore, the same were not included in previously notified rates. The rate to be charged for this purpose are proposed as follows:

- a. Without any other commercial activities: No Profit No Loss Rate
- b. With commercial activities as per norms of MPID-2021: 75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate.

The rule for category, 'b', above is proposed in view of the fact 'MPID 2021 permits a maximum of 25 % of gross floor area to be utilized as commercial space'.

vi) Commercial market rates have been proposed for the block of 2016-18 & 2018-20 as was the case in previously approved rates for the block year 2014-2016. Recently the policy for fixing of minimum reserve price for plots of auction has been approved by the Authority. Since no auction has taken place in the recent past, it has therefore been proposed that such reserve price for commercial plots may be taken as an interim measure on provisional basis in place of Commercial Market Rate for the block year 2018-20. As and when the Commercial Market rates are

available based on actual auctions, such commercial Market rates will be charged from the allottees. It is also informed that during block year 2016-18, no allotments was made in the categories having commercial market rates except the allotment to land required by State Governments / Union Territories for Guest Houses / Bhawana at Zonal Variant Rate (ZVR).

PROPOSAL: It is proposed to fix/ revise the premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies as tabulated below:

Sl. No.	Purpose/Nature of the Institutional Property	Rates Approved for the block of two financial years 2014-16	Rates proposed for the block of two financial years 2016-18	Rates proposed for the block of two financial years 2018-20
1	2	3	4	5
A	Land required by Central Govt. Depts./ Institutions controlled by Central Government/GNCTD			
i)	Land required for non-commercial purposes including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments & GNCTD.	No Profit No Loss Rate i.e. Rs.475.32 lac/acre	No Profit No Loss Rate i.e. Rs.495.11 lac/acre	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre
B)	Land required for Higher Educational, Technical and Management Institutes	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate
	Higher Educational, Technical and Management Institutes like IIT, NITs, IITs, IIMs, i.e. Autonomous Bodies of Central Government/GNCTD for construction of			

	academic campus as well as for hostels, residential accommodation of faculty members/ staff				
iii)	Land required for Govt. Health Services The land for Medical Institutions, Hospitals, Dispensaries etc. required by Central Govt. & GNCTD, provided the allotted land shall continue to be owned and facilities run by Central Govt./GNCTD	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre	
iv)	Land required for external services of Govt. Colonies Land for Water Supply, Drainage & other infrastructure which serve entirely or overwhelmingly Govt. colonies.	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate	
	Land required for Delhi Metro Rail Corporation (DMRC)				
v)	a) Allotment of land for Stations and Operational Area (even in case of property development at these plots) b) Allotment of Land at a place other than	No Profit No Loss Rate Commercial Market	No Profit No Loss Rate Commercial Market Rate	No Profit No Loss Rate Commercial	

	Stations and operational area for commercial use	Rate		Market Rate #1
vi)	Land required for Delhi Transport Corporation			
	a) For DTC Bus Terminals only	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate
	b) For DTC Depots, offices, etc.	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate
vii)	Land required for Govt. Educational Institutions			
	For schools run by Kendriya Vidyalaya Sangathan, GNCTD & local bodies	Nominal charge of Re. 1/- per annum	Nominal charge of Re. 1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
viii)	Land required for Dispensaries and Primary Health Centres etc. up to one acre serving lower strata of society, running partially or fully on the grant received from the Central Government/GNCTD/ Local Bodies and charging to the extent of running the institution.	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate

ix)	Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations.	50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs.1069.47 lac per acre WZ/NZ/EZ and Rohini Rs.7* 7.98 lac per acre Narela & Other outlying areas Rs.475.32 lac per acre	50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs.1114.00 lac per acre WZ/NZ/EZ and Rohini Rs.742.67 lac per acre Narela & Other outlying areas Rs.495.11 lac per acre	30% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs. 1289.75 lac per acre WZ/NZ/EZ and Rohini Rs. 859.83 lac per acre Narela & Other outlying areas Rs. 573.22 lac per acre	
B	Land required by GNCTD/ Local Bodies.				
i)	a) Land for road/road widening	NIL	NIL	NIL	
	b) Land required for water supply and drainage exclusively for DDA colonies.	NIL	NIL	NIL	
ii)	Land for Dispensaries as well as un remunerative services such as maternity centres, night shelters, orphanages, old age homes / Retirement Homes libraries, public conveniences (such as	Nominal charge of Re.1/- per annum	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre	

	public hydrants, fire-stations, community bathrooms, public lavatories & urinals and dhobi Ghats.			
iii)	Land for play grounds & parks	Nominal charge of Re.1/- per annum	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
iv)	Land required for staff Quarters for schools & hospitals subject to the condition that land so provided shall be used exclusively for staff quarters for schools and hospitals owned/run by the GNCTD/Local Bodies	Nominal charge of Re.1/- per annum	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
v)	Land required exclusively for their own offices.	Zonal Variant Rates	Zonal Variant Rates	Zonal Variant Rates
vi)	Land required for remunerative purposes such as Shopping Centres	Commercial Market Rate	Commercial Market Rate	Commercial Market Rate*
vii)	Land for sanitary land fill sites and solid waste management sites	New Item (As per mandate of Supreme Court of India)	Re. 1/- per annum (As per mandate of Supreme Court of India)	Re. 1/- per annum (As per mandate of Supreme Court of India)
viii)	Land required for Multi Level parking / Stack Parking	New Item		

a.	Without any other commercial activities to be permitted		No Profit No Loss Rate	No Profit No Loss Rate
b.	With commercial activities as per norms of MPD-2021		75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate	75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate**
C	Land required for other Institutions including socio-cultural, religious institutions recommended by Central Govt./GNCTD,	Zonal Variant Rates	Zonal Variant Rates	Zonal Variant Rates
D	Political Organizations	Commercial Market Rate	Commercial Market Rate	Commercial Market Rate *
E	Newspapers Concerns & Electronic Media	Commercial Market Rate	Commercial Market Rate	Commercial Market Rate**
F	Foreign Missions	3 times of the Average of Commercial/Residential Market Rate considering the use activity permitted as per MPD	3 times of the Average of Commercial / Residential Market Rate considering the use activity permitted as per MPD	3 times of the Average of Commercial / Residential Market Rate ** considering the use activity permitted as per MPD
G	Land required by State Governments/ Union Territories I) Guest Houses/Bhawans	75% of the total area at Residential Rate 25% of the total area at commercial market rate.	100% of the total area at Zonal Variant Rates. (w.e.f. 2014-15 & 2015-16 including earlier cases of allotments where payments has not so	100% of the total area at Zonal Variant Rates. (w.e.f. 2014-15 & 2015-16 including earlier cases of allotments where

				far been received)		payments has not so far been received)	
	ii) For Other Activity	Residential / commercial Market Rate (as per activity undertaken)		Residential / commercial Market Rate (as per activity undertaken)		Residential / commercial Market Rate** (as per activity undertaken)	
	iii) Office accommodation	Zonal Variant Rate		Zonal Variant Rate		Zonal Variant Rate	
H	Land required by GNCTD/Local Bodies for Graveyards and crematoria (including electric crematorium) provided that the land allotted for this purpose will be under the ownership of GNCTD/Local Bodies.	Nil		Nil		Nil	
I	Any other Institution to be charged as per activity undertaken.	Residential / Commercial Market Rate (as per activity undertaken)		Residential / Commercial Market Rate (as per activity undertaken)		Residential / Commercial Market Rate** (as per activity undertaken)	
J	Land for any other purpose not mentioned in this schedule	Residential / Commercial Market Rate (as per activity undertaken)		Residential / Commercial Market Rate (as per activity undertaken)		Residential / Commercial Market Rate** (as per activity undertaken)	

N.B.

- (i) The above rates are for 100 FAR for all categories.
 (ii) Clause (i) above will not be applicable in cases where the land is situated in Central Govt./GNCTD/State Govt. Areas. In such cases, land rates as per above schedule will be applicable irrespective of the permissible FAR.

For example, where the land is to be allotted for a Govt. office under Sl. No. A (i) of the above schedule, the applicable rate will be No Profit No Loss (NPNL) i.e. Rs. 455.11 per acre. Here, the permissible FAR as per MPD 2021 is 200. In view of clause (ii) above, the surchargeable premium for one acre of plot will be Rs. 495.11 (i.e. Rs. 455.11 + Rs. 40.00) instead of Rs. 900.22 (i.e. Rs. 455.11 x 2).

- (iii) 'No Profit No Loss Rate' i.e. Rs. 495.11 per acre as above has been worked out after factoring the cost of acquisition, holding cost and external development cost (EDC) for the non-saleable portion also for the year 2016-18 and Rs. 573.22 per acre for the year 2018-20.

- (iv) The "ZMR" mentioned in the above schedule means Zonal Market Rates. These rates have been derived as under for the year 2016-18:

Zone	Multiplier used	Rates per acres (In Lacs)
Central, South & Durgam	(4.5 times of No Profit No Loss Rate)	Rs. 2228.00
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs. 1485.33
Kanola and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 990.22

The ZMR for the year 2018-20 are as under:

Zone	Multiplier used	Rates per acres (In Lacs)
Central, South & Durgam	(4.5 times of No Profit No Loss Rate)	Rs. 2579.49
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs. 1719.65
Kanola and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 1146.44

- (v)* In respect of State Govt. Guest Houses (Item C), the proposal to charge 100% of the total area at Zonal Market Rates (w.e.f. 2014-16) has been sent to MoFUA for approval vide letter No. F.1 (Misc) 2016/TL/5643 dt. 16.06.2017. Lower No. F.1 (Misc) 2016/TL/5002 dt. 15.03.2017 & F.1 (Misc) 2016/TL/3487 dt. 25.06.2017. The approval of MoFUA in due course is still awaited.

- (vi)** Commercial market rates have been proposed for the block of 2016-18 & 2018-20 as was the case in previously approved rates for the block year 2014-2016. Recently the policy for fixing of minimum reserve price for plots of auction has been approved by the Authority vide Agenda Item No. 53/2017. Since an auction has taken place in the recent past. It has therefore been proposed that such reserve price for commercial plots may be taken as an interim measure on provisional basis in place of Commercial Market Rate for the block year 2018-20. As and when the Commercial Market rates are available based on actual auctions, such commercial Market rates will be charged from the allottees.

N.B.

(i) The above rates are for 100 FAR for all categories.

(ii) Clause (7) above will not be applicable in cases where the land is allotted to Central Govt./GNCTD/State Govt./Local bodies controlled by the Govt. In such cases, land rates as per above schedule will be applicable irrespective of the permissible FAR.

For example, where the land is to be allotted for a Govt. office under Sl. No. A (i) of the above schedule, the applicable rate will be No profit no loss (NPNL) i.e. Rs. 495.11/acre/acre. Here, the permissible FAR as per MPD 2021 is 200. In view of clause (ii) above, the chargeable premium for one acre of plot will be Rs. 495.11/acre instead of 990.22/acre.

(iii) 'No Profit No Loss Rate' i.e. Rs. 495.11/acre per acre as above has been worked out after factoring the cost of acquisition, holding cost and external developmental cost (EDC) for the non-saleable portion also for the year 2016-18 and Rs. 573.22/acre for the year 2018-20.

(iv) The "ZVR" mentioned in the above schedule means Zonal Variant Rates. These rates have been derived as under for the year 2016-18:

Zone	Multiplier used	Rates per acres (In Rupee)
Central, South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs.2228.00
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs.1485.33
Narela and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 990.22

The ZVR for the year 2018-20 are as under:

Zone	Multiplier used	Rates per acres (In Rupee)
Central, South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs.2579.49
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs.1719.66
Narela and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 1146.44

(v)* In respect of State Govt. Gated Houses (Gated G), the proposal to charge 100% of the total area at Zonal Variant Rates (w.e.f. 2014-16) has been sent to MoHUA for approval vide letter No. F.1 (Misc) 2016/IL/3613 dt. 16.05.2017, letter No. F.1 (Misc) 2016/IL/3662 dt. 15.03.2017 & F.1 (Misc) 2016/IL/3487 dt. 25.05.2017. The approval of MoHUA in the matter is still awaited.

(vi)** Commercial market rates have been proposed for the block of 2016-18 & 2018-20 as was the case in previously approved rules for the block year 2014-2016. Recently the policy for fixing of minimum reserve price for plots of auction has been approved by the Authority vide Agenda Item No. 53/2017. Since no auction has taken place in the recent past. It has therefore been proposed that such reserve price for commercial plots may be taken as an interim measure on provisional basis in place of Commercial Market Rate for the block year 2018-20. As and when the Commercial Market rates are available based on actual auctions, such commercial Market rates will be charged from the allottees.

The Authority may consider the proposal and may approve accordingly the agenda of Rates for premium of land for Institutional plots in IDDA areas contained in paragraph no. B above.

RESOLUTION

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

Sub: Adoption of Annual Accounts of DDA for the financial year 2017-18 after certification by CAG of India

FG(2) 2018-19/A/Cs (M) Annual A/C 2017-18/DDA

1. In accordance with the provisions contained in Rule 20 and 22 of DDA Budget and Accounts Rule 1982, DDA is required to prepare the Annual Statement of Accounts in respect of Nazul Account-I, Nazul Account-II & General Development Account (GDA) in the formats as prescribed in the above rules and forward the same to CAG of India for conducting Certification Audit. Further, the certified Accounts together with audit report thereon are to be sent to the Ministry for laying before both the Houses of Parliament.
2. Accordingly, DDA has prepared the Annual Statement of Accounts for the year 2017-18 in accordance with the provisions of Rule 20 and Rule 22 of DDA Budget and Accounts Rules, 1982. Financial statements of DDA Pension Fund Trust and DDA Gratuity Fund Trust have also been drawn consequent upon recognition of these Trusts by Income Tax Department.
3. Head of Account wise effective Receipts & Payments for the year 2017-18 along with its comparison with the figures for the year 2015-16 & 2016-17 is given as below:-

Receipt & Payments head of A/C wise

Head of A/C	(Fig. in crore of Rs.)					
	2017-18	Receipts		Payments		
		2016-17	2015-16	2017-18	2016-17	2015-16
GDA	683.61	585.17	2104.09	2507.57	1949.97	2541.54
Nazul A/C-I	2.68	4.31	14.24	13.10	14.76	10.26
Nazul A/C-II	1631.60	2480.73	2130.95	1595.41	2372.64	1902.31
Total	2317.89	3068.21	4250.08	4116.02	4236.71	4354.11

A comparison showing the Income and Expenditure in respect of DDA's main account i.e. GDA for the last three years is as under:-

Year	(Fig. in Crore of Rs.)		
	2017-18	2016-17	2015-16
Income	2121.76	2008.49	2878.19
Expenditure	2196.62	1944.13	2591.10
Excess/Deficit	(74.86)	64.36	287.09

The major highlights of Annual Accounts of the Authority for the year 2017-18 are as under:-

- i. The excess of income over expenditure has decreased significantly from F.Y. 2015-16 to F.Y. 2017-18. This is mainly due to the fact that Housing Scheme 2017 was launched after a gap of three years, i.e. after 2014. The response to the Scheme was poor and around 8500 flats out of 12000 flats put to sale were surrendered.

- ii. During the financial year 2017-18 owing to deficit of funds in GDA, Nazul II funds were utilized for GDA purposes, i.e. for meeting expenditure on running Housing schemes, income tax demand etc. As on 31.03.2018, an amount of Rs. 3415.70 Crore is payable from GDA to NA II. The Ministry of Housing and Urban Development (MoHUA) has accorded approval for utilization of funds of Nazul II for GDA purposes during F.Y. 2016-17 and F.Y. 2017-18.
 - iii. During the Financial Year 2017-18, an amount of Rs. 2305.91 Crore has been incurred on development and construction expense as compared to Rs. 1312.34 Crore in the previous year 2016-17. This has resulted in increase in inventory of Houses/Commercial Estate by Rs. 2424.88 Crore.
4. In the meeting held on 08.01.2018, Hon'ble LG has been authorized for the following, subject to ratification by the Authority:-
 - i) Accord approval of the Annual Accounts before sending the same to the Audit and
 - ii) Accord approval for adoption of the Audit Report for sending to the Ministry for its laying before both the Houses of Parliament.
 5. The Hon'ble LG, Delhi, Chairman, DDA has approved the Annual Accounts of DDA for the year 2017-18 on 30.07.2018.
 6. After obtaining approval of Hon'ble L.G. Delhi/Chairman, DDA the Annual accounts prepared by DDA for the year 2017-18 were sent to the office of the Director General of Audit, Economic and Service Ministries under CAG of India for statutory audit pending ratification by the Authority.
 7. Separate Audit Report on the Annual Accounts has been received on 28.12.2018 from the office of Director General of Audit, Economic and Service Ministries/ C & AG of India.
 8. Remarks of the Director General of Audit on the accounts of DDA are reproduced below:-
 - (i) "We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - (ii) DDA has prepared the accounts in the format as indicated below:
 - Receipt and payment Account, Income and Expenditure Account and Balance Sheet in respect of General Development Account prepared under Uniform Format of Accounts prescribed by the Government of India, Ministry of Finance.
 - Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of Nazul-I prepared under DDA (Budget & Accounts) Rules, 1982.
 - Receipt and Payment Account in respect of Nazul -II prepared under DDA (Budget & Accounts) Rules, 1982.
 - Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of Pension Fund Trust.
 - Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of Gratuity Fund Trust.

- (iii) In our opinion, proper books of accounts and other relevant records have been maintained by DDA as required under Section 25 (1) of the Delhi Development Act, 1957 in so far as it appears from our examination of such books subject to the following observations:-
- (iv) Subject to our observations in the preceding paragraphs, we report that the Balance Sheet and Income & Expenditure Account/Receipt & Payment Account dealt with by this report are in agreement with the books of accounts.
- (v) In our opinion and to the best of our information and according to the explanation given to us, the said financial statements read together with the accounting Policies and Notes on Accounts, and subject to the significant matters stated above and other matters mentioned to the Audit Report, gives a true and fair view in conformity with the accounting principles generally accepted in India:
 - a) In so far as it relates to the Balance Sheet, of the state of affairs of Delhi Development Authority as at 31 March 2018; and
 - b) In so far as it relates to the Income & Expenditure Account, of the deficit for the year ending on that date."
9. The repeated Audit observations raised by the CAG Audit Team and the remedial action being taken by DDA in respect of those so that the same are redressed have been summarized at Annexure-A.
10. In order to meet the overall time schedule and to cut short the delay, after adoption of the Certified Accounts together with Audit Report thereon and the Management Comments by the Hon'ble LG, Delhi/Chairman, DDA have sent the same to Ministry on 01.01.2019 for laying them before both the Houses of the Parliament, pending ratification of the same by the Authority in its next meeting. The same have been laid before Parliament on 08.01.2019.

Proposal

As the Hon'ble L.G., Delhi/Chairman, DDA has accorded his approval for adoption of Audit Report, Agenda item regarding Annual Accounts of the Authority for the financial year 2017-18 as certified by the Director General of Audit, Economic and Service Ministries, New Delhi from the office of CAG of India is place before the Authority for ratification.

RESOLUTION

1. While adopting the Annual Accounts for the financial year 2017-18, some Authority Members draw attention to the reported 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.

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 forms 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 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.

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

Nazul Account I:-

1. Accounting of Income from Damage Charges on accrual basis:-

The Audit has pointed out that Income in respect of all the damage properties is not being booked on accrual basis.

Due to acute shortage of staff in DDA, the Damage section could not be strengthened and as such, assessment of demand as well as notices to the unauthorized occupants could not be issued on yearly basis. In this regard, instructions have already been issued to the Damage section for carrying out the reconciliation of the properties occupied by unauthorized occupants so that the income due from damages could be assessed on accrual basis and will be taken into account in the annual accounts of F.Y. 2018-19 accordingly.

Nazul Account II:-

1. Non-Preparation of Balance Sheet and Income and Expenditure Account:-

The Audit is repeatedly commenting upon non-preparation of Balance Sheet and Income and Expenditure Account for Nazul-II so that all the assets and liabilities pertaining to this account are correctly depicted.

In this regard, DDA has in principle agreed for preparation of Balance Sheet of Nazul Account II by 31.03.2020. The work of completion of same report is in progress for which instructions have been issued to the concerned units. Further, The format for financial statement of Nazul II have been submitted by Institute of Public Auditors (IPA3) Team and the modifications therein have been suggested to IPA3 Team for incorporation in the format in line with the Uniform Format of Accounts for Autonomous bodies.

General Development Account:-

1. Sundry Debtors:- The Audit has been repeatedly pointing out that Authority has not been maintaining party-wise and age-wise breakup of debtors.

In this context, it is submitted that since the records are more than 50 years old, party wise and age wise break up of debtors could not be prepared. However, the concerned branches have been directed to reconcile the sundry debtors and to speed up the recovery of the same in a time bound manner.

2. Adoption of Fund Based Accounting in respect of EWS Houses Reserve Fund:- The Audit has been pointing out that fund based Accounting is not being followed for EWS Houses Reserve Fund.

In this regard, it is submitted that EWS Reserve Fund is DDA's own fund created out of Reserve and surplus of DDA. There is no requirement under any law or under accounting principles to apply fund based accounting for own funds utilized. Special reserve is created just for separate identification and monitoring of utilisation. Expert opinion of a Chartered Accountant was sought on this issue and it was opined that there is no specific requirement to follow fund based accounting and the financial accounts of DDA are prepared and presented by following the generally accepted principles of accounting.

3. Non Preparation of accounts on accrual basis:- The Audit has been repeatedly pointing out that DDA does not record its transaction on accrual basis as and when these take place.

In this context, DDA is in the process of implementation of ERP system for which tenders have been called and the same is in the process of finalisation. With the implementation of ERP system, the accounts will be prepared on the basis of double entry accounting system from the voucher level.

4. Physical Verification of Inventories/Fixed Assets:- The Audit has been pointing out that there is no system of item-wise physical verification of goods and material in DDA.

In this context, instructions have been issued to the concerned units for carrying out item wise physical verification of inventories/fixed assets in a time bound manner.

ITEM NO. 09/2019

Subject: Mercy Appeal/Review Petition filed by Sh. Vikram Kumar, EE (Civil) under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999

File No. : F.26 (30)93/EE (Vig.)-V/DDA

Name of work: Construction of UG/MG Houses at Kondli Gharoli Sector-A

Subhead: Supplying and filling of earth in parks Pkt. A-Z; Gr. V, VI & X

Agreement no. : 24/EE/ED-10/DDA/1990-91

I. Background:

- The disciplinary proceedings under Regulation -16 of the DDA (Salaries, Allowances and Conditions of Service) Regulation, 1961 were initiated against Sh. Vikram Kumar, the then JE, vide letter no. F.26(30)93-Vig./2032-55/4586 dated: 05-05-1995 for committing certain irregularities while working as JE in Eastern Division -10 on the above cited work during 1990-91 with the following articles of charge:

Articles of charge:

- 1(a). The detailed estimate was not prepared as per actual site requirement as is evident from the huge deviation which occurred in the work. As against the provision of 9833.42 cum earth filling in the agreement, quantity executed and paid was 30653.00 cum which was 211.72% more than the agreement quantity, as against permissible deviation of 20% as per agreement.
- 1(b). The quantities were deviated without obtaining the written approval of the competent authority.
2. The estimated cost put to tender was grossly on lower side and the huge deviation resulted into the following:
 - i) Less amount of earnest money.
 - ii) Recovery of less security deposit.
 - iii) Affected eligibility of contractors.
3. The required formation levels were not fixed & the finished surface was not found to be uniform.
4. Recovery not proposed under clause 36 of the agreement.
5. The site inspection of CTE revealed that very little or no earth filling was done and the entire expenditure of Rs. 16.82 lacs is doubtful.
- Sh. S.M. Modan, the then SE (Inquiry), was appointed as Inquiry Officer vide Order No. 171/Vig./96 dated: 17-04-1996 to inquire into the charges framed against Sh. Vikram Kumar.
- The Inquiry Officer submitted his report vide letter no. SE (QC)/DDA/INQ. REPORT/2001/Case No. 96/14-19/204-05 dated: 03-10-2001 and held the charges against Sh. Vikram Kumar, JE as partly proved wherein amongst the five allegations, para of allegation at serial no. 1 was proved to the extent that the detailed estimate was not prepared as per actual site requirement.

- His name was also clarified by the Inquiry Officer in his report as Sh. Vikram Kumar in place of Sh. Vikram Singh which was earlier mentioned in the charge sheet as well as appointment letter of the Inquiry Officer.
- A notice was issued to Sh. Vikram Kumar, JE (JE) vide letter no. 244/05/Vig./7304-08 dated: 22-07-2005 along with a copy of report of the Inquiry Officer and CVC's 2nd stage advice dated: 27-05-2005 for making any representation or submission if he so wished.
- Sh. Vikram Kumar, JE, submitted his reply vide letter dated: 08-08-2005.
- The case was processed by this office wherein EM/DDA, qua Disciplinary Authority, ratified the stand already taken to which the Commission was also in agreement in their aforesaid 2nd stage advice and imposed penalty of "withholding two increments with cumulative effect" upon Sh. Vikram Kumar, JE, vide order no. 323/Vig./05/8834-40 dated: 12-09-2005.
- Sh. Vikram Kumar, JE, filed appeal vide letter dated: 28-12-2005 against the aforesaid penalty order which was followed by another letter dated: 03-02-2006 from him with similar contents. The case was processed by this office and VC/DDA, qua Appellate Authority, after going through the records observed that no new facts have been brought out and his appeal is repetition of his earlier representation. Hence punishment orders already issued need no consideration and thereby, the appeal filed by Sh. Vikram Kumar, JE (JE), was rejected vide order no. 245/ Vig. / 06/ 6013-39 dated: 07-07-2006.

II. Submissions made by Sh. Vikram Kumar, the then JE (Now EE(Civil)) & Comments thereon

- Sh. Vikram Kumar, now EE (Civil), has filed Mercy Appeal/Review Petition under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 after a lapse of almost 12 years which has been received in the LG's Secretariat on 04-06-2018 & is quite voluminous but the main submissions/contentions made therein vis a vis comments of this office thereon are summarized as under:

S.No.	Main contentions made by Sh. Vikram Kumar, EE(Civil), in his Mercy Appeal/ Review Petition under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 in brief	Comments of this office thereon
1	He claims that this mercy appeal is being submitted to Hon'ble LG, Delhi/ Chairman, DDA after considerable period of time and requests that injustice may be done away with, under humanitarian consideration, without any time barrier or taking into consideration time limit. He further claims that Hon'ble LG, Delhi/ Chairman, DDA has full competency for the same and has also quoted precedent of <u>Sh. Shyam Lal, JDC, Sh. VVS Yadav & Sh. O.P. Saxena, JLO (Retd.)</u>	<u>Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999</u> under which the mercy appeal/review petition has been filed by Sh. Vikram Kumar, states as under: "The Authority may, at any time, either on his own motion or otherwise review any order passed under these rules, when any new material or evidence which could not be produced or was not available at the time of passing the order

	in this regard whose such mercy appeals/ review petitions were reportedly considered favorably after 18, 10 & 10-12 years respectively.	under review and which has the effect of changing the nature of the case, has come, or has been brought, to his notice." The agenda to be placed before the Authority who is empowered for review is approved by the Hon'ble LG, Delhi/ Chairman, DDA keeping in view admissibility of the case for this purpose. In view of above, the petitioner has rightly approached the Hon'ble LG, Delhi/ Chairman, DDA for review. There is also no period of limitation for review as being pleaded by him and thereby, however the precedents quoted by Sh. Vikram Kumar becomes redundant but it has also been made clear by the Hon'ble Supreme Court that such a comparison is not permissible by citing the cases of other employees, as precedents, in altogether different departmental proceedings which was observed/ reflected by the Hon'ble CAT in their order dated: 20-11-2013 under the title Sh. S.C. Gautam Vs DDA. The main issue remains the admissibility of this case for the purpose of review for which the contentions made by the petitioner in this application are being discussed in proceeding para.
2	He claims that he had clarified his position in respect of a charge which was partly proved vide his explanation/ representation dated: 18-08-2005 as under: The estimate was also checked and signed by the Assistant Engineer & duly checked in the planning wing of the Division before accord of technical sanction & approval. No observation / clarification were sought by any one before sanctioning the same. The approval of the estimate itself is a proof of the carrying out the directions/instructions given by the higher officers at site. In this context, he has quoted the relief given by the then Hon'ble LG, Delhi/ Chairman, DDA to Sh. Ved Prakash, AD (Retd.) vide order dated: 25-03-2004 by virtue of which he was exonerated on the grounds that he cannot be held responsible for the said allotment when his superior	The contention made by the petitioner is absolutely wrong because he had initiated this estimate as JE-in-charge of this work who was supposed to be well conversant with the site conditions. Thereby, he cannot absolve himself of this charge of not preparing detailed estimate as per the actual site requirements simply on the pretext that it was in the notice of his seniors which is also not on records and they have also been penalized suitably. However comparison by citing the cases of other employees, as precedents, in altogether different departmental proceedings is not permissible as already covered at serial no. 1 above but it is clarified here that he has referred to a case of Sh. Ved Prakash, AD (Retd.) who belongs to a different cadre altogether and there is no similarity

	officer had made specific recommendations that was finally approved by the Competent Authority. He further claims that approval accorded by the Competent Authority mitigated the answerability of the Appellant/Petitioner wholly in this case. Likewise in this case also, he claims that nothing whatsoever, was there which was not in the notice of the seniors of this Appellant/Petitioner since the estimate prepared by him was checked by his seniors as well as the planning wing of the Division and technical sanction was accorded by the Executive Engineer who was two rank senior to him then.	as such in their lapses. The relief has been given in this case by the then Hon'ble LG, Delhi/ Chairman, DDA as Reviewing Authority under Regulation 32-G of the DDA Conduct, Disciplinary and Appeal Regulations, 1999 and not as Reviewing Authority as being claimed.
3	While referring to provisions contained in the "Swamy's Manual on Office Procedure" regarding action to be taken in case of oral discussions & oral instructions, by higher officers, the petitioner claims that the approval of Competent Authority was obtained by SE (Civil) from SE/CC-10, as such his accountability /answerability might be evaluated zero percent with regard to partly proved charge as mentioned in para 4.2.3.	The provisions of the "Swamy's Manual on Office Procedure" as cited as well as the contention made by the petitioner relying on the same are irrelevant since he is actually referring to a letter dated: 22.06.1990 vide which the SE had forwarded the tenders for the work in question to SE/CC-10 clearly stating under para 2 that technical sanction for this work is yet to be accorded which has no connection with the lapse made by him. On the contrary, he had admitted in his brief submitted during the inquiry that it was not possible to correctly assess the quantity of earth filling for the additional parks at the time of preparation of estimate on account of T&P and materials of the housing contractors lying in these parks but it was found to be afterthought by the IO since it was not supported by any evidence, either documentary or oral, brought on record during the inquiry. Under the circumstances, the fact that the quantity taken in the agreement had to be deviated by as much as 211.72% to complete the filling in all the parks which were required to be filled up, does lead to the conclusion that the work was taken up without preparing the detailed estimate as per the actual site requirements as rightly made by the IO in his report under para 4.2.3.

4	While referring to Rule 14 of CCS (CCA) Rules, 1965 which covers that the inquiries should be conducted by an officer who is sufficiently senior to the officer whose conduct is being inquired into, the petitioner claims that the charges framed against Sh. R.L. Jain, SE (Civil) in this case were inquired into by the same IO i.e. Sh. S.M. Madan, SE (QC) and it was flagrant violation of the decision/ orders of the Govt. of India as above. He further claims that justice & confidence might not be expected from the same rank and resultantly, the findings of the IO in the cases of all the six officials/officers are vitiated being in violation of the foresaid decision of the Govt. of India.	The contention made by the petitioner is absolutely wrong since it has no bearing on the IO's report in his case. It is also an afterthought because he could have objected for the same immediately on receipt of copy of appointment letter of the IO issued by VC/DDA vide order no. 121/ Vg. / 96 dated: 17-04-1996 which was common for all the charged officers in this case. It is also pertinent to mention here that the articles of charge of Sh. R.L. Jain, SE who got retired under Rule 56-J, were entirely different and two out of the four charges were proved by the IO with certain observations by virtue of which it gets substantiated that he has not been extended any favour by the IO as being alleged by the petitioner at this belated stage. However no action against Sh. R.L. Jain, SE was recommended by the VC/DDA but he was finally conveyed displeasure of the Authority as per CVC's advice dated: 27-05-2005.
5	He claims that there was abnormal delay in almost every step in the initiation of departmental proceedings & finally issuing penalty orders which has impacted on his whole service career entailing huge huge financial loss for which DDA is solely responsible. He has mainly cited period of 7 months taken by the CTR in furnishing report, period of 2½ years taken in issue of charge sheet, period of about one year taken for appointment of Inquiry Officer, period of 5 ½ years taken by the IO in submission of his report, period of 3 ¼ years taken to issue notice thereof to substantiate his claim about abnormal delay. He has further cited Commission's letter dated: 23-05-2000 regarding schedule of time limits in conducting investigations & departmental inquiries. He has also cited DOP's letter dated: 16-02-2004 regarding accountability in decision making as well as DD letter dated: 02-05-1985 of Secretary (P) regarding time limits prescribed for actions to be taken for streamlining of conduct of disciplinary proceedings to reduce delay and also	The disciplinary proceedings are deemed to have started only after the issuance of charge sheet and thereby, the time taken till then has not affected the petitioner by any means as being claimed. The time taken in this case from completion of inquiry i.e. 06-10-1997 as being claimed with respect to written brief submitted by the CO to IO till 22-07-2005 when the notice along with IO's report & CVC's 2nd stage advice was served by this office, has already been brought out by the petitioner in his reply dated: 08-08-2005 to the aforesaid notice. EM/DDA, qua Disciplinary Authority, has already taken cognizance of the same and imposed penalty of "withholding two increments with cumulative effect" after careful consideration of the report of the IO, comments thereon and facts & circumstances as clearly covered in the order dated: 12-09-2005 in this regard.

6	elaborated detailed provisions contained therein. He has finally alleged that EM/DDA imposed penalty of "withholding two increments with cumulative effect" vide order dated: 12-09-2005 though all the relevant facts, including inordinate delay, without any clarifications from any quarters in the matter etc. were in his kind notice. He claims that he preferred an appeal dated: 03-02-2006 to the VC/DDA inviting his kind attention to the duties entrusted to a Junior Engineer. It is further claimed that as the departmental proceedings were stretched to a considerable period of time & the penalty imposed was felt unbearable, he had appealed to VC/DDA for making lump sum recovery of the amount accruing on account of the stoppage of two increments with cumulative effect. However, VC/DDA rejected the appeal but the order dated: 07-07-2006 passed in this regard is claimed to be not speaking & communicative one. He has also reproduced the provisions of sub-rule (2) of Rule 27 of CCS (CGA) Rules 1965 in the support thereof.	The appeal application dated: 03-02-2006 of the petitioner which is also prolongation of his earlier appeal application dated: 28-12-2005, was processed at length. Taking cognizance of the comments of the vigilance thereon, his appeal was rejected by the VC/DDA vide order dated: 07-07-2006 wherein it was clearly mentioned that he has gone through the records and it is observed that no new facts have been brought out. It is further covered therein that his appeal is repetition of his earlier representation except for a request of lump sum recovery of the penalty which amounts to change of nature of penalty from major penalty to minor penalty and thereby, he is of the view that the penalty imposed by the Disciplinary Authority will meet the ends of justice & does not require interference and thereby, punishment orders already issued needs no reconsideration. In view of above, the order issued by the Appellate Authority is certainly speaking as being contended otherwise by the petitioner.
7	He claims about reflection of discrimination in imposing penalties and accordingly, he has given example of Sh. Ajay Singh, JE under head "RD-1" who has also been penalized with stoppage of two increments with cumulative effect on other similar work despite the fact that the charges against him stands proved whereas only one of the charges as held to be partly proved in his case. He has also given another example under head "RD-2" wherein the then VC/DDA, qua Appellate Authority, had modified the penalty of "Stoppage of two increments with cumulative effect" imposed	Since the penalty imposed depends on various factors like number of articles of charge framed, number of articles of charge proved thereof, gravity of articles of charge & above all, wisdom of the respective Disciplinary Authority in taking decision, as such making comparison of penalty imposed in his case with that of others as being done by the petitioner now is illogical. In addition to above, the contention made by petitioner that the modified penalty of "Reduction in pay by two stages in the existing time scale with cumulative effect for a period of two

vide order dated: 27-05-2002 on Sh. S.N. Mathur, JE in other similar work to that of "Reduction in pay by two stages in the existing time scale with cumulative effect for a period of two years" vide order dated: 31-12-2002, on the grounds that the penalty of stoppage of two increments with cumulative effect is not one of the specified major penalties and keeping in-view of the circumstances of the case which delayed the finalization of disciplinary proceedings. He further claims that as a result of the order dated: 31-12-2002, the impact of penalty order dated: 27-05-2002 was lessened & restricted to a certain period of time giving relief to Sh. S.N. Mathur. He finally claims that that the penalty order dated: 12-09-2005 issued in his case is defective due to the reasons as mentioned above & should have been drafted in terms of the rule position as per FR-29 & CCS (CCA) Rules, 1965 for which he has also reproduced the specific provisions contained therein. He has also drawn attention to stipulations made by the MHA in their OM dated: 10-10-1962 & 07-02-1964, and also reproduced the OM dated: 10-12-2013 of the DOP in this regard. He has also mentioned about standard format with regard to such penalty available on page-73 of the DDA Conduct, Disciplinary & Appeal Regulations, 1999 and enclosed a copy of concerned page no. 73 thereof.

years" imposed on Sh. S.N. Mathur, JE on the grounds that the penalty of "stoppage of two increments with cumulative effect" imposed earlier is not one of the specified major penalties, has lessened the effect is absolutely wrong since the former is comparatively more severe. On the other hand, it is true that the penalty of "withholding two increments with cumulative effect" as imposed on the petitioner is not as per the standard language of penalties covered under major penalties but it certain tantamount to the same meaning and thereby, the penalty order dated: 12-09-2005 is not defective as being alleged simply on the grounds of its language.

III. Conclusions:

In view of above, however no new material or evidence carrying effect of changing the nature of this case which could not be produced by Sh. Vikram Kumar, the then JE [Now EE (Civil)] at the time of passing the penalty/appeal order under review, has been brought out by him in his mercy appeal/review petition filed under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 wherein it is a prerequisite, the case is placed before the 'Authority' for admissibility/ decision on merit.

RESOLUTION

1. Shri Vikram Kumar, BE (Civil), has filed a Merit Appeal/Review Petition under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulation, 1999 after a lapse of almost 12 years after rejection of his appeal. The said review/merit petition was discussed and deliberated in detail by the Authority. The Authority observed that Sh. Vikram Kumar, for Shri BE (now BE (Civil)), has not brought out any new material or evidence in review/merit 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/merit petition filed by Sh. Vikram Kumar, BE (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 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 stands disposed of.

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

No. F.2(2)2019/MC/DDA/24

Dated: 19.02.2019

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

In continuation to this office circular of even number dated 15.02.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Thursday, the 21st February, 2019 at 2.45 p.m. under the Chairmanship of Hon'ble Lt. Governor of Reg. 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 Tann Kapoor

MEMBERS

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

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi
Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Dr. Pooct Kumar Goel
Commissioner, SDMC
7. Smt. Varsha Joshi
Commissioner, NDMC
8. Dr. Dilraj Kaur
Commissioner, EDMC
9. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
10. Shri Shripal
Principal Commissioner (Personnel, Landscaping & 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/N/25

Dated: 19.02.2019

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

In continuation to this office circular of even number dated 15.02.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for **Thursday, the 21st February, 2019** at 2.45 p.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 Accounts Officer
8. Chief Architect
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (L.C)
12. Director (Works)

SUPPLEMENTARY AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY
DATE 21.02.2019
TIME 2.45 PM
VENUE RAJ NIWAS
DELHI

Supplementary Agenda for the meeting of the Delhi Development Authority fixed for 21.02.2019

INDEX

Sl. No.	Item No.	Subject	Department
1.	10/2019	Draft policy for Transit Oriented Development (TOD) in Delhi – As a modification to MPD-2021. F.20(7)2015/MP	PLANNING
2.	11/2019	Draft Regulations for Transit Oriented Development (TOD) in Delhi. F.20(7)2015/MP/Pt.II	PLANNING
3.	12/2019	Re-notification of compilation of Notifications of amendments in L.B.M. 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.	PLANNING
4.	13/2019	Constitution of STF Committee under Section 5-A of DD Act, 1957. F.15(03)2019/MP	PLANNING
5.	14/2019	Draft Policy for Enhancing Walkability in Delhi. F.1(331)2018/DT/PEEC	PLANNING
6.	15/2019	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 EWS flats located at Shivaji Enclave. F.6(04)/2017-18/A/cv(M)/Pt.II	FINANCE
7.	16/2019	Amendment in DDA (Management and Disposal of Housing Estate), 1968. F.1(380)2018/Cuordb.(II)	HOUSING

ITEM NO. 10/2019

SUBJECT: DRAFT POLICY FOR TRANSIT ORIENTED DEVELOPMENT (TOD) IN DELHI- AS A MODIFICATION TO MPD-2021

F.20(7)/2015/MP

1.0 BACKGROUND

- 1.1 Central Government under Section 11A of DD Act, 1957 vide S.O. No. 1914(E) dated 14.07.2015 notified the policy and development control norms for Transit Oriented Development (TOD) as a part of Chapter 12.0 Transportation of MPD-2021.
- 1.2 Regulations for operationalization of the notified TOD policy was approved by the Authority in its meeting held on 17.02.2016 vide item No. 05/2016 and was forwarded to the Ministry of Urban Development, Government of India for its consideration and approval.
- 1.3 Ministry of Urban Development, Government of India vide its letter No. K-12011/2/2015-DD-I dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 1.4 Status of TOD policy was discussed in the meeting held under VC, DDA and it was desired that the TOD policy should be finalized in consultation with the National Institute of Urban Affairs (NIUA).
- 1.5 Accordingly, NIUA was requested to examine and prepare a revised TOD policy for Delhi with new holistic approach and considering the vision for growth of Delhi as a world class city.
- 1.6 Draft policy and regulations submitted by the NIUA have been discussed in various meetings and the suggestions/ recommendations have been incorporated by NIUA while finalization of the revised policy for TOD.

2.0 PROPOSAL

2.1 Based on the above, the draft policy for TOD in Delhi as a modification to MPD-2021 have been prepared and is annexed as **Annexure-A**.

2.2 The proposed modification in MPD-2021 vis-à-vis revised TOD policy are as follows:

MPD- 2021		
(1)	(2)	(3)
S. No.	Existing provisions- MPD 2021	Proposed Amendments- MPD 2021
	Chapter 12.0 DELHI URBAN AREA 2021	
1.	3.3.1.1. Planned Areas - A. Influence Zone along MRTS Corridor	

	Influence Zone along MRTS corridor is envisaged as intensive development zone. The concept of Transit Oriented Development shall be adopted for development within the Influence Zone, such that maximum number of people can live, work or find means of recreation within walking / cycling distance of the MRTS corridors / stations. The scheme for Development / Redevelopment of Influence Zone shall be prepared on the basis of the following: i) to vii)	Influence Zone along MRTS corridor is envisaged as intensive development zone. The concept of Transit Oriented Development shall be adopted for development within the Influence Zone, such that maximum number of people can live, work or find means of recreation within walking / cycling distance of the MRTS corridors / stations. The scheme for Development / Redevelopment of Influence Zone shall be prepared as per Chapter 20.0 Transit Oriented Development.
2	3.3.2 Policy For Redevelopment Schemes i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas, etc. and designated as TOD Zone with additional norms applicable as per Section 12.18. ii)(a) Planning Permission for an area of around 4 Ha. However, in TOD Zone, comprehensive schemes shall be considered for a minimum area of 1 Ha. This permission may not be required in case an approved layout/ Redevelopment/ Regularisation plan exists. b) 1. Cluster Block approval may be given to DE for a minimum area of 3000 sqm. only if an approved influence zone plan or integrated scheme for the area exists. The owners DE should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green/ soft parking besides circulation areas and common facilities. • In TOD Zone, 20% of the public recreational/open space which shall be designed, developed and maintained by the DE and will remain open for general public at all times, failing which it will be taken over by Public agency. The location of such space will be tentatively indicated in the plan as mentioned in clause 12.18.1. • At least 20% of land shall be handed over as constructed roads/circulation areas to the	i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas, etc. and designated as TOD Node with additional norms applicable as per Chapter 20.0 Transit Oriented Development. ii)(a) Planning Permission for an area of around 4 Ha. However, in Influence Zone of TOD Node, TOD schemes shall be considered as per Chapter 20.0 Transit Oriented Development. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists. b) 1. Cluster Block for a minimum area of 3000 sq.m. The owners DE should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green/ soft parking besides circulation areas and common facilities. • Deleted

Government/local body for public use. However, FAR can be availed on the entire amalgamated land parcel. Land to be surrendered as roads/public spaces to the extent of at least 10%; shall be along one side, to be consolidated with the adjacent plot wherever applicable. b) 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block / integrated scheme approval. Computerized single window clearance system shall be adopted for approval of TOD projects, the details of which shall be included in the regulations for operationalisation of TOD policy which shall be notified by DNA separately.	b) 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval as per applicable policy.
xi) Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, a minimum 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment. In addition, within TOD Zone, a minimum of 30% of overall FAR shall be mandatory for Residential use. This component comprises of 50% units of size ranging between 32-40 sq.m. and the balance 50% comprising of homes <65 sq.m. Indicative mix of uses within Zonal Plan land uses falling within TOD Zone are shown in Table 12.B.	x) Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, upto 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment. Within TOD Node, the permissible mix of uses within FAR utilization and indicative mix of uses shall be as per Chapter 20.0 Transit Oriented Development.
xiv) The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations. The MRTS Influence Zone shall be designated as TOD Zone and norms shall be applicable as per Section 12.11B.	xiv) The land use shall be governed as per the Master Plan/ Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations.
xv) The detailed Regulations for operationalisation of the TOD policy including process and timeframe for participation shall be framed separately in a time bound manner. In order to make the Policy people friendly and transparent, the detailed Regulations shall be put up in Public domain for inviting views of the	xv) Deleted

	stakeholders giving 30 day time in the newspapers and website since it involves development through participation.	
	Chapter 12: TRANSPORTATION	
10.	12.4.1 Synergy Between Transport And Land Use In this context the MRTS corridors upto 500 m depth on either side from centre line of MRTS would require selective re-development and redensification / intensification of existing land uses based on site conditions.	12.4.1 Synergy Between Transport And Land UseIn this context area mostly falling within 500 m radius around the transit station shall be delineated as the Intense Development Area. All TOD Schemes will be limited to this 500m Intense Development Area as per the policy.
	Table 12.7 Development Controls for Transportation (Development Controls (4))	
12.	Sl. No. 4 D. All bus depots/ terminals within Influence Zone of MRTS corridors excluding in Zone-'O' to be developed as per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension. Sl. No. 5 c. However, ISBTs within Influence Zone of MRTS corridors to be developed per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension. Sl. No. 8 In case the Metro Yard falls within the Influence Zone of MRTS corridors, it may be developed as per TOD norms (Section 12.18.1 & 2) only if more than 50% of the Yard area lies within Influence Zone of MRTS corridors and/or they are developed as multi-storey yards.	Sl. No. 4 D. All bus depots/ terminals within Influence Zone of MRTS corridors excluding in Zone-'O' to be developed as per TOD norms except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension. Sl. No. 5 e. However, ISBTs within Influence Zone of MRTS corridors to be developed per TOD norms except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension. Sl. No. 8 In case the Metro Yard falls within the Influence Zone of MRTS corridors, it may be developed as per TOD norms only if more than 50% of the Yard area lies within Influence Zone of MRTS corridors and/or they are developed as multi-storey yards.
14.	Para 12.18. Development Control Norms for Transit Oriented Development (TOD)	"Deleted"
	Chapter 17: DEVELOPMENT CODE	
15.	CLAUSE 4.0 USE ZONES DESIGNATED • TOD ZONE The TOD Zone shall be delineated in all relevant Zonal Plans as per 3.3.1.1 A. This Zone shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of polluting and potentially hazardous uses and activities as per CZ and PSZ. Norms shall be applicable as per 12.18.	"Deleted"
15.	Table 17.1 Minimum Setbacks Note: ii) TOD schemes shall be located on existing	Table 17.1 Minimum Setbacks Note: ii) "Deleted"

roads having a minimum width of 10m ROW. (12m ROW for redevelopment areas, Slum Rehabilitation / Special Area and Villages). iii) The setbacks are subject to requirements of height and ventilation as per building byelaws. TOD Schemes shall be planned as per above setback norms, while endeavouring to ensure that all dwelling units get a minimum 2-hour solar access in at least one habitable room on the shortest winter day, and have the option for natural ventilation. Relevant additions to building byelaws shall be made. vii) In TOD schemes, any edge of plot facing an existing public ROW >10 m shall be considered as "front". viii) For integrated TOD schemes, the main building facade(s) shall face the public street(s) without setback and have an active frontage as per Table 17.2 below, to facilitate visual surveillance of streets.	iii) The setbacks are subject to requirements of height and ventilation as per building byelaws. vii) "Deleted" viii) "Deleted" <i>Remaining footnotes to be renumbered accordingly.</i>
17. Clause: 8(4) PARKING STANDARDS Table 17.2: Parking Standards 16. All Use Premises within TOD Zone	Clause: 8(4) PARKING STANDARDS Table 17.2: Parking Standards "Deleted"

2.3 Development Control Norms for Transit Oriented Development (TOD) and relevant modifications vis-à-vis TOD in Master Plan for Delhi-2021 earlier notified vide S.O. 1714(E) dated 14.07.2015 published in the Gazette of India shall stand superseded from the date the revised TOD policy shall come into force.

3.0 RECOMMENDATION

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

RESOLUTION

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

TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY**RATIONALE**

1. Transit-Oriented Development (TOD) is an innovative urban paradigm that involves leveraging existing and upcoming public transit infrastructure and associated large number of users, to ensure sustainable mobility and maximized utilisation of land through compact mixed-use development.
2. A TOD approach in Delhi will help in systematically densifying strategic transit nodes; bringing people and jobs closer to mass transit and leading to much needed integration of land uses, densities and transport in the city. It will result in compact, walkable, mixed-use developments within influence zones of transit stations. This is a critical paradigm shift that can potentially improve public transit ridership, reduce vehicular congestion, and reduce greenhouse emissions and pollution in the long term.
3. TOD is an important strategy for unlocking the latent economic potential and land values in brownfield areas of the city. It will facilitate the regeneration of selected nodes/areas in the city through planned intensification of uses and activities, infusion of new infrastructure and improvements in the public realm. Moreover, TOD will allow Delhi to capitalise on the large-scale investments being made into public transit infrastructure - Metro Rail, Regional Rapid Transit System (RRTS), etc., by facilitating the development of new housing stock and economic centres around strategically located transit nodes and opening up opportunities for value capture.

GUIDING PRINCIPLES

4. The TOD Policy for Delhi will create the most intense development areas in the city, providing the highest permissible norms for FAR and mix of uses. In order to maximise the opportunities and manage the impacts of such intense developments, the Policy will be implemented strategically in transit nodes with high development potential (TOD Nodes) as notified by the DDA. This will enable the creation of well-planned growth centres, developed as per the highest levels of services and sustainability principles, and capable of developing into future economic drivers and cultural hubs for the city.
5. DDA/DTTIPEC will undertake a rapid assessment of the development potential of the various transit nodes in the city and notify a limited number of TOD Nodes on the basis of their strategic importance and ease of implementation.
 - 5.1. Such transit nodes shall be along Metro Rail, Railway, RRTS or any public transit systems (e.g. bus rapid systems in the future) having the capacity to carry more than 10,000 peak hour per direction traffic (PHPD).
 - 5.2. Strategic nodes will be identified on the basis of the following broad considerations:
 - 5.2.1. The selected nodes shall have sites that can be readily taken up for redevelopment such as vacant or underutilised government-owned lands, government housing,

- commercial centres, industrial estates, etc., within the Influence Zones (as defined in Clause 11). Availability of such sites for priority redevelopment will ensure that DDA/UTTIPEC can take up trigger projects to provide the necessary impetus for gradual intensification of the entire node;
- 5.2.2. They shall have a good mix of greenfield and low-density brownfield sites. This will ensure that all the selected nodes have the capacity to intensify;
 - 5.2.3. Their location shall be strategic – either as economic/cultural hubs for the city or as potential triggers for development/regeneration of under-developed areas in the city.
6. Additionally, transit nodes where adequate interest has been expressed by landowners to undertake development as per the norms of this Policy will also be considered for notification as TOD Nodes.
 - 6.1. Interested applicants who wish to develop at any other transit node (not already notified as a TOD Node) as per the norms of the TOD policy and who meet the requirements of this Policy, may express their interest to DDA/UTTIPEC through an application comprising of the following:
 - a. Map showing the sites proposed to be redeveloped as a 'TOD Scheme' as per the conditions set out in Clauses 19 to 26;
 - b. List of land owners with details of location and area of land proposed under the TOD Scheme;
 - c. Letters of consent from all landowners involved.
 - 6.2. Any node where one or more such applications, adding up to at least 8 Ha of land are admitted, will be considered for notification as a new TOD Node by DDA. This will be over and above the nodes identified by DDA/UTTIPEC as per Clause 5.
 7. DDA/UTTIPEC may revise/update the list of identified TOD Nodes periodically to include such additional nodes identified on the basis of demand and any other strategic nodes identified in the future.
 8. DDA/UTTIPEC shall take up few of the following TOD Nodes on a pilot basis:
 - a. Dwarka Sector 21 Metro Station
 - b. Rohini Sector 18 Metro Station
 - c. Mayapuri Extension Metro Station
 - d. Mukundpur Metro Station
 - e. Sarojini Nagar and INA Metro Stations (combined)
 9. The TOD Policy will only be applicable in the Influence Zones (as defined in Clause 11) of such notified TOD Nodes. All lands/properties within the respective Influence Zones are eligible to undertake development as per the norms of this Policy, provided they fulfil the requirements for undertaking TOD Schemes as set out under Clauses 19 to 26.
 10. The following key outcomes will be targeted through this Policy.
 - 10.1. Optimised density and diversification of uses and activities:
This will be facilitated through enhanced densities and higher FAR norms, and promotion of compact mixed-use development. This will be complemented with commensurate augmentation of infrastructure, and application of stringent norms for environment conservation and public space provision. Such an approach will result in achieving an

optimum mix of activities and higher job densities close to public transit systems, unlock the development potential of those areas and facilitate value capture.

10.2. Enhanced mobility:

10.2.1. Pedestrian and NMT friendly environment - providing highest priority to pedestrians and NMT and lowest to private cars, through strategies such as restricted vehicular carriageways, limited car parking norms for all developments, restricted and high-priced public parking, enhancing/providing pedestrian and NMT facilities, etc.

10.2.2. Improved connectivity and network density - enhancing the connectivity in the area through traffic management plans, augmentation of transport infrastructure, street improvements and creation of a network of pedestrian and NMT routes.

10.2.3. Modal shift - providing efficient multi-modal integration and interchange to improve last mile connectivity and walkability, inducing modal shift in favour of public transport over time.

10.3. Improved public realm:

Generation of a vibrant and safe public realm with barrier free universal access, achieved through articulation of built form and public open spaces/greens, improvement of streetscapes, and implementation of various place-marking strategies.

11. The Influence Zone of each TOD Node will have two components.

11.1. 'TOD Planning Area' - an area mostly falling within 800m radius around the transit station. Actual boundaries of the TOD Planning Area will be delineated and notified by DDA/UTTIPEC through a realignment of the 800m notional circle with closest roads, natural and topographical features, railway lines, etc. as applicable.

11.2. 'Intense Development Area' - an area mostly falling within 500m radius around the transit station. All TOD Schemes will be limited to this 500m Intense Development Area as per the provisions of Clauses 19 to 26.

12. DDA/UTTIPEC will prepare an 'Influence Zone Plan (IZP)' for the delineated TOD Planning Area of each notified TOD Node as prescribed in the Regulations. For this purpose, DDA/UTTIPEC may appoint expert consulting firms/institutions to expedite the process of IZP preparation. Preparation and due approval of IZPs will be a prerequisite for sanction of any TOD Schemes. In case the notified TOD Nodes are in close proximity with overlapping TOD Planning Areas, such areas shall be planned as a corridor with an integrated IZP that combines the TOD Planning Areas of the stations.

13. The IZP will be customized to the site characteristics and context of each TOD Node, and detail various area improvement works such as upgrading public streets to include multi-utility zones, and facilities for IPT, pedestrian and NMT facilities, multi-modal integration, provision of public parking, urban furniture, signage, public conveniences, street vending zones, etc. The IZP shall integrate any other plans or schemes proposed for the area such as plans for enhancing walkability, street improvement, Parking Management District Plans, infrastructure augmentation, etc. Any Multi-Modal Integration (MMI), over station development or station area development projects proposed around the transit stations by concerned transit agencies will also be included in the IZP.

14. The IZP will be prepared through a consultative process involving the respective local bodies, transit agencies, service providing agencies, land/property owners in the influence zone and other stakeholder groups using the area.
15. The IZPs will be updated/revised periodically to reflect the changes in the TOD Nodes due to development/redevelopment activity and to ensure that they continue to meet adequate standards of services and quality of life.
16. Interested land owners who wish to undertake development/ redevelopment at any notified TOD Node may apply as a 'Developer Entity' (DE) by preparing a 'TOD Scheme' as per the provisions of Clauses 19 to 26 of this Policy and procedures set out in the Regulations.
17. The DE can be a government or private land/property owner, a group of land/property owners, or an entity (developer/business/corporate entity) representing a group of land/property owners who intend to plan and develop a TOD Scheme.
 - 17.1. If the DE comprises of multiple entities, they have to come together through a valid and legally enforceable agreement between all the constituent land owners to participate in, apply for, and abide by and be bound by the terms and conditions of the respective TOD Schemes. Each constituent member of a DE shall have a valid and lawful ownership of and be in lawful possession of land in the TOD Scheme.
18. Participation under the TOD Policy is voluntary. Land/property owners within the notified TOD Nodes may upgrade/redevelop their existing buildings as per the existing permissible FAR without participating within the TOD Policy. However, the Development Control Norms of enhanced FAR, ground coverage and mix of uses and any others as specified in this Policy and Regulations can only be availed by implementing approved TOD Schemes.

TOD SCHEMES

19. TOD Schemes coming up for development under the Policy must fulfil the following criteria in order to be eligible.
 - 19.1. A TOD Scheme must cover a minimum area of 1 Ha. At least 50% of the scheme area must fall within the Intense Development Area of a notified TOD Node.
 - 19.2. A TOD Scheme must be accessible from an existing road having a minimum width of 28m ROW, of a continuous length equivalent to at least 25% of the perimeter of the scheme.
 - 19.3. A TOD Scheme can be constituted of separate plots adding up to 1 Ha that may be non-contiguous. However,
 - 19.3.1. The separate plots should be connected by either;
 - a. Public roads (not more than 30m ROW)
 - b. Public drains (not more than 10m width)
 - c. Public parks (not exceeding the open space hierarchy of 'back lots' as per MFD)
 - 19.3.2. The area delineated as such with connecting roads, drains or parks shall be a contiguous area that can be taken up as a single TOD Scheme.
 - 19.3.3. The area under public roads/ public drains/ public parks will not be considered for meeting the 1 Ha requirement or computation of permissible FAR/ ground coverage.

20. Existing PSP plots within the TOD Node cannot be part of any TOD Scheme. However, in order to meet the additional requirement for health, education and other PSP facilities to cater to the enhanced densities in TOD Nodes, all PSP plots within the TOD Node shall be permitted to apply as stand-alone TOD Schemes and avail an additional FAR of 50% over and above the permissible FAR of TOD, whichever is more. The following additional conditions shall apply.
 - 20.1. Mix use norms set out in Clause 40.1 shall not be applicable to such sites, and the existing use premise shall be retained.
 - 20.2. Redevelopment of such sites within a TOD Node as per enhanced FAR can be taken up only after TOD Schemes of up to 8 Ha (not including the area under PSP plots for which applications are being submitted) have been approved for the node.
 - 20.3. The redevelopment shall be as per the Development Control Norms set out under this Policy. In case of school plots, the existing area under playgrounds shall be retained or enhanced within the same plot.
21. Amalgamation and reconstitution of plots will be permitted for all TOD Scheme areas.
 - 21.1. Reconfiguration of layouts of public areas like internal roads, streets and open spaces as well as houses within planned colonies, cooperative house building societies, cooperative group housing societies, and cooperative housing societies shall be permitted to allow for better layout planning and urban design, provided that the reconfigured layout provides equal or more area under open spaces and public use.
 - 21.2. Public areas like roads, open spaces and drains being included within TOD Schemes as per Clause 19.3 but lying outside the limits of planned colonies, cooperative house building societies, cooperative group housing societies, and cooperative housing societies etc., shall be retained on an as-is basis as per Clauses 43 and 44.
22. In case of residential premises, the number of dwelling units may be increased in order to meet the requirements set out under Clause 38. The permissible mix of land uses in the TOD Schemes shall be as per Clause 40.
23. TOD Schemes falling in two TOD Nodes (where the influence zones of such TOD Nodes are adjacent and contiguous) can be considered for approval, provided they meet all other conditions under this Policy.
24. TOD Schemes of area lesser than 1 Ha but not less than 3000 sq. m. (contiguous) may be accepted only for land parcels that cannot be amalgamated due to the following reasons:
 - 24.1. Government lands that are surrounded by private lands or vice versa
 - 24.2. Lands that are surrounded by PSP plots, natural features, railway lines or other features such as public roads/ public drains/ public parks (exceeding the limits set in Clause 19.3.1)
25. In case of MRTS agencies (DMRC/ BRTS) and Railways, the operational areas for transportation such as tracks, depots, etc. shall not be considered as part of TOD scheme area for calculation of FAR/ ground coverage/ minimum scheme area for application of TOD norms.
26. MRTS Agencies and Railways may actively consider identified TOD Nodes for air space development over the stations/tracks, subject to structural and operational feasibility. These could be in the form of commercial (retail, offices, hospitality, etc.) and cultural/institutional spaces. The plans for such Over Station Development should be synchronized with the ZP for the area and reflect the character and intensity of surrounding development as per TOD norms. Wherever feasible, joint ventures for Station Area Development can be considered between the Railways and other adjoining land-owning agencies (both public and private).

FRAMEWORK FOR IMPLEMENTATION OF THE POLICY

27. A special committee shall be constituted under each local body as a Competent Authority (CA) for providing all approvals for IZPs and TOD Schemes under the Policy. The constitution and composition of CA will be as per the Regulations to this Policy. The CA will have the authority to reject any TOD Scheme, if the same does not meet the requirements of the Policy and Regulations, and existing building byelaws.
28. DDA/UTTIPEC will facilitate implementation of this Policy, and will have the following responsibilities:
 - 28.1. Identify and notify the Extant TOD Nodes eligible for undertaking TOD development as per Clauses 5 to 8 of this Policy, and update/revise the same from time to time as required.
 - 28.2. Delineate Influence Zones of notified TOD Nodes as per Clause 11 of the Policy.
 - 28.3. Prepare and update IZPs for all notified TOD Nodes as per the provisions of the Policy and Regulations in a time bound manner.
 - 28.4. Support verification of applicability of the TOD Policy on TOD Schemes submitted to the Competent Authority for approval.
 - 28.5. Purchase the EWS housing stock created by the DE for EWS housing purpose (as per Clause 39 of this Policy) for further allotment to target beneficiaries.
29. Respective local bodies will be responsible for augmentation of infrastructure such as water supply, sewerage, electricity, road network and other essential services for enhanced density. Public works for area improvement identified under the IZPs shall also be implemented by the local body in a time bound manner. All such works will be planned and executed in coordination with concerned service providing agencies. Projects for Multi Modal Integration (MMI) within the TOD Nodes may be implemented by the concerned mass transit agency or the respective local bodies or through partnerships between these agencies.
30. In order to finance such public works, External Development Charges (EDC) and TOD Charges will be levied on the TOD Schemes as prescribed in the Regulations. All such proceeds will be ring-fenced through a separate TOD Fund that will be set up under respective local bodies. Concerned ULB shall utilize the funds accrued from TOD Schemes for upgradation of infrastructure and area improvement works in the respective TOD nodes, so that local funds are invested for the benefit of the local stakeholders. All additional charges/fees such as parking charges, advertisement revenues, etc. from the TOD Nodes will be deposited into the TOD Fund and utilised for area improvement works in the nodes.
31. Other Value Capture Finance (VCF) mechanisms such as Tax Increment Financing (TIF), betterment levy, etc. may also be adopted for augmenting public finances. The proceeds may be utilised by respective local bodies for area improvement works in the notified TOD Nodes or any other area improvement works identified under other Local Area Plans (LAPs) prepared within the jurisdiction of the local body.
32. A Grievance Redressal Mechanism will be constituted to resolve all disputes and anomalies emerging from the implementation of the Policy.
33. Concerned local bodies shall set up single window facilities for transparent and fast-track implementation of the Policy.

34. The DE shall pay all applicable fees and charges and execute the development in accordance with the approved TOD scheme, the building sanctions for individual blocks, and provisions of the Master Plan, ZDP and this Policy, as per timelines detailed in the Regulations. The DE shall also meet the EWS housing requirements (as set out in Clause 39) and develop and handover all public components of the scheme (roads, open spaces, etc. as detailed in the Development Control Norms of this Policy) to the concerned local bodies.

DEVELOPMENT CONTROL NORMS FOR TOD SCHEMES

35. The Development Control Norms of this Policy shall be applicable to all TOD Schemes and prevail in case of conflict with any other policy/provisions within the MPD.

36. Permissible FAR

- 36.1. The permissible FAR for TOD Schemes will be in a range of 300-500. The minimum FAR of 300 has to be achieved for development as per TOD norms. FAR for each plot in a TOD Scheme will be 1.5 times the initially allocated FAR, up to a maximum of 500. In case the permissible FAR for a plot works out to be lesser than 300, the same will be increased to the minimum threshold of 300.
- 36.2. In order to incentivise larger redevelopment projects, any TOD Schemes with an area of 4 Ha or more will be eligible for a FAR of 500.
- 36.3. In case of TOD schemes where existing service lanes/ public roads/ public drains/ public parks, etc., have been included for maintaining continuity (as per Clause 19.3.1), land under such areas shall not be considered for computation of FAR.
- 36.4. Any public amenities provided as part of the development such as public toilets, bridges, etc. shall be free of FAR, subject to the condition that they are maintained regularly by the DE and remain open and accessible to public at all times of the day, failing which, the concerned local body shall take over the same.
- 36.5. TOD Schemes that are not able to utilise the permissible FAR due to height restrictions, may be allowed relaxations in ground coverage as proscribed in Clause 37 and setbacks as proscribed in Clause 41, without compromising the area to be maintained under Green Public Open Space (as per Clause 44) and subject to clearance from Delhi Fire Services.

37. Ground Coverage

- 37.1. Ground coverage shall be a maximum of 40% of the entire TOD Scheme/plot area.
- 37.2. Podiums shall be considered as part of ground coverage except if the criteria given in Clause 44.3 are met.

38. Size of dwelling units

- 38.1. The total number of dwelling units in a TOD Scheme shall be increased by at least 20% of the existing number of dwelling units prior to redevelopment.
- 38.2. There is no restriction on the size of residential units redeveloped for accommodating existing dwelling units within the TOD Scheme. However, at least 50% of the built-up area remaining after accommodating existing number of dwelling units, must be used for developing dwelling units of 100 sq.m. or lesser in size.
- 38.3. In case a TOD Scheme is comprised of plots with no existing residential development such as vacant residential plots or non-residential plots, at least 50% of the built-up area under dwelling units developed as part of the residential component shall be used for developing dwelling units of 100 sq.m. or lesser in size.

- 38.4. In case of TOD Schemes comprising of a mix of existing built-up and vacant residential plots and non residential plots, the final mix of dwelling units in the TOD Scheme will be derived by applying Clauses 38.2 and 38.3 on a plot-by-plot basis.
- 38.5. Mandatory EWS housing requirement as per Clause 39 has to be met over and above these conditions.

39. EWS Housing

- 39.1. EWS housing provision (unit size shall range between 32-40 sq.m.) shall be mandatory for all TOD Schemes, irrespective of the land use.
- 39.2. The DE shall utilize a mandatory FAR of 15% over and above the maximum permissible residential FAR for provision of EWS housing.
- 39.3. The entire EWS housing stock shall be sold to DDAL.
- 39.4. Necessary commercial and PSP facilities for EWS shall also be provided by the DE.
- 39.5. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by DDAL/GNCTD. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- 39.6. Parking norms of 0.5 ECS/ 100 sq. m. of BUA to be provided for EWS.

40. Mix of uses

- 40.1. In all TOD Schemes, a minimum of 30% of overall FAR shall be mandatory for Residential use, a minimum 10% of FAR for commercial use and minimum 10% of FAR for community facilities. Mix of uses and FAR utilization for the remaining 50% FAR shall be as per the land use category designated in the ZDP, as detailed in the table below:

Land Use as per ZDP (At least 50% of total FAR to be as per ZDP Use)	Permissible Mix of Uses within FAR Utilization			Indicative Mix of Uses within remaining 50% FAR as per ZDP land use
	Minimum Residential	Minimum Commercial	Minimum PSP and/or utilities	
Residential	30%	10%	10%	Of the remaining FAR, at least 20% or more (up to 70% of total) is for Residential use. Other uses are permitted up to 30%.
Commercial	30%	10%	10%	Of the remaining FAR, at least 40% or more is to be for commercial use. Other uses are permitted up to 10%.
Industrial	30%	10%	10%	Remaining 50% of FAR to be for Industrial use.
Government	30%	10%	10%	Remaining 50% of FAR may be for any Government use.
Transportation	30%	10%	10%	Remaining 50% of FAR may be for any use after meeting all operational requirements for transportation facilities.

- 40.1.1. The mandatory facilities and commercial component shall cater to the requirements of the residential population in that land parcel.
- 40.1.2. MRTS/ RRTS/ Railways may be exempted from providing the minimum 30% Residential component applicable to all other DEs.

- 40.2. In case a TOD Scheme is constituted of plots with different designated land uses as per ZDP, then the overall mix of uses will be proportionate to the area of land under each land use.

41. Building controls within premises

- 41.1. In all TOD Schemes, boundary walls along any edge facing a public space (such as roads, parks, etc.) shall be prohibited with the exception of high security buildings. Enclosure of sites, if required, can be provided by fences, hedges or boundary walls that maintain unobstructed visual connection between the two sides above a height of 100 cm.

- 41.2. Minimum setbacks applicable shall be as follows:

No.	Building Height (m)	Front (m) All edges facing a public ROW of 18m and above	All others (m)
1.	Up to 18	0	6
2.	21	0	7
3.	24	0	8
4.	27	0	9
5.	30	0	10
6.	35	0	12
7.	40	0	12
8.	45	0	13
9.	50	0	14
10.	55 and above	0	15

- 41.3. The setbacks shall always remain unblocked and shall be handed back to the local body to be used as public roads for service/ fire access and public movement under the control of the concerned local body. The minimum area to be handed back as public roads will be in form of setbacks given in the table above or 20% of the TOD Scheme area, whichever is greater.

- 41.4. The setbacks are subject to requirements of height and ventilation as per building byelaws. TOD Schemes shall be planned as per above setback norms, while endeavouring to ensure that distance between buildings is as per building byelaws and all dwelling units get a minimum 2-hour sunlight in at least one habitable room on the shortest winter day and have natural ventilation.

- 41.5. Active frontage requirements for building facades shall be as follows:

Facing Street Right of Way	Minimum percent of building frontage set back to ROW All to have active frontage*
ROW of $\geq 18m$	$\geq 50\%$
ROW of $< 18m$	No minimum requirement

*Active frontages include arcades, shop-fronts, entrance doorways, access points, entry/exits and transparent windows. Commercial frontages shall have minimum 50% transparency (un-tinted) at ground floor level. The ground floor of all parking structures / podiums or stilts must be lined with active frontage facing the main streets.

- 41.6. Since main entries of buildings need to be from the main streets where zero setbacks are permitted, higher plinth levels may be used to create privacy for ground floor windows. It shall be ensured that steps, stoops, etc. at ground level do not encroach upon footpaths or any part of public ROW. However, projections (above first floor level) of balconies, chajjas, etc. which are not countable in FAR, are permitted over streets subject to clearance by the concerned local bodies.

- 41.7. In the new layouts, underground pipelines for fire hydrants on the periphery, exclusively for firefighting services shall be provided. Necessary provisions for laying underground/ over ground firefighting measures, water lines, hydrants etc. shall be made by the concerned local body.
- 41.8. Access and all other provisions shall be as per Delhi Fire Service Act, 2007.

42. Parking Standards

- 42.1. On-street parking should be provided only when necessary within the influence zones of TOD Nodes. No free (un-paid) on-street parking for private vehicles and it should be priced higher than off-street parking.
- 42.2. Each on-street parking space shall be marked physically on ground and notified before commissioning, so as to facilitate enforcement by the law enforcement agencies.
- 42.3. All use premises within the TOD Schemes shall be permitted 1.35 Equivalent Car Space (ECS) per 100 sq.m. of floor area or as specifically prescribed by Parking Policy/Regulations for Delhi in the future. Indicative on-site parking requirements for projects are given below:

Mode of Transport	Distribution of overall parking (by percentage)
Cars/ taxis	60
2 Wheelers	10
Cycles	10
Buses/Shared Vans	10
Commercial vehicles	10

*The above figures are indicative and may be customized on case to case basis. However, the above-mentioned proportion of cycle parking is mandatory.

- 42.4. The standards given in Equivalent Car Space (ECS) shall include parking for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc.
- 42.5. DE shall provide at least 50% of all parking facilities within TOD schemes as 'public parking' facility. Appropriate signage shall be displayed for it.
- 42.6. Parking may be in the form of stack parking, surface parking, podium parking, basement parking, shift parking on surface or within basements or podiums, or any other innovative methods, and it shall be counted towards ECS requirement.
- 42.7. For at-grade parking, no boundary wall shall be permitted around parking lots though permission may be given for fencing or cordoning off with low height plantation, so that visual connection between parking lot and adjacent footpath is maintained.
- 42.8. Only permeable materials to be used for surface parking. Secured cycle parking facilities (which are mandatory as part of the ECS requirement) shall be provided at least every 50-100 m.
- 42.9. No parking shall be permitted on or under any designated 'Green Public Open Space'.
- 42.10. Parking spaces for differently-abled to be provided as per Bureau of Indian Standards, National Building Code of India 2016, IRCSP:12:2015 and MoHUA's Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disability and elderly Persons, 2016.

43. Roads and connectivity

- 43.1. In case of TOD schemes where existing service lanes/ public roads/ public drains/ public parks, etc., have been included in the TOD Scheme area for maintaining contiguity, the following must be ensured:
- 43.1.1. The dimensions of existing public roads (in terms of both length and cross) as currently existing on ground shall be retained. In case additional land is required

- from the DE for improvement/widening of adjoining road(s), then the DE will be allowed to avail the F&I for the entire land parcel within the remaining plot/scheme.
- 43.1.2. Where a public road passes through a TOD Scheme, for continuity of uses and floor-plates of buildings on adjacent blocks, connections may be provided over public Right-of-Ways in the form of bridges, covered corridors, skywalks, etc., subject to height clearance by the concerned authorities.
- 43.2. Of the area taken up for development within a TOD Scheme, at least 20% of land (including setbacks) shall be utilised for construction of roads/ circulation areas and handed over to the concerned local body/ road owning agency for public use. The DE shall provide additional roads/streets for public use within the TOD Scheme as per the following norms:
- 43.2.1. Road networks to be planned with a vehicular route network of approximately 250m c/c and pedestrian network of approximately 100m c/c.
- 43.2.2. Based on ground conditions, the street grid (i.e. c/c spacing between ROWs) requirement within the TOD scheme area may be relaxed by maximum 10%. Only pedestrian/ NMT networks can be considered in the form of corridors which run through/ under buildings or plots, as long as they are kept open for general public at all times.
- 43.2.3. All such roads shall be designed, developed and handed over free of encumbrances to the concerned local body.
- 43.3. All new public streets (including those developed in the setbacks) shall be as per Street Design Regulations; Annexure-12.0(I) of MPD-2021 and relevant IRC codes.
- 43.4. DE shall ensure that all new roads / streets must intersect to create junctions and integrate with the surrounding network to augment connectivity. There shall be no dead-end roads.
- 43.5. Safe at-grade crossings to be provided for pedestrians and NMT at all junctions and mid-block crossings.
- 43.6. In existing areas, where a fine network of pedestrian movement already exists, it shall be preserved as far as possible.
- 43.7. At least one primary pedestrian entry to each building/complex shall be located from the main access street.
44. Green Public Open Space
- 44.1. Public areas currently existing on ground shall be retained as is. Such areas can be improved in terms of dimensions, area and quality. Existing public parks with a maximum size for tot-lots as per Master Plan can be relocated within the TOD Scheme provided that their area remains the same. This shall be in addition to the mandatory Green Public Open Space as per Clause 44.2.
- 44.2. The mandatory Green Public Open Space shall be provided by the DE as part of the TOD Scheme, as follows:
- 44.2.1. 20% of the area of the amalgamated plot shall be designated as Green Public Open Space for public use. The DE shall design and develop the Green Public Open Space as per approved layout plan, and hand it over to the concerned local body for maintenance. This is in addition to the 20% land area mentioned in Clause 41.3.
- 44.2.2. Additional 10% green/recreational area shall be developed by the DE for exclusive use of the occupants. This may include plazas, tot-lots, green spaces, gardens, common areas, etc., that can also be created on top of structured/ concretized areas such as basements, podiums, terraces, plazas, etc.
- 44.3. The extent of Podium area that is used as a green/recreational open space with natural vegetation shall not be included for computation of ground coverage.

- 44.4. The Green Public Open Space shall remain un-gated and open to general public at all times and have direct access from a major ROW (18m or above) on at least one side. The Green Public Open Space requirement shall constitute of at least one consolidated green with a minimum area of 2000 sq.m. The remaining area, if any, under Green Public Open Space can be configured as open spaces, at other locations within the TOD Scheme, with a minimum area as prescribed for a lot-line as per the Master Plan. In case of TOD Schemes of less than 1 Ha area as per Clause 24, the Green Public Open Space shall be given as a single consolidated green.
- 44.5. The consolidated Green Public Open Space shall not be a linear strip located longitudinally along major ROWs. The width of the consolidated Green Public Open Space along the major ROW shall be a minimum of 10m or equivalent to 20% of the length of the side adjoining the major ROW, whichever is greater. This will create usable and well-proportioned spaces for public use as well as functions such as natural treatment systems, working landscapes, sports fields, viable landscapes, etc.
- 44.6. Parking is not permitted under or within the minimum 20% Green Public Open Space requirements.
- 44.7. Concerned local body may utilize up to a maximum of 20% of the land reserved for Green Public Open Spaces under each TOD Scheme for provision of public utilities envisaged under the IZPs.

45. Environment

- 45.1. The entire development has to be compliant with green building norms as per UGBI and prevailing MPD.
- 45.2. The Scheme shall have mandatory adequate solid waste management facilities (preferably zero waste), waste water recycling facilities and rainwater harvesting.
- 45.3. Surface drainage and infiltration patterns of the area shall not be obstructed under any circumstances. In case any toe walls are provided within the TOD scheme, adequate levels and gaps shall be provided so as not to obstruct surface drainage/ flow of rain water, etc.
- 45.4. All prevailing regulations and laws related to preservation and planting of green covers/trees shall apply.

46. Universal barrier-free access: All public spaces, roads, Green Public Open Spaces, parking areas, buildings, etc. within TOD Schemes and all area improvement works taken up as per the approved IZPs shall be designed for barrier free universal access as per Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disability and Elderly Persons, 2016 of the Ministry of Housing and Urban Affairs.

ITEM NO. 11/2019

SUBJECT: DRAFT REGULATIONS FOR TRANSIT ORIENTED DEVELOPMENT (TOD) IN DELHI

F.20(7)2015/MP/Pl-II

1.0 BACKGROUND

- 1.1 Central Government under Section 11A of DD Act, 1957 vide S.O. No. 1914(E) dated 14.07.2015 notified the policy and development control norms for Transit Oriented Development (TOD) as a part of Chapter 12.0 Transportation of MPD-2021.
- 1.2 Regulations for operationalization of the notified TOD policy was approved by the Authority in its meeting held on 17.02.2016 vide item No. 05/2016 and was forwarded to the Ministry of Urban Development, Government of India for its consideration and approval.
- 1.3 Ministry of Urban Development, Government of India vide its letter No. K-12011/2/2015-DD-I dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 1.4 Status of TOD policy was discussed in the meeting held under VC, DDA and it was desired that the TOD policy should be finalized in consultation with the National Institute of Urban Affairs (NIUA).
- 1.5 Accordingly, NIUA was requested to examine and prepare a revised TOD policy for Delhi with new holistic approach and considering the vision for growth of Delhi as a world class city.
- 1.6 Draft policy and regulations submitted by the NIUA have been discussed in various meetings and the suggestions/ recommendations have been incorporated by NIUA while finalization of the Regulations for TOD.

2.0 PROPOSAL

Based on the above, the draft regulations have been prepared and are annexed as Annexure-A.

3.0 RECOMMENDATION

The proposal as contained in para 2.0 above is placed before the Authority for its approval under Section 57 of DD Act, 1957. After approval, for a wider acceptability and transparency the draft regulations shall be placed in public domain for inviting views / suggestions from the public.

RESOLUTION

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.

TRANSIT ORIENTED DEVELOPMENT (TOD) REGULATIONS

1. SHORT TITLE AND COMMENCEMENT

- I. These regulations shall be called the "Transit Oriented Development (TOD) Regulations"
- II. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.
- III. All words and expressions used in these regulations but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957, the Master Plan in force, and the Delhi Municipal Corporation Act, 1957 and the New Delhi Municipal Council Act, 1995, as the case may be.
- IV. If any question arises relating to the interpretation of these Regulations, it shall be decided by the Central Government.

2. DEFINITIONS

- 2.1. **"Active Frontage"** include arcades, shop-fronts, entrance doorways, access points, entry/exits and transparent windows.
- 2.2. **"Competent Authority"** (CA) means a special committee constituted for providing all approvals for IZPs and TOD Schemes as per Clause 27 of the TOD Policy.
- 2.3. **"Developer Entity"** (DE) means a government or private land/property owner, a group of land/property owners, or an entity (developer/business/corporate entity) representing a group of land/property owners who intend to plan and develop a TOD Scheme. If the DE comprises of multiple entities, they have to come together through a valid and legally enforceable agreement between all the constituent land owners to participate in, apply for, and abide by and be bound by the terms and conditions of TOD Schemes.
- 2.4. **"External Development Charges"** (EDC) mean the charges to be paid by DE towards the cost of augmentation of infrastructure and services, including inter-alia, roads, water supply, sewerage, solid waste management, drainage systems, etc.
- 2.5. **"Development License"** means the license issued pursuant to Clause 6.8 of the Regulations.
- 2.6. **"Influence Zone"** of a transit station is an approximate area of 500-800m radius (a walking distance of 5-10-minute) from the points of alighting at the station. The Influence Zone will have two components.
 - 2.6.1. **"TOD Planning Area"** is a notional area of 800m radius around transit stations. Actual boundaries of TOD Planning Area will be delineated by DDA/UTTIPEC through a realignment of the notional circle with closest roads, natural and topographical features, railway lines, etc. as applicable, within the 800m radius.
 - 2.6.2. **"Intense Development Area"** is a notional area of 500m radius around the transit station. All development/redevelopment of plots as per the Development Control Norms of this Policy and Regulations thereof will be applicable to TOD Schemes falling completely or partly within this area.

- 2.7. "Influence Zone Plan" (IZP) is an integrated plan, customized to the site characteristics and context of each TOD Node, detailing various area improvement works such as upgrading public streets to include multi-utility zones, and facilities for IPT, pedestrian and RMT facilities, multi-modal integration, provision of public parking, urban furniture, signage, public conveniences, street vending zones and others as per the Clauses 11 to 15 of the TOD Policy.
- 2.8. "TOD Charges" means charges paid by a Developer Entity to concerned local body for the additional FAR proposed to be utilised (over and above existing permissible FAR) as per the norms of the TOD Policy.
- 2.9. "TOD Fund" means an escrow account setup under respective local bodies to utilise the funds accrued from TOD Schemes. The TOD Fund is ring-fenced for utilization within the TOD Planning Area, for upgradation of Infrastructure and other area improvement works.
- 2.10. "TOD Nodes", the transit station and the Influence Zone together form a 'TOD Node'.
- 2.11. "TOD Scheme" means a development proposal for an area of minimum 1 hectare, fulfilling all eligibility criteria as per Clauses 19 to 26 of the TOD Policy.

3. APPLICABILITY OF THE POLICY

- 3.1. DDA will notify the list of selected TOD Nodes from time to time as per Clauses 5 to 8 of the TOD Policy, along with maps showing the delineated TOD Planning Area for each TOD Node. The TOD Policy will only be applicable in the influence zones of such notified TOD Nodes.
- 3.2. The TOD Policy will NOT be applicable in the following areas:
- 3.2.1. Environmental Protection Zones as identified in the Master Plan
 - 3.2.2. Zone O and buffers
 - 3.2.3. Villages notified under Green Belt
 - 3.2.4. Lutyen's Bungalow Zone, Chanakypuri (as per layout plan of New Delhi Municipal Council, N&DO)
 - 3.2.5. Walled City
 - 3.2.6. Villages notified under LDRA
 - 3.2.7. Villages notified under the Land Policy
 - 3.2.8. Monument Regulated Area (Development in Monument Regulated Area shall be allowed under the TOD Policy, subject to compliance of ASI/NMA Act/Guidelines. If part of any TOD Scheme falls within a Monument Regulated Zone, the benefit of FAR can be availed on those areas of the TOD Scheme that lie outside the regulatory boundaries)
 - 3.2.9. Cln. Lees Bungalow Area (as per layout plan of North Delhi Municipal Corporation, DDA)

4. PREPARATION OF INFLUENCE ZONE PLANS

- 4.1. Each concerned local body will notify a Competent Authority (CA) under their respective Act for facilitating various approvals of IZPs and TOD Schemes, and overall implementation of the Policy. The Municipal Commissioner, will act as the Chairperson of the CA, which will include senior officers nominated as dedicated CA members from the following agencies/departments:
- 4.1.1. Planning Dept., DDA
 - 4.1.2. Land Management, DDA
 - 4.1.3. UTTIPEC, DDA
 - 4.1.4. Relevant departments of the concerned local body
 - 4.1.5. Delhi Urban Arts Commission
 - 4.1.6. Dept. of Transport, GNCTD
 - 4.1.7. Delhi Jal Board
 - 4.1.8. Delhi Fire Services
 - 4.1.9. Dept. of Power, GNCTD
 - 4.1.10. Public Works Dept., GNCTD
 - 4.1.11. Others as necessary
- 4.2. DDA/UTTIPEC shall commission preparation of IZPs for all the notified TOD Nodes in a time bound manner as per the provisions of Clauses 12 to 15 of the TOD Policy, so as to facilitate further development of these areas.
- 4.3. Each CA shall set up a team/cell in the premises of the respective local body, comprising of URB staff with additional charge of TOD related technical support. DDA/UTTIPEC will provide technical advisory support to this team/cell. Competent to verify eligibility of schemes and facilitate development of TOD Nodes as per the objectives of the TOD Policy.
- 4.4. An IZP will assess the following:
- 4.4.1. Likely demand for infrastructure and services due to intense TOD development.
 - 4.4.2. Assessment of existing traffic conditions and capacity of existing transport infrastructure to meet the requirements of new developments.
 - 4.4.3. Audit of streets to review walkability and integration of NMT. This will include reviewing the availability of public amenities.
 - 4.4.4. Identification of activity patterns, including informal commercial areas, and uses of public space
 - 4.4.5. Identification of likely sites for multi-level parking facilities
 - 4.4.6. Assessment of existing pattern of greens, and availability of iconic public areas and assets such as sites of ecological/cultural/heritage interest.
 - 4.4.7. Mapping of ongoing and proposed infrastructure projects or other public works by various service providing agencies like DJB, PWD, CPWD, urban local body, DDA, etc. in the node
- 4.5. An IZP will cover the following recommendations for area improvement:

- 4.5.1. Traffic and parking management plan (including upgradation of transport Infrastructure if necessary)
 - 4.5.2. Projects for upgradation of public streets to facilitate IPT, pedestrian and NMT movement (taking into account any plans or schemes proposed for the area such as plans for improving walkability, Parking Management Districts, street improvement, Infrastructure augmentation, etc.). This will also include improvement of urban furniture, signage, number and frequency of public conveniences, etc.
 - 4.5.3. Integration of projects of over station development, Station Area Development, Multi-Modal Integration (MMI), etc. proposed for the TOD Node by concerned transit agencies.
 - 4.5.4. Projects for improvement of open spaces, public spaces, location of vending zones, etc.
- 4.6. IZPs will be prepared in consultation with the various stakeholders, service providing agencies, and the concerned local bodies.
 - 4.7. All IZPs will be approved by the concerned Competent Authority and published in the public domain.

5. PREPARATION AND SUBMISSION OF TOD SCHEMES

- 5.1. TOD Schemes for a TOD Node can be submitted for approval at any time after the IZP for the Node has been approved by the CA. TOD Schemes shall be submitted through the single window facility created for the purpose.
- 5.2. The final approval for TOD Schemes will be given by the concerned CA.
- 5.3. In order to participate, individual/ group of owners may need to partner with other adjoining land owners/ property owners to form a Developer Entity (DE) and prepare a single TOD Scheme.
- 5.4. TOD Schemes fulfilling the criteria set out in Clauses 19 to 26 of the TOD Policy can be submitted by DEs after payment of a registration fee as prescribed.
- 5.5. DEs shall ensure the following while preparing TOD Schemes:
 - 5.5.1. Developer Entity shall have valid and lawful ownership and physical possession of the land area for which TOD scheme has been prepared, except public land and roads.
 - 5.5.2. In case the DE is constituted of multiple landowners:
 - 5.5.2.1. Each landowner shall have a valid and lawful ownership and physical possession of the respective land which is offered for the TOD Scheme;
 - 5.5.2.2. There should be a valid and legally enforceable agreement among all the land owners constituting the DE to participate in, apply for, abide by and be bound by the terms and conditions of a TOD Scheme.
- 5.6. In cases where 100% of existing apartments/ flats/ properties within the TOD Scheme area have been converted to freehold, the entire amalgamated plot of land shall be

automatically considered as threshold overall, without levying of any additional conversion charges by any body or any further paperwork/ application/ sanction.

5.7. TOD Schemes shall be submitted in the prescribed format, along with all requisite documents. The application must include the following:

5.7.1. Digital copies of various drawings and data as under:

- 5.7.1.1. Dimensioned plan of the land/Scheme area proposed for development at a scale of 1:1000 showing the boundaries and dimensions, locations of existing streets, existing greens, existing buildings/ plots/ premises and relevant physical features, etc. within the Scheme area.
- 5.7.1.2. Base map with site surroundings/ context, main access roads (including min. 18m mandatory road access from junction to junction), Metro station, bus stops, etc. on 1:1000 scale showing the neighbouring context up to approx. 1km around the site.
- 5.7.1.3. Photo documentation of site and surroundings, main access roads, parks, etc.
- 5.7.1.4. Multi-Modal Integration plan at 1:500 scale or larger (applicable only for MRTS station sites)
- 5.7.1.5. TOD Scheme at a scale of 1:1000 or larger based on the MPD and Delhi UDBL, showing the following:
 - a. Proposed mix of land uses as per Clause 40 of the TOD Policy
 - b. Location and design of Green Public Open Spaces
 - c. Street network for vehicular and pedestrian/ NMT movement, use of setbacks for providing connections to surrounding neighbourhoods and transit stops/stations
 - d. Location and type of Active Frontages
 - e. Distribution and planning of various uses – location of retail and commercial dominated buildings, mix of various residential typologies, social infrastructure and EWS housing
 - f. Phasing Plan along with infrastructure development works of each phase

5.7.2. Traffic Impact Assessment (including demand for permanent and temporary parking) and plan for mitigation of likely impacts;

5.7.3. Expected demand for various services like water supply, solid and liquid waste disposal and power;

5.7.4. Social Impact Assessment and Environmental Impact Assessment reports for the proposed TOD Scheme;

5.7.5. Contract amongst all constituent landowners of the DE for undertaking joint development/ redevelopment, including proposed sharing plan of built area amongst the landowners;

5.7.6. Bank Guarantee from a Nationalised bank equivalent to twenty-five percent of the External Development Charges as may be prescribed;

5.7.7. Undertaking to pay TOD Charges and External Development Charges (EDC) as per the schedule prescribed in these Regulations.

5.8. The documents submitted as part of TOD Schemes shall be self-attested by the DE who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever and in addition to being proceeded against in accordance with law, the application of the DE shall be deemed to be void ab initio and shall automatically stand

rejected and any action that has been taken pursuant to the such application shall stand automatically revoked.

- 5.9. TOD Schemes will be examined by DDA/UTTIPEC for eligibility as per criteria set out under Clauses 19 to 26 of the TOD Policy. Only eligible schemes will be processed for further review and approval by the CA.
- 5.10. The CA shall issue the approval of a Scheme to the DE specifying that the EWS housing, public roads, parks, amenities, etc. required to be developed as per the Policy shall be handed over to the local body post completion.
- 5.11. The maximum time limit for approval of TOD Schemes by the CA shall be 180 days. Once a TOD Scheme is approved by the CA, the same will be conveyed to the DE and published through the respective single window facility.
- 5.12. Land owners who want to ascertain eligibility of their land/TOD Scheme area before developing a detailed TOD Scheme can also submit a preliminary proposal to the concerned local body through the single window facility. This will be forwarded to DDA/UTTIPEC for scrutiny. Once the general applicability is approved by DDA, a detailed TOD Scheme can be submitted for further processing. The preliminary proposal shall include:
 - a. Map showing the sites proposed to be redeveloped as a 'TOD Scheme' as per the conditions set out in Clauses 19 to 26 of the TOD Policy;
 - b. List of land owners with details of location and area of land proposed under the TOD Scheme;
 - c. Letters of consent from all landowners involved.

6. LAYOUT PLAN APPROVAL AND BUILDING PLAN APPROVAL

- 6.1. Within twelve (12) months of receiving approval on the TOD Scheme, the DE shall apply for sanction of layout plans and building plans for participating plots to the concerned local body, through the single window facility.
- 6.2. All service plans and building plans shall be in compliance with the UBBL and the Development Control Norms set out in the TOD Policy. All necessary NOCs and approvals from regulatory agencies like DDA, DUAC, DIB, DFS, AAI, etc., shall be managed through the single window facility.
- 6.3. The application will contain inter-alia the following:
 - 6.3.1. location and extent of the land;
 - 6.3.2. conformity with the land use, and development controls;
 - 6.3.3. proposed layout plan of the area with respect to the Master Plan;
 - 6.3.4. proposed plan regarding infrastructure development works to be executed;
 - 6.3.5. plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles and any other works connected with such roads;

- 6.3.6. services plans indicating the positions of sewers, storm water channels, water supply (including strategies to reduce water demand) and any other public health services;
 - 6.3.7. detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;
 - 6.3.8. detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;
 - 6.3.9. solid waste management and disposal plan (zero waste strategies);
 - 6.3.10. detailed specification and designs for electric supply including street lighting;
 - 6.3.11. Fire-fighting schemes; and
 - 6.3.12. Other such information/documents as may be prescribed
- 6.4. The concerned local body shall process the TOD scheme as per the provisions of the TOD Policy and Regulations, UBRP and other related statutory provisions updated from time to time:
- 6.4.1. In case of any conflicting provisions between the redevelopment/other norms and TOD norms within the MPD, the norms (and development controls) of TOD Policy and Regulations shall prevail, for any site/scheme falling within TOD Nodes.
- 6.5. The observations/suggestions if any, as may be made by such authorities/agencies, shall be incorporated by the DE and revised plans shall be submitted through the single window facility for approvals.
- 6.6. The concerned local body shall convey its approval of the layout and building plans to the DE, and notify the DE to pay all prescribed charges/fees through the single window facility as follows:
- 6.6.1. TOD Charges: The DE shall pay to the concerned local body TOD Charges as per prescribed rates, irrespective of land use/ use premises, on a per sq.m. basis for the additional built up area that is proposed to be built under the Policy.
 - 6.6.2. External Development Charges (EDC): The DE shall pay to the concerned local body EDC as determined by the local body for the purpose of upgradation of infrastructure and services and effectuating the area improvement works envisaged under the IZP for the TOD Node. This will include the cost of additional public works for road infrastructure, water supply & sewerage distribution, solid waste management, wastewater recycling, power supply, new public utilities, landscaping, etc.
 - 6.6.3. Any other charges as per Value Capture Finance (VCF) mechanisms such as Tax Increment Financing (TIF), betterment levy, etc. that may be adopted by the State Government/ concerned local body for augmenting public finances.
- 6.7. The various charges may be paid by the DE in the form of instalments as follows:
- 6.7.1. first instalment equivalent to 25% at the time of release of the Development License
 - 6.7.2. balance to be paid by DE either in lump sum within 90 days from the date of issuance of Development License or in 8 six-monthly instalments spread over 48 months, including interest to be charged on instalments (as notified from time to time by the Government/UDA).

- 6.8. The Development License shall be issued by the concerned local body within the time limit for sanction/ approval of building plans as prescribed under Delhi UBSL. Issue of Development License shall be subject to payment of all charges as mentioned in Clauses 6.6 and 6.7 above.

7. DEVELOPMENT OF TOD SCHEMES

- 7.1. Completion and occupancy certificate for any building (which is part of an approved TOD Scheme) shall be issued by concerned local body only after ensuring that the development of the service lanes/ roads, parks, public amenities, etc., both existing and proposed, has been completed as per the approved TOD Scheme. EWS housing to be handed over by DE to DDA as per MID provisions before issue of completion certificate.
- 7.2. Part completion certificate for premise/building level plan within any approved phase of development may be issued as per the Building Byelaws in force at the time, subject to obtaining the part/full completion certificate for infrastructure development works of that phase.
- 7.3. Considering that any delay in completion/ implementation of the individual blocks comprising an approved TOD scheme by the DE shall undermine the Implementation of TOD Policy, the following measures shall be applicable:
- 7.3.1. The validity of the approvals for TOD scheme as well as building sanctions shall be five years for schemes less than or equal to 4 ha and seven years for larger schemes, counted from the date of the Issuance of Development License by the concerned local body.
- 7.3.2. In the event of non-completion of the project beyond this period, the validity of the sanctioned TOD Scheme shall be deemed cancelled, and re-approvals will have to be taken by DE before any [re]development work is taken up.
- 7.3.3. In case of undue delay (more than seven years) in completion of development, the concerned local body shall have the right to recover penalty from the DE (after giving the DE a reasonable opportunity of being heard) calculated on the basis of commercial value of the unused additional FAR granted for the TOD scheme based on the prevailing circle rates of transfer of property in Delhi.
- 7.4. In case DE fails to complete the required development within the prescribed period for reasons beyond its control, it may apply to the CA for extension of the Development License in the prescribed form, at least 30 days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and supporting documents providing evidence of the status of development and reasons for non-completion.
- 7.5. After receipt of the application for extension, the CA, if satisfied, may approve the extension of the Development License up to maximum of three extensions of one year each, subject to payment of the extension charges fixed by the DDA/Government from time to time. The suggested rates are as under:

Extension	Extension charges to be paid
First	5% of EDC
Second	10% of EDC
Third	15% of EDC

8. IMPLEMENTATION OF IZPs BY LOCAL BODIES

- 8.1. The concerned local bodies shall execute the various area improvement works envisaged under the approved IZP for the TOD Node in a time bound manner.
- 8.2. The local body shall set up a ring-fenced TOD fund so that TOD Charges and EDC levied during approval of TOD Schemes may be escrowed and used exclusively for infrastructure upgradation of the area within the respective TOD nodes, by transferring the adequate funds to service providing agencies as per local needs.
- 8.3. In case of surplus funds received by way of EDC, TOD Charges, auction of advertisement rights and donations or funds received for upgradation of the amenities, such funds shall be invested in high interest yielding government securities and the accrued interest shall also be utilized for upgradation of amenities of the TOD Nodes.
- 8.4. Public parking charges collected by the local body in the TOD Node shall be invested locally for creation, upgradation and maintenance of public roads, especially footpaths, cycle tracks, public transport systems (like buses, cycle sharing, etc.) and all the related public amenities to be provided in the TOD Nodes.
- 8.5. The TOD Fund shall be used for capital expenditure for development in the TOD Nodes, and not on expenditure of any other kind such as salary disbursement, etc. Up to 5% of the estimated cost of area improvement projects may be used for project development, and IEC/public awareness activities.
- 8.6. Since the TOD Charges and EDC are being collected by the local body, concerned local body may in accordance with law acquire any land (that has not yet been offered for TOD Schemes), which is required for effectuating TOD. This may be required for the creation of continuous new street networks, open spaces, city/ district level social infrastructure, amenities, etc.
- 8.7. The local body shall also ensure that the public spaces/ roads created as part of the TOD Schemes shall continue to be used for public purposes only. For this purpose, the local bodies may prepare monitoring and enforcement guidelines including penalty charges etc. to prevent any encroachment or illegal activity on public spaces/ roads.

9. GRIEVANCE REDRESSAL MECHANISM

- 9.1. All the Grievances emerging during the Implementation of the Policy will be examined by the Competent Authority in a time bound manner and the CA will give its Decision within 45 days of receipt of grievance through the single window facility.

- 9.2. Where such a decision is not acceptable to any of the parties, the parties may resort to arbitration. Selection of arbitrators, functions and duties should be in accordance with 'The Arbitration and Conciliation Act, 1996'.
- 9.3. Further, in the event that all the processes of conciliation, mediation and arbitration fail to resolve the disputes between the parties, the aggrieved party may take recourse to the courts of law in the jurisdiction of Delhi/New Delhi.
- 9.4. The DEs shall register themselves under Real Estate Regulatory Authority (RERA) and shall be governed as per provisions of the RERA Act, 2016.
- 9.5. The Competent Authority may amend any terms and conditions in the form of applications, agreements, fees, required documents and any other relevant condition as may be necessary from time to time particularly in the overall interest and efficacy of the TOD Policy.

ITEM NO. 12/2019

Sub: 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.

No. F.15(06)2016/MP/Pt.

1. Background:

- 1.1. The "Unified Building Bye-Laws (UBBL) for Delhi 2016" was approved by the MoH&U, Govt. of India vide letter No. K-12016/3/2014-DD-I dated 21.03.16. The Unified building Bye-Laws (UBBL) for Delhi 2016 was notified vide S.O. 1191(E) dated 22.03.2016 (Annexure B-1).
- 1.2. Various meetings were held in the Ministry of Housing and Urban Affairs for 'Ease of Doing Business' for issuing construction permits, which were assessed by the World bank for ranking of India with respect to different countries in the World.
- 1.3. In these meetings, which are being held every week under MoH&UA, the matters relating to the Construction of Building Permits under Ease of Doing Business are discussed in detail for both the cities of Mumbai and Delhi, as the assessments by the World Bank are done for these two cities simultaneously at the same time.
- 1.4. The World Bank's Doing Business Report 2019 (DBR 2019) has been published in the last week on October 2018 and India's rank rose from 181 to 52 – in field of construction permits. (Annexure B 10). Various shortcomings were indicated by the World bank and therefore these were addressed in the Task Force meetings in the MoHUA held on 28.11.2018, 21.12.2018, 02.01.2019, 10.01.2019, 23.01.2019, 28.01.2019 and the Secretary – MoHUA desired that the momentum in terms of implementing the reforms has to be maintained and all efforts by the stakeholders to be made to ensure the country's rank amongst top 10 nations in DBR 2020. Various directions were given to DDA to amend the relevant provisions in the UBBL 2016, so that the same can be appraised to World Bank, as the assessment for the current year (DBR 2020) is ongoing. (Annexure B 11). The directions from MoHUA for redressing the issues are: commencement notice to be done away with, online notices of commencement and completion to labour inspector, request for water and sewer connection approval, building quality control index, fees for storehouses and Sarai, Standard building plan etc.
- 1.5. DDA was entrusted to make necessary amendments and notify the changes in the Unified Building bye laws 2016 in order to achieve the goals under Ease of Doing Business and already many amendments had been notified with due approval of the Authority and MoH&UA in the year 2017 and 2018. All the amendments, so far notified, are annexed at Annexure B-2.
- 1.6 In the Minutes of the Task Force on "Ease of Doing Business" for issuing construction permits held on 25.04.2018 and 02.05.2018 the Compilation

of Compendium and Brochure was discussed in detail and it was directed that DDA to issue compendium of all notifications on amendments to Unified Building Bye-Laws of Delhi in hard copy and circulate to all Architects and Engineers. On 16.05.2018, it was also directed to put up in the next Authority meeting (Annexure B-3).

2. Various amendments in the UBBL 2016 were done and they are listed as under:

LIST OF NOTIFICATIONS OF AMENDMENTS TO UBBL 2016

Sl. No.	Notification Subject	Date	Reference
i.	Unified Building Byelaws for Delhi-2016.	S.O.1191 (E) 22 nd March-2016	Entire UBBL-2016 with operative Chapters and Annexures.
ii.	Amendment in Para 9.2.5 of the Unified Building Bye-Laws (UBBL) for Delhi-2016.	S.O.2479 (E) 21 st July-2015	Amendment for Control of Signs (Hoardings) and Outdoor Display Structures.
iii.	Modifications in the Unified Building Bye-Laws (UBBL) for Delhi-2016.	S.O.1053 (E) 5 th April-2017	Chapter 2 – Procedure and Documentation for Sanction/Occupancy-cum Completion of Building Plans and Chapter 3 – Risk Based Classification and Environmental Conditions for Streamlining Building Plan Approvals along with Other Modifications be referred to. Introduction of Sub-Clause 2.10. Common Application form for Sanction and Common Completion-cum-Occupancy Form introduced. Reduction of Documents. Note: For Sub-Clause 3.2 Environmental Conditions for sanctioning Building Plans refer to the communication of SEIAA dated 7 th February 2018 (para 6 below).
iv.	Corrigendum to the Modifications in the Unified Building Bye-Laws(UBBL) for Delhi-2016	S.O. 1502 (E) 11 th May 2017	Corrigendum on work to be read as Appendix 3.1 in Chapter 3.
v.	Modification of sub-clause 2.10 in UBBL-2016 notified vide S.O. 1053 (E).	S.O. 859 (E) 28 th February 2018	Latent Defects Liability.
vi.	Modification in UBBL, 2016 Notified vide S.O. 1053 (E) dated 5 th April-2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).	S.O. 1487 (E) 4 th April-2018	For Form(s) and Declaration(s) this Notification shall be followed along with other amendments.
vii.	Hon'ble National Green Tribunal Judgment dated 08.12.2017 sent. Ministry of Environment, Forest & Climate Change Notification dated 09.12.2016 of S.O. No.3593 (E) for Amendment in Environment Impact Assessment Impact Notification, 2006 to facilitate ease of doing business.	Communication of State environmental Impact Assessment Authority to Joint Secretary (Impact Assessment Division) MoEF&CC dated 7 th February 2018.	Excerpts of the communication: "Recently Hon'ble National Green Tribunal gave its Judgment dated 08.12.2017 in OA No.677 of 2016, O.A. No.11 of 2017, O.A. No.7 of 2017, O.A. No.55 of 2017 and O.A. No.67 of 2017 with respect to the Notification dated 09.12.2016 of MoEF & CC. GOI has inter-alia directed that till the time the Ministry comply with the above directions contained in its aforesaid order and notify the amended provisions of regulations of 2006, it will

			not implement the Impugned Notifications. The SEIAA, Delhi in its 54th meeting held on 10.01.2016 deliberated the issue and took note of the above said judgement dated 08.12.2015. It was decided that with immediate effect the SEIAA will entertain all the applications seeking prior Environmental Clearance for the Building and Construction projects and Townships/Area Development projects having the built-up area more than 25,000 sq.m. as per EIA Notification, 2006 amended vide Notification S.O. No.3252 (E) dated 22.12.2014 in respect of these project/activity as being done prior to Notification dated 09.12.2015. A letter for intimation to all concerned issued by M.S., SEIAA in this regard including Register NGT. (Annexure 9-4)
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3. Examination:

- 3.1 The Unified Building Byelaws for Delhi-2016 was notified vide S.O 1191 (E) 22nd March 2016 under the provisions of Section 57 of DDA Act 1957.
- 3.2 Since the subsequent modifications were notified several times, hence in order to prepare a compendium incorporating all the changes, will require re-notification and this would assist in case of legal proceedings. As the rest of the Notifications were done with a specific Extraordinary S.O. number; hence the compendium also shall have to be connoted with a specific Extraordinary S.O. number.
- 3.3 While notifying the Modifications in the Unified Building Bye-Laws (UBBL) for Delhi-2016 vide S.O.1053 (B) on 5th April-2017, the entire Chapter 2 Procedure and Documentation for Sanction/Occupancy-cum-Completion of Building Plans and Chapter 3- Risk Based Classification and Environmental Conditions for Streamlining Building Plan Approvals was restructured as per EODB goals and inadvertently, a few corresponding cross referencing of sub-clauses were left out of the modification in various chapters. These are also required to be corrected in the compendium.
- 3.4 In the Court of State Commissioner for Persons with Disabilities- National Capital Territory of Delhi vide Case No.4/1665/2017/ Wcl./CD/3051-64, a quo-motu case, the Standards for Accessibility vide Rule 15 of the Rights of Persons with disabilities Rules, 2017 (the Rules) and Standard for public buildings as specified in the Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disabilities and Elderly Persons as issued by the Government of India, Ministry of Urban Development in March, 2016 was specifically referred. The following was ordered:

"Para 14. In light of the above provisions of the Act and the Rules, the standards need to be followed by the Government as well as the private establishments and the built environment has to be made accessible by 15 June 2022 and the transport services by 15th June-2019. Therefore, all concerned authorities need to get out of the slumber and take action in right earnest to comply with the provisions of the Act failing which the concerned organizations as well as every person who at the time the offence was committed, was in charge of, and was responsible to would run the risk of getting punished and fined under Section 89 and 90 of the Act which may extend to Rs. 5 lakh at their own peril". Copy enclosed at Annexure B-7.

The provisions of Harmonised Guidelines published in February 2016 contains lesser amount of provisions. In the meanwhile The National Building Code 2016 was published in October 2017 which was thoroughly revised and updated the requirements for accessibility in buildings and built environment for persons with disabilities.

In the light of the above, the Chapter 11 of UBBL 2016 - Provisions for Universal Design for Differently Abled, Elderly and Children also needs amendments.

The amendments proposed were also discussed with Ms. Anjali Agarwal, National Awardee 2003, Accessibility, Mobility & WASH Specialist, Member-Standing Committee CSO - Niti Aayog - Govt. Access Auditor for DDA Sports Complexes and the contributor to both the 'Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disabilities and Elderly Persons as issued by the Government of India, Ministry of Urban Development in February, 2016' and the 'National Building Code 2016' : Chapter 3- Clause 13 'Requirements for accessibility in Built environment for elders and persons with disabilities' and 'Annex B: Anthropometrics and Requirements for Accessibility in Built-Environment for Elders and Persons with Disabilities' and it was confirmed that the NBC 2016 has the detailed provision/s and these need to be followed. Accordingly the NBC provisions were included in Chapter 11 of UBBL 2016 with due discussions and correspondences made through mail. (sample Copy Enclosed at Annexure B-7).

- 3.5 In the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held on 17.07 2018 in the Conference Hall, MoHUA, Nirman Bhawan, New Delhi representatives of SDMC, NDMC, EDMC informed that some mistakes, left unattended to, in the UBBL 2016 needs to be streamlined as the applicants/owners/architects try to interpret the clauses and the disagreements become a routine matter.

It was directed that a stakeholder meeting be organised and accordingly the amendment in the UBBL 2016 be carried out including the amendments in Chapter 11 of UBBL 2016.

Accordingly, a meeting was held on Thursday, 12.07.2018 at the Office of the Director (Bldg) DDA where representatives of SDMC, EDMC, NDMC, DFS were present and all the amendments were unanimously agreed upon and decided. The amendments were circulated to all (Copy placed at Annexure B-7).

3.6 While the UBBL 2016 has been put in force certain clarity in definitions and provisions are required in order to remove ambiguity in order to avoid any litigation arising out of the words mentioned in these UBBL 2016.

3.7 Few corrections are also proposed for clarity of provisions.

3.8 In many stakeholder meetings organized by South Delhi Municipal Corporation for BODB and the feedback received from the assessing team of World Bank, it was pointed out that many Architects/Engineers/Supervisors are not well aware of the modifications that were notified after the 22nd of March 2016, when the UBBL 2016 was first came into force. Many were still submitting documents as per Building Bye-Laws-1983 and the permits were either rejected or re-submission was sought.

The compendium will assist in the comprehensive understanding of the provisions that were deleted and the prevalent norms that are in force.

3.9 Subsequent to the issuance of the amended Notification on Latent Defects Liability vide S.O 859 (R) dated 28th February 2018, various meetings were held in MoHUA between the officers of DDA, SDMC and the Insurance Companies such as General Insurance Corporation of India (the nodal Insurance Company or the re-insurer to other Insurance companies), The Oriental Insurance Company Limited (refer Annexure B-9).

In Parallel, the matter was also examined by Sh. Ajay Verma, Sr. Standing Counsel of DDA and the minor changes in the sub-clause 2.10 was suggested in order to avoid any consequential impact later. These are incorporated in sub-clause 2.10 including the instruction for the same in the Common Application Form and the Declaration Proforma. The same matter was also discussed in the meeting held on 28.01.2019 in MoHUA and minor changes were suggested, as the Insurance Companies now have come up with Insurance Products/Policies on Latent Defects Liability. Decision of Technical Committee of DDA on use activities permitted in Atrium has also been incorporated after consultation with all the stakeholders. refer Annexure B-9.

3.10 There were also directions from the Secretary, MNRE that in order to augment the energy demand in the NCT of Delhi through Renewable Energy, Delhi Development Authority would undertake the modifications in the UBBL 2016 in consultation with other local bodies to ensure mandating installation of solar photovoltaic power panels both in residential and non-residential buildings.

4. Proposal:

4.1 Based on the Examination at para 3.3 and 3.4 above the following corrections in cross referencing of sub-clauses are proposed in the compendium of UBBL 2016.

S. No	Chapter/Para/Clause/Sub-clause of UBBL 2016	Proposed Modifications	
		ii	iii
	Chapter I GENERAL	Chapter I GENERAL	
S.O	(b):- In exercise of the powers	S.O	(B):- In exercise of the powers conferred

	conferred under sub-section (1) Section 57 of Delhi Development Act-1957, the Delhi Development Authority, with the previous approval of the Central Government hereby make the following regulations. The regulations earlier notified under these clauses vide Notifications No. S.O. 513, dated 26-2-1959 Gazette of India, Part-II, Section 3 (ii) dated 7-3-1959, as adopted by the Delhi Development Authority, vide Resolution No. 229 dated 1-5-1965 and the Building Bye Laws 1983, published in Extra Ordinary Part IV of Delhi Gazette, published by Government of India(Delhi Administration) vide S. O. No. 104, dated 23.06.1983. in force and subsequent resolutions and amendments in Building Bye Laws 1983 shall stand superseded from the date these Unified Building Bye-Laws for Delhi 2016, shall come into force.	under sub-section (1) Section 57, read with Section 13 of Delhi Development Act-1957, the Delhi Development Authority, with the previous approval of the Central Government hereby make the following regulations. The regulations earlier notified under these clauses vide Notifications No. S.O. 513, dated 26-2-1959 Gazette of India, Part-II, Section 3 (ii) dated 7-3-1959, as adopted by the Delhi Development Authority, vide Resolution No. 229 dated 1-5-1965 and the Building Bye Laws 1983, published in Extra Ordinary Part IV of Delhi Gazette, published by Government of India(Delhi Administration) vide S.O.No.104, dated 23.06.1983. in force and subsequent resolutions and amendments in Building Bye Laws 1983 were superseded by these Unified Building Bye-Laws for Delhi 2016, notified vide S.O.1191 (E) dated 22.05.2016. Thereafter, subsequent amendments/modifications were notified (i)vide S.O. 2479 (E) dated 21.07.2016: Amendment to Para 9.2.5 of the Unified Building Bye-Laws (UBBL) for Delhi 2016; (ii)vide S.O. 1053 (E) dated 05.04.2017: Modifications in the Unified Building Bye-Laws (UBBL) for Delhi 2016; (iii) vide S.O. 1502 (E) : Corrigendum to the Modifications in the Unified Building Bye-Laws (UBBL) for Delhi 2016; (iv)vide S.O. 839 (E) dated 28.02.2018: Modification of sub-clause 2.10 in UBBL 2016 Notified vide S.O 1053 (E) dated 5th April 2017; (v) vide S.O. 1487 (E) dated 04.04.2018: Modification in UBBL 2016 Notified vide S.O 1053 (E) dated 5th April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s) - which are compiled and incorporated and shall be the integral part of these Unified Building Bye-Laws (UBBL) for Delhi 2016 and shall be read as under:
2	1.4.10 Authority having Jurisdiction: The Delhi Development Authority, New Delhi Municipal Council, South Delhi Municipal Corporation, North Delhi Municipal Corporation, East Delhi Municipal Corporation, Delhi Cantonment Board hereinafter called the 'Authority'.	1.4.10 Sanctioning Authority: The Delhi Development Authority, New Delhi Municipal Council, South Delhi Municipal Corporation, North Delhi Municipal Corporation, East Delhi Municipal Corporation, Delhi Cantonment Board hereinafter called the 'Sanctioning Authority'.

	concerned local body.	
3	1.4.90 Podium: A raised platform constructed as top most level of any single/ multilevel parking which can be used for landscaping, plantation, lot-lot, swimming pool, deck, assembly space, movement, building tower's etc. Chapter 2	1.4.90 Podium: A raised platform constructed as top most level of any single/ multilevel parking which can be used for landscaping, plantation, lot-lot, swimming pool, deck, assembly space, movement, building tower's, parking etc. Chapter 2
4	2.1.3 Signing of CAF and Declarations:	2.1.3 Signing of CAF and Declarations: <i>Note: i) The requirement of submission of Notice of Commencement of Work to the concerned offices of Sanctioning Authority has been done away with, in these Building bye-Laws.</i> <i>ii) Information on Tentative Date of Commencement and Completion should be provided while applying in CAF, and the same shall be forwarded Online to the Labour Department</i>
5	2.10 Latent Defects Liability: a) The following shall be held liable for any structural flaws or defects in all risk category of buildings having plot area 750 sqm. and above, after it is in use: - Architect. - Structural Engineer. - Site Supervisor/ Site Engineer. - Construction Company including contractor / sub-contractor. b) The above mentioned professionals and the construction company including contractor/ sub-contractor shall take decennial professional liability insurance to cover for such liability. Chapter 3	2.10 Latent Defects Liability: a) The following shall be held liable for any structural flaws or defects in all risk category of buildings having plot area 750 sqm. and above, after it is in use: - Architect. - Structural Engineer. - Site Supervisor/ Site Engineer. - Developer/Landowner/ Construction Company including contractor / sub-contractor. b) The above mentioned professionals and the Developer/Landowner/ construction company including contractor/ sub-contractor shall take decennial professional liability insurance to cover for such liability, <i>subject to such guidelines as may be prescribed from time to time.</i> Chapter 3
6	3.1.10 Simplified Procedure for Sanction of	3.1.10 Simplified Procedure for Sanction of

	Government Building Plan A simplified procedure for sanction of government building plans will be followed, which will be on the same lines as given in the office order no: D/49/Cm/SDMC/Bldg. HQ/2012 dated 13/09/2012 and order no: D/04/SE (II) HQ/12 dated 18/04/2012 given in Annexure XII. However, the Building Plans may also be sanctioned through regular procedure.	Government Building Plan A simplified procedure for sanction of government building plans will be followed, which will be on the same lines as given in Annexure XII. However, the Building Plans may also be sanctioned through regular procedure.
7	3.2 Environmental conditions for sanctioning Building Plans	3.2 Environmental conditions for sanctioning Building Plans Note: 1) Hon'ble National Green Tribunal vide its Judgement dated 08.12.2017 in O.A No.677 of 2016, O.A. No.61 of 2017, O.A. No.7 of 2017, O.A. No.33 of 2017 and O.A. No. 67 of 2017 with respect to the Notification dated 09.12.2016 of J&SF & CC, GOI has inter-alia directed that till the time the Ministry comply with the above directions contained in its aforesaid order and notify the amended provisions of regulations of 2005, it will not implement the impugned Notifications. 2) : Hon'ble National Green Tribunal vide its Judgment dated 03.12.2018 in O.A No.1617 of 2018, has stayed the impugned notification and directed the existing mechanism, prior to this stay/stop to continue till further orders."
	Procedure and Documentation for 'Saraal' Scheme for Small Residential Plots	Chapter 4 Scheme for Small Residential Plots
8	j. In case of plot affected by mandatory road widening the site inspection shall be carried out by the Sanctioning Authority.	Deleted
		j. Standard Building Plans for various sizes of plots under SARAL Scheme shall have to be uploaded by the sanctioning authorities in the websites.
	Saral Form 1	Saral Form 1 (i) Note: For subsequent sanction of revised building plans, building permit fee @10% respectively of (1), (2) & (3) above, shall be deposited.
9	Saral Form 2 c). Further the Structural Stability Certificate (Please refer Form A-4) duly signed by a structural engineer is enclosed:	Saral Form 2 c). Further the Structural Stability Certificate (Declaration Proforma, Chapter 2, para 2.1.3) duly signed by a Structural Engineer is enclosed:
	Chapter 7	Chapter 7

	General Building Requirement	General Building Requirement
10	Min. Requirement for a dwelling unit up to 50 sq.m area Kitchen Width 1.6 m Min. Requirement for a dwelling unit above 50 sq.m area Kitchen Width 2.4m	Min. Requirement for a dwelling unit up to 50 sq.m area Kitchen Width 1.5m Min. Requirement for a dwelling unit above 50 sq.m area Kitchen Width 1.5 m
11		7.4.12 For all types of buildings having more than one basement, the Fire Clearance shall have to be obtained.
12		7.4.13. For basement of size more than 200sq.m. of BUA, the Fire Safety measures as per NBC -Part 4 norms shall be followed.
13	7.10.1 The number of staircases in the buildings shall be determined based on the occupant load, travel distance, dead end restriction subject to minimum two staircases in respect of buildings identified under bye-law No. 2.8; provided that where the travel distance and other requirements are complied with one staircase and the second shall be a Fire Escape.	7.10.1 The number of staircases in the buildings shall be determined based on the occupant load, travel distance, dead end restriction subject to minimum two staircases in respect of buildings identified under bye-law No. 9.3; provided that where the travel distance and other requirements are complied with one staircase and the second shall be a Fire Escape.
14	7.11 Staircase Details g. The maximum height of riser shall be 15 cm in the case of low rise residential buildings and 15 cm in the case of other buildings including high rise residential building and maximum number of risers per flight shall be limited to 15 per flight. h. Handrails shall be provided with a minimum height of 1.0 m from the centre of the tread subject to condition that balusters/ railing do not reduce the width of staircase.	7.11 Staircase Details g. The maximum height of riser shall be 150mm in the case of low rise residential buildings, other buildings including high rise residential building and maximum number of risers per flight shall be limited to 12 per flight. h. For Handrails and Grab Bars refer 11.5.3. The balusters/ railing shall not reduce the width of staircase i.e. clear width should be 1.5 m.
15	7.11.1 Minimum Width Provisions for Stairways a. Other residential building e.g. flats, hostels, group housing, guest houses etc. minimum 1.35 m. For details refer chapter 11.	7.11.1 Minimum Width Provisions for Stairways a. Other residential building e.g. flats, hostels, group housing, guest houses etc. minimum 1.5 m. For details refer chapter 11.
16	7.11.2 Minimum Width Provisions for Passageway/Corridors b. Residential buildings, e.g., hostels, group housing etc. 1.35m for single loaded and	7.11.2 Minimum Width Provisions for Passageway/Corridors b. Residential buildings, e.g., hostels, group housing etc. 1.5m for single

	1.8m for double loaded.	loaded and 1.8m for double loaded.								
17	7.13.3 In case of High rise building, the exterior open spaces around a building as in Building Bye Laws No. 7.13.1 shall be of green or hard surface capable to taking load of fire engine weighing up to 45tonnes.	7.13.3 In case of High rise building, the exterior open spaces around a building as in Building Bye Laws No. 7.13.1 shall be of hard surface capable to taking load of fire engine weighing up to 45 tonnes. (See also 8.2.b)								
	Chapter 8 Provisions for High Rise Development									
18										
	Table 8.1 Minimum width of staircase for different types of buildings <table><tr><th>Type of Building</th><th>Minimum Width</th></tr><tr><td>Residential buildings (Group Housing)</td><td>1.35m</td></tr></table>	Type of Building	Minimum Width	Residential buildings (Group Housing)	1.35m	Table 8.1 Minimum width of staircase for different types of buildings <table><tr><th>Type of Building</th><th>Minimum Width</th></tr><tr><td>Residential buildings (Group Housing)</td><td>1.5m</td></tr></table>	Type of Building	Minimum Width	Residential buildings (Group Housing)	1.5m
Type of Building	Minimum Width									
Residential buildings (Group Housing)	1.35m									
Type of Building	Minimum Width									
Residential buildings (Group Housing)	1.5m									
19	8.2 Means of Access To be read along with 'Means of Access, clause 2.7' of these building bye laws.	8.2 Means of Access To be read along with 'Means of Access, sub-clause 2.8.f.j.(iv)' of these building bye laws.								
20	8.4.3 Stairways c. Handrails shall be provided with a minimum height of 1.0 m from the center of the tread.	8.4.3 Stairways c. For Handrails and Grab Bars refer 11.5.3. The balusters/ railing shall not reduce the width of staircase.								
21	8.4.7 Ramps g. For plots less than 3000sqm, car lift's can be provided in place of ramp's subject to the approval of the Fire Department.	8.4.7 Ramps g. For plots less than 3000sqm, car lift's can be provided in place of ramp's subject to the approval of the Fire Department. For plot's above 3000sqm, Ramp's are mandatory, if used for parking. Minimum size of the car lift shall be as per NBC norms. The lift car width should be selected such that in case of emergency, while the automobile is in the car-lift, the driver should be able to open the automobile door and come out of the automobile.								
22		8.11: Activities permitted in Atrium 1) Activities which are open to atrium (not covered from the top) or activities in public view shall be permitted i.e. Vending Booth or allied / similar commercial activities, such as Kiosks, Café, Exhibition								

	stalls/ Sale of Merchandise /Visual Merchandise/Short Performances/ Short promotional activities/ Fashion-shows/ etc. subject to compliance of all mandatory/statutory requirements of MPD and UBBL 2016 with clearances from various statutory authorities such as Delhi Fire Services etc.; by paying fees and charges within the ambit of UBBL 2016. 2) For all these developments/activities in the Atrium area, the Developer Entity (DE) can utilize maximum 25% of the defined Atrium area towards FAR by pouring / counting the same from its permissible FAR for use of above mentioned activities allowed in the Atrium which shall be counted towards FAR. 3) Public circulation / movement spaces shall be maintained as approved by the Fire Services Department. 4) In addition, the following conditions recommended by Delhi fire Services shall have to be strictly followed: i) <i>The floor of atrium shall not be used for other than low fire hazard uses.</i> ii) <i>Only Non-combustible materials shall be used in construction of kiosks and in decorations.</i> - ij) <i>No commercial activity, involving use of open flame, shall be permitted in the atrium floor.</i> - is) <i>No cooking activity shall be permitted in the atrium floor except the use of hot plates.</i> v) <i>Area for circulation/movement of visitors shall be clearly earmarked and always be kept free from all obstacles, all the times.</i> vi) <i>Extended throw type wall sprinklers to be provided for fire protection of the kiosk area in the atrium.</i> vii) <i>Kiosks/cafe' in the atrium floor shall be permitted subject to condition that smoke management system for Atrium shall be validated through CFD analysis.</i> viii) <i>A maximum of 50% of interior exit</i>
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		stairways are permitted to egress through an atrium on the level of exit discharge. ix) Since the design of each atrium varies in many aspects, hence drawings for use of kiosks in Atrium shall be referred to Delhi Fire Service for approval. x) The atrium usage shall not be more than 25% of the atrium floor and subject to above mentioned conditions.
23	Chapter 9 Provisions for Structural Safety, Natural Disaster, Fire and Building Services 9.3.1 f. Handrails shall be of a height not less than 1.0m and not exceeding 1.2m. j. Fire escape staircases shall have straight flight not less than 1.35 m wide with 25 cm treads and risers not more than 19 cm. The number of risers shall be limited to 15 per flight. 9.3.8 Fire Check Floor/ Fire Cut off Floor a. A high rise building having height more than 70 m shall be provided with fire check floor (entire floor) above 70 m at immediate habitable floor level.	9.3.1 f. Handrails shall be as per Chapter 11. j. Fire escape staircases shall have straight flight not less than 1.5 m wide with 30 cm treads and risers not more than 15 cm. The number of risers shall be limited to 12 per flight. 9.3.8 Fire Check Floor/ Fire Cut off Floor a. A high rise building having height more than 70 m shall be provided with fire check floor (entire floor) above 70 m at immediate habitable floor level and so on after every 25 meters or 8 floors, whichever is less.
24		9.4.6 Service plan for Group Housing of any plot size and other Buildings as per sub-clause 1.4.75 having plot area equivalent or more than 3000sqm shall have to be approved by Delhi Jal Board in Common Application Form (CAF) only. This is not applicable for Residential Plotted

			development.
	Chapter 10 Provisions for Green Buildings		Chapter 10 Provisions for Green Buildings
25	up to 105	Nil	up to 105 Optional usage of 2 (a), 2(b).
			105 to 1000 (category II) Addition of 2(a)
26	Chapter 11 Provisions for Universal Designs for Differently Abled, Elderly and Children		Chapter 11 Provisions for Universal Designs for Persons with Disabilities, Elderly and Children
27	11.0 Applicability These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings and group housing etc. It shall not apply to private residences (residential plotted development).		11.0 Applicability These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings and group housing etc. It shall also apply to private residences (residential plotted development). For Accessible buildings, at least one entrance and exit per facility should be accessible to a wheelchair user and persons with disabilities such as visually impaired, etc. For new buildings, the accessible entrance(s) should be the main entrance(s), and not side or back entry, intended for use of public. Wherever waiting areas, coffee shops, display areas, merchandising departments, service areas, ticket counters, refreshment stands etc. are provided for public use, these facilities should be accessible to all Persons with Disabilities and not just wheelchair user only. In all buildings at least one unisex accessible washroom/toilet should be provided. In Multi-Level buildings, all floors should have one such facility near the general washrooms. <i>Note: For additional and detailed requirements other than specified in these Unified Building bye-Laws 2016, the Harmonized Guidelines and Space Standards for barrier free Built Environment for Persons with Disability and Elderly Persons – February 2016 published by Ministry of Urban Development, Govt. of India shall be followed and as amended from time to time along with NBC Chapter 3- Clause 13 Requirements for accessibility in</i>

		<i>Built environment for elders and persons with disabilities and Annex B: Anthropometrics and Requirements for Accessibility in Built Environment for Elders and Persons with Disabilities.</i>
28	11.1 Building to be Designed for Ambulant Disabled People Higher Secondary School, Conference Hall, Dance Halls, Youth Centers, Youth Clubs, Sport Centers, Sport Pavilions, Boat Club Houses, Ice Rinks, Bowling Centers, Swimming Pools, Police Stations, Law Courts, Courts Houses, Sport Stadiums, Theaters, Concert Halls, Cinemas, Auditoria, Small Offices (the maximum built area 1400 sq.mt) Snacks Bars, Cafes and banqueting rooms (for capacity above 50 diners). <i>Notes:</i> <i>In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair)</i> <i>@ 1:1000 up to 10,000 spectators and @ 1:2000 for spectators above 10,000.</i> <i>In Theaters, Concert Halls, Cinemas and Auditoria provisions shall be made for non-ambulant spectators (Small Wheel Chairs) @ 1:250 up to 1000 spectators and 1:500 for spectators above 1000.</i> 11.2 Building to be Designed for Non-Ambulant Disabled People Schools for differently abled, cremation and buildings as mentioned in (Annexure VI- Development Norms - MPD), Botanical Gardens, Religious Buildings, Old People Clubs, Village Halls, Day Centers, Junior Training Centers, Post Offices, Banks, Dispensaries, Railway Stations, Shops, Super Markets, and Departmental Stores. <i>Note: Large wheel chair criteria shall be applicable on ground floors of the following building, post offices, banks, dispensaries, railway stations, shops, supermarkets, and departmental stores.</i> 11.3 Building to be Designed for Non-	DELETED

	Ambulant Disabled People (using small wheel chairs) Public lavatories in Tourist Sports, Clubs, Motels, Professional and Scientific Institution, Museum, Art Galleries, Public Libraries, Laboratories, Universities, College for further Education, Teachers Training Colleges, Technical College, Exhibition Halls, Dentist Surgeries, Administrative Department of the Hospitals, Service Stations, Car Parking, Buildings, Airports Terminals, Bus Terminals, Factories Employing differently abled for Sedentary Works, Large Offices, (with plinth area above 1400 sq.m.), Tax Offices, Passport Offices, Pension Offices, and Labour Offices, Cafes, Banqueting Rooms and Snack Bars (For capacity above 100 diners).	
29	11.4.2 (a) Surface parking for two car spaces shall be provided near entrance for the differently abled persons with maximum travel distance of 30.0 m from building entrance. (b) The width of parking bay shall be minimum 3.6 m	11.4.2 (a) Surface parking for two car spaces shall be provided near accessible entrance/lift lobby for the persons with disabilities maximum travel distance of 30.0 m. In case the access is through lift, the parking shall be located within 30 m of the lift lobby. (b) The width and length of parking bay shall be minimum 3.6 m X 5.0m. The minimum width includes the transfer area beside the car with a minimum of 1200 mm. Two accessible parking spaces with one shared transfer area are widely used and shall have a minimum width of 6m. (c) Where there are two accessible parking bays adjoining each other, than 1200mm side transfer bay shall be shared by the two parking bays. The transfer zones, both on the side and the rear should have yellow or white cross-hatch road markings and connected to an accessible route 1200mm wide. (f) A minimum of one accessible designated parking space shall be provided in every parking area; i) For up to 10 parking spaces, one designated accessible parking space shall be provided; ii) For up to 25 parking spaces, two designated accessible parking space shall be provided; iii) For up to 50 parking spaces, three

	designated accessible parking spaces shall be provided; iv) For up to 100 parking spaces, four designated accessible parking spaces shall be provided; v) For up to 200 parking spaces, six designated accessible parking spaces shall be provided; vi) For over 200 parking spaces, six designated accessible parking spaces for 200 parking spaces and one for each additional 100 parking spaces shall be provided. In specialized facilities such as health care facilities, shopping areas and recreational facilities, a greater number of designated accessible parking spaces should be considered. (g) Space should be provided for passenger drop-off / alighting points for taxis, public transport and also for large vehicles such as vans, etc, as near as possible to the main accessible entrance. Vehicle drop-off areas should be a minimum of 9000 mm in length, have a minimum width of 3600 mm and be served by a kerb ramp. (h) At least one accessible route (see (e)) marked by tactile pavers leading to an accessible entrance of the building shall be provided from the alighting and boarding point of taxi stands and car park lots for people with disabilities.
30	11.4.3 Tactile Ground Surface Indicators (TGSI), Tactile Guiding and Warning Blocks; Tactile ground surface indicators or tactile guiding and warning tiles/blocks aid blind and vision impaired pedestrians negotiate the built environment shall be provided as per NBC norms in force. Tactile guiding blocks indicate a correct path/ route to follow for a person with visual impairment. It is mandatory to install one/two rows of tactile guiding blocks along the entire length of the proposed accessible route. Care shall be taken to ensure that there are no obstacles, such as trees, poles or uneven surfaces, along the route traversed by the guiding blocks. Also, there shall be clear headroom of at least 2100 mm height above the tactile guiding blocks, free of

protruding objects such as overhanging tree branches and signage, along the entire length of the walk.

Tactile warning blocks indicate an approaching potential hazard or a change in direction of the walkway, and serve as a warning of the approaching danger to persons with visual impairments, preparing them to tread cautiously and expect obstacles along the travel path, traffic intersections, doorways, etc. They are used to screen off obstacles, drop-offs or other hazards, to discourage movement in an incorrect direction, and to warn of a corner or junction. Two rows of tactile warning tiles shall be installed across the entire width of the designated accessible pathway, before intersections, building entrances, level changes, obstacles such as trees, and each time the walkway changes direction. Warning blocks shall be placed 300 mm from the beginning and end of the ramps and stairs, at landings and entrance to any door.

11.4.3.1 Places to Install TGS

TGS shall be installed at following places:

- a) In open space to orient persons with vision impairment;
- b) In front of an area where traffic is present;
- c) In front of an entrance/exit to and from a ramp, staircase or multi-level crossing facility;
- d) Entrances/exits at public transport terminals or boarding areas;
- e) Sidewalk/footpath section of an approach road to a building; and
- f) From a public facility to the nearest public transport station.

11.4.3.2 Barriers and Hazards

Obstacles, such as objects or signs mounted on walls, columns or free-standing supports along the walking path shall be avoided. Unavoidable free standing posts or columns within access routes on pathways shall leave at least unobstructed walking width of 1000 mm and be clearly marked with visual indicators. Visual indicators at least 75 mm in height with a minimum visual contrast of 30 points difference in the LRV value of the colours to the background shall be placed; one at a height between 800 mm and 1 000 mm above

		floor level, and the other between 1 400 mm and 1 600 mm above floor level. Bollards, short vertical posts generally arranged in a line to guide traffic and protect from vehicle intrusions, shall have a maximum height of 1000 mm. Bollards, where installed within the access route shall have a minimum clear spacing between them of 1 000 mm so as to provide clear passage width for movement of wheelchairs. 11.4.3.3 Protruding Objects Unavoidable protruding objects shall not reduce the minimum clear width of an accessible route or maneuvering space. Protruding objects in the access route shall contrast visually with the background environment. Objects with a height lower than 1000 mm can create a hazard for blind or partially sighted people. Permanent equipment that cannot be located outside the boundaries of a path shall be, a) designed to be easily seen with a minimum difference in LRVs of 30 points to the background; b) shielded to protect against impact; and c) accompanied by a feature that warns of the presence of a potential hazard and is detectable for a person using a white cane or stick. The headroom along a path shall be maintained at a height of not less than 2100 mm above the surface of the path. Any objects projecting more than 100 mm between 100 mm and 2100 mm above ground level into an access route shall be clearly visible and detectable with a cane. When a projecting obstacle exists, a protective guard shall be provided at ground level, under the projecting object, such as, a kerb or fixed element at a height of 100 mm (300 mm as cane detection. Cane detection shall not be set back more than 100 mm from the face of the projecting object. Wing walls, side partitions, alcoves or recesses are solutions for projecting elements where free space under the object is needed. Winged protection shall extend continuously between 300 mm and 1000 mm above the floor and shall contrast visually
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		with the background.
31	11.5.1	a. Ramped approach: Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1.8 m with maximum gradient 1:12. Length of ramps in a single stretch shall not exceed 9.0 meter having 0.8 m high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
		11.5.1 a. Ramped approach: Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1.8 m. The landing shall have a level platform of not less than 1.5m. For minimum specification for Ramps see Table 11.1. Table 11.1 is annexed at Annexure 13-6. A ramp not with a vertical rise greater than 150 mm should have handrails that • are on both sides • are placed at a height as per 11.5.1. • handrails must be continuous on both sides & even at landings and end of handrails to be rounded off or grounded in the ground.
32	11.5.1	b. Stepped Approach: For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 0.15 m. Provision of 0.8 m high hand rail on both sides of the stepped approach similar to the ramped approach.
		11.5.1 b. Stepped Approach: For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of hand rail on both sides of the stepped approach similar to the ramped approach.
33	11.5.1	c. Exit/Entrance Door: Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.
		11.5.1 c. Accessible Exit/Entrance Door: Minimum clear opening of the accessible entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 10 mm. The width of the corridors or passageways leading to and from such access door shall not be less than 1500 mm. In multi-storey buildings, the accessible entrance shall have an accessible route leading to the lifts (Sec 11.4.2 (e)). All external doors shall have warning blocks installed 300 mm before the entrances for aid of visually impaired users. <i>Note: For Details of Doors, Windows, Operational Control and devices and other building requirements, Signages, Escalators etc, the standards specified in NBC Chapter 3 - Clause 13 Requirements for accessibility in Built environment for elders and persons with disabilities and Annex R: Anthropometrics</i>

31	11.5.1 a. Ramped approach: Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1.8 m with maximum gradient 1:12. Length of ramp in a single stretch shall not exceed 9.0 meter having 0.8 m high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.	with the background. 11.5.1 a. Ramped approach: Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1.8 m. The landing shall have a level platform of not less than 1.5m. For minimum specification for Ramps see Table 11.1. Table 11.1 is annexed at Annexure B-6. A ramp run with a vertical rise greater than 150 mm should have handrails that - are on both sides - are placed at a height as per 11.5.3. - handrails must be continuous on both sides & even at landings and end of handrails to be rounded off or grounded in the ground.
32	11.5.1 b. Stepped Approach: For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 0.15 m. Provision of 0.8 m high hand rail on both sides of the stepped approach similar to the ramped approach.	11.5.1 b. Stepped Approach: For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of hand rail on both sides of the stepped approach similar to the ramped approach.
33	11.5.1 c. Exit/Entrance Door: Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.	11.5.1 c. Accessible Exit/Entrance Door: Minimum clear opening of the accessible entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 10 mm. The width of the corridor or passageways leading to and from such access door shall not be less than 1500 mm. In multi-storey buildings, the accessible entrance shall have an accessible route leading to the lifts (See 11.4.2 (e)). All external doors shall have warning blocks installed 300 mm before the entrances for aid of visually impaired users. <i>Notes: For Details of Doors, Windows, Operational Control and devices and other building requirements, Signages, Escalators etc. the standards specified in NBC Chapter 3 - Clause 13 Requirements for accessibility in Built environment for elders and persons with disabilities and Annex B: Anthropometrics.</i>

		<i>and Requirements for Accessibility in Built-Environment for Elders and Persons with Disabilities shall have to be followed as amended from time to time.</i>
34	11.5.2 Corridor Connecting the Entrance/Exit for Differently abled. c. In case there is a difference of level, slope ways shall be provided with a slope of 1:12. d. Handrails shall be provided for ramps/slope ways.	11.5.2 Corridor Connecting the Entrance/Exit for persons with disabilities. c. In case there is a difference of level, slope ways shall be provided as specified in Table 11.1. d. Handrails shall be provided for ramps/slope ways as per Handrails and Grab Bars (refer 11.5.3). The balusters/ railing shall not reduce the width of corridor.
35		11.5.3 Handrails and Grab Bars For stepped path, stairs and ramps, handrails shall meet the following requirements: a) They shall be provided on both the sides; b) They shall be continuous, even at the landings; c) They shall extend at least 300 mm beyond the first and last nosing. A handrail shall not project into a transverse circulation path unless it is continuous and intended to form part of the guidance along that path. The end of the horizontal extension should be turned towards the wall on the closed side of the ramp or stairs, or be turned down and terminate at the floor or ground level. d) They shall have a minimum clear space of 50 mm from the walls; and e) The height to the top of a handrail shall be 900 mm above the surface of a ramp, the pitch line of a stair, and the surface of a landing. A second handrail, with a lower profile than the first one, shall be provided. The height to the top of the second handrail shall be 760 mm above the surface of a ramp, the pitch line of a stair, and the surface of a landing. There shall be sufficient distance between the two handrails (say, 100 mm). f) In case the handrail is enclosed in a recess, the recess shall be 50mm deep. 11.5.3.1 Handrails shall a) be securely fixed and rigid; the fastenings

		and the materials shall be able to withstand a minimum point load, both vertical and horizontal of 1.7 kN; b) be slip-resistant with round ends; c) have a circular section of 38mm in diameter; d) be free of any sharp or abrasive elements; e) have continuous gripping surfaces, without interruptions or obstructions that may break a hand hold; f) contrast with the wall behind; and g) shall be provided with Braille/tactile markings at the beginning and at the end to give information to people with visual impairment. 11.5.3.2 Grab Bars shall, a) be securely fixed and rigid; b) be slip-resistant with round ends; c) Preferably have knurled surfaces; d) have a circular section of 38mm in diameter; e) be free of any sharp or abrasive elements; f) have a minimum clear space of 50 mm to 65 mm from the wall; g) be installed at a height of 760 mm to 900 mm; h) be able to bear a weight of 1.7 kN; and j) contrast with the wall/surface behind.
36	11.6 Stair-ways a. The minimum width shall be 1.35m. b. Height of the riser shall not be more than 0.15m and width of the tread 300mm. The steps shall not have abrupt (square) nosing. d. Handrails shall be provided on both sides and shall extend 0.3 m on the top and bottom of each flight of steps.	11.6 Stair-ways a. The minimum width shall be 1.5 m. b. Height of the riser shall not be more than 150mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing. d. For Handrails and Grab Bars refer 11.5.3. The balusters/ railing shall not reduce the width of staircase. e. The stairs landing shall be minimum 1.5 m deep. f. Projecting nosing and open stairs shall not be provided to minimize the risk of stumbling.

		g. No appliances, fixtures or fittings shall project beyond 90 mm from the surface of any wall in a staircase below a level of 2100 mm, measured above the treads of the staircase. If such a projection is unavoidable, the same shall also be extended downwards to the level of the treads. However, in no case the width of the staircase shall be less than that prescribed in these bye-laws.								
37	11.7 Lifts Table No 10.1 Desirable Lift Size <table><tr><td>Clear Internal width</td><td>1.1m</td></tr><tr><td>Clear Internal depth</td><td>2.0m</td></tr></table>	Clear Internal width	1.1m	Clear Internal depth	2.0m	11.7 Lifts Table No 11.2 Desirable Lift Size <table><tr><td>Clear Internal width (minimum)</td><td>1.5m min.</td></tr><tr><td>Clear Internal depth (minimum)</td><td>1.5 m min.</td></tr></table>	Clear Internal width (minimum)	1.5m min.	Clear Internal depth (minimum)	1.5 m min.
Clear Internal width	1.1m									
Clear Internal depth	2.0m									
Clear Internal width (minimum)	1.5m min.									
Clear Internal depth (minimum)	1.5 m min.									
38	a. A hand rail not less than 0.6 m long at 1.0 m above floor level shall be fixed adjacent to the control panel.	a. A hand rail at height of 760mm and for other details refer 11.5.3.								
39	11.8 Toilets One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for the differently abled, a. The minimum size shall be 1.5 m x 1.75 m, b. Minimum clear opening of the door shall be 0.9 m and the door shall swing out. c. Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet. d. The W.C. seat shall be 0.5 m from the floor. 11.8.1 Provision of W.Cs in buildings Without Lift Provision of special W.C. shall be	11.8 TOILET ROOMS AND SANITARY ROOMS: Public toilets shall comply with the overall requirements under these provisions with respect to the facilities provided therein so as to ensure that the same are accessible. In all public toilets, the following shall be provided: a) Male section shall have one urinal with support grab bars for ambulant disabled and at least one urinal for children at a lower height of 430mm; b) Both male and female section shall have one WC for ambulant disabled; c) One Type A unisex accessible toilet room with independent entrance; and d) Depending on footfall, one Type B accessible toilet in both male and female toilet groups. Sanitary facilities shall be designed to accommodate a variety of users. Accessible toilets that can be used by both sexes (unisex accessible toilets) allow the greatest flexibility for people who require assistance hence is the preferred option. Wheelchair								

made on all floors for buildings designed for ambulant disabled persons. For buildings designed for non-ambulant disabled special W.C. shall be provided at Ground Floor. Size of W.C. shall depend on the type of wheel chair used by the disabled.	accessible unisex toilets should always be provided in addition to wheelchair accessible separate sex toilets. Similarly, a provision of an enlarged cubicle for ambulant disabled people in a separate sex toilet room can also benefit parents with children and people who need an enlarged space (for example those with luggage).
11.8.2 Provisions of W.Cs in buildings With Lift Provision of Special W.C. shall be made on all floors. Size will depend on the category of disabled for whom it has been provided.	The accessible toilet room shall be located as close as possible to the existing toilet block and should be easy to find. It should not be so located that it compromises the privacy of users.
11.8.3 Toilet Details: For Toilets Designed for Ambulant Disabled - The minimum size of W.C. shall be 1.075 x 1.45 m with a minimum depth of 1.45 m from entry door 0.9 m. - Long handrail on the side closer to W.C. with a clear width between the handrails shall be 0.9 m and height of handrails shall be 0.8 m from floor level. - Minimum size of the clear door opening shall be 0.78 m.	If only one toilet is decided to be provided considering the estimated requirement as per this Code, it shall be Type A unisex accessible toilet. Where, more than one accessible toilet is provided, different options exist.
11.8.4 For Toilets Designed for Non-Ambulant Disabled Small Wheel Chair The minimum size of W.C. shall be 1.35 x 1.5 m with a minimum depth of 1.5 m from entry door. 0.9 m long handrail on the side closer to W.C. shall be provided. To provide movement space for wheel chair, W.C. seat shall be fixed towards one side to the opposite adjacent wall. The centerline of W.C. from the adjacent wall shall be 400 mm and minimum 0.95 m from the other wall. Minimum size of the clear door opening shall be 0.78 m.	11.8.1 Where sanitary facilities are provided, the following shall also apply: - At least one unisex wheelchair user accessible toilet room of Type A, with corner placement of WC, shall be provided, which shall always contain a washbasin. - One accessible toilet (Type A or Type B) in single sex toilet block (male and female section of toilet block) shall be provided depending on the footfall and space. - When more than one accessible corner toilet of Type B is planned, a choice of layouts suitable for left hand and right hand transfer shall be provided. In case such toilets are located in similar position on each floor of a multi-storey building, it should allow for right and left hand transfer on alternate floors. In any case, a unisex accessible toilet of Type A shall be provided on the ground floor so as to be able to meet the need for both left and right side transfers. - In all separate sex toilet/sanitary rooms there shall be provision for one cubicle suitable for use by ambulant disabled. - Where urinals are provided, there shall be urinals for wheelchair users and ambulant disabled people. - Where there is requirement for only one toilet or sanitary room in a building, a wheelchair accessible unisex toilet of Type A shall be provided with minimum size of 2 m x

11.8.5 For Toilets Designed for Non-Ambulant Disabled Using Large Wheel Chair:

The minimum size of W.C. shall be 1.5 x 1.75 m with a minimum depth of 1.75 m for entry door. 0.9 m long handrail on the side wall closer to W.C. shall be provided. To provide movement space for wheel chair, W.C. seat shall be fixed towards one side of the opposite wall. The centerline of the W.C. from the adjacent wall shall be 0.4 m and a minimum of 1.1 m from the other wall. Min. size of clear door opening shall be 0.86 m

2.2 m to accommodate a standing height washbasin. No urinal should be provided in unisex accessible toilet.

g) The provision of the accessible toilets shall be such that any wheelchair user/ambulant disabled person does not have to travel more than 30 m on the same floor.

h) The design of toilet facilities shall incorporate ease of use for all people and location of fittings should follow a logical sequence.

i) Care shall be taken in placing mirrors and lights to avoid confusion and dazzling for visually impaired users.

j) Soap dispensers and hand towels or driers shall be placed at height of 800mm max. so that they are easy to locate, identify and use.

k) Visual contrast and lighting, emergency assistance alarm, as per NBC in force.

l) If facilities are provided such as buttons or taps which operate by use of sensors, accessible signage shall be provided to explain the same. For the benefit of the persons with vision impairments, all general toilets shall have signage marked on plates with raised alphabets and Braille put on the wall next to the door latch, preferably on the left side. An additional signage shall also be provided on the door at 1500 mm height.

l) Many persons with visual impairments find it convenient to use the toilets where internal dimensions, accessories and fixtures placement are standardized. A tactile layout of the toilet should be provided on the wall, near the latch side at 900 mm height.

m). A distinct audio sound (beeper/clapper) can be installed above the entrance door for the identification of the toilets by persons with visual impairments.

11.8.2 Type A Toilet Room with Lateral Transfer from Both Sides.

11.8.2.1 Type A accessible toilet room shall meet the following requirements:

a) It shall have minimum internal dimensions 2200 mm x 2000 mm.

b) The layout of the fixtures in the toilet shall be such that there is a clear manoeuvring space that provides a wheelchair turning radius of 1800 mm in front of the water-closet and washbasin in the accessible toilet unit.

c) It shall have all fixtures and utilities

		arranged in a manner to provide a clear space of 1500 mm x 1500 mm for wheelchair users to access them. d) It shall have clear space of not less than 900 mm wide next to the water-closet. e) It shall be equipped with a door not less than 900 mm wide clear opening leaving the door frame. f) It shall have a water-closet, grab bars, and washbasin, essential washroom accessories, an alarm to seek emergency help, complying with NBC in force. g) It shall have the toilet roll dispenser and hand water faucet mounted below the grab bars and at not more than 300 mm from the front edge of the seat and at a height between 50 mm and 200 mm from the top of the water-closet seat. h) Cloth hooks should be set at different heights, 800 mm to 1000 mm, and additionally at least one hook at 1400 mm; and projecting not more than 40 mm from the wall. i) Where possible, be equipped with a shelf of dimensions 400 mm x 200 mm fixed at a height of between 800 mm and 1000 mm from the floor. 11.8.3 Type B Toilet Room with Lateral Transfer from One Side Only. Type B toilet has the following characteristics: a) Lateral transfer only from one side having minimum internal dimensions of 2200 mm x 2000 mm; b) Manoeuvring space reduced by washbasin; c) Independent water supply beside water-closet, with floor drain where necessary; d) Ability to reach small wash hand basin when seated on toilet; e) Horizontal grab rail on wall beside the water-closet; f) Vertical grab rail on wall beside the water-closet for getting up and sitting down (slanted grab bars are not preferred); g) Foldable U shape grab bar; and h) Toilet paper dispenser fixed on the wall beside the water-closet. 11.8.4 Grab Bars for Toilet Rooms and Sanitary Rooms: Grab bars as per NBC norm in force shall be
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		provided in toilet or sanitary rooms in accordance with this clause. On both sides of a toilet, a grab bar (whether drop-down or fixed to the wall) shall be provided at a distance between 350 mm and 500 mm from the centre line of the toilet. On the sides where a lateral transfer is possible, a foldable grab bar (drop-down support bar) shall be provided at a height of 200 mm to 300 mm above the water-closet. The length of the foldable grab bar should overlap the front edge of the water-closet in between 100 mm and 250 mm. The positioning of a foldable grab bar should allow access from a wheelchair when folded up. Where a wall is beside the toilet, L-shape grab bar (size 700mm length and 700mm height) shall be provided at a height of 200 mm to 300 mm above the water-closet. The grab bar shall extend a distance of minimum 150 mm to the front edge of the water-closet. The positioning of accessories such as hand towel, soap, waste bin, etc, should not hamper the use of the grab bar. The grab bar height for toilets for children should be between 510 mm and 635 mm.
44	11.11 Refuge c. Have an alarm switch installed between 0.9 m and 1.2 m from floor level.	11.11 Refuge c. Have an alarm switch installed between 300mm and 900mm from floor level. d. All stairs next to the refuge shall be with a clear width of 1500mm between the handrails.
41		11.13 AUDITORIUMS, CONCERT HALLS, SPORTS ARENAS AND SIMILAR SEATING 11.13.1 Designated Seating Areas for Wheelchair Users At least 1 percent of seats shall be designated as seating areas for wheelchairs users, with a minimum of two. For total seats exceeding 51, it is recommended to provide the designated seating areas in the following manner:

- a) Total seats 51 to 100, minimum three designated seating areas for wheelchair users;
- b) Total seats 101 to 200, minimum four designated seating areas for wheelchair users; and
- c) One additional seating area should be provided for every two hundred additional seats or part thereof.

These spaces should be integrated among other seats and allow two wheelchair users to stay together. It is recommended that the armrest on the seats at the end of the row lift up to allow people to transfer from the wheelchair onto a seat. To accommodate groups of wheelchair users, in an auditorium with fixed seats, a minimum of 15 seats shall be foldable or removable to increase the number of designated areas for wheelchair users when necessary.

Some seats should be wider in order to allow larger size people to sit properly.

11.13.2 Accessible Changing Rooms

The minimum number of accessible changing rooms should be provided depending on the type and use of the building.

In the event that changing rooms are provided alongside a toilet area, these should comply with the specifications as per NBC in force.

A fixed bench should be set at a height of 450 mm to 480 mm above floor level. The bench should be no less than 500 mm wide, 2 000 mm in length, and be provided with a grab bar at a height of 700 mm to 800 mm with a clearance of between 50 mm and 65 mm from the wall.

A clear space of 1 500 mm x 1 500 mm shall be left beside the bench.

Coat hooks should be set at different heights, 800 mm to 1 000 mm, and additionally at least one hook at 1 400 mm.

Coat hooks, benches, locker handles and other furnishings should offer good colour and tonal contrast to their backgrounds. Non-slip floor surfaces should be used, and good lighting as well as matte finished surfaces and furnishings should be provided. An alarm/call bell/switch shall be provided as per NBC in force.

Changing rooms shall have a minimum area

		of 4 sq.m. 11.13.3. Viewing Spaces In Assembly Areas (Floor Area) The floor area for a wheelchair viewing space shall be connected to an accessible path of travel and shall meet the following requirements : a) It shall be at least 900 mm x 1400 mm; b) The depth of the row shall be minimum 2400 mm; c) It shall have clear and level surface; d) It shall have sufficient manoeuvring space; e) Spaces for several wheelchair users shall be provided. They shall be located beside regular seating rows, for the wheelchair user to be able to stay by his/her accompanying person, if relevant; and f) It is recommended that the armrest on the seats at the end of the row (aisle seats) lift up to allow wheelchair users to transfer from the wheelchair onto a seat. Some seats should be provided with foldable armrests, considering transferances; some other seats should be wider, considering larger size people.
42	Index Of Forms (Existing in Annexure B-8)	Index Of Forms (Modified in Annexure B-8)
COMMON APPLICATION FORM AND DECLARATION PROFORMA		
43		Insertion- The Latent Defects Liability shall be taken as per sub-clause 2.10 of URBIL 2016.
44		Encl: (4) a. Tentative Date of Start of Work. b. Tentative Date of Completion of Work. (5) a. For Existing Connection of DIB: Connection Number. b. For Fresh Connection from DIB: Apply on COCCRP of Online Building Permit System. (6) Services Plan, as applicable (Chapter 9, sub-clause 9.4.6)
45		Note: ii) There is no requirement of submission of Notice of Commencement of Work to the concerned officer/s of Sanctioning

		Authority.
46		DECLARATION PROFORMA CERTIFICATE OF APPOINTMENT OF PROFESSIONALS 5) That in respect of Public buildings, infrastructure etc., all the prescribed barrier free movement and accessibility features as prescribed in UBBL 2016 -Chapter 11 - Provisions for Universal Design for Persons with Disabilities, Elderly and Children have been incorporated in the Building plans.
FORM-D-I OCCUPANCY-CUM-COMPLETION CERTIFICATE PART OCCUPANCY-CUM-COMPLETION CERTIFICATE		
47	With reference to your notice of completion dated __, I hereby certify that the building as per description below and certified plans of __ whose LOP & Bldg. plans were sanctioned vide letter No. __ dated __ and completion certificate as approved by DUAC/DFS and other statutory bodies, the NOC has been approved on __. The site has been inspected with reference to Building Bye-Laws, MPD provisions, hygienic and sanitary conditions inside and in the surroundings and is declared fit for occupation.	With reference to your notice of completion dated __, it is certified that the building as per description below and certified plans of __ whose LOP & Bldg. plans were sanctioned vide letter No. __ dated __ and NOC for completion certificate as approved by DUAC/DFS and other statutory bodies, the OCC/Part OCC has been approved on __ as per the site inspection report with reference to Building Bye-Laws, MPD provisions, hygienic and sanitary conditions inside and in the surroundings and is declared fit for occupation.
Form B-I		Form B-II
48	GRANT/REFUSAL OF SANCTION	GRANT/REFUSAL OF SANCTION (New Construction/ Revised Sanction/Alteration/Addition)
49	Sanction U/S 12 of the Delhi Development Act 1957	Sanction under Section 12 and Section 13 of the Delhi Development Act 1957
50	2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.	2. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are constructed as per prevalent building bye-laws.
51	3. Violation of building bye-laws will not be compounded.	3. All the provisions of the UBBL 2016 shall have to be followed. Violation of building bye-laws will not be compounded.

52	4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remain unnoticed the DDA reserves the right to amend the plans as and when the infringement comes to its notice and DDA will stand indemnified against any claim on this account.	4. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the sanctioned plan may be revoked. The Architect, Engineer, Supervisor engaged on the job will run the risk of having his/her license cancelled. In case of rectification, the same shall have to be done at the cost of the owner and the sanctioning authority shall stand indemnified against any claim on this account.
53	8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premise only for residential purpose.	8. The party shall construct the premise only the purpose for which the sanction has been granted.
54	9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board power distributor from the voltage lines running on any side of the site.	9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of power distributor from the voltage lines running on any side of the site.
55	11. The thickness of outer walls will be maintained at least 0.23 mt. (9").	11. The thickness of outer walls will be maintained as per sanctioned plan.
56	12. The basic levels should be got ascertained from the concerned at the site of the construction. 16. It will be ensured by the owner and the Architect that during the construction, the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.	12. The basic levels should be got ascertained from the concerned Official/Authority at the site of the construction. 16. It will be ensured by the owner and the Architect that during the construction, the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Appendix XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt. or Court/s.
57		Note: Copy for information and necessary action by: i. Delhi Jal Board. ii. Labour Department iii. Chief Inspector of Factories iv. Other external agencies (if applicable) as per rules.
COMMON OCCUPANCY-CERT-COMPLETION REQUEST FORM		

58		iv. n. For Existing Connection of DFB : Connection Number. h. For Fresh Connection from DFB: Apply Online.
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ANNEXURE - I

59	Annexure -I Qualification of Competence of professionals	Annexure -I Qualification of Competence of professionals (modification)
	b. Engineer: The minimum qualifications for an engineer shall be graduate in civil engineering/ architectural engineering of recognized Indian or foreign university, which qualifies him/her for the corporate membership of Institution of Engineers(India); and the membership of Institution of Engineers(India) or any other statutory body governing such profession, if any.	b. Engineer: The minimum qualifications for an engineer shall be graduate in civil engineering/ architectural engineering of recognized Indian or foreign university, which qualifies him/her for the corporate membership of Institution of Engineers(India); and the membership of Institution of Engineers(India) or any other statutory body governing such profession, if any with minimum 2 years of experience.
60	d. Supervisor: The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted services by the Government of India plus 5 years' experience in building design, construction and supervision.	d. Supervisor: The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship with minimum 5 years of experience, in building design/construction, construction management and supervision.

ANNEXURE -III

61	Fees and Charges a. Building Permit Fee: i. Building Permit fee for Sanction/Revised Sanction/ Completion/ Regularisation all buildings shall be calculated at the rate of Rs.10/- per sq.m of covered area(including basement floor, still floor)	Fees and Charges a. Building Permit Fee: i. Building Permit fee for Sanction/Revised Sanction/ Completion/ Regularisation all buildings shall be calculated at the rate of Rs.10/- per sq.m of Built Up Area(including basement floor, still floor). In case of Storage building/Warehouses/ Godowns, the fee shall be calculated at the rate of Rs.2/- per sq.m of Built Up Area (including basement floor, still floor). ..
	iv.Fee for layout/land sub-division/approval shall be calculated @ Rs.10, 000/- per acre and same for	iv.Fee for layout/land sub-division/approval shall be calculated @ Rs.10, 000/- per acre and same for the part

	the part thereof.	thereof. (@ Rs. 1,000/-in case of Storage building/Warehouses/ Godowns)										
63	b. Stacking Charges <table><tr><td>i) Rs. 20/- per sq.m of proposed covered Area including basement and stilts.</td><td>plots size up to 100 sq.m</td></tr><tr><td>ii) Rs. 50/- per sq.m of proposed covered area including basement and stilts.</td><td>Plots size above 100-2000 sq.m</td></tr></table> iii) For plots above 2000 sq.m, the material will be stacked inside the plot area.	i) Rs. 20/- per sq.m of proposed covered Area including basement and stilts.	plots size up to 100 sq.m	ii) Rs. 50/- per sq.m of proposed covered area including basement and stilts.	Plots size above 100-2000 sq.m	b. Stacking Charges <table><tr><td>i) Rs. 20/- per sq.m of proposed Built Up Area including basement and stilts.</td><td>plots size up to 100 sq.m</td></tr><tr><td>ii) Rs. 50/- per sq.m of proposed Built Up area including basement and stilts.</td><td>Plots size above 100-2000 sq.m</td></tr><tr><td>iii) Rs.5/-per sq.m of proposed Built Up Area including basement and stilts.</td><td>Storage Building/Warehouses/ Godowns</td></tr></table> iv) For plots above 2000 sq.m, the material will be stacked inside the plot area.	i) Rs. 20/- per sq.m of proposed Built Up Area including basement and stilts.	plots size up to 100 sq.m	ii) Rs. 50/- per sq.m of proposed Built Up area including basement and stilts.	Plots size above 100-2000 sq.m	iii) Rs.5/-per sq.m of proposed Built Up Area including basement and stilts.	Storage Building/Warehouses/ Godowns
i) Rs. 20/- per sq.m of proposed covered Area including basement and stilts.	plots size up to 100 sq.m											
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iii) Rs.5/-per sq.m of proposed Built Up Area including basement and stilts.	Storage Building/Warehouses/ Godowns											
64	2.1.1 Peripheral charges:- Peripheral charges are to be paid by plot owner of Co-operative House Building Society Group IV for laying of such services by the DDA @ Rs. 70/- (in view of Hon'ble Court orders and consequent office order No. 80 dated. 12.06.03) per sq.m of net plot area at the time of sanction of building plans. Also, individual plot owner will submit an undertaking in the prescribed format for deposition of peripheral charges, at the time of submission of Building Plans. Form A-11	2.1.1 Peripheral charges:- Peripheral charges are to be paid by plot owner of Co-operative House Building Society Group IV for laying of such services by the DDA @ Rs. 70/- (in view of Hon'ble Court orders and consequent office order No. 80 dated. 12.06.03) per sq.m of net plot area at the time of sanction of building plans. Also, individual plot owner will submit an undertaking in the prescribed format for deposition of peripheral charges, at the time of submission of Building Plans.										
	ANNEXURE -X											
65	a. Installation of Solar Photovoltaic Panels Solar photovoltaic (PV) systems are direct energy conversion systems that	a. Installation of Solar Photovoltaic Panels Solar photovoltaic (PV) systems are direct energy conversion systems that convert solar radiation into electric										

	convert solar radiation into electric energy. Roof of buildings as well as other exposed areas such as of parking shade, can be installed with solar PV system.	energy. Roof of buildings as well as other exposed areas such as of parking shade, vertical/inclined walls, windows can be installed with solar PV system.
66		5. Minimum area required for installation of Solar photovoltaic Panels. (Annexure B-12)

4.2 As the Notification vide S.O.1053 (H) 5th April-2017 has amended the Definition in sub-clause 1.4.10 Authority having Jurisdiction i.e Authority/concerned local body into 1.4.10 Sanctioning Authority in the hence in this compendium, the same has been amended accordingly wherever mentioned.

4.3 This compendium shall be notified with due approval of the Authority and Ministry of Housing and Urban Affairs and shall be made available Online and printed copies shall be made available as well with payment of charges as decided. The compendium of Unified Building Bye-Laws (UBBL) for Delhi-2016 is annexed at Annexure B-5.

5. Justification and Implication for Re-Notification of UBBL 2016 in form of a Compendium:

After the notification of the UBBL 2016 vide Notification S.O. 1191(E) on 22nd March 2016 and its subsequent amendments, several round of meeting under chairmanship of Secretary, MoHUA were held on the subject "Various initiatives required to enhance Ease of Doing Business in construction sector" it was strongly felt that a compendium of UBBL 2016 clearly citing the provisions in force and omitting the deleted provisions shall help the professionals and the sanctioning authorities, both together and greatly assist in removing confusion.

In many stakeholder meetings organized by South Delhi Municipal Corporation for EODB and the feedback received from the assessing team of World Bank, it was pointed out that many Architects/Engineers/Supervisors are not well aware of the modifications that were notified after the 22nd of March 2016, when the UBBL 2016 was first came into force. Many were still submitting documents as per Building Bye-Laws-1983 and the permits were either rejected or re-submission was sought.

With the inclusion of amendments in the Chapter 11- Provisions for Universal Designs for Persons with Disabilities, Elderly and Children as per NBC and Harmonized Guidelines and Space Standards for barrier Free Built Environment

for Persons with Disability and Elderly Persons, these Unified Bye-Laws will enable to process and construct buildings compliant with universal access.

The compendium will assist in the comprehensive understanding of the provisions that were deleted and the prevalent norms that are in force.

All the notifications on amendments shall also be annexed in the compendium.

6. The proposal of 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 as mentioned at Para 4 is put up for consideration and approval of the Authority. Once approved, the compendium shall be put up to the Ministry of Housing and Urban Affairs and with due approval, shall be notified. The same shall be hosted in Online web portal of sanctioning authorities and hard copies shall be made available in sale counters.

RESOLUTION

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 after incorporating the above amendments.

Nirman Bhawan, New Delhi
Dated: 28th April, 2018

Sub: Minutes of the meeting of Dis-Task Force on "Ease of Doing Business" for issuing construction permits held on 25.04.2018 in Conference Hall, MoHUA, Nirman Bhawan, New Delhi.

The undersigned is directed to forward herewith a copy of the Minutes of the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held on 25.04.2018 under the chairmanship of Joint Secretary (AMRUT), Ministry of Housing and Urban Affairs. It is requested that further necessary action may kindly be taken accordingly.

(H.C. Prasad)

Under Secretary to the Govt. of India
Tel: 011 23082075

To:

1. Secretary, Ministry of Civil Aviation, New Delhi
2. Secretary, Ministry of Culture, New Delhi
3. Additional Secretary (Housing), Ministry of Housing and Urban Affairs, New Delhi
4. Additional Secretary (DIPP), Mo Commerce, & Industry, Udyog Bhawan, New Delhi
5. Vice Chairman, Delhi Development Authority, New Delhi
6. Joint Secretary (PMAY/HFA), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi
7. Joint Secretary, Ministry of Culture, Shashi Bhawan, New Delhi
8. Joint Secretary (Coordination), Ministry of Defence, 195 A, South Block, New Delhi
9. Joint Secretary (DIPP), Mo Commerce, & Industry, Udyog Bhawan, New Delhi
10. Joint Secretary, Mo Environment, Forest and Climate Change, New Delhi
11. Joint Secretary, Ministry of Railways, Rail Bhawan, New Delhi
12. Joint Secretary, Ministry of Civil Aviation, New Delhi
13. The Chairman, Railway Board, Ministry of Railway, Rail Bhawan, New Delhi
14. Principal Secretary, Department of Urban Development, Government of NCT Delhi, Delhi
15. Principal Secretary, PWD Secretariat, B Wing, Delhi Secretariat, L.P. Estate, New Delhi-110002
16. Secretary (Revenue), Department of Revenue, Government of NCT Delhi, Delhi
17. Principal Secretary, Department of Environment, Government of NCT Delhi, Delhi
18. Principal Secretary, Department of Power, Government of NCT Delhi, Delhi
19. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
20. Member-Secretary, National Monuments Authority, New Delhi
21. Chairman, Airport Authority of India, New Delhi
22. Chairman, National Highway Authority of India, G-5&S, Sector-10, Dwarka, New Delhi
23. Chairman, New Delhi Municipal Council, Parka Kendra, Parliament Street, New Delhi
24. Secretary, Delhi Urban Arts Commission, New Delhi
25. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
26. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi
27. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
28. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Maharashtra – through Video Conference
29. Chief Fire Officer, Delhi Fire Service, New Delhi
30. Chief Planner, Town & Country Planning Organisation, New Delhi
31. Managing Director, Geo Spatial Delhi Limited (GSDL), Civil Lines, New Delhi-110054
32. Chairperson, Delhi Pollution Control Board, ISBT Building, Kashmir Gate, Delhi – 110008
33. The CEO, Delhi Ja Board, Vardanaya Phase II, Jhandewalan, New Delhi-5
34. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 5, Sham Nath Marg, Delhi – 110054
35. Special Commissioner Industries, Govt. of NCT of Delhi, New Delhi
36. Additional Principal, Chief Conservator of Forest, Govt. of NCT of Delhi, Vikas Bhawan, New Delhi

Copy to: ISO in Secretary (HUA)/PPS to AS (D&C)/PS to JS (AMRUT)/PS to Director (AMRUT)

Minutes of the meeting of the Task Force on "Ease of Doing Business" for Issuing construction permits held on 25.04.2018 in Conference Hall, MoHUA, Nirman Bhawan, New Delhi.

A meeting of the Task Force on Ease of Doing Business in construction permits was held on 25.04.2018 at 9.30 AM under the chairmanship of Joint Secretary (AMRUT), JS (AMRUT) appreciated the work done by the Municipal Corporations of Delhi and MCGM and urged them to address the pending issues of CBPS within this week as the World Bank team will visit in first week of May 2018.

2. The list of participants is at Annexure.

3. Shri Anand Iyer made a brief presentation on Third Party Audit (TPA) observations and highlighted the issues pertaining to CBPS of MCGM and MCD with regard to FAQs, circulars, joint inspections, indexing of documents, integration with other agencies, website reorganization, etc. He stated that a lot of improvement has been observed on both the websites of MCGM and MCD and issues like speed, online payments, uploading of circulars and categorization of FAQs have been addressed.

4. MCD and MCGM has to take action on the followings before 30 April, 2018:

i) **Dashboard:** The Dashboard of MCD is now dynamic which shows the detail of all proposals received, approved and rejected proposals received per zone, and average days taken for different types of buildings. JS (AMRUT) pointed out that the circulars to be uploaded in chronological order. He instructed that the dynamic dashboard should also include the information on plinth inspection and issuance of Occupation-cum-Completion Certificate.

ii) **Websites:**

- Circulars are available in searchable mode.
- MCGM to switch over to revamped website by 27.04.2018.
- All the spellings in MCGM website to be corrected.
- Technical audit of MCGM along with checking of server configurations completed. WLAN Devices to be installed at additional wireless points at Zonal offices of MCGM by 27.4.2018.
- TPA suggested that MCD may also arrange technical audit of its website, including the working of server gateway.

MCD informed about the star rating of their website and it obtained 4.1 out of 5. JS (AMRUT) suggested that MCD may reach out to the users who have given low rating for ascertaining the reasons for the same and take corrective steps.

iii) **FAQs:** TPA informed that MCGM has uploaded the FAQs and categorized Department wise and necessary corrections have been carried out. Suggestions of PEATA have been incorporated.

In MCD, FAQs are now filed and classified. In MCD Website, links to various agencies' FAQs like DIB, DFS, DUAC, AAI, Forests and Wildlife & NMA should be accomplished by 27.4.2018.

iv) **Joint Inspections:** MCD informed that 3 out of 3 inspections have been conducted and 2 more are under process. By 30.4.2018, another 5 inspections would be carried out. MCGM has already conducted 2 joint inspections and 6 more inspections will be completed during this week. JS (AMRUT) reiterated that at least 10 Joint Inspections to be completed before World Bank begins its assessment in first week of May, 2018.

The information and photographs on joint inspections must be shown on the dashboard and WhatsApp groups.

- vi) Video Film: MCD has already organised Stakeholder event on 24.4.2016 and the promotional Video includes 2 process animation which has been uploaded.

- Challenge Advertisement and follow up advertisement (with hoardings) has been published widely in Delhi.
- MCGM Promotional Video and Animation -1 (2-process level with corrections) has been uploaded. Animation 2: Micro processes for Architects (regarding submissions, OC, NDC) - a 3-step process. It should be uploaded during this week.

JS (AMRUT) directed MCGM to advertise the Challenge Advertisement on the lines of MCD displaying the same prominently at important locations of Mumbai.

- vii) IEC Activities: Both the Municipal Corporations are continuing with IEC activities every week and all the proceedings of the workshop/interactions with the stakeholders are prepared and uploaded on their respective website.
- viii) Construction and Demolition Waste charges: JS (AMRUT) directed North DMC to expedite the issue of circular for reducing the C&D waste charges. In any case, it should be done before 30.04.2016.
- ix) Compilation of Compendium and Brochure: JS (AMRUT) directed DDA to print the compendium of Unified Building Bye Laws of Delhi, including all date amendments, in hard copy and send a copy to all the active Architects with a covering letter.

Both the Municipal Corporations were also instructed to publish 2-3 page brochure highlighting the process of OBPS and up-to-date status of various reforms implemented. This brochure should not only be informative, but should also be attractive in appearance.

- x) Presentation for World Bank: Both the Municipal Corporations should update the presentation piece for the World Bank in December 2015 by incorporating the reforms and initiatives taken till date. MCD and MCGM should also print the World Bank Reform Template, in booklet form for ready reference, with relevant circulars/notifications and also showing link to various circulars.
- xi) Capacity Building: Both the Municipal Corporations should continue with conducting in-house capacity building programmes and they also informed that they are doing the same for their officers and the staff.
- xii) Latent Defect Liability: Joint Secretary (AMRUT) directed MCD to finalize the rules for Latent Defect Liability policy in consultation with the Insurance Companies and they be impressed upon to launch the policy at the earliest. In the meantime both the Municipal Corporations should ensure at least 15-20 professionals using the existing insurance policies.
- xiii) Integration with Railways in Mumbai: MCGM informed that the log in credentials OBPS with Central and Western Railways will be shared by 26.4.2016 and Railways will be integrated with the OBPS. JS (AMRUT) directed the representative of Railways to follow it up.

The meeting ended with vote of thanks to the Chair.

Annexure

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Shiy Das Meena, Joint Secretary- In Chair
2. Shri Gurjeet Singh Dhillon, Director
3. Shri R. Srinivas, TCP, TCPO
4. Shri Arvind Kaulsk, A/C, TCPO
5. Shri Sudesh Roy, ATCP, TCPO
6. Shri Bhaskar S, ATCP, TCPO

DIPP

7. Ms. Sakshi Gupta, KPMG (8527085660, email: sakshigupta7@kpmg.com)

Ministry of Railway

8. Shri Chander Shekhar, Jt. Director/L&A (9810407314, email: csh@rly.gov.in)

Govt. of NCT Delhi

9. Shri S. Pandiarajan, Director, Labour Dept. (9999065055, s.pandiarajan15@nctdelhi.gov.in)
10. Shri Pawan Praveesh, Dy. Secretary, UDO (9810810291, pchuddojanmca@nctdelhi.gov.in)
11. Shri Umesh Mishra, Pr. CE, PWD (9711168345, proanupwd@nctdelhi.gov.in)
12. Shri Saurabh Sharma, DCF, Forest Dept. (9729551933, s@hugobhu@gmail.com)

South Delhi Municipal Corporation

13. Shri Sudhir Mohita, SE (BYHQ) (9717788022, email: sudhirmohta65@gmail.com)
14. Shri A.K. Mittal, AG (9717788440, akmittalek@gmail.com)
15. Shri Vikas Gupta, AB (9717787884, vgupta349@gmail.com)
16. Shri Aqil Ahmed, LE (9717756202, email: aqil343@gmail.com)

East Delhi Municipal Corporation

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North Delhi Municipal Corporation

18. Shri V.R. Bansal, SE (9717787771, se@nmdc@nctdelhi.gov.in)

New Delhi Municipal Council

19. Shri Pannu Sharma, Nodal Officer (9818352240, nodalofficer.arch@ndmc.gov.in)

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25. Shri Anand Tyer, Chief Project Manager (9987087899)

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33. Smt. Dina Rathi, Architect (8891819588)

DPCC

34. Shri Pulkit Kapil, SEE (9717593514)

35. Shri S.K. Goyal, FC (9717533538)

Through Video Conferencing

TPA Team

36. Smt. D. Blossy, ATCP, TCPO

37. Shri Harpal Dave, ATCP, TCPO

MCCM

38. Shri Sanjay Nirml, AE and other officers

No. K-401/28/2017-AMRUT-IA
Government of India
Ministry of Housing and Urban Affairs
(AMRUT-IA Desk)

Nirman Bhawan, New Delhi
Dated 27th May, 2018

Sub: Minutes of the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held on 02.05.2018 in Conference Hall, MohUA, Nirman Bhawan, New Delhi.

The undersigned is directed to forward herewith a copy of the Minutes of the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held on 02.05.2018 under the chairmanship of Additional Secretary (D&C) Ministry of Housing and Urban Affairs. It is requested that further necessary action may kindly be taken accordingly.

[Signature]
27/5/18

(Rajesh Kumar Das)

Under Secretary to the Govt. of India
Tel: 011-23082076

To

1. Secretary, Ministry of Civil Aviation, New Delhi
2. Secretary, Ministry of Culture, New Delhi
3. Additional Secretary (Housing), Ministry of Housing and Urban Affairs, New Delhi
4. Additional Secretary (DIPP), M/o Commerce, & Industry, Udyog Bhawan, New Delhi
5. Vice Chairman, Delhi Development Authority, New Delhi
6. Joint Secretary (PMAY-UIIA), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi
7. Joint Secretary, Ministry of Culture, Shastri Bhawan, New Delhi
8. Joint Secretary (Coordination), Ministry of Defence, 129A, South Block, New Delhi
9. Joint Secretary (DIPP), M/o Commerce, & Industry, Udyog Bhawan, New Delhi
10. Joint Secretary, M/o Environment, Forest and Climate Change, New Delhi
11. Joint Secretary, Ministry of Railways, Rail Bhawan, New Delhi
12. Joint Secretary, Ministry of Civil Aviation, New Delhi
13. The Chairman, Railway Board, Ministry of Railway, Rail Bhawan, New Delhi
14. Principal Secretary, Department of Urban Development, Government of NCT Delhi, Delhi
15. Principal Secretary, PWU Secretariat, 9 Wing, Delhi Secretariat, P.F. Estate, New Delhi-110002
16. Secretary (Revenue), Department of Revenue, Government of NCT Delhi, Delhi
17. Principal Secretary, Department of Environment, Government of NCT Delhi, Delhi
18. Principal Secretary, Department of Power, Government of NCT Delhi, Delhi
19. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
20. Member-Secretary, National Monuments Authority, New Delhi
21. Chairman, Airport Authority of India, New Delhi
22. Chairman, National Highway Authority of India, G-5A8, Sec-10, Dwarka, New Delhi
23. Chairman, New Delhi Municipal Council, Palika Kendra, Parliament Street, New Delhi
24. Secretary, Delhi Urban Arts Commission, New Delhi
25. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
26. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi
27. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
28. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Maharashtra - through Video Conference
29. Chief Fire Officer, Delhi Fire Service, New Delhi
30. Chief Planner, Town & Country Planning Organization, New Delhi
31. Managing Director, Geo Spatial Delhi Limited (GSDL), Civil Lines, New Delhi-110054
32. Chairperson, Delhi Pollution Control Board, ISBT Buzurg, Kashmere Gate, Delhi - 110006
33. The CEO, Delhi Jal Board, Vardhanya Phase I, Jhandewalan, New Delhi
34. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 5, Sham Nath Marg, Delhi - 110054
35. Special Commissioner Industries, Govt. of NCT of Delhi, New Delhi
36. Additional Principal Chief Conservator of Forests, Govt. of NCT of Delhi, Vikas Bhawan, New Delhi

Copy to: PBO to Secretary (HUA)/PPS to AS (D&C)/PPS to JS (AMRUT-IA) to Director (AMRUT-IA)

Minutes of the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held at 9.30 AM on 02.05.2018 in the Conference Hall, MoHUA, Nirman Bhawan, New Delhi.

A meeting of the Task Force on Ease of Doing Business in construction permits was held on 02.05.2018 at 9.30 AM under the chairmanship of Additional Secretary, MoHUA. At the outset the Additional Secretary welcomed the participants and stated that both the Municipal Corporations have done considerable work in accomplishing the reforms and the country's ranking is likely to improve substantially in Ease of Doing Business Report. He also stated that there might be minor glitches in the Online Building Permission System (OBPS) of both the Municipal corporations of Delhi and Mumbai which should be resolved without any delay.

The list of participants is at Annexure.

Sh. Anand Iyer made a brief presentation on the observations of Third Party Audit (TPA) team and highlighted the issues pertaining to OBPS of MCGM and MCD with regard to Website reorganization, Indexing of all documents, Speed Issues and Joint Site Inspections. He stated that lot of improvements have been observed on both the websites of MCGM and MCD and issues like Speed, uploading of circulars and Categorization of FAQs have been attended. Additional Secretary, MoHUA reiterated that all pending issues like links to other agencies website, technical audit of websites and other minor glitches to be settled before the World Bank begins its assessment from 7.5.2018.

Based on the deliberations of the meeting, both MCGM and MCD were categorically directed to take necessary action without any delay on the followings:

- i. **Dashboard:** The Dashboard of MCD is now dynamic which shows the detail of all proposals received, approved and rejected proposals received per zone, and average days taken for different types of buildings. Additional Secretary, MoHUA instructed that the dynamic dashboard should also include the information on plan inspection and issuance of Occupation -cum- Completion certificate MCD, should also be incorporated. MCGM has also improved its website and dashboard has been made dynamic.
- ii. **Websites:** Both the Municipal Corporations have website has single landing page with all necessary links.
 - MCD needs to revamp and improve their website continuously.
 - Technical Audit of MCGM along with checking of server configurations has been completed. WLAN Devices has been installed at additional wireless points at Zonal offices of MCGM.
 - Indexing of all the documents to be attached by Architects be done. MCGM to ensure Application Audit last point connectivity.
7. Additional Secretary, MoHUA directed MCD to ascertain the reasons from the architects who gave star rating of their website.
- ii. **FAQs:** TPA informed that in MCD website, FAQs are now titled and classified, however, they need to provide link respective agencies like DJB, DFS, DUAC, AAJ, Forests and Wildlife & NWA should be accomplished by 27.4.2018. Additional Secretary, MoHUA categorically stated that the links be made operational at the earliest.

- iv. **Joint Inspections:** MCD informed that 3 joint inspections were conducted while another 6 are under process and to be conducted by 8.5.2018, MCGM has already conducted 2 joint inspections and 6 more cases are to be considered.
7. **Additional Secretary, MoHUA reiterated** that at least 10 Joint inspections to be completed before World Bank begins its assessment in May, 2018.
8. **The information and photographs on joint inspections must be shown on the dashboard of the MCGM and MCD Website. The Joint Inspections should be expedited within 7 days.**
- v. **Short Video Film:** MCD has already produced the promotional Video which includes 8 process animation and has been uploaded in its website. MCGM-Promotional Video and Animation -1 (8-process level with corrections) has already been uploaded. Animation 2: Micro processes for Architects (regarding submissions, CC, NOC) - is under process. Additional Secretary, MoHUA directed that MCGM to expedite the Animation 2: Micro processes for Architects and upload on its website before 8.5.2018.
- vi. **IEC Activities:** Both the Municipal Corporations must continue with IEC activities to be organized every week and all the proceedings of the workshop/interactions with the stakeholders be prepared and uploaded on their respective website. Both the Municipal Corporations should also upload EcDB Media Gallery on their website which should include the latest photographs.
- vii. **Standardisation of reasons for rejection of building plan:** Additional Secretary, MoHUA insisted that the reasons for rejections be standardized and should be available in drop down mode for easy understanding to the applicant. The reasons should adequately be elaborated. This needs to be accomplished by 8.5.2018.
- viii. **Construction and Demolition Waste charges:** North DMC informed that the circular for reducing the C&D waste charges has been considered and approved. Additional Secretary, MoHUA directed North DMC to share the circular for kind perusal of secretary (HUA).
- ix. **Reduction of Fees for empanelled Structural Engineers:** South DMC informed that it has reduced the license fee for empanelment of Structural Engineers from Rs. 10,000 + Rs. 20,000 (one time security deposit) to Rs. 1200/- per annum with no security deposit. Additional Secretary, MoHUA appreciated the action taken by MCD and directed MCGM to consider reduction of fees for professionals on similar pattern.
- x. **Compilation of Compendium and Brochure:** Additional Secretary, MoHUA reiterated to issue compendium of all the notifications on amendments to Unified Building Bye Laws of Delhi in hard copy and circulate to all the Architects and Engineers. MCGM were also instructed to do the same. Both the Municipal Corporations were also instructed to publish 2-3 pages brochure highlighting the process of DBPS and up-to-date position of various reforms implemented.
- xi. **Revision of Development Control Regulations (DCR):** MCGM informed that State Government has approved the proposal to reduce the number of exceptions from 87 to 12 and shortly the notification will be issued. Additional Secretary, MoHUA directed that the notification be shared in the Task force WhatsApp Group.
- xii. **Capacity Building:** Both the Municipal Corporations should continue with conducting in-house capacity building programmes regularly and they also informed that they are doing the same for their officers and the staff.
- xiii. **Latent Defect Liability:** MCD to finalize the rules for Latent Defect Liability policy in consultation with the Insurance Companies and they be impressed upon to launch the policy at the earliest.

- xiv. **Integration with Defence and Railways:** The representative of Ministry of Defence informed that the guidelines for granting NOC for the buildings in the vicinity of Defence Installations are pending for the approval of competent authority. Additional Secretary, MoHUA stated that the matter shall be taken up with the Ministry of defence with a request to expedite the issue of the guidelines. With regard to Ministry of Railways, the representative stated that the list of documents has been submitted to MCGM. Additional Secretary, MoHUA desired that the matter should be resolved and accomplish the integration without any further delay.
- xv. **World Bank Team Visit:** Additional Secretary, MoHUA informed that the World Bank Team for carrying out assessment for Doing Business Report, 2018 shall commence on 7.5.2018 and he directed both the Municipal Corporations to cooperate with the team and highlight the reforms achieved during the last one year.

The meeting ended with vote of thanks to the chair.

Annexure

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Manoj Kumar, Additional Secretary- In Chair
2. Shri R. Srinivas, TCP, TCPO
3. Shri Harpal Dava, ATCP, TCPO
4. Shri Sudeep Roy, ATCP, TCPO
5. Shri Bhaskar S, ATCP, TCPO

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22. Shri Ranu Manikarma, Business Analyst (9980177355)

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35. Shri Sanjay Arora, Asst. BRPL (9350110223)

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Through Video Conference

MCGM

37. Officers of Municipal Commissioner Office

No. K-1401/2020-AMRUT-IA
Government of India
Ministry of Housing and Urban Affairs
(AMRUT-IA Desk)

Nirman Bhawan, New Delhi
Dated: 21 May, 2018

Subj: Minutes of the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held on 16.05.2018 in Conference Hall, MOHUA, Nirman Bhawan, New Delhi.

The undersigned is directed to forward herewith a copy of the Minutes of the meeting of the Task Force on "Ease of Doing Business" for issuing construction permits held on 16.05.2018 under the chairmanship of Additional Secretary (D&O), Ministry of Housing and Urban Affairs. It is requested that further necessary action may kindly be taken accordingly.

(Rajesh Kumar Dae)

Under Secretary to the Govt. of India
Tel: 011-23062073

To

1. Secretary, Ministry of Civil Aviation, New Delhi
2. Secretary, Ministry of Culture, New Delhi
3. Additional Secretary (Housing), Ministry of Housing and Urban Affairs, New Delhi
4. Additional Secretary (DIPP), M/o Commerce, & Industry, Udyog Bhawan, New Delhi
5. Vice Chairman, Delhi Development Authority, New Delhi
6. Joint Secretary (RMAY/IFA), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi
7. Joint Secretary, Ministry of Culture, Shastri Bhawan, New Delhi
8. Joint Secretary (Coordination), Ministry of Defence, 163/A, South Block, New Delhi
9. Joint Secretary (DIPP), M/o Commerce, & Industry, Udyog Bhawan, New Delhi
10. Joint Secretary, M/o Environment, Forest and Climate Change, New Delhi
11. Joint Secretary, Ministry of Railways, Rail Bhawan, New Delhi
12. Joint Secretary, Ministry of Civil Aviation, New Delhi
13. The Chairman, Railway Board, Ministry of Railway, Rail Bhawan, New Delhi
14. Principal Secretary, Department of Urban Development, Government of NCT of Delhi, Delhi
15. Principal Secretary, FWD Secretariat, B Wing, Delhi Secretariat, L.P. Estate, New Delhi-110002
16. Secretary (Revenue), Department of Revenue, Government of NCT of Delhi, Delhi
17. Principal Secretary, Department of Environment, Government of NCT of Delhi, Delhi
18. Principal Secretary, Department of Power, Government of NCT of Delhi, Delhi
19. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
20. Member Secretary, National Monuments Authority, New Delhi
21. Chairman, Airport Authority of India, New Delhi
22. Chairman, National Highway Authority of India, G-5&6, Sec-10, Dwarka, New Delhi
23. Chairman, New Delhi Municipal Council, Palika Kendra, Parliament Street, New Delhi
24. Secretary, Delhi Urban Arts Commission, New Delhi
25. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
26. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi
27. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
28. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Maharashtra - through Video Conference
29. Chief Fire Officer, Delhi Fire Service, New Delhi
30. Chief Planner, Town & Country Planning Organization, New Delhi
31. Managing Director, Geo Space Delhi Limited (GSDL), Civil Lines, New Delhi-110054
32. Chairperson, Delhi Pollution Control Board, ISBT Building, Kashmir Gate, Delhi - 110006
33. The CEO, Delhi Ja Board, Varunilaya Phase II, Jharkewala, New Delhi-2
34. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 5, Shri Nath Marg, Delhi - 110054
35. Special Commissioner, Industries, Govt. of NCT of Delhi, New Delhi
36. Additional Principal Chief Conservator of Forest, Govt. of NCT of Delhi, Vikas Bhawan, New Delhi

Copy to: PPS to Secretary (HUA)/PPS to AS (D&O)/PS to JS (AMRUT)/PS to Director (AMRUT-I)

Minutes of the meeting of the Task Force on "Ease of Doing Business" for Issuing construction permits held at 9.30 AM on 16.05.2018 in the Conference Hall, Ministry of Housing & Urban Affairs (MoHUA), Nirmal Bhawan, New Delhi.

A meeting of the Task Force on Ease of Doing Business in construction permits was held at 9.30 AM on 16.05.2018 under the chairmanship of Additional Secretary, MoHUA. At the onset, he welcomed the participants and stated that as a follow up to the visit of World Bank Team, all efforts are to be made to stabilize the Online Building Permission System (OBPS) of both MCD and MCGM. He stated that all efforts to be made to popularize the OBPS so as to ensure that every stakeholder is aware of various reforms being implemented. He also stressed that there should not be any scope for complaints and, if any, should be redressed at the earliest. He also stated that the OBPS should continuously be improved for the overall benefit to the citizens. The list of participants is at Annexure.

Additional Secretary, MoHUA requested MCGM to apprise the Task Force regarding interaction with the World Bank Team held there on 12.5.2018. Chief Engineer, MCGM highlighted the points which were discussed and demonstrated to the World Bank Team given as under:

- Live demonstration of fresh proposals of building plan approval
- Remarks obtained thorough random selection of building plan approval cases were shown
- Live demonstration of proposal for commencement certificate and application for Occupancy cum completion certificate. All the stages of the approval were duly shown live.
- All the notices generated through system were also demonstrated.

Sh. Anand Iyer, made a brief presentation on observations of Third Party Audit (TPA) and stated that in spite of accomplishment of a number of reforms, there are still certain operational problems with the OBPS of both MCD and MCGM which need to be rectified without delay.

Following points are highlighted for both MCGM and MCD to further improve the working of OBPS:

- i. **Indexing of all documents (w.r.t. MCGM):** Documents to be attached by Architect to avoid duplication. This has been completed by PEATA. The indexing has been incorporated by the vendor in the OBPS, however, it is causing system errors. Additional Secretary, MoHUA directed MCGM to look into the matter and ensure that no system errors recur and Architect should not be forced to submit the same document again and again.
- ii. **FAQs:** MCGM have integrated all the internal agencies. However, MCD links to DPCC, CIF and DMRC not linked and FAQs of agencies like DFS, AA, DUAC, LIC, and DJB are linked to Pdf which is not live. The link to forest Department connects to U? government website. Additional Secretary, MoHUA directed the MCD to resolve all issues of the FAQs integration with the internal agencies.
- iii. **Speed Issues:** System technical audit points have been complied with. No problems being faced with regard to speed. Additional Secretary, MoHUA directed that this has to be maintained continuously. MCD to revamp their website as done by MCGM which is more attractive and easily navigable.
- iv. **Short Video Film:** MCGM to expedite completion of Animation 2: Micro processes for Architects (regarding submissions, OC, NOC) within a week's time. MCD to update the photo gallery.
- v. **Online CCZM:** MCGM to follow the CCZM integration as followed in MCD which should ensure the applicant that his property lies in regulated zone or outside for issuing the NOC. Additional Secretary, MoHUA directed MCGM to resolve this similar to the CCZM integration done by MCD. He further directed PWD to prepare the CCZM and integrate with OBPS even if there are few cases of NOCs.

- vi. **Joint Inspections:** complete information on Joint Inspection to be uploaded in MCGM OPRS dashboard is not available and the officers lack capacity in terms of handling the joint inspection and are not able to upload their inspection reports. Similarly, MCD dashboard mentions about 4 joint inspections conducted till now, however, documentation and photos are not added. Additional Secretary, MoHUA directed MCGM and MCD to resolve the issue of uploading the information and photos of Joint inspections on Dashboard within a week's time.
- vii. **Low Star Rating (w.r.t. MCD):** The applicants who gave low star rating have been identified. Additional Secretary, MoHUA categorically stated that MCD must ascertain the reasons for low star rating and adequate avenues to be created amongst all the applicants regarding accomplishment of reforms by MCP.
- viii. **IEC Activities:** Both the Municipal Corporations must continue with IEC activities to be organized every week and all the proceedings of the workshop/interactions with the stakeholders be prepared and uploaded on their respective website. Both the Municipal Corporations should also upload EoDR Media Gallery on their website which should include the latest photographs.
- ix. **Standardisation of reasons for rejection of building plan:** Additional Secretary, MoHUA insisted that the reasons for rejection be standardized and should be available in drop down mode for easy understanding to the applicant. Both the MCs must take urgent action in this regard.
- x. **Capacity Building:** Both the Municipal Corporations should continue with conducting in-house capacity building programmes and they also informed that they are doing the same for their officers and the staff.
- xi. **Integration with Defence:** The representative of Ministry of Defence informed that the guidelines for granting NCC for the buildings in the vicinity of Defence Installations are still pending for the approval of competent authority. Additional Secretary, MoHUA desired that separate meeting with the external agencies may be convened to resolve the pending issues of integration with OBPS of MCD and MCGM.
- xii. **Compendium of all the Notifications by DDA:** Additional Secretary, MoHUA directed the representative of DDA to expedite the same and put up in the next meeting of DDA for its consideration.
- xiii. **Latent Defect Liability:** The representatives of MCD and DDA informed that draft rules for Latent Defect Liability policy in consultation with the Insurance Companies have been prepared, however, the same will be finalized based on further discussions with the Insurance companies to be held in Mumbai. It was decided that representatives of MCD and DDA who are the members of the Committee constituted to formulate the regulations for the policy of latent defect liability shall visit Mumbai in this regard. Additional Secretary, MoHUA directed both MCD and DDA to expedite the finalization of rules for Latent Defect Liability policy.

Joint Secretary (AMRUT) stated that since World Bank Team has completed the assessment work for both MCGM's and MCD's OPRS and the wrap up meeting will be held on 21.5.2018 in DIPP. Both the Municipal Corporations must continuously work for further improvement. The integration with external agencies like Defence and Railways have to be completed and the same should be taken up in the forthcoming Task force.

The meeting ended with vote of thanks to the chair.

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Manoj Kumar, Additional Secretary: In Chair
2. Shri Shy Das Mueha, Joint Secretary
3. Shri Gurneet Singh Dhillon, Director
4. Shri R. Srivivas, TCP, TCPO
5. Shri Rajeev Kumar Das, Under Secretary
6. Shri Harpal Dave, ATCP, TCPO
7. Shri Gudeep Roy, ATCP, TCPO
8. Shri Arvind Kaushik, ATCP, TCPO
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GSDI

38. Shri Pawan Kumar, Project Head (9988063277)

DUAC

39. Shri Sidharth-Sagar, A.A (9899750746)

DPCG

40. Shri Pankaj Kapli, SIF (9717593514)

Through Video Conference

MCGM

41. Officers of Municipal Commissioner Office



STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY
(SEIAA)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, INBT BUILDING, KASHIMERE GATE, DELHI 110016
Visit us at : <http://delhi.seiaa.gov.in>

F.No. DPCC/SEIAA/2018/54/ 5633-5648

Regd. No.

Dated: 07/03/2018

To,

Joint Secretary (Impact Assessment Division),

Ministry of Environment, Forest & CC,

13/1 Lodhi Park, New Delhi-110003.

For High Road, New Delhi-110003.

Regd. No.

Dated: 07/03/2018

For High Road, New Delhi-110003.

Subject: Hon'ble National Green Tribunal Judgment dated 08.12.2017 w.r.t Ministry of Environment, Forest & Climate Change Notification dt. 09.12.2016 of S.O. No. 3999 (E) for Amendment in Environment Impact Assessment Impact Notification, 2006 to facilitate ease of doing business.

Sir

With reference to the notification S.O. No. 3999 (E) dated 09.12.2016 issued by MOEF & CC, GOI regarding the amendment in Environment Impact Assessment Impact Notification, 2006 to facilitate ease of doing business. Subsequent to the aforesaid notification the State Level Environment Impact Assessment Authority (SEIAA), Delhi decided that only the building and construction projects falling under category B of Item No. 8 (b) as amended vide said notification dated 09.12.2016 will be dealt with SEIAA & SEAC Delhi. The said decision of SEIAA, Delhi was apprised to Director (Local Bodies), Government of National Capital Territory of Delhi, Vice Chairman, Delhi Development Authority, Joint Secretary (Impact Assessment Division), Ministry of Environment, Forest & CC, Secretary, Department of Environment, Commissioner, North Delhi Municipal Corporation, Commissioner, East Delhi Municipal Corporation, Commissioner, South Delhi Municipal Corporation and Chairman, New Delhi Municipal Corporation. Cashed, vide letter No. F.NO. DPCC/SEIAA/2017/43/5471-5478 dated 10.02.2017.

Recently Hon'ble National Green Tribunal vide its Judgment dated 08.12.2017 in O.A. No. 677 of 2016, O.A. No. 61 of 2017, O.A. No. 7 of 2017, O.A. No. 55 of 2017 and O.A. No. 67 of 2017 with respect to the Notification dated 09.12.2016 of MoEF & CC, GOI has inter alia directed that till the time the Ministry comply with the above directions contained in its aforesaid order and notify the amended provisions of Regulations of 2006, it will not implement the impugned Notifications.

The SEIAA, Delhi in its 54th meeting held on 10.03.2018 deliberated the issue and took note of the above said judgment dated 08.12.2017. It was decided that with

Mo. EM3 (24) 2006/ MEX/ 533 D.I-19-2017
Copy to Commissioner (Planning), Chief Architect, Asst. Chief Engineer
for n.a. 21/2/18

21/2/18

21/2/18

अतिरिक्त मुख्य वास्तुविदः

तारीख 21/2/2018

दिनांक 21-2-2018

immediate effect the SEIAA will entertain all the applications seeking prior Environmental Clearance for the Building and Construction projects and Townships/ Area Development projects having the built-up area more than 20,000 Sq.m as per EIA Notification, 2006 amended vide Notification S.O No. 3232 (E) dated 22.12.2014 in respect of these project/activity as being done prior to Notification dated 09.12.2016. A letter for intimation to all concerned issued by M.S, SEIAA in this regard including Registrar NGT.

This is for kind information please.


(Dr. B.C Sabata)
MS, SEIAA

Copy to:

1. The Registrar, National Green Tribunal, Faridkot House, Copernicus Marg, New Delhi-110001
2. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director (Local Bodies), Government of National Capital Territory of Delhi, 9th Floor, C-Wing, Delhi Secretariat, LP Estate, New Delhi-110002.
4. The Secretary, Department of Environment, C-Wing, 6th Floor, Delhi Secretariat, New Delhi
5. The Commissioner, North Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002.
6. The Commissioner, East Delhi Municipal Corporation, 419, Patparganj Industrial Area, New Delhi.
7. The Commissioner, South Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, New Delhi.
8. The Chairman, New Delhi Municipal Corporation Council, Palika Kendra, New Delhi.


(Dr. B.C. Sabata)
MS, SEIAA

Table 11.1 : Minimum Specifications for Ramps

Level difference	Minimum gradient of Ramp	Ramp Width	Handrail on both sides	Comments
≥ 150 mm ≤ 300 mm	1:12	1200 mm	✓	
> 300 mm < 750 mm	1:12	1500 mm	✓	Landings every 5 meters of ramp run.
≥ 750 mm ≤ 3000 mm	1:15	1800 mm	✓	Landings every 9 meters of ramp run.
≥ 3000 mm	1:20	1800 mm	✓	Landings every 9 meters of ramp run.

In the Court of State Commissioner for Persons with Disabilities

National Capital Territory of Delhi

ANNEXURE B-7



DELHI DEVELOPMENT AUTHORITY

BUILDING SECTION:

**C-1/112, Vikas Sadan,
New Delhi-110023**

F.No. 15(06)2015-MP-Pt/ 123

Dt.: 21/07/2018

To

1. The Commissioner, South Delhi Municipal Corporation,
Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002
2. The Commissioner, North Delhi Municipal Corporation,
Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002
3. The Commissioner, East Delhi Municipal Corporation,
429, Udyog Sadan, Patparganj Industrial Area,
4. The Chairperson, NDMC, Palka Kendra, Parliament Street, New Delhi-110001
5. The Director, Delhi Fire Services, Fire Service(HQ), Near Shankar Mkt., Connaught Place,
New Delhi-110001.
6. Secretary, Delhi Urban Art Commission, India Habitat Centre, CWS 6A, UG & First Floor,
Lodhi Road, New Delhi-110003.

**Sub: Amendment/ Modification in Chapter 11 of UBDL 2016 as per order of State Commissioner
for Persons with disabilities and other amendments.**

Ref:

In the meeting of the Task Force on "Ease of Doing Business" for Issuing construction permits held on 11.07.2018 in the Conference Hall, MohUA, Nirman Bhawan, New Delhi the matter of amendment to Chapter 11 - Provisions for Universal Designs for Differently Abled, Elderly and Children was discussed. It was appraised that as NBC 2016 had thoroughly revised and updated the requirements for accessibility in buildings and built environment for persons with disabilities and therefore the Chapter 11 of UBDL 2016 also needs amendments.

Moreover, the State Commissioner for Persons with disabilities - NCT Delhi also has directed that all buildings to conform to Harmonized Guidelines and Space Standards for barrier-free movement for persons with Disability and Elderly Persons - February 2016 published by Ministry of Urban Development, Govt. of India.

In the Meeting representatives of EDMC, NDMC, EDMC also informed that some mistakes, left unattended to in the UBDL 2016 needs to be streamlined.

It was directed a stakeholder meeting be organised and accordingly the amendment in the UBDL 2016 be carried out.

Accordingly, meeting is scheduled at 11.30 AM on Thursday, 21.07.2018 at the Office of the Director (Bldg) DDA C Block C1/112, Vikas Sadan, INA.

It is requested that representatives from your good office may please be deputed to attend the same.


11/07/18
(Suresh Jarasikara)
Director (Building)

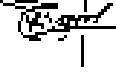
Copy to:

- i. PS to Lt. Secretary & Mission Director (AMRL), Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
- ii. PS to Commissioner (Planning) DDA, Vikas Minar, New Delhi for kind information of the later.
- iii. Sr. Archt, VC Secretariat, C Block, Vikas Sadan, New Delhi.
- iv. Chief Security Officer, Vikas Sadan for information.


11/07/18
Director (Bldg.)

ATTENDANCE SHEET

MEETING On Amendment/ Modification of Chapter 11 of UBL 2016 as per order of State Commissioner for Persons with disabilities and other amendments.
Office of Director (Bldg) DDA 12 July 2018 (Thursday) 11.30 AM

S.NO.	NAME	DESIGNATION/Dep	E-MAIL ID	CONTACT NO.	SIGNATURE
1.	V.R. Bhatnagar	CE (B) H&E N.D.M.C.	sebhq.ndmc@gmail.com	9717757771	
2.	D. S. Singh	EE (B) H&E North D.M.C.	sebhq3.ndmc@gmail.com	9650798666	
3.	A.K. BATRA	SE (B) H&E E.D.M.C.	ahqcdmc@gmail.com	9717788089	
4.	Rajeev K. Grewal	Asstt. Secy (T)	dhac14@gmail.com	9868261661	
5.	Vijay Bhatnagar	Architect	dhac14@gmail.com	9871975998	
6.	Babji Khatun	AE (B) H&E E.D.M.C.	dhqcdmc@gmail.com	9870688193	
7.	Vijay Gupta	AE (B) H&E E.D.M.C.		9717787884	
8.	S.K. Prapanna	EE (S) H&E		9717788075	
9.	R. K. Sharma	AE (B) H&E North D.M.C.		9717787812	
10.	S.K. Tomar	Asstt. Secy		9810938329	

6766

11.	IRENDRA SINGH Dy. CFO (C.F.S.)	DCFO HQ. DELHI ② NIC. IN	9891010690	11/11/18
12.	Singh Jambhwal (D.S.A.)	Deputy Inspector	9891010690	11/11/18
13.	Singh Anil (D.S.A.)	Deputy Inspector	9891010690	11/11/18
14.				
15.				
16.				
17.				
18.				
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20.				

ATTENDANCE SHEET

MEETING On Amendment/ Modification in Chapter 11 of UDOL 2016 as per order of State Commissioner for Persons with disabilities and other amendments.
Office of Director (Bldg)-DDA 12th July 2018 (Thursday) 11.30 AM

S.NO.	NAME	DESIGNATION/DCR	E-Mail ID	CONTACT NO.	SIGNATURE
1.	V. R. Bhatia	SE (S) HCR EDMC	sebh@ndmc @gmail.com	9717787771	
2.	D. D. Singh	EE (S) HCR North DMC	sebh@ndmc @gmail.com	9650798666	
3.	A. K. Bhatia	SE (S) HCR EDMC	sbgedmc @gmail.com	9717788039	
4.	Rajesh Kr. Gaur	Assistant Secretary (T)	duae14@ igmail.com	9969261661	
5.	Uma Bhatia	President	duae14@gmail.com	9821919578	
6.	Babur Rahman	AE (S) HCR EDMC	sbgedmc @gmail.com	8800688103	
7.	Vikas Gupta	EE (S) HCR EDMC		9717787884	
8.	S. K. Bhatia	EE (S) HCR		9717788075	
9.	R. K. Sharma	AE (S) HCR North DMC		9717787882	
10.	S. K. Tomar	DO/DFS		9803983333	

6762

11.	VIRENDRA SINGH	Dy CPO COPS)	DCFO HQ DELHI @ NIC, IN	9891010690	11/12
12.	Singh Dhanraj	Dy CPO	DCFO HQ DELHI	9891010690	11/12
13.	Singh Dhanraj	AA (B14)	DCFO HQ DELHI	9891010690	11/12
14.					
15.					
16.					
17.					
18.					
19.					
20.					



surajit jaradhara <bonkower@gmail.com>

Amended UBBL as per discussion held on 12.07.2018

2 messages

surajit jaradhara <bonkower@gmail.com>

Fri, Jul 13, 2018 at 3:00 PM

To: Aqil Ahmed <aqil.aqil@gmail.com>, sebhq.ndmc@gmail.com, AJAY NAGPAL <ajayknagpal@gmail.com>, PRAMOD SHARMA <pramod.sharma.india@gmail.com>, Rajeev Sood <rajeevsood@gmail.com>, bhqedm@gmail.com, bhqsdmc@gmail.com, delhi urban art commission delhi <duac74@gmail.com>, SURENDER SINGH Chauhan <buildingghq@gmail.com>, gpmisra@yahoo.com, Sudhir Mehta <sudhirmehta65@gmail.com>, dcfhq.dfire@nic.in, sebhq3ndmc@gmail.com, Ex Engineer-Bldg South Zone <sebhq3ndmc@gmail.com>, Comm Plg <commplg@dda.org.in>, commissioner_ndmc@ndmc.gov.in, commissioner_sdmc@ndmc.gov.in, commissionerredmc@gmail.com

Sir/s

As per the earlier mail sent yesterday, in continuation of the CODB meeting held on 11.07.2018 in MCHUA a meeting was held today on 12.07.2018 at my office, and after discussions few changes were proposed by the representatives. The same are being incorporated and forwarded for your perusal. Comments if any please be forwarded urgently as the same is to be put up in the Authority Meeting very soon.

With regards

3 attachments

Amendment in chapter 11 UBBL.doc
148K

Annexure Table 11.1.doc
82K

Attendance 12.07.2018.pdf
393K

AJAY NAGPAL <ajayknagpal@gmail.com>

Fri, Jul 13, 2018 at 3:13 PM

To: surajit jaradhara <bonkower@gmail.com>
Cc: Aqil Ahmed <aqil.aqil@gmail.com>, sebhq.ndmc@gmail.com, PRAMOD SHARMA <pramod.sharma.india@gmail.com>, Rajeev Sood <rajeevsood@gmail.com>, bhqedm@gmail.com, bhqsdmc@gmail.com, delhi urban art commission delhi <duac74@gmail.com>, SURENDER SINGH Chauhan <buildingghq@gmail.com>, gpmisra@yahoo.com, Sudhir Mehta <sudhirmehta65@gmail.com>, dcfhq.dfire@nic.in, sebhq3ndmc@gmail.com, Ex Engineer-Bldg South Zone <sebhq3ndmc@gmail.com>, Comm Plg <commplg@dda.org.in>, commissioner_ndmc@ndmc.gov.in, commissioner_sdmc@ndmc.gov.in, commissionerredmc@gmail.com

Thank you for your mail,
(Quoted text hidden)



surajit.jaradhara <bonkowan@gmail.com>

Renotification of UBBL 2016 Compendium

2 messages

surajit.jaradhara <bonkowan@gmail.com> Thu, Jul 12, 2018 at 5:42 PM
 To: Aqil Ahmad <aqilaqil@gmail.com>, aebhqndmc@gmail.com, AJAY NAGPAL <ajayknagpal@gmail.com>, PRAMOD SHARMA <pramod.sharma.india@gmail.com>, Rajeev Sood <an.rajaesood@gmail.com>, bhqedmc@gmail.com, bhqedmc@gmail.com, delhi urban art commission delhi <dusac74@gmail.com>, SURENDER SINGH Chauhan <buildinghqdc@gmail.com>, gplnista@yahoo.com, Sudhir Mehta <sudhimchta65@gmail.com>, dafohq.dfr@nic.in, aebhqndmc@gmail.com, Ex Engineer-Bldg South Zone <eebuildingaz@gmail.com>, Comm Plg <commplg@cda.org.in>, commissioner_ndmc@nicd.gov.in, commissioner_sdm@med.gov.in, commissionerndmc@gmail.com

Sir/

I am forwarding herewith the Compiled UBBL 2016 incorporating all the changes done so far after 22nd March 2016. It would be appreciated if comments are forwarded. The same are to be put up to the Authority very soon (July 2018). Further, in continuation of the EOCB meeting held on 11.07.2018 in Med IUA a meeting was held today on 12.07.2018 at my office, and after discussions few changes were proposed by the representatives. The same are being incorporated and will be forwarded tomorrow.

With regards

Surajit Jaradhara

Director(Bldg) DDA

2 attachments

UNIFIED BUILDING BYE LAWS E.docx
4542K

Re Notification Agency Amendment Forms Authority.docx
47K

AJAY NAGPAL <ajayknagpal@gmail.com> Thu, Jul 12, 2018 at 5:42 PM
 To: surajit.jaradhara <bonkowan@gmail.com>.
 Cc: Aqil Ahmad <aqilaqil@gmail.com>, aebhqndmc@gmail.com, PRAMOD SHARMA <pramod.sharma.india@gmail.com>, Rajeev Sood <an.rajaesood@gmail.com>, bhqedmc@gmail.com, bhqedmc@gmail.com, delhi urban art commission delhi <dusac74@gmail.com>, SURENDER SINGH Chauhan <buildinghqdc@gmail.com>, gplnista@yahoo.com, Sudhir Mehta <sudhimchta65@gmail.com>, dafohq.dfr@nic.in, aebhqndmc@gmail.com, Ex Engineer-Bldg South Zone <eebuildingaz@gmail.com>, Comm Plg <commplg@cda.org.in>, commissioner_ndmc@nicd.gov.in, commissioner_sdm@med.gov.in, commissionerndmc@gmail.com

Thank you for your mail.

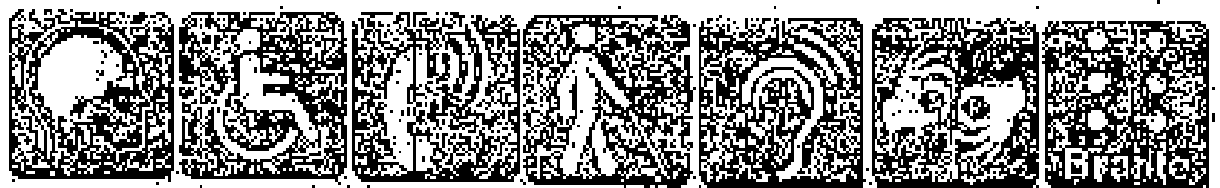
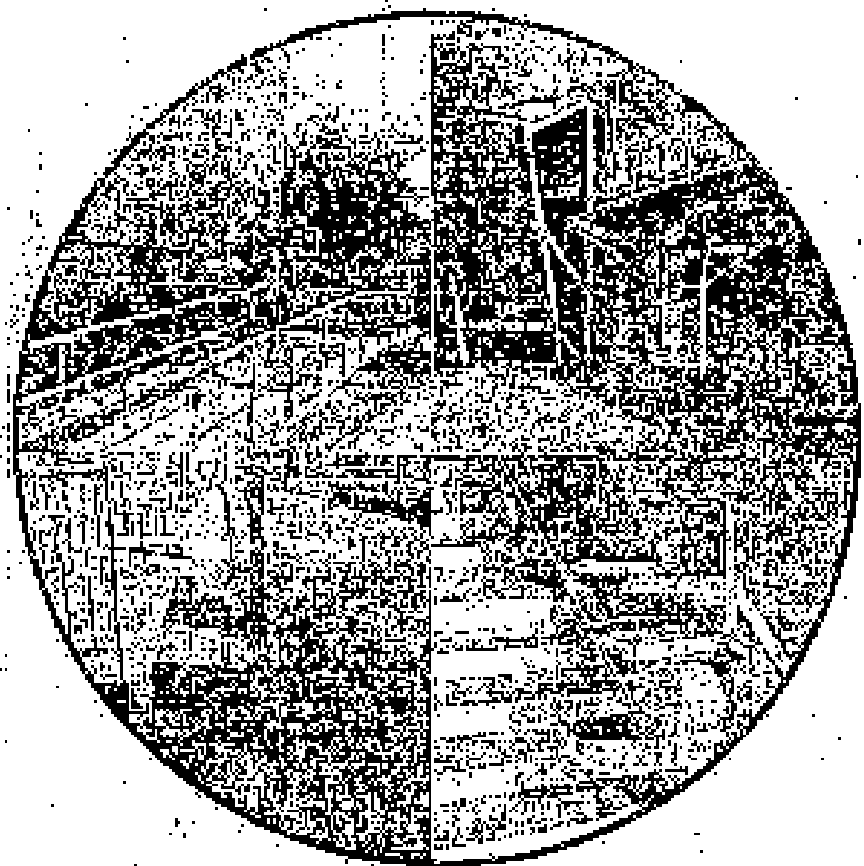
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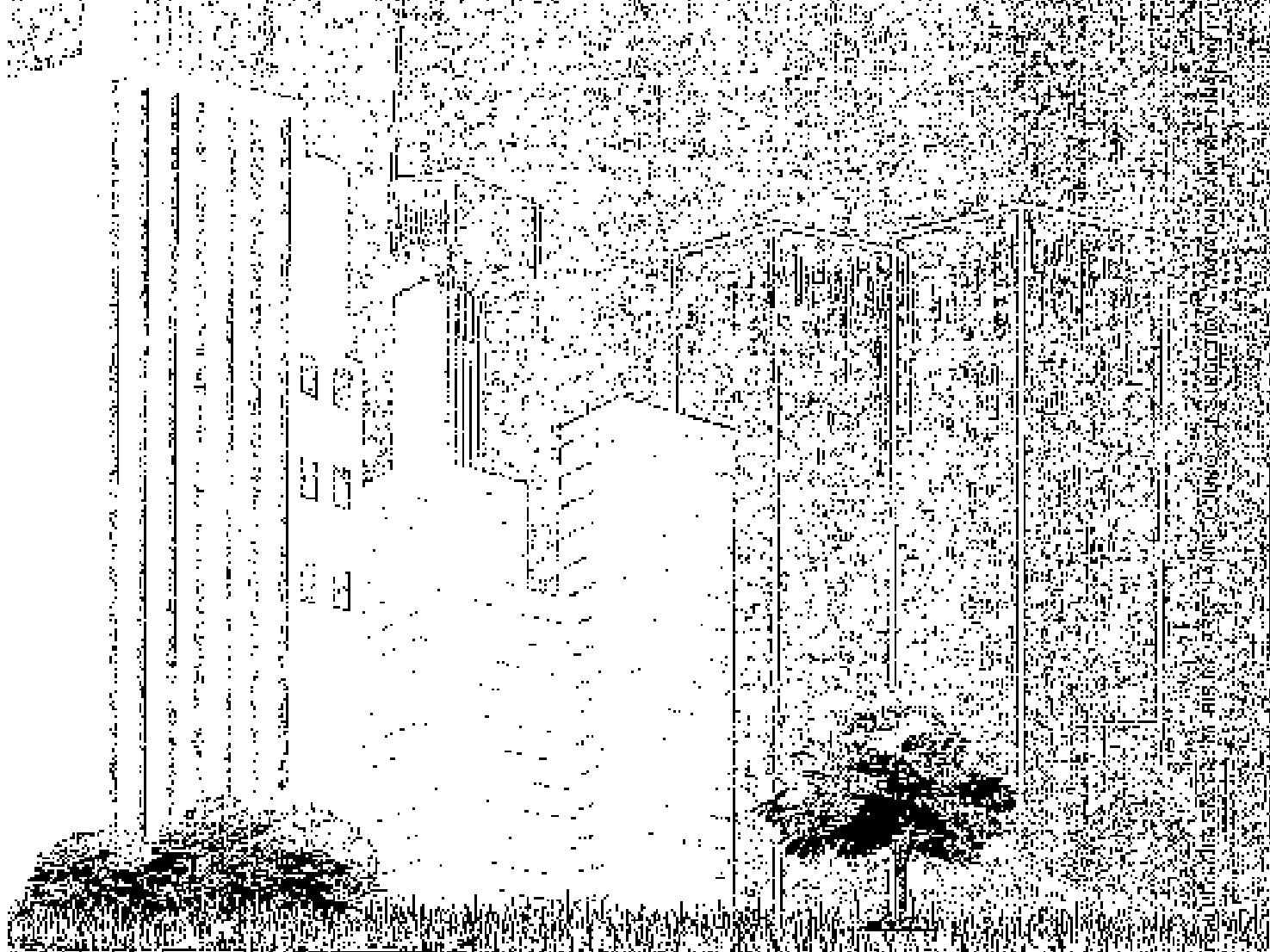
HARMONISED GUIDELINES AND SPACE STANDARDS FOR BARRIER FREE BUILT ENVIRONMENT FOR PERSONS WITH DISABILITY AND ELDERLY PERSONS

FEBRUARY, 2016



GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT

भारतीय मानक ब्यूरो
BUREAU OF INDIAN STANDARDS
भारतीय मानक १६०९-२०१६
IS 1609-2016
भारतीय मानक ब्यूरो
NATIONAL BUILDING CODE
OF INDIA 2016
VOLUME 1



भारतीय मानक ब्यूरो
BUREAU OF INDIAN STANDARDS

024

12.18.1.1 Minimum clear width

The following minimum width shall be provided for staircases for respective occupancies (see 7.1 and Part 4 'Fire and Life Safety' of the Code for classification of buildings based on occupancy):

- a) Residential (A-2) : 1.00 m
NOTE — For new buildings with 2 stories, the minimum width shall be 0.75 m.
- b) Residential (A-1, A-3 and A-4) : 1.25 m
- c) Residential hotel (A-5 and A-6) : 1.50 m
- d) Assembly : 2.00 m
NOTE — The width of stairs may be accepted to be 1.50 m in case of assembly occupancy having less than 150 persons.
- e) Educational : 1.50 m
- f) Institutional : 2.00 m
- g) All other occupancies : 1.50 m

12.18.1.2 Minimum head

The minimum width of head without nosing shall be 300 mm. However, for one or two family dwelling, it may be reduced to not less than 250 mm.

12.18.1.3 Maximum riser

The maximum height of riser shall be 150 mm. However, for one or two family dwelling, it may be increased to not more than 190 mm. The number of risers shall be limited to 12 per flight.

12.18.2 The minimum head-room in a passage under the landing of a staircase shall be 2.3 m. The minimum clear head-room in any staircase shall be 2.2 m.

12.18.3 Exit Requirements

All aspects of exit requirements for corridors, doors, staircases, ramps, etc., in respect of width, travel distance shall be as per Part 4 'Fire and Life Safety' of the Code.

12.19 Roofs

12.19.1 The roof of a building shall be so designed and constructed as to effectively drain water by means of sufficient rain water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building.

12.19.2 The Authority may require rain water pipes to be connected to a drain or sewer or a covered channel formed beneath the public footpath to connect the rain-water pipe to the road gutter or in any other approved manner.

12.19.3 Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or channels cut or formed in such external walls or in such other manner as may be approved by the Authority.

12.19.4 It is desirable to conserve rain water using suitable rain water harvesting techniques including by

roof water collection. In this context, reference shall be made to Part 9 'Plumbing Sanitation (including Solid Waste Management), Section 2 Drainage and Sanitation' of the Code.

13 REQUIREMENTS FOR ACCESSIBILITY IN BUILT ENVIRONMENT FOR ELDERLY AND PERSONS WITH DISABILITIES

13.1 General

13.1.1 These requirements deal with barrier free access to, movement within and around buildings, by the elderly persons and persons with disabilities who may have non-mobility disabilities, ambulatory disabilities, sight disabilities, hearing disabilities, disabilities of loco-mobility, ageing, allergies, heart and lung diseases, epilepsy, haemophilia, incontinence, musculoskeletal, etc.

It is intended to make all buildings and facilities used by the public accessible to, and usable by all people including those living with disabilities and may include those with inability to walk or difficulty in walking, reference to walking/ambulatory aids, blindness and visual impairment, speech and hearing impairment, in-coordination of motor movements, reaching and manipulation, lack of stamina, difficulty in interpretation and reading to verify information and awareness in physical abuse. It supplements the general requirements of this Part of the Code, and reflects greater concern for safety of life and limb of every resident irrespective of age, gender or abilities.

13.1.2 These requirements apply to all buildings and facilities open to and used by the public. These shall also apply to all forms of public housing by the governmental bodies or private developers. It does not apply to private residences. For extent of application of requirements covered under 13 to different building occupancy types, reference shall be made to 13.5.

13.1.3 The reference to the accessibility needs of persons with disabilities made in this Part shall also mean a reference to such needs of the elderly persons, children and persons of too short stature in so far as the concerned provision is applicable to the type of disabilities that may be assumed therewith.

13.2 For the purpose of this clause, the following definitions shall apply.

13.2.1 *Ability* — Identifiable human attribute, including but not exclusively, to walk, to speak, to hear, to see, to feel by touch, to taste, to understand, and to recognize.

13.2.2 *Access route* — An accessible pedestrian space between elements, such as parking spaces, seating and desks, that provides clearances appropriate for use of the elements.

13.2.3 *Accessible Site, Building, Facility or Portion* — A site, building, facility, or portions thereof that complies with the requirements given in this clause to

ANNEX B

[Clause 4.6.1.2(a), 7.3.1, 13.4 and 13.5]

ANTHROPOMETRICS AND REQUIREMENTS FOR ACCESSIBILITY IN BUILT-ENVIRONMENT FOR ELDERLY AND PERSONS WITH DISABILITIES

B-1 ANTHROPOMETRICS

Adequate space should be allocated for persons using mobility devices, for example wheelchairs, crutches and walkers, white cane etc, as well as those walking with the assistance of others. The dimensions presented in B-1.1 to B-1.4 may be used for guidance while designing facilities and equipment to be used by persons with disabilities.

B-1.1 Mobility Devices and Space Allowance

B-1.1.1 Wheelchair

The basic elements of wheelchairs (manual, electric and any others) and terms and definitions for these elements are as defined in the accepted standard [3(6)]. Basic elements of a wheelchair (folding, adult size) are also shown in Fig. 12.

Wheelchair requirements are given in the accepted standards [100].

B-1.1.1.1 Some of the dimensions of a standard wheelchair are extremely important and helps to arrive at requirements for space allowances, reach, etc., etc. of a wheelchair user. Electric wheelchair may be of a large dimension, much heavier and do not have the same manoeuvrability/turnability as manual wheelchairs.

B-1.1.1.2 Major wheelchair dimensions are as follows (see Fig. 12):

- Overall height : 800 mm - 1000 mm
- Overall width, up to : 650 mm - 700 mm

- Overall width, folded : 360 mm - 390 mm
- Overall height : 910 mm - 950 mm
- Seat height from floor at the front : 480 mm - 510 mm
- Distance between seat and footrest : 400 mm - 430 mm
- Arm rest height from seat : 220 mm - 230 mm
- Seat depth : 420 mm - 440 mm
- Clearence of footrest from floor : 60 mm - 200 mm
- Clearence of frame : 90 mm, 350 mm Even floor
- Wheelchair footprint : 150 mm (deep)
- Wheelchair enter : 13 mm width
- Weight of the wheelchair (basic model)

The following form important considerations in designing various space requirements to ensure functionality for wheelchair users:

- 1) Arm rest height from floor : 560 mm
- 2) Hip height : 875 mm

NOTE — The dimensions given above are from the point of view of ease of standing and appreciation of various needs, education, the effort. However, considering various issues including diversity of population, stature, age, gender, etc, the

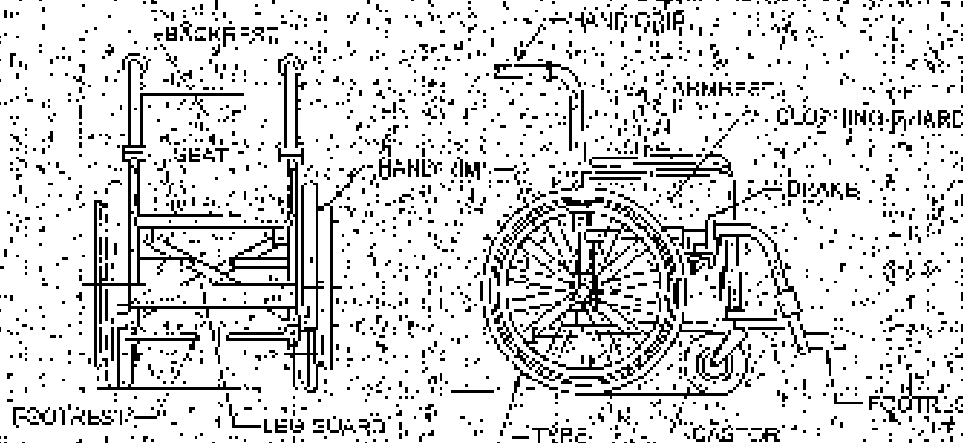


Fig. 12: Some design of basic elements of wheelchair

directions and pages disappear as may be applicable later based on the provisions in these provisions.

B-1.1.1.3 A wheelchair has a footplate and leg rest attached in front of the seat. The footplate extends about 350 mm in front of the knee. The footplate may prevent wheelchair users from getting close enough to an object/silo. Hence, at least 350 mm deep and 700 mm high space under a counter, stand, etc. shall be provided (see Fig. 13).

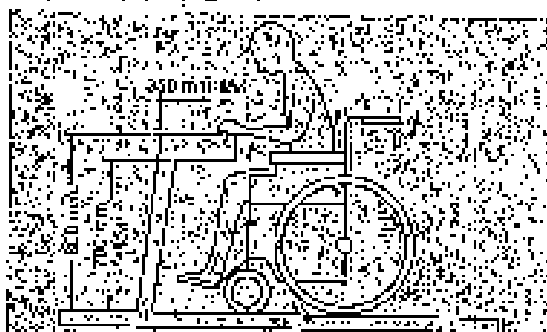


Fig. 13: Minimum Space Under Counter, Stand, etc. for Wheelchair Users

B-1.1.1.4 Clear floor space for wheelchair user

The minimum clear floor or ground area required for accommodating a single, stationary wheelchair and occupant is 900 mm x 1 200 mm (see Fig. 14). Where transfer from the wheelchair is involved, the clear space should preferably be 900 mm x 1 350 mm.

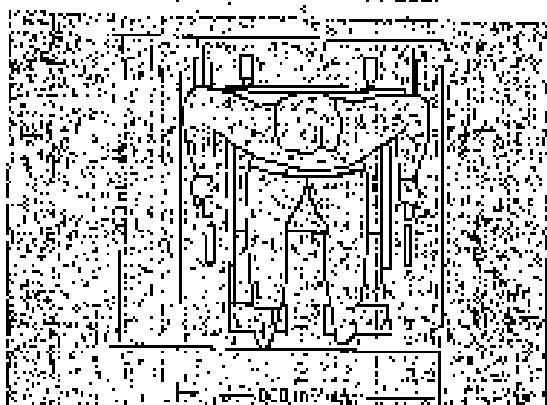


Fig. 14: Clear Floor Space for Wheelchair Users

B-1.1.1.5 Circulation dimensions

The minimum clear floor ground area for a wheelchair to turn is 1 500 mm, whereas a comfortable is 2 000 mm and it is ideal to provide 2 000 mm (see Fig. 15).

B-1.1.2 Space Allowance for Cane Users

Although people who use walking aids can fit through door openings of 900 mm clear width, they

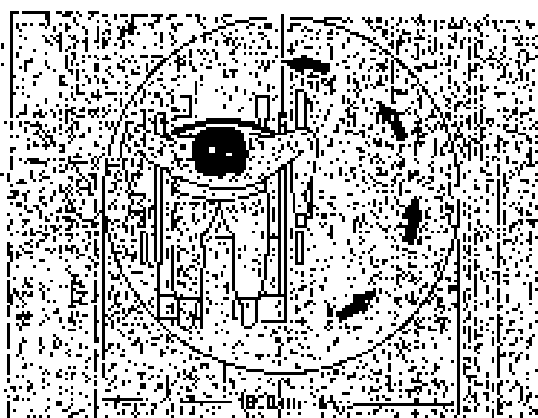


Fig. 15: Minimum Space for Wheelchair User to Turn

need wider passageways for comfortable gait as shown in Fig. 16. Clutch tips, often extend direct out at a wide angle and are hazardous in narrow passageways where they might not be seen by other pedestrians.

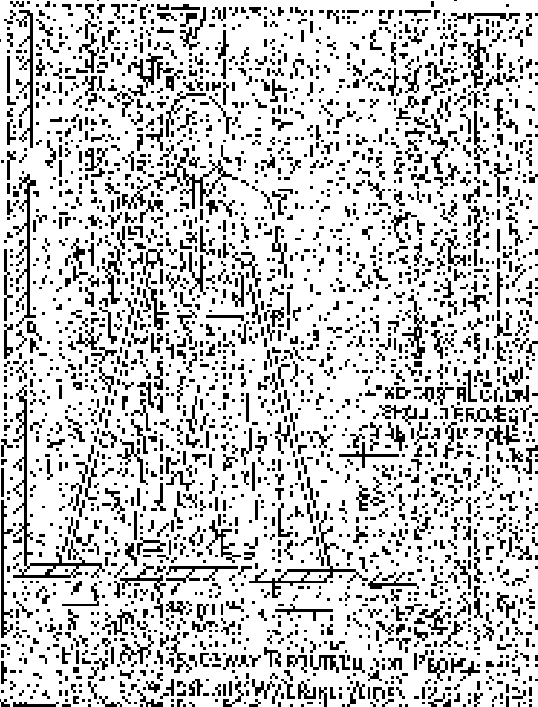


Fig. 16: Space Allowance for White Cane Users

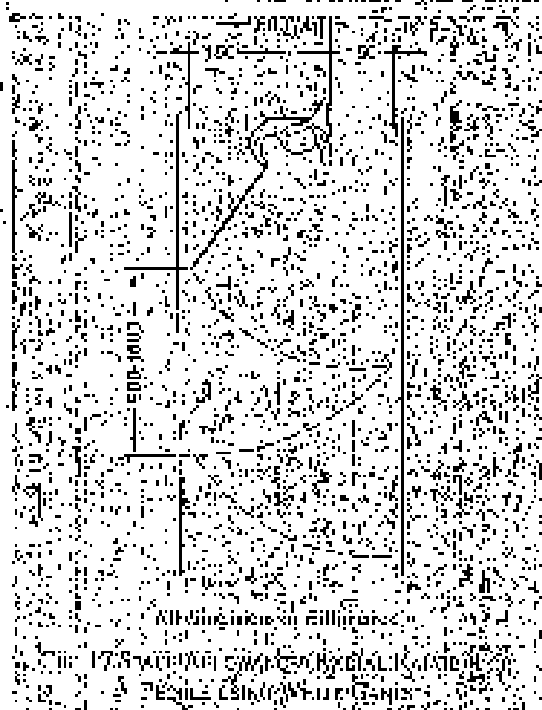
Following shall be ensured for white cane users:

- Protruding objects, such as directional signs, tree branches, wires, guy ropes, public telephone booths, benches and ornamental fountains shall be installed with consideration of the range of the white cane of a person with vision impairment.

- A barrier to warn blind or visually impaired person shall be provided under stairways or escalators so that they don't inadvertently enter.

in to them.

- c) Walkways, halls, corridors, passage ways, aisles, or other circulation spaces shall have clear headroom to minimize the risk of accidents.
- d) Adequate space allowance should be made considering that the radius of vision of white cane is a limit of 900 mm wide (see Fig. 17).
- e) Any obstacle above 300 mm cannot be detected by the white cane. If there are projections above this height then the cane has to be lifted, as accordance with B-2.1.2.



B-1.2 Reach Range

A wheelchair user's movement pivots around its shoulders (see Fig. 18). The range of reach (forward and side; with or without obstruction) of a wheelchair user, as given in B-1.2.1 to B-1.2.3 shall be taken in to consideration.

B-1.2.1 Forward Reach

The maximum forward reach without obstruction is 1 200 mm from the floor and the minimum forward reach without obstruction is 400 mm from the floor as shown in Fig. 19.

The minimum forward reach over an obstruction is 1 600 mm from the floor as shown in Fig. 20, which also indicates the touch reach and grasp reach.

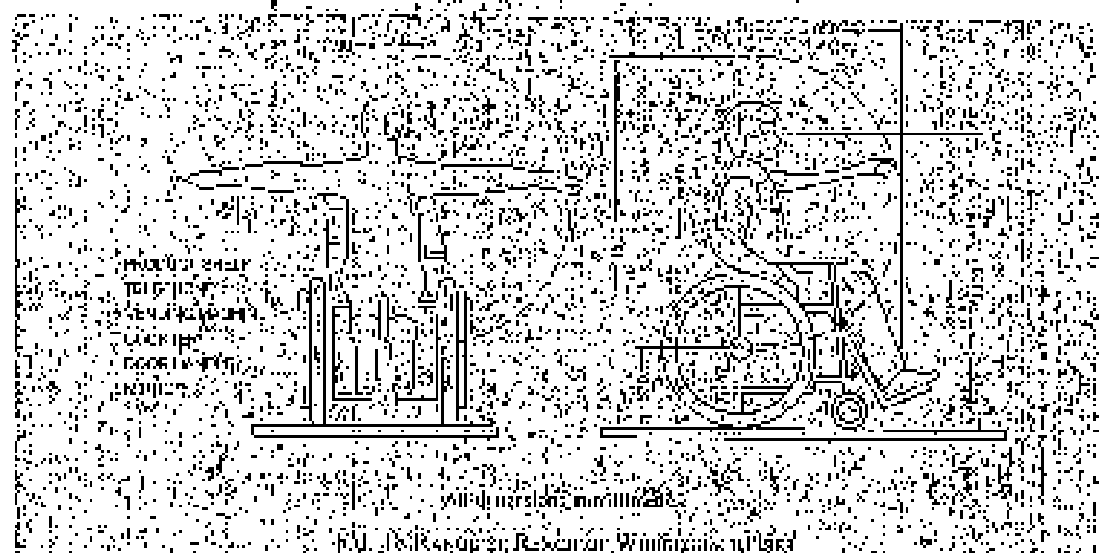
B-1.2.2 Side Reach

The maximum side reach without obstruction is 1 300 mm from the floor and the minimum side reach is 250 mm as shown in Fig. 21.

The maximum side reach over an obstruction of size 350 mm high x 500 mm deep is 1 200 mm from the floor as shown in Fig. 22, which also indicates the touch reach and grasp reach.

B-1.2.3 Comfortable Reach Zone

As part of the comfort reach zone, the comfortable reach zone for a wheelchair user is between 900 mm and 1 500 mm and the maximum reach zone is between 1 200 mm and 1 400 mm (see Fig. 23).



1015

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04/11/17

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In the Court of State Commissioner for Persons with Disabilities

National Capital Territory of Delhi

25, D. Mata Sundari Road, Near Gurd Nanak Eye Centre, New Delhi-2

Phone: 011-23216002-04, Telefax: 011-23216005, Email: comdis.delhi@nis.in

Created with powers of Civil Court under the

Rights of Persons with Disabilities Act, 2016

Case No. 4/1665/2017/Wal/OC/3051-64

Dated: 17/11/2017

In the matter of

SHC-MOTU

Versus

Shri. M. S. Chaudhary

Shri. S. S. Chaudhary

Shri. S. S. Chaudhary

Shri. S. S. Chaudhary

Shri. S. S. Chaudhary

Shri. S. S. Chaudhary

Shri. S. S. Chaudhary

MC No. 31-39

Date: 22/11/17

Date: 22/11/17

Date: 22/11/17

Date: 22/11/17

The Secretary,

Urban Development Deptt.

9th Level, C-Wing,

Delhi Secretariat, P. Estate,

New Delhi-110002, Respondent No. 1

The Commissioner,

North Delhi Municipal Corporation,

4th Floor, Dr. S.P.M. Civic Centre,

J.L.N. Marg,

New Delhi-110002, Respondent No. 2

The Commissioner,

South Delhi Municipal Corporation,

5th Floor, Dr. S.P.M. Civic Centre,

J.L.N. Marg,

New Delhi-110002, Respondent No. 3

The Commissioner,

East Delhi Municipal Corporation,

410, Udyog Sadan, Patparganj,

Industrial Area,

Delhi-110006, Respondent No. 4

The Chairman,

New Delhi Municipal Council,

Palika Kendra, Sansad Marg,

New Delhi-110002, Respondent No. 5

The Chief Executive Officer,

Office of Cantonment Board,

Sadar Bazar,

New Delhi-110001, Respondent No. 6

The Managing Director,

Delhi Transport Corporation,

P. Estate,

New Delhi-110002, Respondent No. 7

The Principal Secretary,

Public Works Department,

5th Level, B-Wing, Delhi Secretariat,

New Delhi-110002, Respondent No. 8

The Secretary-Gum Commissioner,

Transport Department,

The Vice-Chairman,

Public Works Department,

The Chairman,

DTDC, Maharan Pratap SBT,

Kashmere Gate,

Delhi-110008, Respondent No. 1

The Chief Executive Officer,

BUSB, Court of NOCI of Delhi,

Kirti Vihar, Bhawan, M.E. Satya,

Delhi-110002, Respondent No. 2

Date of hearing: 10/11/2017

Present: Sh. Mohan Lal, SE (P.W.D.) Sd. Pawan, Praveesh, DS, Urban Development, Sh. Jaginder Singh, Sd. (CML) Sd. Sh. Challeen Rana, LA, DDA, Sh. Saurabh Gaur, LA, DDA, Sh. Sanjay Jain, Advocate, DDA, Ms. Manmeet Kaur, JDA, Sh. A.K. Singh, EE (P), North DMC, Ratan Singh, A.E. (P), North DMC, Sh. T.R. Meena, SE (R), NDMC, Sh. Parvash Choudhary, A.E. SDMC, Sh. Sh. O.P. Oha, EE, EDMC and Sh. Tarveen Singh Nanda, Advocate for Delhi Cantonment Board.

None appeared for Secretary, Civil Commissioner, Transport Department, DTDC, and BUSB.

Record of Proceedings

After the last date of hearing on 10.10.2017, Shri. Mohan Lal, Supt. Engineer, North Maint. Circle RWD who has been appointed as the Nodal Officer of Public Works Department, vide his letter dated 30.10.2017, he has requested the Chief Engineers of four Zones and the Sd. of Roads to submit the report in a format indicating the length of roads, width of footpaths, whether these are disabled friendly and if not, the target date for making them accessible. Vide his letter dated 31.10.2017, he has also asked all the Sd. and Ms. to submit the report about whether the buildings have been accessed and whether these are disabled friendly and if not, when they would be made disabled friendly.

2. During the hearing, the representative of NDMC confirmed that Shri T. R. Meena, Supt. Engineer Civil (Mobile No. 9810081125) has been appointed as Nodal Officer. They also propose to draw an action plan and deploy google locator for the public toilets. They have already coded each toilet in their area.

3. Ld. Counsel for DDA requested for short time to submit the response to the notice as the matter has been referred to Planning Department.

East DMC and North DMC vide their letters dated 27.10.2017 and 31.10.2017 respectively, have made similar submissions as by South DMC, that they maintain roads with right of way of less than 60 feet and in the internal lanes of residential

accordance with the provisions of the said Act.

541C

5. However, the submissions of the Corporations in a number of individual complaints and the suo motu case No 4/355/2014-VJA/CD which relates to inaccessibility of toilets in North DMC, South DMC, East DMC and NDMC and is aligned with this case, do not match with the above mentioned claim. In light of the conflicting submissions, sample inspection of a few areas was carried out on 12, 13 and 14.11.2017 and it revealed that incorrect submissions have been made in both the cases. The details of the status of the toilets along with pictures of some of the toilets are attached with this record of proceeding as Annexure (Colly) for the concerned Commissioner of the Corporations with advice to take appropriate action in the matter under intimation to this Court.

6. The other respondents have not even submitted their first response/ reaction to the notice and did not seem to have considered it worthwhile to respond to the notice.

7. It has taken more than 03 months to reach the above stage since the notice was issued on 19.07.2017. All concerned especially the Departments, which are responsible for construction and maintenance of most of the built environment, need to expedite the process and should draw up a direction plan containing the target dates for making all the existing public buildings and facilities accessible within the time frame of five years i.e. by 16 June 2022 mandated in Section 45 (1) of the Rights of Persons with Disabilities Act, 2016 (The Act).

8. During the hearing, it also emerged that there are very few trained access auditors in Delhi and hence there is an urgent need for capacity building of construction Engineers, Architect and other concerned functionaries in the respondents' Departments as well as their empanelled contractors. It was also mentioned that in many locations, construction of footpaths of prescribed measurement may not be possible due to inadequate space. Further, strict enforcement by Traffic Police is needed to prevent motor-cyclists from entering the footpaths after removing bollards.

9. The representatives of the respondents present during the hearing also requested to include the relevant provisions of the Act in the record of proceedings. Although these are part of the show cause notice dated 19.07.2017, it is reiterated that Section 40 to 46 of the Act are devoted to 'Accessibility' that provide for Access to transport, Information and communications technology and consumer goods; mandatory observance of accessibility norms and the time limit for making existing infrastructure and services accessible and action for that purpose.

10. Clause (1) of Section 45 provides that "All existing public buildings shall be made accessible in accordance with the rules formulated by the Central Government within a period not exceeding five years from the date of notification of such rules."

preparedness and other related parameters.

Clause (2) of the said Section requires that "The appropriate Government and the local authorities shall formulate and publish an action plan based on prioritisation, for providing accessibility in all their buildings and spaces providing essential services such as all primary health centres, civil hospitals, schools, railway stations and bus stops."

14. Section 43, which provides for the limit for accessibility by service providers is reproduced below:

"The service providers whether Government or private shall provide services in accordance with the rules on accessibility formulated by the Central Government under section 40 within a period of two years from the date of notification of such rules:

Provided that the Central Government in consultation with the Chief Commissioner may grant extension of time for providing certain category of services in accordance with the said rules.

12. As per Section 2 (1) of the Act, establishment includes a Government establishment and private establishment.

13. Department of Empowerment of persons with Disabilities, Government of India has notified on 5 June 2017, the standards for Accessibility vide Rule 16 of the Rights of Persons with Disabilities Rules, 2017 (the Rules) which is reproduced below:

15. Rules for Accessibility

(1) Every establishment shall comply with the following standards relating to physical environment, transport and information and communication technology, namely:-

(a) standard for public buildings as specified in the Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disabilities and Elderly Persons as issued by the Government of India, Ministry of Urban Development in March, 2016;

(b) standard for Bus Body Code for transportation system as specified in the Notification of the Government of India in the Ministry of Road Transport and Highways, vide number, G.S.R. 895(E), dated 16th September, 2016;

(c) Information and Communication Technology

(i) website standard as specified in the guidelines for Indian Government websites as adopted by Department of Administrative Reforms and Public Grievances, Government of India, on 14 January 2011, B. Public, 2011.

for Optical Character Reader (OCR) based pdf format. Provided that the nature & accessibility in respect of prior services and facilities shall be specified by the Central Government within a period of six months from the date of notification of these rules.

(2) The respective Ministries and Departments shall ensure compliance of the standards of accessibility specified under this Act through the concerned domain regulators or otherwise.

14. In light of the aforesaid provisions of the Act and the Rules, the standards need to be followed by the Government as well as the private establishments and the built environment has to be made accessible by 15 June 2022 and to transport services by 15 June 2019. Therefore, all concerned authorities need to get out of the slumber and take action in right earnest to comply with the provisions of the Act falling which the concerned organisations as well as every person who at the time the offence was committed, was in charge of, and was responsible to would run the risk of getting punished and fined under Section 88 and 90 of the Act which may extend to Rs. 5 lakh at their own peril. The said Sections are reproduced below:

40. Any person who contravenes any of the provisions of this Act, or of any rule made thereunder shall for first contravention be punishable with fine which may extend to ten thousand rupees and for any subsequent contravention with fine which shall not be less than fifty thousand rupees but which may extend to five lakh rupees.

90. (1) Where an offence under this Act has been committed by a company, every person who, at the time the offence was committed, was in charge of, and was responsible to, the company for the conduct of the business of the company, as well as the company, shall be deemed to be guilty of the offence and shall be liable to be proceeded against and punished accordingly: Provided that nothing contained in this sub-section shall render any such person liable to any punishment provided in this Act, if he proves that the offence was committed without his knowledge or that he had exercised all due diligence to prevent the commission of such offence.

(2) Notwithstanding anything contained in sub-section (1), where an offence under this Act has been committed by a company and it is proved that the offence has been committed with the consent or connivance of, or is attributable to any neglect on the part of any director, manager, secretary or other officer of the company, such director, manager, secretary or other officer shall also be deemed to be guilty of that offence and shall be liable to be proceeded against and punished accordingly.

15. Section 93 of the Act, which is reproduced below, also provides for punishment for failure to furnish information.

11. If, after 30 days, the respondent fails to produce any book, document or other information to the complainant, the complainant may request the court to order the respondent to produce the same.

thousand rupees in respect of each offence, and in case of continued failure or refusal, with further fine which may extend to one thousand rupees for each day, of continued failure or refusal after the date of original order imposing punishment of fine." 5/16-

16. CEO, Cantonment Board, Managing Director, MTC or stopping of Buses at appropriate place in the Bus-bay or Bus Queue Shelters, Vice-Chairman DDA Secretary, Com-Commissioner Transport Department, Chairman DTDC and CEO, DUSID are yet to submit their response/status reports. The last three of them have neither responded to the notice nor have they appeared in the hearing. They are advised to look at it personally and execute their duty.

17. In light of the above, the respondents are directed as under:

- (i) Appoint Nodal Officers immediately for the purpose of implementing the action plan to make the built environment and transportation accessible to persons with disabilities in the MCTD and submit their contact details to this Court by 24.12.2017.
- (ii) Submit Action Plan to this court by 24.12.2017 for their respective areas of responsibility indicating the activities that need to be undertaken and the time frame by which each activity would be completed so as to comply with the mandate of the Act and meet the deadlines given in the Action Plan. Access Audit of the buildings and the facilities, where required, should be part of the Action Plan.
- (iii) Action to make necessary changes in the procurement policy/ rules relating to production/ procurement of only such construction materials and other accessories like lifts, grab-bars, door handles, electric panels, bath rooms and sanitary fittings etc. as conform to the standards of universal design should also be taken in earnest so that the products that conform to the universal design only are procured and used by all concerned.
- (iv) New Delhi Municipal Council is advised to develop a model barrier free built environment covering all possible facilities, in some selected area of its jurisdiction on priority for other agencies to replicate. Such a model can also be used for training and capacity building.
- (v) The concerned agencies who are responsible for maintenance of the public and community toilets should upload their exact locations and addresses and the up dated status of accessible ones in the websites of their organisations to aware the public about it.
- (vi) Secretary, Urban Development Department should make necessary arrangements for capacity building of the construction Engineers, Architects and others as may be considered necessary, in the Government and private sector. Council of Architects and the institutions like School of Planning and Architecture and individual experts can be consulted for the purpose.

thousand rupees in respect of each offence, and in case of continued failure or refusal, with further fine which may extend to one thousand rupees for each day of continued failure or refusal after the date of original order imposing punishment of fine.

S/K

16. CEO, Containment Board, Managing Director, DTC or stopping of buses at appropriate place in the Bypass/Bus Queue Section, Vice Chairman DSA Secretary, Cum-Commissioner Transport Department, Chairman DPMC and CEO, DUSIB are yet to submit their responses. Since the last three of them have neither responded to the notice nor have they appeared in the hearing. They are advised to look in to it personally and ensure compliance.

17. In light of the above, the respondents are directed as follows:

- (i) Appoint Nodal Officers immediately for the purpose of implementing the action plan to make the built environment and transportation accessible to persons with disabilities in the ACRC and submit their contact details to this Court by 24/11/2017.
- (ii) Submit Action Plan to this court by 24/12/2017 for their respective areas of responsibility indicating the activities that need to be undertaken and the time frame by which each activity would be completed, so as to comply with the mandate of the Act and meet the dead line given in the Action Plan. Access Audit of built structures and facilities, where required, should be part of the Action Plan.
- (iii) Action to make necessary changes in the procurement policy/rules relating to production/procurement of only such construction materials and other accessories like the grab bars, handrails, electric panels, bath rooms and sanitary fittings etc. as conform to the standards of universal design should also be taken in right earnest so that the products that conform to the universal design are produced and used by all concerned.
- (iv) New Delhi Municipal Council is advised to develop a model barrier free built environment providing all possible facilities in some selected area of its jurisdiction as a model for other agencies to replicate. Such a model can also be used for training and capacity building.
- (v) The concerned agencies who are responsible for maintenance of the public and community toilets should upgrade the current facilities and address the up dated status of accessible ones in the websites of their organisations to aware the public about it.
- (vi) Secretary, Urban Development Department should make necessary arrangements for capacity building of the construction Engineers, Architects and others as may be considered necessary, in the Government and private sector. Council of Architects and the Institution of Engineers of Planning and Architecture and individual experts can be consulted for the purpose.

preferably persons with disabilities, be constituted. The monitoring Committee shall be responsible to monitor implementation of the action plan and advise the implementing agencies right from the planning stage to the implementation. The experts should be paid on Honorarium which should not be less than the amount that has been fixed by Department of Empowerment of Persons with Disabilities for Expert Assess Auditor under Accessible India Campaign and it may be revised from time to time by that Department or by Govt. of NCT of Delhi. The website can be accessed from the website of that Department. www.dspw.delhi.gov.in

(viii)

Secretary, Urban Development Department is also requested to forward a copy of this report or proceedings to any other Department/Agency that is responsible for conservation of natural resources of physical environment in NCT of Delhi for necessary action and compliance or for information to this court. These Departments/Agencies if any, shall also be impleaded as respondents in this case.

(ix)

A progress report shall be submitted by each of the respondents to this court including the targets for the previous quarters and the achievements with reasons for short fall, if any, and the plan to make up for the short fall indicating the time frame for the same by 31 Jan 2018, 31 Mar 2018, 30 Jun 2018, 30 Sep 2018, 31 Dec 2018, 31 March 2019 and so on till 30 June 2022, by when the Action Plan should be implemented unless extension of time is granted by the Court/Govt. Government.

18. This Court will extend all the support that is possible for it with in the available resources and capacity towards monitoring implementation of the provisions of the Act mandated in Chapter II.

19. The matter will next be heard on 02.01.2018, at 11.30 am by which date, the respondents must file the status of the action taken for implementation of the Action Plan on the lines mentioned above.


 (T.D. Dhanraj) 17.1.17
 State Commissioner for Persons with Disabilities
 Govt. of NCT of Delhi
 National Capital Territory of Delhi
 Room No. - 1
 25-D, New Seelam Road, New Delhi-110022

Copy for information to:

1. Chief Secretary, Govt. of NCT of Delhi.
2. Secretary, Social Welfare, Govt. of NCT of Delhi.

100%

Mon, Jul 18, 2016 at 4:11 PM

|| מלך חסד ורחמים ||

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Mar. 21 10, 2010 4:43 PM

The mandate for making all residential flats of all types and residential buildings is given in the link <http://www.shiksha.com/education/3444615%20Agg...s62920116.pdf>

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971) using a Shimadzu 10A-UV spectrophotometer. The concentration of chlorophyll was expressed in $\mu\text{g mL}^{-1}$ of the sample.

1. $\frac{1}{2}$

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

(2) The appropriate Government shall take steps to utilise the capacity of persons with disabilities by providing appropriate environment.

(4) No person shall be deprived of his or her personal liberty only on the ground of disability.

Equality and
good coordination.

4. (f) The appropriate Government and the local authorities.

(2) The appropriate Government and local authorities shall ensure that all children with disabilities shall have right on an equal basis to freely express their views on all matters

5. (f) The person with disabilities shall have the right to live in the community.

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & i \\ 0 & 1 \end{pmatrix}$

40. The Central Government shall, in consultation with the Chief Commissioner, formulate rules for persons with disabilities laying down the standards of accessibility for the physical environment, transportation, information and communications, including appropriate technologies and systems; and other facilities and services provided to the public in urban and rural areas.

(2) No establishment shall be issued a certificate of completion or allowed to take occupation of a building unless it has adhered to the rules formulated by the Central Government.

Provided that the Central Government may grant extension of time to the States on a case to case basis for adherence to this provision depending on their state of preparedness and other related parameters.

(2) The appropriate Government and the local authorities shall formulate and publish an action plan based on prioritisation, for providing accessibility in all their buildings and spaces providing essential services such as all-primary health centres, civil hospitals, schools, railway stations and bus stops.

Anilaa Agarwal (Ms.)
 National Awardee, 2003
 Accessibility, Mobility & WASH Specialist
 Member, Standing Committee CSO, NIO Aayog, Government of India
 Board: GAVI, UNF

Amarthyam

Women with Disabilities Forum for Action



1. *Chlorophyll a* (Chl *a*) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum.

INDEX OF FORMS		
Form	Title	Signatory (Digital Signature of)
COMMON APPLICATION FORM	Application To Erect, Re-Erect, Demolish, or To Make Material Alteration in a Building as per Design and Specifications.	(i) Architect/ Engineer/ Supervisor (Responsible for Architectural Design)
	Certificate of Appointment of Professionals (Architect/ Engineer/ Structural Engineer/ Supervisor)	(ii) Structural Engineer (Responsible for Structural Design)
	Certificate of Structural Safety.	(iii) Supervisor (Responsible for supervision of the construction)
	Certificate for Supervision, No Nuisance and Debris Removal	(iv) Owner
	Indemnity for Basement.	
B-1	Grant/ Refusal of Sanction	Sanctioning Authority
B-2	Grant/ Refusal of Revalidation	Sanctioning Authority
C-1	Intimation of completion of work up to plinth level for moderate and high risk buildings	Architect/Engineer/Supervisor & Owner
C-2	Inspection Report Up To Plinth Level By The Office of The Sanctioning Authority for Moderate and High risk buildings/ by the Architect/Engineer/Supervisor for Very Low and Low Risk buildings	Sanctioning Authority for Moderate and High Risk category
		Architect/Engineer/Supervisor for Very Low and Low Risk category
COMMON OCCUPANCY-CUM- COMPLETION REQUEST FORM	Intimation Of Building Completion	(i) Architect/ Engineer/ Supervisor (Responsible for Architectural Design)
	Declaration Proforma Certificate of Structural Safety	(ii) Structural Engineer (Responsible for Structural Design)
		(iii) Supervisor (Responsible for supervision of the construction)
		(iv) Owner
D-1	Occupancy-cum-Completion Certificate/	Sanctioning Authority
	Part Occupancy-cum-Completion Certificate	
D-2	Rejection of Compliance In Respect of Occupancy Certificate	Sanctioning Authority
D-3	Regularisation Certificate	Sanctioning Authority

No. K-14011/14/2016-ED-II (Vol. II) AMRUT-IIA
Government of India
Ministry of Housing and Urban Affairs

Nirman Bhawan, New Delhi
Dated: 27 April, 2018

Sub: Minutes of Meeting to discuss various issues related to decennial indemnity insurance for buildings in Mumbai and Delhi held on 26th March, 2018 in the Conference Hall, Room No. 123-C, Ministry of Housing and Urban Affairs.

The undersigned is directed to forward herewith a copy of the minutes of the meeting held on 26.03.2018 under the chairmanship of Additional Secretary (D&C), Ministry of Housing and Urban Affairs to discuss various issues related to decennial indemnity insurance for buildings in Mumbai and Delhi for information and necessary action.


(Rajeev Kumar Das)
Under Secretary to the Govt. of India
Tel: 011-23061137

To

1. Shri N. Srinivasa Rao, Economic Adviser, Department of Financial Services, Jeevandeep Building, New Delhi.
2. Shri V.K. Sharma, CMD, LIC of India.
3. Shri A.V. Girija Kumar, CMD, Oriental Insurance.
4. Shri M.N. Sharma, CMD, United India Insurance Corporation of India.
5. Shri K. Suresh Kumar, CMD, National Insurance Company Ltd.
6. Mrs. Alice G. Vaidya, CMD, General Insurance Corporation of India.
7. Mr. G. Srinivasan, CMD, New India Assurance Company Ltd.
8. Shri Surajit Janghara, Director (Bldg.), DDIA.
9. Dr. Aqil Ahmad, Executive Engineer, SDMC.
10. Shri Sanjay Niraul, Asstt. Engineer, Municipal Corporation of Greater Mumbai.
11. Shri R. Srinivas, PCPO

Copy to :

1. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Maharashtra.
2. Municipal Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi.

Copy also to :

Sr. PS to Secretary, MoHUA/ PPS to AS(D&C)/ PS to JS(AMRUT)/ PS to Director (AMRUT)

Minutes of the Meeting held under the chairmanship of Additional Secretary (D&C) on at 12.30 PM on 26.03.2018 to discuss various issues related to decennial indemnity insurance for buildings in Mumbai and Delhi.

A meeting was held under the chairmanship of Additional Secretary (D & C), Ministry of Housing and Urban Affairs at 12.30 PM on 26.3.2018 to discuss decennial indemnity insurance for buildings in Mumbai and Delhi.

The list of participants is given in Annexure.

At the outset Additional Secretary (D & C) welcomed the participants and requested Joint Secretary (AMRUT) to apprise the representatives of Insurance Companies about latent defect liability. JS(AMRUT) stated that as per the reforms to be undertaken for construction permits under the Ease of Doing Business, one of the reforms to be introduced is insurance policy for latent defect liability while undertaking construction activities. He further informed that the provision for latent defect liability has already been incorporated in the Development Control Regulations of Municipal Corporation of Greater Mumbai and Unified Building Bye-laws, 2016 for Delhi. He also stated that the stakeholders in construction activities viz. (i) Architects, (ii) Structural Engineer, (iii) Site Supervisor/Site engineer, (iv) construction company including contractor and sub-contractor. The latent defect liability shall be applicable to the buildings having more than built up area of 750 Sq. mt with 10 years' liability.

The representative of CIC stated that they have the policy for professional liability which has the validity of 5 years. As far as latent defect liability is concerned, it was suggested that the policy may be taken at the time of building plan approval and may be in force with effect from the application for issuance of occupation-completion certificate.

The representative of Department of Financial Services stated that it has to be ensured that who shall be liable while undertaking the construction activities and the responsibility of the stakeholders would differ and it has to be decided whether policy has to be taken for every building, a building proponent constructs.

Based on the deliberations of the meeting followings have been decided:

1. A committee comprising officials of Insurance companies and Municipal Corporation of Delhi and Delhi Development Authority has been constituted to formulate the regulations for the policy of latent defect liability. Composition of the Committee is as follows:

- i. Shri Sudhir Mehta, Superintending Engineer, SDMC
- ii. Dr. Aqil Ahmad, Executive Engineer, SDMC
- iii. Shri Suresh Jadhava, Director (Building), DDPA
- iv. Mr. Renu Bhatnagar, D.C.M., General Insurance Corporation of India
- v. Shri Girish Gungadharan, Senior Manager, General Insurance Corporation of India
- vi. Ms. Shruti Tega, Dy. Manager, Oriental Insurance Corporation Ltd.

- 15/6
2. The Regulation should clearly stipulate the coverage of policy and built up area (whether for every building constructed, latent defect policy will be taken)
 3. For all stakeholders in construction activities viz. (i) Architects, (ii) Structural Engineer, (iii) Site Supervisor/Engineer, (iv) Construction company including contractor and sub-contractor, the responsibilities to be spelt out.
 4. The committee may submit the draft regulation within a period of 10 days.

The meeting ended with the vote of thanks to the chair.

Minutes of the Technical Committee Meeting

ITEM No. 23/TC/2018
18.9.2018

File No: F.7(08)2018/ULds.

Subject: Permissibility of Activities in Atriums in Commercial Centers

1.0 SYNOPSIS:

The Development on Commercial and Public & Semi Public Plot is regulated by assigned FAR and accordingly price of plot is determined by JDA whenever any plot is put up for auction. The construction of the plot also follows the principles of FAR as defined in the Master Plan/s. In other words, the disposal of plots to any Developer Entity (DE) and its subsequent development is entirely governed by pre-determined FAR specified in the Master Plan/s in vogue.

In case of Commercial properties, the permissible activities are defined in the hierarchy of Commercial areas in Table 5.1 of MPD-2021. The development control norms applicable to Convenient Shopping Centres, Local Shopping Centres, Commercial Centres, District centres and Hotels have been given in Table 5.2 of MPD-2021. Almost all the commercial schemes in Delhi since MPD-1962, MPD-2001 and MPD-2021 have been developed in an integrated manner as per provisions of these Master Plan/s.

In MPD-2021, the Table 5.5: Definitions and Activities permitted in Use premises is elaborate on the activities permitted in various use premises. But, the activities permitted in the space under Atrium were not specified, thereby leading to various legal cases. Moreover, the quantum of 25% of Atrium area attributed for counting towards permissible FAR in Table 5.4 - Development Controls: Commercial Centre, has become ineffectual for all new developments with the onset of Notification S.O. 3587(E) dated 14th November, 2017. Since the permissible activities and quantum of these activities in Atrium are not specified, there is need to establish the same in order to regulate in a uniform manner.

2.0 BACKGROUND:

2.1 An Affidavit (ANNEXURE - A) was submitted by the Director (PL&G) DDA to the Hon'ble High Court of Delhi in the matter of *Prashant Gupta vs SOVT OF NCT OF DELHI & ORS* vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

- vi) Since the design of each atrium varies in many aspects, hence drawings for use of Kiosks in Atrium shall be referred to Delhi Fire Service for approval.
- vii) The atrium volume shall not be more than 25% of the atrium floor and subject to above mentioned conditions.

4.0 PROPOSAL:

- 4.1 Activities which are open to atrium (not covered from the top) or activities in public view shall be permitted i.e. Vending Booth or kiosk / similar commercial activities, such as Kiosks, Cafe, Exhibition stalls/ Sale of Merchandise / Visual Merchandise/Short Performances/ Short promotional activities/ Fashion shows/ etc. subject to compliance of all mandatory/statutory requirements of MCD and UBR, 2016 with clearances from various statutory authorities such as Delhi Fire Services etc. by paying fees and charges within the ambit of UBRPL 2016.
- 4.2 For all these developments/activities in the Atrium area, the Developer Party (DP) can utilize maximum 25% of the defined Atrium area towards FAR by paying / counting the same from its permissible FAR for use of above mentioned activities allowed in the Atrium which shall be counted towards FAR.
- 4.3 Public circulation / movement spaces shall be maintained as approved by the Fire Services Department.
- 4.4 In addition, the following conditions recommended by Delhi Fire Services shall have to be strictly followed:
 - i) The floor of atrium shall not be used for other than low fire hazard uses.
 - ii) Only Non-combustible materials shall be used in construction of kiosks used in atriums.
 - iii) No commercial activity involving use of open flame, shall be permitted in the atrium floor.
 - iv) No parking activity shall be permitted in the atrium floor.
 - v) Area for circulation/movement of visitors shall be clearly demarcated and always be kept free from all obstacles, all the times.
 - vi) Extended three type wall sprinklers to be provided for fire protection of the kiosk area in the atrium.
 - vii) Kiosks/raft in the atrium floor shall be permitted subject to condition that smoke management system for Atrium shall be validated through CFD analysis.
 - viii) A maximum of 50% of exterior exit strategy are permitted to egress through an atrium on the level of exit discharge.

- ix) Since the design of such atrium varies in many aspects, hence drawings for use of kiosks in Atrium shall be referred to Delhi Fire Service for approval.
 x) The atrium usage shall not be more than 25% of the atrium floor and subject to above mentioned conditions.

6.0 RECOMMENDATION:

In view of the above, Proposal at Para 4.3 is placed before the Technical Committee for consideration and approval.

28/2018	Feasibility of activities in atrium in commercial centers. 28/05/2018/Blag.	The proposal was presented by Director (Bldg). DDA. After detailed deliberations, the Technical Committee approved the proposal contain in para 4 of the Agenda subject to the following: i) Line (iv) of para 4.4 in the agenda to be read as follows: <i>"No cooking activity shall be permitted in atrium floor except the use of hot plates."</i> ii) The beneficiary shall strictly abide to the recommendations received from the Delhi Fire Services, UNCTD vide letter No. PS/DF/10/2018/1564 dated 28.08.2018 incorporating the above amendments in line (iv).	Director (Bldg)
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DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 The Proposal was considered and approved by the Technical Committee on 28/05/2018.
 File No. 28/05/2018/Blag.

DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1/112, Vikas Sadan,
New Delhi-110023

MEETING On Amendment/ Modification in UBBL 2016 with reference to EODB WB Report 2018. 5th December 2018 (Monday) 9.45 AM, office of Director(Bldg) DDA.
The meeting was held on 05/12/2018 at 9.45 AM. The following had attended the Meeting.

1. Sh. V.K. Bhatia, SE (Bldg) HQ South DMC,
2. Sh. V.R. Bansal, SE (Bldg) HQ North DMC,
3. Sh. Sanjit Jarchana, Dir (Bldg) DDA,
4. Dr. Aqil Ahmed, DE (Bldg) HQ South DMC,
5. Sh. Virender Singh, Div. Officer, Delhi Fire Services,
6. Ms. Uma Bharti, Architect, DUAC,
7. Ms. Manju Arjani, Architect, DUAC,
8. Sh. Pramed Kumar Sharma, AE(Bldg) NDMC.

The following amendments in UBBL 2016 as per WB report and as per Minutes of Meeting on Ease of Doing Business for construction permits held on 29.11.2018 in office of Additional Secretary (T&A) Nirman Bhawan, were agreed unanimously by all.

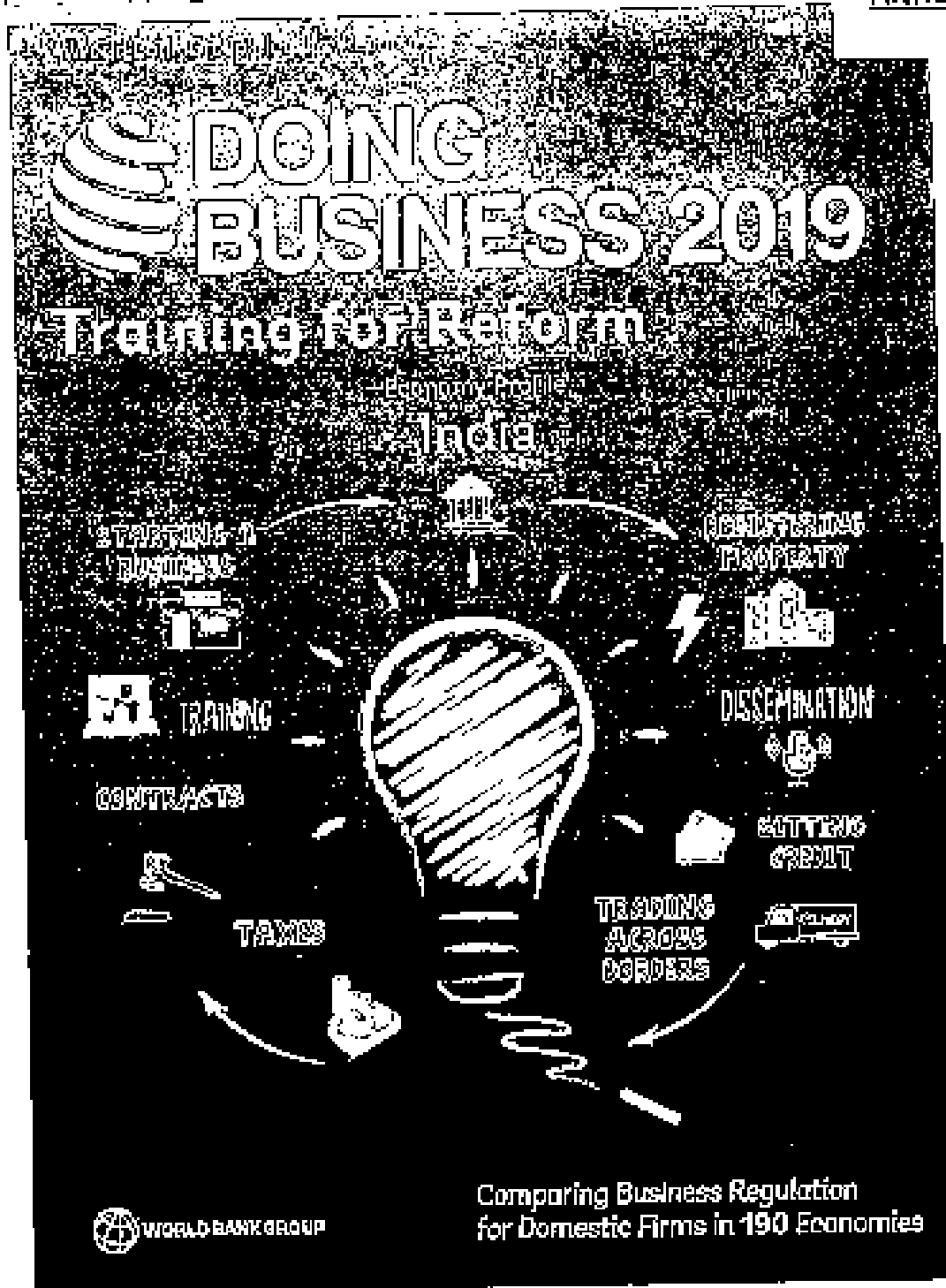
Sl. No	Existing Clause in UBBL 2016	Amendment Proposed
1	Chapter 9 NIL	Chapter 9 Sub-clause 9.4.6 (addition) Service plan for Group Housing of any plot size and other Buildings as per sub-clause 1.4.75 having plot area equivalent or more than 3000sqm shall have to be approved by Delhi Jal Board. This is not applicable for Residential Plotted development.
2	Form B) Grant/ Refusal of Sanction NIL	Form B) Grant/ Refusal of Sanction (addition) Note: Copy for information and necessary action by: i) Delhi Jal Board. ii) Labour Department iii) Power Discom/s iv) Chief Inspector of Factories v) Other external agencies as per rules.

3	Common Application Form Application to Erect, Re-erect, Demolish, or to make Material alteration in a building as per design and specifications	Common Application Form Application to Erect, Re-erect, Demolish, or to make Material alteration in a building as per design and specifications. End: (4) a. Tentative Date of Start of Work. b. Tentative Date of Completion of Work. Note: (i) There is no requirement of submission of Affidavit(s)/ Notarised Affidavit(s)/ e-stamp paper(s)/ Bond(s) etc. along with this application form. (ii) There is no requirement of submission of Notice of Commencement of Work to the concerned office/s of Sanctioning Authority.
4	Chapter 8 Provisions for High Rise Development	Chapter 8 Provisions for High Rise Development (addition) Sub- Clause 8.11: Activities permitted in Atrium a. Activities which are open to atrium (not covered from the top) or activities in public view shall be permitted i.e. Vending Booth or allied / similar commercial activities, such as Kiosks, Café, Exhibition stalls/ Sale of Merchandise /Visual Merchandise/Short Performances/ Short promotional activities/ Fashion-shows/ etc. subject to compliance of all mandatory/statutory requirements of MPD and UBRL 2016 with clearances from various statutory authorities such as Delhi Fire Services etc; by paying fees and charges within the ambit of UBEL 2016. b. For all these developments/activities in the Atrium area, the Developer Entity (DE) can utilize maximum 25% of the defined Atrium area towards FAR by pouring / counting the same from its permissible FAR for use of above mentioned activities allowed in the Atrium which shall be counted towards FAR.

		c. Public circulation / movement spaces shall be maintained as approved by the Fire Services Department. d. In addition, the following conditions shall have to be strictly followed: i) <i>The floor of atrium shall not be used for other than low fire hazard uses.</i> ii) <i>Only Non-combustible materials shall be used in construction of kiosks and in decorations.</i> iii) <i>No commercial activity, involving use of open flame, shall be permitted in the atrium floor.</i> iv) <i>No cooking activity shall be permitted in the atrium floor except the use of hot plates.</i> v) <i>Area for circulation/movement of visitors shall be clearly earmarked and always be kept free from all obstacles, all the times.</i> vi) <i>Extended throw type wall sprinklers to be provided for fire protection of the kiosk area in the atrium.</i> vii) <i>Kiosks/café in the atrium floor shall be permitted subject to condition that smoke management system for Atrium shall be validated through CFD analysis.</i> viii) <i>A maximum of 50% of superior exit stairways are</i>
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		permitted to egress through an atrium on the level of exit discharge. ix) Since the design of such atrium varies in many aspects, hence drawings for use of kiosks in Atrium shall be referred to Delhi Fire Service for approval. x) The atrium usage shall not be more than 25% of the atrium floor and subject to above mentioned conditions.
5	Annexure - I Qualification of Competence of professionals b. Engineer: The minimum qualifications for an engineer shall be graduate in civil engineering/ architectural engineering of recognized Indian or foreign university, which qualifies him/her for the corporate membership of Institution of Engineers(India); and the membership of Institution of Engineers(India) or any other statutory body governing such profession, if any.	Annexure -I Qualification of Competence of professionals (modification) b. Engineer: The minimum qualifications for an engineer shall be graduate in civil engineering/ architectural engineering of recognized Indian or foreign university, which qualifies him/her for the corporate membership of Institution of Engineers(India); and the membership of Institution of Engineers(India) or any other statutory body governing such profession, if any with 2 years of experience.

	d. Supervisor: The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment in non-gazetted services by the Government of India plus 5 years' experience in building design, construction and supervision.	d. Supervisors: The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship with 5 years of experience, or the qualification in architecture or engineering equivalent with 2 years of experience in building design/construction, construction management and supervision.
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Quality with Construction Permits

This topic tracks the perceived time and cost to build a warehouse—including a building process, the services and permits, obtaining of required notifications, inspecting and receiving all necessary inspections and obtaining utility connections. In addition, the level of with Construction Permits and other aspects of the building quality is included, including the quality of building inspection, the strength of quality control and entry mechanisms, quality and frequency of permit and professional notification requirements. The most recent round of data collection was collected in May 2018, with a most recent survey for more than 100 cities.

What the indicators measure	Case study exemplars
It took you at least 1 day to build a warehouse (number) - Submitting all relevant documents and obtaining all necessary clearance, licenses, permits and notifications - Submitting all required notifications and receiving all necessary inspections - Obtaining utility connections for water and sewerage - Inspecting and sealing the warehouse after its completion Time needed to complete each procedure (calendar days) - Does not include time spent gathering information - Each procedure starts on a report to city—through procedures that are fully computerized are preferred, unless noted - Procedure is reviewed and closed once final data has been received - No direct contact with officials Cost required to complete each procedure (% of income per capita) 2018's cost only, not fees Building quality control index (0-15) - Quality of existing regulations (0-2) - Quality control before construction (0-4) - Quality control during construction (0-3) - Quality control after construction (0-3) - Building and inspection frequency (0-2) - Professional notification (0-3)	In order to data comprehensively across countries, several assumptions about the construction industry, the warehouse project and the utility connections are used. The construction company (the client): - Is a limited liability company or a legal entity with an office in the economy's largest business city. For US economy the data is also collected for the second largest city nationally. - Is 100% domestically and externally owned (no foreign ownership or shareholding). - Is a new and architect and/or engineer new, built according with the local sector's professional standards and practices. Building is not assumed to have any other requirements and technical requirements, such as geotechnical or topographical issues. - Is the last project which the warehouse will be built and will the warehouse then be completed. The warehouse: - Will be used for general storage facilities, such as storage of stocks or stationary. - Will have two stories, with access ground, in the city's commercial area of approximately 1,200 square meters (13,000 square feet). Each floor will be 600 square feet, 100 meters by 60 and will be located on a building plot of approximately 400 square meters (10,000 square feet), that's 100% covered by building, and the warehouse will be at 60 times higher per capita. - Will have complete structural and technical plans prepared by a licensed architect. If expansion of the client requires such steps as obtaining further data, monitoring existing plans and approvals from external agencies, those are counted as procedures. - Will take 10 weeks to construct (excluding holidays due to construction and regulatory requirements). The water and sewerage connections: - Will be 10 meters (32.8 feet) from the existing water source and sewer. If it is not a new water delivery infrastructure in the economy, a pipeline will be dug. If there is no sewerage infrastructure, a septic tank in the smallest size available will be installed nearby. - Will have an average water use of 100 liters (175 gallons) per day and an average wastewater flow of 600 liters (150 gallons) per day. Will have a peak water use of 1,000 liters (175 gallons) a day and a peak wastewater flow of 1,100 liters (290 gallons) a day. - Will have a seasonal flow of water demand and wastewater flow throughout the year. Will be the final number for the water services and a factor in determining the water age distribution.

Building with Construction Permits in Delhi

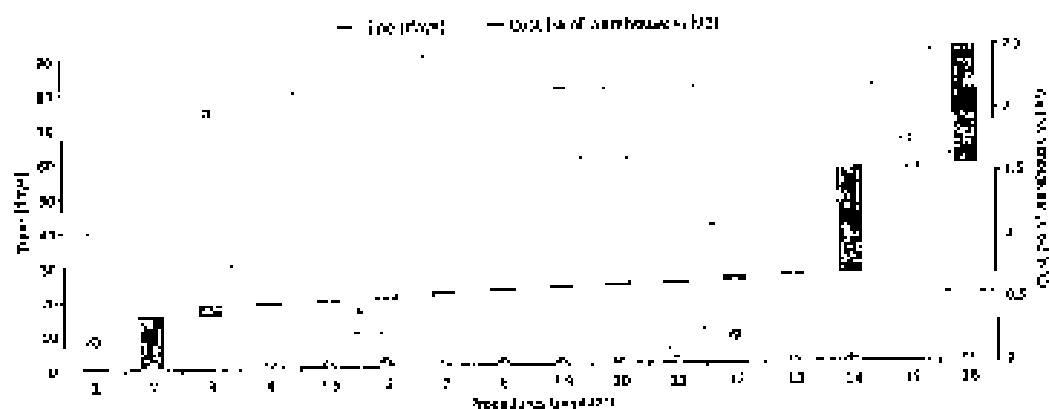
Standardized Warehouse				
Estimated value of warehouse	INR 5,000 (US\$ 650)			
City selected	Delhi			
Indicator	Delhi	South Asia	BBB High Income	Best Regulatory Performance
Procedures (ranked)	65	15.2	12.2	Score is 2019.044
Time (days)	31	125.5	153.0	Score is 2019.038
Cost (% of warehouse value)	6.2	13.3	1.5	Score is 2019.013
Building quality control index (0-100)	11.0	9.2	11.5	Score is 2019.001

Figure – Building with Construction Permits in Delhi and comparative economies – Ranking and Score
Use 2019 Delhi with Construction Permits Score



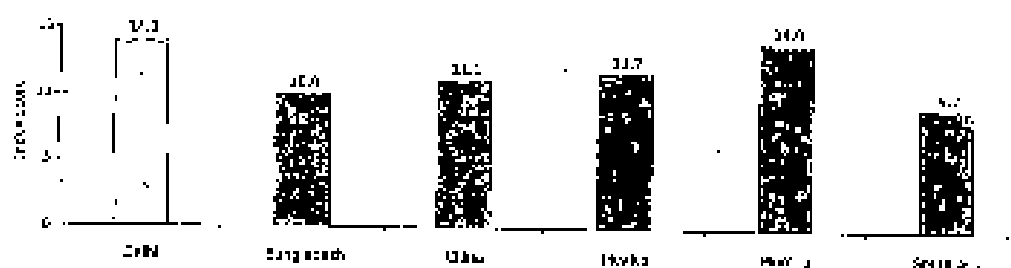
Note: The building in this analysis on the basis of building with construction permits is determined by sorting their scores for building with construction permits. There would be the simple average of the scores for each of the economies listed above.

Figure – Building with Construction Permits in Delhi – Procedures, Time and Cost



* This figure shows the procedure numbers that take place simultaneously with various procedures.

Note: On the procedure number 1 and 5 steps in the total time taken to build a warehouse that have a different procedure number and where the graph shows the time for waiting for more information on certain steps. See the Doing Business website for a complete list of the procedures. For details on the procedures reflected here, see the summary below.

[illegible]

Details - Dealing with Construction Permits in Delhi - Measure of Outlay

	Answer	Score
Building quality control index (B-Q)		14.5
Quality of building regulation index (B-R)		1.0
1. Governmental building rules and regulations (B-Q-1)	Qualifying and free of charge.	1.0
Which requirements for obtaining a building permit clearly specifies the building regulation or on any other applicable provision in the law? (B-Q-2)	Typical required documents have to be paid separately prospectively.	1.0
Quality control before construction index (B-L)		1.0
Which rules or laws are required by law to verify that the building complies with existing building regulations? (B-L-1)	Involved architect licensed business.	1.0
Quality control during construction index (B-S)		3.0
What types of inspections (if any) are required by law to be completed during construction? (B-S-1)	Inspections by licensed engineers; inspections of various projects followed inspections.	2.0
Do legally mandated inspections occur in practice? (B-S-2)	High quality inspections are always carried out.	1.0
Quality control after construction index (B-F)		1.0
Is there a law, regulation, or requirement by law to verify that the building was built in accordance with the approved plans and regulations? (B-F-1)	Yes, final inspection is done by government agency, the concerned engineer's signature is required for the inspection.	2.0
Do legally mandated final inspections occur in practice? (B-F-2)	Final inspection always occurs in practice.	1.0
Facility and insurance register index (B-G)		2.5
Which parties (if any) are held liable by law to structural damage incidents in the building market in Delhi (before 2017, January or December, as applicable)? (B-G-1)	Architect, or engineer, or contractor, or developer, or purchaser, or construction company.	1.0
What, if any, is the compensation by law to victims in the case of a structural damage incident in the building market in Delhi (before 2017, January or December, as applicable)? (B-G-2)	Compensation is given to the victims in the case of a structural damage incident in the building market in Delhi (before 2017, January or December, as applicable).	1.0
Access to construction index (B-H)		1.0

No. K-14011/103/2018-AMRUT-IA
Government of India
Ministry of Housing and Urban Affairs
(AMRUT-IA Desk)

Nirman Bhawan, New Delhi
Dated: December, 2018.

Subj: Minutes of the meeting of Task Force on Ease of Doing Business for construction permit held on 28.11.2018 in the Conference Hall (Room No. 123-C), MohUA, Nirman Bhawan, New Delhi.

The undersigned is directed to forward herewith a copy of the Minutes of the meeting on Ease of Doing Business for construction permit held on 28.11.2018 under the chairmanship of Secretary, Housing and Urban Affairs. It is requested that further necessary action may kindly be taken accordingly.

(Rajesh Kumar Das)

Under Secretary to the Govt. of India
Tel: 011-23052075

To,

1. Secretary, Ministry of Civil Aviation, New Delhi
2. Secretary, Ministry of Culture, New Delhi
3. The Chairman, Railway Board, Ministry of Railway, Rail Bhawan, New Delhi.
4. Vice Chairman, Delhi Development Authority, New Delhi
5. Joint Secretary, Ministry of Culture, Shastri Bhawan, New Delhi.
6. Joint Secretary (Coordination), Ministry of Defence, 198 A, South Block, New Delhi
7. Joint Secretary (DIPP), M/o Commerce, & Industry, Udyog Bhawan, New Delhi.
8. Joint Secretary, M/o Environment, Forest and Climate Change, Indira Paryavaran Bhawan, New Delhi.
9. Joint Secretary, Ministry of Railways, Rail Bhawan, New Delhi
10. Joint Secretary, Ministry of Civil Aviation, New Delhi
11. Principal Secretary, Department of Urban Development, Government of NCT Delhi, Delhi.
12. Principal Secretary, PWD Secretariat, B Wing, Delhi Secretariat, LP, Exate, New Delhi-110002.
13. Secretary (Revenue), Department of Revenue, Government of NCT Delhi, Delhi
14. Principal Secretary, Department of Environment, Government of NCT Delhi, Delhi
15. Principal Secretary, Department of Power, Government of NCT Delhi, Delhi
16. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
17. Member-Secretary, National Monuments Authority, New Delhi
18. Chairman, Airport Authority of India, New Delhi
19. Chairman, National Highway Authority of India, C-5&6, Sec-18, Dwarka, New Delhi.
20. Chairman, New Delhi Municipal Council, Palka Garden, Parliament Street, New Delhi
21. Secretary, Delhi Urban Arts Commission, New Delhi
22. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
23. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi.
24. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
25. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Maharashtra - through VC
26. Chief Fire Officer, Delhi Fire Service, New Delhi
27. Chief Planner, Town & Country Planning Organization, New Delhi
28. Managing Director, Geo Spatial Delhi Limited (GSIDL), Civil Lines, New Delhi-110054
29. Chairperson, Delhi Pollution Control Board, 1367 Building, Kashmiri Gate, Delhi - 110006
30. The CSO, Delhi Jal Board, Vasantkayn Phase II, Jhandewalan, New Delhi-5
31. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 3, Sham Nath Marg, Delhi - 110054
32. Special Commissioner Industries, Govt. of NCT of Delhi, New Delhi
33. Additional Principal Chief Conservator of Forest, Govt. of NCT of Delhi, Vilas Bhawan, New Delhi.

Copy to: Sr. FPS to Secretary (HUA) 75 to AS (AMRUT) 75 to Director (AMULST-1)

What are the qualification requirements for the critical network personnel verifying that the distribution plans and drawings are in compliance with existing building regulations (20)?	Minimum number of years of experience; University degree in electrical engineering; registered architect or engineer	20
What are the qualification requirements for the critical network personnel verifying that the distribution plans and drawings are in compliance with existing building regulations (20)?	Minimum number of years of experience; University degree in electrical engineering; registered architect or engineer	20

Minutes of the Meeting of the Task Force on Ease of Doing Business- Construction Permits held on 28.11.2018 in the conference hall of Ministry of Housing and Urban Affairs, Nirman Bhavan, New Delhi.

A meeting was held under the chairmanship of Secretary (HUA) at 9.30 A.M. on 28.11.2018 to discuss the country's performance in Ease of Doing Business- Construction Permits in the Doing Business Report, 2019. The list of participants is at Annexure.

At the outset, Secretary (HUA) welcomed the participants and complemented the Municipal Corporations of Delhi and Mumbai, all other internal and external agencies, Ministry officials, TCPD and NIUA who worked very hard to facilitate the implementation of reforms which helped in improving the country's ranking by 129 slots; from 191 in DBR 2018 to 62 in DBR 2019. He desired that the momentum in terms of implementing the reforms has to be maintained and all efforts by the stakeholders to be made to ensure the country's rank amongst top 10 nations in the DBR, 2020.

He stressed that there is a lot of scope for improvement in improving ranking through sustained efforts towards *Reform, Perform and Inform* and accordingly MCGM and MCD shall transform themselves towards Ease of Doing Business.

Both the Municipal Corporations made presentation on the DBR 2018 via a vis way forward to improve the performance. Based on the same, following issues were discussed and accordingly, the agencies concerned need to take action.

Secretary (HUA) also shared the experience of his visit to Denmark and informed that he attended the presentation of Mr. Jan Gehl who has wide experience in transforming various cities in Australia, Europe, Latin America, and USA. He stated that Ministry shall invite him to India so that his experience can be replicated in our cities to make them more sustainable and livable.

Actions pertaining to MCGM and other Agencies of Government of Maharashtra:

1. Obtain an extract of the Property Register Card (P.R. Card) from the Revenue Department

Secretary (HUA) categorically desired that Revenue Department, Government of Maharashtra need to update its property record and be made available online and to be fully integrated with QRPS of Mumbai. He instructed that while filling the Common Application Form, there is no need to obtain Property Card from the Revenue Department separately. The Department should not only correct the property records in order to overcome ambiguities but also complete the entire process of computerisation of property record by December, 31, 2018.

2. Submit application and design plans and pay scrutiny fee

The World Bank has rightly indicated about the time and cost for this procedure.

3. Obtain no-objection certificates (NOC) from various agencies:

Secretary (HUA) directed MCGM to make efforts to further reduce the time taken from 21 days to 15 days to obtain **No Objection Certificate** from various agencies.

4. Request and obtain NOC from Chief Fire Officer

Secretary (HUA) asserted that Fire Department which works under MCGM needs to be clearly instructed that there is no need to visit their office to obtain No Objection Certificate. MCGM to enhance the outreach so that the building proponents are well aware that submission for the request for NOC from Chief Fire Officer is the part of CAF and the NOC has to be obtained only through online which shall be facilitated by MCGM.

5. Obtain Intimation of Disapproval and pay fees.

With regard to Intimation of Disapproval, the DBR, 2019 has mentioned 29 days which needs to be reduced. Secretary (HUA) categorically stated that MCGM to ensure that all the stakeholder need to give appropriate feedback and the intimation of disapproval to be ensured within 7 days and this has to be clearly reflected in the Frequently Asked Questions (FAQs). MCGM to increase its outreach through social media like WhatsApp, facebook, Twitter etc. so that the Architects/Engineers who are actually submitting the building plans online should give correct feedback during the assessment by the World Bank for Doing Business Report, 2020.

6. Obtain plinth commencement certificate and pay development charges:

The DB Report 2019 has correctly reported the time and cost. However, Secretary (HUA) desired that there is further scope for reducing the cost by Integrating the same with Property Tax or any other charges on the lines of better performing Countries in EoDB – Construction Permits like Denmark, Singapore etc. who are in top ten rank.

7. Submit Notice of commencement and completion to Labour Inspector

Secretary (HUA) instructed that Principal Secretary, Department of Labour, Govt. of Maharashtra needs to be categorically inform that submission of notice of commencement and completion to Labour Inspector is part of **Common Application Form** and not a separate procedure. In this regard, MCGM to ensure through outreach that there is no need to visit to inform the commencement and completion to Labour Department in person. The building proponents to be informed through social outreach in this regard.

8. Request and receive inspection of plinth

9. Request and obtain further commencement certificate.

Secretary (HUA) stated that both 8th and 9th procedures which have been indicated as separate procedures in DBR, 2019 need to be integrated into single procedure. He directed MCGM to look into the matter regarding integrating requests for inspection of plinth and obtain further commencement certificate and apprise the action taken in the forthcoming meeting.

10. Apply for water connection from Hydraulic Engineer
11. Request completion NOC from Chief Fire Office
12. Receive inspection from Storm Water and Drain Department
13. Receive inspection from Sewerage Department
14. Obtain water connection from Hydraulic Engineer
15. Receive inspection from Roads & Traffic Department
16. Receive inspection from Chief Fire Officer
17. Obtain the completion NOC from Chief Fire Officer

The representative of MCGM stated that DBR, 2019 indicates the above procedures (10-17) as separate procedures. Secretary (HUA) stated that all the above are part of Common Completion Request Form (CCRF) and directed MCGM to make all efforts to create awareness amongst the building proponents that all the above procedures have to be obtained through online only and there is no need to visit any of the above mentioned Departments. All intimations have to be auto generated.

18. Submit letter stating completion of building works to obtain an Occupancy Certificate and Certificate of Completion

Secretary (HUA) stated that DBR, 2019 have mentioned one day about above procedure which need to be reduced to 0.5 day. Accordingly, MCGM to sensitise all the building proponents in this regard.

19. Receive final inspection from Building Proposal Office.
- &
20. Obtain Completion and Occupancy Certificate from Building Proposal Office (sub-engineer).

Secretary (HUA) mentioned that both 19th & 20th procedures should be treated as single procedure. The Completion-cum-Occupancy Certificate can be downloaded from the Architects Console and no need to visit building proposal office (Sub Engineer). He directed MCGM to ensure that the time taken for issuing Completion-cum-Occupancy Certificate should be further reduced to 7 days from 14 days and proper feedback from the architects/building proponents to DBR, 2020 to be ensured.

- Building Quality Control Index- Quality control during construction index

Secretary (HUA) directed MCGM to take necessary steps to introduce risk based inspection and should examine the MCDs model of risk based inspection and need to apprise the action taken in the forthcoming meeting.

Actions pertaining to MCD and other Agencies:

Municipal Corporations of Delhi also need to take action to ensure correct reporting from the Architects/Engineers when DBR, 2020 assessment begins. MCDs to initiate action as per the deliberations of the meeting.

1. **Submit online Common Application Form along with requisite building Permit fees and drawings.**

The DBR, 2019 has correctly stated about time and cost of procedure and this has to be a separate procedure.

2. **Obtain no objection certificates from various agencies**

The procedure has also been correctly reflected in DBR, 2019.

3. **Request and obtain release of building sanction plans**

Secretary (HUA) stated that the time mentioned in DBR, 2019 can be reduced from 3 to 2 days to obtain the release of building plan.

4. **Submit online commencement notice to the relevant Municipality**

Secretary (HUA) categorically stated that a circular to be issued by Municipal Commissioner, SDMC mentioning that the commencement notice is totally done away with. Hence, this is not to be treated as a separate procedure. He further directed that the circular should get wide publicity through social media viz., WhatsApp, Facebook, Twitter etc.

5. **Submit Notice of commencement and completion to Labour Inspector**

DBR, 2019 indicates this as a separate procedure. However, the commencement and completion to Labour Inspector should be intimated online as a part of CAF. Secretary (HUA) stated that there is no need to visit the Labour Department. He directed AS(AMRUT) to convene a meeting with Labour Commissioner, Government of NCT Delhi to sort out the matter. Principal Secretary (Labour), GNCTD should be invited in the next EcDB Task Force meeting.

6. **Submit online notice of completion up to the plinth level online**

DBR, 2019 has correctly mentioned the time and cost for this procedure.

7. **Request and receive inspection at the plinth level**

DBR, 2019 has indicated the cost which has to be no cost. Secretary (HUA) directed MCD to sensitize Architects/building proponent that they need to give correct feedback.

8. **Obtain online approval of the plinth completion**

DBR, 2019 has correctly reflected the time and cost.

9. Request final no objection certificate from the Fire Department

DBR, 2019 has indicated this as a separate procedure. Secretary (HUA) categorically stated that Fire Department has to issue NOC online and integrated with ORPS. He further stated that under any circumstances even if the case is old building redevelopment, personal visit should not be made to Fire Department. The procedure is a part of CAF, MCD and Delhi Fire Service to sensitize all the stakeholders through social outreach.

10. Receive site inspection from the Fire Department

This is a part of Common Occupancy-cum-Completion Certificate Request Form (COCCRF) and joint inspection. Secretary (HUA) directed both MCD and Delhi Fire Service to make aware the stakeholders that this is triggered online.

11. Receive final no objection certificate from the Fire Department

This is a part of Common Occupancy-cum-Completion Certificate Request Form (COCCRF) and joint inspection. Secretary (HUA) directed both MCD and Delhi Fire Service to make aware the stakeholders.

12. Submit notice of completion

Under this procedure, DBR, 2019 has indicated number of affidavits to be submitted. Secretary (HUA) directed MCD to sensitize the stakeholders to correctly report regarding the removal of various affidavits which are no longer required to be submitted.

13. Receive final inspection of the construction

This is a separate procedure and Secretary (HUA) stated that MCD should facilitate random allocation of the engineers for Joint Site Inspection on the lines of MCGM.

14. Obtain completion/occupancy permit

DBR, 2019 indicated 30 days for this procedure and Secretary (HUA) stated that the number of days can be reduced from 22 to 7 days for obtaining completion/occupancy permit. MCD to publicise this through social media and there is a need to do correct reporting by the Architects and Engineers during the assessment work for DBR, 2020.

15. Request water and sewer connection approval

DBR, 2019 has indicated this as a separate procedure, which is actually a part of Common Occupancy-cum-Completion Certificate Request Form (COCCRF). Secretary (HUA) directed MCD to sensitize all the stakeholders for correct reporting during the assessment for DBR, 2020.

16. Receive on-site inspection for water and sewer connection and receive Approval

DBR, 2019 has indicated this as a separate procedure, which is actually a part of Common Occupancy-cum-Completion Certificate Request Form (COCCRF). Secretary (HUA) directed MCD and Delhi Jal Board to ensure that there is no visit to DJB for applying separately to obtain site inspection. MCD needs to issue circular in this regard.

• Building quality control index

Secretary (HUA) directed DDA to amend the qualification of professionals. For supervisor, 7 years of experience to be incorporated if he is a Diploma holder.

Other Issues:

• Amendment to UBBL with regard to incorporation of differently abled persons and Latent Defect Liability

Secretary (HUA) directed DDA to amend the UBBL in accordance with the directions of Commissioner of Disability and National Building code, 2016. He also stated that all the amendments need to be compiled and published. He further directed that regulation for Latent Defect Liability is to be expedited.

• National Monument Authority

Member Secretary, NMA stated that deemed approval cases information has to be shared with NMA. It was pointed out that NMA received cases for NOC and the building plan has already been approved. Secretary (HUA) directed MCD to ensure the sharing of deemed approval cases and look into the matter of NOC cases. Deemed approval cases should be informed on the 15th day. NMA also requested the meeting with Chief Secretary and Secretary, Revenue Department, Government of NCT Delhi to resolve the issue of 13 monuments in Delhi. Secretary (HUA) directed AS (AMRUT) to convene a meeting with Chief Secretary, Government of NCT Delhi and other concerned.

• Standard Building Plans

Secretary (HUA) directed TCPO to arrange for standardised building plans for small sized plots and categorised as per the size. The standardised plans can be used by the applicant and no need for formal approval with only undertaking to be given that buildings have been constructed as per standardised building plans.

The meeting ended with vote of thanks to the Chair.

Meeting of the Task Force on Ease of Doing Business- construction Permits held on 26.11.2018.

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Durga Shanker Mishra, Secretary – in chair
2. Shri Shiv Das Mouna, Additional Secretary
3. Shri Gurjeet Singh Dhillon, Director
4. Shri R. Srinivas, TCP, TCPO
5. Shri Rajeev Kumar Das, Under Secretary
6. Shri Harpal Dave, ATCP, TCPO
7. Ms. D. Blessy, ATCF, TCPO
8. Shri Baskar S., ATCP, TCPO
9. Shri Arvind Kaushik, ATCP, TCPO

Ministry of Defence

10. Shri Ashok Kumar, Dy. Director (2301G25B)

Ministry of Culture/ National Monuments Authority

11. Shri Navneet Soni, MS, NMA (9013850624, navneetsoni@hotmail.com)
12. Shri Amar Mudli, Director (9868225203, directornma@gmail.com)
13. Shri Suman Bara, Under Secretary (9650928718)

Ministry of Environment, Forest and Climate Change

14. Shri Jigmet Takpa, Joint Secretary (9803977866, jikomei@gmail.com)

Ministry of Railways

15. Shri Chander Shokhar, Jt. Director/L&A (9010487914, email: dia@rd.railnet.gov.in)

Govt. of NCT Delhi

16. Shri Shri H.L. Malik, OSD, Industries Dept. (9891353808, soni.hn@gmail.com)
17. Shri S. Pandita Rajan, Director, Labour Dept. (9999065955, s.pandiarajan18@gov.in)
18. Shri Umesh Mishra, Pr. CL PWD (9711168345, procpwdcdh@gmail.com)
19. Shri Santosh Dehera, JD (IT), Revenue Department

South Delhi Municipal Corporation

20. Shri V.K. Bhatia, SE (9717788055, vkhathia.se@gmail.com)
21. Shri R.K. Bhattacharya, CE (8803686716, ceplanningcdmc@gmail.com)
22. Shri Aqil Ahmed, FE (9717788202, email: aqilpcil@gmail.com)
23. Shri Manish Gupta, Architect (9869880001)

East Delhi Municipal Corporation

24. Shri A.K. Bala, SE (9717788089, bhqedmc@gmail.com)
25. Shri Vipin Kumar, EE (9826890490, bhqedmc@gmail.com)

North Delhi Municipal Corporation

26. Shri V.R. Bansal, SE (9717787771, sebhqcdmc@gmail.com)
27. Shri R.K. Gupta, CE (8588839669)
28. Shri D.C. Singh, FE

New Delhi Municipal Council

29. Ms. Rashmi Singh, Secretary (9810590919)
30. Shri Farhad Sharma, Nodal Officer (9815332240, nodalofficer.arcn@ndmc.gov.in)
31. Dr. Namita Kalsi, Chief Architect (9811446655, nkkalsi@gmail.com)

Delhi Development Authority

32. Shri Surajit Jaradharo, Director (8811267089, borkowan@gmail.com)
33. Shri Sanjeev Kumar, AA (9810362999)

Delhi Fire Service

34. Shri Virendra Singh, Dy. CPO (9891010880, delhiq.d.f.s@nic.in)

Tech Mahindra/ MCD

35. Ms. Ankita Maheshwarl, Sr. Business Analyst (9662290749, am00540550@techmahindra.com)
36. Shri Pankaj Mittal, Delivery Manager (9560450508, Pankaj.mittal@techmahindra.com)

Airport Authority of India

37. Shri Sanjay Kar AGM (8011929272)
38. Shri Rajesh Chakur, Technology (9999610939)

NHAI

39. Shri Akash Padhi, Manager (9717623110)
40. Shri Piyush Agarwal, Dy. Manager (7060450887, piudwarka@nhai.org)

DJB

41. Shri Nareesh Kumar, Jt. Dir. Ret. (9815363922)
42. Shri R.S. Godbole, JD(R) HQ (9811434279)
43. Shri Shalabh Kumar, CE (9860191411)

GSDL

44. Shri Pawan Kumar, Project : lead (9968863277)

DUAC

45. Smt. Uma Bhat, Architect (9891913598)
46. Ms. Neha Chauhan, Arch. Asst. (9627360924)

NIUA

47. Shri Anand Iyer, Chief Project Manager (8087087899)

BRPL

48. Shri Varun Chandol, DGM, (9311716818, varun.chandol@relianceada.com)
49. Shri P. Upadhyay, DGM (8010928638, prabhakaran.upadhyay@relianceada.com)
50. Shri S.C. Gaur, AVP (9350261414)

Through Video Conference

MCGM

51. Officers of Municipal Corporation of Greater Mumbai.

No. K-14011/03/2018-AMRUT-IA
Government of India
Ministry of Housing and Urban Affairs
(AMRUT-IA Desk)

Nirman Bhawan, New Delhi
Dated: 10th January 2019

Subj: Minutes of the meeting of Task Force on Ease of Doing Business for construction permit held at 10:00 AM on 02.01.2019 in the Conference Hall (Room No. 123-C), MolUA, Nirman Bhawan, New Delhi.

The undersigned is directed to forward herewith a copy of the Minutes of the meeting of Task force on Ease of Doing Business—construction Permit held at 10:00 AM on 02.01.2019 under the chairmanship of Additional Secretary (H&A), Ministry of Housing and Urban Affairs. It is requested that further necessary action may kindly be taken accordingly.


(Rajeev Kumar Das)

Under Secretary to the Govt. of India
Tel: 011-23002076

To,

1. Secretary, Ministry of Civil Aviation, New Delhi
2. Secretary, Ministry of Culture, New Delhi
3. The Chairman, Railway Board, Ministry of Railway, Rail Bhawan, New Delhi.
4. Vice Chairman, Delhi Development Authority, New Delhi
5. Joint Secretary, Ministry of Culture, Shantini Bhawan, New Delhi.
6. Joint Secretary (Coordination), Ministry of Defence, 198 A, South Block, New Delhi
7. Joint Secretary (DIPP), M/o Commerce & Industry, Udyog Bhawan, New Delhi.
8. Joint Secretary, M/o Environment, Forest and Climate Change, Indira Paryavaran Bhawan, New Delhi.
9. Joint Secretary, Ministry of Railways, Rail Bhawan, New Delhi.
10. Joint Secretary, Ministry of Civil Aviation, New Delhi
11. Principal Secretary, Department of Urban Development, Government of NCT of Delhi, Delhi.
12. Principal Secretary, PWD Secretariat, B Wing, Delhi Secretariat, I.P. Estate, New Delhi-110002.
13. Secretary (Revenue), Department of Revenue, Government of NCT of Delhi, Delhi.
14. Principal Secretary, Department of Environment, Government of NCT of Delhi, Delhi
15. Principal Secretary, Department of Power, Government of NCT of Delhi, Delhi
16. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
17. Member-Secretary, National Monuments Authority, New Delhi
18. Chairman, Airport Authority of India, New Delhi
19. Chairman, National Highway Authority of India, G-3&4, Sec-10, Dwarka, New Delhi.
20. Chairman, New Delhi Municipal Council, Dalika Reshma, Parliament Street, New Delhi
21. Secretary, Delhi Urban Arts Commission, New Delhi
22. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
23. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi.
24. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
25. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Maharashtra - through MC
26. Chief Fire Officer, Delhi Fire Service, New Delhi
27. Chief Planner, Town & Country Planning Organisation, New Delhi
28. Managing Director, Geo Spatial Delhi Limited (GSDL), Civil Lines, New Delhi-110051
29. Chairperson, Delhi Pollution Control Board, ISBT Building, Kashmiri Gate, Delhi - 110005
30. The CEO, Delhi Jal Board, Vardhola Phase II, Healdowala, New Delhi-5
31. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 5, Shah Nuch Marg, Delhi - 110054
32. Special Commissioner Industries, Govt. of NCT of Delhi, New Delhi
33. Additional Principal Chief Conservator of Forests, Govt. of NCT of Delhi, Vixas Bhawan, New Delhi.

Copy for Sec. PPS to Secretary (H&A) PS to AS (AMRUT) PS to Director (AMRUT-I)

Minutes of the meeting of the Task force on Ease of Doing Business-construction Permit held at 10.00 A.M. on 02.01.2019 in the Conference Hall of Ministry of Housing and Urban Affairs.

A meeting of Task force on Ease of Doing Business-Construction Permits was held at 10.00 A.M. on 02.01.2019 under the chairmanship of Additional Secretary (H&A) in the Conference Hall of Ministry of Housing and Urban Affairs. At the outset Additional Secretary (H&A) welcomed the participants and reiterated that both the Municipal Corporations of Mumbai and Delhi need to make all efforts to accomplish all the reforms by 10th January, 2019 before the World Bank assessment for DB, Report- 2020 begins. The list of participants is at Annexure.

MUNICIPAL CORPORATION OF DELHI (MCD)

1. Demarcation of 13 monuments in Delhi

DM (South Delhi), Revenue Department, GNCT Delhi stated that out of the 9 monuments for which demarcation was pending, the demarcation of 8 monuments have been completed and handed over to National Monument Authority. Member Secretary, NMA stated that for one monument, a case is pending in the Hon'ble High Court of Delhi. The representative of South MCD stated that the demarcation of that particular monument has also been completed. Additional Secretary (H&A) directed MCD that the integration issues to be resolved without any further delay.

2. Amendments to Unified Building Byelaws, 2016

Additional Secretary (H&A) directed that all the proposed amendments to be finalised by Delhi Development Authority in consultation with MCD. The same shall be reviewed by Secretary (H&A) at 10.00 A.M. on 07.01.2019.

3. Submit Notice of Commencement and completion to the Labour Inspector

Additional Secretary (H&A) directed that the circular from the Labour Department, GNCT Delhi to be issued urgently so as to ensure that probable date of commencement of construction to be the part of Common Application Form. He also directed that Commissioner, Labour Department also to be present in the Review Meeting at 10.00 A.M. on 07.01.2019.

4. Matter Pertaining to Delhi Jal Board

Additional Secretary (H&A) categorically stated that the circular to be issued from Delhi Jal Board (DJB) should be finalised in consultation with MCD by 10.01.2019. MCD in consultation with Delhi Jal Board also informed that submission of service plan would be mandatory for the Group Housing Plots and other buildings (non-residential) proposed on plots of 3000 Sq.mt. area and more. This will be completed within a week.

5. List of Architects

MCD to finalise the list of Architects by 12.01.2019. AS (H&A) desired that the list needs to be verified taking into the details of architects' mobile no. and email IDs. He also stated that MCD should randomly call architects to verify their antecedents.

6. Joint Inspections

Additional Secretary (H&A) directed MCD to furnish the details of Joint Inspection being carried out in the next meeting. He further directed that MCD to expedite random allocation of engineers for carrying out the joint inspections.

7. Cost

Additional Secretary (H&A) directed MCD that the cost of building permission to the total cost of construction be brought down from 4.5 % to 4% for the assessment of DBR 2020.

10/1/19

8. Matters pertaining to Latent Defect Liability

Additional Secretary (H&A) desired that the regulations pertaining to Latent Defect Liability has to be finalized. The representative of MCD stated that a meeting need to be convened with Joint Secretary (Insurance), Ministry of Finance in order to finalise the launch of the product by the Insurance Companies.

9. Media Outreach/Training

Additional Secretary (H&A) directed MCD to prepare LDC Campaign Plan till June, 2019 and make all efforts to sensitise the officers and other stakeholders, so as to ensure that there is proper response/feedback during the assessment of DBR 2020. The major achievements by the MCD should be advertised widely by the end of January, 2019.

10. Standard building Plans

Additional Secretary (H&A) desired that a committee be constituted to finalize the standard building plans for small sized plots and categorized as per the plot size.

11. Other Issues

The representative of MCD informed that there are certain issues in the integration with the Delhi Urban Art Commission, Department of Forests and GNCTD for issuing the NOC. The problems have arisen due to glitches in the software. AS (H&A) directed that the problem should be resolved within one week and to ensure that integration is fully operational.

MUNICIPAL CORPORATION OF GREATER MUMBAI (MCGM)

1. Property Registration Card (PRC)

The representative of MCGM stated that based on the deliberations of meeting held on 21.12.2018 under the chairmanship of Chief Secretary, Government of Maharashtra, it was decided that all the property related data shall be shared by Revenue Department with Municipal Corporation of Greater Mumbai. It was also stated that PRC needs to be obtained prior to submission of application for Building Plan Approval. Henceforth, an applicant would download the PRC from the MCGM Website. There is no need to visit City Survey Office. The MCGM in consultation with Revenue department needs to issue a circular and give wide publicity.

2. Water Department.

The representative of MCGM informed that there is no need to visit Ward Office to obtain the water connection and the same can be applied through online. The intimation to the Ward Office from CBPS will also be done online.

3. Issue pertaining to Fire Department

The representative of MCGM informed that Department of Fire has already issued circular that there is no need to visit in person to obtain NOC and the Fire Inspection is included as a part of Joint Inspection. Additional Secretary (H&A) desired that the circular should be shared with the Ministry.

4. Issues pertaining to Labour Department

It was informed by the representative of MCGM that the NOC from Labour Department has been very well integrated with the CAF and there is no need to visit the Department in person. A circular in this regard to be issued urgently and the copy of the same should be shared with the Ministry.

5. Issues pertaining to NMA

The representative of MCGM informed about the problems being faced by the architects in identifying the coordinates of the property. Additional Secretary (H&A) desired that MCGM in collaboration with NMA should conduct the necessary Training/Capacity Building Programme.

6. Cost

Additional Secretary (H&A) directed MCGM that the cost of building permission to the total cost of construction for warehouse to be brought down from 6.2 % to 4% for the assessment of DBR 2020. However, the representative of MCGM stated that MCGM has already reduced the cost and the same works out to 2.3% of the total construction cost of the warehouse. Additional Secretary (H&A) further directed that MCGM to furnish the detailed breakup of the reduced cost in the next meeting.

7. Media Outreach/Training

Additional Secretary (H&A) directed MCGM to make IEC Campaign Plan till June, 2018 and ensure sensitisation of officers and other stakeholders, so as to evoke proper response during the assessment of DBR 2020. The major achievements by the MCGM should be advertised widely by the end of January, 2019.

8. List of Architects

MCGM to finalise the list of Architects by 12.01.2019. AS (H&A) desired that the list has to be verified taking into the details of architects' mobile no. and email IDs. He also stated that MCGM randomly should call Architects to verify the antecedents.

9. Integration with Other agencies like MMKDA, MAHADA, SRA etc.

Additional Secretary (H&A) desired that MCGM may pursue with the agencies to integrate with DBPS. However, representative of MCGM stated that the matter has to be taken at the level of Government of Maharashtra. Additional Secretary (H&A) informed that he shall be visiting Mumbai on 15.01.2019 and a meeting may be convened with these agencies to resolve the issue of integration.

The meeting ended with vote of thanks to Chair.

Meeting of the Task Force on Ease of Doing Business for issuing construction permits at 10:00 AM on 02.01.2019

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Shiv Das Meena, Additional Secretary - In chair
2. Shri R. Srinivas, TCP, TCPO
3. Shri Rajeev Kumar Das, Under Secretary
4. Ms. D. Bhasya, ATCP, TCPO

DIPP

5. Ms. Sakshi Gupta, Consultant (9527085550, ss.sakshigupta7@kpmg.com)

Ministry of Defense

6. Shri Ashok Kumar, Dy. Director (9868306539, defland-mud@gov.in)

Ministry of Environment, Forest and Climate Change

7. Shri Gigmot Takpa, Joint Secretary (9805977800, jiksmet@gmail.com)

Ministry of Railway

8. Shri Chander Shekhar, Jt. Director/LRA (9910457314, email: dls@rb.railnet.gov.in)

Govt. of NCT Delhi

9. Shri S. Pandharajan, Director, Record Dept. (9993065955, s.pandharajan15@gov.in)
10. Shri Ravindra Singh Parmar, Dy. Secretary, UDD (9910518990, rsparmar110@gmail.com)
11. Shri Umesh Mishra, Pr. CE, PWD (971168345, procmw@delhi@gmail.com)
12. Shri Anjad Tak, DM (South Delhi), Revenue Deptt. (8130682763, dsouth@nic.in)

South Delhi Municipal Corporation

13. R. Garg, Addl. Commissioner (9013053662)
14. Shri M.M. Daniya, SE (900688662, bhqadmc@gmail.com)
15. Shri Aqil Ahmed, EE (9717786202, email: aqilaqil@gmail.com)
16. Shri A.K. Mittal, AE (9717788440, akmittal's@gmail.com)

East Delhi Municipal Corporation

17. Shri A.K. Batra, SE (9717732089, bhqedmc@gmail.com)
18. Shri Devendra Singh, CE (9717788175)
19. Shri Vipin Kumar, EE (9826600490, bhqedmc@gmail.com)

North Delhi Municipal Corporation

20. Shri U.B. Tripathi, Addl. Commissioner (8523551361)
21. Shri V.R. Bhasal, SE (9717707771, sebhq.ndmc@gmail.com)

National Monument Authority

22. Shri Navneet Sori, MS (9813650874)

Delhi Development Authority

23. Ms. Manju Paul Addl. Commissioner (MP & Bldg.), DDA (9810867766, manjupal10@gmail.com)
24. Shri Sanjeev Kumar, AA(Dsg.) (9810862838)

Delhi Fire Service

25. Shri Virendra Singh, Dy. CFC (9891010080, dcfoks,dhfrs@nic.in)

Tech. Mahindra (SDMC)

26. Ms. Ankita Maheshwari, Sr. Business Analyst (9522290749, am20040960@techmahindra.com)

Airport Authority of India

27. Shri. Kamal K. Soni, AGM (NOC), (8800676470, kksoni@aai.aero)

28. Sri Rajeev Thakur, Technology Consultant (9999515539)

NHA

29. Shri Shubham Pyagi, S.E (9873530323, piudwarka@gmail.com)

NLB

30. R.S. Godbole, Director (R) (9516434279)

31. Shri Naresh Kumar, JDR (HQ) (9818889022; jdrhq.drb@nic.in)

DUAC

32. Smt. Uma Bhat, Architect (9891919595; dusc74@gmail.com)

DPCC

33. Shri M. L. Chawla, SEE (9717593616, blchawla.dpcc@gov.in)

DMRC

34. Shri M.K. Srivastava, AEN/Land (8800913900)

Through Video Conference

MCGM

35. Officers of Municipal Corporation of Greater Mumbai

No. K-14011/103/2018/AMRUT/HA
Government of India
Ministry of Housing and Urban Affairs
(AMRUT-HA Desk)

Nirman Bhawan, New Delhi
Dated: 14th January, 2019

Sub: Minutes of the meeting to discuss various initiatives/reforms to enhance "Ease of Doing Business" in India held at 10:00 AM on 10.01.2019 in the AS chamber (Room No. 125-C), MoHUA, Nirman Bhawan, New Delhi.

The undersigned is directed to forward herewith a copy of the Minutes of the meeting to discuss various initiatives/reforms to enhance "Ease of Doing Business" in India held at 10:00 AM on 10.01.2019 under the chairmanship of Additional Secretary (H&A), Ministry of Housing and Urban Affairs. It is requested that further necessary action may kindly be taken accordingly.

(Rajeev Kumar Das)

Under Secretary to the Govt. of India
Tel: 011-23062075

To,

1. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 5, Shyam Nath Marg, Delhi - 110054
2. Shri Surajit Saradhara, Director (Bldg.), Delhi Development Authority.
3. Ms. Manju Paul, Addl. Commissioner (MP & Bldg.), Delhi Development Authority.
4. Shri Aqil Ahmed, Executive Engineer, South Delhi Municipal Corporation.
5. Shri R. S. Godbole, Director(R), Delhi Jal Board
6. Shri Naresh Kumar, JDR (HQ), Delhi Jal Board
7. Shri Anand Iyer, Team Leader, TPA, NILA
8. Shri R. Srinivas, Town & Country Planner, TCPO

Copy to:

1. Vice Chairman, Delhi Development Authority, New Delhi
2. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
3. The CEO, Delhi Jal Board, Varunelaya Phase II, Jhandewalan, New Delhi-5
4. Addl. Chief Planner, Town & Country Planning Organization, New Delhi

Copy also to: PPS to AS (H&A)/PS to Director (AMRUT)

Meeting to Review the amendments to Unified Building Bye Laws for Delhi, 2016 pertaining to provisions of Ease of Doing Business-Construction Permits held under the chairmanship of Additional Secretary (H&A) at 10.00 AM on 10.01.2019.

A meeting to discuss and review the proposed amendments in Unified Building Bye Laws for Delhi, 2016 pertaining to the provisions of Ease of Doing Business-Construction Permits was held under the chairmanship of Additional Secretary (H&A) at 10.00 on 10.01.2019 AM in his chamber. List of Participants is at Annexure.

At the outset, AS (H&A) welcomed the participants and advised DDA, MCD, D&U and Department of Labour to deliberate on the proposed amendments and accordingly finalize the draft and related circulars and apprise the same in the next Task Force meeting.

The table of proposed amendments by DDA was reviewed and it was decided as under:

1. **Explicit mention of no requirement for commencement notice in UBBL.**

DDA presented the footnote regarding the above issue in CAF format portion and in the main body of the UBBL, both related to Chapter 2, 2.1.3 of the UBBL. Both the clauses were found in order.

2. **Notice of Commencement and completion of construction to Labour Deptt. happening through OBPS system of MCD only**

No need for a separate Notice of Commencement and completion to be submitted to the Labour department. Intimation of tentative date of commencement and ending of construction is shown as part of CAF by DDA in the CAF format of UBBL and by screenshots of proposed CAF in the OBPS of the MCDs itself. Accordingly, Common Application Form (Section 2.1.3 of UBBL) footnote was presented as under:

There is no requirement of submission of separate Notice of Commencement of Work to the concerned officer/s of Sanctioning Authority.

Above underlined word to be added.

MCD presented screenshots of proposed CAF in the OBPS, and the following was advised:

Removal of the fields, "Contractor Name" and "Contractor Registration Number" and field explosives. Reasons being that building proponents may not have finalized the contractor, the registration would not be clear, and Labour department did not need the same for their inspection of Factories anyway.

MCD to finalize the circular to Labour Department as was shown in the meeting, in consultation with them, and Labour Department to issue necessary notice to all building proponents (draft was read out in the meeting itself) soon thereafter. Both shall be uploaded on their respective websites.

(Action: MCD/DDA and Labour Department.)

2. Matter Pertaining to Delhi Jal Board

Establishing Water & sewer connection requirement was presented as amendment of COCCRF form in UBBL of DDA, and as a field to be added in the CAF of the OBPS of MCD. The following was discussed:

"Whether new water connection is required or not" and to give details of connection" as present in the CAF of MCD. The same to be reflected in CCRF also.

If reply is 'No', then the applicant has to apply for said connections during COCCRF, which will be passed on by the MCD to DJB. Meanwhile, DJB would already have been intimated during CAF stage itself, so they can be prepared for action during COCCRF stage. MCD to incorporate the same in COCCRF form (only CAF was shown).

If the reply is 'Yes', then Connection Number is asked to be filled in. DJB to be intimated of this during CAF stage itself, so they can verify about connection being active and all bills having been paid, with no dues. The need for uploading the previous bill to be removed from CAF by MCD.

Correspondingly in UBBL, CAF, Ura (Section 2.1.3 of UBBL), For Existing Connection of DJB: "Copy of last Bill paid" is to be deleted, and only Connection number is to be retained.

MCD shared the draft of the Circular to be issued to DJB regarding issuance of new connections ONLY through the OBPS; and DJB also shared the draft notice to building proponents informing them of the same. Both shall be finalized/uploaded on their respective websites.

(Action: MCD, DDA and DJB)

3. Matter Pertaining to Service Plan of Group Housing

The clause (Sub-clause 3.4.6) for Service Plan approval by DJB in case of group housing of any size and other buildings having plot size 3000 sq. mts. or more, and not for plotted development was presented.

The context for the amendment was presented by MCD and DJB, and the amendment was discussed with respect to the same.

It was decided that the sub-clause presented was acceptable by all concerned, viz. MCD, DDA and DJB, and DDA can proceed with the same unchanged. As per DJB, there would be insertion in B-1 (Sanction Letter) stage by MCD. This will trigger the required information in online mode by the external agencies and they can take further action (either NOC or rejection of proposal) based on the proposed Plan. MCD was agreeable to the same.

In this regard, circular from MCD and Delhi Jal Board shall be finalized and issued and uploaded on their respective websites.

(Action: MCD, DDA and DJB)

3. Qualification of Competence of professionals

The clauses (in Annexure I of UDDL) for qualifications and experience of professionals as Engineers and Supervisors was presented. The following was decided:

b. Engineer: The minimum qualifications for an engineer shall be graduate in civil engineering (removal of 'architectural engineering') from recognized Indian or foreign university, which qualifies him/her for the corporate membership of Institution of Engineers (India); and the membership of Institution of Engineers (India) or any other statutory body governing such profession, if any, with minimum two years of post-qualification experience.

d. Supervisor: The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship with minimum 5 years' post-qualification experience (removal of 'or the qualification in architecture or engineering equivalent with 2 years of experience) in building design, construction and supervision.

(Action: DDA)

4. Latent Defect Liability

The following amendment in Section 2.10 of UDDL was presented as already vetted by the Legal Advisor of DDA and drawn in consultation with representatives of insurance firms providing the products indicated:

c) The following shall be held liable for any structural flaws or defects in all risk category of buildings having plot area 750 sqm. and above, after it is in use:

- i. Architect.
- ii. Structural Engineer.
- iii. Site Supervisor/ Site Engineer.
- iv. Developer/Landowner/ Construction Company including contractor / sub-contractor.

b) The above mentioned professionals and the Developer/Landowner/ construction company including contractor/ sub-contractor shall take decennial professional liability insurance to cover for such liability.

c) For all risk category of buildings having plot area 750 sqm and above (irrespective of risk category), the building proponent such as Developer/Landowner/ Construction Company including contractor / sub-contractor shall take Decennial / Latent Defect Liability Insurance Policy for any structural defects, all the professional(s), i.e., architect, engineer, structural engineer and supervisor shall take individual Decennial/ Professional Liability Insurance Policy valid for the entire duration of the project, subject to such guidelines as may be prescribed from time to time. Refer Annexure XIV for Guidelines.

The same was accepted by all concerned without any change.

(Action: DDA)

The meeting ended with vote of thanks to the chair.

Meeting to Review the amendments to Unified Building Bye Laws for Delhi, 2016 pertaining to provisions of Ease of Doing Business-Construction Permits held under the chairmanship of Additional Secretary (H&A) at 10.00 AM on 10.01.2019.

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Shiv Das Meena, Additional Secretary – in chair
2. Shri R. Srinivas, TCP, TCPO
3. Shri Rajeev Kumar Das, Under Secretary
4. Ms. D. Blossy, ATCP, TCPO
5. Shri Sudeep Roy, ATCP, TCPO

South Delhi Municipal Corporation

6. Shri Aqil Ahmed, EE (9717788232, email: aqilaqil@gmail.com)
7. Shri A.K. Mittal, AE (9717788440, akmittalak@gmail.com)

Delhi Development Authority

8. Shri Surajit Jaradhora, Director (Bldg.) (9811267069, bonkowan@gmail.com)

Govt. of NCT Delhi

9. Dr. Rajender Dhar, Addl. Commissioner, Labour Deptt. (9810135369)

MCD/Tech M

10. Ms. Ankita Maheshwari, Sr. Business Analyst (9582290749, am00540560@techmahindra.com)

DJB

11. Shri R.S. Godbole, Director (9811434279, dir-rev.djb@nic.in)
12. Shri Naresh Kumar, Jt. Dir. Rer. (9818389922)
13. Shri Y.K. Sharma, C.E. (9850291324, cepingw.clib@gmail.com)

NIUA

14. Shri Anand Iyer, Chief Project Manager

12/3/2019

Gmail - Meeting of Task Force on Ease of Doing Business for issuing construction permits at 3:00 PM on 23.01.2019



sunil jaredhara <bankowar@gmail.com>

Meeting of Task Force on Ease of Doing Business for issuing construction permits at 3:00 PM on 23.01.2019

1 message

21 January 2019 at 10:42

Rajeev Kumar Das <rajeevk.das@gov.in>
To: secy.mucd@nic.in, secy-culture@nic.in, arunkumar.mcds@gmail.com, arun.kumar63@nic.in, pilsalw.icas@nic.in, jag-culture@nic.in, addlsecy-mhuas@gov.in, singh.shailen@nic.in, vcds@dda.org.in, bankowar@gmail.com, jag-mcd@nic.in, ravinder@ss.gov.in, vyanesb.bhardi@ias.nic.in, edw@hr.railnet.gov.in, orb@rb.railnet.gov.in, psud@nic.in, divcom@nic.in, pspower@nic.in, mdmetro@dnatmail.com, pamanmand@gmail.com, chairman@aal.org, chairperson@ndmc.gov.in, duac74@gmail.com, commissionaradmc@gmail.com, commissioner-ndmc@ndmc.gov.in, commissioner-sdmc@ndmc.gov.in, dcfhq.dfire@nic.in, director.dfire@nic.in, cp.tqxo@yahoo.com, kulvendra1620@gmail.com, aevyt@nic.in, chupox@nic.in, ceodelhi.djb@nic.in, libcommi.delhi@gmail.com, addsidc@gmail.com, apocfncd@gmail.com, senw@nic.in, pspwd@nic.in, chairman@nhai.org, annimetro@gmail.com, aiyer@niua.org, nienetwayboard@gmail.com, members@aal.aero, Jaysat Sinha <j.sinha@gov.in>, dlab.dothi@nic.in, Cc: aqull sir <aqullaqll@gmail.com>, ankshigupta7@kpmg.com, "Dir.LA Railway Board" <dla@rb.railnet.gov.in>, Shalroopa Sharma <deland-mcd@gov.in>, delhilandresources@gmail.com, procmwddelhi@gmail.com, aushimehtab5@gmail.com, akmltalak@gmail.com, vgspla349@gmail.com, bhqedmc@gmail.com, seshq.ndmc@gmail.com, nodelofficer.arch@ndmc.gov.in, directormda@gmail.com, Than Singh Sharma <dcfhq.dfire@nic.in>, dbn1988@gmail.com, pankaj.mital@technmahindra.com, pludwarka@nhai.org, DMRC DMRC <sanjay_moy@dmrc.org>, sdulta@abi.aero, prabal.agrewai@relianceada.com, aubhash.gaur@relianceada.com, pamiya.psd@gmail.com, duac74@gmail.com, Srinivas <srinimetro@gmail.com>, Gurjeet Chhillon <gsdhillon.orb@orb.gov.in>, Shiv Das Meena <sinshvdaa@ias.nic.in>

Sir/Madam,

This to kindly inform you that next meeting of the Task Force on Ease of Doing Business for issuing construction permits will be held under the chairmanship of Secretary, Housing and Urban Affairs at 3:00 PM on 23.01.2019 in the Conference Hall, Room No. 123 'C', Nirman Bhawan, New Delhi. It is requested to make it convenient to attend the meeting.

Regards

Rajeev Kumar Das
Under Secretary (AMRU-HIA)
Ministry of Housing and Urban Affairs
102 'C' Nirman Bhawan, New Delhi
Tel: 23062075

1/3/4

Meeting to Review the amendments to Unified Building Bye Laws for Delhi, 2016 pertaining to provisions of Ease of Doing Business-Construction Permits held under the chairmanship of Additional Secretary (H&A) at 10.00 AM on 10.01.2019.

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Shiv Das Moona, Additional Secretary – in chair
2. Shri R. Srinivas, TCP, TCPO
3. Shri Rajeev Kumar Das, Under Secretary
4. Ms. D. Blossy, ATCP, TCPO
5. Shri Sudeep Roy, ATCP, TCPO

South Delhi Municipal Corporation

6. Shri Aqil Ahmed, EE (9717788202, email: aqilaqil@gmail.com)
7. Shri A.K. Mittal, AE (9717788440, akmittalak@gmail.com)

Delhi Development Authority

8. Shri Surajit Jaranchara, Director (Bldg.) (9811267069, bonkowan@gmail.com)

Govt. of NCT Delhi

9. Dr. Rajender Dhar, Addl. Commissioner, Labour Deptt. (9810135369)

MCD/Tech M

10. Ms. Ankita Maheshwari, Sr. Business Analyst (9582290749, am00540560@tech.mahindra.com)

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11. Shri R.S. Gunboiley, Director (9811434275, dir-rev.djb@nic.in)
12. Shri Naresh Kumar, Jt. Dir. Ror. (9818386922)
13. Shri Y.K. Sharma, C.E. (9650291324, ceplngw.olio@gmail.com)

NIIA

14. Shri Anand Iyer, Chief Project Manager



sunajit jaredbasa <bonkower@gmail.com>

Meeting of Task Force on Ease of Doing Business for issuing construction permits at 3:00 PM on 23.01.2019

1 message

Rajeev Kumar Das <rajoukdas@gov.in>

21 January 2019 at 10:42

To: secy.moc@nic.in, secy-culture@nic.in, arunkumar.moc@gmail.com, arun.kumar63@nic.in, shashulicba@nic.in, jsg-culture@gmail.in, addlsecy-minua@nic.in, singh.shailan@nic.in, vcdde@cda.org.in, bonkower@gmail.com, jsg-mod@nic.in, ravinder@ias.gov.in, gyanesh.bhadi@ias.nic.in, sdw@journalnet.gov.in, orb@rb.railnet.gov.in, paud@nic.in, divcom@nic.in, papower@nic.in, ndmctro@nic.in, pamsamand@gmail.com, chs.mian@asi.aaru, chakraperson@ndmc.gov.in, dsa074@gmail.com, com.missionerndmc@gmail.com, com.missioner-ndmc@mod.gov.in, com.missioner-ndmc@mod.gov.in, defohq.dfire@nic.in, director.dfire@nic.in, op.tepo@yahoo.com, kulvondra1620@gmail.com, socy@nic.in, chdpsa@nic.in, ceodelhi.dfb@nic.in, labcommdev@gmail.com, vcdsidd@gmail.com, apoc@nic.in, seny@nic.in, papwal@nic.in, chairman@chai.org, srinimetm@gmail.com, dyen@niua.org, merallwayboard@gmail.com, memberops@asi.aero, Jayant Sinha <j.sinha@gov.in>, clfab.delhi@nic.in, Co: saqil sir <saqilaqil@gmail.com>, ankshigupta7@kpmg.com, "Dir.LA Railway Board" <dla@rb.railnet.gov.in>, Shashroopa Sharma <defand-mod@gov.in>, dehdandresowar@gmail.com, prapwodelhi@gmail.com, audhirmehta65@gmail.com, akmittalek@gmail.com, vgupta340@gmail.com, bhqedmc@gmail.com, sebhq.ndmc@gmail.com, nodalofficeromh@ndmc.gov.in, directormma@gmail.com, Than Singh Sharma <defohq.dfire@nic.in>, dbm1989@gmail.com, punko.mittal@technuhindia.com, piudwarka@chai.org, DMRC DMRC <sunjay_roy@dmrc.org>, edc@asi.aero, prabal.agrawal@relianceada.com, sushash.gaur@relianceada.com, partha.gadl@gmail.com, duc074@gmail.com, Srinivas <srinimetm@gmail.com>, Gurfleet Dhillon <gurfleet@ofb.gov.in>, Shiv Das Meena <rshivdas@ias.nic.in>

Sir/Madam,

This to kindly inform you that next meeting of the Task Force on Ease of Doing Business for issuing construction permits will be held under the chairmanship of Secretary, Housing and Urban Affairs at 3:00 PM on 23.01.2019 in the Conference Hall, Room No. 123 'G', Nirman Bhawan, New Delhi. It is requested to make it convenient to attend the meeting.

Regards

Rajeev Kumar Das
Under Secretary (AMRUT-IIA)
Ministry of Housing and Urban Affairs
102 'G' Nirman Bhawan, New Delhi
Tel: 23082075

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F. No. K-14011/103/2018-AMRUT-IIA
Government of India
Ministry of Housing and Urban Affairs

Nirman Bhawan, New Delhi
Dated: 24th January, 2019

MEETING NOTICE

Subject: Meeting at 03.00 PM on 28.01.2019 to discuss various initiatives/reforms to enhance "Ease of Doing Business".

A meeting will be held under the chairmanship of Additional Secretary (H&A), Ministry of Housing & Urban Affairs at 03.00 PM on 28.01.2019 in the conference hall (Room No. 123 C), Nirman Bhawan, New Delhi to discuss and review the implementation of pending reforms under Ease of Doing Business for issuing construction permits. List of agenda points to be discussed is enclosed.

It is requested to make it convenient to attend the meeting along with other concerned officers.


(Rajeev Kumar Das)
Under Secretary to the Govt. of India
Tel: 011-23062075

To

1. The Secretary (Revenue), GNCT Delhi
2. The Director General, Archaeological Survey of India, New Delhi
3. The Member Secretary, National Monuments Authority, Delhi
4. The Member Secretary, Delhi Pollution Control Committee
5. Shri Vishnu Chandra, DDG, NIC
6. Dy. Conservator of Forest, Forest Department, GNCT Delhi
7. Shri Surajit Jaiswar, Director (Bldg.), Delhi Development Authority.
8. Shri Aqil Ahmed, Executive Engineer, South Delhi Municipal Corporation.
9. Shri A.K. Batra, Suptl. Engineer, East Delhi Municipal Corporation.
10. Shri V.R. Bansal, Suptd. Engineer, North Delhi Municipal Corporation.
11. Shri Arund Iyer, Team Leader, TPA, NDLA
12. Shri R. Srinivas, Town & Country Planner, TCPO.

Copy to:

1. Vice Chairman, Delhi Development Authority, New Delhi
2. Municipal Commissioner, South Delhi Municipal Corporation
3. Municipal Commissioner, East Delhi Municipal Corporation
4. Municipal Commissioner, North Delhi Municipal Corporation
5. Addl. Chief Planner, Town & Country Planning Organization

Copy also to: PPS to AS (H&A)/PS to Director (AMRUT II)

Meeting at 3.00 PM on 28.01.2019 on EoDE-Construction Permits

Agenda points to be discussed:

Sl. No.	Agency/Issue	Issue/Remarks
1	Department of Revenue/NMA/ASI	Demarkation of 13 monuments in Delhi
2	DPCC/NIC	Integration of website of DPCC with OBPS of MCDEs
3	Deptt. of Forest and Wildlife	Delegation of power for tree cutting where more than 20 trees are involved: Approval process is being complied within 15 days up to 20 trees for permission to cut on site as it is delegated to conservator of Forests/Secretary. But beyond 20 trees, higher authority is required, often up to LG, and takes considerable time
4	JHDA/SIDMC	Provision of Latent Defect Liability/Decennial indemnity insurance for buildings.
5	DDA/MCDEs/TCPO	Standardized building plans to be arranged and categorized as per the plot size - Committee members may prepare the final plans and submit the same in the meeting.

Table 11: Minimum area required for installation of Solar Photo Voltaic Panel

S. No.	Building category	Plot area/ Ground Coverage	Capacity of SPV plant (in kW with peak)	Area of Terrace required in % & Sqm.		
1.	Residential	100-250 Sqm.	75%	1 KW p (spv)	20%	15 Sqm.
		250-500 Sqm.		2 KW p (spv)	20%	40 Sqm.
		500-1000 Sqm.		4 KW p (spv)	20%	75 Sqm.
		1000-3000 Sqm.	50%	5 KW p (spv)	15%	75 Sqm.
		> 3000 Sqm.		10 KW p (spv)	15%	140 Sqm.
2.	Institutional	500-1000 Sqm.		5 KW p (spv)	35%	75 Sqm.
		1000-3000 Sqm.	30%	10 KW p (spv)	35%	150 Sqm.
		>3000 Sqm.		20 KW p (spv)	35%	300 Sqm.
3.	Government Buildings	500-1000 Sqm.		5 KW p (spv)	30%	75 Sqm.
		1000-3000 Sqm.	50%	10 KW p (spv)	15%	150 Sqm.
		>3000 Sqm.		20 KW p (spv)	20%	300 Sqm.
4.	Commercial	500-1000 Sqm.		5 KW p (spv)	40%	150 Sqm.
		1000-3000 Sqm.	30%	20 KW p (spv)	30%	300 Sqm.
		>3000-5000 Sqm.		30 KW p (spv)	25%	450 Sqm.
		> 5000 Sqm.		50 KW p (spv)	30%	750 Sqm.
5.	Group Housing	7000-50000 Sqm.		10 KW p (spv)	20%	150 Sqm.
		50000-10,0000 Sqm.	33.3 %	20 KW p (spv)	15%	300 Sqm.
		10,0000-20,0000 Sqm.		50 KW p (spv)	25%	750 Sqm.
		>20,0000 Sqm.		100 KW p (spv)	25%	1500 Sqm.
6.	Industrial	Up to 400 Sqm.	50%	3 KW p	25%	45 Sqm.
		400-2000 Sqm.		5 KW p	30%	75 Sqm.
		2000-5000 Sqm.	50%	10 KW p	30%	150 Sqm.
		> 5000 Sqm.		50 KW p or 15 KW/1000 Sqm. or part thereof	30%	750 Sqm.

Green Building Provisions & applicability for various plot sizes (all use premises). As per UBBL-2016.

ITEM NO. 13/2019

SUBJECT: CONSTITUTION OF STF COMMITTEE UNDER SECTION 5-A OF DD ACT 1957.

F. 15(03)2019/MP

1.0 BACKGROUND

- 1.1 The matter is regarding the constitution of Special Task Force under Section 5-A of Delhi Development Act, 1957 for enforcement and monitoring of implementation of provisions of MPD-2021 and the Unified Building Bye Laws for Delhi in order to address the problems and issues related to illegal construction and encroachments including on public lands, parking spaces, roads, pavements etc.
- 1.2 Earlier in the month of March, 2018, Hon'ble Supreme Court in the matter of M.C. Mehta Vs. Union of India [WP(C)No. 4677/1985] raised the serious concerns about the problems being faced by the citizens of Delhi with growing unauthorized construction, encroachments on public lands and streets /roads, illegal parking etc. due to failure of Government agencies to enforce the prevailing Bye laws, MPD provisions etc.
- 1.3 Hon'ble Supreme Court directed all the local bodies and other agencies such as DDA, Transport Department, Delhi Police and other concerned agencies to ensure prompt actions against the defaulters.
- 1.4 Accordingly, Additional Solicitor General (ASG) appearing for the Ministry of Housing Urban Affairs, Govt. of India submitted a written statement / note before the Hon'ble Supreme Court wherein the Hon'ble Court was assured of strict actions against the violators / defaulters and safeguarding the public lands / roads etc. from encroachments. For this purpose the Hon'ble Court was informed about the proposals of constitution of the special committee comprising of government officers under Section 5-A of DD Act, 1957.
- 1.5 The said committee shall comprehensively address the issues related to the violations of building bye laws and provision of Master Plan of Delhi-2021 and shall over see the enforcement of the same.

1.6 Hon'ble Supreme Court had been accordingly pleased to direct constitution of the STF vide order dated 24.04.2018 pursuant to the Note Dated 09.04.2018 given by Ld. ASG before the Hon'ble Supreme Court wherein STF was intended to be constituted under Section 5-A of DD Act, 1957.

1.7 In order to implement immediately the above intentions of the Government for controlling the unauthorized construction / activities in NCT of Delhi, the Ministry issued the Office Memorandum No. U-33011/1/2006-DD, I dated 25.04.2018, thereby constituting the Special Task Force (STF) comprising of the responsible head of local bodies, Govt. / service providing agencies under the chairmanship of Vice Chairman, DDG. (Annexure-A)

1.8 Since then the STF has been regularly taking up the issues related to enforcement and monitoring of encroachments, unauthorized construction, violation of laws etc. In compliance to the order of the Hon'ble Court from time to time the meeting of STF is being conducted fortnightly and the status report of the actions taken by the STF is being submitted before Hon'ble Supreme Court every 15 days.

1.9 In order to have a legal sanctity of the above constituted Special Task Force (STF) and to declare it as a statutory authority, the Ld. Attorney General has opined that the above STF may be notified under section 5-A of Delhi Development Act, 1957.

2.0 PROPOSAL

The above mentioned Special Task Force (STF) (Annexure A) is proposed to be notified as a committee under Section 5-A of DD Act, 1957.

3.0 The proposal as contained in para 2.0 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 approval for notifying the same under Gazette of India (under Section 57 (aa) of the DD Act 1957).

RESOLUTION

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."

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

No. O-33011/1/2006-DD. I
Government of India
Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan,

नई दिल्ली/New Delhi.

Dated the 25th April, 2018.

OFFICE MEMORANDUM

Subject: Constitution of Special Task Force (STF).

It has been noticed that there are some violations of building bye-laws and provisions of Master Plan for Delhi - 2021 relating to, *inter-alia*, construction activities and land use in Delhi. Besides, the problem of illegal constructions and encroachments including on public lands, parking spaces, roads, pavements, etc. has also come to notice. It seems there is lack of coordination among various agencies and timely & effective action by such authorities entrusted with the task of ensuring compliance with the provisions of the applicable Acts, Rules & Regulations in this regard.

2. In view of the above, a Special Task Force to comprehensively address the aforementioned issues and to oversee the enforcement of provisions of MPD-2021 and the Unified Building Bye-laws for Delhi is hereby constituted with the following composition:

- | | |
|---|--------------------|
| 1. Vice Chairman, Delhi Development Authority (DDA) | - Chairperson |
| 2. Secretary to Lt. Governor of Delhi | - Member |
| 3. Chairperson, New Delhi Municipal Council | - Member |
| 4. Commissioner, South Delhi Municipal Corporation | - Member |
| 5. Commissioner, North Delhi Municipal Corporation | - Member |
| 6. Commissioner, East Delhi Municipal Corporation | - Member |
| 7. CEO, Delhi Jal Board | - Member |
| 8. Secretary/Commissioner, Transport, GNCTD | - Member |
| 9. Secretary, UD/Director Local Bodies, GNCTD | - Member |
| 10. Secretary, Revenue/Divisional Commissioner, GNCTD | - Member |
| 11. Spl. Commissioner, Police (Law & Order), Delhi Police | - Member |
| 12. Spl. Commissioner Police, (Traffic), Delhi Police | - Member |
| 13. Chief Fire Officer, GNCTD | - Member |
| 14. Representative of Central Ground Water Board | - Member |
| 15. Commissioner (Planning), DDA | - Member Secretary |

3. Objectives of STF:

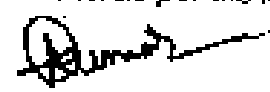
- Identify encroachments on Government land in different localities of NCT Delhi and to reclaim the encroached Government land;
- Suggest course of action to the Government of India with respect to the unauthorised colonies of NCT, Delhi and regular follow-up till its resolution;
- Oversee the effective and proper enforcement of the applicable laws by the local bodies particularly with respect to use violation and unauthorised construction;
- Monitor action taken by the local bodies with respect to the use violations and unauthorised construction;

15/5

- Identify the areas of congestions of traffic in different parts of NCT, Delhi and suggest measures to remedy the same to the local bodies and other agencies;
- See that the traffic management strategies are devised and implemented with or without consultation with traffic experts, planners and the Unified Traffic & Transportation Infrastructure (Plg. & Engg.) Centre (UTTIPEC);
- Oversee compliance of fire safety measures and disaster management requirements particularly, in schools, colleges, hospitals etc.
- The STF may modify/add any other object which is in line with improvement of habitat in Delhi.

4. Role & Functions of STF:

- Direct the local bodies to ensure that all the layout plans, local area plans are being taken up by the concerned local bodies with respect to infrastructure provisions, parking, traffic management and also all the statutory approvals are obtained in a time bound manner.
- Direct the local bodies to ensure that the layout plans are prepared in coordination with all the service providing agencies.
- Direct the service providing agencies to ensure that all the relevant data required for assessment and augmentation of various facilities are provided in a time bound manner.
- Direct the local bodies to ensure monitoring of any unauthorized construction, misuse of land, encroachment on public land and any other irregularities observed which is not in conformity with the provisions of the Master Plan or any other prevailing law.
- Ensure that Urban Local Bodies (ULBs) shall take up formation of a unified and integrated web portal wherein all the complaints/issues within an area may be recorded which shall be reviewed by the STF in its meetings. In case, any problem is faced by local bodies or there are any ambiguity or differential norms in the Master Plan, the same shall be brought to the knowledge of the STF and if required, after discussions and deliberations, the necessary amendments may be suggested to be carried out in the Master Plan taking into consideration the ground realities.
- Direct the local bodies and the Traffic Police for preparation of Management Plan (Circulation, Parking) in consultation with the local bodies and the RWAs/Traders Associations.
- Direct the local bodies and the traffic police to remove the road blocks of any nature to ease the flow of traffic.
- Direct the local bodies and the Delhi Police to clear encroachments on footpaths, pavements, under passes and other public areas.
- Direct the local bodies and the Delhi Police to remove encroachment from Green areas of Delhi and other public places.
- Propose action against the erring officials in case any local body fails to adhere/act on their responsibilities.
- Direct the local bodies to submit the details of the Actual Site Position to the Committee on 25th of every month outlining violations if any and show cause notice issued along with the course of actions to be taken as per the law.



- Direct the local bodies to launch public awareness campaigns about following the Master Plan norms and municipal laws particularly with respect to uses of properties and construction within the sanctioned limit.
- Suggest measures for better co-ordination amongst the local bodies, Delhi Police, DDA and the GNCTD to ensure that there is no crisis in enforcement.
- Direct the local bodies to provide its field staff with GPS enabled cameras to take photographs and videos of violations and to take them as evidence for action against such violation.
- Direct the local bodies to obtain GPS co-ordinates of different localities showing the extent of constructed area so that any fresh construction which is taking place may be checked to ensure whether the same is in accordance with law.

5. The STF shall meet at least once every month. The monthly report of the STF will be sent to the Hon'ble LG, Delhi and Ministry of Housing and Urban Affairs, Govt. of India. Secretary, Ministry of Housing and Urban Affairs, Government of India will hold quarterly review meetings on the progress achieved and for reviewing the plans for future.

6. This issues with the approval of the competent authority.



(Anil Kumar)

Under Secretary (DDs)

Tel.23061681

To:

1. The Vice Chairman, DDA, Vikas Sadan, New Delhi.
2. The Commissioner, South Delhi Municipal Corporation
3. The Commissioner, East Delhi Municipal Corporation
4. The Commissioner, North Delhi Municipal Corporation
5. Secretary/Commissioner, Transport, GNCTD
6. The Chairperson, NDMC, Palika Kendra, New Delhi.
7. CEO Delhi Jal Board.
8. Secretary, UD/Director Local Bodies, GNCTD
9. Secretary, Revenue/divisional Commissioner, GNCTD
10. Spl. Commissioner, Police (Law & Order)
11. Spl. Commissioner Police, (Traffic)
12. Chief Fire Officer, GNCTD
13. Secretary to Lt Governor of Delhi
14. Chairman, Central Ground Water Board
15. Commissioner (Planning), DDA

Copy to:

1. PS to LG, Delhi.
2. PPS to Secretary (HUA)/ PS to AS (D&C)/ DS (DD).
3. PS to Chief Secretary, GNCTD

ITEM NO. 14/2019

Subject: Draft Policy for Enhancing Walkability in Delhi.

File No. FI(331)2018/UTTIPEC

1.0 BACKGROUND

- 1.1 A 'Walkability Plan for city of Chennai' has been prepared wherein features like removal of encroachments from footpath, identifications of vending zones, shaded tree plantation, walkable distances, installation of street furniture's and signage's etc. are suitably addressed. It is felt that Delhi should also take steps in this direction by the way of policy intervention and project initiatives.
- 1.2 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, NIIMC, East DMC, North DMC, South DMC, 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. Minutes of meeting is enclosed as Annexure-A.
- 1.3 As a follow up of the above meeting, a draft policy paper has been prepared by NIUA which has further been discussed and deliberated in various meetings during 3rd week of January, 2019.
- 1.4 The salient features of the draft policy on 'Enhancing Walkability in Delhi' was 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.
- 1.5 This 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 are 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 6km - an ideal distance for using non-motorized 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 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 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.
- 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 prioritize 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. 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 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 peftcan crossings near schools and other major pedestrian crossings which cater to children, elderly and infirm.
- 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 trees of native species and other landscaping elements, as well as green features such as pervious surface, bio-swales etc.
- vii. Provision of adequate street lighting and illumination to ensure safety and security.
- viii. Identification and delineation 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

- i. 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 development 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 watch and ward 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 to providing walking information.

3.6 Development of Special Projects

- i. Identification of city level trails connecting key heritage/cultural assets and/or ecological assets such as nallahs, 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

- i. 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 to be setup under the aegis of UTTIPKC. This committee shall 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 discussion 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**.
- 4.2. The draft policy will be placed in public domain for three weeks' period for inviting comments. The draft policy after incorporating the suggestions received will be placed before the Authority for consideration and approval.

5.0 RECOMMENDATION

The proposal in Para 4.0 is placed before the Authority for approval.

RESOLUTION

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.



No. F.1 (331)2018/UTTIPEC/D-05

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 the officers who attended the meeting is appended as Annexure-'A'.

The following were discussed and decided:-

- During the meeting at PMD, it was discussed to prepare a walk-ability plan for Delhi on 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.
- NICA 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 walk-ability of Delhi as under:-
 - U.I.P.E.C 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/dustbins 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.
- In order to implement the above components, the following 17 places were identified where walk-ability plan can be adopted/introduced:-
 - 1) ITO
 - 2) Delhi University (North & South Campus)
 - 3) Ullam Nagar crossing

~~2/2/19~~

- 4) Chandni Chowk (Already approved in 58th UTTIPEC Governing Body meeting August, 2010 and under execution by PWD)
- 5) IEBT
- 6) INA
- 7) Hauz Khas-II
- 8) Nehru Place
- 9) Brikaji Kama
- 10) Karol Bagh
- 11) Saket-Malviya Nagar
- 12) Kirti Nagar
- 13) Lajpat 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. NILA will prepare the policy "Guidelines for Walk-ability in Delhi", 1st draft will be submitted on 10.11.2019.
2. UTTIPEC 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 UTTIPEC. Other agencies involved will also provide full support and implement components that relate to them.

Meeting ended with thanks to the chair.


(Gambhir Singh)
Dy. Director (Plg.)-II
UTTIPEC

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 (Plg.), DDA
- 9) Chief Engineer(HQ)
- 10) Addl. Commissioner(Plg.)-II, DDA
- 11) Director, NILA
- 12) Director(Plg.) UTTIPEC
- 13) Chief Architect, DMRC

Copy for information to:

- 1) PS to VC, DDA


Dy. Director (Plg.)-II
UTTIPEC

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POLICY FOR ENHANCING WALKABILITY IN DELHI

I. 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 in/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-motorized 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 bollards 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 utilities, unregulated parking and encroachment by home owners and local businesses.
 - v. Pedestrian infrastructure does not follow principles 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

- 2.4. 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 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.

2. APPROACH

- 2.1. This Policy provides a guiding framework for transformation of Delhi into a pedestrian-friendly city by creating a quality urban environment that facilitates social interaction on streets, and where more people are encouraged to walk as the first choice to undertake 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, transit oriented development, cycling, e-vehicles, multi-modal integration, traffic management, public transport, etc.
- 2.2. The Policy aims to prioritize 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. In the long run this purpose, a multi-pronged strategy shall be adopted to enhance walkability across the city:
 - 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 for identified walkable districts and implementation/ improvement of pedestrian infrastructure.
 - 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 development, public transport, environment, health, education, tourism, economy and culture, recreation and open spaces, etc. This will ensure that projects and interventions emanating from such policies facilitate creation of a pedestrian friendly Delhi.
 - 2.2.3. Use of technology to enhance user experience and ensure pedestrian safety by bringing efficiency to enforcement of traffic rules.

- 2.2.4. Generating public awareness regarding walking and improving stakeholder 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 all ages.
- 2.2.5. Adopting a 'pedestrian-first' approach in the development through legal provisions and enforcement of the same to ensure rights of pedestrians.

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 it is not presently available. This will be done through area level improvement projects allowing the interventions to be customised to local needs, adopting a neighbourhood/district approach.
- 3.2. The concept of 'Complete Streets' shall be applied that will accommodate 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.
- 3.3. The following key components will be included as part of improvement of pedestrian infrastructure:
 - i. 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.
 - ii. Provision of safe at-grade crossings, foot-over bridges and subways, as per design lines of origin/destination designed and universal design principles; pedestrian crossings shall be at-grade as far as possible. Where subways are being provided, the same should be cross-programmed through commercial activity, public art, street performances etc. to ensure these remain safe and vibrant at all times.
 - iii. Provision of pelican crossings near schools and other major pedestrian crossings which cater to children, elderly and infirm. Pedestrian crossings shall be at grade as far as possible.
 - iv. Identification of no-vehicle zones for creating public plazas.
 - v. Provision of street furniture such as benches and other seating, garbage receptacles, signage giving information regarding directions, location of various public utilities, etc.
 - vi. Provision of public utilities such as restrooms and drinking water spouts at regular intervals.
 - vii. Provision of appropriate seasonal trees of native species and other landscaping elements, as well as green features such as pervious surface, bio-swains etc.
 - viii. Provision of adequate street lighting and illumination to ensure safety and security.
 - ix. Earmarking 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 NMT parking, space for on-street parking with e-charging infrastructure, bays for pick-up and drop-off, dedicated NMT lanes as required

- xi. Special attention shall be given to the aspect of *placemaking* using principles of urban design, to design street sections, seating areas, MIIZs 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 UTPIEC 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 2016 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, influence 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. DDA/UTPIEC 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 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 pedestrian and/or desire lines.
 - 3.7. DDA/UTPIEC 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/ D&M of infrastructure in that area shall implement Walk Plans on a priority basis, on the principle that each will improve their part of the infrastructure. The following sites shall be taken up on a pilot basis (the list may be expanded by DDA in the future based on identified needs):
 - o ITO Junction
 - o Delhi University (North and South Campus)
 - o Uttam Nagar crossing
 - o Chandni Chowk
 - o AISBTs
 - o INA market and metro station
 - o Hauz Khas III Delhi
 - o Nehru Place
 - o Shikaji Cama Place

- o Karol Bagh
- o Saket - Malviya Nagar
- o Kirti Nagar
- o Lajpat Nagar
- o Lakshmi Nagar
- o Sector-21 metro station, Dwarka
- o Adichini area on Aurobindo 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 desire lines and conducting a ped-shed to assess influence area, etc.
- 3.8.2. Detailed plans for improvement of pedestrian infrastructure as per components detailed in Clause 3.3. This will include retrofitting of existing streets to redistribute pedestrian space with clearly defined Dead Zone, Walking 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 to near-by destinations and transport modes as well as space for vendors/ kiosks to support an active street life.
- 3.8.3. Delineated pedestrianized districts 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 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. Such plans may be integrated with respective Local Area Plans or taken up on 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 land development, public transport, environment, health, education, tourism, economy and culture, recreation and open spaces, etc.
- 4.2. All future policies for Delhi shall specifically include aspects of walkability through specific guidelines and development controls (if required) in addition to existing UTTI+EC 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 ideal 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]
 - 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, 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, prioritization at signals, parking management, enforcement of traffic rules concerning safety and convenience of pedestrians, etc.

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 implemented both at the city level as well as through local level improvements targeted as part of Walk Plans prepared for various areas:
- Improved traffic management and reduction in traffic congestion and air pollution through implementation of city-wide intelligent traffic management systems (ITMS);
 - 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;
 - 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.;
 - Use of smart sensors for measurement of air quality at traffic signals, street lights, etc. providing real time air quality information to citizens;
 - 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;

- vi. 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 such as 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 black spots, locations needing improvement in accessibility, etc.
- 6.3. Concerned local bodies shall endeavour to create local institutional frameworks for watch and ward 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 vandalism, etc.

7. DEVELOPMENT OF SPECIAL PROJECTS

- 7.1. DDA/UITP/EC 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 nallahs, 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. DDA/UITP/EC in consultation with the concerned local body and agencies shall identify and delineate project areas for development of such corridors, and make detailed Walk 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 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 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 centralized control room (command and control centre) and ensure strict enforcement of all pedestrian-centric traffic rules.
- 8.7. All such departments' plans shall be submitted to a city-level 'Walk Delhi' Coordination and Monitoring Committee which will be set up under the aegis of UFIPEC 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.

ITEM NO. 15/2019

Sub: - Regarding emergent /inevitable payment of Rs. 884.15 Crore made to Income Tax Department against tax demand and Rs. 75.30 Crore to DLF for purchase of 772 EWS flats Located at Shivaji Enclave.

File No. F6 (04)/2017-18/A/Cs (M)/pt-II

A) Income Tax payment of Rs. 884.17 Crore during financial year 2017-18.

1. DDA has been granted registration as a Charitable Institution under section 12AA of the Income Tax Act, 1961 on 12.01.2006 with retrospective effect from 01.04.2002. However, while assessing the income tax liability of DDA from A.Y. 2003-04 onwards, the assessing officers did not allow the benefit of exemption as Charitable Institution under section 11 of the Income Tax Act, 1961. In this context, it is pertinent to mention that since its inception in 1957, DDA has pursued the objective of development of Delhi and has applied its funds to no other activity except towards administration of its governing Act, i.e. Delhi Development Act, 1957. DDA has no share capital and hence, no portion of surplus has ever been distributed. All the internal accruals are ploughed back for use towards meeting the sole objective being pursued. DDA has adopted a self-sustaining model and does not depend upon external grants or budgetary support.
2. Appeal against the assessment orders for the assessment years 2005-06 to 2009-10 have been filed before ITAT. However, ITAT did not take up the matter on account of time limitation issue. Thereafter, DDA filed SLP in Supreme Court after its petition was dismissed by High Court. In the hearing before Supreme Court held on 15.04.2014, interim order was passed stating therein that there shall not be any further proceedings in respect of the assessment years in question before the Income Tax Appellate Tribunal. The said order was allowed to continue by the Supreme Court until further orders in the hearing held on 21.11.2014. SLP is still pending before the Supreme Court.
3. The appeals against the appellate order passed by CIT(Appeals) in respect of Assessment Years, i.e. 2003-04, 2010-11 to 2013-14 were pending before ITAT. The appeal for A.Y. 2014-15 was pending before CIT (Appeals). The Income Tax Department passed the Assessment order dated 29.12.2017 under section 143(3) in respect of Assessment Year 2015-16 and raised demand to the tune of Rs. 740.85 Crore vide demand notice dated 29.12.2017. The appeal against the said assessment order was filed before CIT(Appeals) on 17.01.2018.

4. During financial year 2017-18, stay application for stay of demand for the F.Y. 2011-12, 2012-13 and 2013-14 was filed before ITAT. Final stay orders were passed by ITAT on 19.01.2018 and ITAT stayed the balance demand for a further period of six months or disposal of appeal whichever is earlier as DDA has already paid 50% of the demand raised by the Assessing Officer for the said Assessment Years. For Assessment Year, 2013-14, DDA had deposited Rs. 297.04 Crore which works out to 46% of the total demand of Rs. 646.97 Crore. As such, ITAT directed to make payment of Rs. 26.44 Crore so as to make the demand paid equal to 50% of the total demand raised. The balance demand of 50% was stayed for a further period of six months or disposal of appeal whichever is earlier. In compliance with ITAT directions, DDA deposited Rs. 26.44 Crore with Income Tax Department against demand for A.Y. 2013-14 on 09.02.2018.

5. The Income Tax Department raised notice of demand dated 13.02.2018 for payment of income tax to the tune of Rs. 884.17 crore pending for different assessment years, i.e. A.Y. 2003-04, A.Y. 2005-06 to A.Y. 2009-10, A.Y. 2010-11, A.Y. 2014-15 and A.Y. 2015-16 despite the above position and present SLPs pending with Supreme Court and appeals pending with ITAT. The copy of the demand notice is placed at Annexure A.

6. In this context, CIT (E) was apprised about the position in respect of deficit of funds in General Development Account (GDA) which is main account of DDA vide this office letter dated 20.02.2018. Regarding the demand for the assessment years 2005-06 to 2009-10, it was informed that appeal against these assessment orders is pending before ITAT and in addition to this, SLPs are pending before Hon'ble Supreme Court of India. Further, it was informed that the appeal is pending before ITAT in respect of Assessment Year 2003-04 and 2010-11. Thus, the matter is sub-judice and payment of outstanding demand will be made only after the decision of SLPs/ITAT appeal. As such, the payment of huge demand of Rs.884.17 Crore could not be made. However, DDA agreed to make payment of Rs. 148.17 Crore which is 20% of the demand of Rs. 740.85 Crore raised for A.Y. 2015-16 in terms of CBDT memorandum dated 31.07.2017 which lays down that in a case where the outstanding demand is disputed before CIT(Appeals), the Assessing officer shall grant stay of demand till disposal of first appeal on payment of 20% of the disputed demand.

7. Despite the above facts intimated to the Income Tax Department, the Income Tax Authorities started proceedings for recovery on 22.2.2018 of outstanding demand of Rs.884.17 Crore for different Assessment years 2003-04, 2005-06 to 2009-10, 2010-11, 2014-15 and 2015-16 by withdrawing funds from the Bank Accounts of DDA to the tune of Rs. 402.16 Crore and marked hold on F.Ds. amounting to Rs. 750.42 Crore and also froze the Bank accounts of DDA.

8. In order to get all the banks accounts de-frozen, DDA was left with no option and as such, DDA deposited the balance amount of Rs.481.99 Crore (Rs. 884.15 Crore- 402.16 Crore) with the Income Tax Department on 08.03.2018 without prejudice under protest.

9. Current status indicating the Income tax liability assessed & paid is placed at Annexure-B.

B. Payment to DLF Developers for purchase of EWS Flats in Shivaji marg:-

An amount of Rs. 75.30 Crore was paid to DLF Developers for purchase of 772 EWS flats Located at Shivaji Enclave with the approval of VC, DDA for which no budget provisions was made.

A Budget provision of Rs. 400.00 cr. was kept in RBE 2017-18 and Rs. 250.00 Crore for BE-2018-19(Budget code -44600009) for payment of Income Tax but the actual payment made exceeds the budget provision by Rs. 510.61 Crore (Rs. 910.61 Crore- Rs. 400.00 Crore) as

Further, payment to DLF Developers for purchase of 772 EWS flats located at Shivaji Marg was not anticipated at the time of finalization of Budget for the year 2017-18 and as such, no Budget provision was kept for the same.

In this context, Rule 17 of DDA Budget & Accounts Rules 1982 is reproduced herewith for reference: -

"Inevitable expenditure, which cannot be met by re-appropriation may be incurred with the previous approval of the Authority, and in emergencies, under the orders of the Vice-Chairman, a report of which shall be made to the Authority in its next meeting. "

The payment of income tax to the tune of Rs. 28.44 Crore was made in compliance with ITAT orders dated 19.01.2018 and further payment of Rs. 884.17 Crore was made due to coercive action taken by Income tax Authority under prejudice and without protest to get the bank accounts of DDA defrozed for smooth functioning of day to day activities of DDA. Further, payment to DLF developers for Rs. 75.30 Crore for purchase of 772 EWS flats at Shivaji Enclave could not be delayed as the cost of the flats would have increased. As such, the said payments being of an inevitable and emergent nature were made with the approval of Vice- Chairman, DDA under Rule 17 of DDA Budget and Accounts Rules, 1982.

Proposal

The above, status of Income tax demanded and paid for the assessment years 2003-04, 2005-06 to 2009-10, 2010-11, 2013-14, 2014-15 and 2015-16 and payment made to DLF is placed before the Authority for its appraisal.

RESOLUTION

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 EWS 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.
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.

**ANNEXURE-A**

OFFICE OF THE
COMMISSIONER OF INCOME TAX (EXEMPTIONS), DELHI
26th FLOOR, CIVIC CENTRE, PRATYAKSH KAR BIHAWAN, NEW DELHI-110002

File No. CIT(E)/Stay of demand/DDA/2017-18/1857.

Dated : 12.02.2018
13

To.

The Managing Director/Principal Officer
M/s Delhi Development Authority
1, Vikas Sadan, INA Colony
New Delhi-110023.

Sir,

Sub:- Stay of demand in your case (PAN AAALD0031A) for different A.Y.'s - reg.

Please refer to your request for keeping the demand in abeyance for the different A.Y.'s and further correspondence in this regard. Please also refer to your fresh application for the stay of demand, received in this office on 09.02.2018 through your A.R., specially for A.Y. 2015-16.

1. In this regard it has been reported that there is a huge demand pending in the case of Delhi Development Authority in different A.Y.'s which is tabulated in annexure-1. For A.Y. 2003-04 and 2008-08 to 2009-10, total gross demand aggregating to Rs.535.24 crores is raised. Out of that, a total of Rs. 80.25 crores has been paid, leaving a balance outstanding demand of Rs.454.99 crores. It is also seen that in such cases, appeal by DDA is pending with Hon'ble Supreme Court and Hon'ble Delhi High Court has decided the matter in the favour of revenue. There is no stay on recovery as such by any competent authority, as evident from the orders provided by you. Therefore the resultant demand is required to be paid, looking to the fact of this case. The demand is liable to be paid immediately as the decision with regard to the additions in this case is in favour of revenue as held by the Hon'ble Delhi High Court, which is binding. Therefore you are requested to pay Rs. 454.99 crores immediately.

2. Further, the demand for A.Y. 2010-11 amounting to Rs. 107.61 crores has been raised, out of which the demand amounting to Rs. 53.50 crores have been deposited, pursuant to the stay of demand given by Hon'ble ITAT@50%. However it is observed from the order by ITAT that the stay on payment of demand has expired long ago and thus the balance demand of 53.91 crores becomes payable, as no further stay has been granted by any competent authority. Therefore you are requested to make payments of Rs. 53.91 crores immediately to avoid any further legal measures for recovery.

3. For the A.Y. 2014-2015 a total demand of Rs. 11.21 crores has been raised, against which only 1.68 crores have been paid. You are requested to make payment of 50% of gross amount i.e. 5.50 crores, reduced by 1.68 crores, resulting into balance of Rs. 3.92 crores. This is in parity to the decision by Hon'ble ITAT to make payment of 50% of the pending demand.

4 With regard to the demand for the A.Y. 2015-16, amounting to Rs 740.65 crores, as the demand is already fallen due and looking to the fact that the addition on the same issue has been confirmed by the CIT(A) for earlier years i.e. A.Y. 2011-12 to 2013-14 in your case, the request for payment of 20% and keeping the balance demand in abeyance can not be accorded to, in view of para 4(B)(a) of O.M. no. 1914 dated 29.07.2018 by the CBDT. Therefore you are requested to make payments of the 50% of the demand raised immediately which comes to Rs. 370.43 crores.

To sum up, you are requested to make payments of the demand as follows.

A.Y.	Demand to be paid (In Crores)
2005-04	.93
2005-06	80.20
2006-07	60.63
2007-08	206.69
2008-09	15.53
2009-10	111.94
2010-11	53.91
2014-15	3.92
2015-16	370.42
TOTAL	884.17

As mentioned above you are requested to make payments without fail, latest by 16.02.2018, failing which the action for recovery may be effected as per law.

Yours faithfully,

Encl. As above.


(SANDEEP JAIN)
Commissioner of Income Tax(Exemptions)
Delhi

Copy to:

JCIT Range-1(E) & ACIT Circle 1(1) (E) with a direction to follow up the payments as mentioned in this letter and details of further payment if any shall be reported by 16.02.2018 evening. In case of failure to make payments, action to be taken for recovery as per law.

CIT(Exemptions) Delhi

Demand status of Delhi Development Authority (Rs. In crores)

A.Y	Total Demand	Demand Deposited	Pending Outstanding	To be paid	Remarks
2003-04	1.86	0.93	0.93	0.93	
2005-06	70.80	10.6	60.20	60.20	Appeal pending with Hon'ble S.C.
2006-07	71.53	10.7	60.63	60.63	Appeal pending with Hon'ble S.C.
2007-08	243.14	36.45	206.69	206.69	Appeal pending with Hon'ble S.C.
2008-09	18.28	2.75	15.53	15.53	Appeal pending with Hon'ble S.C.
2009-10	131.69	19.75	111.94	111.94	Appeal pending with Hon'ble S.C.
Total	535.24	80.25	454.99	454.99	
2010-11	107.81	53.90	53.91	53.91	Stay given by ITAT is expired
2011-12	172.94	86.47	86.47	0	Stay for 50% Demand given by ITAT
2012-13	415.74	207.85	207.89	0	Stay for 50% Demand given by ITAT
2013-14	646.97	323.49	323.48	0	Stay for 50% Demand given by ITAT
2014-15	11.21	1.68	9.53	@ 50% = 3.92	Appeal pending before Id. CIT(A). Request made for early disposal of appeal.
2015-16	740.85	0	740.85	370.43	Appeal pending before Id. CIT(A). Request made for early disposal of appeal.
Total				884.18	

ANNEXURE-B

Assessment Year wise position is as under:

S.No	Assessment Year	Not Outstanding Demand of Tax as per notice of Demand (Rs. in Crores)	Total payment made by DDA (Rs. in crores)	Assessment Status as on date
1	2	3	4	5
1	2005-06	70.80	70.00	Appeal against the assessment orders for the assessment years 2005-06 to 2009-10 were filed before ITAT. However, ITAT did not take on the matter on account of time limitation issue. Thereafter, DDA filed SLP in Supreme Court after its petition was dismissed by High Court. In the hearing before Supreme Court held on 15.04.2014, Interim order was passed stating therein that there shall not be any further proceedings in respect of the assessment years in question before the Income Tax Appellate Tribunal. The said order was allowed to continue by the Supreme Court until further orders in the hearing held on 21.11.2014. SLP is still pending before the Supreme Court. Despite the above position and present SLPs pending with Supreme Court and appeals pending with ITAT, the Income Tax Department started proceedings for recovery of outstanding demand of Rs. 284.17 Crore for different Assessment years, i.e. w.e.f. 2003-04 to 2015-16 by withdrawing funds from the bank accounts of DDA and marking hold on FDs of DDA on 22.02.2018. The Income Tax Department recovered income tax dues to the tune of Rs. 402.16 Crore by withdrawing funds from various bank accounts of DDA. In such circumstances, DDA made the payment of the balance amount of Rs. 481.06 Crore to Income Tax Department without prejudice under protest, thus full payment of Rs. 884.17 Crore raised by Income Tax Department was made.
2	2006-07	71.33	71.33	
3	2007-08	243.15	243.15	
4	2008-09	18.28	18.28	
5	2009-10	191.69	191.69	
6	2009-10	1.26	1.26	The appeals against the appellate order passed by CIT(Appels) in respect of Assessment Years, i.e. 2003-04, 2009-11 to 2013-14 is pending before ITAT and date of hearing was fixed before ITAT on 18.06.2018. On 18.06.2018, ITAT Bench was not convened and fresh date was to be conveyed by ITAT. However, the same has not been conveyed so far. Further, DDA has deposited 100% of the demand raised in respect of assessment year 2013-14 in pursuance to demand notice issued by Income Tax Department dated 15.02.2018 as mentioned above.
7	2010-11	107.81	107.81	
8	2011-12	172.94	80.47	
9	2012-13	415.74	207.87	
10	2013-14	645.96	323.49	
11	2014-15	11.31	5.61	Appeal filed before ITAT on 31.10.2018.
12	2015-16	740.65	370.43	Appeal filed before ITAT on 31.10.2018.
	Grand Total	2,632.64	1,638.78	

ITEM NO. 16/2019

**Sub: -Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968
F.14380/2018/Coordn.(H)**

DDA launched Housing Scheme 2014 and Housing Scheme 2017 for disposal of flats at various locations including one bed room flats. In the Housing Scheme 2014 approx 12067, one bed room flats located at Narela, Siraspur and Rohini were surrendered. In the Housing Scheme 2017, again approx 7861 one bed room flats in the above locations were surrendered. Out of these flats, 3703 have been offered to Para military forces including Delhi Police, with the approval of Authority. With a view to dispose of the remaining available inventory of surrendered one bed room/Janta flat, a proposal for launching online running scheme was placed before the Authority. The Authority in its meeting held on 14.12.2018 approved the proposal for disposal of these flats through on-line mode. Online running scheme has already been launched w.e.f 18.01.2019.

In this regard, it is submitted that as per DDA (Management and Disposal of Housing Estate) Regulations, 1968, the following provision has been made in the Regulations:-

Regulation 3: *Administration of Regulations and Delegation of Powers - These regulations shall be administered by the Vice-Chairman, subject to general guidance and resolutions of the Authority, who may delegate his powers to any officer of Authority.*

Regulation 2(4): *"Allottee" means a person to whom a property has been allotted by way of sale;*

Regulations 2(5): *"Applicant" means a person who has sent an application putting his signature or affixing his thumb impression thereon.*

Regulation 2(16): *"Eligible person" means a person who is entitled to the purchase of a property in accordance with the provisions of the Scheme and these regulations;*

Regulation 7: Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependant relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment.

Regulation 21: Issue of Public Notice – The Vice Chairman or the officer authorised by him in this behalf shall cause a public notice to be issued, in the manner prescribed under Section 33 of the Act, inviting applications for the allotment of property.

Regulation 28: The allotment of property to eligible applicants shall be made by draw of lots under the supervision of Committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of number of properties available plus 25 per cent thereof serve as waiting list.

It may also be mentioned here that an amendment has also been made in DBA (Management and Disposal of Housing Estate) Regulations, 1968 at the time of Commonwealth Games and following sections have been amended and inserted in the regulations: -

Regulation 2(4a): "Allottee" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats.

Regulation 2(5a): "Applicant" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats, who has/have sent application(s) putting signature and seal of authorized officer.

Regulation 2(15a): "Dwelling Unit" means/includes Commonwealth Games 2010 Village Flats, which is used or intended to be used by family and Central Government/State Government, their subordinate Departments and PSUs under them for habitation.

Regulation 2(16a): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them who is entitled to purchase of Commonwealth Games 2010 Village flats in accordance with the provisions of Commonwealth Games 2010 Project, Scheme and these Regulations.

Regulation 2(23a): "Housing Estate" means a group of houses built by the Authority for dwelling purpose and including Commonwealth Games Village 2010 Flats, which may comprise all or any of the following; namely-

- (a) Dwelling unit;
- (b) Land under and appurtenant to such dwelling units;
- (c) Roads and paths, sewers, storm water drains, water supply and ancillary installation, street lighting and other similar amenities;
- (d) Open spaces intended for recreation and ventilations; and
- (e) Convenient shopping schools, community hall and/or other amenity for common use.

Regulation 2(26a): "Property" in respect of Commonwealth Games 2010 Village Flats or other structures grouped under the Commonwealth Game 2010 Project and includes Common portions and common services.

Regulation 2(39a): "Common Wealth Games 2010 Scheme" means/includes Commonwealth Games 2010 Village Flats constructed under the Commonwealth Games 2010 project.

Regulation 7(a): Eligibility for Allotment of Commonwealth Games 2010 Village Flats Dwelling Unit(s) or Flat(s) in the Commonwealth Games 2010 Village Flats may also be allotted to the Central Government/State Government their subordinate Department and PSUs under them by any mode of disposal.

The above amendments has been notified vide notification number S.O.No.1699 (E) dated 25.07.2011.

PROPOSAL

In view of the above background, it is submitted that since as per above Regulations, the mode of disposal is by way of calling applications from the general public and allotment by way of draw of lots, necessary amendment in the Regulations need to be incorporated in the above Regulation clauses with regard to the proposal already approved by the Authority, for notifying the same in the official gazette. In view of the above following amendments in the Regulations are submitted for approval i.e. disposal of surrendered flats by way of on-line running scheme on first come first serve basis. Since draw of lots as given in Regulation No78 is not being done in the On-Line Running Scheme, amendment of same is being proposed.

Also, allotments of surrendered flats are being done to Para-military Forces, Delhi Police and other Central Government Agencies. These types of Allottees/ Applicants are not defined in DDA (Management and Disposal of Housing Estate) Regulations, 1968 at definition 2(4), 2(5) and 2(16), as these definitions are for individual person only. Therefore amendment in these definitions at 2(4), 2(5) and 2(16) are also being proposed.

In consonance with the relaxation in Nazul Rules, relaxation in Housing regulations at Regulation 3, is also being proposed.

After approval, the amendments in the Regulations may be read as under:-

- 1) Regulation 2(4b): "Allottee" means/includes Central Government/State Government, their subordinate Departments and PSUs under them.
- 2) Regulations 2(5b): "Applicant" means/includes a person applying Online for allotment of flat and/or Central Government/State Government, their subordinate Departments and PSUs under them, who has/have sent application(s) putting signature and seal of authorized officer.

- 3) Regulation 2(15b): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them, who are entitled to purchase flats in accordance with the provisions of Scheme and these Regulations.
- 4) 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/unallotted flats.
- 5) Regulation 3(a):
- i The directions given from time to time, by the Lt. Governor, shall be supplementary to but not in derogation of the provisions of these rules for dealing with these Regulations.
 - ii In particular and without prejudice to the generality of the foregoing provisions, such directions may be given-
 - (a) for removing any doubt or dispute or difficulty arising in giving effect to the provisions of these regulations.

The above proposal is placed before the Authority for approval.

RESOLUTION

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 57 of DD Act, 1957.

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

No. F.2(2)2019/MC/DDA/28

Dated: 21st February, 2019

Sub: Meeting of the Delhi Development Authority.

The meeting of the Delhi Development Authority held on 21.02.2019 would be continued on **Monday, the 25th February, 2019** at 10.00 a.m. at Raj Niwas.

Agenda Item Nos. 17/2019 to 24/2019 which were circulated as 2nd Supplementary agenda are again enclosed. In addition, agenda Item Nos. 25/2019 to 27/2019 are also enclosed.

You are requested to kindly attend.


[D. Saricar]
Commissioner-cum-Secretary
Tel. No. 24523592

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

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

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi
Principal Secretary (UD), GNCTD
4. Dr. G. Navendra Kumar
Principal Secretary (J&B), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Dr. Puneet Kumar Goel
Commissioner, SDMC
7. Smt. Varsha Joshi
Commissioner, NDMC
8. Dr. Dilraj Kaur
Commissioner, EDMC
9. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.)
10. Shri Shripal
Principal Commissioner (Personnel, LM, Landscaping & 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

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2019/MC/DDA/29

Dated: 21st February, 2019

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(V.K. Sahni)

Dy. Director (Meetings)

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 Accounts Officer
8. Chief Architect
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)