

**AGENDA ITEMS**

**FOR THE**

**MEETING**

**OF THE**

**DELHI DEVELOPMENT AUTHORITY**

**DATE : 9.10.2014**

**TIME : 3.00 PM**

**VENUE : RAJ NIWAS**

**DELHI**

**AGENDA ITEMS**

**FOR THE**

**MEETING**

**OF THE**

**DELHI DEVELOPMENT AUTHORITY**

**DATE : 9.10.2014**

**TIME : 3.00 PM**

**VENUE : RAJ NIWAS**

**DELHI**

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

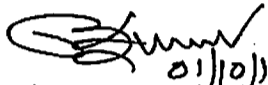
No. F.2 (2)2014/MC/DDA/185

Dated: the 1<sup>st</sup> October, 2014

**Sub: Agenda for the meeting of the Delhi Development Authority.**

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 9<sup>th</sup> October, 2014 at 3.00 p.m. at Raj Niwas, Delhi.

You are requested to kind attend.

  
01/10/14  
(Brijesh Kumar Mishra)

Commissioner-cum-Secretary  
Phone No. 24624487

Encl: As above.

**CHAIRMAN**

1. Shri Najeeb Jung  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Balvinder Kumar

**MEMBERS**

3. Shri Venkatesh Mohan  
Finance Member, DDA
4. Shri Abhai Sinha  
Engineer Member, DDA
5. Shri D.S. Mishra  
Additional Secretary  
Ministry of Urban Development  
Govt. of India
6. Smt. Naini Jayaseelan  
Member Secretary  
NCR Planning Board
7. Shri Jitender Kumar Kochar

**SPECIAL INVITEES**

1. Shri D.M. Spolia  
Chief Secretary  
Govt. of NCT of Delhi

Contd .....2.

2. Smt. Nutan Guha Biswas  
Principal Secretary to Lt. Governor, Delhi
3. Dr. M.M. Kutty  
Principal Secretary (Finance)  
Govt. of NCT of Delhi
4. Shri Dharam Pal  
Principal Secretary (L&B)  
Govt. of NCT of Delhi
5. Shri Rajendra Kumar  
Secretary (UD)  
Govt. of NCT of Delhi
6. Shri J.B. Kshirsagar  
Chief Planner, T.C.P.O.
7. Shri Manish Gupta  
Commissioner  
South Delhi Municipal Corporation
8. Shri S. Kumaraswamy  
Commissioner  
East Delhi Municipal Corporation
9. Shri P. K. Gupta  
Commissioner  
North Delhi Municipal Corporation
10. Shri T. Srinidhi  
Principal Commissioner (LD, Housing & CWG), DDA
11. Shri Dayanand Kataria  
Principal Commissioner (Personnel, LM & Systems), DDA

Copy also to:

1. Smt. Swati Sharma  
Addl. Secretary to Lt. Governor, Delhi
2. Dr. Simi Malhotra  
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor, Delhi
3. Shri R.N. Sharma  
Addl. Secretary to Lt. Governor, Delhi
4. Shri Ajay Chaudhary  
OSD to Lt. Governor, Delhi
5. Shri Vishwendra  
PS to Lt. Governor, Delhi
6. Smt. Neemo Dhar  
Advisor (PR), DDA

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Sl. No.	Item No.	Subject	Department
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2.	152/2014	Proposed change of land use in respect of an area measuring 0.49 ha. (1.20 acres) from 'Public & Semi-Public (Socio-Cultural)' to 'Government (Government Office)' in respect of the proposed office building for the Ministry of Human Resource Development at plot No. 10-B, I.P. Estate, New Delhi falling in Planning Zone-D. F.20(04)2014/MP	PLANNING

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# DELHI DEVELOPMENT AUTHORITY

**Item No. 139/14**

**Item No. 139/2014**

**Sub: Confirmation of the minutes of the meeting of the Delhi  
Development Authority held on 19.9.2014.  
File No. F.2(2)/09/2014/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on  
19.9.2014 at Raj Niwas are submitted for confirmation of the Authority.

**RESOLUTION**

Minutes of the meeting of the Delhi Development Authority held on 19.9.2014  
were confirmed as circulated.

## DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on  
19<sup>th</sup> September, 2014 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

### CHAIRMAN

1. Shri Najeeb Jung  
Lt. Governor, Delhi

### VICE CHAIRMAN

2. Shri Balvinder Kumar

### MEMBERS

3. Shri Venkatesh Mohan  
Finance Member, DDA
4. Shri Abhai Sinha  
Engineer Member, DDA

### SECRETARY

Shri Brijesh Kumar Mishra  
Commissioner-cum-Secretary

### SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas,  
Principal Secretary to Lt. Governor, Delhi
2. Dr. M.M. Kutty  
Principal Secretary (Finance), GNCTD
3. Shri Dharam Pal  
Principal Secretary (L&B), GNCTD
4. Shri Rajendra Kumar  
Secretary (UD), GNCTD
5. Shri T. Srinidhi  
Principal Commissioner (Housing, LD & CWG), DDA

6. Shri Dayanand Kataria  
Principal Commissioner (LM, Pers. & Systems), DDA
7. Smt. Swati Sharma,  
Addl. Secretary to Lt. Governor, Delhi
8. Dr. Simi Malhotra  
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor, Delhi
9. Shri Ajay Chaudhary  
OSD to Lt. Governor, Delhi
10. Shri M.K. Gupta  
Commissioner (LD), DDA
11. Shri P.M. Parate  
Commissioner (Incharge)/Planning, DDA
12. Shri Shamsheer Singh  
Chief Town Planner, SDMC & NDMC
13. Shri Sunil Mehra  
Chief Town Planner, EDMC
14. Shri Anil Kumar Sharma  
Chief Legal Advisor, DDA
15. Shri R.K. Jain  
Addl. Commissioner (Planning), DDA
16. Dr. K. Srirangan  
Director, UTTIPEC, DDA
17. Smt. Neemo Dhar  
Advisor (PR), DDA

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

**Item No. 128/2014:**

Confirmation of minutes of the meeting of the Delhi Development Authority held on 21.8.2014 at Raj Niwas.  
F.2(2)08/2014/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 21.8.2014 were confirmed as circulated.

Item No. 129/2014:

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 11.07.2014 at Raj Niwas.  
F. 2(3)2014/MC/DDA

Action taken reports on the minutes of the meeting of the Authority held on 11.7.2014 were noted by the Authority.

Item No. 130/2014:

Proposed modifications in MPD-2021 as per the recommendations of the Board of Enquiry & Hearing.  
F.15(8)/2012-MP

Shri R.K. Jain, Addl. Commissioner (Planning)MP&UE made a Power Point presentation on the agenda item. He informed that the Authority had already approved this agenda item in January, 2014. After that, when the public notice was published for inviting objections/suggestions, a suggestion came for increase in ground coverage and FAR for bigger plots. In view of that, this agenda item has been placed before the Authority.

Principal Secretary (Finance), GNCTD suggested that the number of dwelling units should also be allowed to be increased. However, it was clarified that there were directions from the Hon'ble Court not to increase the number of dwelling units.

After detailed deliberations, the Authority decided that Commissioner (Planning) would request the Hon'ble Court to allow additional dwelling units and the outcome may be submitted in the next meeting of the Authority. In the meanwhile, the proposal contained in the agenda item was approved by the Authority.

Item No. 131/2014:

Change of Land Use of an area measuring 21.58 ha. (53.31 Acres) situated in Revenue Estate of Village Ghitorni, Delhi for the National Institute of Communication & Finance (NICF), New Delhi from "Residential" to "Public &

Semi Public Use (PSP)" including Facility Corridor, as approved in Zonal Development Plan of Zone J.  
F.20(6)2011/MP

Proposal contained in the agenda item was approved by the Authority.

**Item No. 132/2014:**

Proposal for expansion in the Bahá'í House of Worship, Lotus Temple Complex at Kalkaji.  
F.13(50)/78/Blkg.

Commissioner (Planning) explained the agenda item regarding expansion of Lotus Temple Complex at Kalkaji.

After detailed deliberations, proposal contained in the agenda item was approved by the Authority subject to obtaining an undertaking from the temple management for not exceeding the permissible/sanctioned area, once their proposal is approved.

**Item No. 133/2014:**

Agenda for amendment in the Recruitment Regulations for the post of Assistant Director (Ministerial).  
F.5(17)2012/P&C(P)

Proposal contained in the agenda item was approved by the Authority.

**Item No. 134/2014:**

Policy/guidelines for regularization of delay in taking over the possession of alternative plots.  
F.11(648)86/LSB(Resdl.)Part.

Proposal contained in the agenda item was approved by the Authority.

**Item No. 135/2014:**

Inclusion of 17 villages as part of the Green Belt and partial modification to 06 existing villages as a modification to the Gazette Notification bearing S.O. No. 1744 (E) dated 18.6.2013.  
F.3(103)96/MP/Pr.VII.

Shri R.K. Jain, Addl. Commissioner (Planning) MP & UE made a Power Point presentation on the agenda item.

Hon'ble LG clearly spelt out that approval was only for "inclusion/declaration of 17 villages" (that were left out in the earlier list of 45 villages) as part of Green Belt in the MPD-2021 which was notified earlier vide S.O. NO. 1744(E) dated 18/06/2013. Hon'ble LG had not approved the proposal for partial modification pertaining to 6 existing villages. He added that directions were issued for detailed examination of the proposed partial modification of 6 Villages from Zone P-I, P-II, Zone-N & Zone-E in the Green Belt to be declared as 'Part Green' before the same is brought up before the Authority.

Item No. 136/2014:

Proposed change of land use of an area measuring 7830 sq.m. (0.78 ha.) from 'Transportation (Rail Circulation)' to 'Residential', located adjacent to Hotel Leela in Moti Bagh, New Delhi, falling in Planning, Zone-D.  
F.20(02)2012/MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 137/2014:

South Delhi Greenway/Eco-Mobility Corridor Project along Barapullah Nallah.  
F.2(7)13/UTTIPEC/Part-I

Proposal contained in para 3 of agenda item was approved by the Authority.

Item No. 138/2014:

Regarding allowing conversion from lease hold to freehold in case of missing linkage of GPA/Agreement to Sell.  
F.2(10)/2011/N&C/Pt.III

Shri Anil Kumar Sharma, Chief Legal Advisor explained the agenda item.

After detailed discussions, the Authority decided that the matter be referred to Central Government on the basis of clause (iv) of the opinion

given by Solicitor General of India i.e. "Any amendment to the policy of the Central Government will require the further approval of the Central Government."

Hon'ble I.I. Governor thanked all the members, special invitees and senior officers for participating in the meeting.

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

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**DELHI DEVELOPMENT AUTHORITY**

**Item No. 140/14**

**ITEM NO. 140/2014**

**ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF  
DELHI DEVELOPMENT AUTHORITY HELD ON 21.08.2014 AT RAJ NIWAS.**

SUBJECT	ACTION TAKEN REPORTS
<p><b><u>Item No. 113/2014:</u></b></p> <p><b>Action Taken Note on Performance Budget. F.4(3)91/Per/Budget/2013-14.</b></p> <p>Finance Member, DDA explained the agenda item. Principal Secretary (Finance), GNCTD raised the following issues:</p> <ul style="list-style-type: none"><li>(i) Regarding work at Sl. No.4 &amp; 14 at Page No.23, allotment of funds in RE has significantly been enhanced but these funds have not been utilized.</li><li>(ii) Regarding work at Sl. No.7 at Page No.24, RE has significantly been reduced. Still, the funds have not been utilised.</li><li>(iii) In some of the works, expenditure is more than the RE.</li></ul> <p>Engineer Member, DDA explained that for the work at Sl. No.4, contract was awarded for execution of work and release of advance was anticipated. Regarding work at Sl. No.14, contract for execution of work was awarded but advance could not be released due to non finalization of drawings. Engineer Member further assured that quarterly review would be drafted to ensure that such type of situation does not arise in future.</p> <p>Hon'ble Lt. Governor directed that budgetary discipline should be maintained.</p> <p>Action taken note (ATN) on performance budget was noted by the Authority.</p>	<p>Instructions have been conveyed to Engineering Department with the approval of Vice Chairman, DDA for preparation of realistic Budget provisions.</p> <p>In this regard, a circular is also to be issued with the approval of Finance Member, DDA for implementing the directions of the Authority.</p>

**Item No. 114/2014:**

**Recommendations of Advisory Group in its 13<sup>th</sup> meeting held on 11.06.2014. Modifications in MPD-2021 as part of mid-term review of the Plan.**

**F.20(19)2014-MP.**

Principal Secretary (Finance), GNCTD suggested that the language of Para No. 2.1 & Para 2.2 of agenda item may be amended.

As a follow up to the decision of the Authority, a public notice was prepared and after the approval of VC, DDA, it has been sent to Hindi Section for translation.

Para/ Sl. No.	Proposed Amendments/ Modifications as per Agenda	Modified based on the suggestions by Authority
9.0 iv)	To make Delhi into a wise and minimal resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.	<i>To make Delhi into an optimum resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.</i>
9.0 v)	To make Delhi into a maximum reuse and recycling city by adopting relevant policy strategies in all sectors.	<i>To adopt relevant policy strategies in all sectors of natural resources to maximize their reuse and recycling.</i>
9.3.1.1/ Sl. No. 6	Following measures.... Treatment technologies.	<i>Addition of new bullet in the last:</i> <ul style="list-style-type: none"><li><i>Promoting bio-degradable material to be used for</i></li></ul>

		<i>preparation of idols for immersion in the River Yamuna.</i>	
9.3.2.1	There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies – DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian	There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies – DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. <i>Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan for Delhi (land use plan) as Regional Park shall continue.</i> Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.	

	Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.	
<p>2. Member Secretary, NCRPB observed that at page 63 of the agenda, there should be a provision for all conservation zones of Delhi in place of only bio-diversity parks. She also suggested that there should be more clarity in the framing of the sentence.</p> <p>Hon'ble Lt.Governor desired that Member Secretary, NCRPB. could assist DDA in drafting the required provision.</p> <p>Proposal contained in the agenda item was approved by the Authority, with the above observations/suggestions as well as directions that issues raised by the members and the officers of Delhi Government should be taken into account before inviting objections/suggestions from the public.</p> <p>ACTION : PLANNING</p>		

<p><b><u>Item No. 115/2014:</u></b></p> <p><b>Recovery of outstanding amount (cost along with interest) from the allottees of Kondli Gharoli where amounts of EMI were not intimated and evictees of Raja Park where possessions were given but Demand-cum-Allotment Letters (DALs) were not issued by DDA.</b>  <b>F.21(1970)2011/HAC/DDA</b></p> <p>After due deliberations, the following decisions were taken:</p> <ul style="list-style-type: none"> <li>• Matter should be re-examined.</li> <li>• It should be clearly brought out that who was at fault for not raising the demand at appropriate time.</li> <li>• Opinion of Chief Legal Advisor should be taken.</li> </ul> <p>After detailed discussions, proposal contained in the agenda item was not approved by the Authority.</p>	<p>i) To bring out that who was at fault for not raising the demand at appropriate time, the matter has been referred to Housing Management Wing on 15.09.2014 through file No.F.21(2063) HAC/14.</p> <p>ii) For obtaining legal opinion, the matter has been referred to Legal Branch through Commissioner (Housing) on 18.09.2014 through file No. 21(1970)2011/HAC DDA.</p>
<p><b><u>Item No. 116/2014:</u></b></p> <p><b>Amalgamation of Residential Plots in Plotted Development.</b>  <b>F.20(01)2013/MP</b></p> <p>After detailed deliberations, agenda item was approved by the Authority with a provision for amalgamation of ONLY two plots up to 200 sq.m. maximum with following conditions :-</p> <ul style="list-style-type: none"> <li>-Local Body will simultaneously modify the Layout Plan.</li> <li>-The maximum Ground Coverage, setbacks, parking, dwelling Units etc. Shall be for the amalgamated plot size.</li> <li>-Teh maximum FAR permissible shall not be less than that permissible in case of two individual plots.</li> </ul> <p style="text-align: center;"><b>ACTION : PLANNING</b></p>	<p>As a follow up to the decision of Authority, a public notice has been approved by VC, DDA on 23.9.2014 and public notice will be notified on 1.10.2014.</p>

<p><b><u>Item No. 117/2014:</u></b></p> <p><b>Regularization of belated period of payment in respect of Blooming Buds Educational and Welfare Society.</b>  <b>F.19(122)2001/IL</b></p> <p>Principal Commissioner (LD, H &amp; CWG) explained that the payment was deposited by the Society to DDA 12 years back and balance payment was only 4-1/2 months' late. He also stated that there was a direction from the Ministry of Urban Development to consider this matter under Nazul Rules.</p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p><b>ACTION : LAND DISPOSAL</b></p>	<p>As per decision of the Authority, the matter has been processed and a letter has been issued to the Society for handing over the possession of the plot.</p>
<p><b><u>Item No. 118/2014:</u></b></p> <p><b>Proposed Change of landuse of area measuring 3900 sq.m. from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No. 8 at Wazirabad Road and Loni Road Crossing for construction of RSS for Mukundpur – Yamuna Vihar Corridor (Line-7) of Delhi MRTS Project Phase-III.</b>  <b>F.21(04)2011/MP-YV</b></p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p><b>ACTION : PLANNING</b></p>	<p>As a follow up to the decision of the Authority, proposal has been sent to MOUD for consideration and final notification on 30.9.2014.</p>
<p><b><u>Item No. 119/2014:</u></b></p> <p><b>Change of land use of 15.02 ha. (37.11 acres) of land at Revenue Estate of Village Jonapur from "Residential use" to "Public. &amp; Semi Public Use" for establishment of Green Field World Class Skill Centre.</b>  <b>F.3(02)2012/MP</b></p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p><b>ACTION : PLANNING</b></p>	<p>As a follow up to the decision of the Authority, proposal has been sent to MOUD for consideration and final notification on 1.10.2014.</p>

<p><b><u>Item No. 120/2014:</u></b></p> <p>Proposed change of land use in respect of the following:</p> <p>i Area measuring 11.71 ha (117091 sq. M) from 'Recreation (District Park)' to 'Transportation (ISBT)' in respect of the 2<sup>nd</sup> Inter-State Bus Terminal at Sarai Kale Khan, Delhi.</p> <p>ii Area measuring 3.1 ha (31,707 sq.m.) from 'Public and Semi-Public Facilities (Motor Driving Training Centre)' to 'Transportation (Depot)' in respect of Millennium Depot at Sarai Kale Khan, Delhi, falling in Planning Zone-D.</p> <p>F.5(03)97/MP</p> <p>Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>As a follow up to the decision of the Authority, proposal has been sent to MOUD for consideration and final notification on 30.9.2014.</p>
<p><b><u>Item No. 121/2014:</u></b></p> <p>Change of Landuse from "Residential" to "Public and Semi Public Facilities" (Cemetery for the site measuring 4198.12 sq.mt. for Cemetery in Pocket R-17 and adjoining to proposed Cremation Ground (ShamshaanGhat) &amp; Burial Ground (Kabristasn) in Sector-40. Rohini, Phase-V.</p> <p>F.20(12)2010/MP)</p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>As a follow up to the decision of the Authority, proposal is being processed and will be forwarded to MOUD for final notification by 10.10.2014.</p>
<p><b><u>Item No. 122/2014:</u></b></p> <p>Change of Land use of Dangal Maidan in Zone A (Walled City) from 'Recreational' (Park/Open space) to 'Transportation' (multi Level parking).</p> <p>F.3(02)2006/MP</p>	

<p>Proposal contained in the agenda item was approved by the Authority.</p> <p style="text-align: center;">ACTION : PLANNING</p>	
<p><b><u>Item No. 123/2014:</u></b></p> <p><b>Change of Land Use of land measuring 6.80 Ha. for expansion of AIIMS Trauma Centre in Planning Zone-F.</b>  <b>F.20(2)2010/MP</b></p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p style="text-align: center;">ACTION : PLANNING</p>	<p>As a follow up to the decision of the Authority, a public notice has been approved by VC, DDA on 23.9.2014 and public notice will be notified on 1.10.2014.</p>
<p><b><u>Item No. 124/2014:</u></b></p> <p><b>DDA Housing Scheme – 2014.</b>  <b>F.1(303)N&amp;C/(H)/2013</b></p> <p>Principal Commissioner (LD, H &amp; CWG) explained the agenda item and made a Power Point Presentation. In the beginning, he clarified that income criteria to apply for EWS flats has inadvertently been mentioned as ₹ 1.5 lacs in the draft brochure and it should be ₹ 1.00 lacs.</p> <p>2. Hon'ble Lt. Governor asked whether these flats would be disposed of on 'as is where is basis' as mentioned in the draft brochure.</p> <p>Shri Jitender Kumar Kochar complained that old flats are not in a good condition and should be inspected before including in the scheme.</p> <p>Principal Commissioner (LD, H &amp; CWG) explained that old flats would be repaired before handing over to the allottees. Engineer Member also opined that flats should be repaired so as to avoid complaints at the time of handing over the flats.</p> <p>Hon'ble Lt. Governor directed that old flats must be restored in the condition as at the time they were built. Besides, Hon'ble LG instructed to</p>	<p>DDA has launched the new Housing Scheme 2014 for disposal of about 25000 flats. The scheme shall remain in operation from 1.9.2014 to 9.10.2014. The DDA has given wide publicity about the Scheme through different leading newspapers on 30<sup>th</sup> &amp; 31<sup>st</sup> August, 2014. The sale of brochures is in operation from 13 empanelled banks and the DDA's Sales Counter.</p> <p>Draft 'Agreement to Sell' has been prepared by the Senior Standing Counsel of DDA and submitted to Vice Chairman, DDA/Hon'ble Lt. Governor on 26.9.2014.</p>

ensure the following :

- A certificate by the Chief Zonal Engineer (Civil/Electrical) to the effect that each of the flat is ready to use in all respects which should be countersigned by EM, DDA.
- The allotment of flats should be on "*Ready to Use*" basis.
- DDA should separately inform LG Secretariat as to how the number of flats has come down from 26091 to 25034. The reasons for reduction in number of old flats from 851 to 811 should also be given.

3. Matter regarding Memorandum of Understanding (Appendix-III of the draft brochure) to be signed for 700 No. flats being offered by DLF came up for discussion.

After discussions, it was decided that the issue regarding agreement/MoU should be put up for approval separately and file should be submitted after vetting from Legal Department.

4. As regards the proposed condition of reservation of 80% number of flats for residents of Delhi and 20% for outsiders, after detailed discussions, the Authority did not agree, in principle, with this clause of reservation to Delhi residents. Hence, this condition should be removed from the terms and conditions of this scheme.

Proposal contained in the agenda item was approved by the Authority with the above modifications. Vice Chairman, DDA was authorized to finalize terms and conditions to be incorporated in the brochure of the scheme and submit copy of the same to LG office for information.

ACTION : HOUSING

<p><b>Item No. 125/2014:</b></p> <p><b>Permissibility of Media/News Agencies and Media Training Centre in Public &amp; Semi-Public Use – proposed modifications in MPD-2021.</b>  <b>F.20(07)/2014-MP</b></p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p><b>ACTION : PLANNING</b></p>	<p>As a follow up action as per approval of the competent authority, final notification is sent to MOUD on 18.9.2014.</p>
<p><b>Item No. 126/2014:</b></p> <p><b>Inscription of Delhi to World Heritage City by UNESCO – Incorporation of boundaries of Imperial City of New Delhi in Zonal Development Plan of Zone 'D'.</b>  <b>F.16(06)2014/MP</b></p> <p>Secretary (Tourism), GNCTD stated that there is need to change Para No.10.3 (ii) of the MPD-2021 as under:-          "Specific heritage complex within Imperial City of New Delhi and the Lutyens Bungalow Zone."          Proposal contained in the agenda item was approved by the Authority with the above modification.</p> <p><b>ACTION : PLANNING</b></p>	<p>As a follow up to the decision of the Authority, a public notice has been issued on 27.9.2014 for calling objections/ suggestions from general public.</p>
<p><b>Item No. 127/2014:</b></p> <p><b>Inscription of Imperial City of Delhi i.e. Shahjahanabad as World Heritage City by UNESCO – Incorporation of boundaries of this Imperial City of Delhi in Zonal Development Plan of Zone 'A' (Walled City).</b>  <b>F.3(02)2006/MP/Pt.I</b></p> <p>Secretary (Tourism), GNCTD stated that there is need to change Para No.10.3 (i) of the MPD-2021 as under:-          "Specific heritage complex within Imperial City of Shahjahanabad (Walled City), Delhi."          Proposal contained in the agenda item was approved by the Authority with the above modification.</p> <p><b>ACTION : PLANNING</b></p>	<p>As a follow up to the decision of the Authority, public notice has been put up for approval of VC, DDA and Hindi Section on 17.9.2014.</p>

#### **RESOLUTION**

On agenda item No. 114/2014 i.e. "Recommendations of Advisory Group in its 13<sup>th</sup> meeting held on 11/06/2014 modifications in MPD-2021 as part of mid-term review of the Plan" placed before the Authority in its meeting held on 21.8.2014, it was decided that Member Secretary, NCRPB could assist DDA in drafting the required provision. However, the ATR on the minutes of the meeting mentions nothing in this respect. In fact, the Member Secretary, NCRPB had already endorsed a detailed DO letter dated 28/08/2014 to Vice Chairman, DDA in this regard clarifying the provision in the NCRPB.

The Regional sub-plan for Delhi should be as per NCRPB and has to conform to these guidelines.

Vice Chairman, DDA will expeditiously reconcile these important issues with Member Secretary, NCRPB.

Action Taken Reports on the minutes of the meeting of the Authority held on 21.8.2014 were noted by the Authority.



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 141/14**

## Item No. 141/2014

**Sub: Modifications related to editing and updating in MPD-2021 as recommended by Advisory Group in its 12<sup>th</sup> meeting held on 18.02.2014**  
*File No.: F.20(15)/2014-MP*

### **1.0 Background:**

- 1.1 MPD-2021 provides for review of the said Plan at mid-term & five-yearly interval so as to guide the development and keep pace with the fast changing requirement as well as ground realities based on Census data etc. for balanced and sustainable development. First mid-term review has been initiated since September 2011.
- 1.2 Central Govt. has notified a number of modifications in MPD-2021 vide various notifications issued from time to time. While incorporating these modifications in MPD-2021 in book-form, it was observed that further some editing and updating is required in the document. Accordingly, modifications related to editing and updating were put up in the 12<sup>th</sup> Advisory Group meeting held on 18.02.2014 vide item No. 2(b) and were approved.
- 1.3 Subsequently, the recommendation of the Advisory Group were considered by the Authority in its meeting held on 09.05.2014 vide item No.70/2014 and were approved.

### **2.0 Examination/Follow-up Action:**

- 2.1 In this regard, the Public Notice was published in the Gazette of India vide S.O.No.1700 (E) dated 05.07.2014 (Annexure I) and simultaneously in the leading local newspapers on 05.07.2014 as well as uploaded on official website of DDA for inviting objections/suggestions regarding modifications in MPD-2021.
- 2.2 In response to the said Public Notice, no objections/suggestions were received within the stipulated time of forty-five days.

### **3.0 Proposal:**

- 3.1 In view of the above, following proposed Modifications in MPD-2021 are put up for consideration of the Authority to process modifications in the MPD-2021 under Section 11A of DD Act, 1957 as part of review exercise, which will be subsequently forwarded to MoUD, GOI for final notification:

#### **Modifications related to editing and updating:**

MPD-2021		
S.No.	Existing provisions	Proposed Amendments/Modifications
1	<b>CHAPTER 2.0 POPULATION AND EMPLOYMENT</b>	
	<b>2.1 Population</b>	
	However, requirement of land, provision of infrastructure...be planned for the projected population of 230 lakh.	Following sentence to be added: <i>As per 2011 Census, NCT of Delhi had a population of 167.9 lakh. During 2001-2011, the urban population of Delhi increased at 21.2% decadal growth rate.</i>

2	<b>CHAPTER 13.0 SOCIAL INFRASTRUCTURE</b>	
	<b>Table 13.2 Development Controls for Health Facilities</b>	
	In view of removing bed-based categories and merging of four categories into single category, vide S.O. 2893(E) dated 23-09-2013, renumbering is required.	Renumbering as follows: Sl. No. – (1) to (4) as (1) Sl. No. (5) to (7) as (2) to (4)
3	<b>List of Abbreviations</b> 1. MPD- Master Plan for Delhi -to- 70. D/C Transmission- Direct Current Transmission	Following terms to be added to the list of Abbreviations after Sl.No. 70: <b>71. LDRA – Low Density Residential Area</b> <b>72. DE – Developer Entity</b> <b>73. TOD – Transit Oriented Development</b> <b>74. CSP – Community Service Personnel</b>
	<b>Others</b>	
4	Both the terms 'hect.' And 'ha' used in MPD-2021 for 'hectare'.	The term 'hectare'/'hect.' anywhere used in MPD-2021 to be corrected as 'ha'.
5	In MPD-2021, MCD terminology has been used at number of places. In view of trifurcation of MCD, the same will be replaced accordingly.	'MCD' to be replaced by ' <i>Concerned Municipal Body</i> '
6	<b>Page Numbering:</b> continuous numbering	Chapter-wise numbering [(Chapter Name) – (Page No.)] For instance, numbering in Chapter-2 would read as 2-1, 2-2, etc.
7	<b>Numbering of Annexure</b> In Chapter 7.0 – 'Industry', Annexure (I) to (III) are given at the end of the Chapter. Annexure of the main document are also numbered similarly. Thus, Chapter-wise Annexure numbering has been proposed.	Numbering of Annexure to Chapters by prefixing Chapter No. For instance, Annexure to Chapter-9 would be numbered as 9 (I), 9(II), etc.. Annexure in Chapters: i. 4.0 Shelter                      ii. 7.0 Industry iii. 9.0 Environment            iv. 12.0 Transportation v. 15.0 Mixed Use Regulations

## RESOLUTION

Proposal contained in the agenda item was approved by the Authority.

3.	संक्षिप्तियों की सूची 1. दि.मु.यो.— दिल्ली मुख्य योजना —से— 70. डी/सी ट्रांसमिशन-डायरेक्ट करंट ट्रांसमिशन	क्र.सं. 70 के बाद संक्षिप्तियों की सूची में निम्नलिखित शब्द जोड़े जाने हैं :— 71. नि.घ.आ.क्षे.— निम्न घनत्व वाले आवासीय क्षेत्र 72. वि. सं. — विकासकर्ता संस्था 73. टी.ओ.डी. — ट्रान्जिट ऑरिएंटेड डेवलपमेन्ट 74. सा.से.का. — सामुदायिक सेवा कार्मिक
	अन्य	
4.	दि.मु.यो.—2021 में, 'हेक्टेयर' के लिए 'हेक्ट.' और 'है.' दोनों ही शब्दों का उपयोग किया गया है।	दि.मु.यो.—2021 में कहीं भी उपयोग किए गए शब्द 'हेक्टेयर'/'हेक्ट.' को 'है.' के रूप में सही किया जाए।
5.	दि.मु.यो.—2021 में, कई स्थानों पर दि.न.नि. की शब्दावली का उपयोग किया गया है। दि.न.नि. के त्रिशाखन के परिदृश्य में, इसे तदनुसार बदला जाए।	'दि.न.नि.' को 'संबंधित नगर निकाय' से बदला जाए।
6.	पृष्ठ संख्यांकन : सतत् संख्यांकन	अध्याय— वार संख्यांकन [(अध्याय नाम)–(पृष्ठ सं.)] उदाहरण के लिए, अध्याय-2 में संख्यांकन को 2-1, 2-2, इत्यादि के रूप में पढ़ा जाए।
7.	संलग्नक का संख्यांकन अध्याय 7.0— 'उद्योग' में, संलग्नक (I) से (III), अध्याय के अंत में दिए गए हैं। मुख्य दस्तावेज़ के संलग्नक भी इसी प्रकार संख्यांकित किए गए हैं। अतः, अध्याय—वार संलग्नक संख्यांकन को प्रस्तावित किया गया है।	अध्याय संख्या को आरंभ में जोड़कर अध्यायों के संलग्नक को संख्यांकित करना, उदाहरण के लिए, अध्याय-9 के संलग्नक को 9(I), 9(II), इत्यादि के रूप में संख्यांकित किया जाएगा। अध्यायों में संलग्नक : (i) 4.0 आश्रय (ii) 7.0 उद्योग (iii) 9.0 पर्यावरण (iv) 12.0 परिवहन (v) 15.0 मिश्रित उपयोग विनियम

2. प्रस्तावित संशोधनों को दर्शाने वाला दि.मु.यो.—2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को उप-निदेशक कार्यालय, मुख्य योजना अनुभाग, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा।

[फा. सं. एफ. 20 (15)/2014/एम.पी.]

एस. एन. गुप्ता, आयुक्त (प्रभारी) एवं सचिव

#### DELHI DEVELOPMENT AUTHORITY

#### (MASTER PLAN SECTION)

#### PUBLIC NOTICE

New Delhi, the 5th July, 2014

S.O. 1700 (E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objection/suggestions in writing to the Commissioner (Incharge)-cum-Secretary, Delhi Development Authority, B-Block, Vikas Sadan, New Delhi-110023, within a period of forty-five days from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s) which should be readable.

## Modifications related to editing and updating:

Para/ S.No	MPD-2021	
	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
1	<b>CHAPTER 2.0 POPULATION AND EMPLOYMENT</b>	
	<b>2.1 Population</b>	
	However, requirement of land, provision of infrastructure....be planned for the projected population of 230 lakh.	Following sentence to be added: <i>As per 2011 Census, NCT of Delhi had a population of 167.9 lakh. During 2001-2011, the urban population of Delhi increased at 21.2% decadal growth rate.</i>
2	<b>CHAPTER 13.0 SOCIAL INFRASTRUCTURE</b>	
	<b>Table 13.2 Development Controls for Health Facilities</b>	
	In view of removing bed-based categories and merging of four categories into single category, vide S.O. 2893(E) dated 23-09-2013, renumbering is required.	Renumbering as follows: Sl. No. -(1) to (4) as (1) Sl. No. -(5) to (7) as (2) to (4)
3	<b>List of Abbreviations</b>	
	1. MPD – Master Plan for Delhi - to - 70. D/C Transmission – Direct Current Transmission	Following terms to be added to the list of Abbreviations after Sl. No. 70: <i>71. LDRA- Low Density Residential Area</i> <i>72. DE- Developer Entity</i> <i>73. TOD- Transit Oriented Development</i> <i>74. CSP- Community Service Personnel</i>
	<b>Others</b>	
4	Both the terms 'hect.' And 'ha' used in MPD-2021 for 'hectare'.	The term 'hectare'/'hect.' Anywhere used in MPD-2021 to be corrected as 'ha'.
5	In MPD-2021, MCD terminology has been used at a number of places. In view of trifurcation of MCD, the same will be replaced accordingly.	'MCD' to be replaced by 'Concerned Municipal Body'
6	Page Numbering: continuous numbering	Chapter-wise numbering [(Chapter Name)-(Page No.)] For instance, numbering in Chapter-2 would read as 2-1, 2-2, etc.
7	<b>Numbering of Annexure</b> In Chapter 7.0 – 'Industry', Annexure (I) to (III) are given at the end of the Chapter. Annexure of the main document are also numbered similarly. Thus, Chapter-wise Annexure numbering has been proposed.	Numbering of Annexure to Chapters by prefixing Chapter No. For instance, Annexure to Chapter-9 would be numbered as 9 (I), 9 (II), etc.. Annexure in Chapters: i. 4.0 Shelter                      ii. 7.0 Industry iii. 9.0 Environment              iv. 12.0 Transportation v. 15.0 Mixed Use Regulations

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6<sup>th</sup> Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above.

[F. No. F. 20(15)/2014-MP]

S. N. GUPTA, Commissioner (Incharge)-cum-Secy.



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 142/14**

### **Item No. 142/2014**

File No.:F.20 (01)/2014-MP

**Subject:** Change of land use of area measuring 25.23 Ha. (62.35 Acres) in Jamia Millia Islamia University, Zone-F.

#### **1.0 Background:**

- i) The proposal for change of land use of 21 pockets of an area measuring 25.23 Ha. (62.35 Acres) located on the external periphery of the Jamia Millia Islamia University campus on either side of Maulana Mohammad Ali Jauhar Marg, Okhla in Zone-'F' from 'Residential, Recreational & Utility' to 'Public & Semi-Public Facilities' (Educational & Research University / University Centre, College) PS-1 was considered and approved by the Authority in its meeting held on 26.06.2014 vide item no. 98/2014. Copy of the agenda is enclosed as Annexure 'A'.

#### **2.0 Public Notice:**

- i) A Public Notice vide no. S.O. 1995(E) dated 05.08.2014 was issued for inviting public objections / suggestions to the proposed change of land use. Copy of the Public Notice is enclosed as Annexure 'B'.
- ii) Commissioner-cum-Secretary vide note dated 11.09.2014 and Master Plan section informed that, in response to the Public Notice, no objections / suggestions was received in the office of Commissioner-cum-Secretary after expiry of stipulated period of 30 days.
- iii) As no objections / suggestions are received in response to the above mentioned Public Notice, related to the change of land use within the stipulated period of 30 days, no meeting for Board of Enquiry & Hearing was required to be convened.

#### **3.0 Proposal:**

In view of the facts mentioned above, the proposal for change of land use of an area measuring 25.23 Ha. (62.35 Acres) as per the detail given below is placed before the Authority for consideration for issue of Final Notification under Section 11-A of DD Act, 1957.

Location	Pocket	Area (in sqm)	Land Use as per MPD-2021 / ZDP	Land Use Changed to	Boundaries
Zone F: Jamia Millia Islamia University	1(a)	5185.26	Residential	Public & Semi-Public Facilities	North: Zakir Nagar, Mehboob Nagar, Joga Bai, Gafoor Nagar, Batla House
	1(b)	4289.15	Utility (Water Treatment Plant)		
	2	28836.27	Residential		

Okhla	3	1707.07	Residential	(Educational & Research University / University Centre, College) PS-1	East: Okhla Village, Jauhar Bagh, Jamia Nagar, Jamia Enclave West: Don Bosco, Holy Family Hospital, Water Works (DJB) South: Mujeeb Bagh, Noor Nagar, Noor Nagar Extn., Okhla Vihar
	4(a)	4828.55	Residential		
	4(b)	7513.35	Recreational (City Park/District Park/Community Park)		
	5	2609.90	Residential		
	6	381.34	Residential		
	7(a)	8754.36	Residential		
	7(b)	48944.40	Recreational (City Park/District Park/Community Park)		
	7(c)	12586.74	Utility (Sewerage Treatment Plant)		
	8(a)	167.75	Residential		
	8(b)	96.85	Recreational (City Park/District Park/Community Park)		
	9(a)	3484.04	Residential		
	9(b)	209.01	Recreational (City Park/District Park/Community Park)		
	10	961.70	Residential		
	11	58.11	Residential		
	12	23727.00	Recreational (City Park/District Park/Community Park)		
	13(a)	6850.56	Recreational (City Park/District Park/Community Park)		
	13(b)	73345.88	Residential		
	13(c)	17796.06	Recreational (City Park/District Park/Community Park)		
	TOTAL	252333.35 sqm (25.23 Ha.)			

#### 4.0 Recommendation:

The proposal for change of land use of an area measuring 25.23 Ha. (62.35 Acres) as per the details given in para 3.0 above is placed before the Authority for consideration and approval under Section 11-A of DD Act, 1957. After approval, the proposal will be forwarded to MoUD, Govt. of India for the issue of Final Notification.

### RESOLUTION

Proposal contained in the agenda item was approved by the Authority.

ANNEXURE 'A'

Item No. 98/2014

26.6.2014

Subject: Change of land measuring 25.23 Ha. (62.35 Acres) in Jamia Millia Islamia University, Zone-F.

F.No. F-20(01)2014-MP.

1.0 INTRODUCTION:

केवल कार्यालय प्रयोग के लिए  
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1.1 A letter was received from Assistant Architect (L), SDMC vide no. TP/G/SDMC/2013/3710, dated 16.12.2013. As mentioned in the letter, it was decided by LO SC on 05.12.2013 vide item no. 100/2013 that "During the processing but before sending the proposal to Standing Committee, Change of Land Use of 62.35 Acres land is required from DDA". (Refer Annexure-A)

1.2 A letter was received from Assistant Architect (L), SDMC vide no. TP/G/SDMC/2013/3753, dated 23.12.2013. As mentioned in the letter, it was decided by LO SC on 05.12.2013 vide item no. 100/2013 that "As per proposal, overall scheme consists of five pockets and seven small pockets scattered at different locations. Plot no. 4 & 5 fall within the scheme boundary of regularized colony of Jamia Nagar and Noor Nagar. Since this colony was regularized by DDA, a reference be made to DDA as how these pockets were included in the regularization plan of Noor Nagar and Jamia Nagar". (Refer Annexure-B)

1.3 Registrar, Jamia Millia Islamia vide letter dated 05.03.2014 provided the "drawings and documents for the Land Use Conversion from City/ District/ Community Park area, Residential area and water/ sewerage treatment plant as mentioned in MPD-2021 to Public- Semi Public Facility Area, Jamia Millia Islamia". (Refer Annexure-C)

1.4 /A meeting was held under the chairmanship of Hon'ble LG on 04.06.2014 where the status was discussed with the Sr. Officers of DUAC, SDMC, L&DO and DDA. During the meeting, it was informed that the case related to existing structure of Jamia Millia Islamia University which was established in 1935. The proposal is only related to Change in Land Use based on the land already occupied/used by Jamia Millia Islamia University. The Change in Land Use as requested to be processed by DDA on top priority and to put up the agenda in the next Authority Meeting.

124/L

## AMINATION:

Total area under the campus is 77.11 Ha. (190.55 Acres) out of which 51.48 Ha. (127.20 Acres) of land use as per the ZDP Zone F & MPD-2021 is Public & Semi Public and no change in land use is required. The remaining area of 25.23 Ha. (62.35 Acres) requires Change in Land Use and the details are given below:

Pocket	Existing Land Use as per ZDP/MPD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5185.26	Public & Semi-Public Facilities (Educational Facility, Higher Education)
1(b)	Utility (Water Treatment Plant)	4289.15	
2	Residential	28836.27	Public & Semi-Public Facilities (Educational Facility, Higher Education)
3	Residential	1707.07	Public & Semi-Public Facilities (Educational Facility, Higher Education)
4(a)	Residential	4828.55	Public & Semi-Public Facilities (Educational Facility, Higher Education)
4(b)	Recreational (City Park/District Park/Community Park)	7513.35	
5	Residential	2609.90	Public & Semi-Public Facilities (Educational Facility, Higher Education)
6	Residential	381.34	Public & Semi-Public Facilities (Educational Facility, Higher Education)
7(a)	Residential	8754.36	Public & Semi-Public Facilities (Educational Facility, Higher Education)
7(b)	Recreational (City Park/District Park/Community Park)	48944.4	
7(c)	Sewerage Treatment Plant	12586.74	
8(a)	Residential	167.75	Public & Semi-Public Facilities (Educational Facility, Higher Education)
8(b)	Recreational (City Park/District Park/Community Park)	96.85	
9(a)	Residential	3484.04	Public & Semi-Public Facilities (Educational Facility, Higher Education)
9(b)	Recreational (City Park/District Park/Community Park)	209.01	

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## AMINATION:

Total area under the campus is 77.11 Ha. (190.55 Acres) out of which 51.48 Ha. (127.20 Acres) of land use as per the ZDP Zone F & MPD-2021 is Public & Semi Public and no change in land use is required. The remaining area of 25.23 Ha. (62.35 Acres) requires Change in Land Use and the details are given below:

Pocket	Existing Land Use as per ZDP/MPD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5185.26	Public & Semi-Public Facilities (Educational Facility, Higher Education)
1(b)	Utility (Water Treatment Plant)	4289.15	
2	Residential	28836.27	Public & Semi-Public Facilities (Educational Facility, Higher Education)
3	Residential	1707.07	Public & Semi-Public Facilities (Educational Facility, Higher Education)
4(a)	Residential	4828.55	Public & Semi-Public Facilities (Educational Facility, Higher Education)
4(b)	Recreational (City Park/District Park/Community Park)	7513.35	
5	Residential	2609.90	Public & Semi-Public Facilities (Educational Facility, Higher Education)
6	Residential	381.34	Public & Semi-Public Facilities (Educational Facility, Higher Education)
7(a)	Residential	8754.36	Public & Semi-Public Facilities (Educational Facility, Higher Education)
7(b)	Recreational (City Park/District Park/Community Park)	48944.4	
7(c)	Sewerage Treatment Plant	12586.74	
8(a)	Residential	167.75	Public & Semi-Public Facilities (Educational Facility, Higher Education)
8(b)	Recreational (City Park/District Park/Community Park)	96.85	
9(a)	Residential	3484.04	Public & Semi-Public Facilities (Educational Facility, Higher Education)
9(b)	Recreational (City Park/District Park/Community Park)	209.01	

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10	Residential	961.70	Public & Semi-Public Facilities (Educational Higher Facility, Education)
11	Residential	58.11	Public & Semi-Public Facilities (Educational Higher Facility, Education)
12	Recreational (City Park/District Park/Community Park)	23727.00	Public & Semi-Public Facilities (Educational Higher Facility, Education)
13(a)	Recreational (City Park/District Park/Community Park)	6850.56	Public & Semi-Public Facilities (Educational Higher Facility, Education)
13(b)	Residential	73345.88	
13(c)	Recreational (City Park/District Park/Community Park)	17796.06	
TOTAL		252333.35sq m (25.23 Ha.)	

2.2 SDMC vide letter no. TP/G/SDMC/2013/3710, dated 16.12.2013 has asked clarification regarding plot no. 4 & 5.

Pocket	Existing Land Use as per ZDP	Area (In sqm)	Proposed Land Use	Khasra No.
Plot No. 4 (Plot no. 11 as per documents submitted by JMI)	Residential	58.11	PSP (Educational)	55 (Part)
Plot No. 5 (Plot no. 10 as per documents submitted by JMI)	Residential	961.7	PSP (Educational)	55 (Part)
TOTAL		1019.81		

2.3 These pockets are located on the external peripheral road of the campus. Land Management Wing of DDA will take necessary action regarding status of the land.

13-12/1787C 122/1

2.4 These pockets form part of approved regularization plan of Jamia Nagar and Noor Nagar.

2.5 As per the decision taken in the meeting under the chairmanship of Hon'ble LG, L&DO will issue NOC for all the pockets under reference in respect of ownership status:

### 3.0 PROPOSAL:

It is proposed to Change Land Use under Section 11 (A) of DD Act 1957 for the following land measuring 25.23 Ha. (62.35 Acres) to PSP (Educational and Research University) PS-1.

Location	Area	Land use as per MPD 2021 & ZPP	Land use changed to	Boundaries
Zone-F: Jamia Millia Islamia University	25.23 Ha. (62.35 Acres)	'Residential, Recreational & Utility'	'Public & Semi-Public' use (Educational and Research University) PS-1	North: Zakir Nagar, Balla House East: Agra Canal, Okhla Village West: Holy Family Hospital South: Gaffar Manzil Colony, Noor Nagar

को न कार्यालय प्रयोग के लिए  
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### 4.0 DECISION OF THE TECHNICAL COMMITTEE

The proposal was placed before the Technical Committee Meeting held on 12.06.2014 vide item no.34/2014. The following decision made in the meeting is reproduced below:

- Development control norms shall be as per table 13.6 for University campus. The University shall maintain minimum 15% at the total campus for parks and landscape.
- Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under Section 11-A, of DD Act, 1957.
- The decision of the Technical Committee is placed as Annexure D.

5.0 The proposal of change of land use as explained at para 3 & para 4, is placed before the Authority for consideration and further processing under section 11-A of DD Act 1957.

### RESOLUTION

Shri S.P. Pathak, Additional Commissioner (Planning) explained the agenda item in detail and clarified that the details given in para 2.1 of the agenda item would be included in the public notice. Then the proposal contained in the agenda item was approved by the Authority.

88 27  
17/12/14

Annexure - A

SOUTH DELHI MUNICIPAL CORPORATION  
Town Planning Department  
21<sup>st</sup> floor, Civic Centre, Minto road, New Delhi-110002

Director (City) b  
Dr. No. 11  
Date: 2-1-14

DMC/2013/3710

Dated: 15/12/13

Director (MP),  
Development Authority,  
Minar, IP Estate,  
New Delhi-02

DD (MAY)S Office  
Diary No. 2134  
Date: 11/12/13

Asst. Dir. (City) b  
Dr. No. 11  
Date: 15/12/13

Sub: Master Plan of Jamia Millia Islamia, New Delhi.

Sir,  
Revised Master Plan of Jamia Millia Islamia at Jamia Nagar, New Delhi has been submitted by Prof. M. Ejaz Hussain officiating Registrar Jamia Millia Islamia for approval of SDMC u/s 13 of DMC Act.

T.E. No. 34/14  
Sd/-  
10.12.13  
b.D. (M.P.)  
15/12/13  
C.I. 196

The total area of the campus is 196.1 Acre (i.e. 793493.19 sq m). As per proposal, out of 196.1 Acres land area, 2.19 Acres (8851.79 sq m) is not a Jamia Millia Islamia University property, 2.78 Acres land is under encroachment and 0.56 Acres (2253.94 sq m) is under DMRC. The proposal is made on the net plot area i.e. 190.55 Acres.  
The overall university campus, as per the proposal, has been divided into five main pockets i.e. Pocket A, B, C, D and E and seven other small plots/chunks i.e. plot no 4, 5, 6, 7, 8, 11 and 12 which have been shown in the present proposal. As per the Zonal Development Plan Zone - F (University) the site under reference (partly) falls in the area earmarked for University purposes. Further, Pocket C (Part), Pocket D (Part) and pocket E falls in the area earmarked as District Park. Pocket A (part) pocket B (part), plot no. 4, 5, 6, 7, 8, 11 and (62.35 Acres approx.) which require change of landuse from DDA.

The above mentioned proposal has been considered by LOEC on 05.12.2013 vide item no. 100/2013 and it has been decided that "During the processing but before sending the proposal to Standing Committee, Change of Land use of 62.35 Acres land is required from DDA."

In view of the aforesaid decision you are therefore requested to look into the matter and do the needful at the earliest so that the matter may be processed further.  
Copy of the proposal and the landuse plan as submitted by the applicant is enclosed herewith.

Encl:- as above

Pl. open a  
process plan  
All info  
only out a  
file to  
forward

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Yours faithfully  
Assistant Architect (L.)

Copy to:  
Registrar, Jamia Millia Islamia, Maulana Mohammad Ali Jauhar Marg, New Delhi 110025. (With the request to make available the details of area for landuse change to DDA)  
2. Civil Associates, T-134A Aam Bagh Iqbal House, Shamsi Talab Near Anandpur Math, New Delhi-30. (With the request to make available the details of area for landuse change to DDA).

Assistant Architect (L.)

175/C

21

Annexure - I

**JAMIA MILIA ISLAMIA**  
(A Central University by an Act of Parliament)  
Maulana Mohammed Ali Jauhar Marg  
New Delhi - 110025  
Tel. 26984073, 26988044  
26981717, 26983176  
Fax 26980229, Email: JAMIA  
B-mail: [regjil@jmi.ac.in](mailto:regjil@jmi.ac.in)  
Website: <http://jmi.ac.in>

Office of the Registrar

Joint Commissioner, P.A. & M.A. for  
Local Development Authority  
Kashmere  
New Delhi - 110025

Stamp: 05.03.2014  
722  
6.13.14

Dated: 05.03.2014

Sub: Land use change for Jamia Milia Islamia, A Central University

Dear Sir,

Kindly find enclosed herewith the following documents for the Land Use conversion from City District (CDD) to public area, Residential area and water/sewerage treatment plant as mentioned in MPD 2021 for Public - Semi-public Facilities Area, Jamia Milia Islamia, A Central University, New Delhi - 110025 for your kind approval.

- 1. Site plan/ Zoning Plan superimposed on the DDA approved Zoning Plan (F-7).
- 2. Documents of Khata for Land-use change.
- 3. Land use & Khata plan (MU) for land use change as DDA land-use MPD 2021.
- 4. Land use & Khata plan (Land-use Zoning as per DDA land-use MPD 2021).
- 5. Documents of Khata for Land-use change.

Yours faithfully,

Shahid Akhtar  
Registrar

Registrar  
Jamia Milia Islamia  
(A Central University)  
New Delhi

Handwritten notes and signatures:  
P. pay up 9  
Kashmere  
Land use  
CDD  
MPD 2021

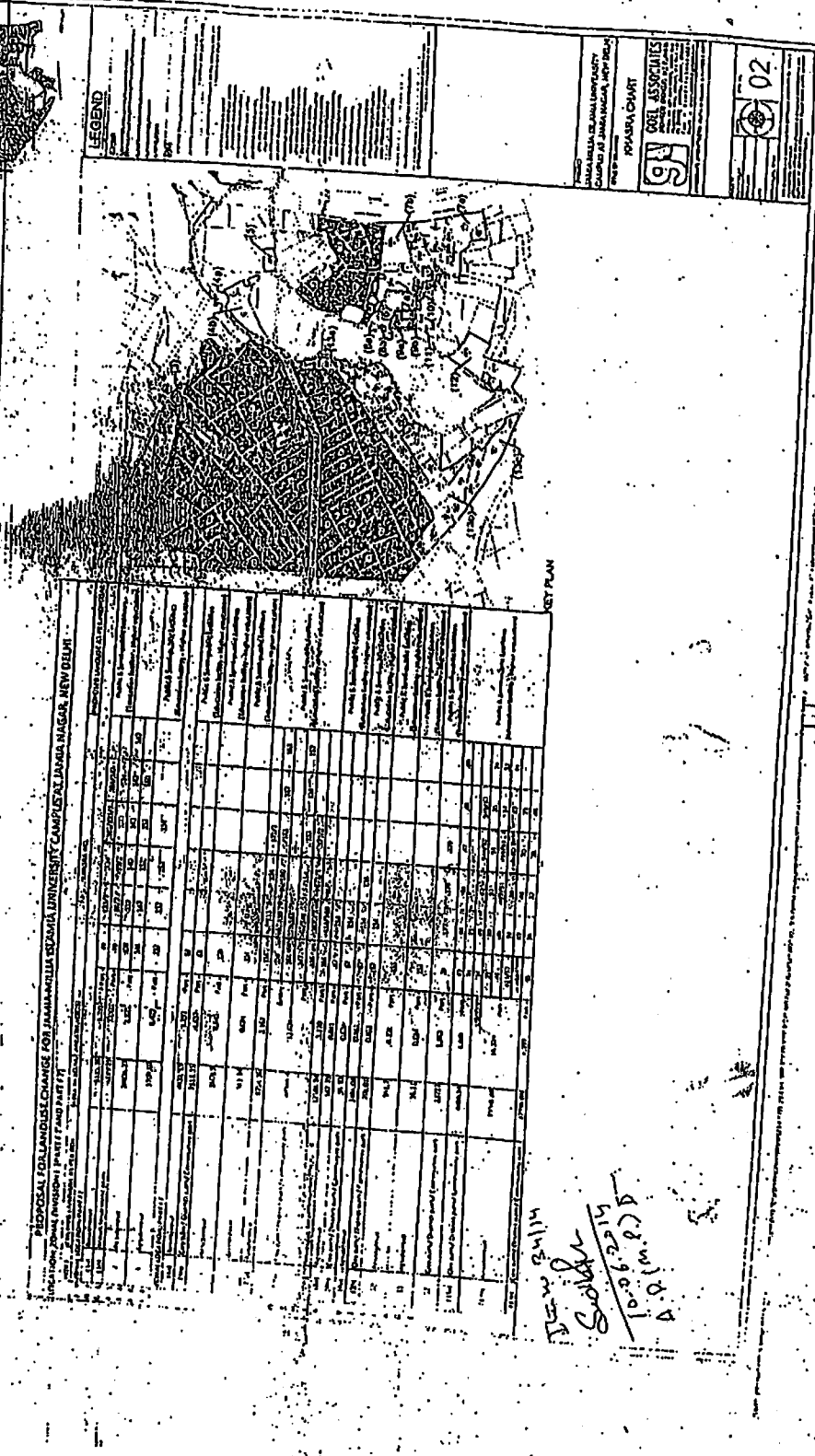
Handwritten notes:  
3961 BIR (ADT)  
11-3-14  
3/14  
10.06.2014  
D.O. (M.A.)



173/L

-2.3-

Amesbury



10062014  
 10062014  
 10062014

36.2314

10.0.9.0.1

100





170/L

ANNEXURE-B-D

Annexure

Minutes of the 8th Technical Committee Meeting  
Held on 12-6-2014

Item No. 34/14/7c

File No. F-20 (01)/2014-MP

Subject: Change of land measuring 25.23 Ha. (62.35 Acres) in Jamia Millia Islamia University, Okhla, Zone-F.

#### 1.0 INTRODUCTION:

1.1 A letter was received from Assistant Architect (L), SDMC vide no. TP/G/SDMC/2013/3710, dated 18.12.2013. As per letter, LOSC on 05.12.2013 vide item no. 100/2013 decided that during the processing but before sending the proposal to Standing Committee, Change of Land Use of 62.35 Acres land is required from DDA. (Refer Annexure-A)

1.2 A letter was received from Assistant Architect (L), SDMC vide no. TP/G/SDMC/2013/3753, dated 23.12.2013. As per letter, it was decided by LOSC on 05.12.2013 vide item no. 100/2013 that "As per proposal, overall scheme consists of five pockets and seven small pockets scattered at different locations. Plot no. 4 & 5 falls within the scheme boundary of DDA. The area is situated in DDA as 'how these pockets were included in the regularized colony of DDA'. (Refer Annexure-B)

Registrar, Jamia Millia Islamia vide letter dated 05.03.2014 provided the drawings and documents for the Land Use Conversion from City/ District/ Community Park area, Residential area and water/ sewerage treatment plant as mentioned in MPD-2021 to Public- Semi Public Facility Area, Jamia Millia Islamia. (Refer Annexure-C (Colly))

1.4 A meeting was held under the chairmanship of Hon'ble LG on 04.06.2014 where the status was discussed with the Sr. Officers of QUAC, SDMC, L&DO and DDA. During the meeting, it was informed that the case relates to existing structure of Jamia Millia Islamia University established in 1935. The proposal is only related to Change in Land Use, based on the land already occupied/used by Jamia Millia Islamia University.

It was decided that Change in Land Use as requested to be processed by DDA on-top priority and to put up the agenda in the next Authority Meeting. L & D.O. officers were asked to provide NOC for land ownership related issues simultaneously.

#### 2.0 EXAMINATION:

2.1 Total area under the occupation of Jamia Millia Islamia University campus is 77.11 Ha. (190.55 Acres). Out of which land use of 51.88 Ha. (128.20 Acres) area (as per the notified Zone F & MPD-2021) is Public & Semi Public and thus no change in land use in

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-17-A-

The remaining area, mostly on the periphery of existing campus measuring 25.23 Ha. (62.35 Acres) requires Change in Land Use and the details are given below:

Pocket	Land Use as per ZDP/MRD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5745.25	Public & Semi-Public Facilities (Educational, Research, University, University Centre, College)
1(b)	Utility (Water Treatment Plant)	17285.5	
2	Residential	336.22	
4(a)	Residential	1701.07	
4(b)	Residential	4828.55	
5	Recreational (City Park/District Park/Community Park)	7513.35	Public & Semi-Public Facilities (Educational, Research, University, University Centre, College)
6	Residential	2609.90	
7(a)	Residential	381.34	
7(b)	Recreational (City Park/District Park/Community Park)	8754.36	
7(c)	Utility (Sewerage Treatment Plant)	48944.40	
8(a)	Residential	12586.74	Public & Semi-Public Facilities (Educational, Research, University, University Centre, College)
8(b)	Recreational (City Park/District Park/Community Park)	167.76	
9(a)	Residential	96.85	
9(b)	Recreational (City Park/District Park/Community Park)	3484.04	
10	Residential	209.01	
11	Residential	96.17	Public & Semi-Public Facilities (Educational, Research, University, University Centre, College)
12	Recreational (City Park/District Park/Community Park)	358.77	
13(a)	Recreational (City Park/District Park/Community Park)	123727.00	
13(b)	Residential	6850.56	
13(c)	Recreational (City Park/District Park/Community Park)	73345.88	
TOTAL		7796.06	
		252333.35 sqm (25.23 Ha.)	

168/L  
-17-B-

2.2 SDMC vide letter, no. TP/G/SDMC/2013/3710, dated 16.12.2013 has asked clarification regarding plots no. 4 & 5 (Plot No. 118 & 10 respectively, as per documents submitted) which are pockets form part of approved regularization plan of Jamia

Pocket	Area (in sqm)	Plot/Khasra No.
Plot No. 4	1019.81	118 (Part)
Plot No. 5	1019.81	10 (Part)
TOTAL	1019.81	

2.3 As per the decision taken in the meeting under the chairmanship of Hon'ble LG, L&DO will issue NOC for all the pockets under reference in respect of ownership status.

### 3.0 PROPOSAL

3.1 It is proposed to Change Land Use of the following 21 pockets measuring 25.23 Ha. (62.35 Acres) as given in following table:

Pocket	Land Use as per ZOP / MPD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5185.26	PS-1 Public & Semi-Public Facilities (Educational & Research University / University Centre, College)
1(b)	Utility (Water Treatment Plant)	4289.15	
2	Residential	20836.27	
3	Residential	1707.07	
4(a)	Residential	4828.55	
4(b)	Recreational (CityPark/District Park/Community Park)	7513.35	
5	Residential	2609.90	
6	Residential	381.34	
7(a)	Residential	8754.36	
7(b)	Recreational (CityPark/District Park/Community Park)	48944.40	
7(c)	Utility (Sewerage Treatment Plant)	12586.74	
8(a)	Residential	167.75	
8(b)	Recreational (CityPark/District Park/Community Park)	96.85	
9(a)	Residential	3484.04	
9(b)	Recreational (CityPark/District Park/Community Park)	209.01	
10	Residential	961.70	
11	Residential	458.11	
12	Recreational	23727.00	

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167/C

-18-

	(City Park/District Park/Community Park)	
13(a)	Recreational (City Park/District Park/Community Park)	6850.56
13(b)	Residential	73345.88
13(c)	Recreational (City Park/District Park/Community Park)	17796.06
TOTAL		252333.35 sq m (25.23Ha.)

3.2. These pockets are located on the external periphery of the campus in Okhla. The campus is located on the left side of Maulana Mohammad Ali Jauhar Marg. The location and boundaries of the campus are given below:

Location	Boundary	Locality / Road
Zone-F Jamia Millia Islamia University, Okhla	North: East: West: South:	Zakir Nagar, Mehboob Nagar, Joga Bai, Gafar Nagar, Balla House, Okhla Village, Jauhar Bagh, Jamia Nagar, Jamia Enclave, Don Bosco, Holy Family Hospital, Water Works (DJB), Mujeeb Bagh, Noor Nagar, Noor Nagar Extn., Okhla Vihar

Swanil  
18.06.14  
A.D.(M.P.D.)

4.0 RECOMMENDATION:

The proposal of change of land use as explained at para 3.0 above, is placed before the Technical Committee for consideration and further processing under section 11(A) of DD Act, 1957.

5.0 ACTION:

- (i) Once the proposal is approved by the Technical Committee, the same will be put up for consideration of the Authority for issuing of Public Notice for inviting objections / suggestions under Section 11 (A) of DD Act, 1957.
- (ii) Land Management to give status of land as mentioned in para 2.2 above.

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OFFICE USE ONLY

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**

This Proposal was Considered in  
Technical Committee  
Meeting held on 12.6.14

Dy. Dir. 17/6/14

Action: Director (Plg) AP-1



# भारत का राजपत्र

## The Gazette of India

असाधारण  
EXTRAORDINARY  
भाग II—खण्ड 3—उप-खण्ड (ii)  
PART II—Section 3—Sub-section (ii)  
प्राधिकार से प्रकाशित  
PUBLISHED BY AUTHORITY

सं. 1565]  
No. 1565]

नई दिल्ली, मंगलवार, अगस्त 5, 2014/श्रावण 14, 1936  
NEW DELHI, TUESDAY, AUGUST 5, 2014/SHRAVANA 14, 1936

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 5 अगस्त, 2014

का.आ. 1995(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना-2021/जोन-‘एफ’ की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम और पता भी दें।

संशोधन :

जोन-‘एफ’ में मौलाना मोहम्मद अली जौहर मार्ग, ओखला के दोनों ओर जामिया मिलिया इस्लामिया विश्वविद्यालय परिसर की बाहरी परिधि पर अवस्थित 25.23 हेक्टेयर (62.35 एकड़) क्षेत्र की 21 पॉकेट के भूमि उपयोग को ‘आवासीय, मनोरंजनात्मक एवं उपयोगिता से सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाओं (शैक्षणिक एवं अनुसंधान विश्वविद्यालय/विश्वविद्यालय केन्द्र, कॉलेज) पी.एस.-1 में परिसर के निम्नलिखित सीमा विवरण सहित परिवर्तित किए जाने का प्रस्ताव किया गया है :-

अवस्थिति	पॉकेट	क्षेत्रफल (वर्ग मीटर में)	दि.मु.यो.- 2021/क्षे.वि.यो. के अनुसार भूमि उपयोग	भूमि उपयोग जिस उपयोग में परिवर्तित किया जाना है	सीमाएँ
जोन एफ : जामिया मिलिया इस्लामिया विश्वविद्यालय, ओखला	1(क)	5185.28	आवासीय	सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाएँ (शैक्षणिक एवं अनुसंधान विश्वविद्यालय/ विश्वविद्यालय केन्द्र, कॉलेज) पी.एस.-1	उत्तर : जाकिर नगर, महबूब नगर, जोगाबाई, गफ्फूर नगर; बाटला हाउस पूर्व : ओखला गॉव, जौहर मार्ग, जामिया नगर, जामिया एन्क्लेव
	1(ख)	4289.15	उपयोगिता (जल शोधन संयंत्र)		
	2	28838.27	आवासीय		
	3	1707.07	आवासीय		
	4(क)	4828.55	आवासीय		

4(ख)	7513.35	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	पश्चिम : डॉन बोस्को, होली फैमिली अस्पताल, वाटर वर्क्स (दिल्ली जल बोर्ड) दक्षिण : मुजीब बाग, नूर नगर, नूर नगर विस्तार, ओखला विहार
5	2609.80	आवासीय	
6	381.34	आवासीय	
7(क)	8754.38	आवासीय	
7(ख)	48944.40	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	
7(ग)	12586.74	उपयोगिता (सीवरेंज शोधन संयंत्र)	
8(क)	187.75	आवासीय	
8(ख)	88.85	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	
9(क)	3484.04	आवासीय	
9(ख)	209.01	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	
10	981.70	आवासीय	
11	58.11	आवासीय	
12	23727.00	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	
13(क)	6850.58	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	
13(ख)	73345.88	आवासीय	
13(ग)	17798.06	मनोरंजनात्मक (नगर पार्क / जिला पार्क / सामुदायिक पार्क)	
कुल	252333.35 वर्ग मीटर (25.23 हेक्टेयर)		

प्रस्तावित संशोधन को दर्शाने वाला नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को उप-निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[फा. सं. एफ 20(1)2014/एमपी]

बृजेश कुमार मिश्रा, आयुक्त एवं सचिव

### DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

#### PUBLIC NOTICE

New Delhi, the 5th August, 2014

S.O. 1995(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make in the Master Plan for Delhi-2021/Zonal Development Plan for Zone 'F' under Section 11-A of the DD Act, 1957, are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, B Block, Vikas Sadan, New Delhi-110023, within a period of thirty days from the date of this Public Notice. The person making the objection or suggestion should also give his/her name and address.

**MODIFICATIONS :**

The change of land use of 21 pockets of an area measuring 25.23 Ha. (62.35 Acres) located on the external periphery of the Jamia Millia Islamia University campus on either side of Maulana Mohammad Ali Jauhar Marg, Okhla in Zone-'F' from 'Residential, Recreational & Utility' to 'Public & Semi-Public Facilities' (Educational & Research University/University Centre, College) PS-1 has been proposed with the boundary description of the campus is as under :—

Location	Pocket	Area (in sqm)	Land Use as per MPD-2021/ZDP	Land Use Changed to	Boundaries
Zone F: Jamia Millia Islamia University, Okhla	1(a)	5185.26	Residential	Public & Semi- Public Facilities (Educational & Research University/ University Centre, College) PS-1	North : Zakir Nagar, Mehboob Nagar, Joga Bai, Gafoor Nagar, Batla House  East : Okhla Village, Jauhar Bagh, Jamia Nagar, Jamia Enclave  West : Don Bosco, Holy Family Hospital, Water Works (DJB)  South : Mujeeb Bagh, Noor Nagar, Noor Nagar Extn., Okhla Vihar
	1(b)	4289.15	Utility (Water Treatment Plant)		
	2	28836.27	Residential		
	3	1707.07	Residential		
	4(a)	4828.55	Residential		
	4(b)	7513.35	Recreational (City Park/District Park/Community Park)		
	5	2609.90	Residential		
	6	381.34	Residential		
	7(a)	8754.36	Residential		
	7(b)	48944.40	Recreational (City Park/District Park/Community Park)		
	7(c)	12586.74	Utility (Sewerage Treatment Plant)		
	8(a)	167.75	Residential		
	8(b)	96.85	Recreational (City Park/District Park/Community Park)		
	9(a)	3484.04	Residential		
	9(b)	209.01	Recreational (City Park/District Park/Community Park)		
	10	961.70	Residential		
	11	58.11	Residential		
	12	23727.00	Recreational (City Park/District Park/Community Park)		
	13(a)	6850.56	Recreational (City Park/District Park/Community Park)		
	13(b)	73345.88	Residential		
	13(c)	17796.06	Recreational (City Park/District Park/Community Park)		
	<b>TOTAL</b>	<b>252333.35 sqm (25.23 Ha.)</b>			

The plan indicating the proposed modifications is available for inspection at the office of Dy. Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above.

[F. No. F. 20(1)2014/MP]

BRJESH KUMAR MISHRA, Commissioner-cum-Secy.



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 143/14**

**Item No. 143/2014**

No. F20(2)2013/MP

Sub /Change of land use of Pocket-1 (5215.51 Sq.m) and Pocket-2 (2541.90 Sq.m) at C-2 Janak Puri (Dabri Mor) from 'Recreational (P2-District Park)' to 'Transportation (T3- MRTS Circulation)' for c/o line 8 of Delhi MRTS Ph.II, Janak puri (west), Botanical Garden corridor./

**1.0 Background:**

Reference is invited to the agenda item no. 27/2014 on the proposed Change of Land use of two Pockets from 'Recreational (P2- District Park)' to 'Transportation (T3- MRTS Circulation)' for Entry & Exit of Metro Station at Janak Puri,, which was considered and approved by the Authority in its meeting held on 31.1.2014. Copy of the Agenda and minutes are appended as Annexure A

**2.0 Public notice:**

Subsequently, a Public notice was issued vide S.O. 1358 (E) on 23<sup>rd</sup> May 2014 for inviting objection/suggestions from general public to the proposed change of land use of an area of Pocket-1 (5215.51 Sq.m) and Pocket-2 (2541.90 Sq.m) at C-2 Janak Puri (Dabri Mor) from 'Recreational (P2-District Park)' to 'Transportation (T3- MRTS Circulation)' for c/o line 8 of Delhi MRTS Ph.II, Janak puri (west), Botanical Garden corridor./

In response to the above mentioned public Notice, No Objection/ Suggestion was received in response to the said Public Notice. Copy of the Public Notice annexed at Annexure B. Therefore, meeting of Board of Enquiry and Hearing could not be carried out.

**3.0 Proposal:**

In view of above, the change of land use is proposed for land as per the description given below:

Sl. No	Area & Location	Existing land Use as per MPD- 2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Pkt.1 (5215.51 Sq.m) at Block C-2, Janak puri (Dabri Mor)	'Recreational (P2 District Park)'	'Transportation (T3- MRTS Circulation)'	North: Service Road East : DMRC Temporary land West: Covered Drain South: Service Road
2.	Pkt.1 (2541.89 Sq.m) at Block C-2, Janak puri (Dabri Mor)	'Recreational (P2 District Park)'	'Transportation (T3- MRTS Circulation)'	North: DMRC Temporary land East : Pankha Road West: Covered Drain South: Service Road

**4.0 Recommendation**

The proposal given at 3 is placed before the Authority for its consideration and forwarding to Ministry of Urban development, Govt. of India for final notification.

**RESOLUTION**

Proposal contained in the agenda item was approved by the Authority.

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING (Zone C&G)

Sub.: Change of land use of Pocket -1 (5215.51 sqm) and Pocket- 2 (2541.89 sqm) at C-2, Janakpuri (Dabri Mor), Zone-G from 'Recreational' (P2-District Park) to 'Transportation'(T3-MRTS Circulation) for C/O of Line 8 of Delhi MRTS, Phase III, Janakpuri (west) – Botanical Garden corridor.  
File No.F.20(02)2013/MP/

BACKGROUND

Reference is invited to Agenda Item no.. 39/13/TC of the 7<sup>th</sup> Technical Committee meeting held on 01.10.13 vide which two pockets of land as referred to in the Agenda were proposed for Change of land use in DDA Park at C-2, Janakpuri (Dabri Mor), Zone-G in order to allot the same on permanent basis to DMRC for Entry / Exit ,shaft, Ancillary building .The Technical Committee has agreed to the proposal for Change of land use of Pocket -1 (5215.51 sqm) and Pocket- 2 (2541.89 sqm) at C-2, Janakpuri (Dabri mor), Zone-G from 'Recreational' (P2-District Park) to 'Transportation'(T3-MRTS Circulation). (Appendix-A).

2. DECISION OF THE TECHNICAL COMMITTEE

The decision of the Technical Committee is reproduced below:

*'The item was presented by Director (Plg.) Zone C&G. after detailed deliberation, the Technical Committee agreed to the proposal for processing of change of land use of Pocket – 1 (5215.51 sqm) and Pocket – 2 (2541.89 sqm) at C-2 Janakpuri (Dabri Mor) Zone-G from 'Recreational' (P 2 District Park) to 'Transportation' (T 3 MRTS Circulation) for construction of line-8 of Delhi MRTS, Phase –III, Janakpuri(West)- Botanical Garden Corridor, under Section 11-A of DD Act, 1957.'*

3. PROPOSAL

The proposal contains change of land use of Pocket – 1 (5215.51 sqm) and Pocket – 2 (2541.89 sqm) with the boundary as described in the following table from 'Recreational' (P 2 District Park) to 'Transportation' (T 3 MRTS Circulation), under Section 11-A of DD Act, 1957 for inviting objections/suggestions :-

Sl. No.	Area & Location	Existing land use as per MPD-2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Pkt.1(5215.52 sqm) at C-2 Janakpuri ( Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- Service Road South- DMRC Temporary land East - Covered Drain West - Service Road
2.	Pkt.2(2541.89 sqm) at C-2 Janakpuri ( Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- DMRC Temporary land South- Pankha Road East - Covered Drain West - Service Road

4. RECOMMENDATION:

Proposal as given in Para 3 is placed before the authority for its consideration.

DELHI DEVELOPMENT AUTHORITY  
(Meeting Cell.)

Diary No. ....

Date. 14/2/14

No. F.2 (2)2014/MC/DDA/32

Dated: the 13<sup>th</sup> February, 2014

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 31<sup>st</sup> January, 2014 at Raj Niwas. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(APARNA RAGHURAM)  
DY. DIRECTOR (MEETINGS)

Encl: As above.

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Chief Accounts Officer
4. Commissioner (Housing)
5. Commissioner (LD)
6. Commissioner (LM)
7. Commissioner (Personnel)
- ✓ 8. Commissioner (Planning)
9. Commissioner (Sports)
10. Chief Architect
11. Addl. Commissioner (Landscape)
12. Financial Advisor (Housing)
13. Director (LC)
14. Director (Works)
15. Director, UTTIPEC
16. Advisor (SA&GR)
17. Advisor (NPIIC)

अतिरिक्त आयुक्त (संरचना) एकमात्र  
कार्य सं. 11-103  
दिनांक 12/02/14

- Director (AEB)
- Director (MRA)
- Director (F&H)
- Director (D Zone)
- Director (E&O)
- ✓ - Director (CEG)
- P.S.

C&G  
18.2.14

- ① AEC (AP) ✓ 14/2
- ② AEC (TBC)
- ③ AEC (VE)
- ④ Sh. Parthodham AEC (Pg)
- ⑤ AC

DP (M&G) 14/2/14

sanctioned for the construction on allotted land shall be completed thereon within a period of 2 years from the date of possession of the plot.

developed countries. Besides, activities which are permitted in such International Convention Centres should also be examined in greater detail.

vii) Proposal contained in chapter 15.0 – Mixed Use Regulations, para 15.4 governing mixed use in group housing and paras 15.3.2 of para 15.3, para 15.7.1- under para 15.7-Other Activity and para 15.7.3- Other Activity were approved.

viii) Proposal contained in chapter 17.0 – Development Code was not approved as atriums by definition should have natural lighting.

ix) Proposal contained in sub clause 8(5)- Basements was approved by the Authority.

x) Proposal contained in clause 8.0 Sub-division of Use Zones, permission of Use Premises in Use Zones and Control of Buildings should clearly mention that clearance for basements from local bodies/departments concerned, including municipalities and fire department, would be required. Besides, definition of "high rise buildings" should be clearly mentioned.

- a) Hon'ble Lt. Governor directed that confusion regarding "high rise buildings" in the public mind should be cleared with a proper notification.
- b) The discretion regarding "basement will be permitted within the setback lines subject to clearance from departments concerned" should be deleted. Where there are no setbacks, basements should be permitted upto 2 meters and where there is setback, it should be 6 meters from the plot boundary.
- c) In case of proposed addition for higher rise buildings para (d) may be read as "basement will be permitted within the set back line subject to clearance from local bodies/depts concerned, Municipal Corporation and Fire Deptt.". Further with respect to the height of 17.5 mt., DDA will also take up the matter with the Ministry of Urban Development for already notified vide notification dated 25.9.2013 provisions for residential buildings where 17.5 mt. height with stilt will not be considered as high rise buildings.

Item No. 27/2014:

Change of land use of Pocket-1 (5215.51 sq.m.) and Pocket-2 (2541.89 sq.m.) at C-2, Janakpuri (Dabri Mor), Zone-G from 'Recreational'(P2-District Park) to 'Transportation'(T3 –MRTS Circulation) for c/o Line 8 of Delhi MRTS, Phase-III, Janakpuri (west) – botanical garden corridor.  
F.20(02)2013/MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 28/2014:

# भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (II)

PART II—Section 3—Sub-section (II)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1126]

No. 1126]

नई दिल्ली, शुक्रवार, मई 23, 2014/ ज्यैष्ठ 2, 1936

NEW DELHI, FRIDAY, MAY 23, 2014/JYAISTHA 2, 1936

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 23 मई, 2014

का.आ. 1358 (अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना/जोन 'जी' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना की तिथि से तीस दिन की अवधि के अंदर आयुक्त (प्रमारी) एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपने फोन नं०, फ़ैक्स नं०, मोबाइल नं० एवं ई-मेल आई.डी. के अतिरिक्त अपना नाम और पता भी दें।

संशोधन:

क्र. सं.	क्षेत्र एवं अवस्थिति	दि.मु.यो.-2021 के अनुसार मौजूदा भूमि उपयोग	भूमि उपयोग परिवर्तन के बाद प्रस्तावित भूमि उपयोग	क्षेत्र की सीमाएँ
1.	ब्लॉक सी-2, जनकपुरी (डाबड़ी मोड़) स्थित पॉकेट 1 (5215.51 वर्ग मीटर)	'मनोरंजनात्मक' (पी 2-जिला पार्क)	'परिवहन' (टी 3-एम.आर.टी.एस. परिचालन)	उत्तर : सर्विस रोड दक्षिण : डी.एम.आर.सी. अस्थायी भूमि पूर्व : ढका हुआ नाला पश्चिम : सर्विस रोड
2.	ब्लॉक सी-2, जनकपुरी (डाबड़ी मोड़) स्थित पॉकेट 2 (2541.89 वर्ग मीटर)	'मनोरंजनात्मक' (पी 2-जिला पार्क)	'परिवहन' (टी 3-एम.आर.टी.एस. परिचालन)	उत्तर : डी.एम.आर.सी. अस्थायी भूमि दक्षिण : पंखा रोड पूर्व : ढका हुआ नाला पश्चिम : सर्विस रोड

प्रस्तावित संशोधन को दर्शाने वाला नक्शा उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को निरीक्षण के लिए उप निदेश (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छात्र तल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[फा. सं. एफ 20(02)/2013/एम.पी.]

एस. एन. गुप्ता, आयुक्त (प्रभारी) एवं सचिव

### DELHI DEVELOPMENT AUTHORITY

#### (MASTER PLAN SECTION)

#### PUBLIC NOTICE

New Delhi, the 23rd May, 2014

S.O. 1358(E).—The following modification which the Delhi Development Authority/Central Govt. proposes to make to the Master Plan/Zonal Development Plan for Zone – G under Section 11-A of DD Act, 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send their objection/suggestion in writing to the Commissioner (Incharge)-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this Public Notice. The person making the objection or suggestion should also give his/her name and address in addition to phone no., fax no., mobile no. and e-mail ID.

#### Modification:

Sl. No.	Area & Location	Existing land use as per MPD-2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Pkt.1 (5215.51 sqm) at Block C-2, Janakpuri (Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North - Service Road South - DMRC Temporary land East - Covered Drain West - Service Road
2.	Pkt. 2 (2541.89 sqm) at Block C-2, Janakpuri (Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North - DMRC Temporary land South - Pankha Road East - Covered Drain West - Service Road

The Plan indicating the proposed modification is available for inspection at the office of Dy. Director (MP), DDA, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred to above.

[F. No. F 20(02)2013/MP]

S. N. GUPTA, Commissioner (Incharge)-cum-Secy.



# **DELHI DEVELOPMENT AUTHORITY**

**Item No. 144/14**

## **Item No. 144/2014**

Subject: (1) Change of Landuse from "Industrial" to "Transportation" (T- 2, Bus Depot) for land measuring 8.00 Ha (20 Acres) at Industrial Area, Ranikhera, Rohini Ph. – V.  
(2) Change of Landuse from "Industrial" to "Transportation" (T- 3, Roads) for Proposed 30m wide Road for land measuring 6.47 Ha at Industrial Area, Ranikhera Rohini, Ph. – V.

(File No. F.20 (14)/2014/MP)

### **1. BACKGROUND**

It was decided that 20 acres of land to be allotted by Delhi Development Authority (DDA) to Delhi Transport Corporation (DTC) at Rohini as an alternate site for Millennium Bus Depot in Zone – "O".

Accordingly, a site measuring 8.0 Ha (20 Acres) was identified in Rohini Phase - V in DDA acquired land with Industrial Landuse near Rani Khara, Rohini during the joint inspection with the representatives from DTC, DSIIIDC & DDA on 05.03.2014. Approximately 6796 Sq.mt. area was swapped with DSIIIDC to make the said identified / proposed site approachable by 30 M wide proposed road.

IL Branch, DDA vide letter No.F.24 (02)14/IL/PV/596 dated 01.04.2014 intimated about principle allotment of the said land to Commissioner (Transport), GNCTD for Bus Depot at Rohini Phase – V near Rani Khara.

6<sup>th</sup> Technical Committee meeting held on 22.04.2014 vide item no. 23 / 2014 approved above two cases of Change of Landuse for Bus Depot and Proposed 30m wide Road and also recommended for further processing of Change of Landuse under Section 11-A of DD Act by Authority & MoUD, GOI.

Authority in its Meeting held on 09/05/2014 vide item no. 73/2014 approved the proposed Change of Landuse for further processing under Section 11-A of DD Act – 1957 for inviting Objections/Suggestions with in a period of 30 days from date of issuance of Public Notice.

Accordingly, a Public Notice was issued on 17/06/2014 vide S.O. 1538 (E). In response to said Public Notice there (3) Objections/Suggestions were received from same person. The brief of Objections/Suggestions are as below:

- DDA had already allotted and handed over the possession of 20 acres of land to DTC for construction of Depot in Rohini without going through the process of change of landuse u/s 11A of DD Act.
- DDA has taken up the other commitment without fulfilling the requirements of the registrants in the Rohini Scheme to whom till date the possession of plots have not yet been handed over and the matter is still under litigation in Hon'ble High Court of Delhi/ Hon'ble Supreme Court of India.

IL Branch, DDA vide letter No.F.24 (02)14/IL/PV/1428 dated 16.07.2014 provisionally allotted the land measuring 20 acres for Bus Depot in Rohini, Phase-V, Delhi in lieu of Millennium Bus Depot to Transport Department, GNCTD. Subsequently, IL Branch, DDA has been handed over the physical possession of plot to DTC on 23/07/2014 except a portion about 20mX85m (Appox.) as encroachment portion.

A meeting of Board of Enquiry and Hearing was held on 07/08/2014 under the Chairmanship of Engineering Member, DDA to hear those Objections/Suggestions. Board desired report from Planning Wing, DDA & Engineering Wing, DDA on above said objections. The salient points of the report are as under:-

- More than 82,000 applicants were registered for the said scheme and DDA gave allotments/ possession to these registrants from time to time. More than 25000 registrants were left out from allotment of residential plots. The Planning Department carved out 25482 residential plots of various categories in 30 Layout Plans in Sector – 28,29,30,34,35,36,37 & 38 Rohini as per the time to time requirement of Residential Lands Branch, DDA. The land measuring 262.6 ha (appox.) with residential landuse has been earmarked in those 30 Layout Plans.
- After approval of these 30 Layout Plans by Screening Committee- DDA, draw was held on 12<sup>th</sup> June 2012 (for 24629 plots) and subsequently on 08 August 2014 (for 744 plots). All the Plans were issued to all concerned departments for feasibility, demarcation, disposal & development.
- There is a court case/matter in Hon'ble Delhi High Court and Hon'ble Supreme Court of India for allotment/ handing over of developed plots to the Registrants by DDA. The Engineering Wing, Residential Lands Branch & Land Disposal Wing, DDA are perusing the case in Hon'ble Courts. As such, there is no action pending with Planning Department, DDA as the requisite requirement of carving out of residential plots has been fulfilled & completed.

Contd...

- The development work in Sector 34(Part), 35, 36 & 37 was held up since February 2013 due to agitation by Barwala villagers & order of Hon'ble Supreme Court. In addition 11000 plots in Sect 28, 29, 30 & 34(Part) can be made available for physical possession by end of year 2014 where street light electricity can be made available by March – June 2015.
- Based on the meeting held at Raj Niwas in February 2014, 20 acres of land for Millennium Bus Depot allotted and the possession has been handed over in Ranikhhera where the landuse has been assigned as Industrial, which is being processed for its change of landuse through this public notice. The possession for the part portion which is under encroachment measuring 20mX85m (approx.) will be given after removal of said encroachment.

Board observed that, DDA has already prepared the Layout Plans of 30 pockets for fulfilling the commitment of the registrants in land measuring 262.6 ha. and the Transportation & Bus Depot is also a facility to meet out the requirement of the residents of Rohini as well as the other citizens of the Delhi. Accordingly, Board recommends the change of landuse of following two pockets:

- (i) Change of Landuse from "Industrial" to "Transportation" (T- 2, Bus Depot) for land measuring 8.00 Ha (20 Acres) at Industrial Area, Rohini Phase – V.
- (ii) Change of Landuse from "Industrial" to "Transportation" (T- 3, Roads) for proposed 30 mtr wide Road for land measuring 6.47 Ha at Industrial Area, Rohini Phase – V.

## 2. PROPOSAL:-

The details of Change of Landuse for both the cases is as under:-

Sr. No.	Location	Area (In Hac.)	Landuse (As per MPD – 2021 & ZDP of Zone – "M")	Landuse changed to	Boundaries
1 (CLU-1)	Industrial Area, Rohini, Phase –V	8.0 (20.0 Acres)	Industrial	Transportation (T- 2, Bus Depot)	North – Proposed 45 M wide Road East – Industrial Area South – Proposed 30 M wide Road West – Proposed 30 M wide Road
2 (CLU-2)	Industrial Area, Rohini, Phase –V	6.47	Industrial	Transpiration (T- 3, Roads)	North – Industrial Area, Village Ranikhhera East – Industrial Area South – DSIIDC Land West – Proposed 100 M wide Road (UER – II)

The drawing with above details (Refer Annexure-'A') and the copy of the Minutes of Board Meeting (Refer Annexure-'B') is attached.

The above Change of Landuse is placed before the Authority for further processing under Section 11 - A of DD Act 1957 for final Notification by MoUD, GOI.

## 3. RECOMMENDATION

Proposal contained in Para - 2 above is placed before the Authority for further processing under Section 11 - A of DD Act 1957 for final Notification by MoUD.

## RESOLUTION

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



Annexure - B  
'B'

DELHI DEVELOPMENT AUTHORITY  
Office of the Addl. Commr. (Plg.) UE, MP&LP

No.F.20(14)2014/MP

Dt.5.9.14

Sub: Recommendations of the meeting of Board of Enquiry and  
Hearing held on 7.8.14

A meeting of the Board of Enquiry and Hearing was held on  
Thursday 07.08.2014 at 12.30 noon in the Chamber of EM, DDA for  
processing of following two cases of Change of Landuse in MPD-2021  
and Zonal Development Plan of Zone-M in response to Public Notice  
S.O.1538 (E) dated 17.06.2014 published in Gazette of India:

1. Change of Landuse from "Industrial" to "Transportation" (T-2, Bus  
Depot) for land measuring 8.00 Ha (20 Acres) at Industrial Area,  
Rohini, Phase-V.
2. Change of Landuse from "Industrial" to "Transportation" (T-3,  
Roads) for Proposed 30 mtr Wide Road for land measuring 6.47 Ha  
at Industrial Area, Rohini, Phase-V.

In response to the public notice, 3 obj./sugg. were received. All  
were submitted by Sh.Rahul Gupta, resident of 158, Munirka Vihar, New  
Delhi. The summary of these obj./sugg. alongwith copy of the obj./sugg.  
were circulated to the members of Board of Enquiry and Hearing. The  
board has heard Sh.Rahul Gupta alongwith his colleague Sh.M.K.Gupta.

Sh.Gupta during the meeting handed over a copy of his letter dt.4.8.14  
addressed to Hon'ble Minister, Ministry of Urban Development, having  
endorsement of letter to Hon'ble Lt.Governor., Delhi, VC, DDA, and EM,  
DDA. In addition to above, it was brought to notice by Sh.Gupta that DDA  
had already allotted and handed over the possession of 20 acres of land  
to DTC for construction of Depot in Rohini without going through the  
process of change of land use u/s 11 A of D.D.Act whereas it is the  
instructions of the Central Govt. that without completing the process of  
change of land use, no construction should be taken up. He also pointed  
out that DDA has taken up the other commitments without fulfilling the  
requirements of the registrants in the Rohini scheme to whom till date the  
possession of plots have not yet been handed over and the matter is still  
under litigation in Hon'ble High Court of Delhi /Hon'ble Supreme Court of  
India. DDA should first take action for the commitment which is pending  
for the last 33 years. He desired that the Board should get a brief report

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about the reasons for the pendency of allotment and handing over the residential plots before its change of land use process is taken up further.

Rohini planning office and the Rohini Engineering office has provided the following:

- i) More than 82,000 applicants were registered for the said Scheme and DDA gave allotment/possession to these Registrants from time to time and more than 25,000 registrants were left out from allotment of residential plots. The request for carving out of these plots, was received time to time from Residential Lands Branch, Land Disposal Wing, DDA. The Planning Department carved out 25,482 residential plots of various categories as per requirement in thirty (30) Layout Plans in Sector- 28,29,30,34,35,36,37 & 38 Rohini. The land measuring 262.6 ha (approximately) with Residential Land use earmarked in thirty (30) Layout Plans for these residential plots.
- ii) These Layout Plans were considered and approved by Screening Committee from Dec.2009 to May 2012 (24,629 plots) and last scheme was approved by Screening Committee on 21.03.2014 (850 plots). After the approval by the Screening Committee, Layout Plans were issued to all concerned for feasibility, demarcation and disposal. The feasibility and demarcation was carried out by Engineering Wing, Rohini based on which DDA carried out Draw of Lots for individual plots on 12.06.2012 (24,629 plots) and subsequently, on 08.08.2014 for 744 plots.
- iii) There is a court case in Hon'ble Delhi High Court and Supreme Court for allotment/handing over of developed plots to the Registrants by DDA. As regards Hon'ble Delhi High Court, the details were provided by Planning Department till the year 2011. Subsequently, the matter in the High Court is being pursued and dealt by Engineering Wing and Residential Lands Branch, Land Disposal Wing, DDA. As regards matter in Supreme Court of India, the Rohini Planning Office is not aware, as no input has been desired till date in the said matter. However, this matter is being looked after by Engineering Wing and Residential Lands Branch, Land Disposal Wing, DDA.
- iv) As regards, Hon'ble Supreme Court of India order dt. 08.07.2014 in petitions for special leave to appeals 16385-16388/2012, DDA has been directed to issue the Allotment letters of the developed plots to the successful registrants in the Draw held on 12.06.2012. On this subject two meetings were held in the Chamber of P.C(LD) DDA on 16.07.2012 and 22.07.2012 wherein there is no action on the part of Planning Department as it has already carved out 25,482 residential plots, which fulfills the backlog of Rohini Registrants as per details forwarded by Residential Lands Branch, of L.D. Wing, DDA. This matter is being perused by Engineering Wing and Residential Lands Branch of L.D. Wing, DDA.

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- v). Engg. Deptt. has submitted that the Engineering work and the development work in sector 34(Part), 35, 36 & 37 were held up since Feb.2013 due to agitation by Barwala villages and also the status-quo orders by the Hon'ble Supreme Court on two SLPs in 2013. It has been brought on record that about 11000 plots in sector 28, 29, 30 & 34(Part) can be made available for physical possession by the end of 2014 where street light electricity can be made available by March-June 2015.
- vi) Regarding the allotment of 20 acres of land for Millennium Depot, based on the meeting held at Raj Niwas in Feb.2014, allotment has been made and the possession has been handed over in village Rani Khera where the land use has been assigned as industrial which is being processed for its change of land use through this public notice.

As the DDA has already prepared the layout plan for fulfilling the commitment of the registrants in land meas.262.6 ha. and the transportation and bus depot is also a facility to meet out the requirement of the residents of Rohini as well as the other citizens of the Delhi, the Board recommends the change of land use of following two pockets:

1. Change of Landuse from "Industrial" to "Transportation" (T-2, Bus Depot) for land measuring 8.00 Ha (20 Acres) at Industrial Area, Rohini, Phase-V.
2. Change of Landuse from "Industrial" to "Transportation" (T-3, Roads) for Proposed 30 mtr Wide Road for land measuring 6.47 Ha at Industrial Area, Rohini, Phase-V.

*R.K. Jain*

(R.K.Jain)  
Addl. Commr. (Plg.)

Convener & Member Secretary of Board.

*J.B. Kshirsagar*  
(J.B.Kshirsagar)  
Chief Town Planner  
Member of Board.

*Abhai Sinha*  
(Abhai Sinha) 08/9/2014  
Engineer Member  
Chairman of Board

*Venkaresh Mohan*  
(Venkaresh Mohan)  
Finance member  
Member of Board.

*Jitender Kumar Kochar*  
(Jitender Kumar Kochar)  
Member of Board



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 145/14**

**Item No. 145/2014**

**F. 7(56)2010/PB.I/Pt.I.**

**AMENDEMENTS IN THE RECRUITMENT REGULATIONS OF PLANNING CADRE.**

The existing Recruitment Regulations for various posts in Planning Cadre have been reviewed by the RR Review Committee under the Chairmanship of Pr. Commissioner (Personnel). The recommendations of the 6<sup>th</sup> Central Pay Commission Report, revised sanctioned strength of different cadre as circulated vide E.O No. 1032 dated 18.06.2010 have been considered by the RR Review Committee. The pay scale has been modified in accordance with the recommendations of 6<sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 and circulated vide E.O. No. 1988 dated 06.10.2009. The committee was of the view that the guidelines of DoPT regarding qualifying service for promotion among Grade Pays and other aspects may be incorporated in the RRs and mostly guidelines have been accepted by the Committee. Hence, the following major amendments have been made in the RRs of planning cadre:

**2. PROPOSAL**

Keeping in view the position explained above, following proposals are placed before the Authority for consideration/approval:

- A. Pay Scales of all the posts in the cadre have been revised as per the recommendations of the 6<sup>th</sup> CPC. (Annexure 'A')
- B. The sanctioned strength have been revised as per E.O. No. 1032 dated 18.06.2010. (Annexure 'B')
- C. Age limit for direct recruitment have been prescribed in accordance with the guidelines issued by the DoPT.
- D. In Para 13 of RRs, the level of DPC has been mentioned in place of composition of DPC to avoid modification in RRs with the change in constitution of the DPC.
- E. The recommendations of the RRs Review Committee are placed as Annexure - C.
- F. The minimum educational qualification for direct recruitment for the post of Planning Assistant has been revised in Para '8' as under:

**Essential:**

- (i) Bachelor Degree in Planning/Architecture from a recognized University/Institution or equivalent.

G (a) The minimum educational qualification for direct recruitment for the post of Assistant Director (Plg.) as suggested by the VC, DDA and approved by the Hon'ble LG, Delhi has been incorporated in Para 8 of the proposed RRs which may now be read as under:

**Essential:**

"Bachelor Degree in Planning / Architecture / Civil or Municipal Engineering with post Graduation in Planning with specialization in any of the field of Town / City / Urban Planning / Housing / Transport or Environment Planning.

**Desirable:**

- (i) Degree/Diploma in Geographic Information System (GIS)/Geo-Informatics or equivalent from a recognized University/Institute.
- (ii) Associate Membership of the Institute of Town Planners (India).
- (b) The qualifying service for promotion to the post of Assistant Director (Plg.) has been substituted in Para 12 of RRs as under:

**Promotion:** From amongst Planning Assistants with 3 years regular service in the grade and a degree in Planning/Architecture/Civil Engineering from a recognized institution or university

OR

From amongst Planning Assistants with 6 years of regular service in the grade.

**Note:** The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post by the officers in the feeder grade.

H (a) The minimum educational qualification for direct recruitment for the post of Dy. Dir. (Plg.) as suggested by the VC, DDA and approved by the Hon'ble LG, Delhi has been incorporated in Para 8 of the proposed RRs which may now be read as under:

**Essential:**

- (i) Bachelor Degree in Planning / Architecture / Civil or Municipal Engineering with post Graduation in Planning with specialization in any of the field of Town / City / Urban Planning / Housing / Transport or Environment Planning.
- (ii) At least 5 years experience in a Planning Office in Development Authority or Local Body or in a Govt. undertaking.

**Desirable:**

- (i) Associate Membership of the Institute of Town Planners (India).
- (b) Method of recruitment has been prescribed as (i) 75% by promotion failing which by transfer on deputation: (ii) 25% by direct recruitment.
- (c) Existing provisions against column No. 12 grades from which promotion/deputation/absorption to be made have been revised as under:  
**Promotion:** From amongst Assistant Directors (Planning) with at least 5 years regular service in the grade and a post graduate degree in Physical/Town/City/Urban/Housing/Transport/Environmental planning from a recognized university/institution or equivalent OR

From the post of Asstt. Directors (Plg.) having 07 years regular service in the grade and degree in Planning/Architecture/Civil Engineering OR

From the post of Asstt. Director (Plg.) with a diploma in Planning/Architecture/Civil Engineering and atleast 08 years regular service in the grade.

**Note:** The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post.

**Deputation:** Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./Development Authorities/Public Sector Undertakings/Autonomous Bodies having 05 years experience.

- (d) Existing provisions against column no. 15 "Disqualification" has been revised.
- (1)(i) Existing provisions against column no. 12 of Director (Plg.) in RRs regarding recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made has been revised as under:  
**Promotion:** From amongst Dy. Directors (Planning) with 5 years regular service in the grade and possessing post graduate degree in the field of Physical/Town/City/Urban/Housing/Transport/Environmental planning from a recognized university/institution or equivalent OR

From the post of Dy. Director (Plg.) having 07 years regular service in the grade possessing degree in Planning/Architecture/Civil Engineering.

**Note:** The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post.

**Deputation:** Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./Development Authorities/Public Sector Undertakings/Autonomous Bodies having 05 years experience.

- (ii) Existing provisions against column no. 15 disqualification has been revised.  
(J)(i) Existing provisions against column no. 12 in the RRs of Addl. Commr. (Plg.) regarding recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made has been revised as under:

**Promotion:** From amongst the Director (Plg.) with 05 years regular service in the grade.

**Deputation:** Officers holding analogous posts in the parents cadre/department on regular basis under the Central or State Govt./Development Authorities/Public Sector Undertakings/Autonomous Bodies having 05 years experience.

- (ii) Existing provisions against column no. 15 disqualification has been revised.

- (K)(a) The minimum educational qualification for direct recruitment for the post of Commissioner (Plg.) as suggested by the VC, DDA and approved by the Hon'ble LG, Delhi has been incorporated in Para 8 of the proposed RRs which may now be read as under:

**Essential:** (i) Bachelor Degree in Planning / Architecture / Civil or Municipal Engineering with post Graduation in Planning with specialization in any of the field of Town / City / Urban Planning / Housing / Transport or Environment Planning.

- (ii) At least 15 years experience in a Planning Office in a Development Authority/Local Bodies/Govt. Undertaking (Relaxable in case of candidate otherwise well qualified).

**Desirable:** Fellow Membership of the Institute of Town Planners (India) or equivalent.

- (b) Existing provisions against column no. 9 as regard to age and educational qualification prescribed for direct recruit will apply in case of promotees and deputationists has been revised:

- (c) Existing provisions against column no. 11 for method of recruitment has been revised as "By promotion failing which by transfer on deputation and failing both by direct recruitment.
- (d) Existing provisions against column No. 12 grades from which promotion/deputation/absorption to be made have been revised as under:

**Promotion:** From the amongst the Addl. Commr. (Plg.) with 03 years regular service in the grade and possessing qualifications prescribed for direct recruits failing which by Addl. Commr. (Plg.) with 08 years of combined regular service as Addl. Commr. (Plg.) and Director (Plg.) in DDA having qualifications prescribed for direct recruits.

**Deputation:** Officers under the Central or State Govt./Development Authorities/Public Sector Undertakings/Autonomous Bodies & possessing qualifications and experience prescribed for direct recruits and holding the post on regular basis.

- i) Analogous post in the parent cadre / department.
- ii) Post in PB-4 Rs. 37400-67000/- with grade pay Rs. 8700/- and 3 years service in the grade in the parent cadre / department.

- (e) Existing provisions against column no. 16 power to relax has been revised as under:

Where the Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations with respect to any class or category of persons.

3. **Financial Implication if any:**

Since this is an amendment in the RRs as such there is no Financial Implication.

4. **Specific Recommendation requiring Authority Approval.**

The Authority is requested to approve the proposal contained in Para 02 above.

5. **Why the approval of Authority is sought:**

The Authority is competent to approve the amendment in the RRs.

## RESOLUTION

Principal Commissioner (LM, Pers. & Systems), DDA explained the agenda item.

It was noted that his observations/queries on file regarding this agenda item have not been responded to.

Addl. Secretary, MOUD pointed out that DOPT guidelines should be adopted while framing the recruitment regulations. He also raised the following issues:-

- (i) Page 79, Sl. No. 2, Col. 4 : sentence "subject to variation dependent on workload" needs to be deleted.
- (ii) Page 81, Sl. No. 13, Col. 4 : composition of DPC should be clearly defined.
- (iii) Page 89-90, Sl. No. 12, Col. 4 : percentage of vacancies to be filled up by various modes should also be specifically mentioned.
- (iv) Page 99-100, Sl. 12, Col. 4 : period of service and residency, both need to be prescribed.
- (v) The same deficiencies run in the entire agenda item which needs to be corrected.

It was also pointed out that the power of relaxation of Rules has been delegated to the Authority in the proposed Agenda Item though the RRs presently vest the power with the Central Government in this regard. A detailed exercise for amending the RRs of Planning cadre should be carried out in a professional manner as per extant provisions.

After deliberations, the Authority directed the Deptt. concerned to re-examine and re-submit the agenda before the Authority for a decision.

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**DELHI DEVELOPMENT AUTHORITY**  
(Policy & Coordination (Personnel))

**ANNEXURE -A**

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EO No. 1988

Dated 6.10.09

**ESTABLISHMENT ORDER**

**Sub: Adoption of recommendations of the 6<sup>th</sup> Central Pay Commission in Delhi Development Authority:**

The Ministry of Finance (Department of Expenditure), Government of India through Notification in the Gazette of India vide GSR-622 (E) dated 29<sup>th</sup> August, 2008 has accepted the recommendations of the 6<sup>th</sup> Central Pay Commission. The recommendations of the 6<sup>th</sup> Central Pay Commission were however, also extended to the employees of the Autonomous organizations vide Ministry of Finance, Department of Expenditure vide OM No. 7/23/2008-E-III(A) dated 30<sup>th</sup> September, 2008.

2. Accordingly, the Hon'ble Lt. Governor in his capacity as Chairman, DDA has constituted a Committee vide EO No.1760 dated 12.9.2008, to identify and recommend corresponding pay scales in accordance with the recommendations of 6<sup>th</sup> Central Pay Commission as notified by the Government of India in respect of Group 'A', 'B', 'C' & 'D' employees of DDA and also to look into the difficulties arising out of its implementation.

3. Pending approval by the Authority taking into consideration the fact that the Committee would take some time to complete the job, it was decided with the approval of the Lt. Governor, Delhi/Chairman, DDA to release the pay and allowances and arrears to DDA employees taking into account the corresponding pay scales/pay bands/grade pay as per recommendations of the 6<sup>th</sup> Central Pay Commission as mentioned above. This was subject to recovery/adjustment, if any, at the time of final fixation of pay/pension, reimbursement of payment on account of arrears. These orders are also in consonance with the decisions of the Govt. of India relating to pensions/family pensions, etc. and provisions regulating pension/gratuity/commutation as per OM No.38/37/08/P&PW (A) dated 1.9.2008 and OM No. 38/37/08-P&PW (A) dated 2.09.2008. Accordingly, E.O. No. 1842 dated 25.9.2008 and E.O No. 2029 dated 03.11.2008 were also issued to the above effect by the Personnel Department.

4. The said Committee has submitted its Report on 16.2.2009 with recommendations for adoption of the revised Pay Bands with applicable Grade Pay, in respect of Group 'A', 'B', 'C' & 'D' employees of Delhi Development Authority.

5. The Authority vide its Resolution No.20/2009 dated 3.6.2009 has accepted the recommendations of the Committee as detailed below:

- (i) In most of the cadres/posts, in DDA, replacement corresponding pay band/grade pay has been recommended, as per recommendations of the 6<sup>th</sup> CPC, Govt. of India. The Commission has also recommended merger of erstwhile pay scales of RS.5000-9000, 5500-9000 with 6500-10500 and up-gradation of pay scale from of Rs.6500-10500 to Rs.7500-12000. Accordingly, the Committee has recommended adoption of the corresponding Pay Bands/Grade Pay, in DDA, as applicable to the merged/up-graded/revised pay scales.

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- (ii) **Applicability of New Scale (Group - 'A' Entry).**  
As per Notification dated 29.08.2008, a new scale (Sl. No.17 of Section-1 of Part - 'A' - Group - 'A' Entry) in PB-3 i.e. Rs.15600-39100 with Grade Pay of Rs.5400/- corresponding to Rs.8000-13500/-, has been introduced. In DDA, there are certain posts which are presently in the existing pay scale of Rs.8000-13500/- and are classified as Group - 'A' posts. Therefore, the Committee recommends to adopt the corresponding Pay Band of Rs.15600-39100 in PB - 3 with Grade Pay Rs.5400/- in respect of all such posts which are already operative as Group - 'A' posts in DDA.

- (iii) **Grant of corresponding Pay Band/Grade Pay and the Non-Functional Pay Band/Grade Pay to the AD (Ministerial)/Sr. PS/PS after completion of 4 years.**

The posts of Asstt. Director (Ministerial) and Sr.PS/PS in DDA are treated at par with the equivalent posts of SO and Pvt. Secretary in the cadre of CSS/CSSS since these carry the same scale of pay and same nature of duties. Accordingly, DDA had already adopted the non-functional pay scales for both these cadres on the pattern of CSS/CSSS vide Resolution Nos.72/2007 and 73/2007 dated 9.8.2007, in pursuance of DOPT OM No.21/86/03-CS-1 dated 13<sup>th</sup> November, 2003 and OM No.10/3/2004/CS-II(Pl.1) dated 24<sup>th</sup> June, 2005 respectively. On the recommendations of 6<sup>th</sup> CPC, the Govt. of India has revised the pay scale of SO/PS from Rs.6500-10500 to Rs.7500-12000 and placed in PB-2 i.e. Rs.9300-34800 with Grade Pay of Rs.4800/- and also Pay Band/Grade Pay of Rs.15600-39100 in PB-3 with Grade Pay of Rs.5400/- being Non-Functional Scale after completion of four years of regular service. Since, DDA had already granted the Non-Functional Pay Scales to both the above categories, the Committee has recommended applicability and adoption of these corresponding Pay Bands/Grade Pay for both these categories of posts in DDA.

- (iv) **Applicability of PB-4 i.e. Rs.37400-67000 with Grade Pay of Rs.8700/- to the officers who had been granted the 'Selection Grade' of Rs.14300-18300/- :**

In DDA, after implementation of recommendations of 4<sup>th</sup> CPC, as per GOI's orders No.19/1/86/PP dated 14.8.1987 and Ministry's Resolution No. 3 dated 12.03.1992 and No. 125/1996 dated 27.8.1996, 15% of Group - 'A' posts in the scale of Rs.3000-4500 (pre-revised) and above operative in different cadres of DDA, were decided to be given 'Selection Grade' i.e. Rs.4500-7000 (pre-revised) after completion of 13 years of Group - 'A' service and promoted to a JAG level post. Accordingly, considering only Group - 'A' posts carrying a pay scale of Rs.3000-4500, where JAG level posts existed, were identified in different cadres, as detailed below, for grant of selection grade. Thereafter, the selection grade posts in General Administration cadre were increased from 9 to 11 after clubbing the 'PR Cadre' and 'Systems Cadre' vide Authority's Resolution No.8/2004 dated 27.2.2004. The pre-revised scales of pay to these posts are Rs.12000-16500/- and Rs.14300-18300 (Selection Grade).

S. No.	Cadre	No. of Posts	S. No.	Cadre	No. of Posts
1.	General Administration	01	4.	Architecture	01
2.	Finance & Accounts	01	5.	Civil Engineering	03
3.	Legal	01	6.	Electrical Engineering	03
4.	Planning	06	7.	Horticulture	01

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The corresponding replacement scale to the scale of pay of Rs.12000-16500/-, as per 6<sup>th</sup> CPC, is PB-3 i.e. Rs.15600-39100 with Grade Pay of Rs.7600/-. However, the corresponding replacement scale in respect of scale of pay of Rs.14300-18300/- is PB-4 i.e. 37400-67000 with Grade Pay of Rs.8700/-. Hence, the Committee has recommended the corresponding replacement PB-4 i.e. 37400-67000 with Grade Pay of Rs.8700/- to all such eligible Group - 'A' officers who had been granted/to be granted the 'Selection Grade'.

(v) Finance & Accounts Cadre :

There are different recommendations for Accounts Personnel belonging to 'Unorganized Accounts Cadre' and the 'Organized Accounts Cadres'. The personnel belonging to organized accounts cadres have compulsorily to pass departmental examinations like SAS for promotion. In DDA, the accounts cadres begin at the level of Accountant which is filled up through departmental SAS examination. Since, DDA had already adopted the revised pay scales in respect of Accountant/Asstt. Accounts Officer on the pattern of IAAD vide EO No.1351 dated 1.10.2007 issued in pursuance of Ministry of Finance, GO's OM No.F6/82/E.II(B)/91 dated 28.2.2003, the Committee has recommended adoption of corresponding Pay Band/Grade Pay for the Finance & Accounts Wing of DDA as applicable to the 'Organized Accounts Cadres' in the Government.

(vi) Revenue Cadre:

The 6<sup>th</sup> CPC has equated the posts of Tehsildar & Deputy Tehsildar with the posts of Inspector and Sub Inspector in Police. In addition, the post of Patwari has been placed in the higher pay scale, irrespective of the designation it carries in various UTs. Considering these recommendations, the Committee has also recommended adoption of similar pay bands/grade pay for the same level of posts in DDA. Accordingly, the Committee has recommended adoption of similar pay bands/grade pay for various posts in Revenue Cadre.

(vii) Hindi Cadre :


The 6<sup>th</sup> CPC has made specific recommendations for Hindi Cadre in Central Secretariat Official Languages Services (CSOLS), Govt. of India. It has also recommended vide OM No.F.No.1/1/2008-IC dated 21<sup>st</sup> November, 2008 and Corrigendum dated 27<sup>th</sup> November, 2008 that the subordinate/field organizations need to be brought at par with CSOLS. Accordingly, the Committee has recommended adoption of the similar pay bands/grade pay for DDA employees of the Hindi Cadre in DDA.

(viii) Group - 'D' Employees :

(A) The Pay Commission has given different recommendations for Group - 'D' employees, as reproduced below :-

- (a) In the case of Group-'D' Employees, the pay in the revised pay structure will be fixed initially in the -15 Pay Band with the appropriate grade pay and arrears paid accordingly. Thereafter, pay of such of those Group-'D' employees who already possess the revised minimum qualifications i.e. 10<sup>th</sup> standard or ITI or equivalent as recommended by the Commission prescribed for entry into PB-I would be fixed with effect from 1.1.2006 in PB-I with Grade Pay of Rs.1800/-.
- (b) Existing Group-'D' Employees who do not possess the revised minimum qualifications for entry into PB-I would be retrained by the concerned Department preferably within a period of six months so that payment of arrears on account of up-gradation are not delayed. After retraining, these Group-'D' staff will also be placed in the Pay Band PB-I with the Grade Pay of Rs.1800/- with effect from 1.1.2006 and arrears drawn accordingly. Once placed in the PB-I Pay Band, this category of Group-'D' staff will regain their seniority vis-a-vis the other category of Group-'D' staff that already possessed the minimum qualifications and were, therefore, placed in the PB-I pay band as on 1.1.2006. Inter-se-seniority of all the employees in

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erstwhile Group-'D' will be fully maintained with Group-'D' employees in a higher pre-revised pay scales being placed higher vis-à-vis an employee in a lower pay scale. Within the same pre-revised pay scale, seniority which existed prior to revision would continue.

- (c) Arrears shall be payable with effect from 1.1.2006 in both the cases i.e. to those Group-'D' employees who possess the qualifications and are placed in PB-I straight away and those Group-'D' employees who do not possess the qualifications and are placed after re-training.

- (B) Based on it, the Committee recommended adoption of the same in respect of all its Group - 'D' employees (including the Group - 'D' work-charged employees). However, for imparting requisite training to the Group - 'D' employees, as per Para (viii)(A) (b) above, the Authority has accepted Committee's recommendations as under:

- (a) Training Module may be identified and prepared by a Group of Officers consisting of Director (Personnel), Director (Training), Director (Work-Charged), Dy. Director (P)-IV & Dy. Director (P)-III.
- (b) Training to such Group - 'D' employees may be imparted by the concerned Heads of Department in DDA, as per the Training Module so prepared by the Group of Officers mentioned in Para (viii) (B) (a) above.
- (c) The appropriate designation for Group-'D' posts in terms of the recommendations of the 6<sup>th</sup> Central Pay Commission (refer to Para No.3, 7 and 9 of the CPC Report.) placed in the PB-I band would also be decided.

6. The details of Pay Bands with applicable Grade Pay in respect of Group-'A', 'B', 'C' and 'D' posts operative in different cadres in DDA, are given in Annexure - 'A' (consisting 13 pages) to this Establishment Order.

7. For the purpose of fixation of Pay & Allowances and other allowances, the Govt. of India's decisions, have already been circulated by the Ministry of Finance (Department of Expenditure)/DOPT/Department of Pension and Pensioners' Welfare, etc. relating to Transport Allowances, House Rent Allowance & CCA, Dearness Allowance, Grant of Children Education Assistance & Reimbursement of Tuition Fee, Grant of Child Care Leave to Women Government Employees, Revision of Pension of pre-2006 pensioners/family pensioners, etc, revision of provisions regulating pension/gratuity/commutation of pension/family pension/disability pension/ex-gratia lump-sum compensation, Project Allowance, Spilt Duty Allowance, Cycle Maintenance Allowance, Grant of Advances, Grant of Deputation Allowance, Grant of Increased Washing Allowance, Encashment of Leave, etc. The above orders issued by the Govt. of India relating to implementation of other recommendations of 6<sup>th</sup> CPC are also to be adopted in DDA. Accordingly, the Finance & Expenditure Wing of DDA has already circulated copies of these OMs and the same have been accepted by the Authority. However, any further decision taken by Govt. of India regarding fixation of pay, allowances, pension, etc. has to be adopted in DDA with the approval of Vice-Chairman, DDA. Besides, the Medical Allowance and FCA/FTA may also be continued till further orders as these schemes are internal to DDA.

8. The Authority, as a standing arrangement, has further directed that the cases of anomalies, if any, should be placed before the existing Committee constituted for the purpose of making recommendations of corresponding pay scales in accordance with the recommendations of 6<sup>th</sup> Central Pay Commission.

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9. A copy each of Notification in the Gazette of India vide GSR 622 (E) dated 29<sup>th</sup> August, 2008 issued by the Ministry of Finance (Department of Expenditure) and the Report of the Committee constituted by the Lt. Governor, Delhi are being up-loaded on the DDA's Website [www.dda.org.in](http://www.dda.org.in). The same may be consulted in case of any doubt. However, for any clarifications, the matter may be referred to the Personnel Department/Finance & Expenditure Wing in DDA.

*[Signature]*  
[Pramila H. Bhargava]  
Commissioner (Personnel)

Encls: Annexure - 'A' (consisting 13 pages)

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6 October, 2009

Copy for information and necessary action to:

1. Additional Secretary to Lt. Governor, Raj Niwas, Delhi.
2. OSD to Vice-Chairman, DDA.
3. PS to VC, FM, EM, PC, PC(Housing, LM & Systems), PCCS, PC(CWG).
4. All Heads of the Department;
5. Chief Accounts Officer, DDA.
6. Chief Vigilance Officer, DDA.
7. Director (Systems) together with soft/hard copies of the documents mentioned in Para 9 above for up-loading the same on DDA's Website.
8. All Drawing and Disbursing Officers of DDA.
9. Sr. Accounts Officer (Estt.)/Gaz., /NG/(F&E).
10. Accounts Officer (Budget), DDA.
11. Notice Board, Vikas Sadan & Vikas Minar.
12. Librarian, DDA Library(Main)- Two copies
13. Guard File.
14. EO Book.

*[Signature]*  
[Devesh Singh]  
Director (Personnel)



Delhi Development Authority

Annexure - 'A'

VC/FM/EM/CVO

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Vice-Chairman	Rs. 22,400-525-24500/-	-	PB-4	Rs.37400-67000/- Rs.12000/-
2.	Finance Member	Rs. 18,400-500-22,400/-	-	PB-4	Rs.37400-67000/- Rs.10000/-
3.	Engineer Member	Rs.18,400-500-22,400/- + Rs.300/- Special Pay	-	PB-4	Rs.37400-67000/- Rs.10000/-
4.	Chief Vigilance Officer	Rs.18,400-500-22,400/-	-	PB-4	Rs.37400-67000/- Rs.10000/-

Cadre

ENGINEERS

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Chief Engineer (Civil) / (Elect.)	Rs.18,400-22,400	-	PB-4	Rs.37400-67000 Rs.10000
2.	Superintending Engineer (Civil) / (Elect.)	Rs.12000-16500	-	PB-3	Rs.15600-39100 Rs.7600/-
3.	Ex. Engineer (Civil) / (Elect.)	Rs.10000-15,200	-	PB-3	Rs.15600-39100 Rs.6600/-
4.	*Asstt. Executive Engineer (Civil) / (Elect.) (Group - 'A')	Rs.8000-13,500	-	PB-3	Rs.15600-39100 Rs.5400/-
5.	Assistant Engineer (Civil) / (Elect.)	Rs.6500-10,500	7450-11500	PB-2	Rs.9300-34800 Rs.4600/-
6.	Junior Engineer (Civil) / (Elect.)	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800 Rs.4200/-
7.	Work Assistant	Rs.4000-6000	-	PB-1	Rs.5200-20200 Rs.2400/-

\*At present, there is no functional post of AEE, which is a post meant for direct recruitment and is also not a promotional post, in DDA

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निदेशक (कार्मिक)  
दिल्ली विकास प्राधिकरण  
विकास सचिव, आई.एन.ए.  
नई दिल्ली

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Cadre

ADMINISTRATIVE/MINISTERIAL

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade P.
1.	2.	3.	4.	5.	6.
1.	PCCS / Principal Commissioner	Rs.18,400-22,400/-		PB-4	Rs.37400-67000/-
2.	Commissioner	Rs.14,300-18,300/-		PB-4	Rs.37400-67000/-
		Rs.18,400-22400/- (For Departmental candidates on completion of 5 years service on the post of Commissioner)		PB-4	Rs.37400-67000/-
3.	Director	Rs.12000-16500/-		PB-3	Rs.15600-39100/-
4.	Dy. Director	Rs.10,000-15,200/-		PB-3	Rs.15600-39100/-
5.	Asstt. Director	Rs.6500-10,500/-	7500-12000	PB-2	i) Rs.9300-34800/-
		Rs.8000-13500/ (On completion of 04 years)	8000-15500 (On completion of 04 years)	PB-3	ii) Rs.15600-39100 (on completion of four years)
6.	Assistant	i)Rs.5500-9000/- ii)Rs.6500-10,500/- (revised w.e.f. 15.9.2006).	6500-10,500/-	PB-2	Rs.9300-34800/-
7.	Upper Division Clerk	Rs.4000-6000/-		PB-1	Rs.5200-20200/-
8.	Lower Division Clerk	Rs.3050-4590		PB-1	Rs.5200-20200/-
9.	Sr. Welfare Inspector	Rs.6500-10,500/-	7450-11500	PB-2	Rs.9300-34800/-
10.	Welfare Inspector	Rs.5500-9000/-	5500-10500	PB-2	Rs.9300-34800/-

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## Cadre

## Planning

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Commissioner (Planning)	Rs.18,400-500-22,400/-		PB-4	Rs.37400-67000/-	Rs.10000/-
2.	Addl. Commissioner (Planning)	Rs.14,300-400-18,300/-		PB-4	Rs.37400-67000/-	Rs.8700/-
3.	Director (Planning)	Rs.12000-375-1650/-		PB-3	Rs.15600-39100/-	Rs.7600/-
4.	Jt. Dir/Dy. Director (Planning)	Rs.10,000-325-15,200/-		PB-3	Rs.15600-39100/-	Rs.6600/-
5.	Asstt. Director (Planning). (Group - 'A')	Rs.8000-275-13,500/-		PB-3	Rs.15600-39100/-	Rs.5400/-
6.	Planning Assistant	Rs.6500-200-10,500/-	7450-11500-	PB-2	Rs.9300-34800/-	Rs.4600/-
7.	Planning Draftsman	Rs.5000-150-8000/-	6500-10500	PB-2	Rs.9300-34800/-	Rs.4200/-

## Cadre

## Architectural / Landscape

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Chief Architect	Rs.18400-22400		PB-4	Rs.37400-67000	Rs.10000/-
2.	Addl. Chief Architect	Rs.14300-18300		PB-4	Rs.37400-67000	Rs.8700/-
3.	Sr. Architect / Director (Landscape)	Rs.12000-16500		PB-3	Rs.15600-39100	Rs.7600/-
4.	Jt. Dir. / Dy. Director (Landscape)/ (Architecture)	Rs.10000-15200		PB-3	Rs.15600-39100	Rs.6600/-
5.	Assistant Director (Architecture)/ Asstt. Dir. (LSA) (Group - 'A')	Rs.8000-13500		PB-3	Rs.15600-39100	Rs.5400/-
6.	Architectural Assistant.	Rs.6500-10500	7450-11500-	PB-2	Rs.9300-34800	Rs.4600/-
7.	Architectural Draftsman	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800	Rs.4200/-

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Cadre

Public Relations / Photographic / Library

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Director (PR)	Rs.12000-16500	-	PB-3	Rs.15600-39100/-	Rs.7600/-
2.	Dy. Director (PR)	Rs.10000-15200	-	PB-3	Rs.15600-39100/-	Rs.6600/-
3.	Dy. Director (Publicity)	Rs.10000-15200	-	PB-3	Rs.15600-39100/-	Rs.6600/-
4.	Documentation Officer (Grp. - 'A')	Rs.8000-13500	-	PB-3	Rs.15600-39100/-	Rs.5400/-
5.	Photographic Officer	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800/-	Rs.4600/-
6.	Photographer	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-
7.	Dark Room Assistant	Rs.4000-6000	-	PB-1	Rs.5200-20200/-	Rs.2400/-
8.	Librarian (Group - 'A')	Rs.8000-13500	-	PB-3	Rs.15600-39100/-	Rs.5400/-
9.	Asstt. Librarian	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-

Cadre

ACCOUNTS WING

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Chief A/c. Officer	Rs.12000-16500	-	PB-3	Rs.15600-39100/-	Rs.7600/-
2.	Financial Advisor (Housing)	Rs.12000-16500	-	PB-2	Rs.15600-39100/-	Rs.7600/-
3.	Director (LC), (Fin.), (IA).	Rs.12000-16500	-	PB-3	Rs.15600-39100/-	Rs.7600/-
4.	Jt. CAO / Dy. CAO.	Rs.10,000-15200	-	PB-3	Rs.15600-39100/-	Rs.6600/-
5.	Sr. Accounts Officer	Rs.8000-13500	-	PB-3	Rs.15600-39100/-	Rs.5400/-
6.	Accounts Officer	Rs.7500-12000	8000-13500	PB-2	Rs.9300-34800/-	Rs.5400/-
7.	Asstt. A/c. Officer	Rs.7450-11500	7500-12000	PB-2	Rs.9300-34800/-	Rs.4800/-
8.	Accountant	Rs.6500-10500	-	-	-	-

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No. FS(01)/2008/P&amp;C(P)

प्रिन्सिपल (अकाउंट्स)  
प्रिन्सिपल (अकाउंट्स)  
प्रिन्सिपल (अकाउंट्स)

Cadre

Legal

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Chief Legal Advisor	Rs.14300-18300		PB-4	Rs.37400-67000/-
2.	Dy. Chief Legal Advisor	Rs.12700-16500		PB-3	Rs.15600-39100/-
3.	Sr. Law Officer	Rs.10000-15200		PB-3	Rs.15600-39100/-
4.	Jr. Law Officer	Rs.7500-12000		PB-2	Rs.9300-34800/-
5.	Legal Assistant	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800/-

Cadre

SYSTEMS

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Director (Systems)	Rs.12000-16500		PB-3	Rs.15600-39100
2.	Dy. Director (Systems)	Rs.10,000-15200		PB-3	Rs.15600-39100
3.	Asstt. Director (Systems)(Group - 'A')	Rs.8000-13500		PB-3	Rs.15600-39100
4.	Programmer	Rs.5500-9000	6500-10500	PB-2	Rs.9300-34800
5.	Sr. Data Assistant	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800
6.	Jr. Data Assistant	Rs.4500-7000		PB-1	Rs.5200-20200
7.	Sr. Statistical Assistant	Rs.5500-9000	6500-10500	PB-2	Rs.9300-34800
8.	Statistical Assistant.	Rs.4500-7000		PB-1	Rs.5200-20200

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No. F5(01)/2008/P&C(P)

निदेशक (प्रशिक्षण)  
विभाग प्रमुख, प्रशिक्षण  
विभाग, एन.ए.  
नई दिल्ली

Cadre

: Horticulture

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Director (Horticulture)	Rs.12000-16500	-	PB-3	Rs.15600-39100	Rs.7600/-
2.	Jt. Director./ Dy. Director (Horticulture)	Rs.10,000-15200	-	PB-3	Rs.15600-39100	Rs.6600/-
3.	Asstt. Director (Horticulture)	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800	Rs.4600/-
4.	SO (Horticulture)	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800	Rs.4200/-
5.	Garden Supervisor / Tech. Supervisor	Rs.3050-4590	-	PB-1	Rs.5200-20200	Rs.1900/-
6.	Malies.	Rs.2550-3200	-	-1S	Rs.4440-7440	Rs.1300/-

Cadre

: Surveyor

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Director (Survey)	Rs.12,000-16500	-	PB-3	Rs.15600-39100/-	Rs.7600/-
2.	Dy. Director (Survey)	Rs.10,000-15200	-	PB-3	Rs.15600-39100/-	Rs.6600/-
3.	Asstt. Director (Survey)	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800/-	Rs.4600/-
4.	Surveyor	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-

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Cadre : 7 :- Research

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Sr. Research Officer	Rs.10000-15200		PB-3	Rs.15600-39100/-
2.	Research Officer (Group-'A')	Rs.8000-13500		PB-3	Rs.15600-39100/-
3.	Research Assistant	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800/-
4.	Field Investigator	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800/-

Cadre : Draftsman

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Chief Estimator	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800/-
2.	Draftsman Grade-I (Civil)/(E/M)	Rs.5500-9000	6500-10500	PB-2	Rs.9300-34800/-
3.	Draftsman Grade-II (Civil)/(E/M)	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800/-
4.	Draftsman Grade-III / (Civil)/(E/M)	Rs.4000-6000		PB-1	Rs.5200-20200/-

Cadre : Security

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Chief Security Officer	Rs.10000-15200		PB-3	Rs.15600-39100/-
2.	Security Officer	Rs.6500-10500	7450-11500	PB-2	Rs.9300-34800/-
3.	Asstt. Security Officer	Rs.4500-7000		PB-1	Rs.5200-20200/-
4.	Head Security Guards	Rs.3050-4590		PB-1	Rs.5200-20200/-
5.	Security Guards / Chowkidar	Rs.2550-3200		-15	Rs.4440-7440

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प्रमाण (अभिप्रेत)  
प्रमाण (अभिप्रेत)  
प्रमाण (अभिप्रेत)

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Cadre

Printing Press

: BINDER SECTION

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Section Holder	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-
2.	Book Binder Grade-I	Rs.4000-6000	-	PB-1	Rs.5200-20200/-	Rs.2400/-
3.	Book Binder Grade- II	Rs.3050-4590	-	PB-1	Rs.5200-20200/-	Rs.1900/-
4.	Binding Assistant	Rs.2650-4000	-	-15	Rs.4440-7440/-	Rs.1650/-

COMPOSITOR

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Section Holder	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-
2.	Compositor Grade-I	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2400/-
3.	Compositor Grade - II	Rs.3050-4590	-	PB-1	Rs.5200-20200/-	Rs.1900/-

MACHINE SECTION

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Section Holder	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-
2.	Machineman	Rs.4000-6000	-	PB-1	Rs.5200-20200/-	Rs.2400/-
3.	Machineman Grade-III	Rs.3050-4590	-	PB-1	Rs.5200-20200/-	Rs.1900/-
4.	Machine Attendant	Rs.2650-4000	-	-15	Rs.4440-7440/-	Rs.1650/-
5.	Press Manager	Rs.6500-10500	7450 11500	PB-2	Rs.9300-34800/-	Rs.4600/-
6.	Proof Reader	Rs.4500-7000	-	PB-1	Rs.5200-20200/-	Rs.2800/-

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Cadre

Revenue

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Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Land Acquisition Collector	Rs.10,000-15200		PB-3	Rs.15600-39100/-	Rs.6600/-
2.	Asstt. Settlement Officer	Rs.6500-10500	7500-12000	PB-2	Rs.9300-34800/-	Rs.4800/-
3.	Tehsildar	Rs.5500-9000	7450-10500	PB-2	Rs.9300-34800/-	Rs.4600/-
4.	Naib Tehsildar	Rs.4500-7000	6500-10500	PB-2	Rs.9300-34800/-	Rs.4200/-
5.	Kanungo	Rs.4000-6000		PB-1	Rs.5200-20200/-	Rs.2400/-
6.	Patwari	Rs.3050-4590	3200-4900	PB-1	Rs.5200-20200/-	Rs.2000/-

Cadre

STENOGRAPHIC

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Sr. Pvt. Secretary / Pvt. Secretary	Rs.6500-10,500  8000-13500 (On completion of 04 years)	7500-12000  8000-13500 (On completion of 04 years)	PB-2  PB-3	Rs.9300-34800/-  Rs.15600-39100/- (on completion of four years)	Rs.1800/-  Rs.5400/-
2.	Stenographer Grade – 'C' / PA.	i)Rs.5500-9000/-  ii)Rs.6500-10500 (revised w.e.f. 15.9.2006).	6500-10500/-	PB-2	Rs.9300-34800/-	Rs.4200/-
3.	Stenographer Grade – 'D'	Rs.4000-6000	-	PB-1	Rs.5200-20200/-	Rs.2400/-

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निदेशक (आर्थिक)  
बिहार विधान परिषद  
बिहार, 800 004.

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Cadre : Hindi Cadre					
Sl. No	Category of Post	Existing Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	Dy. Secretary (Hindi)	Rs.10000-15200		PB-3	Rs.15600-39100/-
2.	Hindi Officer	Rs.6500-10500	8 00-13500	PB-3	Rs.15600-39100/-
3.	Sr. Hindi Translator	Rs.5500-9000	7450-11500	PB-2	Rs.9300-34800/-
3.	Jr. Hindi Translator	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800/-
5.	Technical Assistant (Hindi)	Rs.4500-7000		PB-1	Rs.5200-20200/-
6.	Asst. Hindi Translator	Rs.3050-4590		PB-1	Rs.5200-20200/-

Cadre : MISCELLANEOUS					
Sl. No.	Category of Post	Existing Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay
1.	2.	3.	4.	5.	6.
1.	*Medical Officer	Rs.10000-15200		PB-3	Rs.15600-39100/-
2.	*Asstt. Medical Officer (Group - 'A')	Rs.8000-13500		PB-3	Rs.15600-39100/-
3.	Nurse	Rs.4000-100-6000		PB-1	Rs.5200-20200/-
4.	Sr. Telephone Operator	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-
5.	Telephone Operator	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-
6.	Three Wheeler Driver/Despatch Rider (Ordinary Grade)	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-
7.	Three Wheeler Driver/Despatch Rider (Grade-1)	Rs.4000-100-6000		PB-1	Rs.5200-20200/-

\*As per incumbency register, the posts have been frozen.

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## Cadre

## MISCELLANEOUS

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
8.	Three Wheeler Driver/Despatch Rider (Grade-2)	Rs.4500-125-7000/-		PB-1	Rs.5200-20200/-	Rs.2800/-
9.	Gestetnor Operator / Ferro Operator	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
10.	Peon / Khallasi / Orderly / Process Server.	Rs. 2550-55-2660-60-3200		-1S	Rs.4440-7440/-	Rs.1300/-
11.	Rigger / Sub-Rigger	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
12.	Sanitary Inspector	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-
13.	Asstt. Sanitary Inspector	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
14.	Sanitary Mate	Rs.2610-60-2910-65-3300-70-4000		-1S	Rs.4440-7440/-	Rs.1600/-
15.	Sr. Modeller	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-
16.	Jr. Modeller	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
17.	Sr. Lift Operator	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-
18.	Lift Operator	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
19.	Painter / Mason / Fitter / Pump Operator	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
20.	Radio Mechanic	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-
21.	Tech. Operator Radio	Rs.5000-150-8000/-	6500-10500	PB-2	Rs.9300-34800/-	Rs.4200/-
22.	Foreman Elect.	Rs.5000-150-8000/-	6500-10500	PB-2	Rs.9300-34800/-	Rs.4200/-
23.	Electrician/ Wireman Grade-I/ Wireman ACR	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-
24.	Wireman Gr.-II	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
25.	Sr. Mechanic (ACR)	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-

Contd....12

No. F5(01)/2008/P&amp;C(P)

26.	Mechanic (ACR)	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
27.	Operator Elect./ Mr. H.	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
28.	Sr. Operator	Rs.4000-100-6000/-		PB-2	Rs.5200-20200/-	Rs.2400/-
29.	Mechanic-II Elect./Mech	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
30.	Sr. Mechanic/ S.S. Mechanic	Rs.4000-100-6000/-		PB-2	Rs.5200-20200/-	Rs.2400/-
31.	Mechanic Grade-II	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
32.	Cable Joiner	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
33.	Generator Operator	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
34.	Beldar / Coolies / Environment Assistant.	Rs.2550-55-2660-60-3200		-15	Rs.4440-7440/-	Rs.1300/-
35.	Mate / NTS, Asstt. Typist	Rs.2650-4000/-		-15	Rs.4440-7440/-	Rs.1650
36.	Asstt. Supervisor	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
37.	Supervisor Chainman	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
38.	Staff Car Driver (Ordinary Grade)	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
39.	Staff Car Driver Grade-I	Rs.4500-125-7000/-		PB-1	Rs.5200-20200/-	Rs.2800/-
40.	Staff Car Driver Grade-II	Rs.4000-100-6000/-		PB-2	Rs.5200-20200/-	Rs.2400/-
41.	Staff Car Driver (Special Grade)	Rs.5000-150-8000/-	6500-10500	PB-2	Rs.9300-34800/-	Rs.4200/-
42.	Chainman	Rs.2550-55-2660-60-3200		-15	Rs.4440-7440/-	Rs.1300/-

Contd....13

No. F5(01)/2008/P&C(P)

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43.	Farash	Rs.2550-55-2660-60-3200		-15	Rs.4440-7440/	Rs.1300/
44.	Bullack Cart Driver, Bhisti, Helper, Waterman/ Women, Bullack man, White Washer, Machineman, Valveman Assistant, Barkandaz (T.G), Chair Recainer, Sewerman, Asstt. Meter Reader.	Rs.2550-55-2660-60-3200		-15	Rs.4440-7440/	Rs.1300/
45.	Game Attendant	Rs.2550-55-2660-60-3200		-15	Rs.4440-7440/	Rs.1300/
46.	Bearer (SG), Armature Winder, AC Serviceman, Asstt. Cooler Mechanic, Asstt. Operator (E/M), Partition Wall Operator, Diesel Mechanic, Telephone Wireman, Asstt. Work Mistry, AC Refrigerator, Black Smith, Carpenter, Welder, Plumber, Meter Reader.	Rs.3050-75-3950-80-4590		PD-1	Rs.5200-20200	Rs.1900/-

No. FS(01)/2008/P&amp;C(P)

End of Annexure - 'A'

*(Signature)*  
 (Name)  
 (Designation)  
 (Department)



DELHI DEVELOPMENT AUTHORITY  
PERSONNEL BRANCH-I

ANNEXURE - 'B'

223

EO No. 1032

Date : June 18, 2010

**ESTABLISHMENT ORDER**

The Government of India Ministry of Urban Development (Delhi Division) vide its letter No. K-11011/8/2008-DDIA dated 14.06.2010 has conveyed approval of the Competent Authority for creation of additional posts in different cadres operative in DDA as per recommendations of Cadre Review Committee approved by the Authority vide its Resolutions No.63/2004 dated 22.11.2004, No.69/2006 dated 28.06.2006 and No.49/2008 dated 18.06.08. Accordingly, the re-determined sanctioned strength in various Cadre is as under :-

Sl No.	Name of the Cadre	Present Sanctioned Strength	No. of Additional posts as approved by MOUD	Re-determined sanctioned strength
1	<b>Horticulture Cadre</b>			
	(i) Dy. Director	10	02	12
	(ii) Asstt. Director	44	11	55
	(iii) S.O. (Hort.)	165	22	187
	(iv) Garden Supervisor	168	48	216
	(v) Senior Mali	-----	824	824
2	<b>Planning Cadre</b>			
	(i) Addl. Commissioner	03	01	04
	(ii) Dir. (Planning)	12	02	14
	(iii) Jt./Dy. Director	23	07	30
	(iv) Asstt. Director	32	10	42
3	<b>Land Scape Cadre</b>			
	(i) Dy. Director	02	01	03
	(ii) Asstt. Director	03	03	06
4	<b>Architectural Cadre</b>			
	(i) Addl. Chief Architect	02	01	03
	(ii) Sr. Architect	05	01	06
	(iii) Architect	13	02	15
5	<b>Survey Cadre</b>			
	(i) Dy. Director (Survey)	06	02	08
6	<b>Ministerial Cadre</b>			
	(i) Director	12	04	16
	(ii) Dy. Director	45	20	65
	(iii) Asstt. Director	204	61	265
	(iv) Assistant	417	295	712
7	<b>Stenographic Cadre</b>			
	(i) Private Secretary	88	34	122
8	<b>Revenue Cadre</b>			
	(i) Tehsildar	10	10	20
	(ii) Naib Tehsildar	24	26	50
	(iii) Kanungo	36	44	80
	(iv) Patwari	90	45	135
9	<b>Hindi Cadre</b>			
	(i) Hindi Officer	02	01	03
	(ii) Sr. Hindi Translator	04	02	06
	(iii) Jr. Hindi Translator	10	04	14
10	<b>System Cadre</b>			
	(i) Dy. Director	05	01	06
	(ii) Asstt. Director	08	02	10
	(iii) Programmer	08	02	10

Contd.....2

No. F.7(66)/2004/PB-I/Pt.VI/

EO No.1032 Dated : 18.06.2010  
No. F.7(66)/2004/PB-I/Pt.VI/

-: 2 :-

11	Security Cadre			
	(i) Security Officer			
	(ii) Asstt. Security Officer	04	01	05
12	Legal Cadre	12	04	16
	(i) Dy. C.L.A.			
	(ii) Sr. Law Office	03	01	04
	(iii) Jr. Law Officer	08	05	13
	(iv) Legal Assistant	14	08	22
13	Miscellaneous Cadre	15	09	24
	(i) Sr. Lift Operators	05	09	14

*[Signature]*  
18/06/10  
[Pramila H. Bhargava]  
Commissioner (Personnel)

No. F.7(66)/2004/PB-I/Pt.VI/

Dated : 18.06.2010

Copy for information to :-

- (i) Pr. Secy to LG, Delhi, Raj Niwas.
- (ii) Vice-Chairman, DDA.
- (iii) Finance Member, DDA.
- (iv) Engineering Member, DDA.
- (v) PC, PCCS, PC (LM, H&S), PC(CWG).
- (vi) Chief Accounts Officer, DDA.
- (vii) Under Secy. to the Govt. of India M/o Urban Development, Nirman Bhawan, New Delhi with reference to his communication No. K-11011/8/2008/DDIA dated 14.06.2010.
- (viii) All HODs of DDA.
- (ix) All Chief Engineers of DDA.
- (x) All Directors of DDA.
- (xi) Dy. Director (P)-I,II,III,IV,V, P&C(P) & CR, DDA.
- (xii) Sr. A.O (Estt.) Gaz./NG/Housing and all CAU's, DDA.
- (xiii) Sr. A.O. (Estt.)/PAO/Engs, DDA.
- (xiv) E.O. Book.
- (xv) Guard File.

*[Signature]*  
18/06/10  
[Pramila H. Bhargava]  
Commissioner (Personnel)

ANNEXURE B

RECRUITMENT REGULATIONS FOR THE POST OF PLANNING ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format /Col. of RRS.	Provisions in the existing RRS of DDA	Proposed Modifications in the RRs of DDA	Remarks / Reasons for such modifications
1.	Name of Post	Planning Assistant	No Change	-
2.	No. of Post	55* *(Subject to variation from time to time.	52 (Subject to variation dependent on work load)	-
3.	Classification	Group-'B'	No Change	-
4.	Pay Band & Grade Pay / Pay Scale	Rs.1640-60-2600-EB-75-2900/-	PB-2 Rs.9300-34800/- Grade Pay : Rs.4600/-	The pay scale has been modified in accordance with the recommendations of 6 <sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. No. 1988 dated 06.10.2009.
5.	Whether Selection Post or Non-Selection Post	Non-Selection	No Change	-
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	No Change	-

ANNEXURE B-C

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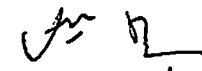
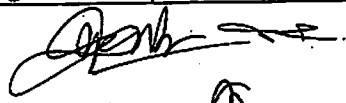
7.	Age limit for direct recruits	30 years	Not exceeding 30 years (Relaxable in accordance with the instructions or orders issued by the Central Govt.)	In the existing RRs only the upper age limit has been prescribed. The same has been prescribed in the form prescribed vide GSR 758 (E) dt. 21.12.1998
8.	Educational and other qualifications required for direct recruits.	Bachelor's Degree in Architecture or Civil Engineering or Physical Planning from a recognized University/Institution or equivalent and persons having Bachelor's Degree in Architecture or Civil Engineering should have Post Graduate Degree in City/Town/Urban Planning from a recognized University/Institution or equivalent.	Bachelor's Degree in Planning/Architecture from a recognized University/Institution or equivalent. ✓	Educational qualifications have been changed as per recommendations of Commissioner (Planning) DDA
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists?	Educational qualification : No Age : No	No	--
10.	Period of probation, if any.	Two years	No Change	--
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by direct recruitment	No Change	--

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12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	Promotion from Planning Draftsman with at least 5 years service in the post of Planning Draftsman.	<u>Promotion</u> From amongst Planning Draftsman with 5 years regular service in the grade.	Only regular service is recognized for the purpose of promotion. The qualifying service is as per OM dated 24.3.2009.
13.	If a DPC exists, what is its composition.	Sr. level DPC comprising of the following: 1. Engineer Member – Chairman 2. Secretary - Member 3. Commissioner (Personnel)- Member Secretary 4. Commissioner(Planning)- Member	Senior level DPC for Group-B Officers prescribed for the post and as notified from time to time by DDA. (For promotion only)	The Composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not need any notification with the change in constitution of the DPC.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.	No Change	
15.	Disqualification	No person who has entered into or contract a second marriage when his/her spouse is alive.	No person: (a) Who has entered into or contracted a marriage with a	




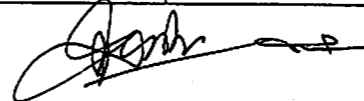





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			person having a spouse living or (b)Who having spouse living has entered into or contracted a marriage with any person; Shall be eligible for appointment to any of the said posts. Provided that the Competent Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing , exempt any person from the operation of these regulations.	
16.	Power to Relax	When the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.	No Change	

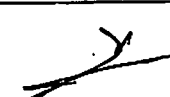
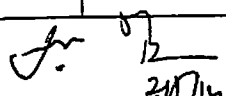
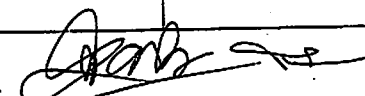

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**RECRUITMENT REGULATIONS FOR THE POST OF ASSISTANT DIRECTOR (PLANNING) IN DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format /Col. of RRS.	Provisions in the existing RRS of DDA	Proposed Modifications in the RRs of DDA	Remarks / Reasons for such modifications
1.	Name of Post	Assistant Director (Planning)	No Change	-
2.	No. of Post	48* *Subject to variation from time to time.	42 (Subject to variation dependent on work load)	The existing RRs indicate the sanctioned strength as 48 but actually the posts are 32. 10 Posts increased vide EO No. 1032 dated 18.06.2010 in the cadre review hence the sanctioned strength is taken as 42.
3.	Classification	Group-'A'	No Change	--
4.	Pay Band & Grade Pay / Pay Scale	Rs.2200-75-2800-EB-100-4000/-	PB-3 Rs.15600-39100/- Grade Pay : Rs.5400/-	The pay scale has been modified in accordance with the recommendations of 6 <sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. No. 1988 dated 06.10.2009.
5.	Whether Selection Post or Non-Selection Post	Selection Post	No Change	-
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Yes. (Vide resolution No.47/95 dated 29.05.1995	Not applicable	The provision or Rule-30 of Pension rule are not applicable in view of GID below Rule-29

7.	Age limit for direct recruits	30 years	Not Exceeding 35 years (Relaxable for Govt. servants in accordance with the instructions or orders issued by the Central Govt.)	In the existing RRs, only the upper age limit has been prescribed. The same has been prescribed in the form prescribed vide GSR 758 (E) dt. 21.12.1998.
8.	Educational and other qualifications required for direct recruits.	<u>ESSENTIAL:</u> 1. Post Graduate degree in City/Town/Urban Planning from recognized University/Institution or equivalent. 2. Degree in Architecture/Physical Planning/Civil Engineering from a recognized University/Institution or equivalent. <u>DESIRABLE:</u> Associate Membership of the Institute of Town Planning (India) or equivalent.	<u>ESSENTIAL:</u> 1. Post Graduate Degree in City / Town/ Urban / Regional / Housing / Transport / Environmental Planning from a recognised university / Institution or equivalent. <u>DESIRABLE:</u> ✓ i). Degree / Diploma in Geographic Information System (GIS) / Geo-Informatics or equivalent from a recognized University / Institute ii) Associate Membership of the Institute of Town Planners (India)	--
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists?	Educational qualification : No Age : No	No	Mentioning 'NO' would sufficient
10.	Period of probation, if any.	Two years	No Change	--
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation	Direct recruitment : 50% By Promotion : 50%	No Change	--

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*[Signature]*

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	/absorption and percentage of the vacancies to be filled by various methods.			
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<p><b>PROMOTION:</b></p> <p>From the post of Planning Assistant with at least 5 years service in the grade and a degree in Town Planning Architecture</p> <p>OR</p> <p>From the post of Planning Assistant with a minimum of 8 years of service in the grade</p> <p>Note: The eligibility list for promotion shall be prepared with reference to the date of completion by the officers of the prescribed qualifying service in the respective grade/post.</p>	<p><b>PROMOTION</b></p> <p>From amongst Planning Assistants with 03 years regular service in the grade and a degree in Planning/Architecture/ Civil Engineering from a recognized institution or university</p> <p>OR</p> <p>From amongst Planning Assistants with 06 years of regular service in the grade.</p> <p>Note: The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post by the officers in the feeder grade.</p>	The qualifying service for promotion should be on regular basis. The educational qualifications should be from a recognized institution or university. The qualifying service has been taken as per the requirement of the post and as existing instructions of DOPT vide OM dt. 24.03.2009
13.	If a DPC exists, what is its composition.	<p>Senior level DPC comprising of the following:</p> <ol style="list-style-type: none"> <li>1. Vice-Chairman - Chairman</li> <li>2. Finance Member - Member</li> <li>3. Engineer Member - Member</li> </ol>	Senior level DPC for Group-A Officers prescribed for the post and as notified from time to time by DDA. (For promotion only)	The composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not



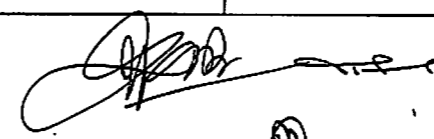

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		<p>4. Secretary - Member</p> <p>5. Commissioner (Personnel)- Member Secretary</p> <p>6. Commissioner(Planning)- Member</p> <p>The officer belonging to SC/ST at the level of Director or above may be co-opted to recruit the SC/ST.</p>		<p>need any modification with the change in constitution of the DPC.</p>
14.	Savings	<p>Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.</p>	No Change	
15.	Disqualification	<p>No person who has entered into or contract a second marriage when his/her spouse is alive.</p>	<p>No person:</p> <p>(a)Who has entered into or contracted a marriage with a person having a spouse living; or</p> <p>(b)Who having spouse living has entered into or contracted a marriage with any person.</p> <p>Shall be eligible for appointment to any of the said posts. Provided that the Competent</p>	

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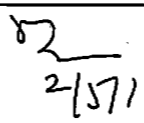
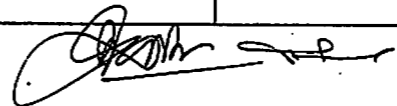

			Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing , exempt any person from the operation of these regulations.	
16.	Power to Relax	When the Chairman, is of the opinion that it is necessary or expedient so to do , he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.	No Change	

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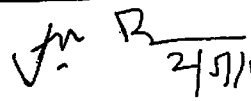


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**RECRUITMENT REGULATIONS FOR THE POST OF DEPUTY DIRECTOR (PLANNING) IN DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format /Col. of RRS.	Provisions in the existing RRS of DDA	Proposed Modifications in the RRs of DDA	Remarks / Reasons for such modifications
1.	Name of Post	Deputy Director(Planning)	No Change	-
2.	No. of Post	25* *Subject to variation from time to time.	30 (Subject to variation dependent on work load)	The existing RRs indicate the sanctioned strength as 25 but actually the posts are 23. 07 Posts increased vide EO No. 1032 dated 18.06.2010 in the cadre review hence the sanctioned strength is taken as 30.
3.	Classification	Group-'A'	No Change	--
4.	Pay Band & Grade Pay / Pay Scale	Rs.3000-100-3500-4500/-	PB-3 Rs.15600-39100/- Grade Pay : Rs.6600/-	The pay scale has been modified in accordance with the recommendations of 6 <sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. No. 1988 dated 06.10.2009.
5.	Whether Selection Post or Non-Selection Post	Selection	Selection Post	-
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Yes. (Vide resolution No.47/95 dated 29.05.1995)	Not applicable	The provisions of Rule-30 of Pension rule are not applicable in view of GID below Rule-29

7.	Age limit for direct recruits	Not applicable	Not exceeding 40 years (relaxable for Government Servants in accordance with the instructions or orders issued by the Central Government).	
8.	Educational and other qualifications required for direct recruits.	Not applicable	<p>1. Post Graduate degree in City/Town/Urban / Regional / Housing / Transport / Environmental Planning from recognized University/Institutions or equivalent.</p> <p>2. At least 5 years experience in a Planning Office in Development Authority or Local Body or in a Govt. Undertaking</p> <p><u>Desirable</u> Associate Membership of the Institute of Town Planners, (India).</p>	--
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	Not applicable	No	
10.	Period of probation, if any.	Two years	Two years for direct recruits	--
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation	By promotion failing which by deputation	(i) 75% by promotion failing which by transfer on deputation (ii) 25% direct recruitment	To include fresh talent 25% post are proposed to be reserved for direct recruitment from open market.


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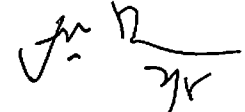


	/absorption and percentage of the vacancies to be filled by various methods.			
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<p><u>PROMOTION</u></p> <p>From the post of Assistant Director(Planning) with at least 5 years service in the grade and a post graduate educational qualification in Planning.</p> <p>OR</p> <p>From the post of Asstt. Director (Planning) having at least 8 years service in the grade and degree in Town Planning/Architecture.</p> <p>OR</p> <p>From the post of Asstt. Director (Planning) with a diploma in Town Planning/Architecture/ Civil Engineering and at least 10 years service in the grade.</p> <p>Note: The eligibility list for promotion shall be prepared with reference to the date of completion by the officers of the prescribed qualifying service in the respective grade/post.</p> <p><u>Deputation:</u></p>	<p><u>PROMOTION</u></p> <p>From amongst Assistant Directors (Planning) with at least 5 years regular service in the grade and a post graduate degree in Physical/Town/City/Urban/ Regional/Housing/ Transport / Environmental planning from a recognized university/institution or equivalent.</p> <p>OR</p> <p>From the post of Asstt. Directors (Planning) having 07 years regular service in the grade and degree in Planning/Architecture / Civil Engineering</p> <p>OR</p> <p>From the post of Asstt. Director (Planning) with a diploma in Planning/Architecture/ Civil Engineering and at least 08 years regular service in the grade.</p> <p>Note: The eligibility list for consideration for promotion shall be prepared with reference to the</p>	--

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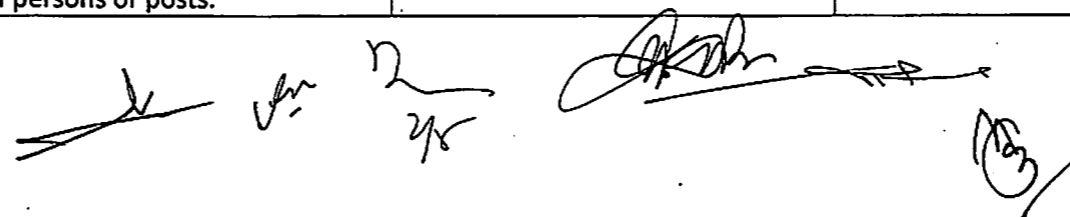
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		From such officers holding analogous post under the Central/State Govt. or Development Authorities or Local Bodies.	date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post  <u>Deputation:</u> Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./Development Authorities /Public Sector Undertakings/ Autonomous Bodies having 05 years experience.	
13.	If a DPC exists, what is its composition.	Senior level DPC comprising of the following: 1. Vice-Chairman - Chairman 2. Finance Member - Member 3. Engineer Member – Member 4. Secretary - Member 5. Commissioner (Personnel)- Member Secretary 6. Commissioner(Planning)- Member	Senior level DPC for Group-A Officers prescribed for the post and as notified from time to time by DDA. (For promotion only)	The Composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not need any notification with the change in constitution of the DPC.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders	No Change	

		issued by the Central Govt./ Delhi Development Authority from time to time in this regard.		
15.	Disqualification	No person who has entered into or contracted a second marriage when his/her spouse is alive.	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living or (b) Who having spouse living has entered into or contracted a marriage with any person. Shall be eligible for appointment to any of the said posts. Provided that the Competent Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing, exempt any person from the operation of these regulations.	
16.	Power to Relax	When the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.	No Change	

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**RECRUITMENT REGULATIONS FOR THE POST OF DIRECTOR (PLANNING) IN DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format /Col. of RRS.	Provisions in the existing RRS of DDA	Proposed Modifications in the RRs of DDA	Remarks / Reasons for such modifications
1.	Name of Post	Joint Director(Planning) re-designated as Director (Plg.)	Director (Planning)	-
2.	No. of Post	11* Subject to variation from time to time.	14 (Subject to variation dependent on work load)	The existing RRs indicate the sanctioned strength as 11 but actually the posts are 12. 02 Posts increased vide EO No. 1032 dated 18.06.2010 in the cadre review hence the sanctioned strength is taken as 14.
3.	Classification	Group-'A'	No Change	--
4.	Pay Band & Grade Pay / Pay Scale	Rs.3700-125-4700-150-5000/- (pre-revised)	PB-3 Rs.15600-39100/- Grade Pay : Rs.7600/-	The pay scale has been modified in accordance with the recommendations of 6 <sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. No. 1988 dated 06.10.2009.
5.	Whether Selection Post or Non-Selection Post	Selection	Selection Post	-
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Yes.(Vide resolution No.47/95 dated 29.05.1995)	Not applicable	The provisions of Rule-30 of Pension rule are not applicable in view of GID below Rule-29
7.	Age limit for direct recruits	Not applicable	No Change	--

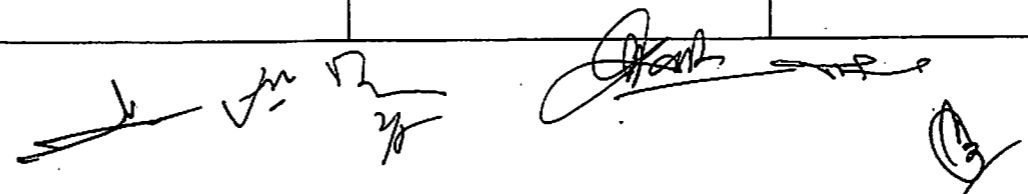
8.	Educational and other qualifications required for direct recruits.	Not applicable	No Change	--
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	Not applicable	No Change	
10.	Period of probation, if any.	Two years	Not applicable	Since the feeder grade is also in Group-A, so the period of probation is not applicable in case of promotion. This is also not applicable in case of deputation
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by deputation	No Change	--
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<u>PROMOTION</u> From the post of Deputy Director (Planning) with at least 5 years' service in the grade and a degree in Physical Planning/Town Planning.	<u>PROMOTION</u> From amongst the Deputy Directors (Planning) with five years' regular service in the grade and Possessing post graduation Degree in the field of	More departments have been included for Deputation for broader choice. The qualifying service for promotion is the same as prescribed vide the OM dated 24.3.2009. The qualifying service for promotion and

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		<p><u>Deputation:</u> From such Officers holding analogous posts under Central Govt./State Govt. or other Urban Development Authorities.</p>	<p>Physical / Town /City / Urban / Regional / Housing / Transport / Environmental Planning from recognized University /Institute or equivalent</p> <p>Or</p> <p>From the post of Deputy Director (Planning) having 07 years regular service in the grade possessing degree in Planning/Architecture/Town Civil Planning Engineering.</p> <p>Note: The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post</p> <p><u>Deputation:</u> Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt../Development Authorities /Public Sector Undertakings/ Autonomous Bodies having 05 years experience.</p>	<p>the post for deputation should be on regular basis in the parent cadre/department.</p> <p>✓ 18/07/13</p>
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13.	If a DPC exists, what is its composition.	Senior level DPC comprising of the following: 1.Vice-Chairman - Chairman 2.Finance Member - Member 3.Engineer Member - Member 4.Secretary – Member 5.Commissioner(Personnel) - Member Secretary 6.Commissioner(Planning) – Member	Senior level DPC for Group-A Officers prescribed for the post and as notified from time to time by DDA. (For promotion only	The Composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not need any notification with the change in constitution of the DPC.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.	No Change	
15.	Disqualification	No Person who has entered into or contract a second marriage when his/her spouse is alive	No person: (a)Who has entered into or contracted a marriage with a person having a spouse living; or (b)Who having spouse living has entered into or contracted a marriage with any person. Shall be eligible for appointment to any of the said posts. Provided that the	

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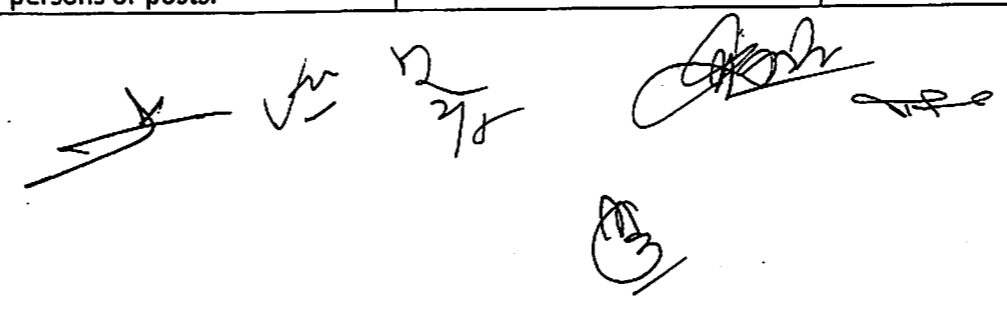
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			Competent Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing , exempt any person from the operation of these regulations.	
16.	Power to Relax	When the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.	No Change	

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**RECRUITMENT REGULATIONS FOR THE POST OF ADDITIONAL COMMISSIONER (PLANNING) IN DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format /Col. of RRS.	Provisions in the existing RRS of DDA	Proposed Modifications in the RRs of DDA	Remarks / Reasons for such modifications
1.	Name of Post	Director(Planning) re-designated as Addl. Commr.(Plg.)	Additional Commissioner (Planning)	-
2.	No. of Post	03* Subject to variation from time to time	04 (Subject to variation dependent on work load)	01 posts increased vide E.O. No. 1032 dated 18.06.2010 in the Cadre review
3.	Classification	Group-'A'	No Change	--
4.	Pay Band & Grade Pay / Pay Scale	Rs. 4100-125-4850-150-5300/-	PB-4 Rs.37400-67000/- Grade Pay : Rs.8700/-	The pay scale has been modified in accordance with the recommendations of 6 <sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. No. 1988 dated 06.10.2009.
5.	Whether Selection Post or Non-Selection Post	Selection	Selection Post	----
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Yes. (Vide resolution No.47/95 dated 29.05.1995)	Not applicable	The provisions of rule 30 of pension rule are not applicable in view of GID below Rule - 29
7.	Age limit for direct recruits	Not applicable	No Change	----

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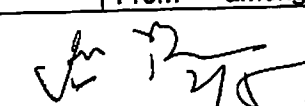
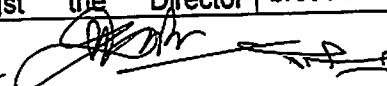

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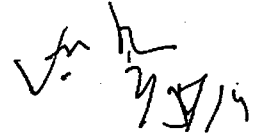
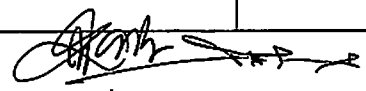

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8.	Educational and other qualifications required for direct recruits.	Not applicable	No Change	---
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	Not applicable	No Change	
10.	Period of probation, if any.	Two years	Not applicable	Since the feeder grade is also in Group-A, so the period of probation is not applicable in case of promotion. This is also not applicable in case of deputation.
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by deputation.	No Change	---
12.	In case of recruitment by promotion /	<u>Promotion:</u>	<u>Promotion:</u> From amongst the Director	More departments have been included for Deputation for broader choice. As per the OM

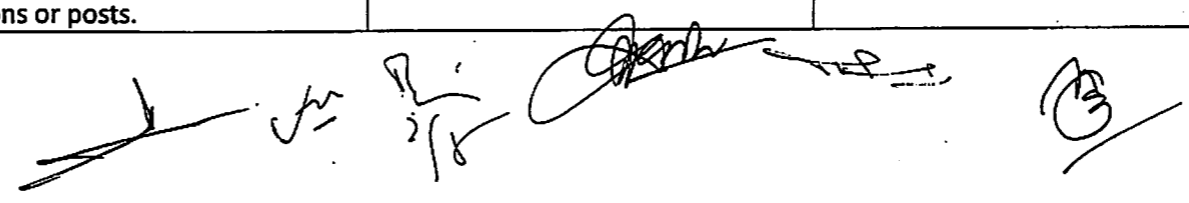
	deputation / absorption, grades from which promotion / deputation / absorption to be made.	From the post of Joint Director with three years' service in the grade.  <u>Deputation:</u>  From Officers holding analogous posts under Central Govt./State Govt. or other Urban Development Authorities.	(Planning) with 05 years' regular service in the grade.  <u>Deputation:</u>  Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./Development Authorities / Public Sector Undertakings/ Autonomous Bodies having 05 years experience.	dated 24.03.2009 the qualifying service for promotion from Grade Pay of Rs. 7600/- to 8700/- is of 05 years. The qualifying service for promotion and the post for deputation should be on regular basis in the parent cadre / department.
13.	If a DPC exists, what is its composition.	Senior level DPC comprising of the following: 1. Vice-Chairman - Chairman 2. Finance Member - Member 3. Engineer Member - Member 4. Secretary - Member 5. Commissioner (Personnel)- Member Secretary	Senior level DPC for Group-A Officers prescribed for the post and as notified from time to time by DDA. (For promotion only)	The composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not need any modification with the change in constitution of the DPC.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.	No Change	

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15.	Disqualification	No Person who has entered into or contracted a second marriage when his/her spouse is alive.	No person: (a)Who has entered into or contracted a marriage with a person having a spouse living or (b)Who having spouse living has entered into or contracted a marriage with any person. Shall be eligible for appointment to any of the said posts. Provided that the Competent Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing , exempt any person from the operation of these regulations.	
16.	Power to Relax	When the Chairman, Delhi Development Authority, is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.	No Change	



**RECRUITMENT REGULATIONS FOR THE POST OF COMMISSIONER (PLANNING) IN DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format /Col. of RRS.	Provisions in the existing RRS of DDA	Proposed Modifications in the RRs of DDA	Remarks / Reasons for such modifications
1.	Name of Post	Commissioner(Planning)	No Change	-
2.	No. of Post	01 *Subject to variation dependent on work load.	No Change	
3.	Classification	Group-'A'	No Change	--
4.	Pay Band & Grade Pay / Pay Scale	Rs.2000-125-2250/-	PB-4 Rs.37400-67000/- Grade Pay : Rs.10,000/-	The pay scale has been modified in accordance with the recommendations of 6 <sup>th</sup> Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. No. 1988 dated 06.10.2009.
5.	Whether Selection Post or Non-Selection Post	Selection	Selection Post	-
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	(No such col. In notified RRs)	Not Applicable	The provisions of rule 30 of pension rule are not applicable in view of GID below Rule - 29
7.	Age limit for direct recruits	Preferably below 50 years (Relaxable upto 5 years for Government servants in accordance with the instructions issued by the Central Govt.)	Not exceeding 50 years (Relaxable in accordance with the instructions or orders issued by the Central Govt.)	The provision has been made accordingly as prescribed vide GSR 758 (E) dt. 21.12.1998.

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8.	Educational and other qualifications required for direct recruits.	<p>Essential:</p> <p>(i) Post Graduate Degree in Town/City/Urban Planning from a recognized University/Institution or equivalent.</p> <p>(ii) Degree in Architecture from recognized University/Institution or equivalent or degree in Civil or Municipal Engineering from recognized University/Institution or equivalent.</p> <p>(iii) At least 18 years experience in a Planning Office in a responsible capacity. (Relaxable in case of candidate otherwise well qualified)</p> <p>Desirable:</p> <p>(iv) Fellow Membership of the Institute of Town Planners (India) or equivalent.</p>	<p>Essential:</p> <p>(i) Post Graduate Degree in Town/City/Urban /Regional /Housing/Transport/Environmental Planning from a recognized University/Institution or equivalent. ✓</p> <p>(ii) At least 15 years experience in a Planning Office in a Development Authority /Local body/Govt. undertaking (Relaxable in case of candidate otherwise well qualified)</p> <p>Desirable:</p> <p>Fellow Membership of the Institute of Town Planners (India) or equivalent.</p>	The clause (ii) of Essential Qualification has been deleted as per recommendations of Commissioner (Planning) DDA
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists?	<p>Age : No</p> <p>Qualification &amp; Experience : Yes</p>	<p>Age : No</p> <p>Qualification : Yes</p> <p>Experience : No for promotion</p> <p>For Deputation : As mentioned in Col 12.</p>	Experience will not be required for promotion.
10.	Period of probation, if any.	Two years	01 years for Direct Recruits	Probation period as per O.M. Dt. 19.05.1983. Since the feeder grade is also in Group-A, so the period of probation is not applicable in case of promotion. This is also not applicable in case of deputation.

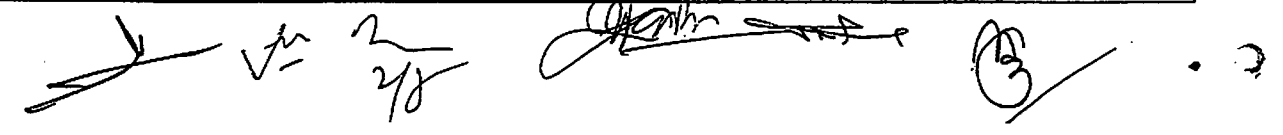
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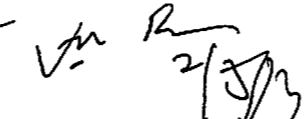
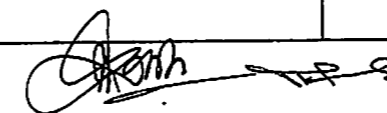

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11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods.	By transfer on deputation/promotion failing which by direct recruitment.	By promotion failing which by transfer on deputation and failing both by direct recruitment.	Experienced and qualified candidates are available in the feeder grade hence composite method prescribing "deputation/promotion" has been modified. The direct recruitment would be the last resort.
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	By transfer on deputation of officers holding: (i) Analogous post. (ii) Post in the scale of Rs. 1800-2000 with two years service in the grade (iii) Post in the scale of Rs. 1500-2000/- with 5 years service in the grade under the Central or State Govt. or development / Planning Authorities and possessing qualification prescribed for the post of Commissioner (Planning); The Director (Planning) / Chief Architect in the Delhi Development Authority with two years service in the grade rendered after appointment thereto on regular basis will also be eligible to be considered and if the departmental officer mentioned above is selected for appointment to the post it will be treated as having been filled by promotion. (Period of deputation	<u>Promotion:</u> From the amongst the Addl. Commissioner (Planning) with 3 years regular service in the grade & possessing qualifications prescribed for Direct Recruits failing which by Addl. Commissioner (Planning) with 8 years of Combined regular service as Addl. Commissioner (Planning) and Director (Planning) in DDA having qualifications prescribed for Direct Recruits.  <u>Deputation:</u> Officers under the Central or State Govt. / Development Authorities / Public Sector Undertakings / Autonomous Bodies & possessing qualifications and experience prescribed for direct recruits, holding on regular basis. i) Analogous post in the parent cadre / department. (ii) Post in PB-4, Rs. 37400-	Changes necessitated by the revision of pay scales have been incorporated. More departments have been included for Deputation for broader choice. The qualifying service is as per the OM dated 24.03.2009. The qualifying service for promotion and the post for deputation should be on regular basis and in the parent cadre / department.

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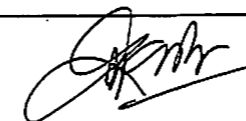



		ordinarily not exceeding three years.	67000/- with Grade pay Rs. 8700/- and 3 years service in the grade in the parent cadre / department.	
13.	If a DPC exists, what is its composition.	Senior level DPC comprising of the following: 1. Vice-Chairman D.D.A - Chairman 2. Finance Member D.D.A - Member 3. One expert on planning to be nominated Min. of W&H-(Co-opted Member) 4. Secretary, DDA - Member 5. Director(Personnel), DDA-Member	(I) Senior level DPC for Group-A Officers prescribed for the post and as notified from time to time by DDA. (For promotion only)  (II) The Composition of selection Committee shall remain same.	The Composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not need any notification with the change in constitution of the DPC.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit or other concessions required to be provided for the Candidates belonging to the Scheduled Castes, the Scheduled Tribes and other special categories in accordance with the orders issued by the Central Govt. from time to time in this regard.	No Change	
15.	Disqualification	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living; or	No Change	

		(b)Who having spouse living has entered into or contracted a marriage with any person, Shall be eligible for appointment to the said posts. Provided that the Central Government may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing , exempt any person from the operation of these regulations.		
16.	Power to Relax	Where the Central Govt. is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations with respect to any class or category of persons.	Where the Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations with respect to any class or category of persons.	

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**DELHI DEVELOPMENT AUTHORITY**

**Item No. 146/14**

## **Item No. 146/2014**

**Sub: Proposed modification in MPD-2021 about School Plots and Parking**

**File No.: F.9(11)1999/MP**

### **1.0 Background**

- (i) MPD-2021 has been prepared to accommodate about the 23 million projected population by the end of 2021. Master Plan was notified on 7<sup>th</sup> Feb.2007 and subsequently in the year 2010 Right to Education Act has been enacted by the Govt. wherein creation of more education facilities for the population has been emphasised.
- (ii) Through Master Plan, planning efforts have been made to provide education facilities at the school level and education level. Plots of the different sizes have been earmarked in the layout plans of the residential areas or in the PSP use zones. These facilities for generally earmarked based on the population criteria and considering its accessibility to the residential population.
- (iii) As part of the review exercise of MPD-2021, few suggestions were received from schools / education societies as well as Directorate of Education, GNCTD wherein it was requested to take up amendments to the Master Plan to reduce the plot size norms of the Sr. Sec. School, Middle School and the Primary School based on the CBSE norms. (Annexure - I)
- (iv) Education Deptt. of GNCTD is in an urgent need of getting more school sites for construction of the additional facilities of Sr. Secondary schools in Delhi. The issue was taken up in a meeting taken by Chief Secy. Minutes of the meeting issued vide letter no.PS/PWD/2014/312-325 dt.29.04.2014. (Annexure - II)
- (v) As per the administrative orders no. F.18(35)95/IL/354 dt. 21.02.2014 of Land Disposal Deptt., DDA, the Primary School / Middle School plots having 0.6 Hect. to 0.8 Hect. of land or more can be converted into Sr. Secondary School with development control norms for Sr. Sec. School given in MPD-2021. In conversion process the variation upto 10% in plot size shall also be permitted. Copy of the office order issued in this regard by Land Deptt., DDA is annexed. (Annexure - III)
- (vi) As part of the policy for regularization of the pre-existing education facility, DDA has received the following circulars from the Education Deptt., Govt. of NCT of Delhi for providing the education facilities:
  - a. No. F.DE.15/266/Act-1/2013/7886-7900 dt. 22.03.2013 (Annexure IV)

Sl. No.	School level	Minimum land area to be possessed by the School	Minimum Facility to be provided
01	Up to primary level (i.e. Class V)	200 Sq. Yards	(5 class rooms + other prescribed facilities)
02	Up to middle /elementary level (i.e. Class VIII)	700 Sq. Yards.	(8 class rooms + other prescribed facilities)

b. No. F.DE.15(45)/Act-1/Land Norms/2014/23930 dt. 28.05.2014 (Annexure V)

Sl. No.	Level of Schools	Streams allowed	Existing Land Norms	Proposed Land Norms
1.	Sr. Secondary Level	All the 04 Streams	4000 Sq. mt.	3200 Sq. mt.
2.	Sr. Secondary Level	Maximum 02 Streams	3000 Sq. mt.	2400 Sq. mt.
3.	Secondary Level (up to Xth)	---	2000sq.mt.	1600 Sq.mt.
4.	Middle Level (up to VIIIth)	---	1000 Sq. mt.	800 Sq. mt.

(vii) In the minutes of the meeting held under the Chief Secretary, Govt. of NCT of Delhi, it has been requested to relax the parking norms for Sr. Sec. school level facilities from 2.0 ECS per 100 sqm of total built up area to 1.33 ECS or 1 ECS per 100 sqm. (Annexure II)

(viii) In the existing developed area of Delhi for which the layout plan were prepared during the period 1970 to 1990 or even at a later stage, the provisions have been kept based on the master plan norms for such facilities and now to carve out the new sites in the already developed area has become difficult and almost impossible. Therefore, the need is to put the existing land under schools to optimum use and the plots which have not been developed or handed over to the Education Deptt., GNCTD could be subdivided to accommodate more no. of school sites. Accordingly, the GNCTD has suggested reduction in the norms of educational facilities.

## 2.0 Provisions of MPD – 2021

(a) Table 13.3: Planning Norms and Standards for Education Facilities

Sl. No.	Category (as per modifications vide S.O. 2895(E) dated 23-09-2013)	Population / unit (approx.)	Plot Area
1	Primary School	10,000	0.2 - 0.4 ha
2	Sr. Secondary School / Secondary School	10,000	0.6 - 0.8 ha

3	School for Mentally challenged	10.0 lakh	0.2 ha
4	School for differently abled persons	10.0 lakh	0.2 ha

(b) Table 13.4: Development Controls for Education Facilities

Sl. No.	Category (as per modifications vide S.O. 2895(E) dated 23-09-2013)	Maximum			Other Controls (as per modifications vide S.O. 2895(E) dated 23-09-2013)
		Gr. Cov.	FAR	Height	
1	Play School, Coaching Centre, Computer-Training Institute, physical Education Centre etc.	N.A.	N.A.	N.A.	<p>1. Practice of providing dedicated Nursery School plots in the layout plan discontinued as same is permissible in mixed use. Parking standard @ 1.33 ECS / 100 sq m of floor area.</p> <p>2. In case of schools for mentally challenged / differently abled persons 20% of max. FAR can be utilized for residential use of essential staff and student accommodation.</p> <p><b>Parking standard:</b></p> <ul style="list-style-type: none"> <li>- Primary School / Middle School @ 1.33 ECS / 100 sq m of floor area.</li> <li>- Sr. Sec. School @ 2.00 ECS / 100 sq m of floor area.</li> </ul> <p>The areas earmarked for parking if misused, liable to be municipalized/ taken over.</p> <p>3. Other controls related to basements etc. are given in the Development Code chapter.</p>
2	Nursery School	33.33%	100	15 m	
3	Primary school	30%	120	18 m	
4	Sr. Secondary School / Secondary School	35%	150	18 m	
5	School for Mentally challenged	50%	120	18 m	
6	School for-differently abled persons	50%	120	18 m	

- c) In case of the unauthorized / regularised unauthorised colonies, the MPD-2021 recommends the plot size of the Primary school and the Sr. Sec. School as under:
- |                |   |                                |
|----------------|---|--------------------------------|
| Primary school | - | 800 per 5000 population        |
| Sr. Sec.School | - | 2000 sqm. per 10000 population |

### 3.0 Decision of the Technical Committee

The matter was put up before the Technical Committee held on 02-09-2014 vide item no. 57/2014. The decision taken therein is as follows:  
*"the Space Standards for all categories of schools as proposed by Education Department GNCTD shall be the minimum size for the school plot. The other Development Control Norms shall remain same as given in MPD-2021, whereas the parking standards in case of Governmental schools shall be at the rate of 1 ECS/ 100 sq.m of the area. The matter will be processed for suitable modification under section 11A of DD Act, 1957."*

### 4.0 Proposal

- (i) Based on the above, the proposal is to reduce the area norms of the school facilities as given in the following Table 13.3 of MPD 2021:

**Table 13.3: Planning Norms and Standards for Education Facilities**

Sl. No.	Category (as per modifications vide S.O. 2895(E) dated 23-09-2013)	Population / unit (approx.)	Plot Area	
			As per MPD - 2021	Proposed Amendment in MPD-2021
1	Primary School	10,000	0.2 - 0.4 ha	0.2 ha
2	Sr. Secondary School / Secondary School	10,000	0.6 - 0.8 ha	0.4 ha
3	School for Mentally challenged	10.0 lakh	0.2 ha	(Minimum) 0.2 ha
4	School for differently abled persons	10.0 lakh	0.2 ha	0.2 ha

- (ii) The development control norms in the Table 13.4 Development Controls for Educational Facilities of MPD 2021 will remain the same. The parking standards clause under "Other Controls" column of above Table 13.4 is proposed to be modified as under:

**Table 13.4: Development Controls for Education Facilities**

As per MPD 2021	Proposed Modification
Other Controls	Other Controls
<b>Parking standard:</b> - Primary School / Middle School @ 1.33 ECS / 100 sq m of floor area. - Sr. Sec. School @ 2.00 ECS / 100 sq m of floor area.	<b>Parking standard:</b> - Primary School / Middle School @ 1.33 ECS / 100 sq m of floor area. - Sr. Sec. School @ 2.00 ECS / 100 sq m of floor area. - In case of Government Schools (Primary / Middle / Sr. Sec.) @1.00 ECS / 100 sq m of floor area.

(iii) The norms for school facilities as notified by Education Deptt., GNCTD under Right To Education (RTE) shall be processed for adoption in MPD-2021 separately through policy on regularization of pre-existing education institution existing prior 01.01.2006.

5.0 The proposal as given in Para 4.0 (i), (ii) and (iii) above are put up for the consideration of the Authority for further processing the modifications in MPD 2021 under Section 11A of DD Act, 1957.

### **RESOLUTION**

Proposal contained in the agenda item was approved by the Authority.

# ANNEXURE-1

E-Mail: [cbseaffilnctn@gmail.com](mailto:cbseaffilnctn@gmail.com)  
 website: [www.cbse.nic.in](http://www.cbse.nic.in)



Phone: 22528257  
 Fax: 22540655

**CENTRAL BOARD OF SECONDARY EDUCATION**  
 (An Autonomous Organisation under the Union Ministry of Human Resource Development Govt. of India)  
 "SHIKSHA KENDRA", 2, COMMUNITY CENTRE, PREET VIHAR, DELHI - 110 301

No. CBSE/Aff/Circular/2013/590527

2.8.2013

Circular No. 11

To,  
 All the Principals of the schools affiliated to the CBSE

Sub: Amendment/Addition in Affiliation Bye-Laws of the Board-reg.

Sir/Madam,

Consequent upon recommendations of the Affiliation Committee made in its meetings held on 24.6.2013 and subsequently approval of the Governing Body of the Board in its meeting held on 28.6.2013, the following amendments/additions in Affiliation Bye-Laws of the Board have been made by the Board:-

## Existing Rule 3.3 (ii) (d) of Chapter II

The land area for the schools seeking affiliation in NCT, Delhi should not be less than the following:

1	Senior Secondary School	Classes from pre-primary to Class XII	All the Streams	4	4000 sq. mt.
2	Senior Secondary School	Classes from pre-primary to Class XII	Maximum Streams	2	3000 sq. mt.
3	Secondary School	Classes from pre-primary to Class X			2000 sq. mt.

## Amended Rule 3.3 (ii) (d) of Chapter II

The land requirement for the schools located in 04 Metropolitan cities i.e. Chennai, Delhi, Kolkata and Mumbai seeking affiliation with the Board should not be less than the following:

1	Senior Secondary School	Classes from pre-primary to Class XII	All the Streams	4	3200 sq. mt.
2	Senior Secondary School	Classes from pre-primary to Class XII	Maximum Streams	2	2400 sq. mt.
3	Secondary School	Classes from pre-primary to Class X			1600 sq. mt.

Existing Rule 3.3 (ii) (e) of Chapter II

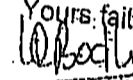
All classified cities notified by the Government of India under A -1 category within their limits of Municipal Corporation and the entire state of Arunachal Pradesh be at par with the relaxation in land requirement as has already been prescribed for Delhi under Sub-Clause (d) above.

Amended Rule 3.3 (ii) (e) of Chapter II

All classified cities notified by the Government of India under A -1 category within their limits of Municipal Corporation and the entire State of Arunachal Pradesh the land requirement Board should not be less than the following:-

1	Senior School	Secondary	Classes from pre-primary to Class XII	All the Streams	4	4000 sq. mt.
2	Senior School	Secondary	Classes from pre-primary to Class XII	Maximum Streams	2	3000 sq. mt.
3	Secondary School		Classes from pre-primary to Class X			2000 sq. mt.

The above amendment is brought to the notice of all concerned.

Yours faithfully,  
  
 (U.C. Bodhi)  
 Deputy Secretary(Aff.)

Copy for information:

1. The Commissioner, Kendriya Vidyalaya Sangathan, 18-Institutional Area, Shaheed Jeel Singh Marg, New Delhi- 16.
2. The Commissioner, Navodaya Vidyalaya Samiti, B-15, Institutional Area, Sector-62, NOIDA-201307.
3. The Director of Education, Directorate of Education, Govt. of NCT of Delhi, Old Secretariat, Delhi- 110054.
4. The Director of Public Instructions (Schools), Union Territory Secretariat, Sector-9, Chandigarh- 160017.
5. The Director of Education, Govt. of Sikkim, Gangtok, Sikkim- 737101.
6. The Director of School Education, Govt. of Arunachal Pradesh, Itanagar-791111
7. The Director of Education, Govt. of A&N Islands, Port Blair- 744101.
8. The Director of Education, S.I.E., CBSE Cell, VIP Road, Jungle Ghat, P.O. 744103, A&N Islands.
9. The Director, Central Tibetan School Administration, S S Plaza, Community Centre, Sector 3, Rohini, Delhi-85
10. All the Regional Officers of CBSE with the request to send this circular to all the Heads of the affiliated schools of the Board
11. The Education Officers/ AEOs of the Academic Branch, CBSE.

- 852
1. The Director (V) with the request to put this circular on the CBSE website.
  2. The Research Officer (Tech.), CBSE, Rouse Avenue with request to put this circular on the CBSE Academic website.
  3. The Joint Director, Academic & Vocational Branch, CBSE
  4. The Library and Information Officer, CBSE.
  5. PS to Chairman, CBSE
  6. PA to Secretary, CBSE
  7. PS to CE, CBSE
  8. PS to Director (Acad. & Trg.)
  9. PS to Director (Special Examinations)
  10. PS to Director (Edusat and Vocational Education)
  11. PRO, CBSE

ANNEXURE-B-II

ANNEXURE-II

851

आदि. आ. (वो.) अ. ई. एड. पी.  
संख्या 1/99  
दिनांक 1/5/2014

m-338

20/04/2014


संख्या 687-DA  
दिनांक 29/4/14

PUBLIC WORKS DEPARTMENT  
GOVT. OF NCT OF DELHI  
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI 110 002

F.NO.PS/PWD/2014/ 312-325

Date: 29/04/2014

Please find enclosed Minutes of the Meeting held on 23.4.2014 by Chief Secretary, GNCTD with Vice Chairman, DDA.

  
(Arun Baroka)  
Secretary, PWD

Encl: as above.

F.NO.PS/PWD/2014/ 312-325

Date: 29/04/2014

1. Vice Chairman, DDA
2. Pr. Secretary, Education, GNCTD
3. Secretary, UD, GNCTD
4. Pr. Secretary, L&B
5. Secretary, Industries, GNCTD
6. CMD, DSIIDC
7. Commissioner Transport, GNCTD
8. Commissioner, North DMC
9. Commissioner, South DMC
10. Commissioner, East DMC
11. CEO, Delhi Jal Board
12. Engineer-in-Chief, PWD

Important  
E.M  
P.C (LD)  
Com (8/5) (in only)  
MCCCL  
29/4/14

Copy for information to:-

1. Pr. Secretary to LG
2. Chief Secretary, GNCTD

for urgent n-e. pl.

20/4/14  
PS for Comm  
(Arun Baroka)  
Secretary, PWD

ALL ACCLY UE

## II. Education Department

At the outset, Director (Education) extended her sincere thanks to VC (DDA) for extending his full co-operation in resolving the issues related to the Education Department.

The following issues were decided:-

### 1. Allotment of land to Education Department

Director (Education) requested DDA to allot 87 sites to Education Deptt., the requisition for which has already been sent to DDA. Apart from allotting area of 8000 sqm. for Sr. Secondary school, allotment of 4000 sqm. or less for middle and secondary schools was also requested.

VC (DDA) agreed to make the required changes in the master plan for such allotment as CBSE norms has also been relaxed to the extent that Sr. Secondary school can be constructed on 4000 sqm. plot.

### 2. To relax the norms of ECS (Equivalent Car Space)

Director of Education requested to relax the norms from 2 ECS per 100 Sqm. of total built area to 1.33 ECS or 1 ECS per 100 Sqm. so that full FAR could be achieved and necessary facilities could be provide to the children. It was also noted that the same problem exists for Govt. dispensaries and hospitals.

VC (DDA) agreed to get the norms relaxed in case of Govt. schools and dispensaries, necessary amendment in master plan would be made accordingly. For Govt. Hospitals also the matter could be examined.

### 3. Issue of land allotted at Hastal and Rohini Sector-1

Director (Education) mentioned that DDA, while granting EOT for sites measuring 3.03 Hectare at Hastal, 4.50 Acre at sector -1, Rohini, has asked the Education Department to return back to DDA the land measuring 2.03 Hectare at Hastal and 2.15 Acre at Sector-1, Rohini for the reason that no building has been constructed on the land despite the allotment having being made 10-15 years back whereas the fact is that Semi Permanent Structure (SPS) Buildings exist on the site and schools are running. Therefore, DDA was requested not to resume land at these sites.

It was decided that a joint survey will be conducted and if schools are already running on the sites, EOT may be granted as required by DoE for approval of building plan for Pucca school building and land will not be resumed.

### 4. Status of Building plan approval/Demarcation of allotted sites/ EOT pending with DDA Regarding issues mentioned above, DDA assured that the same would be done on priority.

अधी आ (यौ) ३. ६. सादर फी.  
आपरी सं 709  
दिनांक 27/2/14

ANNEXURE-III

ANNEXURE-III

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE PRINCIPAL COMMISSIONER (LD)  
D-Block, 1st Floor, Vilas Sagar, INA, New Delhi-23

Diary No. A 63049  
Date 27/2/14

No F.18(35)95/IL/ 354

Dated:- 27/2/14

OFFICE ORDER

In partial modification to this office order No F.18(Misc.) / 08 Authority / Schools / IL / 1765, dated 29.8.2008, the Primary School / Middle School plots having 0.6 Hect to 0.8 Hect of land or more can be converted into Senior Secondary Schools as per the Development Control Norms of MPD-2021, if a formal request is received from the society. Up to 10% variation in plot size is also permitted. Such converted plots shall be treated as one unit as applicable to Senior Secondary Schools and will be allowed over all 35% ground coverage, 150 FAR and 18 meters height as prescribed for Senior Secondary Schools under the Development Control Norms of MPD-2021.

For additional FAR, societies shall have to pay premium at the rate applicable when the plot was allotted and with 10% up to date annual increase.

The conversion of Primary / Middle School shall be applicable on the building component of School sites and benefit of FAR shall be applicable only on the school building area. Conversion of play ground / open area for construction of building shall not be permitted. Maximum building area of such school shall be 50% of plot area. Parking provision shall be as per the norms of MPD-2021.

PS

DD(P) I

DD(P) II

DD(P) III

DD(P) IV

DD(P) V

DD(P) VI

DD(P) VII

DD(P) VIII

DD(P) IX

DD(P) X

DD(P) XI

DD(P) XII

DD(P) XIII

The lease deed shall be amended by the Lands Disposal Wing to Senior Secondary Schools from Primary School / Middle School on specific request of the society.

The conversion will be totally optional and will be considered only on a specific request of the society.

*hined*

(T. Srinidhi)  
Principal Commissioner (LD)

Copy to:-

1. PS to Vice Chairman, DDA
2. PS to Finance Member, DDA
3. PS to Engineer Member, DDA
4. PS to Principal Commissioner (LD), DDA
- ✓ 5. Commissioner (Plg.), DDA. *(initials)*
6. Director (Bldg.), DDA
7. Director (Lands), DDA
8. Dy. Director (IL), DDA

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GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
DIRECTORATE OF EDUCATION: ACT-I BRANCH  
(ROOM NO. 227)  
OLD SECRETARIAT: DELHI-110054

No. F. DE. 15/200/Act-I/2013/7886-7900

CIRCULAR

Dated: 22.03.13

1. Section 18 and Section 19 of the Right of Children to Free and Compulsory Education Act 2009 provide that no school be established or function, without obtaining a certificate of recognition and conforming to norms and standards specified in the schedule to the Act, within three years of the commencement of the Act.

2. Considering the fact there are number of unrecognized schools still functioning without obtaining the certificate of recognition, with a view to save the interest of the thousand of children studying in these schools, procedure for recognition in respect of unrecognized schools running upto Primary / Elementary level and existing and functioning on the date of commencement of the RTE Act, i.e. 01.04.2010 has been simplified.

3. Further, all such unrecognized schools, situated in unauthorized /undeveloped/regularized colonies, running classes up to the elementary level and possessing the following land area can apply for recognition:-

Sl. No.	Schools level	Minimum land area to be possessed by the School	Minimum facility to be provided
01	Up to primary level (i.e. class V)	200 Sq. Yards	(5 class rooms + other prescribed facilities)
02	Up to middle/elementary level (i.e. class VIII)	700 Sq. Mtrs.	(8 class rooms + other prescribed facilities)

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4. The schools situated in planned/developed colonies shall have to conform to land area norms as presently in force.

5. It has been further provided that the unrecognized schools shall also conform to the following conditions regarding room size & play ground:-

- (i) The classroom size of a primary school seeking recognition shall be minimum 30 sq. mtrs and in the case of middle school shall be 40 sq. mtrs.
- (ii) In case the class room size is less than 30 sq mtrs. or 40 sq. mtrs as the case may be, the number of student in the class shall be restricted in such a way as to provide for 10 Sq. feet area for each student after leaving 60 Sq feet for teaching area.
- (iii) The schools which do not have the play ground shall make arrangements in the nearby municipal park and the onus of showing tie up with a play ground facility as well as arrangements for safe transport of the children to and fro from this park/ground shall lie with the school.

6. All such schools desirous of seeking recognition under Right of Children to Free and compulsory Education Act, 2009 are required to follow the procedure as laid down below:-

- (i) School shall submit an on line application in form 1 (C) on the official website of the Directorate of Education [www.edudel.nic.in](http://www.edudel.nic.in). Hard copy of the online application along with a demand draft in the name of Director of Education as processing fee of Rs.500/- (Non - refundable) shall be submitted in the Office of the concerned Deputy Director of Education, Directorate of Education, GNCT of Delhi, along with the supporting documents, within 07 days of online submission of application.

- 344
- 846
- (ii) The schools which fill in the online application and submit the hard copy of it alongwith the supporting documents shall be granted Certificate of Recognition by the Director of Education, GNCT of Delhi in Form IIA which shall be valid for one year or the order to the contrary is passed by the appropriate authority, whichever is earlier.
  - (iii) All such hard copies of the applications alongwith the connected documents shall be forwarded to the concerned Appropriate Authority to conduct inspection of the school within two months from the date of application, to confirm the claim of the school regarding conforming to the norms laid down in Schedule to Right to Education Act, 2009.
  - (iv) Therefore all the records of the school shall be kept ready and be made available to the inspection team.
  - (v) The grant of certificate in Form IIA shall not validate any illegality under any provisions of law related to land matters and in case of any such illegality certificate shall be void *ab-initio*.
  - (vi) Such school which are granted certificate in Form IIA will have to fulfill the conditions laid down in the certificate of recognition (provisional) and orders/instructions issued under the Delhi School Education Act, 1973 and rules made there under except for condition of grant of Essentiality Certificate, with in a period of one year.
  - (vii) The schools which are found conforming to the norms and standards laid down in schedule to Right to Education Act 2009 shall be granted certificate of recognition in Form II by the appropriate authority.
  - (viii) The Appropriate Authority for grant of Recognition in Form II shall be the same as defined in Delhi School Education Act & Rules 1973.

- 845
- (ix) In view of the judgement of the Hon'ble Delhi High Court in the matters of WP(c) 8533/2010 titled "Social Jurist Vs. GNCT of Delhi & Ors. And WP(c) 263/2011 titled "DCPCR Vs. UOI & Ors., Schools running classes only upto the pre primary levels are not covered under the Right to Education Act, 2009, and as such these schools can continue to function till further orders or instructions issued in this regard.
- (x) Relevant amendments in Delhi Right of children to free and compulsory education Rules are being notified separately.

This issues with approval of Competent Authority.

*Madhu Rani Tootla*  
21.03.13  
Dr. Madhu Rani Tootla, IAS  
Additional Director of Education (Act-I)

To

All un-recognized schools in Delhi.

Copy to:- NE-15 / 200 / ACT-I / 2013 / 7886 - 7900

Dated 22.03.13

1. Pr. Secretary to Hon'ble Lt. Governor, Delhi.
2. Pr. Secretary to Hon'ble Chief Minister, Delhi.
3. Secretary to Hon'ble Minister of Education, Govt. of NCT of Delhi.
4. OSD to Chief Secretary, Govt. of NCT of Delhi.
5. Secretary Education, Govt. of NCT of Delhi.
6. Director, Education, Govt. of NCT of Delhi.
7. Director (Education), Municipal Corporations of Delhi (East/North/South).
8. Director (Education), New Delhi Municipal Council.
9. Chief Executive Officer, Delhi Cantonment Board.
10. Director, Directorate of Information and Publicity, Govt. of NCT of Delhi.
11. All Addl. Directors/RDs/JDs/DDEs/ADEs of Directorate of Education, Govt. of NCT of Delhi.
12. All Branch In charges, Directorate of Education, Govt. of NCT of Delhi.
13. OS (IT) with the request to place it on the website of the Department.
14. Guard file.

*P. Lata Tara*  
22.03.13  
P. Lata Tara  
Assistant Director of Education (Act-I)

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[http://edudel.nic.in/upload\\_2013\\_14/7886\\_7900\\_dt\\_23032013/Untitled-4.jpg](http://edudel.nic.in/upload_2013_14/7886_7900_dt_23032013/Untitled-4.jpg)

23-06-2014

However in case of the existing religious (including spiritual) institutions and vis-à-vis subject to the conditions of

ANNEXURE-V

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
DIRECTORATE OF EDUCATION (ACT-1 BRANCH)  
OLD SECRETARIAT, DELHI-110 054.

No.DE.15(45)/Act-I/Land norms/2014/23930

Dated: 28/5/14

Subject: - CIRCULAR  
Revision of Land Area Requirement Norms for Grant of  
Recognition / Up gradation to Unaided Public Schools in  
Delhi.

Consequent upon revision of Land Area Requirement Norms for grant of affiliation to Schools by the C.B.S.E. vide its Circular No. 11 Issued vide letter No. CBSE/AFF/Circular/2013/590527 dated 02.08.2013, Hon'ble Lt. Governor Delhi, being the Competent Authority, is pleased to revise the Land Area Requirement Norms for grant of Recognition/Up gradation to Schools in Delhi under the Delhi School Education Act and Rules, 1973.

The revised Land Area Requirement Norms are as follows:-

S.N.	Level of Schools	Streams allowed	Existing Land Norms	Revised Land Norms
1.	Sr. Secondary Level	All the 04 Streams	4000 Sq. mt.	3200 Sq. mt.
2.	Sr. Secondary Level	Maximum 02 streams	3000 Sq. mt.	2400 Sq. mt.
3.	Secondary Level (up to Xth)	---	2000 Sq. mt.	1600 Sq. mt.
4.	Middle Level (up to VIIth)	---	1000 Sq. mt.	800 Sq. mt.

The revised land area norms are applicable for whole of Delhi henceforth.

(Dr. MADHU RANI TEOTIA, IAS),  
ADDL. DIRECTOR OF EDUCATION (ACT-I)

No. DE.15(45)/Act-I/Land norms/2014/23930

Dated: 28/5/14

Copy to:-

1. Pr. Secretary to Lieutenant Governor, GNCT of Delhi.
2. OSD to Chief Secretary, GNCT of Delhi.
3. Pr. Secretary (Education), GNCT of Delhi.
4. Director (Education), GNCT of Delhi.
5. All Addl. Directors/RDEs/JDEs/DDEs/ADEs, Dte. of Education, GNCT of Delhi.
6. All Branch In-charges, Directorate of Education, Govt. of Delhi.
7. OS (IT) with direction to upload it on the Departmental Website.
8. Guard file.

123

(Dr. MADHU RANI TEOTIA, IAS),  
ADDL. DIRECTOR OF EDUCATION (ACT-I)



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 147/14**

## Item No. 147/2014

Sub: Proposed change of land use of an area measuring 170000 sq.m. (17.0 ha.) from 'Agriculture / Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)', in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning, Zone-D.

File No. F.20 (23)2014/MP

### 1.0 BACKGROUND

1.1 A meeting was held under the Chairmanship of Commissioner (Plg.), DDA on 29.04.2014 regarding Sunder Nursery near Humayun's Tomb, New Delhi wherein Officers from HUPW & Planning Department, Officials from Central Public Works Department; Land & Development Office, Project Director of Aga Khan Trust & Culture (AKTC); Archaeological Survey of India, were present. The decision with respect to Sunder Nursery is reproduced below:

*"The land & Development (L & DO) shall make necessary request to DDA for processing change of land use from 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)' under Section 11-A of Delhi Development Act, 1957 since L & DO is the land owning agency for the Sunder Nursery area."*

1.2 Further, Deputy Land & Development Officer (Dy. L & DO), MOUD, GOI vide letter No. L-IIA-1(1823)/78 dated 10.06.2014 requested DDA that *"the land use of Sunder Nursery may be changed from Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)'."*

### 2.0 FOLLOW UP ACTION

2.1 On the basis of decision taken in the meeting held on 29.04.2014 by Commissioner (Planning) and request from L&DO vide letter dated 10.06.2014, the proposed change of land use was considered by the 11<sup>th</sup> Technical Committee in its meeting held on 02.09.2014 vide item no. 55/2014. The decision of the Technical Committee is reproduced below:

*"The proposal was presented by Director (Plg.) Zone - D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area 17.0 Ha. from 'Agricultural/Green Belt & Water Body to 'Recreational' (District Park) in respect of Sunder Nursery near Humayun's Tomb, in Zone -D New Delhi for further processing under Section 11A of DD Act, 1957"*

The Technical Committee agenda and decision with location plan is placed at Annexure 'A'.

### 3.0 PROPOSAL

As recommended by the Technical Committee in its meeting held on 02.09.2014, the following proposed change of land use in respect of an area measuring 170000 sq.m. (17.0 ha.), located near Humayun's Tomb, New Delhi may be changed from 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)' under Section 11A of DD Act, 1957. The boundary description of the same is as under (Refer location map at Annexure 'A'):

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Area in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning, Zone-'D'	170000 sq.m. (17.0 ha.)	'Agriculture/ Green Belt & Water Body (Plant Nursery)'	'Recreational (District Park)'	North: Zoological Park South: Monuments & Humayun's Tomb East: Bharat Scouts Guide Map Ground/ Ring Road West: Delhi Public School & Mathura Road

### 4.0 RECOMMENDATION

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

### RESOLUTION

Proposal contained in the agenda item was approved by the Authority.

Minutes of the Technical Committee 13th  
Meeting Held on 6.7.2-9.2014. 140/c

ANNEXURE - 'A'

Item No.

55/14/17

Sub: Proposed change of land use of an area measuring 170000 sq.m. (17.0 ha.) from 'Agriculture / Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)', in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning, Zone-D.

File No. F.20 (23)2014/MP

1.0 Background

1.0 A meeting was held under the Chairmanship of Commissioner (Plg.), DDA on 29.04.2014 regarding Sunder Nursery near Humayun's Tomb, New Delhi wherein Officers from HUPW & Planning Department, Officials from Central Public Works Department; Land & Development Office, Project Director of Aga Khan Trust & Culture (AKTC); Archaeological Survey of India, were present. The decision with respect to Sunder Nursery is reproduced below:

"The land & Development (L & DO) shall make necessary request to DDA for processing change of land use from 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)' under Section 11-A of Delhi Development Act, 1957 since L & DO is the land owning agency for the Sunder Nursery area."

1.1 Further, Deputy Land & development Officer (Dy. L & DO), MOUD, GOI vide letter No. L-IIA-1(1823)/78 dated 10.06.2014 requested DDA that "the land use of Sunder Nursery may be changed from Agriculture/ Green Belt & Water Body (Plant Nursery) to 'Recreational (District Park)'."

2.0 Examination

- 2.1 The site u/r (i.e. Nursery, near Humayun's Tomb) measuring about 170000 sq.m. (17.0 ha.) falls in Planning, Zone-D and outside Lutyens Bungalow Zone (LBZ).
- 2.2 As per the approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the site under reference is located very near to the protected monument named Humayun's Tomb, Lakkar Wala Tomb, Sunder Wala Burj & Sunder Wala Mahal, as listed by the Archaeological Survey of India (ASI).
- 2.3 The land use of the site (i.e. Sunder Nursery near Humayun's Tomb) is 'Agriculture (Green Belt & Water Body)/ Plant Nursery' as per MPD-2021 and 'Agriculture & Water Body (Nursery)' as per approved Zonal Development Plan of Zone -D prepared under MPD-2001.
- 2.4 L & DO, MOUD, GOI vide letter dated 10.06.2014 has already given the consent for processing the proposed change of land use of the site under reference 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)'.
- 2.5 As per para 10.3 (iii) of MPD-2021, Specific heritage complex within Nizamuddin and Humayun's Tomb Complex have been identified as Heritage Zone.

Contd.....

Minutes of the Technical Committee 13th  
Meeting Held on 26.7.2014. 1407e

ANNEXURE - 'A'

Item No.

55/14/T

Sub: Proposed change of land use of an area measuring 170000 sq.m. (17.0 ha.) from 'Agriculture / Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)', in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning, Zone-D.

File No. F.20 (23)2014/MP

### 1.0 Background

1.0 A meeting was held under the Chairmanship of Commissioner (Plg.), DDA on 29.04.2014 regarding Sunder Nursery near Humayun's Tomb, New Delhi wherein Officers from HUPW & Planning Department, Officials from Central Public Works Department, Land & Development Office, Project Director of Aga Khan Trust & Culture (AKTC), Archaeological Survey of India, were present. The decision with respect to Sunder Nursery is reproduced below:

"The land & Development (L & DO) shall make necessary request to DDA for processing change of land use from 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)' under Section 11-A of Delhi Development Act, 1957 since L & DO is the land owning agency for the Sunder Nursery area."

1.1 Further, Deputy Land & development Officer (Dy. L & DO), MOUD, GOI vide letter No. L-IIA-1(1823)/78 dated 10.06.2014 requested DDA that "the land use of Sunder Nursery may be changed from Agriculture/ Green Belt & Water Body (Plant Nursery) to 'Recreational (District Park)'."

### 2.0 Examination

2.1 The site u/r (i.e. Nursery, near Humayun's Tomb) measuring about 170000 sq.m. (17.0 ha.) falls in Planning, Zone-D and outside Lutyens Bungalow Zone (LBZ).

2.2 As per the approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the site under reference is located very near to the protected monument named Humayun's Tomb, Lakkar Wala Tomb, Sunder Wala Burj & Sunder Wala Mahal, as listed by the Archaeological Survey of India (ASI).

2.3 The land use of the site (i.e. Sunder Nursery near Humayun's Tomb) is 'Agriculture (Green Belt & Water Body)/ Plant Nursery' as per MPD-2021 and 'Agriculture & Water Body (Nursery)' as per approved Zonal Development Plan of Zone -D prepared under MPD-2001.

2.4 L & DO, MOUD, GOI vide letter dated 10.06.2014 has already given the consent for processing the proposed change of land use of the site under reference 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)'.

2.5 As per para 10.3 (iii) of MPD-2021, Specific heritage complex within Nizamuddin and Humayun's Tomb Complex have been identified as Heritage Zone.

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Dy (Plg)

### 3.0 Proposal

As communicated by L & DO, MOUD, GOI letter dated 10.06.2014, the land use in respect of an area measuring 170000 sq.m. (17.0 ha.), located near Humayun's Tomb, New Delhi may be changed from 'Agriculture/ Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)' under Section 11A of DD Act, 1957. The boundary description of the same is as under (Refer location map at Annexure 'A'):

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Area in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning Zone-'D'	170000 sq.m. (17.0 ha.)	'Agriculture/ Green Belt & Water Body (Plant Nursery)'	'Recreational (District Park)'	North: Zoological Park South: Monuments & Humayun's Tomb East: Bharat Scouts Guide Map Ground/ Ring Road West: Delhi Public School & Mathura Road

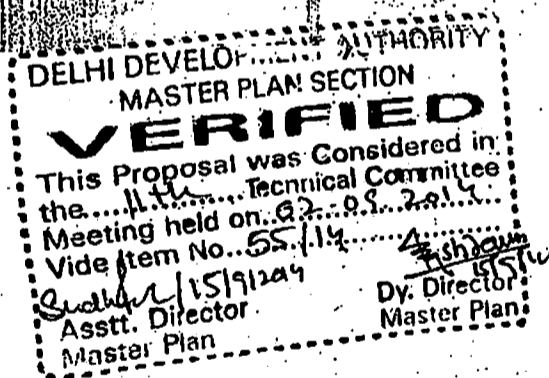
### 4.0 Recommendation

The proposal as given in para 3.0 above may be considered by the Technical Committee for further processing under Section 11A of DD Act, 1957.

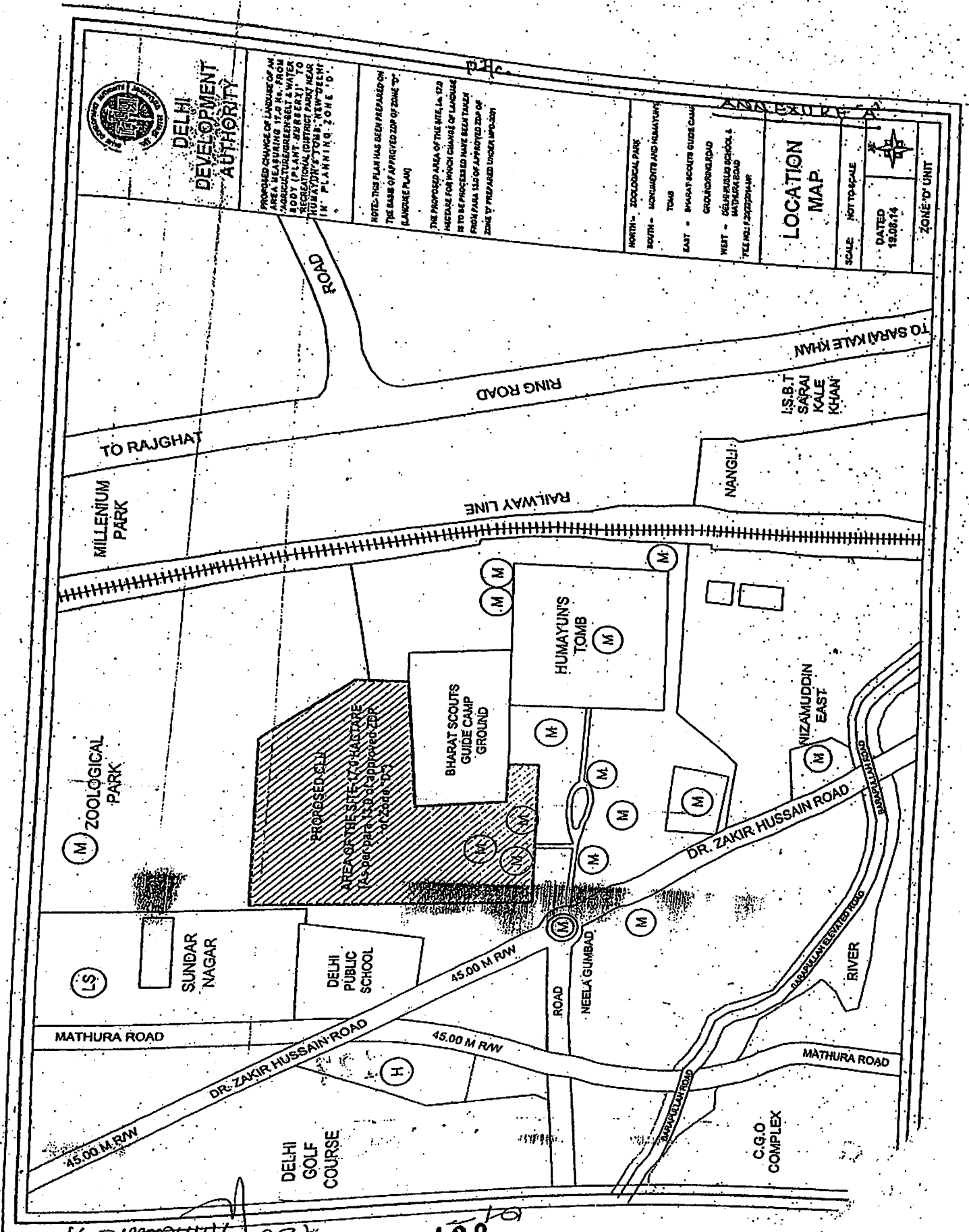
DECISION

The proposal was presented by Director (Plg.) Zone D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area 17.0 Ha. from 'Agricultural /Green Belt & Water body to Recreational (District Park) in respect of Sunder Nursery near Humayun's Tomb, in Zone -D New Delhi for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg.) Zone-D



ANNEXURE A





**DELHI DEVELOPMENT AUTHORITY**

**Item No. 148/14**

**Item No. 148/2014**

**Subject : Extension of Penalty Relief Scheme-2014**  
**File No. : F.22(246)2014/Coordn.(H)/A/cs**

**I PRECIS:**

1. In order to provide housing facilities to the public at large and to cater the needs of the various Group Housing Societies, Higher Income Group, Middle Income Group, Lower Income Group and Janta Group, flats of different sizes were constructed by the Delhi Development Authority. On completion of the construction of houses, the same were sold to the registrants on cash down and hire purchase basis. In case of allotment of flats on hire purchase basis, part of the cost is collected in instalments. Interest on defaulted payment of instalments, is charged depending upon the terms and conditions of the scheme, as provided in the allotment letter and as modified from time to time.
2. Some of the allottees of the hire purchase flats have failed to make the payment of monthly instalments on regular basis. In order to recover the outstanding dues from the defaulters, time to time eight penalty relief schemes have been launched by DDA till 2011. Applicant(s) applying under penalty relief scheme are given 25% relief in respect of unpaid penalty (i.e. interest) on late/non-payment of instalment(s).
3. Recently, with the approval of the Authority vide agenda item No.46/2014 (Annexure A), Penalty Relief Scheme-2014 was in operation from 12.3.2014 to 11.9.2014. An amount of Rs.127crores (including interest) upto 11.9.2014 has been recovered from the defaulters. In order to encourage more defaulters to clear the outstanding dues and ensure recovery of Authority's outstanding money from defaulters, extension of the scheme upto 31<sup>st</sup>Dec.'2014 has been sought.

II. **PROPOSAL:-**

- a) It is proposed that in order to provide relief to the allottees/occupants of the DDA flats allotted ON INSTALMENT (Hire Purchase) basis where possession letter has already been issued, the scheme may be extended upto 31<sup>st</sup>Dec.'2014.
- b) The terms & conditions during the extended period will remain same as applicable in the Penalty Relief Scheme-2014 which was in operation from 12.3.14 to 11.9.2014.
- c) The extended period will be upto 31.12.2014.

III. **APPROVAL OF THE AUTHORITY:**

Proposal in Para II above is submitted before the Authority for approval.

**RESOLUTION**

It was noted that DDA should invariably include (i) Number of defaulters pending & the amount outstanding (ii) What action DDA intends to take in respect of the defaulters that remain outstanding after 31/12/2014.

With the modifications as above, the Agenda Item was approved by the Authority.

**ITEM NO. 46/2014**

Subject : Penalty Relief Scheme-2014  
File No. : F.22(246)2013/Coordn.(H)/A/cs

**I PRECIS:**

1. In order to provide housing facilities to the public at large and to cater to the needs of the various Group Housing Societies, Higher Income Group, Middle Income Group, Lower Income Group and Janta Group, a number of flats of different sizes were/are being constructed by the Delhi Development Authority. On completion of the construction of houses, the same were sold/are sold to the registrants on cash down and hire purchase basis. In case of allotment of flats on hire purchase basis, part of the cost is collected in installments. Interest on defaulted payment of instalments, is charged depending upon the terms and conditions of the scheme as provided in the allotment letter and as modified from time to time.
2. Some of the allottees of the hire purchase flats had failed to make the payment of the monthly instalments on regular basis. In order to recover the outstanding dues from the allottees, defaulter notices were also issued to the defaulting allottees by the DDA.
3. After issue of defaulter notices by the DDA, large number of representations were received from the various allottees for providing relief in the amount of penalty/interest payable by them on account of default in making payment of monthly instalments. In deference to the wishes of the public, DDA had launched following schemes in the past:-

- a) Penalty Relief Scheme-1995 w.e.f. 1.8.1995 to 31.1.1996
- b) Penalty Relief Scheme-1996 w.e.f. 1.2.1996 to 31.12.1996
- c) Penalty Relief Scheme-1997 w.e.f. 1.3.1997 to 30.9.1997
- d) Penalty Relief Scheme-1997 w.e.f. 1.10.1997 to 30.6.1998
- e) Penalty Relief Scheme-1998 w.e.f. 1.10.1998 to 31.8.1999
- f) Penalty Relief Scheme-2001 w.e.f. 1.10.2001 to 31.3.2006
- g) Penalty Relief Scheme 2007 w.e.f. 01.07.2007 to 30.6.2008
- h) Penalty Relief Scheme 2011 w.e.f. 01.06.2011 to 30.11.2011

4. As on date uniform rate of interest of 12% for first month and 18% for subsequent months is applicable on late payment.

5. M.O.U.D. forwarded representation of General Secretary, Welfare Association, Rohini wherein RWA humbly requested to introduce new penalty relief scheme to all who intend to pay outstanding dues and interest on belated payment. On earlier occasions also, after expiry of PRS-2011, numerous requests have been received from various forums for extension of period of PRS-2011 or to launch new Penalty Relief Scheme. However, requests for time extension of PRS-2011 were not acceded to at that point of time by the competent authority. However, in the public interest and to facilitate allottees/occupants to clear their outstanding, new PRS may be launched initially for a period of 06 months. Accordingly, following proposal is being submitted for kind consideration and approval of Authority.

## II. PROPOSAL:-

i) It is proposed that in order to provide relief to the allottees/occupants of the DDA flats allotted ON INSTALMENT (Hire Purchase) basis, where possession letter has already been issued, a fresh Penalty Relief Scheme may be launched, which shall be available only to those applicants who intend to clear following outstanding dues in one go:

- a) All outstanding instalments due upto the date of application
- b) Interest/penalty on above (after relief)
- c) Ground rent with interest or capitalized ground rent i.e. 12% of land cost if not paid earlier.
- d) Service charges with interest or capitalized service charges i.e. 5% of land cost, if not paid earlier.

However, if applicant has deposited the amount short by upto Rs.25,000/-,

this case will not be rejected but he will have to deposit the balance amount of demand, together with interest @18% per annum from date of application. Failure to pay this amount within three months from demand would result into cancellation of property.

- ii) Name of the Scheme shall be "Penalty Relief Scheme -2014".
- iii) The scheme shall be operative from 1.2.2014 to 31.07.2014.
- iv(a) Applicant(s) applying under this scheme would be given 25% relief in respect of unpaid penalty (i.e. interest) on late/non-payment of instalment(s).
- b) No restoration charges would be levied.
- v) If an applicant has already applied under any previous Penalty Relief Scheme/Amnesty Scheme and his case has been rejected or not considered for depositing less amount or for any reason he can also apply under this scheme. The amount already deposited towards interest/penalty during the currency of that scheme would be accounted for as per terms and conditions of this scheme.
- vi) This will be last opportunity to the defaulting allottees of DDA flats under the various schemes who have failed to make the payment of monthly installments as per terms & conditions of the allotment letter. In case they fail to get their dues settled during the currency of the scheme, DDA will be left with no other option except to take further action to resume possession of the flat.
- vii) The scheme shall be opened for all areas of DDA flats i.e. flats allotted by DDA in various areas of Delhi under following schemes:-
  - a) General Housing Scheme (GENL)
  - b) New Pattern Registration Scheme-1979 (also known as HUDCO Scheme)(NPRS)
  - c) Retiring Personnel Scheme (RPS)
  - d) Ambedkar Awas Yojna Scheme (AAYS)
  - e) All Janta Schemes/EWS-HSMKJD-2001 (JANTA)
  - f) Allotment on Semi-Cash Down Scheme basis (SCD) including flats allotted on cash down basis but converted into semi cash down with the approval of the competent authority.

- g) Expandable Housing Scheme of 1995 and 1996 (EHS)
- h) HIG Housing Scheme (Hire Purchase cases)HIG
- i) Punjab Migrants (PM)
- j) Kashmiri Migrants (KM)

III. APPROVAL OF THE AUTHORITY:

Proposal in Para II above is submitted before the Authority for approval.



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 149/14**

## Item No. 149/2014

Sub: Proposed change of land use of an area measuring 1015 sq.m. (0.1015 ha.) from 'Residential' to 'Public & Semi-Public facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Planning, Zone-D.

File No. F.20 (22)2014/MP

### **1.0 Background**

- 1.1 A letter No. K-13011/10/2014-DD-I dated 08.07.2014 was received from Ministry of Urban Development (MOUD), GOI enclosing therewith office memorandum No. L & DO/ L-II-B-I (1047)/286 dated 21.05.2014 received from Land & Development Office (L & DO) addressed to MOUD, GOI regarding the change of land use in respect of land measuring 1015 sq.m. (0.1015 ha.) in Pocket-III, Rouse Avenue, New Delhi allotted to Child Relief & You (CRY). L & DO vide letter dated 21.05.2014 has requested MOUD that necessary action for the change of land use and modification of layout plan may be initiated.

### **2.0 EXAMINATION/ FOLLOW UP ACTION**

#### **2.1 Technical Committee Decision:**

On the basis of the letter dated 08.07.2014 received from MOUD, GOI and L & DO letter dated 21.05.2014 addressed to MOUD, GOI, the proposal regarding the change of land use in respect of land measuring 1015 sq.m. (0.1015 ha.) in Pocket-III, Rouse Avenue, New Delhi from 'Residential' to 'Public & semi-public facilities' was discussed in the 11th Technical Committee meeting held on 02.09.2014 vide item No. 50/2014. The decision of the Technical Committee is reproduced as under:

*"The proposal was presented by Director (Plg.) Zone -D. After detailed deliberations, Technical Committee recommended the proposal of change of land use of an area measuring 1015 sq.m. (0.1015 ha.) from 'Residential' to 'Public & Semi-public facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Zone-D for further processing under Section 11A of DD Act, 1957."*

The Technical Committee agenda and decision with location plan is placed at Annexure 'A'.

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### 3.0 Proposal

The land use in respect of an area measuring 1015 sq.m. (0.1015 ha.), located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi is proposed to be changed from 'Residential' to 'Public & Semi-Public facilities' for Child Relief & You (CRY) under Section 11A of DD Act, 1957. The boundary description of the same is as follows:

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Plot for Child Relief & You (CRY) in Pocket-III, Rouse Avenue, New Delhi falling in Planning, Zone-'D'	1015 sq.m. (0.1015 ha.)	'Residential'	'Public & Semi-Public facilities'	North: Jahangir Road South: Plot allotted by L & D0 to CPI (M) East: Road 20 m wide West: Dispensary

### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Authority for further processing under Section 11A of DD Act, 1957.

## RESOLUTION

Proposal contained in the agenda item was approved by the Authority.

Minutes of The Technical Committee Meeting  
Held on 2.9.2014

ANNEXURE-A

Item No.

50/14/T

Sub: Proposed change of land use of an area measuring 1015 sq.m. (0.1015 ha.) from 'Residential' to 'Public & Semi-Public facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Planning, Zone-D.

File No. F.20 (22)2014/MP

### 1.0 Background

1.1 A letter No. K-13011/10/2014-DD-I dated 08.07.2014 was received from Ministry of Urban Development (MOUD), GOI enclosing therewith office memorandum No. L & DO/ L-II-B-I (1047)/286 dated 21.05.2014 received from Land & Development Office (L & DO) addressed to MOUD, GOI regarding the change of land use in respect of land measuring 1015 sq.m. (0.1015 ha.) in Pocket-III, Rouse Avenue, New Delhi allotted to Child Relief & You (CRY). L & DO vide letter dated 21.05.2014 has requested MOUD that necessary action for the change of land use and modification of layout plan may be initiated.

### 2.0 Examination

- 2.1 The site under reference falls in Planning, Zone-D and outside the 'Lutyens Bungalow Zone (LBZ)'.
- 2.2 As per MPD-2021, the land use of the site under reference is 'Residential' & as per approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the land use of the site under reference is 'Residential (Redevelopment Area)'.
- 2.3 As per L&DO office memorandum dated 21.05.2014, land measuring 1015 sq.m. in Pocket-3, Rouse Avenue, New Delhi was allotted by L & DO to Child Relief & You (CRY) vide allotment letter dated 05.02.2004 for the construction of Day Care Centre, Nursery School, Creche, Library and Community Hall on usual terms and conditions.
- 2.4 As per the layout plan of CPWD vide letter No. FTS.63/ADG (Arch)/2014 dated 12.06.2014, the use of the plot under reference is shown as 'Nursery School'.

### 3.0 Proposal

As communicated by MOUD, GOI vide letter dated 08.07.2014 & in view of L & DO letter dated 21.05.2014, the land use in respect of an area measuring 1015 sq.m. (0.1015 ha.), located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi may be changed from 'Residential' to 'Public & Semi-Public facilities' for Child Relief & You (CRY) under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):

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Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Plot for Child Relief & You (CRY) in Pocket-III, Rouse Avenue, New Delhi falling in Planning, Zone- 'D'	1015 sq.m. (0.1015 ha.)	'Residential'	'Public & Semi-Public facilities'	North: Jahangir Road South: Plot allotted by L & DO to CPI (M) East: Road 20 m wide West: Dispensary

#### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee for further processing under Section 11A of DD Act, 1957. "

DECISION

The proposal was presented by Director (Plg.) Zone D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area measuring 1015 sqm. (0.1015 Ha) from 'Residential' to 'Public & Semi Public Facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Zone - D for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg.), Zone D.

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
<b>VERIFIED</b>	
This Proposal was Considered	
by the Technical Committee	
Meeting held on 02.09.2014	
Vide Item No. 50.114	
Signature of Asstt. Director Master Plan	Signature of Dy. Director Master Plan





**DELHI DEVELOPMENT AUTHORITY**

**Item No. 150/14**

**Item No. 150/2014**

**Sub: (a) Policy for disposal of Group Housing Plots and  
(b) Construction of Senior Citizens Service Apartments.**

**File No: No.PS-PC(LD)-DDA-2014**

DDA for the past many years has been providing housing through various modes – DDA's own housing projects, development and disposal of Residential plots in the planned colonies and disposal of flats through Cooperative Group Housing Societies, etc. Given the acute shortage of Housing stock, DDA's efforts so far have not been effective. Hon'ble Minister of Urban Development has directed that DDA should construct one million DUs by 2022 and hence DDA should make efforts on all fronts to achieve this target. With the change in demand pattern, which is linked to rising incomes, housing approach of DDA needs to be re-oriented. It has also to be kept in view that the construction of DDA's own housing projects take longer than the original stipulated time schedule and there are also issues of quality of these houses which frequently arise. DDA has not been effectively able to provide solutions in these areas.

2. One area, which DDA so far has not focussed into is the disposal of Group Housing plots to private developers for developing group housing. DDA is also keen that it disposes of the vacant plots of land at the earliest to prevent their encroachment as otherwise these plots would be unviable for any project. Bulk of the housing properties both in Gurgaon and Noida have come through the route of group housing projects developed by private entities. While the mode of allotment to these entities in these states might be different, DDA will adopt the mode of auction to dispose of the Group Housing plots. Once this approach is approved, DDA will start identifying

land for disposal through this mode. To begin with, a pilot project in Rohini has been proposed.

3. In the recent years, DDA has not been able to dispose off its property through auction as the response has been very poor. One of the factors for less number of intending developers participating in the auction could be the high land price. While some of them might be able to pay the auction price, there is a possibility that many of the plots may remain unsold even in this scheme considering that the land parcels proposed for Group Housing are seizable. Hence DDA has visualised a different approach wherein all the plots earmarked for development by the private developers which will be disposed through the process of e-auction. DDA will lay down the technical and financial criteria to ensure that only qualified developers are eligible to participate in the auction. The intending developers will require to demonstrate their core competence in this area either individually as a partnership firm/private ltd. or public ltd. or through a consortium. They must have completed a minimum number of similar projects which will be prescribed by DDA in the area of real estate development and construction activities (excluding merely trading in real estate) like land development/housing/colonizing jobs of bonafide allotted land/commercial/IT/ITES projects. They will also have to demonstrate requisite financial strength.

4. There could be two options in respect of auction purchasers, either, (a) they pay the entire premium upfront or (b) they can pay 25% of the premium upfront and the balance in four yearly instalments. In case the auction purchaser opts for the instalments, he may have to pay the compound interest as determined by DDA on the balance (This is to adjusted in terms of interest DDA would have otherwise earned on the one time premium). The Developers may also have to give a bank guarantee for the balance outstanding, along with the interest computed on the balance. In respect of such auction purchasers who opt for yearly instalments, the conveyance deed will be

executed only after the entire premium is received by DDA. The bank guarantee have to be changed yearly on the basis of payments made by the auction purchaser. The other important condition for the developers would

be that the auction purchaser will have to complete the EWS portion first and obtain occupancy certificate for the same, before getting the occupancy certificate for the remunerative portion.

5. Based on the above approach as a pilot project, the Authority may kindly consider permitting DDA to implement the disposal of group housing plots in Sector 40 & 41, Rohini phase-V. The sectors are bounded by

- i) North - Proposed 30 meter wide road.
- ii) South - Proposed 45 M. wide road and proposed industrial area near Ranikhera village.
- iii) East - Proposed 80 meter wide road (UER-III)
- iv) West - Proposed 100 meter wide road (UER-II).

6. DDA has acquired land in 15 pockets amounting to total of 331.66 hectare. The details are given in **Annexure-1**. Of this 214.09 Ha is in Sector 40 & 41. The gross residential area in both the sectors is 131.62 Hectare. The details can be seen in **Annexure-2**. The approved lay out plan of Sector 40 & 41 are at **Annexue-3 &4**.

7. Acquired land in Sector 40 & 41 in Rohini is in the middle of heavily built up area which may eventually lead to encroachments on these pieces of land. Further there is a pressure from the public in the area that the land be converted into green. For easy disposal, the residential area available in Sector 40 & 41, Rohini is sub-divided into modules of approximately 5 hectare each except for two pockets in Sector 40 and three pockets in Sector-41, Rohini. There is also a land parcel measuring 9.00 Ha. of which 3.88 ha can be developed by DDA for affordable housing and the balance 5.12 ha can be

used for constructing one room apartment for the senior citizens. The details of apportionment are given in **Annexure-5**.

8. The Developer will have to develop group housing in terms of MPD-2021, wherein inter-alia 15% of the FAR is for community service personnel/EWS & Lower category housing and this EWS component will be over and above permissible FAR. In terms of the current guidelines, the private developer has to ensure 50% of EWS portion is given to DDA at a rate as determined by CPWD on per sq.ft. basis. The current rate is Rs.2100/- per Sq.ft. The group housing pockets of 5 ha proposed for disposal will have provision of Housing Area Facilities of 5000 population will be provided by the developer within the plot and the remaining neighbourhood facilities will be provided and developed by DDA.

9. After apportioning the above plots, DDA will be left with approximately 9 Ha. of land, part of which can be used for developing 5 x 1 Ha module of Studio apartments (5 ha of land) for people beyond the age of 60. It is proposed that these apartment complexes will be developed by DDA on PPP mode, wherein DDA's equity contribution will be by way of land component and the developer(s) will build, operate and maintain the complexes. The facilities to be provided will include common kitchen, medical facilities, common rooms, reading rooms and libraries, office, gym, etc. The housing will be allotted to the eligible persons, be it a couple or a single person, on a computerised draw basis. The accommodation can be on a rental basis till the allottee or his spouse survives after which it will be allotted to the next person in the waiting list. The exact financial model for the PPP will be worked out in consultation with the Finance. The waiting list will be revised on a yearly basis with suitable modifications. Since DDA and the developer will be implementing the project on a PPP mode, it will be preferable to develop and manage the complexes through the SPV route, on a corporate basis, so as to restrict the liability of DDA to its share of the equity in the project. DDA will, however,

have a say in the management of the complexes to ensure that these are run efficiently.

10. To implement the scheme, DDA will be appointing a Transaction Advisor, selected through a competitive bidding basis, who will carry out all the necessary exercises for carrying out the scheme through PPP mode including feasibility studies, finalising the concession agreement and finalising the RFP documents.

11. The draft agenda note was circulated to the Finance, Law and L.M. Department. The Finance Department has made the following observations:-

**"1. Policy for disposal of Group Housing Plots**

- a) The bid variable in the proposed policy would be the premium realised from auction subject to all other variables of the project proposal being frozen prior to auction.
- b) On the issue of payment of premium it may be mentioned that should DDA decide to go for instalment payment option, chargeable interest may be equal to the average rate being charged by the banks for similar lending to Developers. This rate of interest may be decided in advance before holding the auction. However, we may recommend recovery of premium in one lump sum as being a less risky option.
- c) On the issue of auction of plots at one go, it may be mentioned that DDA may consider the option for disposal of plots through auction in a staggered mode. This will prevent the hazard of cartelisation and also help DDA realise higher premium on account of the benefits of development at subsequent stages.

## **2. Construction of Senior Citizen Services Apartments**

As regards the construction of Senior Citizen Service Apartments, the views of Finance for engagement of Transaction Advisor to handle the issue on PPP mode have already been provided and a copy of the same is placed alongside".

(b) The Legal Department has flagged two issues (1) auction of residential land for group housing and (2) to formulate Senior citizen Apartment Scheme for old age people and they have given their views as under:-

- (i) "There appears no legal bar in the aforesaid two aspects provided a formal decision by way of authority resolution is taken.
- (ii) The terms & conditions governing PPP mode & creation of a Special Purpose Vehicle (SPV) for development of Services Apartments should be suitably deliberated for clear understanding and subsequent legal vetting, if required."

(c) L.M Department has no comments to offer.

12. As regards the appointment of Transaction Advisor for the PPP project for developing Old Age Home, the draft terms have been drafted in consultation with Finance Wing and are being notified through an advertisement for the selection of a Transaction Advisor.

13. Keeping the above points in view, the approval of Authority is sought for the following:-

- (a) "In principle" approval for the policy approach regarding disposal of plots through auction for group housing in Delhi through private developers.
- (b) To operate the pilot group housing scheme based on the lines proposed above in Sector 40 & 41 Rohini.
- (c) Permit in "principle" to construct and operate a single room Studio Apartments for senior citizens (Senior Citizens Service Apartment Scheme) beyond the age of 60 on PPP mode with private developers.
- (d) To delegate to Vice Chairman DDA the operational modalities in respect of both the schemes and the Authority can be informed of the progress in respect of both the schemes.

### RESOLUTION

Director (Planning) Rohini, DDA explained the agenda item and made a Power Point presentation.

Vice Chairman, DDA further explained that DDA would be constructing first time the Old Age Homes with the help of private developers.

The concept was appreciated but it was pointed out that "in-principle" approval should not be sought by DDA for constructing the Senior Citizen Service Apartments as also for disposal of Group Housing Plots.

After detailed discussions, the Authority approved the concept "in-principle" and directed the concerned Deptt. to work out the operational modalities and details of the project before it is put up to the Authority for a final decision.

# DDA ACQUIRED LAND AS PER MODIFIED TOTAL STATION SURVEY PLAN

ANNEXURE - 1

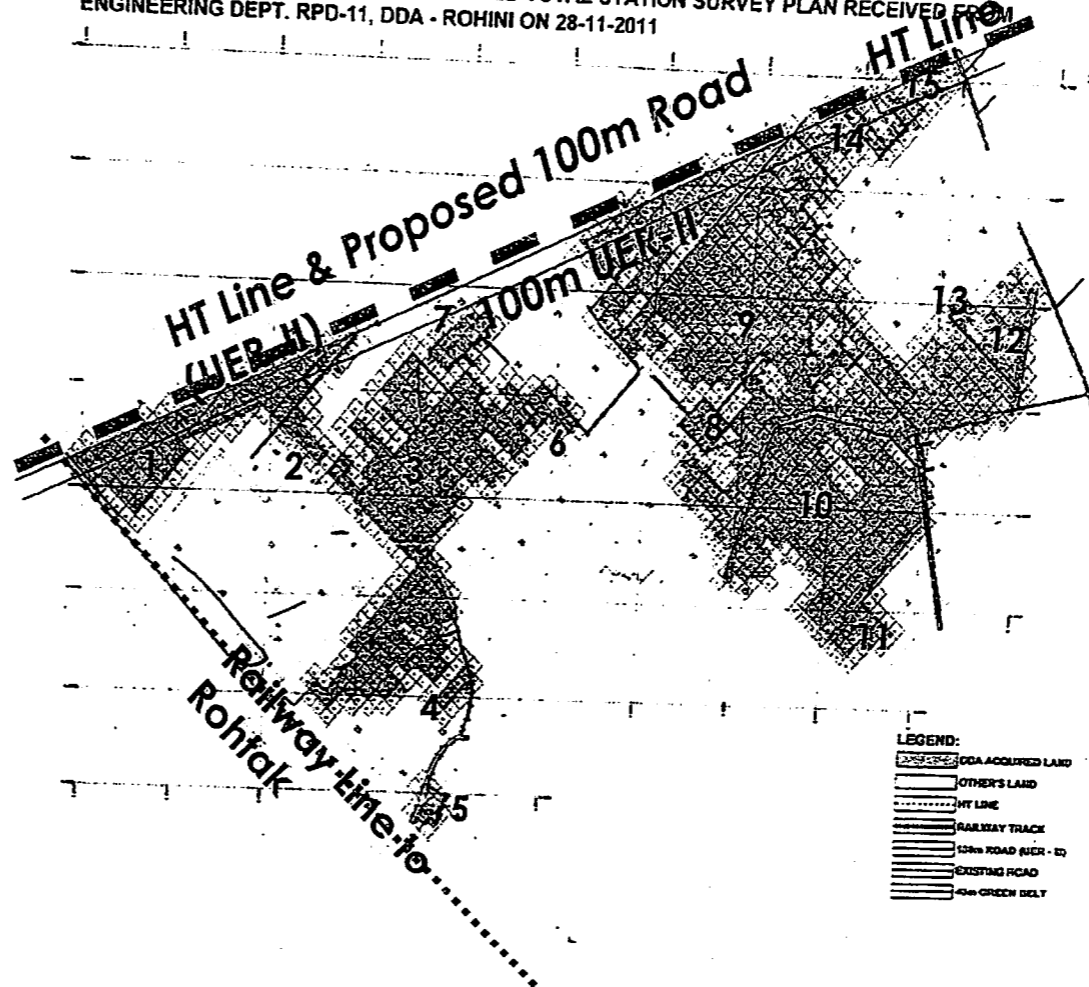
DDA has acquired land in 15 pockets

## Pocket Area Detail As Per Modified Total Station Survey Plan

Pocket No.	Area (sqmt)
1	287208.01
2	20149.90
3	683794.40
4	12335.10
5	17414.58
6	7049.83
7	40286.10
8	34475.85
9	1402929.04
10	585771.46
11	36731.83
12	72831.94
13	4041.93
14	57779.03
15	53893.80
<b>Total Area (sq.mt.)</b>	<b>3316692.80</b>
<b>Total Area (Ha.)</b>	<b>331.66</b>

142

DDA ACQUIRED LAND SHOWN IN MODIFIED TOTAL STATION SURVEY PLAN RECEIVED FROM  
ENGINEERING DEPT. RPD-11, DDA - ROHINI ON 28-11-2011



ANNEXURE - 1

# LANDUSE AREA STATEMENT OF SECTOR 22 (PART), 39, 40 & 41 :

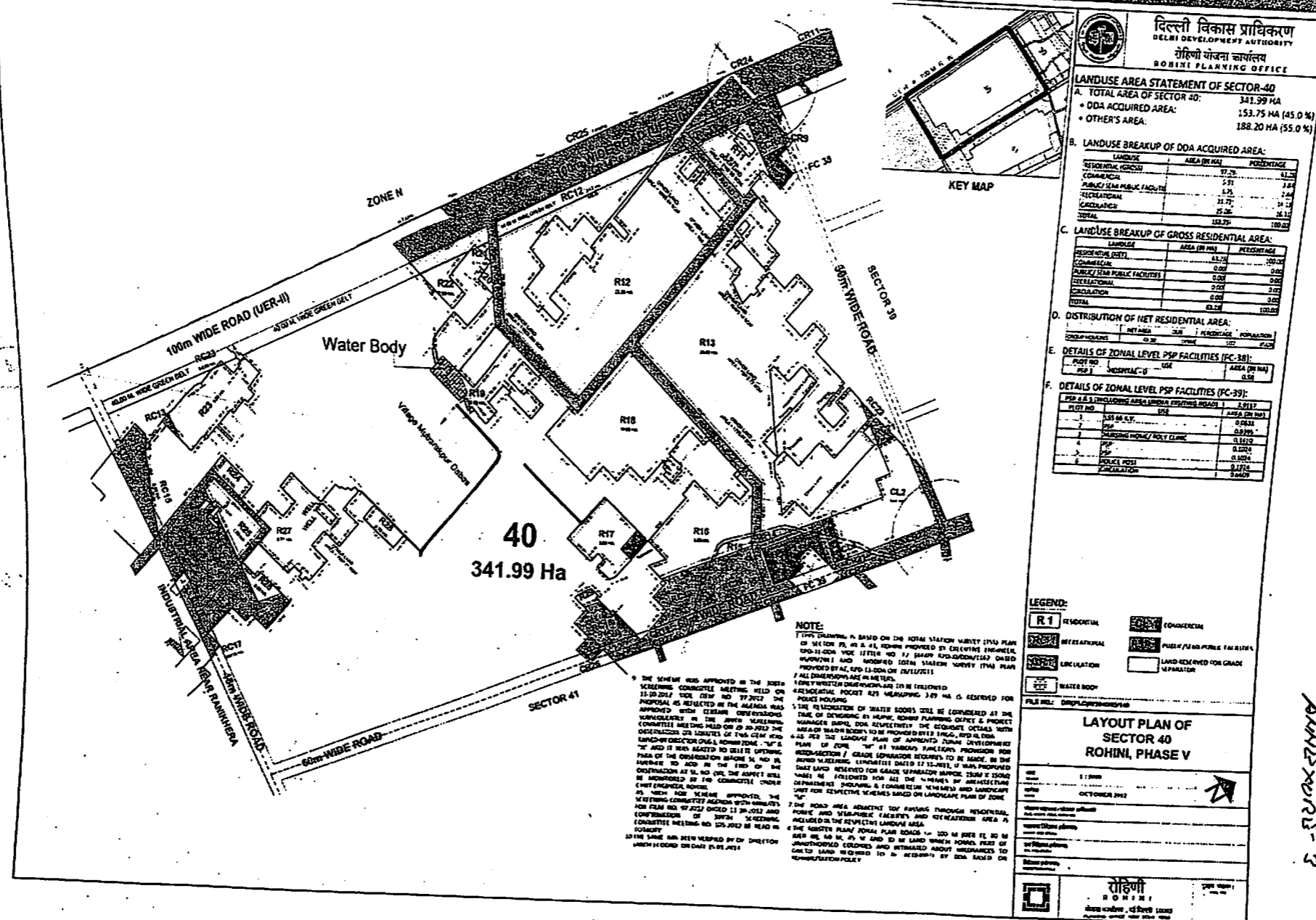
ANNEXURE-2

## A. TOTAL DDA ACQUIRED AREA:

	Sector Area	DDA Acquired Area		Other's Area	
	(In Ha.)	(In Ha.)	(In %)	(In Ha.)	(In %)
Sector 22 (Part)	95.5	5.93	6.21	89.57	93.8
Sector 39	125.17	29.42	23.5	95.8	76.5
Sector 40	341.99	153.75	45.0	188.2	55.0
Sector 41	243.07	60.34	24.8	182.7	75.2
Industrial Area	383.52	82.22	21.4	301.3	78.6
Total Acquired Area	1189.25	331.66	27.9	857.6	72.1

## B. LANDUSE BREAKUP OF DDA ACQUIRED AREA:

LANDUSE	Sector 22-Part		Sector 39		Sector 40		Sector 41		Industrial Area	
	IN HA	%	IN HA	%	IN HA	%	IN HA	%	IN HA	%
Residential (Gross)	4.20	70.83	9.49	32.26	97.29	63.28	34.33	56.89	0.00	0.00
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.25	61.12
Commercial	0.00	0.00	2.41	8.19	5.91	3.84	0.00	0.00	0.00	0.00
Public / Semi Public	0.00	0.00	0.31	1.05	3.75	2.44	8.93	14.80	0.85	0.79
Recreational	0.00	0.00	7.45	25.32	21.72	14.13	11.06	18.33	10.36	12.60
Circulation	1.73	29.17	9.76	33.17	25.08	16.31	6.02	9.98	20.96	25.49
Total Area In Ha.	5.93	100.00	29.42	100.00	153.75	100.00	60.34	100.00	82.22	100.00



AMNLSXCR5-3



41  
243.07 Ha

An aerial photograph showing a large, rectangular building with a curved side, labeled '1'. The building is surrounded by other structures and roads.

### KEY MAP

**NOTE**

[illegible]

**LEGEND:**

<b>R1</b>	RESERVE/REG	<b>CC</b>	CONFERENCE RM
<b>PC</b>	POSTAL/ATM/CHRG	<b>PP</b>	PUBLIC/SEMI-PUBLIC FACILITY
<b>CR</b>	CAR/CLERK	<b>  </b>	LAND RESERVED FOR GRADE SEPARATION

LAYOUT PLAN OF  
SECTOR 41  
ROHINI, PHASE V

[illegible]

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
रोडिंग योजना कार्यालय  
ROADS PLANNING OFFICE

**LANDUSE AREA STATEMENT OF SECTOR-41**

STATEMENT OF SECTOR 41	
A TOTAL AREA OF SECTOR 41	743.07 HA
• DOA ACQUIRED AREA	60.3 = HA (24.8 %)
• OTHER'S AREA	182.70 HA (75.2 %)

B. LANDUSE BREAKUP OF ODA ACQUIRED AREA

BANDWIDTH	AREA (CM <sup>2</sup> )	PERCENTAGE
RESOLVABLE BANDS:		
CHROMATIN	34.33	56.87
NUCLEOLUS	0.00	0.00
NUCLEOLUS	0.93	1.48
NUCLEOLUS	1.25	2.02
NUCLEOLUS	6.67	10.84
NUCLEOLUS	68.36	110.81

E. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA:

LABOR USE	AREA (sq ft)	PERCENTAGE
ASSOCIATION MEET	0.00	0.00
CONVENTION	0.00	0.00
PUBLIC/SEMI PUBLIC ACTIVITIES	0.00	0.00
RECREATIONAL	0.00	0.00
CIRCULATION	0.00	0.00
TOTAL	0.00	0.00

**DISTRIBUTION OF NET RESIDENTIAL AREA:**

[illegible]

DETAILS OF ZONAL LEVEL PSP FACILITIES (FC-41)

[illegible]

#### TABLES OF ZONAL LEVEL PSP FACILITIES (FC-42):

Page 9		03910
109 MO	USA	ARLA (N 102)
1	ARMED & DANGEROUS CENTER	03970
2	PSYCHIATRIC CENTER	03722
3	PSYCHIATRIC CENTER	03734
4	PSYCHIATRIC CENTER	03661

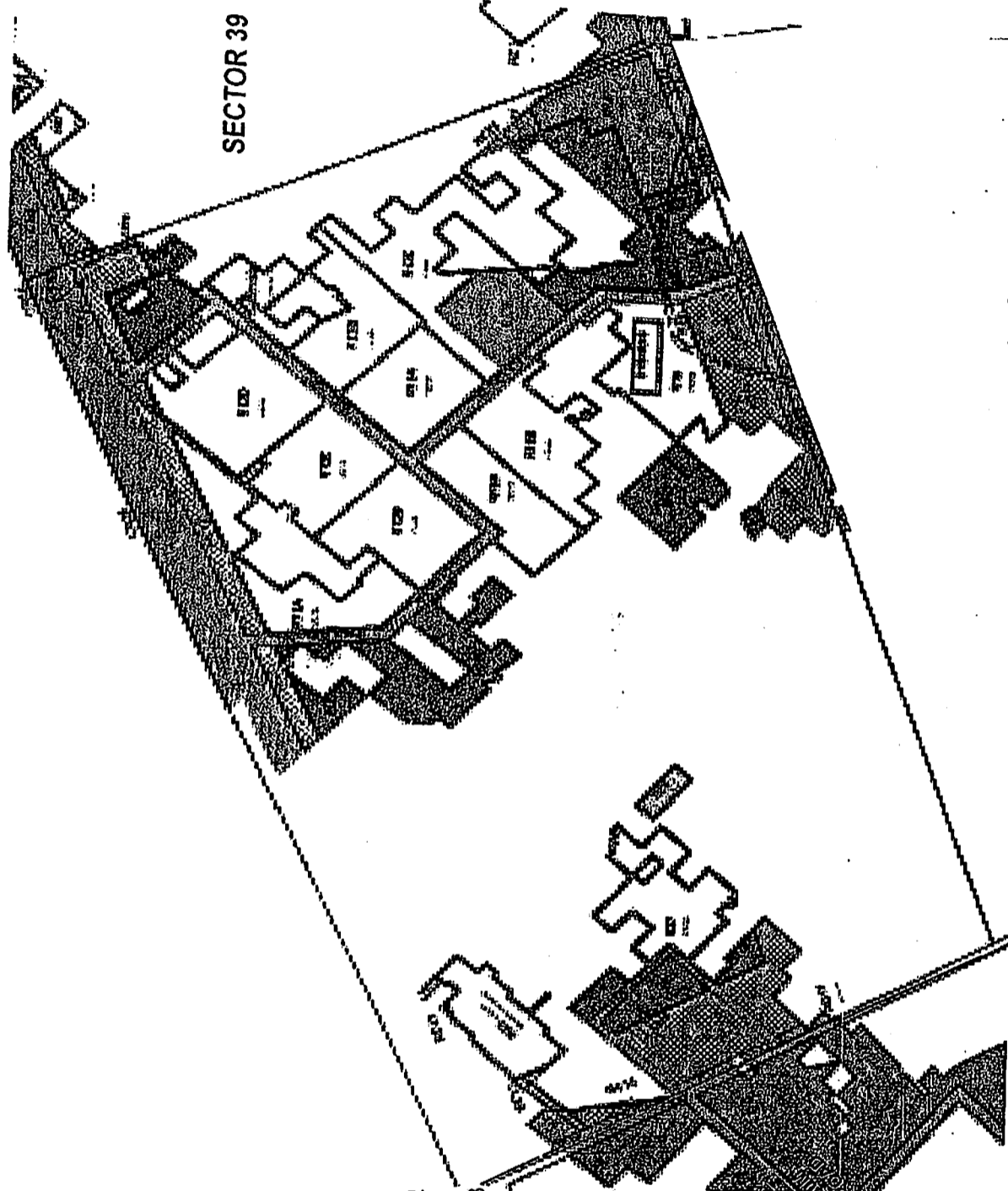
ANNUAL REPORT

PROPOSAL - SECTOR 40

SECTOR 40

POCKET NO. AREA IN HA

R13C	9.7
R13D	2.18
R12A	5.80
R12B	5.59
R12C	5.26
R12D	6.66
R13A	5.02
R13B	4.90
R15+R16	6.32
R18A	5.07
R18B	5.72
R27	5.71
	67.93



SECTOR 41

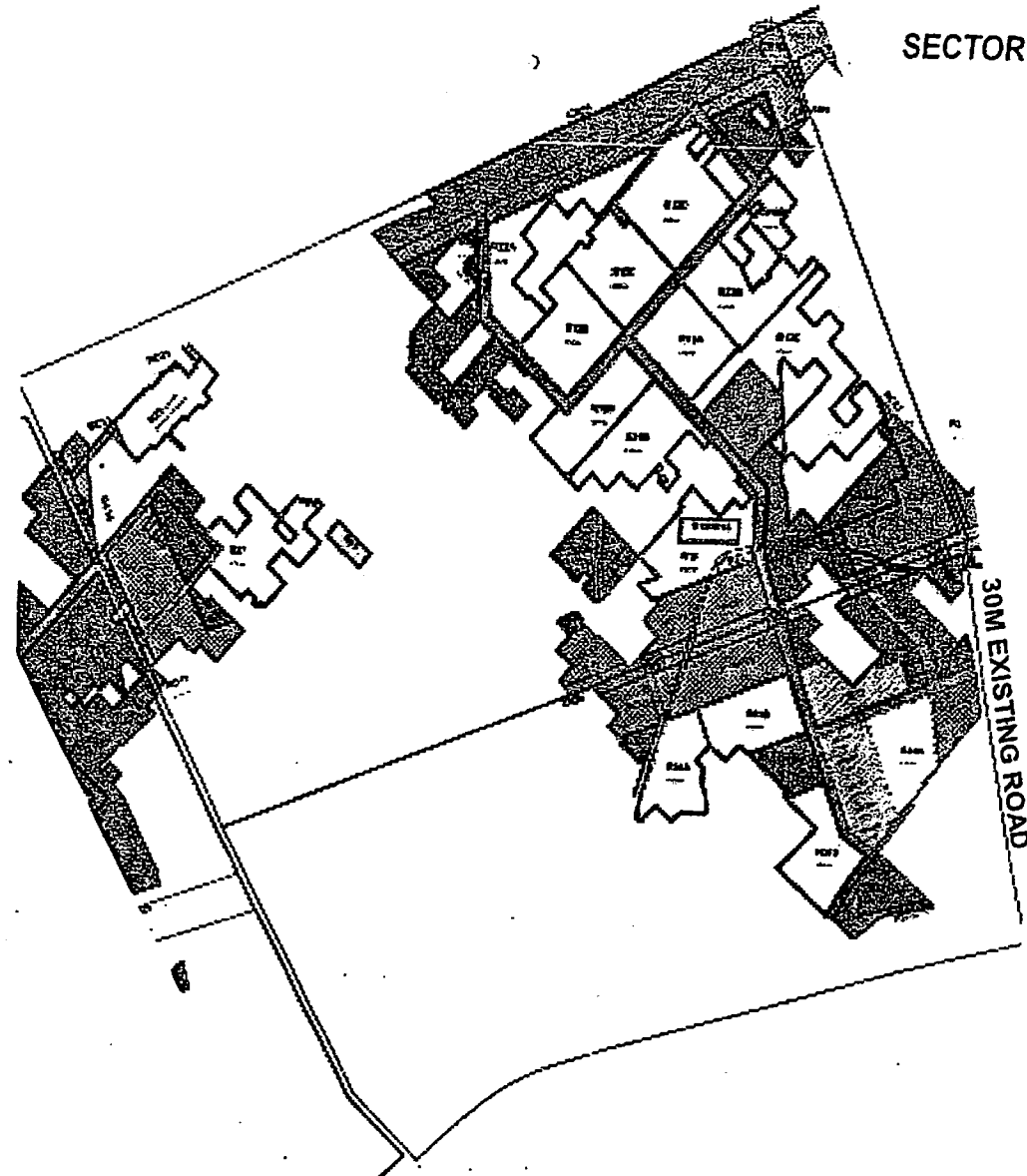
**SECTOR 40**

POCKET NO.	AREA IN HA
R13C	9.7
R13D	2.18
R12A	5.80
R12B	5.59
R12C	5.26
R12D	6.66
R13A	5.02
R13B	4.90
R15+R16	6.32
R18A	5.07
R18B	5.72
R27	5.71
	67.93

**SECTOR 41**

POCKET NO.	AREA IN HA
R31A	4.67
R31B	4.99
R31D	5.00
R34B	4.44
	19.1

INDUSTRIAL  
AREA ROHINI

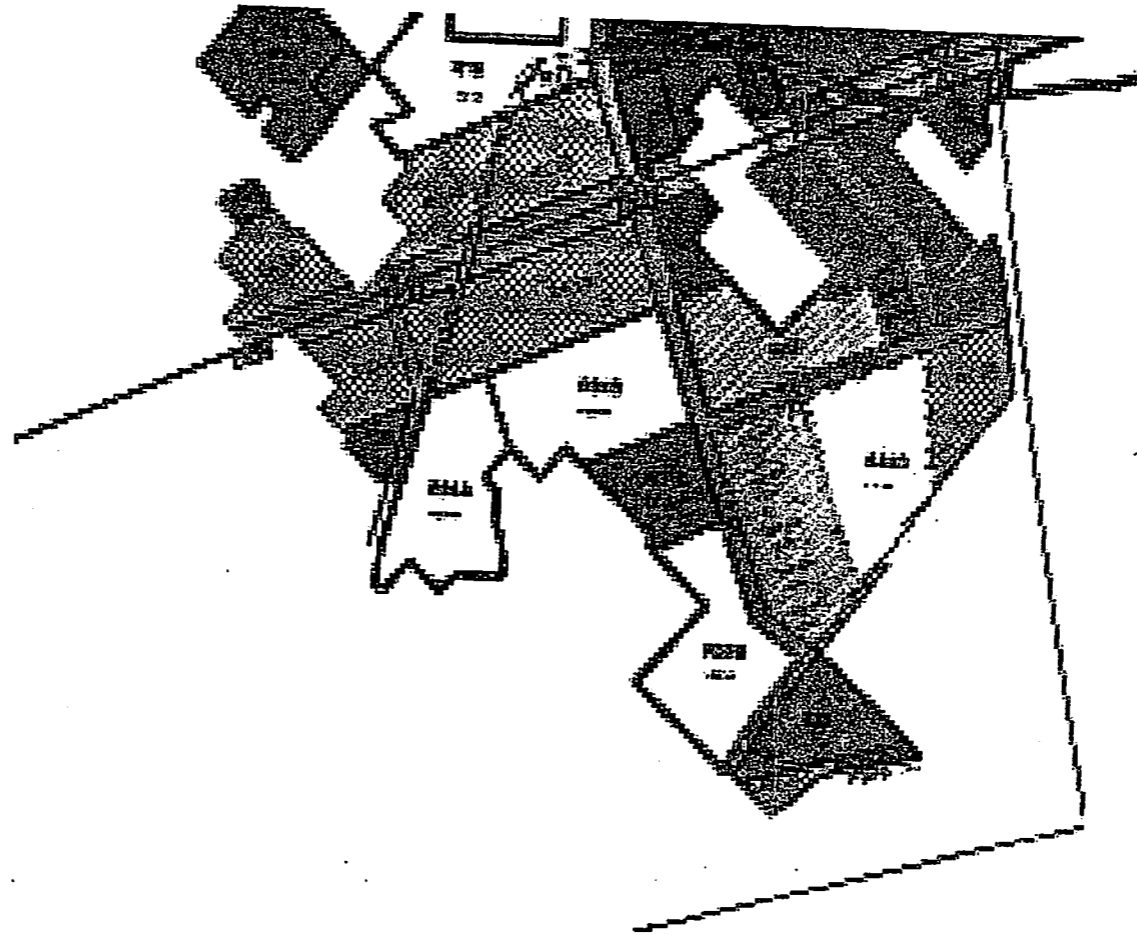


SECTOR 39

ANNEXURE - 5

SECTOR 41

POCKET NO.	AREA IN HA
R31A	4.67
R31B	4.99
R31D	5.00
R34B	4.44
	19.1



LEGEND:	
RESIDENTIAL	PSI
EWS	NP FACILITY

# INDEX (2)

Sl. No.	Item No.	Subject	Department
1.	151/2014	Staff Benefit Fund for the benefits of the serving DDA employees, their family members and dependents as defined in DDA Medical Assistance Rules. F.9(1)2013/Welfare/APO	PERSONNEL
2.	152/2014	Proposed change of land use in respect of an area measuring 0.49 ha. (1.20 acres) from 'Public & Semi-Public (Socio-Cultural)' to 'Government (Government Office)' in respect of the proposed office building for the Ministry of Human Resource Development at plot No. 10-B, I.P. Estate, New Delhi falling in Planning Zone-D. F.20(04)2014/MP	PLANNING

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**DELHI DEVELOPMENT AUTHORITY**

**Item No. 151/14**

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**Item No. 151/2014**

Sub. Staff Benefit Fund for the benefits of the serving DDA employees, their family members and dependents as defined in DDA Medical Assistance Rules.

File No.F9(1)2013/Welfare/APO

**Brief History:-**

Engineer Member/DDA recommended to release a sum of Rs.3.5 lacs on 21/09/2012 to encouraged Shri Kartik Bhatnagar, son of Shri Anil Kumar Bhatnagar, working as UDC in EM Secretariat in connection with his higher studies. Vice Chairman/DDA desired that instead of isolated case, DDA should have a policy. Accordingly the Commissioner (Pers.) made serious efforts through Welfare Deptt., and the information was collected from different Govt. Deptts., such as CAG, NDMC, MCD & Railways. The draft document was prepared and the same was got approved from Hon'ble LG on 03/08/2014. The draft document thus prepared for the welfare of employees of the Authority has been nomenclatured as "Staff Benefit Fund". The details of the policy as approved by Hon'ble LG are reiterated here below for approval of the Authority.

**Financial implications:**

As per clause 17 of the document initially will be Rs.1.5 Crores as one-time payment and subsequently, in each year it will be Rs.1,000/- per employee based on number of employees position as on 1<sup>st</sup> April of each financial year.

**Proposed Staff Benefit Fund (Details of Policy as approved by Hon'ble L.G.) are as follows & now herewith submitted for approval of Authority:**

**1. Name of the Fund**

This Fund may be called "DDA Staff Benefit Fund" hereinafter referred to as the 'Fund'.

**2. Nature of the Fund**

The Fund will be operated in the form of a "Trust".

Contd...2/-

**3. Registered Address of the Fund**

The registered office of the Trust operating Fund shall be based in B-13, Vikas Sadan, INA, New Delhi-110023.

**4. Definitions**

**a) Beneficiaries**

"Beneficiaries" include serving DDA employees & their family members and dependents as defined in DDA Medical Assistance Rules. In exceptional cases, even a non-eligible member of the family of the DDA employee can also be considered for assistance with the approval of the Governing Body.

**b) Governing Body**

"Governing Body" means a sole Governing Body of the Trust operating the Fund.

**c) Patron**

Patron of this Fund shall be the Vice-Chairman, DDA.

**5. Objective of the Fund**

The objective of this Fund is to provide financial or other assistance to beneficiaries with the approval of the Governing Body generally for the following purposes:

- a) To provide relief for distress or hardships to beneficiaries to render such financial assistance or relief as may be deemed necessary.
- b) To provide relief for financial hardships resulting from serious ailments such as cancer, liver failure, kidney failure, cardiac & neurological disorders and other incurable diseases to the beneficiaries, not covered under DDA medical rules.
- c) To initiate and carry out other objects of general utility and for welfare of the staff at the discretion of the Governing Body.
- d) To provide financial assistance, especially to the girl children of a Group 'D' employee who is not in a position to pursue higher/technical education due to financial constraints. Similarly, to provide financial assistance to the deserving children, especially of Group 'C' and Group 'D' employees, who want to pursue higher education and have qualified at prestigious entrance examinations for Medical/Engineering/Management administration courses.

**6. General priority for grant of benefits**

The benefits will normally be extended in the following order:-

- i. Female children of DDA employees covered under the scheme in general
- ii. Erstwhile Group 'D' employees (regular as well as work-charged)
- iii. Group 'C' employees
- iv. Group 'B' employees

**7. Guidelines for authorization of financial assistance by the Governing Body:**

Subject to objectives of the Fund laid down in para 5 and other priorities laid down in para 6 above, the powers of the Governing Body for sanctioning of the financial assistance shall be regulated as under:-

- a) The Governing Body shall be authorized to approve financial assistance upto a limit of Rs. 2 lacs per employee only.
- b) The cases requiring payment exceeding Rs.2 lacs upto Rs.5 lacs, will be examined by the Governing Body but the power to approve such financial assistance shall vest with FM/DDA. Thus, the recommendation in such cases shall be forwarded by Governing Body to FM/DDA for approval.
- c) For the cases requiring payments exceeding Rs.5 lacs, the power to sanction shall vest with the Patron of the Fund.

**8. Activity-wise allocation of the Fund**

Subject to the general priorities laid down in para 6 and the competence to sanction assistance as laid down in para 7 above, specific areas of assistance and percentage of allocation thereof will be as under:-

	General activities	
1.	(a) Scholarship for higher education of Girl child of an employee having Grade pay Rs.1,800/- and below ( <del>@Rs.1,200/- p.m.</del> ) (b) Scholarship for higher education of a Male child of an employee having Grade pay Rs.1,800/- and below ( <del>@Rs.1,000/- p.m.</del> )	25% of the total allocation  15% of the total allocation
2.	Recreation other than sports	5% of the total allocation
3.	(a) Relief of distress, sickness etc. for staff in grade pay Rs.1,800/- and below (b) Relief of distress, sickness etc. for other staff	25% of the total allocation 10% of the total allocation
4.	Women empowerment activities including vocational education for girls	10% of the total allocation
5.	Training for developing occupational skills of physically/mentally challenged wards especially female wards of staff	10% of the total allocation

Cont...4/-

The above activity-wise allocation of the funds will be applied to the balance amount available in the Fund on the last day of the preceding financial year.

**9. Transfer of the Fund from one activity to another**

If the amount allocated to an activity remains unutilized due to insufficient number of eligible applications for that activity, an amount not exceeding 50% of the available Fund under such activity/activities may be transferred to other head(s) provided:-

- i. The Governing Body recommends giving detailed justification as to what efforts have been made to utilize the funds under the proposed activity/activities.
- ii. This would require financial concurrence of Finance Member and approval of VC/DDA.

**10. Rules for Operation of the Fund**

The DDA Staff Benefit Fund will be operated as per the rules given below:-

- a) The Fund will be run and managed by the Governing Body.
- b) The payment of dues on account of relief of distress may be paid to the widow or dependents of an employee when he/she dies before receiving the sanctioned amount of relief or before the amount is sanctioned.
- c) The payment from the Fund for relief of distress may be made to the spouse of insane employee only after placing a certificate on record from a competent Medical Officer.
- d) If the fund is not immediately required for the purpose(s), it may be deposited in a bank account or may be invested.

**11. Membership**

All serving officers/employees (except Group 'A' officers) of the Delhi Development Authority, permanent or temporary including work charged regular employees shall be the members of the Fund provided that such members shall automatically cease to be members of the Fund upon superannuation, voluntary retirement, compulsory retirement, removal/dismissal from service or for any other reason.

**12. Governing Body**

The Governing Body shall be the exclusive body for management and operation of the Fund.

The Governing Body shall consist of the following office bearers:-

- |                                 |                  |
|---------------------------------|------------------|
| i. Commissioner (Personnel)     | - President      |
| ii. Chief Accounts Officer      | - Vice-President |
| iii. Director(IR&SW)            | - Secretary      |
| iv. Director(Medical & Pension) | - Member         |
| v. Deputy Chief Account Officer | - Treasurer      |
| vi. Deputy Director(IR & SW)    | - Member         |

**13. Schedule of Meeting of Governing Body**

The Governing Body will normally meet once in a quarter. However, the meeting can be convened in emergent cases with the prior approval of President.

**14. Quorum**

Any of the four members of the Governing Body present at a time shall form the quorum for a meeting provided that representation of the member from the finance department viz. CAO or Director(Medical & Pension) shall always be necessary to complete the quorum.

With the prior approval of patron, the President of the Governing Body may co-opt an officer to fill a vacancy that may occur in the Governing Body. The Governing Body may act notwithstanding the fact that some vacancies in the body have remained unfilled.

**15. Functions of the Governing Body**

- a) To administer the Fund;
- b) To outline and review periodically the policy for disposal of the Fund; and
- c) To decide the scale and mode of assistance to beneficiaries.

**16. Functions of the Members of the Governing Body**

**a) President:** The Commissioner (Pers.) shall be the President of the Governing Body. The President or, in his absence, the Vice President, or in absence of both the President and the Vice-President, the Secretary of the Governing Body authorized in his behalf by the President will preside over the meetings.

**b) Vice-President:** The Chief Accounts Officer, DDA will be the Vice President of the Governing Body.

**c) Secretary:** The Director (IR&SW) shall be the Secretary of the Governing Body who will exercise all such powers for conducting ordinary current administrative business of the Fund under the directions of the Governing Body. Among others, the Secretary will:-

- i) be responsible to the Governing Body for the discharge of all his/her duties;
- ii) arrange for the meetings of the Governing Body and bring to its notice all matters requiring consideration;
- iii) carry out correspondence on behalf of the Governing Body;
- iv) receive all applications for grant of relief from employees;
- v) record minutes of the meeting of the Governing Body.
- vi) receive applications for financial assistance in the form of grants from the individual concerned.
- vii) compile all applications received for assistance for the Fund and convene a meeting of the Governing Body for consideration of the applications received.

d) **Treasurer:** Dy. CAO (HQ) or any other Accounts Officer nominated by the Patron shall be the Treasurer of the Fund. The Treasurer shall be responsible for the proper conduct of the matters relating to the finances of the Fund. He shall

- i) be responsible for proper accounting of money received, payments made and for proper maintenance of accounts and supply of relevant information relating to the Fund;
- ii) remit promptly into the bank all the money as and when received on behalf of the Fund; and
- iii) bring to the notice of the Governing Body immediately all matters relating to finances of the Fund that require attention, particularly irregularities noticed.

e) **Member:** The Director (Medical & Pension) shall be a member of the Governing Body.

f) **Member:** Dy. Director (IR&SW) shall be a member of the Governing Body. He/She shall assist the secretary in discharge of his duties.

#### 17. Sources of finance of the Fund

The DDA Staff Benefit Fund will be financed as a one-time payment by the Delhi Development Authority to the tune of Rs.1.5 crore initially. Subsequently, yearly grant from DDA budget of Rs.1,000/- per employee based on the employee positions as on 1<sup>st</sup> April of the Financial Year should suffice to meet the needs of the fund. The Per Capita Grant as aforesaid may be enhanced with the approval of the Authority from time to time keeping in view the requirement of the Fund.

#### 18. Custodian of Fund

The Bank Account shall be opened in a Scheduled Bank in the name of DDA Staff Benefit Fund. This Account shall be operated jointly by Secretary and Treasurer of the Governing Body. Disbursement from the Fund will be in accordance with the rules of the Fund and as per the decision of the Governing Body.

#### 19. Operation of the Bank Account

- a) The Bank Account shall be operated jointly by the Secretary and Treasurer of the Governing Body.
- b) Remittances to beneficiary may be made by cheque by the Secretary of the Governing Body who will obtain the receipt of the amounts paid from the beneficiaries concerned.

Contd...7/-

- c) In cases where it is expedient, the Secretary may, with the previous approval of President, adopt other means of remittance. Any incidental expenditure e.g. Money order commission, Bank charges, etc. shall be borne by the Fund.

**20. Annual Accounts & Audit**

- a) The Annual Accounts of the Fund as on 31<sup>st</sup> March of each year shall be compiled by 30<sup>th</sup> June of that year.  
b) The Annual Accounts of the Fund together with the report of the Auditor appointed by the President of the Governing Body will be placed before the Governing Body by the 30<sup>th</sup> September each year.

**21. Amendments to the Rules**

The rules of the Fund may be amended by the Governing Body with the prior approval of the Authority.

**22. Liability of the office bearers of the Governing Body**

All members of the Governing Body are absolved from any liability in respect of bonafide action undertaken by them on behalf of the Fund in furtherance of these rules and the objects of the Fund.

**RESOLUTION**

Principal Commissioner (LM, Pers. & Systems), DDA explained the agenda item. Addl. Secretary, MOUD suggested the following:-

- (i) Para 5 d) - instead of mentioning vague description of 'prestigious entrance examinations', institutions qualifying for the assistance should be clearly defined.
- (ii) Para 6 and 11 - there is a contradiction regarding the erstwhile group 'D' employees, since in para 6, they have been extended the benefit while in para 11, only serving employees have been allowed to be members of the fund.
- (iii) Para 8 - allocation of fund should be prioritized without making tight compartments mentioning the percentage of allocation.
- (iv) Para 17 - while opening the account or FDs, guidelines as stipulated by Ministry of Finance should be kept in mind.

The second sentence of para 4 (a) of the Agenda Item i.e. "In exceptional cases, even a non-eligible member of the family of the DDA employee can also be considered for assistance with the approval of the Governing Body" should be deleted as this provision defeats the basic purpose of the Staff Benefit Fund Scheme.

After deliberations, the Authority decided that the proposal should be re-examined and brought before the Authority again.



**DELHI DEVELOPMENT AUTHORITY**

**Item No. 152/14**

## Item No. 152/2014

Sub: Proposed change of land use in respect of an area measuring 0.49 ha. (1.20 acres) from 'public and semi-public (Socio-Cultural)' to 'Government (Government Office)' in respect of the proposed office building for the Ministry of Human Resource Development at plot No. 10-B, I.P. Estate, New Delhi falling in Planning, Zone-D.

File No. F.20 (04)2014/MP

### **Background**

- 1.0 Joint Secretary, Ministry of Human Resource Development (MoHRD), New Delhi vide letter dated 09.01.2014 requested DDA for the change of land use of the plot of land 10-B, I.P. Estate, New Delhi from 'Socio-Cultural' to 'Govt. Office'.
- 1.1 Further, MOUD vide letter No. K-13011/1/2014-DD-I dated 20.03.14 forwarded a copy of the letter No. L-IIA/11(109) (pt.)/35 dated 17.02.2014 received from Dy. L & DO addressed to MOUD, GOI with respect to the change of land use of the said land. MOUD requested Delhi Development Authority to expedite the matter of the change of land use of 10-B, I.P. Estate, New Delhi measuring about 1.20 acre from 'Socio-Cultural' to 'Govt. Office'.

### **2.0 FOLLOW UP ACTION**

- 2.1 On the basis of the letter dated 20.03.2014 received from MOUD, GOI and L & DO letter dated 17.02.2014 addressed to MOUD, GOI, the proposal regarding the change of land use in respect of the plot of land 10-B, I.P. Estate, New Delhi from 'Socio-Cultural' to 'Govt. Office' was put up in the Authority in its meeting held on 26.06.2014 as per Section 11A of DD Act, 1957 (Location Plan at Annexure 'A').
- 2.2 The proposal was approved by the Authority in its meeting held on 26.06.2014 vide item No. 84/2014.
- 2.3 Accordingly, public notice dated 07.08.2014 was issued for inviting objections/suggestions from the public (Annexure 'B') and was also published in the four leading newspapers on 07.08.2014, the same was also uploaded on the DDA website.
- 2.4 In response to the above public notice dated 07.08.2014, no objections/ suggestions have been received.
- 2.5 Since no objections/ suggestions have been received in this regard, the meeting of Board of Hearing and Enquiry shall not be required.

Contd.....

### 3.0 Proposal

In view of the public notice dated 07.08.2014 and since no objections/ suggestions have been received, the following proposed change of land use is placed before the Authority for its consideration, in order to process the change of land use further as per section 11-A of Delhi Development Act 1957:

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Plot No. 10-B, I.P. Estate, New Delhi of Ministry of Human Resource Development, falling in Planning, Zone-'D'	0.49 Ha. (1.20 acres)	'Public and Semi-Public facilities (Socio-Cultural)'	'Government (Government Office)'	North: Indraprastha Bhawan South: NCAER, Parisila Bhawan East: Ring Road West: Azad Bhawan

### RESOLUTION

Proposal contained in the agenda item was approved by the Authority.

DELHI  
DEVELOPMENT  
AUTHORITY

PLANNING DEPARTMENT

PROPOSED CHANGE OF LANDUSE OF  
AN AREA MEASURING 0.65 HECTARE  
(1.20 ACRES) FROM 'PUBLIC  
SEMI-PUBLIC FACILITIES  
(SOCIO-CULTURAL)' TO  
GOVERNMENT (GOVERNMENT  
OFFICE) AT 108, I.P. ESTATE NEW  
DELHI FOR THE PROPOSED OFFICE  
BUILDING OF MINISTRY OF -UMAN  
RESOURCE DEVELOPMENT - FALLING  
IN PLANNING ZONE 'D'

BOUNDARY DESCRIPTION:  
NORTH - INDRAPRASTHA BHAWAN  
SOUTH - NCAER, PARISILA BHAWAN  
EAST - RING ROAD  
WEST - AZAD BHAWAN

FILE NO.: F-2010/12014/MP

ANNEXURE A

LOCATION MAP

PROPOSED OFFICE BUILDING OF  
MINISTRY OF HUMAN RESOURCE  
DEVELOPMENT AT 108, I.P. ESTATE,  
NEW DELHI

SCALE: NOT TO SCALE

DATED: 31.03.2014

PLANNING, ZONE 'D'

DGACR

INDRAPRASTHA MARG

VIKAS MARG

VIKAS  
MINAR

IMA

I.P. ESTATE

INDRAPRASTHA  
BHAWAN

AZAD BHAWAN

NCAER  
PARISILA BHAWAN

RING ROAD

रजिस्ट्री सं० डी० एल०-33004/99

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

# भारत का राजपत्र The Gazette of India

असाधारण  
EXTRAORDINARY  
भाग II—खण्ड 3—उप-खण्ड (ii)  
PART II—Section 3—Sub-section (ii)  
प्राधिकार से प्रकाशित  
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No. 1576]

NEW DELHI, THURSDAY, AUGUST 7, 2014/SRAVANA 16, 1936

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 7 अगस्त, 2014

का.आ.2006(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना/जोन-‘डी’ की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपने नाम और पते के साथ फोन, फैक्स, मोबाइल नंबर और ई-मेल आई.डी. भी दें।

संशोधन:

अवस्थिति	क्षेत्रफल	भूमि उपयोग (दि.मु.यो. -2021)	परिवर्तित भूमि उपयोग	सीमाएं
1	2	3	4	5
मनव संसाधन विकास मंत्रालय का योजना जोन ‘डी’ में आने वाला प्लॉट संख्या 10-डी, आई.पी. एस्टेट, नई दिल्ली	0.49 हैक्टेयर (429 एकड़)	‘सार्वजनिक एवं अर्द्ध सार्वजनिक (सामाजिक-सांस्कृतिक) सुविधाएँ’	‘सरकारी (सरकारी कार्यालय)’	उत्तर : इन्द्रप्रस्थ भवन दक्षिण : एन.सी.ई.आर. परिसिला भवन पूर्व : रिंग रोड पश्चिम : आजाद भवन

प्रस्तावित संशोधन को दर्शाने वाला नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को उप-निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[फा. सं. एफ. 20 (04) 2014/एम पी]  
बृजेश कुमार मिश्रा, आयुक्त एवं सचिव

(1)

3121 GI/2014

## DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

## PUBLIC NOTICE

New Delhi, the 7th August, 2014

S.O.2006(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan/Zonal Development Plan of Zone 'D' under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/her name and address in addition to phone no., fax no., mobile no. and E-mail ID.

## Modification:

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Plot No. 10-B, I.P. Estate, New Delhi of Ministry of Human Resource Development, falling in Planning, Zone-'D'	0.49 Ha. (1.20 acres)	'Public and Semi-Public facilities (Socio-Cultural)'	'Government (Government Office)'	North : Indraprastha Bhawan South : NCAER, Parisila Bhawan East : Ring Road West : Azad Bhawan

The plan indicating the proposed modification is available for inspection at the Office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above.

[F. No. F. 20(04)2014/MP]

BRIJESH KUMAR MISHRA, Commissioner-Cum-Secy.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 9<sup>th</sup> October, 2014 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung  
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri Balvinder Kumar

MEMBERS

3. Shri Venkatesh Mohan  
Finance Member, DDA
4. Shri Abhai Sinha  
Engineer Member, DDA
5. Shri D.S. Mishra  
Addl. Secretary  
Ministry of Urban Development  
Govt. of India
6. Shri Jitender Kumar Kochar

SECRETARY

Shri Brijesh Kumar Mishra  
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas  
Principal Secretary to Lt. Governor, Delhi
2. Shri Rajendra Kumar  
Secretary (UD), GNCTD

3. Shri T. Srinidhi  
Principal Commissioner (Housing, LD & CWG), DDA
4. Shri Dayanand Kataria  
Principal Commissioner (LM, Pers. & Systems), DDA
5. Shri Sunil Kumar Gulati  
Chief Vigilance Officer, DDA
6. Smt. Swati Sharma  
Addl. Secretary to Lt. Governor, Delhi
7. Dr. Simi Malhotra  
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor, Delhi
8. Shri R.N.Sharma  
Addl. Secretary to Lt. Governor, Delhi
9. Shri Ajay Chaudhary  
OSD to Lt. Governor, Delhi
10. Shri J.B. Kshirsagar  
Chief Planner, TCPO
11. Shri S.N. Gupta  
Commissioner (LM/IL), DDA
12. Shri R.K. Jain  
Commissioner (Planning), DDA
13. Shri Shamsheer Singh  
Chief Town Planner, SDMC & NDMC
14. Shri Sunil Mehra  
Chief Town Planner, EDMC
15. Shri Anil Kumar Sharma  
Chief Legal Advisor, DDA
16. Shri S.P. Pathak  
Addl. Commissioner (Planning) AP & MPR, DDA
17. Shri Vinod Sakle  
Director (Planning) Rohini, DDA
18. Dr. K. Srirangan  
Director, UTTIPEC, DDA
19. Smt. Neemo Dhar  
Advisor (PR), DDA

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, special invitees and senior officers present at the meeting of the Authority.

**Item No. 139/2014:**

Confirmation of minutes of the meeting of the Delhi Development Authority held on 19.9.2014 at Raj Niwas.  
F.2(2)/2014/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 19.9.2014 were confirmed as circulated.

**Item No. 140/2014:**

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 21.08.2014 at Raj Niwas.  
F. 2(3)2014/MC/DDA

On agenda item No. 114/2014 i.e. "Recommendations of Advisory Group in its 13<sup>th</sup> meeting held on 11/06/2014 modifications in MPD-2021 as part of mid-term review of the Plan" placed before the Authority in its meeting held on 21.8.2014, it was decided that Member Secretary, NCRPB could assist DDA in drafting the required provision. However, the ATR on the minutes of the meeting mentions nothing in this respect. In fact, the Member Secretary, NCRPB had already endorsed a detailed DO letter dated 28/08/2014 to Vice Chairman, DDA in this regard clarifying the provision in the NCRPB.

The Regional sub- plan for Delhi should be as per NCRPB and has to conform to these guidelines.

Vice Chairman, DDA will expeditiously reconcile these important issues with Member Secretary, NCRPB.

Action Taken Reports on the minutes of the meeting of the Authority held on 21.8.2014 were noted by the Authority.

Item No. 141/2014:

Modifications related to editing and updating in MPD-2021 as recommended by Advisory Group in its 12<sup>th</sup> Meeting held on 18.02.2014.  
F.20(15)/2014-MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 142/2014:

Change of Land Use of area measuring 25.23 Ha (62.35 Acres) in Jamia Milia Islamia, Zone-F.  
F.20(01)/2014-MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 143/2014:

Change of land use of Pocket-1 (5215.51 Sq.m) and Pocket-2 (2541.90 Sq.m) at C-2 JanakPuri (DabriMor) from 'Recreational (P2 District Park)' to 'Transportation (T3-MRTS Circulation)' for c/o line 8 of Delhi MRTS Ph.II, JanakPuri (West), Botanical Garden corridor.  
F.20(2)2013/MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 144/2014:

(1) Change of Landuse from "Industrial" to "Transportation" (T-2 Bus Depot) for land measuring 8.00 Ha (20 Acres) at Industrial Area, Ranikhera, Rohini, Ph-V.  
(2) Change of Landuse form "Industrial" to "Transportation" (T-3 Roads) for proposed 30 m wide Road for land measuring 6.47 Ha at Industrial Area, Ranikhera, Rohini, Ph.-V.  
F.20(14)/2014/MP

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

Item No. 145/2014:

**Amendments in the Recruitment Regulations of Planning Cadre.  
F.7(56)2010/PB-I/Part-I**

Principal Commissioner (LM, Pers. & Systems), DDA explained the agenda item.

It was noted that his observations/queries on file regarding this agenda item have not been responded to.

Addl. Secretary, MOUD pointed out that DOPT guidelines should be adopted while framing the recruitment regulations. He also raised the following issues:-

- (i) Page 79, Sl. No. 2, Col. 4 : sentence "subject to variation dependent on workload" needs to be deleted.
- (ii) Page 81, Sl. No. 13, Col. 4 : composition of DPC should be clearly defined.
- (iii) Page 89-90, Sl. No. 12, Col. 4 : percentage of vacancies to be filled up by various modes should also be specifically mentioned.
- (iv) Page 99-100, Sl. 12, Col. 4 : period of service and residency, both need to be prescribed.
- (v) The same deficiencies run in the entire agenda item which needs to be corrected.

It was also pointed out that the power of relaxation of Rules has been delegated to the Authority in the proposed Agenda Item though the RRs presently vest the power with the Central Government in this regard. A detailed exercise for amending the RRs of Planning cadre should be carried out in a professional manner as per extant provisions.

After deliberations, the Authority directed the Deptt. concerned to re-examine and re-submit the agenda before the Authority for a decision.

**Item No. 146/2014:**

**Proposed modification in MPD-2021 about School Plots and Parking.  
F.9(11)1999/MP**

Proposal contained in the agenda item was approved by the Authority.

Item No. 147/2014:

Proposed change of land use of an area measuring 170000 sq.m. (17.0 ha.) from 'Agriculture/Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)', in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning Zone-D.  
F.20(23)2014/MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 148/2014:

Extension of Penalty Relief Scheme-2014.  
F.22(246)2014/Coordn.(H)/A/cs

It was noted that DDA should invariably include (i) Number of defaulters pending & the amount outstanding (ii) What action DDA intends to take in respect of the defaulters that remain outstanding after 31/12/2014.

With the modifications as above, the Agenda Item was approved by the Authority.

Item No. 149/2014:

Proposed change of land use of an area measuring 1015 sq.m. (0.1015 ha.) from 'Residential' to 'Public & Semi-Public facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Planning Zone-D.  
F.20(22)2014/MP

Proposal contained in the agenda item was approved by the Authority.

Item No. 150/2014:

- (a) Policy for disposal of Group Housing Plots and
  - (b) Construction of Senior Citizens Service Apartments.
- F.PS/PC(LD)/DDA/2014

Director (Planning) Rohini, DDA explained the agenda item and made a Power Point presentation.

Vice Chairman, DDA further explained that DDA would be constructing first time the Old Age Homes with the help of private developers.

The concept was appreciated but it was pointed out that "in-principle" approval should not be sought by DDA for constructing the Senior Citizen Service Apartments as also for disposal of Group Housing Plots.

After detailed discussions, the Authority approved the concept "in-principle" and directed the concerned Deptt. to work out the operational modalities and details of the project before it is put up to the Authority for a final decision.

**Item No. 151/2014:**

Staff Benefit Fund for the benefits of the serving DDA employees, their family members and dependents as defined in DDA Medical Assistance Rules. F.9(1)2013/Welfare/APO

Principal Commissioner (LM, Pers. & Systems), DDA explained the agenda item. Addl. Secretary, MOUD suggested the following:-

- (i) Para 5 d) - instead of mentioning vague description of 'prestigious entrance examinations', institutions qualifying for the assistance should be clearly defined.
- (ii) Para 6 and 11 - there is a contradiction regarding the erstwhile group 'D' employees, since in para 6, they have been extended the benefit while in para 11, only serving employees have been allowed to be members of the fund.
- (iii) Para 8 - allocation of fund should be prioritized without making tight compartments mentioning the percentage of allocation.
- (iv) Para 17 - while opening the account or FDs, guidelines as stipulated by Ministry of Finance should be kept in mind.

The second sentence of para 4 (a) of the Agenda Item i.e. "In exceptional cases, even a non-eligible member of the family of the DDA employee can also be considered for assistance with the approval of the Governing Body" should be deleted as this provision defeats the basic purpose of the Staff Benefit Fund Scheme.

After deliberations, the Authority decided that the proposal should be re-examined and brought before the Authority again.

Item No. 152/2014:

Proposed change of land use in respect of an area measuring 0.49 ha. (1.20 acres) from 'Public & Semi-Public (Socio-Cultural)' to 'Government (Government Office)' in respect of the proposed office building for the Ministry of Human Resource Development at plot No. 10-B, I.P. Estate, New Delhi falling in Planning Zone-D.  
F.20(04)2014/MP

Proposal contained in the agenda item was approved by the Authority.

Other Points:

1. Shri Jitender Kumar Kochar stated that large unauthorised construction was going on near Khirki village and some people had got stay order from the court after conniving with DDA officials.
  - a) Hon'ble Lt. Governor took a serious view in the matter and directed the Vice Chairman, DDA to look into the matter immediately.
  - b) Vice Chairman, DDA asked Commissioner (LM) to personally visit the site and submit a report urgently.
2. Shri Jitender Kumar Kochar further complained that recently DDA has given permission to celebrate Dushera festival in a park located at Kalkaji which resulted into extensive damage to the park.

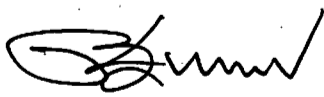
It was assured that the matter would be looked into.

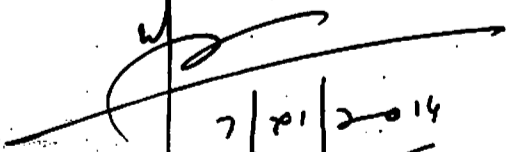
3. Hon'ble Lt. Governor directed that there is a need to improve the condition of bio-diversity park at Vasant Kunj and immediate action needs to be taken in this regard.

It was assured that the matter would be looked into.

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.

  
सचिव  
दिल्ली विकास प्राधिकरण  
नई दिल्ली

  
7/11/2014  
अध्यक्ष  
दिल्ली विकास प्राधिकरण  
नई दिल्ली

