

AGENDA ITEMS

FOR THE MEETING

OF THE

DELHI DEVELOPMENT AUTHORITY

DATE : 11.07.2014

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DELHI DEVELOPMENT AUTHORITY

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1/07

Most Immediate

**DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner (In-charge)/Secretary)**

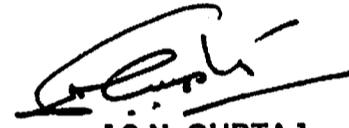
No. F.2 (2)2014/MC/DDA/135

Dated: the 7th July, 2014

Sub: Meeting of the Delhi Development Authority.

The next meeting of the Delhi Development Authority which was scheduled to be held on 8th July, 2014 at 3.00 p.m. to 5.00 p.m. at Raj Niwas stands postponed and will now be held on **11th July, 2014 at 3.00 p.m. to 5.00 p.m.**

Inconvenience caused is regretted.



**[S.N. GUPTA]
Commr. (in-charge)/Secretary
Tel. No. 24698958**

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. 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 S.K. Srivastava
Chief Secretary
Govt. of NCT of Delhi

Contd/....page..2

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

DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner (in-charge)/Secretary)

No. F.2 (2)2014/MC/DDA/133

Dated: the 5th July, 2014

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

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 8th July, 2014 from 3.00 p.m. to 5.00 p.m. at Raj Niwas, Delhi.



(S.N. Gupta)

Commissioner (in-charge)/Secretary
Phone No. 24698958

Encl: As above.

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Lt. Governor, Delhi

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Principal Secretary (Finance)
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Principal Commissioner (Personnel, LM & Systems), DDA

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OSD to Lt. Governor, Delhi
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PS to Lt. Governor, Delhi
6. Smt. Neemo Dhar
Advisor (PR), DDA

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE : 08.07.2014

TIME : 3.00 PM

VENUE : RAJ NIWAS

DELHI

INDEX

Sl. No.	Item No.	Subject	Department
1.	100/2014	Confirmation of minutes of meeting of Delhi Development Authority held on 26.06.2014. F. 2(2)2014/MC/DDA	CCS
2.	101/2014	Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 09.05.2014 at Raj Niwas. F. 2(3)/2014/MC/DDA	CCS
3.	102/2014	Proposed Change of Landuse (CLU):- i. Area measuring 1,99,005.10 sqm in Planning Zone - 'E' from partly 'Recreational' and partly 'Residential' to 'Transportation' (Depot and two Fuel Stations/Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pumps at Vinod Nagar (East) for MRTS, Phase-III. ii. Area measuring 18,396.96 sqm from 'Recreational' to 'Transportation' (Bus Depot) iii. Area measuring 11635.34 sqm from 'Recreational' to 'Utility' for allotment to EDMC for Solid Waste Management Facility. F.20(4)2012/MP	PLANNING
4.	103/2014	Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL. F.3(30)/2006-MP	PLANNING
5.	104/2014	Standard costing of Flats -Plinth Area Rates of Construction effective from 1 st April, 2014 to 30th September, 2014. F.21(1671)2001/HAC/Pt.II	FINANCE
6.	105/2014	Change of Land Use of land measuring 6.80 Ha. for expansion of AIIMS Trauma Centre in Planning Zone-F. F.20(2)2010/MP/D	PLANNING
7.	106/2014	Fixing of reserve price in respect of commercial plots in DDA. F.PS/PC)LD)2014/Commrl. Properties/5/Pt. file	LAND DISPOSAL
8.	107/2014	Policy for purchase of land by DDA through negotiation with owners of the private lands. F.9(6)/2014/NL-1/DDA	LAND MANAGEMENT
9.	108/2014	Allotment of EWS Houses - special package for rehabilitation of JJ clusters. F.PS/PC/DDA/2013/EWS/H-4	HOUSING

**Supplementary Agenda for the meeting of the
Delhi Development Authority fixed for 11.07.2014**

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Sl. No.	Item No.	Subject	Department
1.	109/2014	Fixation of Predetermined Rates (PDRs) in respect of Rohini Ph. IV & V for the year 2013-14 ¹ & 2014-15. F.4(43)2013/AO(P)/DDA	FINANCE
2.	110/2014	Proposed Change of landuse from 'Recreational' to 'PSP (school & graveyard)' in respect of part lands out of the land measuring 42713.52 sq.m. at Mandoli, East Delhi. F.20(6)2006/MP/	PLANNING



DELHI DEVELOPMENT AUTHORITY

Item No. 100/14

Item No. 100/14

Item No. 100/2014

**Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 26.6.2014.
File No. F.2(2)2014/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 26.6.2014 at Raj Niwas are submitted for confirmation of the Authority.

(Appendix 'A' at page 1 - 9)

RESOLUTION

Regarding Item No. 75/2014, Vice Chairman, DDA stated that Hon'ble Supreme Court has recently passed strict orders to DDA that in four months' time, developed plots should be allotted to the registrants of Rohini Scheme. If this is not done, Hon'ble Supreme Court might initiate contempt proceedings. In view of these orders, VC desired that the case of Barwala farmers should be considered on the lines of five villages for which the authority has taken a decision for payment of special rehabilitation package. Hon'ble LG advised Vice Chairman, DDA to bring the separate agenda regarding Barwala village in the next meeting of the Authority.

Regarding Item No. 76/2014 i.e. "Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.5.2014 at Raj Niwas" against Item No. 55/2014, it was decided, after brief deliberations, to first obtain the necessary details as well as the Impact Study report from ITPO. Till then, the recorded decision may be kept pending" relates only to para-5 of the minutes dated 9.5.2014 (Item No.55/2014). The rest remain as it is.

Hon'ble Lt. Governor directed that confirmation of the minutes of the meeting of the Delhi Development Authority with the modifications suggested should be brought again in the next meeting of the Authority.

In view of above, minutes of the meeting of the Delhi Development Authority held on 26.6.2014 were not confirmed.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 26th
June, 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. Smt. Nairi Jayaseelan
Member Secretary, NCR Planning Board
6. Shri Jitender Kumar Kochar

SECRETARY

Shri S.N. Gupta
Commissioner (in-charge)/Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri S.K. Srivastava,
Chief Secretary, GNCTD
2. Smt. Nutan Guha Biswas,
Principal Secretary to Lt. Governor, Delhi
3. Dr. M.M. Kutty
Principal Secretary (Finance), GNCTD
4. Shri Rajendra Kumar
Secretary (UD), GNCTD

5. Shri S.K. Gulati
Chief Vigilance Officer, DDA
6. Shri T. Srinidhi,
Principal Commissioner (Housing, LD & CWG), DDA
7. Shri Dayanand Kataria
Principal Commissioner (LM, Pers. & Systems), DDA
8. Shri S. Kumaraswamy,
Commissioner,
East Delhi Municipal Corporation
9. Shri J.B. Kshirsagar
Chief Planner, TCPO & Commissioner (Planning), DDA
10. Smt. Swati Sharma,
Addl. Secretary to Lt. Governor, Delhi
11. Dr. Simi Malhotra
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor,
Delhi
12. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
13. Shri Shamsher Singh
Chief Town Planner, MCD
14. Shri M.K. Gupta
Commissioner (LD), DDA
15. Shri Brijesh Kumar Mishra
Commissioner (LM), DDA
16. Shri P.M. Parate
Addl. Commissioner (Planning), DDA
17. Shri S.P. Pathak
Addl. Commissioner (Planning) AP&MPR, DDA
18. Dr. K. Srirangan
Director, UTTIPEC, DDA
19. Smt. Neemo Dhar
Advisor (PR), DDA

1. 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. 76/2014:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.5.2014 at Raj Niwas.
F.2(2)2014/MC/DDA

Vice Chairman, DDA briefly explained about the need/justification for amendments to the minutes of the meeting of Delhi Development Authority held on 9.5.2014 in respect of Item Nos. 55/2014, 57/2014, 60/2014, 61/2014, 66/2014 and 75/2014 as per details given under:

(i) **Item No. 55/2014:**

It was decided, after brief deliberations, to first obtain the necessary details as well as the Impact Study report from ITPO. Till then, the recorded decision may be kept pending.

(ii) **Item No. 57/2014:**

The amendment to this agenda item was accepted by the Authority.

(iii) **Item No. 60/2014:**

The amendment to this agenda item was not accepted by the Authority.

(iv) **Item No. 61/2014:**

The amendment to this agenda item was accepted by the Authority.

(v) **Item No. 66/2014:**

The amendment to this agenda item was accepted by the Authority.

(vi) **Item No. 75/2014:**

It was explained to the Board, that with regard to Item No. 75/2014 about special rehabilitation package (SRP) for the farmers of five villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd, although the concerned officers of Land Management Department were present in the Authority meeting held on 9.5.2014, they did not raise any objections to the proposal contained in the Authority Agenda Item No.75/2014. Later on, they expressed reservations on the decision taken in the Authority meeting.

Hon'ble LG enquired the reasons for taking the stand different from the decision of the authority. PC (LM) explained that the said agenda item was laid on the table of the Authority and they could not read at the given time. The Hon'ble LG observed that they should have at least informed the authority that they did not read the agenda but they did not do so. The entire issue was discussed in detail in their presence.

It was expressed that after passing the agenda, raising of objections by the officers of LM Department, despite the fact that they were present in the meeting of the Authority and heard the detailed discussions, amounts to tarnishing the image of the esteemed Authority.

Although the agenda item stands approved, Hon'ble LG directed that the main file pertaining to this agenda item should be referred to Principal Secretary (Finance), Govt. of NCT of Delhi to examine the entire intent and the circumstances of the agenda item.

The minutes of the meeting of the Delhi Development Authority held on 9.5.2014 in respect of remaining agenda items were confirmed.

Item No. 77/2014:

**Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 24.02.2014 at Raj Niwas.
F. 2(3)2014/MC/DDA**

Action taken reports on the minutes of the meetings of the Authority held on 24.2.2014 were noted by the Authority.

Item No. 78/2014:

Action Taken Note on the observations made by the Authority Members on the Annual Accounts of DDA (Item No. 15/2014) for the financial year 2012-13 after certifications. F.6(6)A/cs(M)2013-14/DDA/Annual Accounts 2012-13.

Finance Member, DDA explained the agenda item. The contents of the agenda item were noted by the Authority.

Item No. 79/2014:

Supply of water and raising of bills by DDA
F.1(9)/Water Bills/Computer/2009

Engineer Member, DDA made a presentation and explained the agenda item regarding outstanding details of surcharge on water bills.

After deliberations, it was decided that the name of the scheme should be changed by DDA.

Proposal contained in the agenda item was approved by the Authority with the above modification.

Item No. 80/2014:

Amendment in Delegation under DDA (Conduct, Disciplinary & Appeal Regulations), 1999 and Schedule of Disciplinary Authority - Schedule to Regulation 3 (d) of DDA (Conduct, Disciplinary & Appeal) Regulations, 1999. F.7(22)98/P&C(P)/Pt.

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

Item No. 81/2014:

Special Rehabilitation Package (SRP) for the farmers of Five Villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd.

F.14(1)2009/CRC/DDA

The agenda item was withdrawn as this was inadvertently included in the list of other agenda items.

Item No. 82/2014:

Fixation of Pre-determined Rates (PDRs) in respect of Narela for the year 2013-14 & 2014-15.
F.4(41)2013/A.O.(P)/DDA

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

Item No. 83/2014:

Proposed change of land use in respect of the area measuring 1.40 ha. (3.462 acres) from 'Residential' to 'Government Office' proposed for dedicated office building at Curzon Road, Kasturba Gandhi Marg, New Delhi, falling in Planning, Zone-D.
File No. F.3(68)2008/MP

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

Item No. 84/2014:

Proposed change of Land-use 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

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

Item No. 85/2014:

Change of Land-use of 11.132 acres of land under the possession of Bhagini Nivedita Collage University of Delhi, village Kait, Najafgarh Govt college under GNCTD from Agriculture/Green Belt: Public/Semi-Public in Zone-L w.r.t. recommendations of Board of Enquiry & Hearing.
F.20(10)/2012-MP.

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

Item No. 86/2014:

Allotment of land on temporary/permanent basis of Sports Complex, Hauz Khas (R.K. Pura) for construction of Janakpuri-Botanical Garden Corridor (Line-8) of Delhi MRTS Project Phase III - Change of Land Use.
F.21(02)2013-MP

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

Item No. 87/2014:

Change of land use of land measuring 3753.0 sq. m on permanent basis for construction of IIT Metro Station on Janak Puri (West) -Kalindi Corridor of Delhi MRTS Project, Phase-III.
F.21(13)2011/MP

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

Item No. 88/2014:

Change of land use of 7 pockets located along 30 m road RoW connecting NH-8 to Mehrauli Mahipalpur road at Mahipalpur village in Zone-'F'.

F.3(4)/2005-MP

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

Item No. 89/2014:

(i) Change of Land-use of Site No.I-4, area measuring 1.44 Ha (3.55) Acres) from "F.14(1)2009/CRC/DDA" Industrial" to "Utility (Solid Waste Management facility) in Industrial Area, Rohini, Phase-V.

(ii) Change of Land-use of Site No. I-5, area measuring 1.21 Ha (2.98 Acres) from "Industrial" to "Utility" (Solid Waste Management Facility) in Industrial Area, Rohini, Phase-V.

F.20(18)/2014/MP)

Both the proposals contained in the agenda item were approved by the Authority.

Item No. 90/2014:

Change of Land use of an area measuring 3447 sq.m. from 'Recreational' to 'Public & Semi Public Facilities (Burial Ground)' in the Layout plan of Facility Centre No. 08 at Wazirabad Road and Loni Road.
F.3(125)98/MP

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

Item No. 91/2014:

Suggestions submitted by DSIIDC regarding Modifications in MPD-2021.
F.3(08)2013-MP

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

Item No. 92/2014:

Plot measuring 16,000 sq.mtr. earmarked in the layout plan of PVC plan of PVC Bazar Project, Tikri Kalan Road, Zone-L proposed for change of Land-use from "Manufacturing, Service & Repair Industries (M-1)" to "Utility (U-4)" Solid Waste processing/facility sites to MSW and PVC Waste for SDMC.
F.20(12)95/MP/Vol.-I

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

Item No. 93/2014:

Proposed change of Land-use of two sites at location 'A' in Sector 24, Dwarka & location 'B' in Sector 29, Dwarka in Planning Zone K-II (Dwarka) from 'District Park/Master Plan Green' (P-2) to 'Utility (U-4) for Solid Waste Management Facilities.
F.20(17)/2014-MP

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

Item No. 94/2014:

Transfer of conversion charges, ground rent and lease management of industrial plots in Delhi State Industrial & Infrastructure Development Corporation (DSIIDC).
F.15(1)10/LSB-I/DDA

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

Item No. 95/2014:

Amendment in Recruitment Regulations of Welfare Cadre.
F.1(Misc.)04/RR/Welfare/2014

Hon'ble Lt. Governor enquired as to whether these recruitment regulations (RRs) are at par with those of the Central Govt. Principal Commissioner (LM, Pers. & Systems), DDA confirmed that there was no disparity in the proposed RR's with the rules of Central Govt.

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

Item No. 96/2014:

Amendment in Recruitment Regulations for various posts of Research Cadre.
F.D/Misc./10/RR/Research/2013

Consideration of the agenda item was 'deferred' for further examination.

Item No. 97/2014:

Change of land use of land measuring 8367.10 sq.m. from 'Recreational' (P2-District Park) to 'Transportation' (T3-MRTS Circulation) in Shivaji Park at Basai Darapur for c/o Station for Mukund Pur - Yamuna Vihar Corridor of Delhi MRTS, Phase-III.
F.20(05)2013/MP

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

Item No. 98/2014:

Change of land use measuring 25.23 Ha. (62.35 acres) in Jamia Milia Islamia University, Zone-F.
F.20(01)2014/MP

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.

Item No. 99/2014:

Interest on registration money.
F.21(Misc.)9/Intt/HAC/2001/2014

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

OTHER POINTS:

1. Vice chairman DDA raised the issue of Barwala farmers in the meeting of the Authority and briefly informed that although there has been loss of crores of rupees due to agitation of farmers, therefore we need to address this whole issue out of court for final settlement in public interest. Hon'ble Lt. Governor directed Vice Chairman, DDA to place this proposal before the Authority.
2. Jitender Kumar Kochar appreciated the work done by the Vice Chairman, DDA. Hon'ble Lt. Governor supported the views of Shri Jitender Kumar Kochar and praised the work being done by Vice Chairman, DDA, especially addressing the grievances of the general public.

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

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



DELHI DEVELOPMENT AUTHORITY

Item No. 101/14

101/14



ITEM NO. 101/2014

ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 09.05.2014 AT RAJ NIWAS.

SUBJECT	ACTION TAKEN REPORTS
<p><u>Item No. 52/2014:</u> Confirmation of the minutes of the meeting of the Delhi Development Authority held on 24.2.2014 F.2(2)2013/MC/DDA</p> <p>i) Commissioner-cum-Secretary, DDA informed that Land Disposal Department had desired partial amendment in the minutes for item No. 38/2014 regarding policy on renewal of term lease in Old Scheme branch vide its note dated PS/C(LD)/2010/OSB/Pt. dated 7.5.2014 which has been received after the agenda items for the present meeting were circulated. It had been mentioned in the agenda that properties whose leases had expired were mostly in Karol Bagh, Daryaganj and Paharganj and accordingly, the proposed premium to be recovered had also been calculated for these area. However since leases of such properties in other areas of Delhi might also have expired, the approval of the Authority may be made applicable mutatis mutandis for all such other areas and premium chargeable may also accordingly be calculated.</p> <p>ii. The above requested amendment in the minutes of the Authority meeting held on 24.2.2014 was approved and the remaining minutes were confirmed as circulated.</p> <p style="text-align: right;">ACTION : CCS</p>	<p>Noted.</p>
<p><u>Item No. 53/2014</u></p> <p>Action taken Reports on the minutes of the meeting of the Delhi Development Authority held on 31.1.2014. F.2(3)2014/MC/DDA</p> <p>Action taken reports (ATR) on the minutes of the meeting of the Authority held on 31.1.2014 were noted by the Authority.</p> <p style="text-align: right;">ACTION : CCS</p>	<p>Noted.</p>
<p><u>Item No. 54/2014</u></p> <p>Modification in the Layout Plan of Socio-Culture Centre of Plot No. 4 from 'Religious Site' to 'Religious-cum-socio Cultural' Use Premise (at sub-city level) of plot size 0.8 ha. In Sector-13, Dwarka as special case under Sub Clause 8(2) and as per MPD-2021. F.4(13)2011/Plg./Dwk/</p> <p>After detailed discussions, the proposal contained in the agenda item was not approved.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>Agenda Item was not approved.</p>

Item No. 55/2014:

Regarding proposed modifications as per the recommendations of the 10th meeting of the Advisory Group with respect to Hotel, International Convention Centre and the Basement in residential plot – Follow up to the Agenda Item No. 26/2014.

F.20(13)2013-MP

1. With regard to the proposal regarding basements contained in Para 4.4.3A Residential Plot-Plotted Housing Terms and Conditions (Chapter 4.0-Sheltee), it was decided that the existing provision regarding basements contained in MPD-2021 should continue without any amendment.
2. With regard to parking norms for hotels in table 5.4: Development Controls – Commercial Centres (Chapter 5.0 – Trade and Commerce), after detailed deliberations, the proposed relaxation in parking norms for hotels was not approved.
3. With regard to percentage of residential units, commercial office, retail and service shops in table 5.4: Development Controls – Commercial Centres (Chapter 5.0 – Trade and Commerce) after detailed discussions, it was decided that the total commercial component for hotels would be 40 % of the FAR. However, residential units in hotels would be permissible upto a maximum of 20% of the total FAR. After detailed discussions, it was decided that these would function as service apartments and if these are to be used as residential units with or without transfer of ownership rights in table 5.4: Development Controls – Commercial Centres (Chapter 5.0 – Trade and Commerce), DDA should first frame the rules after seeking legal advice in the matter so that the value of lands in such cases is not reduced in case the leased property is put up for fresh lease/sale at any later point of time. These rules should be clearly spelt out and should be put up before Authority for final approval. The transfer of ownership of residential units in hotels will be permissible only in cases where the hotel land is entirely freehold and not in cases of leased lands.
5. With regard to Development Controls and activities permitted in International Convention Centres in Tables 13.17 and 13.27 (Chapter 13.0 - Social Infrastructure), a member observed that the proposal was essentially to facilitate construction of such a facility by ITPO at Pragati Maidan, though it has already been allotted a large plot of land at Haryana for the purpose. It was also informed that earlier a detailed impact study had been carried out on the request of ITPO for enhancement of FAR for a Convention Centre at Pragati Maidan, according to which traffic in the entire area would get choked if the proposal is approved. As already basement parking at the Appu Ghar site has been approved,

On receiving the modified minutes, the matter will be referred to MoUD for final Notification.

<p>this would lead to further traffic congestion.</p> <p>ii) It was decided by the Authority that ITPO and the Ministry of Commerce, Govt. of India should be asked for further details along with the impact study report so that the same could be examined. The decision on the proposal was deferred.</p> <p style="text-align: right;">ACTION : PLANNING</p>	
<p>Item No. 56/2014 Fixation of Pre-Determined Rates (PDR) of land premium for allotment of Plastic Bazar Tikri Kalan for the year 2013-14 & 2014-15. F.(42)2013.A.O.(P)/DDA</p> <p>Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: right;">ACTION : FINANCE</p>	<p>The pre-determined rates as approved by the Authority have been circulated on provisional basis pending approval of the Ministry vide Circular No. 37 dated 22.5.2014. Ministry has been requested for accord of approval/notification.</p>
<p>Item No. 57/2014</p> <p>Proposed modifications in MPD-2021 with respect to height of residential plot-plotted housing in para 4.4.3 (A) F.20(1)2013-MP/Pt.I</p> <p>i) Director, Delhi Fire Service explained that buildings with height of more than 15 metres pose many challenges in ensuring fire safety. Apart from this, minimum width of approach roads to such buildings along with open spaces on all sides have been clearly specified in MPD-2021. He said that the existing basic requirements should not be relaxed till a comprehensive review exercise is undertaken on fire safety measures and the extant provisions of Building Bye Laws 1983, National Building Code 1983 and Delhi Fire Safety Rules 2010 etc.</p> <p>ii) Consequently, the proposal contained in the agenda item was accordingly not approved.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>Item was not approved by the Authority</p>
<p>Item No. 58/2014</p> <p>Amendments in the recruitment regulations of the revenue cadre in Delhi Development Authority F.7(135)2010/PB-I</p> <p>After discussions, the Authority decided that RRs of revenue cadre should be re-examined and also decide whether to follow guidelines of the Delhi Government or of the Department of Personnel and Training (DOPT) in this regard.</p> <p style="text-align: right;">ACTION : PERSONNEL</p>	<p>The matter is being examined.</p>

<p><u>Item No. 59/2014</u></p> <p>Fixation of market rates for the purpose of calculating misuse charges for the year 2013-14. F.2(14)96-97/AO(P)/DDA</p> <p>Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: right;">ACTION : FINANCE</p>	<p>The market rates for the purpose of calculating misuse charges for the year 2013-14 had been circulated vide Circular No. 36 dated 21.2.2014.</p>
<p><u>Item No. 60/2014</u></p> <p>Proposed modifications in MPD-2021 as part of its review exercise (as a follow-up to the recommendations of Advisory Group on review of MPD-2021 in its 12th meeting held on 18.02.2014). F.20(09)2014-MP</p> <p>The proposal contained in the agenda item was approved by the Authority.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>A draft Public Notice has been put up for the approval of the competent authority for inviting objections. /suggestions after incorporating the modifications</p>
<p><u>Item No. 61/2014</u></p> <p>Grant of ownership right/regularization of chullah tax payee villages F.TN-2(10)2014</p> <p>Proposal contained in the agenda item for first, original chullah tax payers and their descendants and second, for purchasers from chullah tax payers and their descendants was approved by the Authority. For the remaining two categories, i.e. original occupants/their descendants/ purchasers occupying land more than the permitted limit and the encroachers on government land, it was decided that a Committee will be constituted by DDA to suggest modalities regarding encroachers on govt. land., regularization and applicable rates as well as cut-off date for consideration of regularization /grant of freehold rights.</p> <p style="text-align: right;">ACTION : LAND MANAGEMENT</p>	<p>Subsequent amendment received from CLM was placed in the meeting of the Authority held on 26.6.2014.</p>
<p><u>Item No. 62/2014</u></p> <p>Mutation/Transfer/Substitution in respect of DDA properties. F.1(2)DRI/2014</p> <p>Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: right;">ACTION : LAND DISPOSAL</p>	

<p>Item No. 63/2014</p> <p>Regularisation of 12,841.35 sq.m of additional FAR at Commonwealth Games Village of flats and club/community centre. F.4(5)2014/CE(CWG)/DDA</p> <p>Discussion on the agenda item was deferred for further examination.</p>	<p>Agenda was deferred.</p>
<p>Item No. 64/2014</p> <p>Action taken note on Performance Budget. F.4(3)91/Per.Budget/3rd Qtr./2013-2014/31</p> <p>Information contained in the agenda item was noted by the Authority.</p> <p style="text-align: right;">ACTION : FINANCE</p>	<p>Noted.</p>
<p>Item No. 65/2014</p> <p>Regarding allowing conversion from leasehold to freehold in case of missing linkage of GPA/Agreement to Sell. F.2(10)2011/N&C/Pt.III</p> <p>i) After detailed discussions, it was decided that the advice of the Solicitor General of India should be obtained in the matter and placed before the Authority for a decision.</p> <p style="text-align: right;">ACTION : HOUSING</p>	<p>In this regard, the file has been received in the Law Department and a detailed note is being prepared for opinion of Ld. Solicitor General of India. After obtaining the opinion, the matter will be submitted to the Authority for decision.</p>
<p>Item No. 66/2014</p> <p>Amendment in the recruitment regulations for various grades in the legal cadre in DDA F.7(134)2010/PB-I</p> <p>i) It was decided that the post of Deputy Chief Legal Advisor should be re-designated as Legal Advisor instead of Director (Legal).</p> <p>ii) The remaining proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: right;">ACTION : PERSONNEL</p>	<p>Subsequent amendment received from CLA was placed in the meeting of the Authority held on 26.6.2014.</p>
<p>Item No. 67/2014</p> <p>Amendment in recruitment regulations for various grades in architecture cadre. F.7(20)2013/PB-I</p> <p>i) It was observed that in para 2 (vii) of the agenda item, it was decided that the existing method of recruitment for this post should be retained in the recruitment regulations.</p> <p>ii) The remaining proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: right;">ACTION : PERSONNEL</p>	<p>Draft gazette notification is under preparation.</p>

<p>Item No. 68/2014</p> <p>Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the years 2013-14 & 2014-15. F.2(34)99/AO(P)/DDA/Pt. Proposals contained in the agenda item was approved by the Authority.</p> <p style="text-align: right;">ACTION : FINANCE</p>	<p>The rates for the purpose of calculating conversion charges in respect of commercial and industrial properties from leasehold to freehold for the years 2013-14 and 2014-15 have been circulated vide Circular No. 38 dated 22.5.2014 on provisional basis pending approval of the Ministry. Ministry vide letter No. F.2(34)99/AO(P)/DDA/388 dated 26.6.2014 has been requested to accord its approval.</p>
<p>Item No. 69/2014</p> <p>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 & Finannce (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</p> <p>Proposal contained in the agenda item was approved by the Authority.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>A Public Notice has been put up for approval of VC, DDA for inviting objections / suggestions.</p>
<p>Item No. 70/2014</p> <p>Modifications related to editing and updating in MPD-2021 as recommended by Advisory Group in its 12th meeting held on 18.02.2014. F.20(15)2014-MP</p> <p>Proposal contained in the agenda item was approved by the Authority with the direction that these modifications should be placed domain for incorporation in MPD-2021.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>As a follow up to the decision of Authority. A Public Notice has been put up for approval of VC, DDA for inviting objections/ suggestions.</p>
<p>Item No. 71/2014</p> <p>Scheme for charging capitalized ground rent in respect of plotted properties using lease year and term linked multiplier. PS/CLD/2014/Recovery of GR Proposals contained in the agenda item was approved by the Authority.</p> <p style="text-align: right;">ACTION : FINANCE</p>	<p>The proposal for charging capitalized ground rent using lease year and term linked multiplier as approved by the Authority has been sent to the Ministry vide letter No. F.PS/CLD/2014/Recovery of ground rent/500-F dated 13.6.2014 for accord of approval.</p>

<p>Item No. 72/2014</p> <p>Transfer of building activities from DDA to 'MCD - Rehabilitation' Ministry Employees Cooperative House Building Society Ltd., Malviya Nagar, Zone F-10, New Delhi. F.4(AE-1)Bldg./Resdl./Misc./06-07/Pt.</p> <p>i) Chief Town Planner, MCD (South) stated that initially the layout plan has been approved for 650 plots. However, there are some private lands within the cooperative house building society as a result of which building activities have not been released for all the plots. Hence, the layout plan should accordingly be modified by DDA before handing over the building activities to MCD.</p> <p>ii) After deliberations, it was decided that DDA and MCD should resolve the matter mutually and, thereafter, bring it back before the Authority.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>A meeting was held under the Chairmanship of VC, DDA as a follow up action with reference to the Authority meeting. In the meeting, after detailed discussion, Chief Town Planner, MCD informed that they are ready to take over the building activity of Shivalik CHBS excluding the 19 plots which are under dispute/encroachment out of total 650 residential plots. It was further decided that the land allotment status of 19 plots for which building activities are not released may be confirmed from L&DO being land owning agency as well as from the Society.</p>
<p>Item No. 73/2014</p> <p>(1) Change of land use from "Industrial" to "Transportation" (T-2, Bus Depot) for land measuring 8.0 ha. (20 acres) at Industrial Area, Ranikhera, Rohini, Ph.-V.</p> <p>(2) Change of land use from "Industrial" to "Transportation" (T-3, Roads) for proposed 30 m wide road for land measuring 6.47 ha. At Industrial Area, Ranikhera,, Rohini, Phase-V F.20(14)2014/MP</p> <p>Proposal contained in the agenda item was approved by the Authority with the direction that working permission should be granted to Transport Department, GNCTD in view of the urgency of the matter.</p> <p style="text-align: right;">ACTION : PLANNING</p>	<p>A Public Notice has been issued on 17.06.2014 for inviting objections/ suggestions.</p>

<p>Item No. 74/2014</p> <p>Proposed change of land use in respect of the following :</p> <ol style="list-style-type: none"> 1. Area measuring 11.71 ha (117091 sq. m.) from 'Recreational (District Park)' to 'Transportation (ISBT)' in respect of the 2nd Inter-State Bus Terminal at Sarai Kale Khan, Delhi 2. 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>F.5(03)97/MP</p> <p>Proposal contained in the agenda item was approved by the Authority with the direction that working permission should be granted to Transport Department, GNCTD in view of the urgency of the matter.</p> <p style="text-align: center;">ACTION : PLANNING</p>	<p>A Public Notice has been issued on 18.06.2014 for inviting objections / suggestions.</p>
<p>Item No. 75/2014</p> <p>Special Rehabilitation Package (SRP) for the farmers of five villages, i.e. Singhu, Alipur, Bakoli, Mamoorpur and Tikri Khurd.</p> <p>F.14(1)2009/CRC/DDA</p> <ol style="list-style-type: none"> i) This item was tabled before the Authority due to urgency of the matter. ii) The Authority after detailed deliberations approved payment of enhanced compensation as per SRP. <p style="text-align: center;">ACTION : LAND MANAGEMENT</p>	<p>Subsequent amendment received from CLM was placed in the meeting of the Authority held on 26.6.2014.</p>

RESOLUTION

Action taken reports on the minutes of the meeting of the Authority held on 9.5.2014 were noted by the Authority.



DELHI DEVELOPMENT AUTHORITY

Item No. 102/14

Item No. 102/2014

No.F.20(4)2012/MP

Sub:- Proposed Change of Landuse (CLU):-

- i) Area measuring 1,99,005.10 sqm in Planning Zone-'E' from partly 'Recreational' and partly 'Residential' to 'Transportation' (Depot and two Fuel Stations/Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pumps at Vinod Nagar (East) for MRTS, Phase-III.
- ii) Area measuring 18,396.96-sqm from 'Recreational' to 'Transportation' (Bus Depot).
- iii) Area measuring 11635.34 sqm from 'Recreational' to 'Utility' for allotment to EDMC for Solid Waste Management Facility.

1.0 Background

The proposal submitted by DMRC for land allotment requesting involving Change of Landuse of an area measuring 2,17,633.5 sqm (21.76 Ha) in Planning Zone-'E' from partly 'Recreational' and partly 'Residential' to 'Transportation' (Depot and Fuel Station/Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pump at Vinod Nagar (East) for MRTS, Phase-III, Mukundpur-Bhikaji Cama Place – Yamuna Vihar Corridor of Delhi MRTS Project Phase-III was put up in 8th Technical Committee Meeting held on 11.12.2013 vide Item No. 44/2013. The proposal was again considered in 7th Technical Committee meeting held on 21/5/14 vide item No.25/2014. The minutes of the meeting are reproduced as under.(Annexure – A)

The proposal was presented by Director (Plg.) E&O. After detailed deliberation the Technical Committee agreed to recommend the following proposal for further processing for Change of Land Use under section 11 A-DDA Act 1957. I

- (i) Area measuring 199005.10 sqmt.in Planning Zone – E from Partly "Recreational" and Partly Residential to Transpotation (Depot and Fuel station / Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pump at Vinod Nagar (East) for MRTS, Phase – III.
- (ii) Area measuring 18,396.96 sqm from 'Recreational' to 'Transportation' (Bus Depot)
- (iii) Area measuring 11635.34 sqm from 'Recreational' to utility (Solid waste management facility)

2.0 Examination

- i) As per the MPD-2021 and ZDP of Zone-E.the Landuse of the proposed sites under reference is 'Recreational' (District Park) (Part) and 'Residential' (Part).
- ii) The status of sites under reference with regard to ownership, allotment/ possession handed/taken over, court case (if any) was requested from Lands Branch, DDA. However, DD(LM)EZ vide his note dated 03.10.2011 and 27.09.2013 has stated that :-
 - a. The land requisitioned by DMRC is meant for Green and partly for Institutional purpose.

- b. The land is free from litigation except 5 bigha 5 biswa of Khasra No. 505/2010 titled Mukesh kumar Nagar and others v/s DDA is pending before the court of Sh Jagdish Kumar ASCJ Karkardooma Court, Delhi.
- c. The entire land subject matter is DDA land falling in Revenue Estate Gazipur and Khichripur.
- iii) DD(LM) East Zone vide his note dated 13.2.14 in file No.F.34(40)11/IL has informed that there is a court case No.505/10 (Mukesh Kumar Nagar vs. DDA) on Khasra No.583/196 in Civil Judge Court No.-25. Although the location of the same has not been clarified by DD(LM) East Zone.
- iv) Further DD(IL) vide his note dated 14.08.2013 has stated that the land requested by DMRC is acquired land.
- v) Chief Engineer (EZ) vide his note dated 20.06.2013 in file no. F34 (40)11/IL has stated that the site required by DMRC has been inspected and is found in order as per measurements given by DMRC.
- vi) Total Area of the site under reference is as per request made by DMRC. Actual area/ Dimension/ status of land and status of court case, if any, needs to be verified by Lands Deptt and Engg. Deptt, DDA and DMRC.
- vii) The requested sites as per existing Layout Plan of "Resettlement Colony, Khichripur" and as per Layout Plan of 'Sector plan of Patparganj, Trilokpuri Area (Zone E)' includes a planned/ proposed 'District Park' and a planned 'Facility pocket' which include facilities like *Primary School, CNG station, Community Room, Facility Area, Parking, Playground, Dispensary, Parks, Toilet Blocks, Post Office, Dust Bin etc.*
- viii) A 10m wide 'Recreational' Use (Green Strip) is retained abutting and along NH24 as shown in the proposal/ plan submitted by DMRC as per decision of DDA in meeting held on 06.03.2012.
- ix) In case the requested site is allotted to DMRC, it will reduce considerably the facilities planned for the adjacent residential area. Moreover the Zone is densely populated area which is already lacking in Green/Recreational space and requisite Facilities for the population for which no alternative vacant sites of such magnitude is available in Zone-'E' (East Delhi).
- x) As per the note of AC(LS) dt 09.01.2013 in file no. F34(40)11/IL, there is no Landscape Plan of the area under reference prepared in the Landscape unit, DDA.
- xi) During discussion with Chief Engineer (General), DMRC it was raised by him that the land under reference is part of the List of 'Forest Areas' as per notification dated 10.04.1980 published in part IV of Delhi Gazette of Development Department, Delhi Administration. This fact however, could not be confirmed by Landscape Department, DDA.
- xii) In view of above, DMRC may obtain necessary clearances from the concerned Forest Department. However, DMRC vide letter dated 27.09.2013 has stated that "DMRC has applied to Forest Department, GNCTD for conversion for Forest Land for not Forest use under FCA, 1980 and same is under process. This application includes land required for Depot as well as land identified for Relocation of Petrol Pump".

3.0 Proposal

A) Proposed Change of Landuse

- i) Area measuring 199005.10 sqm in Planning Zone-'E' from partly 'Recreational' and partly 'Residential' to 'Transportation' (Depot and two Fuel Stations/Petrol

Pump) for construction of Car Maintenance Depot and relocation of Petrol Pumps at Vinod Nagar (East) for MRTS, Phase-III.

- ii) Area measuring 18,396.96 sqm from 'Recreational' to 'Transportation' (Bus Depot).
- iii) Area measuring 11635.34 sqm from 'Recreational' to 'Utility' for allotment to EDMC for Solid Waste-Management Facility.

The details of the cases are given below:-

S. No.	Location	Area	Land Use (MPD-2021/ZDP-E)	Proposed Land Use	Boundaries
	(1)	(2)	(3)	(4)	(5)
1	District Park, (Vinod Nagar along NH24)	(i) 52,249.31 sqm (approx.)	Recreational (District Park)	Transportation (Depot)	North: National Highway (NH) 24/ Recreational (District Park) South: Proposed MRTS Vinod Nagar Depot East: Gazipur Drain/ Khichripur Resettlement Colony West: Road (30m ROW)
		(ii) 1080 sqm (approx.)	Recreational (District Park)	Transportation (Fuel Station-Petrol Pump)	North: National Highway (NH) 24 South: Proposed MRTS Vinod Nagar Depot East: Existing CNG Station West: Recreational (District Park)/ Proposed MRTS Vinod Nagar Depot
		(iii) 1080 sqm (approx.)	Recreational (District Park)	Transportation (Fuel Station-Petrol Pump)	North: National Highway (NH) 24 South: Proposed MRTS Vinod Nagar Depot East: Existing CNG Station West: Recreational (District Park)/ Proposed MRTS Vinod Nagar Depot
2	District Park, (Gazipur along NH24)	98,356.25 sqm (approx.)	Recreational (District Park)	Transportation (Depot)	North: National Highway (NH) 24/ Recreational (District Park) South: Gazipur Dairy Farm East: Road (30m ROW) West: Road (30m ROW) / Gazipur Drain

3.	Residential in Khichripur Resettlement Colony	46,239.545 sqm (approx.)	Residential	Transportation (Depot)	North: National Highway (NH) 24/ Proposed MRTS Vinod Nagar Depot South: Khichripur Village/ Senior Secondary School East: Khichripur Resettlement Colony West: Road (30m ROW)
4.	District Park, (Vinod Nagar along NH24)	18,396.96 sqm	Recreational (District Park)	Transportation (Bus Depot)	North: National Highway (NH) 24/ Recreational (District Park) South: Proposed MRTS Vinod Nagar Depot East: Proposed site for Solid Management (EDMC) West: Road (30m ROW)
5.	District Park, (Vinod Nagar along NH24)	11,635.34 sqm	Recreational (District Park)	Utility (Solid Waste-Management Facility)	North: National Highway (NH) 24/ Recreational (District Park) South: Proposed MRTS Vinod Nagar Depot East: Proposed MRTS Vinod Nagar Depot West: Proposed Bus Depot

(Refer Annexure-B)

- B. The approved Layout Plan titled "Vacant land between Khichripur village and resettlement colony, Khichripur" will be superseded thus.
- C. Already existing/ allotted Petrol Pump site
 - a. Measuring 30mX36m in the Layout Plan of 'Modified Plan of Service Centre at South of NH24 Mayur Vihar, Phase II' is proposed to be utilized as Recreational (Park).
 - b. Measuring 30mX36m in Seelampur is proposed to be utilized as Recreational (Park).
- D. DMRC shall obtain necessary clearances required from the concerned Forest Department.
- E. DMRC shall become party in court case, in case any dispute arises, on the land proposed for Vinod Nagar Car Maintenance Depot.
- ✓ F. EDMC shall utilize site proposed for Solid Waste Management for processing of C&D waste only and will strictly not utilize this site as MSW dumping site.

4.0 Recommendations

The proposed Change of Landuse (CLU) as examined in Para -2 and proposal contained in Para-3 above is placed before Authority for consideration /approval under Section 11(A) of DD Act.

RESOLUTION

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

ANNEXURE - A 224)C



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI - 110002

Date: - 28.05.2014

F.1 (07) 2014/MP/166
Sub: Minutes of the 7th Technical Committee held on 21-05-2014

Item No. 24/2014
Confirmation of Minutes

The Minutes of the 6th Technical Committee meeting held on 22.04.2014 were circulated vide letter No. F.1(6)2014-MP/39 dated 29-04-2014 to all the members. As no observations have been received, the Minutes of the 6th Technical Committee meeting held on 22.04.2014 were confirmed.

Item No. 25/2014

Regarding proposed Change of Land Use (CLU) of:-

- (i) Area measuring 1,99,005.10 sqmt in Planning Zone E from Partly Recreational and Partly Residential to Transportation (Depot and Fuel station / Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pump at Vinod Nagar (East) for MRTS, Phase- III.
- (ii) Area measuring 18,396.96 sqm from Recreational to Transportation (Bus Depot).
- (iii) Area measuring 11635.34 sqm from Recreational to Industrial for allotment to EDMC for Solid Waste C&D Processing Plant.

F20(04)2012/MP

The proposal was presented by Director (Plg) Zone- E. After detailed deliberation the Technical Committee agreed to recommend the following proposal for further processing for change of land use under section 11-A, of DD Act 1957.

- (i) Area measuring 199005.10 sqmt in Planning Zone E from Partly 'Recreational' and Partly Residential to Transportation (Depot and Fuel station / Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pump at Vinod Nagar (East) for MRTS, Phase- III.
- (ii) Area measuring 18,396.96 sqm from Recreational to Transportation (Bus Depot)
- (iii) Area measuring 11635.34 sqm from Recreational to utility (Solid waste management facility).

Action: Director (Plg), Zone - 'E'

Item No. 26/2014

Proposed Layout Plan of Industrial Area, Rohini Phase -V (Revised)

F20(14)2014/MP

The proposal was presented by Director (Plg) Rohini. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing of Change of Land under section 11-A, of DD Act 1957.

- (i) Area measuring 1.44 Hact (3.55 Acres) from Industrial to Utility (Solid waste management facility).
- (ii) Area measuring 1.21 Hac (2.98 Acres) from Industrial to Utility (Solid waste management facility) for C&D Waste treatment plant and after completion of DMRC works this site will be handed over to local body.

Action: Director (Plg), 'Rohini'

Item No. 27/2014

Proposed Change of land use of two sites at location 'A' & 'B' in Planning Zone K-II (Dwarka) from District Park / M.P. Green (P-2) to Utility (U-4) for solid waste processing / facility sites.

- (i) Construction & Demolition waste at Location 'A' in sector 24 and
- (ii) Kitchen waste disposal at location 'B' in sector 29.

F20(17)2014/MP

The proposal was presented by Director (Plg) Zone- Rohini. After detailed deliberation the Technical Committee agreed to recommend the following proposal for further processing for change of land use under section 11-A, of DD Act 1957.

- (i) Area measuring 20000 sqmt in Planning Zone – K-II Sector 24 (Dwarka) from 'District Park / Master Plan Green (P-2) to Utility (U-4) for solid waste management facility.
- (ii) Area measuring 20000 sqmt in Planning Zone – K-II Sector 29 (Dwarka) from 'District Park / Master Plan Green (P-2) to Utility (U-4) for solid waste management facility.

Action: Director (Plg) Dwarka

Item No. 28/2014

Proposal for Change of land use of site measuring 4.0 acres approx. for C&D Waste Plant in Planning Zone- J at Maidangarhi, near IGNOU Campus.

F3(12)2014/MP

The proposal was presented by Director (Plg) Zone J. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing for change of land use of an area measuring 4.0 acre (approximately) for change of land use in Planning Zone – J from 'Facility Corridor' to utility (Solid waste management facility) under section 11-A, of DD Act 1957.

The change of land use will be initiated after confirmation of status of land by Lands Department, DDA.

**Action: Director (Plg) zone J, DDA
Director (LM) HQ, DDA**

Item No. 29/2014

Proposal for Change of land use of site measuring 4.0 acres approx. for Zero Waste Plant in Planning Zone- J at Maidangarhi, near IGNOU Campus.

F3(13)2014/MP

The proposal was presented by Director (Plg) Zone J. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing for change of land use of an area measuring 4.0 acre (approximately) for change of land use in Planning Zone – J from 'Facility Corridor' to utility (Solid waste management facility) under section 11-A, of DD Act 1957.

The change of land use will be initiated after confirmation of status of land by Lands Department, DDA.

**Action: Director (Plg) zone J, DDA
Director (LM) HQ, DDA**

LAI D ON TABLE

Item No. 30/2014

Plot measuring 16,000 sqmt earmarked in the layout plan of PVC Bazar Project, Tikri Kalan Road, Zone- L, Proposed for Change of land use from "Manufacturing, Service & Repair Industries (M-1)" to "Utility (U-4)" Solid waste Management Facility and PVC Waste for SDMC.

F20(12)95/MP/ Vol-I

The proposal was presented by Director (Plg) Zone L. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing for change of land use of an area measuring 16000 sqmt change of land use in Planning Zone L Manufacturing, Service & Repair Industries (M-1)" to "Utility (U-4)" Solid waste management facility under section 11-A, of DD Act 1957.

Action: Director (Plg) zone L, DDA

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA
17. Addl. Commr. (Plg.) MP, UE&LP, DDA
18. Addl. Commr. (Plg.) AP & MPPR, DDA
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

Annexure -A

List of participants of 7th meeting for the year 2014 of Technical Committee on 21.05.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. J.B. Kshirsagar Commissioner (Plg), DDA
4. B.K. Mishra, Commissioner (LM), DDA
5. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
6. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
7. Partha Dhar, Adm. Commissioner
8. P.S. Uttarwar, Director (Plg) Dwarka
9. Vinod Sakle, Director (Plg) Rohini, DDA
10. Chandu Bhutia, Director (Plg) UC & Zone – J, DDA
11. I.P. Parate, Director (Plg) MPR&TC, DDA
12. D.K. Rathi, Director (Plg) Survey, DDA
13. T.K. Mandal, Director (Plg) AP, DDA
14. O.P. Kamra Sr. Executive, CC3 DDA
15. H.K. Bharti, Dy. Director (Plg) Rohini, DDA
16. Pramjeet Singh, DD NL-I
17. Saurab Jindal, Asstt. Director Dwarka
18. Ashwani Kumar, Asstt. Director (Plg) Rohini
19. D.Minz, Asstt. Director (Plg) DDA Zone

OTHER ORGANIZATION

S/Sh./Ms.

1. Pradeep Khandeival, CE- TP, EDMC
2. H.P. Mukhi, Manager Land, DMRC
3. S.Malik AGM, DMRC
4. Divesh Chand, A.E. L&DO office



DELHI DEVELOPMENT AUTHORITY

Item No. 103/14

Item No. 103/2014

No.: F.3 (30) / 2006-MP

Subject: Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

1.0. BACKGROUND:

- 1.1. The Chief General Manager (Projects), IGL vide letter dated 5.12.2013 has requested to consider the relaxation of road ROW for construction of CNG Station at Okhla Industrial Area, Phase II. (Annexure-A).
- 1.2. Chief Manager, DSIDC Ltd. vide letter dated 14.10.2013 allotted 1755.34 sqm. of land to Indraprastha Gas Ltd. on Perpetual Lease Hold basis for opening CNG facilities at Okhla Industrial Area Ph. II. Copy of the letter is placed as Annexure-B.
- 1.3. The allotted plot of 1755.34 sqm was created by merging 4 plots i.e. plot 1 to 4 & part of plot no. 5 which is an odd size plot having a frontage of 67.26 sqm along the 80' wide R/W road in the approved lay out plan. Copy of the possession plan issued by DSIDC is placed as Annexure-C.
- 1.4. The Assistant Architect (L), SDMC vide letter dated 18.11.2013 has requested DDA to examine the proposal with respect to clarification of the site for incorporation in the LOP, applicability of norms and comments / advise for further processing of the request of the applicant. Copy of the letter is placed as Annexure-D.

2.0. EXAMINATION:

- 2.1. As per the possession plan / approved lay out plan, the site measuring 1755.34 sqm is located along 80' wide R/W. The dimension of the site which is of odd size are as follows:

Front	:	67.26 M
Back	:	65.42 M
Side - 1	:	21.50 M
Side - 2	:	31.90 M

- 2.2. As per the site report, the existing road in front of the plot is 24.60 M. The site forms part of Okhla Industrial Area Ph. II as shown in the approved LOP of Okhla Industrial Ph. II. Copy of the plan is placed as Annexure-E.

- 2.3. MPD-2021 provisions for CNG Station are given below:

As per the provision of MPD-2021, CNG is permitted in all use zones except Regional Parks/ Ridge and developed District Parks, to be located on road minimum 30 m RoW, minimum size 30 m X 36 m, 100 m distance from the intersection and frontage of plot should not be less than 30 m.

- 2.4. As per the LOP Okhla Industrial Area Phase-II, the site under reference is shown as four Plots numbering plot nos. 1 to 4 & part of plot no. 5, Block-'Z'. DSIDC has allotted these plots as one plot having total plot area of 1755.34 sqm.

- 2.5. The plot is located at the internal road turning of 24 m. The frontage of the plot is 67.26 m.

2.6. From the above, it is seen that the plot is an odd size plot but qualifies as per the minimum area requirement and as stated by IGL, the area is adequate enough for installation of CNG Station.

2.7. Further as per the Master Plan provision, the road RoW needs to be 30 m but the location of the proposed site is on 24 m RoW which is part of the approved layout Plan of Okhla Industrial Area Ph. II.

2.8. As reported in the letter of IGL, the filling station will be meant for the small vehicle like three wheelers, cars, tempos and small carriers which are entering the industrial area. This CNG Station will only serve the vehicles which are coming to the industrial area specifically; hence there should not be large flow of traffic other than the vehicles which are destined for the industrial area.

3.0. PROPOSAL:

Based on the request from IGL for construction of CNG Station at Okhla Industrial Area, Phase-II and examination at para 2.0, the case is placed before the Technical Committee for relaxation in the following development control norms:

- i) Amalgamation of plot nos. 1 to 4 & part of plot no. 5, Block-'Z' in the LOP.
- ii) Permission to develop the CNG Station on 24 m RoW road in place of 30 m RoW.
- iii) The plot area is 1755.34 Sqm against required 1080 Sqm as per MPD 2021.

4.0 DECISION OF THE TECHNICAL COMMITTEE:

The proposal was placed before the Technical Committee Meeting held on 12.06.2014 vide item no.33/2014. The following decision made in the meeting is reproduced below:

- i) Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Indraprastha Gas Ltd. is a Government Agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
- ii) As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30 x 36 sqmt.). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
- iii) The proposal of relaxation of RoW as special case to be placed before the Authority for consideration. /
- iv) The decision of the Technical Committee is placed as Annexure F.

5.0 The proposal of relaxation of Right of Way as explained at para 4 as a special case, is placed before the Authority for consideration.

RESOLUTION

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

Annexure - A

- 10 -



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPL & Govt. of NCT of Delhi)

IGL/PLNG/DDA/OKHLA-11051213

Vice Chairman
Delhi Development Authority (DDA)
Vikas Sadan, INA
New Delhi - 110 023

Sub: Construction of CNG station at Okhla Industrial Area, Phase-II, Scheme-III by Indraprastha Gas Limited (IGL)

Sir,

Compressed Natural Gas (CNG), which is mandated to be used by the whole public transport system in Delhi, as per the order of the Hon'ble Supreme Court has become the most preferred fuel due to its various advantages including vehicle running economics. CNG helps in reduction of outdoor vehicular exhaust pollution, thereby, improving the air quality and reducing various pollution related illnesses such as bronchitis, asthma etc. Due to use CNG as automotive fuel, the environment in Delhi has become much cleaner. This fact has been acknowledged and appreciated in various national and international forums.

21.11.2014
6.2014
D. H.P.S.

Comfortable availability of CNG, at all geographical areas, is a prerequisite in achieving good results by usage of CNG. In Delhi, in South Delhi areas, still the CNG dispensing infrastructure is not adequate and long queues are observed at most of the existing CNG stations. Due to lack of availability of lands, we are not able to increase the number of CNG stations as required by its demand. During various review meetings, which were earlier held at Chief Secretary, Govt. of NCT of Delhi, level, all the land owning agencies such as DDA, DSIDC, DUSIB, I&DO etc. were advised to provide more and more lands to IGL so that the CNG dispensing infrastructure is expanded to meet the increase in CNG demand at all geographical areas, especially in South Delhi area.

Considering this, a land of 1755.34 sqm. at Okhla Phase-II Scheme-III, was allotted by DSIDC to IGL for construction of CNG station. We have submitted our plans to South Delhi Municipal Corporation for approval so that station construction and completion can be achieved at the earliest for the benefit of the CNG consumers there. However, the ROW of the road in front of the station is 24 Mts, though the actual road width available is 28.5 Mts. As per the Master Plan for Delhi, CNG stations are permitted on 30 Mts. wide or 30 Mts. ROW road. South Delhi Municipal Corporation has written to DDA in this regard vide their letter no. TP/G/SDMC/2013/3494 dated 18/11/2013 (copy enclosed for your ready reference).

It may be noted here that all light goods vehicles (LGVs) carrying various materials in Delhi are also running on CNG. Hence, most of the vehicles plying in Okhla Industrial Area, goods carriers, autos and other vehicles are all running on CNG. The above mentioned station will help immensely in catering to these vehicles. Therefore, a relaxation in the norm of road width is kindly requested for the said CNG station in Okhla Ph. II, Scheme-III.

With the aforesaid background, we would request your goodself to kindly consider the relaxation in this case, as a special case, and issue direction to the concerned officials in DDA to take up the matter before the next Technical Committee for examination/ clearance so that the CNG station can be completed, commissioned and put to operation for the benefit of the CNG users in Okhla Ph. II, Scheme-III.

We are looking forward to your kind consideration in this regard.

Thanking you,
Yours sincerely,

Sudhanshu Pant
Chief General Manager - Projects

Encl: As above
C.C: 1. Commissioner (Planning), DDA, Vikas Minar, ITO, New Delhi
2. Director (Planning), Zone-F&H, DDA, Vikas Minar, ITO, New Delhi

11/21/13

18

Annexure - B

- 11 -

DELHI STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
A 3/4, BABA KHARAK SINGH MARG, NEW DELHI-110001

(REM DIVISION)

No. DSIIDC/REM/CNG Station/Okhla/2010/115

Dated: 14/10/2013

In no 3114
walked
1.06.2014
AP(M.P.S)

To
Sh. Sudhanshu Pant,
CGM (Projects),
Indraprastha Gas Limited,
IGL Bhawan, Plot No. 4,
Community Centre,
R. K. Puram Sector-9,
New Delhi - 110022.

Sub- Allotment of plot for revised area measuring 1755.34 Sqm for opening of CNG facilities at DSIIDC Okhla Ph-II, Scheme-III on Perpetual Lease Basis.

Sir,
In continuation of allotment letter no. DSIIDC/REM/CNG Station/Okhla/2010 dated 23/03/2011 the revised area for allotment is 1755.34 sqm on perpetual lease basis for opening of CNG facilities in the name of Indraprastha Gas Ltd. The other terms and conditions are given as under:

1. The above site/plot measuring 1755.34 Sqm as identified and inspected by officials of DSIIDC & IGL has been allotted on Perpetual Lease basis for opening CNG facilities in the name of Indraprastha Gas Ltd.
2. The building plans should have the provisions, which are compulsory for CNG facilities in conformity to explosive norms.
3. The premises of the CNG facilities site shall not be used for any other purposes.
4. No cut in the central verge in the main road will be permitted
5. Fire safety measure will have to be provided in the site as prescribed by Delhi Fire Service.

Contd.....2/

Item No 33114
Sundar / 10/10/2014
A.D.(M.P.S)

- 6. Regarding electric connection/water connection the entire expenditure and charges are to be borne by the licensee to the concerned Authorities.
- 7. Regarding lease to be determined on account of violation of the terms and conditions of allotment and lease deed the breach/violation to be determined by the lessor shall be final, not challengeable on any account.
- 8. No transfer, sale, parting with possession shall be made by allottee under any circumstances.
- 9. The lessor shall not be responsible for safety or any loss or damage of any article/goods under any circumstances.
- 10. That lessee shall not display, exhibit picture, posters, status or other articles which are repugnant to the moral or of indecent material or other improper character.
- 11. The lessee shall pay all charges or other fee and taxes payable to the Govt. or Municipal or Local body concerned.
- 12. The lessee shall not claim any compensation whatsoever, at any stage in case of shifting of CNG facilities.
- 13. For the land, used as an approach road for filling-cum-service station, the lessee shall pay annual licence fee of Rs. 50 p.a. with the condition that the land under approach road shall be surrendered by the allottee as and when required for development and other purposes.
- 14. All structures on the site shall conform to the structural design prescribed for installation of a filling station.
- 15. A Lease deed shall be executed by the company at their own cost on payment of requisite fee for preparation of deed, which will be supplied shortly.
- 16. The trees, if any, standing at site shall remain the property of the Govt. and the company shall be required to deposit the cost thereof with the concerned department as and when asked to do so.

Contd....3/-

17. The detailed plan shall be got approved by the appropriate Authorities. Any other approvals relating to CNG facilities shall also be obtained by the lessee from the appropriate authorities concerned.

18. The filling station shall not be used for workshop facilities except for service of CNG vehicles to customer.

19. Please note that Service Tax at the rate approved by the Government of India is also payable.

20. Apart from the above, following conditions also applies:-

- a. The land allotted to the CNG site shall not be used for any other purposes other than the CNG facilities.
- b. Building Plans for the CNG site has to be got approved from the appropriate authorities.
- c. The land is being allotted for CNG facilities and it shall not be misused in any manner.

Stano 23/14
Sachin
06.06.2014
A.D (M.R.S)

Please submit one Affidavit/Undertaking from the Company, on Non-judicial paper duly attested by 1st Class Magistrate with two witnesses to the effect that the Company shall abide by all the terms and conditions of allotment as per approved policy.

Yours faithfully,

(Sanjay Sharma)
CM (REM)

Copy for information to:

1. PS to ED
2. Director (Works)
3. CPM (Okhla) with the directions to handover possession within a week and submit a report of the same.

(Sanjay Sharma)
CM (REM)

-15-

Annexure - 'D'

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-Block, 4th Floor, Civic Centre Jawahar Lal Nehru Marg Delhi-02

No: TP/G/S/007C/2213/3477

Dated: 18/11/15

The Jt. Director (MP)
Delhi Development Authority
6th floor, Vikas Minar I.P. Estate
New Delhi 110002

Sub: - Incorporation of site for CNG Station in the approved layout plan of Okhla Industrial Area Phase-II (Scheme -III)

1. No 3314
18/11/15
06/2014
(14.12.15)

Sir,
The request for incorporation of site for construction of CNG Station in the approved layout plan of Okhla Industrial Area Phase-II (Scheme -III) has been received from CGM- (Project) Indraprastha Gas Limited for approval of SDMC u/s 313 of DMG Act.

The land measuring 1755.74 sq m has been allotted by DSIIDC to IGL on 14-10-13 for opening of CNG Facilities. As per the layout plan of Okhla Industrial Area Phase-II (Scheme - III) approved by DDA, the land under reference comprises plot no 4 and part of plot no 5 in block Z and abuts 80'-0" wide road (Part copy enclosed). As per MPD 2021, fuel stations are permissible on minimum 30 m wide Master Plan Zonal Plan road and shall not be permitted in the absence of an approved Zonal Plan of the area. The maximum limit of the plot size for fuel station is also prescribed in MPD-2021 as 33m X 45 m i.e. 1485 sq m (75m X 40 m i.e. 3000 sq m for CNG Sta.)

In view of the above, it is requested to kindly examine the proposal w.r.t. the qualification of the site for incorporation, applicability of norms and comments/ advice for further processing of the request of the applicant. The copy of the proposal is enclosed herewith for ready reference.

Enc: - As above

Yours faithfully

Asstt. Architect (L)

Copy to:

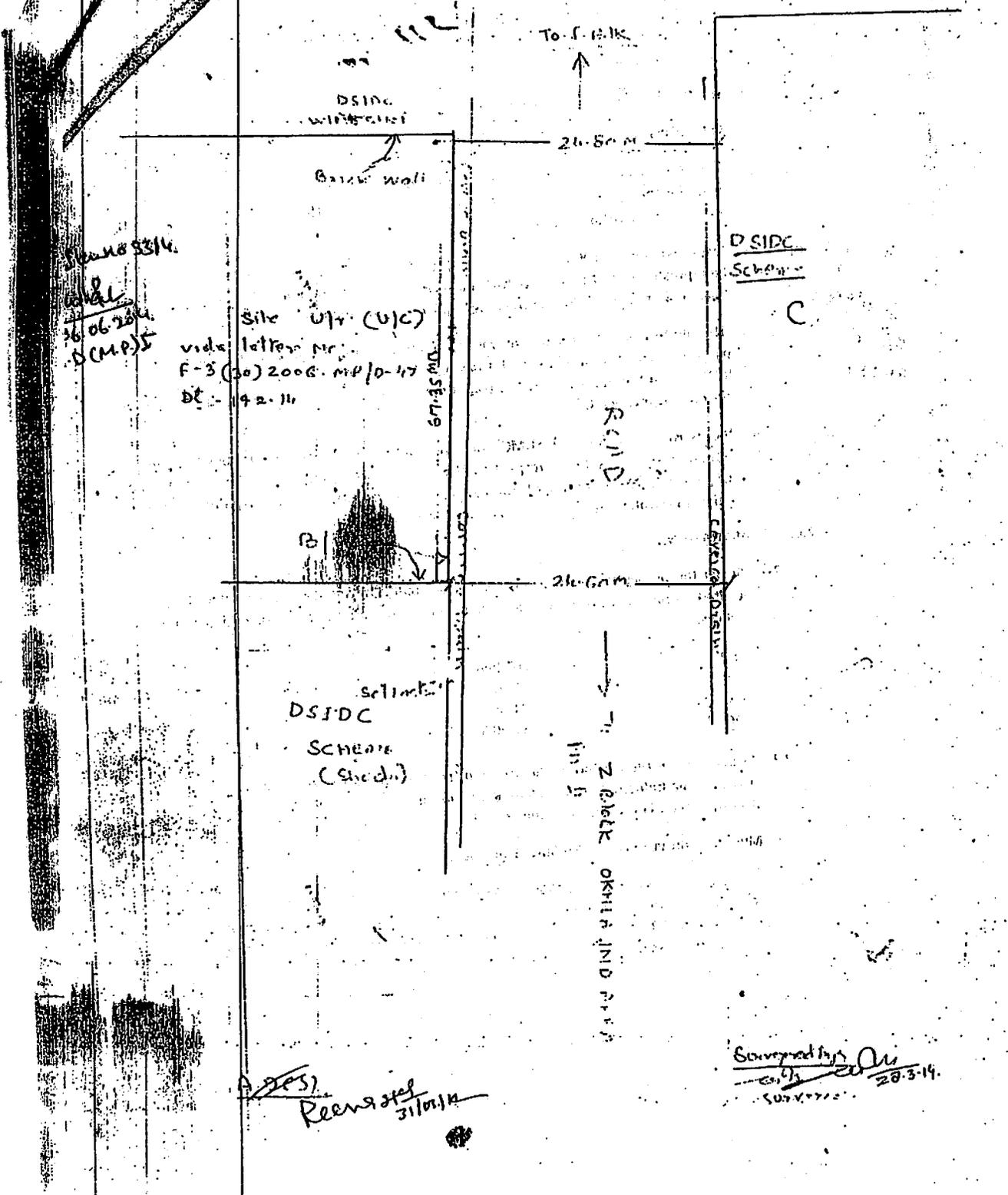
1. The CGM- (projects), IGL, Bhawan Plot no. 4, Community Center R K Puram Sec-9, New Delhi-22

Asstt. Architect (L)

ANNEXURE - E
LETTER NO. F-3 (30) 2006 MP/D-17 dt 19.2.2011

NOT TO SCALE

Road to FRAC



Site No 5314
36/06/2011
D(M.P)S

Site UP (U/C)
vide letter no.
F-3 (30) 2006 MP/D-17
dt 19.2.11

D SIDE
Scheme

C

DSIDC
Scheme
(shed)

To Z Block Okhla JIND Area

Revised
31/01/11

Surveyed by
20.3.11

ANNEXURE-F

-8-

Minutes of the 8th. Technical Committee Meeting Held On 12.6.2014. Item No. 33/14/7c

No.: F.3 (30)/2006-MA
Subject: Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

Item No. 33/14
Sudhakar
06.06.2014
AD (MP)E

1.0. BACKGROUND:

- 1.1. The Chief General Manager (Projects), IGL vide letter dated 5.12.2013 has requested to consider the relaxation of road ROW for construction of CNG Station at Okhla Industrial Area, Phase II. (Annexure-A).
- 1.2. Chief Manager, DSIDC Ltd. vide letter dated 14.10.2013 allotted 1755.34 sqm. of land to Indraprastha Gas Ltd. on Perpetual Lease Hold basis for opening CNG facilities at Okhla Industrial Area Ph. II. Copy of the letter is placed as Annexure-B.
- 1.3. The allotted plot of 1755.34 sqm was created by merging 4 plots i.e. plot 1 to 4 & part of plot no. 5 which is an odd size plot having a frontage of 67.26 m along the 80' wide R/W road in the approved lay out plan. Copy of the possession plan issued by DSIDC is placed as Annexure-C.
- 1.4. The Assistant Architect (L), SDMC vide letter dated 18.11.2013 has requested DDA to examine the proposal with respect to clarification of the site for incorporation in the LOP, applicability of norms and comments / advise for further processing of the request of the applicant. Copy of the letter is placed as Annexure-D.

2.0. EXAMINATION:

2.1. As per the possession plan / approved lay out plan, the site measuring 1755.34 sqm is located along 80' wide R/W. The dimension of the site which is of odd size are as follows:

Front	67.26 M
Back	65.42 M
Side - 1	21.50 M
Side - 2	31.90 M

2.2. As per the site report, the existing road in front of the plot is 24.60 M. The site forms part of Okhla Industrial Area Ph. II as shown in the approved LOP of Okhla Industrial Ph. II. Copy of the plan is placed as Annexure-E.

2.3. MPD-2021 provisions for CNG Station are given below:

As per the provision of MPD-2021, CNG is permitted in all use zones except Regional Parks/ Ridge and developed District Parks, to be located on road minimum 30 m RoW, minimum size 30 m X 36 m, 100 m distance from the intersection and frontage of plot should not be less than 30 m.

Handwritten mark

Item No. 3314
Sudhakar
06.06.2014
A.D. M.P.D.

- 2.4. As per the LOP Okhla Industrial Area Phase-II, the site under reference is shown as four Plots numbering plot nos. 1 to 4 & part of plot no. 5, Block-'Z'. DSIIIC has allotted these plots as one plot having total plot area of 1755.34 sqm.
- 2.5. The plot is located at the internal road turning of 24 m. The frontage of the plot is 67.26 m.
- 2.6. From the above, it is seen that the plot is an odd size plot but qualifies as per the minimum area requirement and as stated by IGL, the area is adequate enough for installation of CNG Station.
- 2.7. Further as per the Master Plan provision, the road RoW needs to be 30 m but the location of the proposed site is on 24 m RoW which is part of the approved layout Plan of Okhla Industrial Area Ph. II.
- 2.8. As reported in the letter of IGL, the filling station will be meant for the small vehicle like three wheelers, cars, tempos and small carriers which are entering the industrial area. This CNG Station will only serve the vehicles which are coming to the industrial area specifically; hence there should not be large flow of traffic other than the vehicles which are destined for the industrial area.

3.0. PROPOSAL:

Based on the request from IGL for construction of CNG Station at Okhla Industrial Area, Phase-II and examination at para 2.0, the case is placed before the Technical Committee for relaxation in the following development control norms:

- i) Amalgamation of plot nos. 1 to 4 & part of plot no. 5, Block-'Z' in MASTER PLAN SECTION
- ii) Permission to develop the CNG Station on 24 m RoW road
- iii) The plot area is 1755.34 Sqm against required 1080 Sqm

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
The above proposal was considered in the meeting of the Technical Committee held on 12.6.14. Vide Item No. 3314.

4.0 RECOMMENDATION

The proposal as reflected above in para 3.0 is placed for consideration of the Technical Committee.

The proposal was presented by the Director (Pig) AP-I, it was explain that DSIIIC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".

The layout of Okhla Industrial area Phase -II was prepared as per provision of MPD-1962, wherein the norms for CNG station were not prescribed. MPD-2021 Table 12.6 provide norms for filling station in Industrial use zone and Para 7.6.1 provide for upgradation of infrastructure of existing planned industrial areas. In view of this the proposed CNG will cater to the needs of Okhla Industrial area Ph-II.

The available odd size vacant plot has been allotted for CNG filling station by DSIIIC.

After detailed deliberation, Technical Committee has taken the following decision:

- 1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, The relaxation of RoW was agreed as a special case.
- 2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
- 3. The proposal of relaxation of RoW as special case to be placed before the



DELHI DEVELOPMENT AUTHORITY

Item No. 104/14

Item No. 104/2014

Subject:-Standard Costing of Flats--Plinth Area Rates of Construction effective From 1st April, 2014 to 30th September,2014.

File No. F.21(1671)2001/HAC/Pt.II

The Authority resolved in its meeting held on 21.01.2002 that the costing of the flats constructed by DDA is to be switched over from Actual Cost to Standard Cost (vide Resolution No.7/2002). As per Para IV.[b] of this Resolution the plinth area rate [PAR] of construction is to be calculated and announced twice in a year and would apply as on 1st April and 1st October each year. As per Para IV.2 [a][i] of the Resolution, the cost of construction per sq. mtr. may be based on weighted average of actual cost of construction. The PAR of 1st April will be based on actual costing data received up to 28/29th February and PAR of 1st October will be based on costing data received up to 31st August preceding 1st April and 1st October respectively.

2. The following Plinth Area Rates including maintenance, deficiency and rectification charges were approved by the Authority in its meeting held on 24th February, 2014 vide Item No. 48/2014 to be effective from 1.10.13 to 31.03.2014 :-

Flats with lift	Rs. 29,600/- per sqm. for H.I.G. flats
Flats without lift	Rs.15,700/- per sqm. for Janta/EWS/ one room Tenements.
	Rs.19,100/- per sqm. for LIG/One Bed Room (MS)Type-A.
	Rs.20,200/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	Rs.21,300/-per sqm. for MIG/Two bed room/ EHS Type-B

Rs.21,600/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.

Rs.24,200/-per sqm. for HIG/ SFS/Three bed room flats.

In addition to above rates following were also approved by the Authority in its meeting dated 24th February, 2014 vide Item No. 48/2014:

These rates are not applicable to furnished/multistoried flats at D-6, VasantKunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.

In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per Order No.F.21(1953)2010/HAC/270, dated 26.11.10.

For newly constructed E.W.S.flats, if any forwarded by Engineering Wing and allotted by Housing Management Wing in future, the P.A.R. for that scheme will be with reference to the actual costing received for that scheme.

3. Information on actual costing details of the Housing Scheme(s) completer/ near completion for the period upto 28.2.2014 sought from Engineering Wing vide letter dated 31.3.2014 followed by reminder dated 6.5.14 .Information received from C.E.(North Zone), SE(HQ)/Project and SE(P)IV/EZ.

4. It has been informed by CE(NZ) that 336 flats at Mukherjee Nagar and 16 MIG at KalyanVihar has been completed in the recent past. However, it is noted that costing information in respect of these two completed housing schemes has already been considered at the time of P.A.R. for earlier periods. Further, CE (NZ) has also informed that 384 HIG flats at Pkt.1, Sector A-9, Narela are at 90% completion stage but no costing information provided by CE(NZ).

5. SE(HQ)/Project and SE(P)IV/EZ have stated that no housing scheme has been completed or near completion within next six months. Further, in response to reminder dated 6.5.14, Ex.Engg.(HQ)/CC-17, Ex.Engg.,R.P.D.-8 and Ex.Engg.,R.P.D.-11 have replied that no housing scheme has been completed or near completion within next six months.

6. In addition to above, tentative costing details in respect of 2360 EWS Houses at Pocket.8, Sector 23(B), Dwarka, Ph.II, 2200 EWS Houses at Pocket-2, Sector G-2/G-6, Narela and 4380 EWS Houses at Pocket-3, Sector 6-8, Narela have also been received from the Engineering Wing during the last six month period ending 28th February, 2014. These flats are almost at completion stage. However, actual date of completion and final costing details have not been received from the Engineering Wing so far. As per available costing information, rate per sq.mtr. in respect of 2360 EWS Houses at Dwarka, 2200 EWS Houses at G-2/G-6, Narela and 4380 EWS Houses at Sector 6-8, Narela, has been worked out as Rs.20,223/-, Rs. 21,500/- and Rs.21,788/- respectively.

7. Financial concurrence in respect of revised Preliminary Estimate in respect of 18600 EWS flats at Dwarka, Narela and Rohini has been accorded and conveyed on 15.1.14. As per the revised P.E., the P.A.R. for the Scheme works out to Rs. 21,838/- pesq.mtr. Existing applicable P.A.R. for E.W.S. category is Rs.15,700/- per sq.mtr.

8. During the last six months period, Preliminary Estimate in respect of 1568 DUs (680 Cat.II and 968 E.W.S.) in Pocket-5, Sector-14, Dwarka, has been received. As per information, P.A.R. for the Scheme works out to Rs.31,068/- pesq.mtr. However, tentative date of completion has been mentioned as June, 2017.

9. It is further submitted that in the past, whenever actual costing was not available, P.A.R. has also been revised based on

revised preliminary costing estimates or cost index circulated by CPWD, Govt. of India. As enquired from the Engineering Wing, the latest available cost index of October, 2012, base as 100, is still unchanged.

10. It may be seen from para 6 and 7 above that plinth area rates of EWS category are much higher than the existing P.A.R. of Rs. 15,700/-. However, keeping into consideration the social background of weaker section it is proposed that existing P.A.R. in respect of Janta/EWS/One room tenement may be increased by 10%. Further, in order to recover the capital cost on blocked funds of completed old flats, it is proposed that existing standard P.A.R. of all other categories (other than EWS) may be increased by 5%.

11. As per existing practice, standard costing is applied on all flats irrespective of year of construction of flats. It seems illogical to compare old construction with the new construction. Therefore, it is proposed that some benefit of depreciation may be given to allottees to whom flats are allotted from old left out stock. For the purpose of computation of depreciation on construction, economic life of building has been computed as per sub sub-section (e) of sub-section 2.5.1 of section 2 of CPWD Works Manual 2012. As per CPWD Manual, economic life of RCC framed structure and load bearing structures has been taken as 75 years and 55 years respectively.

12. As most of the flats are constructed by DDA on RCC frame structure, therefore, economic life has been considered as 75 years. Further, to arrive at depreciation rate, residual value of building has been considered as 6%. Accordingly, rate of depreciation has been arrived as 1.25% by considering numerator as 94 and denominator as 75. However, maximum ceiling for benefit of depreciation has been proposed as 25%. Date of completion of flats will be computed from the date of validity of first time costing against respective flats. However, flats less than one

year old has been proposed not to be considered for the purpose of benefit of depreciation. Further, for purpose of working out total disposal cost of flat, other parameters like interest for the construction period, administrative charges etc., would be applied on construction cost arrived at after providing for depreciation.

PROPOSAL :

13. In view of above it is proposed that weighted average P.A.R. for the period ending 31st March,2014 may be enhanced by 10% in respect of Janta/EWS/one room tenement and enhanced by 5% in respect of all other categories (other than Janta/EWS/One room tenement) of flats. Accordingly, approval of the Authority is required to charge Plinth Area Rates, as mentioned below w.e.f. 1st April, 2014 to 30th September,2014:-

Flats with lift	Rs. 31,100/-per sqm. for H.I.G. flats
Flats without lift	Rs.17,300/- per sqm. for Janta/EWS/ one room Tenements.
	Rs.20,100/- per sqm. for LIG/One Bed Room (MS)Type-A
	Rs.21,200/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	Rs.22,400/-per sqm. for MIG/Two bed room/ EHS Type-B
	Rs.22,700/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
	Rs.25,400/-per sqm. for HIG/ SFS/Three bed room flats.

These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904

Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.

In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per orders No.F.21(1953)2010/HAC/270, dated 26.11.10.

For newly constructed E.W.S. flats, if any forwarded by Engineering Wing and allotted by Housing Management Wing in future, the P.A.R. for that scheme will be with reference to the actual costing received for that scheme.

Benefit of depreciation at the rate of 1.25% per annum on current cost from the year of construction subject to maximum of 25% may be given to allottees whom flats from old stocks would be allotted. However, maximum ceiling for benefit of depreciation has been proposed as 25%. Date of completion of flats will be computed from the date of validity of first time costing against respective flats. However, flats less than one year old has been proposed not to be considered for the purpose of benefit of depreciation. Further, for purpose of working out total disposal cost of flat, other parameters like interest for the construction period, administrative charges etc., would be applied on construction cost arrived at after providing for depreciation.

NOTE:-

- (i) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

RESOLUTION

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



DELHI DEVELOPMENT AUTHORITY

Item No. 105/14

Item No. 105/2014

File No.: F 20 (2)2010/MP/D-

Sub: Change of Land Use of land measuring 6.80 Ha. for expansion of AIIMS Trauma Centre in Planning Zone-F

1.0 BACKGROUND

Ministry of Urban Development, Govt. of India vide letter no. K-20013/1/2013 DD(V)/629/AS(UD) dated 25.04.2014 communicated following :-

"In this connection, please find enclosed herewith a copy of letter dated 03.04.2014 received from 'Director, AIIMS enclosing therewith a detailed proposal regarding the land required. It is requested that the proposal for allotment of land may be considered at statutory rates for which suitable steps required as per Rules & Act."

1.2Pr. Commissioner, Land Disposal, vide note dt.19.05.2014 in file No. F 20 (2)2010-MP submitted following for approval in principal by Hon'ble L.G.:-

"Reference notes of Planning Division. The current proposal is regarding utilising the entire 19.92 acres of land for expansion of AIIMS Trauma Centre on Ring Road being Safdarjung Hospital. Earlier, DDA with the approval of Authority proposed change of land use of land measuring 12 acres for expansion of AIIMS Trauma Centre. The Ministry did not agree to it. Subsequently Ministry of Urban Development was requested to re-consider their decision, following which MoUD requested AIIMS to provide detailed proposal indicating clearly the quantum of land required for the project and the same to be presented to DDA for necessary action. AIIMS made a presentation on the revised land requirement to V.C., DDA on 20.3.13 and the Additional Secretary (UD) on 1.4.2014. While Ministry have not made any reference to meeting held under Additional Secretary (UD)'s meeting in which it was agreed in principle that DDA could consider allotting the entire piece of 19.92 acres of land to AIIMS, however vide their letter placed opposite, MoUD have left the decision to DDA.

In the meeting held on 20th March, 2013 the presentation of AIIMS was considered and it was agreed in principle, considering the importance of the project to allot 19.92 acres of land instead of 12 acres of land as decided earlier. It is understood that Director AIIMS has also made representation before Hon'ble L.G. on this project.

We may therefore process the case for:-

- (a) Change of land use from recreational to PSP in respect of 19.92 acres of land and*
- (b) Charge the rates prescribed for Central Govt. Departments.*

We may submit the file for the consideration of Hon'ble L.G. for approval 'in principle' before processing the case for Technical Committee consideration, Authority's approval and other formalities regarding change of land use are carried out."

Hon'ble L.G. approved the above proposal on 27.05.2014.

2.0 EXAMINATION

2.1 Authority decision dated 26/10/2010 & follow-up actions:-

The proposal for Change of Land Use of land measuring 12 acres for expansion for JPN Trauma Centre at S.J. Enclave from 'Recreational' (District Park) to 'Public & Semi-Public'

use (Hospital PS-1 & other Public & Semi-Public Facilities) was approved by the Authority on 26.10.10 vide item no.86/2010. Copy of the agenda and minutes is enclosed(Annexure 'A').

- i) The proposal recommended by the Authority was forwarded to MoUD for issue of Public Notice vide this office letter of even no. dated 11.1.2011.
- ii) The proposal was not agreed by the Ministry as communicated vide letter no.K-13011/2/2011-DD1B dated 3.3.2011 that "Indiscriminate conversion of 'Green' land to other uses is not advisable" copy enclosed(Annexure 'B').
- iii) In view of letter forwarded by Special Secretary to Hon'ble Lt. Governor vide U.O. no.100 (5)/12/RN/1772/130225 dated 7.9.2012, enclosing therewith a copy of letter from Sh. P.K. Pradhan, Secretary, Min. of Health & Family Welfare, GOI for reconsideration of the decision of the Ministry, the MoUD was requested to reconsider the matter vide this office letter of even no. dated 18.10.12. (Annexure 'C').
- iv) A meeting was held under the chairmanship of Addl. Secretary, Ministry of Urban Development in this regard on 18.6.2013 where Chief JPN Trauma Centre was also present. Copy of the minutes of the meeting issued vide No. K-13011/2/2011-DD-I dated 08.08.2013 is enclosed(Annexure 'D').
- v) Ministry of Urban Development, Govt. of India vide letter no. K-20013/1/2013DD(V)/629/AS(UD) dated 20.12.2013 requested AIIMS to provide detailed proposal indicating clearly the quantum of land requirement may be forwarded to DDA for further necessary action.
- vi) A meeting was held under the chairmanship of VC, DDA on 20.03.13 where the Faculty, Consultants AIIMS made a detailed presentation about the proposed expansion, land requirement etc. in the meeting.
- vii) A meeting was held under the chairmanship of Addl. Secretary, UD on 1.4.2014. Faculty, Consultants AIIMS made a detailed presentation about the proposed expansion, land requirement, approval by Ministry of Health, Govt. of India, Planning Commission etc. They also appraised about the developments undertaken in present area such as underpass to improve the connectivity etc.

2.2 Planning Examination

i) Land use

	Land use
MPD-2021	'Recreational' (District Park)
Notified ZDP for Zone-F	'Recreational' (District Park)

ii) Linkages

The proposed site is located on a 26 m. wide existing Ch. Jhandu Singh Marg, however the proposed site is proposed to be integrated with existing campus by under pass.

The proposal was presented in meeting u/c of VC DDA on 20.03.2013 and in MoUD u/c of Additional Secretary, Urban Development on 01.04.2014. During the meeting the consultant and faculty members broadly presented "Preliminary project proposal & need for additional land requirement at AIIMS Trauma Centre, New Delhi." It was presented that a new dedicated inter lineage (partly underground) has been proposed connecting Safdarjung Hospital, New land of Safdarjung Hospital and AIIMS campus at Ansari Nagar on the eastern side of Aurobindo Marg. Thus existing and proposed development will be suitably integrated and load will not be only on Ch. Jhandu Singh Marg(Annexure 'E')

- iii) The proposal was received for an area measuring 19.92 Acre of land for expansion of AIIMS trauma Centre, however to maintain the part of district park and DDA land accessible, 16.80 acres of land is proposed for Change of Land Use from 'Recreational' (District Park) to 'Public & Semi-Public' use (Hospital PS-1 & other Public & Semi-Public Facilities).
- iv) The above examination is based on the TSS as provided by the SWD-IV, DDA.

3.0 DECISION OF THE TECHNICAL COMMITTEE

The proposal for Change of Land Use of land measuring 6.80 Ha.(16.80 Acres)for expansion of AIIMS Trauma Centre in Planning Zone-F was considered in 9th Technical Committee Meeting held on 24.06.2014 vide Item no. 37/2014. The Technical Committee recommended the proposal for change of land use of an area measuring 6.80 Ha. for expansion of AIIMS Trauma Centre in Planning Zone-F from 'Recreational (District Park)' to 'Public & Semi-Public use (Hospital PS-1 & other Public & Semi-Public Facilities)' under section 11-A of DD Act, 1957 with the following conditions:

- i. The entire complex will be self-sufficient in respect of physical & social infrastructure and planned as per provisions in MPD-2021 regarding services plan / green building in para 8(6).
- ii. The scheme will be self-sufficient in terms of solid waste management (including hospital/bio-medical waste) and will provide plots for solid waste related facilities as per need of concerned local body.
- iii. Compressive traffic and transportation scheme to be prepared for integration of existing & proposed development, and to be submitted to UTTIPEC for approval.
- iv. The minimum cutting of existing trees.

4.0 PROPOSAL

In view of recommendation of Technical Committee the following proposal is submitted for consideration of Authority.

Location	Area	Land use as per MPD-2021 & ZDP	Land use changed to	Boundaries
Zone-F: Adjacent to JPN Apex Trauma Centre, Ch. Jhandu Singh Marg, near Safdarjung Enclave	6.80 Ha. (16.80 acres)	'Recreational' (District Park)	'Public & Semi-Public' use (Hospital PS-1 & other Public & Semi-Public Facilities)	North: AIIMS Trauma Centre East: Safdarjung Hospital & ESS West: Ch. Jhandu Singh Marg South: District Park

The plan indicating proposed Change of Land Use as per details given above is placed as Annexure 'F'.

The proposed change of land-use is subject to following conditions:

- i. The entire complex will be self-sufficient in respect of physical & social infrastructure and planned as per provisions in MPD-2021 regarding services plan / green building in para 8(6).
- ii. The scheme will be self-sufficient in terms of solid waste management (including hospital/bio-medical waste) and will provide plots for solid waste related facilities as per need of concerned local body.
- iii. Compressive traffic and transportation scheme to be prepared for integration of existing & proposed development, and to be submitted to UTTIPEC for approval.
- iv. The minimum cutting of existing trees.

The proposal for change of land use as explained above along with the conditions is placed before the Authority for consideration and further processing under section 11(A) of DD Act, 1957.

RESOLUTION

Hon'ble Lt. Governor desired to know the extent of green area & the number of trees that would be affected by this decision. After detailed discussions, consideration of the agenda item was 'deferred' for further examination. Besides, the Board desired that spot inspection of this plot / area should be carried out by some senior Officer of Planning Deptt.

- 7 - ANNEX ANNEXURE

DELHI DEVELOPMENT
(MEETING CE)

PLG OFFICE
DIARY NO. 12-116
DATE 12-11-10

No. F.2 (2)2010/MC/DDA/271

Dated: the 11th November, 2010

Subj: Minutes of the meeting of the Delhi Development Authority.

Kindly find enclosed minutes of the meeting of the Delhi Development Authority
held on 26th October, 2010 at Raj Niwas, Delhi for further necessary action please.

- Copy to:
- 1 Chief Vigilance Officer
 - 2 Chief Legal Advisor
 - 3 Commissioner (LM)
 - 4 Commissioner (LD)
 - 5 Commissioner (Pers.)
 - 6 Commissioner (Housing)
 - 7 Commissioner (Plg.)
 - 8 Chief Accounts Officer
 - 9 Chief Architect
 - 10 Financial Advisor (Housing)
 - 11 Director (LC)
 - 12 Director (Works)
 - 13 Director (Sports)

APARNA RAGHURAM
DY. DIRECTOR (MEETINGS)

AC (D&M)
AC (IB&C)
AC (M&P)

For record

UDC

Kindly find enclosed herewith the minutes of the meeting of respective zones. It is requested to immediately take the followup actions.

✓ Dir. (F. 2.1) for items no. 8, 6

Dir. (F. 2.2) for items no. 7, 79, 83

Dir. (F. 2.3) for item no. 8, 5

AC/M/

ITEM NO. 84/2010

Sub: Proposed change of land use of 8093.50 sq.m (2 acres) - Pocket-4 at the junction of the Minto Road and DDA Marg, New Delhi from 'Residential' to 'Public and Semi Public Facilities' in Planning Zone 'D'.
F.20(02)2009/MP

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

ITEM NO. 85/2010

Sub: Alternate Dispute Resolution in DDA
F.18(96)10/Legal/Admin.

Consideration of this item was 'Deferred'.

ITEM NO. 86/2010

AC/M/

Sub: Proposal for the change of land use of land measuring 12 acres from 'Recreational' Use (District Park) to Public & Semi-Public Use (Hospital-PS-1 and other PSP facilities).
F.20(02)2010/MP

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

ITEM NO. 87/2010

Sub: Renewal of Term Leases of OSB properties where applications for Renewal/Conversion were received in time but the lease expired during processing period.
F.PS/C(1.D)/2010.

Consideration of this item was 'Deferred'.

ITEM NO. 89/2010

Sub: Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 12.5.2010.
F.2(3)2010/MC/DDA.

Consideration of this item was 'Deferred'.

AGENDA FOR THE AUTHORITY

Item No. 86/2010

Subject: Proposal for the change of land use of land measuring 12 acres from 'Recreational' Use (District Park) to Public & Semi Public Use (Hospital PS-1 and other PSP facilities).
File No. F20(02)2010/MP

1.0 Background:

The proposal for the change of land use has been initiated on the request of the Ministry of Health, Government of India, dated 28/08/2009 & subsequent letter of Hon'ble Minister of Health & Family Welfare dated 24/09/2009 for expansion of existing Trauma Centre of Safdarjung Hospital and setting up of a new hospital for National Institute of Arthroscopy and Sports Medicine.

OSD to Lt. Governor, Delhi vide note dated 08/06/2010 has conveyed the approval of Lt. Governor for Delhi processing the case of change of land use, in file of Land Department of DDA bearing number F.22(5)06/II.

The land measuring about 31 acres falls on the Southern side of the existing Trauma Centre near Safdarjung Hospital and is falling under 'Recreational' Use (District Park). For this area a scheme was prepared and approved for its development as Therapy Park by Landscape Unit. Out of this land, a pocket measuring 12 acres was proposed for its processing for change of land use from 'Recreational' Use (District Park) to 'Public and Semi Public' Use (Hospital PS-1 and other PSP facilities) and was put up before Technical Committee on 16.6.2010.

2.0 Technical Committee Decision:-

Technical Committee in its meeting held on 16.6.2010 approved "the proposal for change of land use from 'Recreational Use (District Park)' to 'Public & Semi Public Use (Hospital)PS-1' and other PSP facilities was approved for further processing under Section 11 A of DD Act 1957. (Minutes of Technical Committee at Annexure-A)."

3.0 Master Plan for Delhi- 2021 Provisions:

- i) As per MPD-2021 and Zonal Development Plan of Zone 'F' (Notified on 25.6.10) the land use of the pocket has been indicated as 'Recreational' Use (District Park)
- ii) Hospital (PS-1) is part of Public & Semi Public land use.
- iii) As per MPD-2021, the requirement of land for 500 bedded Hospital of category 'A' is 6.22 acres to 11.11 acres (2.5 ha to 4.5 ha).

4.0 Proposal:

It is proposed to change the land use of the land measuring 12 acres from 'Recreational' Use (District Park) to 'Public and Semi Public' (Hospital PS-1), under Section 11 A of Delhi Development Act having the following boundary description:-

Boundary Description is as under:-

- North: Trauma centre & Verdhman Medical College (Existing)
- South: Land owned by Authority
- West: Chaudhary Jhandu Singh Marg
- East: Safdurjung Hospital

The remaining land after using 12 acres for Hospital (PSP Use) shall be developed as wooded land. Necessary clearance for retaining or cutting of the existing trees in the pocket shall be taken by the concerned agency..

5.0 Recommendation:

The proposal as given in Para 4.0 above is put up for consideration of the Authority for the Change of land use under Section 11 A of Delhi Development Act 1957. Thereafter it shall be forwarding to Ministry of Urban Development for seeking approval of Govt. to invite objections/suggestions.

Jt. Director (AP)I Director (AP)I Addl. Commr.-(AP)

3711

ANNEXURE 2

No. K-13011/2/2011-DD-IB

भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirmah Bhavan

नई दिल्ली / New Delhi

Date: 23/03/2011

अति.सं. (सं.) १५
आपसी नं. ४१४
दिनांक ४.३.११

The detailed
base amount
should have
been given
for the proposal.
Goff (P.S.)

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

omms (PLG) Orlm
Diary No. 61-492
Date 2-3-11

Subject:- Change of land use measuring 12 acres for expansion of J.P.N. Trauma Centre at Safdarjung Enclave from 'Recreational (Dist. Park)' to 'Public and Semi-Public use' (Hospital-PS-I and other Public & Semi Public Facilities).

7/3/11
ICCA
ACI/MPPM
Dir (P.S.)

Sir,
I am directed to refer to DDA's letter No.F.20(02)2010/MP/05-G dated 11.1.2011 forwarding therewith a proposal on the above subject and to state that the Competent Authority has not agreed to the above proposal of DDA as indiscriminate conversion of "Green" land to other uses is not advisable.

उपरोक्त कार्यक्रम
सं. ५५४-३
दि. ०५/३/११

Yours faithfully,

(U.VISWANADHAM)
Under Secretary to the Govt. of India
Telefax: 2306 1681

4/3/11
4/3/11
4/3/11

11/3/11
14/3

AD (P.S.)

4/1-88



OFFICE OF DY. DIRECTOR (PLG)MP
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI - 110002

No: F20 (2)2010/MP/D-278
From:

Dated: 18/10/12

Rajesh Kumar Jain
Dy. Dir. (Plg) MP

To,
The Under Secretary, (Delhi Division-IB)
Ministry of Urban Development, GOI
Nirman Bhawan
New Delhi-110001

Sub: Request for allotment of vacant land in Safdarjang Enclave to AIIMS
Trauma Centre.

Ref: K-20013/2/2012-DDVA (3582/S) dt.- 05.07.2012.

Sir,

This is with reference to your letter dt. 5.7.2012 on the above mentioned subject forwarded by Spl. Secretary to L.G. vide U.O.No.100 (5)/12/RN/1772/13025 dt. 7.9.12, enclosing therewith a copy of the letter from Sh. P.K. Pradhan, Secretary, Ministry of Health and Family Welfare, GOI with the request for re-consideration of the decision of the Ministry.

It is submitted that a proposal for change of land use for area measuring 12 acres from 'Recreational (Distt. Park)' to 'Public & Semi-Public use (Hospital PS and other Public & Semi-Public Facilities)' was referred to Ministry of Urban Development for final notification vide this office letter of even no. dt. 11.01.2011. However, the Ministry did not agree to the above proposal on the ground that indiscriminate conversion of "Green" land to other uses is not advisable, as informed vide letter dated 3rd March, 2011.

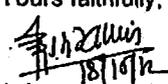
It is further to submit that a letter No.F.20 (2)10/MP/141 dt. 16.09.11 was sent to the Ministry (copy enclosed) with the request to take necessary action on the letter from Dr. M.C. Misra, Chief JPNA Trauma Centre and AIIMS for reconsideration of the decision of the Ministry, but no information has been received from Ministry till date.

In view of above, it is once again requested to reconsider the matter regarding change of land use of the plot for expanding the trauma facilities.

Thanking you,

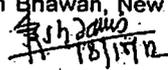
Yours faithfully,

Encl:- As above.


(RAJESH KUMAR JAIN)
Dy. Director (Plg)/MP

Copy for information to:-

- 1 The Secretary, Ministry of Health & Family Welfare, GOI, Nirman Bhawan, New Delhi.
- 2 Spl. Secretary to Hon'ble L.G.


Dy. Director (Plg) /MP

372K - 13 - ANNEXURE D

MOST IMMEDIATE



No. K-13011/2/2011-DD-I
भारत सरकार/Government of India

Director (P/g)
D-Zone Unit
Dr. No. 1140-9
Date 14/8/13
D.D.A.

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhawan

नई दिल्ली/New Delhi

Dated 8th August, 2013

OFFICE MEMORANDUM

Subject:- Change of land use for expansion of J.P.N. Trauma Centre at Safdarjung Enclave from 'Recreational (Distt. Park)' to 'Public and Semi-Public use (Hospital-PS-I and other Public & Semi Public Facilities)'.

I am directed to enclose herewith a copy of the minutes of the meeting held on 18-6-2013 taken under the Chairmanship of Addl. Secretary (UD), for information and necessary action.

Sunil Kumar
(Sunil Kumar)

Under Secretary to the Govt. of India
Tel.No.23061681

*VDP-109/AS-CHDIE
16/8/13*

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Encl. as above

copy

- 1. Secretary, Department of Health & Family Welfare, M/o H&FW, Nirman Bhawan, New Delhi.
- 2. Commissioner, South Municipal Corporation of Delhi, Civic Centre, New Delhi.
- 3. Director (P/g.), Zone 'D', 2nd Floor, Vikas Minar, I.P. Estate, New Delhi.
- 4. Director, AIIMS, New Delhi

Copy to:

PPS to AS (UD)/ PS to DS (Delhi Division)

*Perforant
Zone F
Am (P/g) F Zone
14/8/13*

Minutes of the meeting held on 18.6.2013 under the Chairmanship of Addl. Secretary (UD) to discuss the change of land use of a land at S.J. Enclave for expansion of AIIMS Trauma Centre.

A meeting held on 18.6.2013 under the Chairmanship of Addl. Secretary (UD) to discuss the change of land use of a land at S.J. Enclave for expansion of AIIMS Trauma Centre. Following Officers were present during the meeting:

- (i) Shri D. Diptivilasa, Addl. Secretary (UD), MoUD-1 in Chair
- (ii) Shri Abhijit Bakshi, Dy. Secretary (DD), MoUD
- (iii) Shri S.P. Pathak, Addl. Commissioner (Plg.), DDA
- (iv) Mrs. K. Selth, Dy. Dir. (Plg.) Zone 'F', DDA
- (v) Shri M.C. Misra, AIIMS
- (vi) Shri A. S. Shukla, AIIMS
- (vii) Shri [Redacted], AIIMS
- (viii) Shri [Redacted], Dy. Secretary, M/o H&FW

2. At the meeting it was apprised that DDA had forwarded a proposal in 2011 for change of land use of 12 acres for expansion of J.P. N Trauma Centre at S.J. Enclave from 'Recreational (Distt. Park)' to 'Public and Semi Public use (Hospital PS-1 and other PSP)' which was rejected by Ministry of Urban Development on the ground that indiscriminate conversion of 'Green' land to other uses is not advisable. The Ministry of Health & Family Welfare has now requested to reconsider the change of land use and allot 9 ha (approx. 22.5 acres) of land to AIIMS for expansion of J.P.N Trauma Centre.

3. The representatives of Delhi Development Authority informed that proposal for change of land use of 12 acres of land at S.J. Enclave was processed keeping in view the norms for Hospitals given in MPD 2021. They also informed that recently a public notice has been issued by DDA regarding increase in FAR for hospitals and other developmental norms. In view of proposed amendments, the AIIMS may reconsider requirement of land.

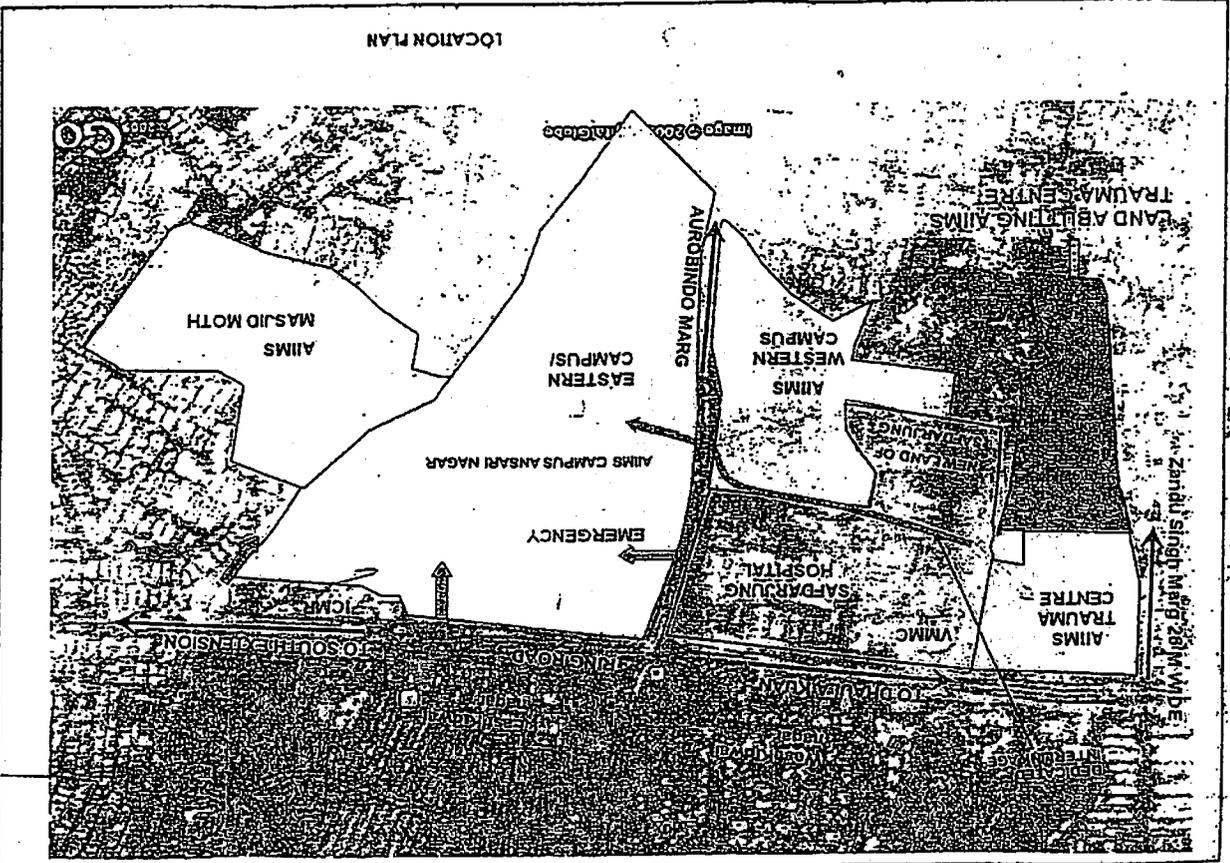
4. The representatives of AIIMS informed that existing Trauma Centre is not able to cope up with the patient load and therefore, it requires expansion. The present request of 9 ha (22.5 acres) is not only to augment the capacity of Trauma Centre but other additional facilities such as blood banks etc.

5. After the deliberations the Chairman asked representatives of AIIMS and M/o H&FW to provide the following information/documents to process the request further:

- (i) Detailed proposal indicating clearly the minimum quantum of land requirement, proposed number of beds and any other services to be open excluding Trauma care in the proposed Trauma Centre; keeping in view existing facilities demand for such facilities, supporting facilities required etc.
- (ii) Whether the expansion of J.P.N Trauma Centre and additional facilities is in line with the Perspective Plan of AIIMS and whether the project has the administrative and financial approval of Ministry of Health and Family Welfare.
- (iii) Whether equivalent green/Recreational (District Park) may be made available or arranged by the Ministry of Health & Family Welfare.

The meeting ended with vote of thanks to the Chair.

LOCATION PLAN



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370/c

ANNEXURE 'B'

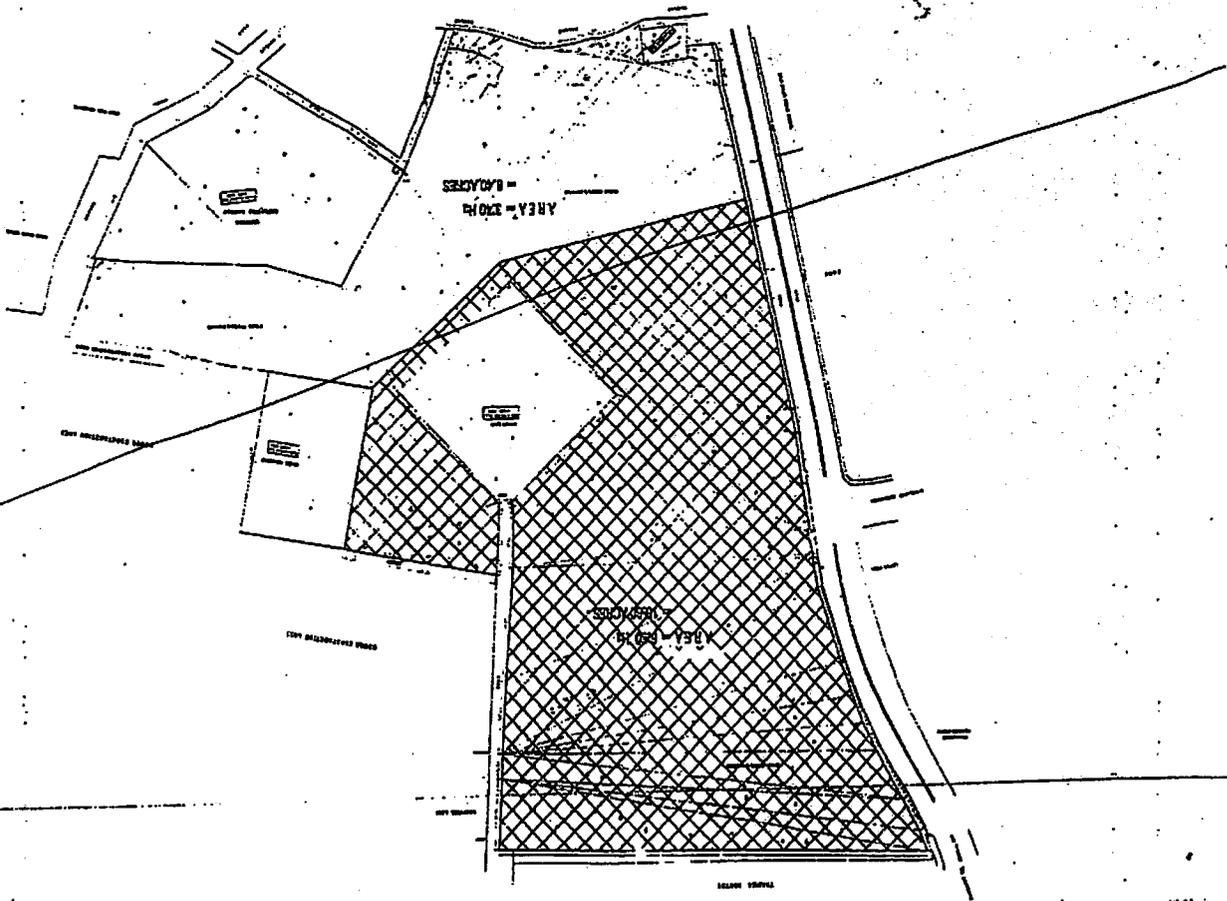
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ANNEXURE 'B'

-18-



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DELHI DEVELOPMENT AUTHORITY

Item No. 106/14

Item No. 106/2014

Sub: Fixing of reserve price in respect of commercial plots in DDA
F. PS/PC(LD)2014/Comm'l Properties/5/Pt. II.

1. Over the last four to five years, DDA has not been able to dispose of most of its commercial plots. A statement is placed at Annexure which gives the details of various plots which were placed in the auctions and could not be disposed off. One of the main reasons, which DDA has been able to get as feedback from the intending auction purchasers, is that the reserve price of DDA is far high above the market price and is therefore required to be rationalised.
2. Currently DDA has been following the system wherein the commercial plots which are due for auction are placed before the Price Fixation Committee (PFC) which is chaired by Commissioner(Land Disposal) with members from Finance, Planning and the Land Disposal Department. The Committee fixes the disposal reserve price based essentially on the last auction rate. Inevitably every year the Price Fixation Committee either fixes the reserve price at the same level as per previous year or hikes it by 12.5% and even when the reduction of around 10% is applied after 2 consecutive auctions, the reserve price does not really come below a particular threshold level.
3. One of the methods for fixing a realistic reserve price could be to link it to the circle rates followed by Delhi Government but these rates may also not have any correlation to actual market price. It is understood that the circle rates is fixed for particular zones without taking into account the geographical advantages or dis-advantages of any particular plot. The methodology of determining circle rates may be closer to the methodology of fixing DDA's reserve prices. Whereas DDA will be more benefited if specific inputs could be gathered from the field by some experts, so that it fixes the reserve price as close to the market price as possible of a specific plot.
4. The Department of Disinvestment, as a process appoints two independent Valuers to assess the price of building/fixtures and also of the land. Based on both the inputs, the Department arrives at the decision about the value of the assets. Hence DDA may also like to follow such an approach to arrive at a realistic market rate of any specific

plot. To operationalise such a method in DDA, DDA may operate the existing panel of Valuers empanelled with Income Tax Department, Commercial Banks, Insurance Companies, etc. In this context, it may also be mentioned that DDA has engaged services of NCAER to assess the land prices of various categories of lands which are with DDA. Apart from the two independent Valuers from the panels as mentioned above, we may also get input of NCAER study. The Valuation obtained from these valuers may be computed and DDA may opt for the higher valuations. When the proposal WAS REFERRED TO THE Finance wing, they opined as under:

"In this connection, the Finance Wing has noted Resolution No.54/2000 on fixation of reserve price of residential and industrial plots (file no. B-II/1(8)94 lays down that a Committee comprising representatives of Management, Planning and Finance Wings, headed by CLD, would recommend the reserve prices on the following principles:

- (i) Average auction rates received in the immediately preceding year should be taken into account.
- (ii) It may recommend the percentage factor by which the reserve price should be kept below the average auction rate of the previous year for the area and the use category of the property. If the percentage factor be below 10%, it would record the reasons for the same.
- (iii) If the average auction rate of the area is not available, the average auction rate of the comparable area would be taken based on parameters specified in the resolution.
- (iv) If the average auction rate of the immediately preceding year is not available, the rate of a previous year may be updated at rates to be decided by the Committee which may vary from year to year depending on its assessment of the property market.

5. Until 2002, DDA had been applying a flat 20% to update the average auction rate. This factor was reduced to 12.5% thereafter.

6. It is not clear whether the idea of differential rates has ever been applied in DDA. On the issue of property rate trends, since 2007-08 there are two indices for

residential property market established within the government system. These are the property index of NHB and RBI. A perusal of the NHB resides for Delhi indicates that the index grew from 100 in 2007 to 196 by December 2013 which would translate to a Compounded Annual Growth Rate (CAGR) of 13% RBI's Housing Price Index which is published quarterly indicates that HPI for Delhi increased from a base of 100 in Q4 2008-09 to the level of 195.3 in Q4 2011-12, i.e. over a period of three years, which translates to a CAGR of 24%. A 12.5% updation rate followed by DDA since 2002 was therefore reasonable. A differential rate could have been followed considering that these indices came into existence since 2007-08.

7. It is a general understanding that land rates, once the area has been developed, move much faster than the built property rates."

8. With the approach of appointing independent evaluators, if this is acceptable to the Authority, the same may be adopted in respect of commercial, industrial, residential and institutional built-up properties which have to be disposed of through auction. With the introduction of E-auctioning for all the properties, the chances of collusion/connivance or manipulations are also greatly eliminated.

9. Keeping in view the inputs of Finance Wing, there are three rates which could be considered by the Price Fixation Committee – the circle rate, the DDA's owned internal rate which is arrived at by looking at last auction prices and the average of the evaluations done by the three evaluators. The Price Fixation Committee essentially may consider the circle rate and the highest of the three evaluations market rate determined by the evaluators. The internal rate of DDA arrived at during the last auction rates should be used only as a reference point. Between the rate determined by the evaluators and the circle rates, whichever is higher can then be adopted by the Committee as the reserve price. In terms of the Authority Resolution, the Committee appears to have sufficient flexibility in arriving at a suitable reserve price.

10. The kind approval of Authority is solicited on the revised reserve price fixation mechanism, as proposed above.

RESOLUTION

After detailed discussions, the proposal contained in the agenda item was 'approved' by the Authority. However, it was also decided that this policy will be re-assessed after 6 months

19/04/2011

Details of Commercial Plots:											
Sl. No.	Area/Locality	No. of plots	Reserved Price for the year 2008-09 - per sq. mtrs.	Reserved Price for the year 2009-10 - per sq. mtrs.	Reserved Price for the year 2010-11 - per sq. mtrs.	Reserved Price for the year 2011-12 - per sq. mtrs.	Reserved Price for the year 2012-13 per sq. mtrs.	Reserved Price for the year 2013-14 per sq.	Total Area in Sq. mtr.	FAR	Total Cost
1	LSC, City Centre, Dwarka	1	197811	158249/-	118687/-	118687/-	119489/-	119489	18260.9	32900	3931188100
2	Facility Centre, Mayapuri	3	128207/-	102566/-	76942/-	76942/-	76942/-	76942	445.95	1750.23	134666197
3	LSC, Narela	6	45623/-	045623/-	36498/-	36498/-	32845/-	32845	840	3360	110359200
4	Distt. Centre Shastri Park	2	99589/-	79671/-	79753/-*	79753/-	71778/-	53778	8339	33574	1805542572
5	L.S.C., Gazipur	1	99589/-	79671/-	59753/-	59753/-	53778	53778	4744.96	7117.44	382761688
6	Ware Housing IFC Gazipur	3	79671/-	63737/-	47803/-	47803/-	43023/-	43023	23370	35055	1508171265
7	Bindapur Dwarka (MLU)	28	148358/-	133522/-	103850/-	103850/-	93465/-	93465	2800	8274	773329410
8	Shop/Nursing Home Plot No.13 CC, Sect.09, Rohini	1	124694/-	--	--	--	125447/-	125447	261.9	877.937	110134563
9	Community Centre Plot No.D Sect.25, Ph.III, Rohini	1	124694/-	--	--	--	125447/-	125447	20040	26500	3324345500
10	Community Centre Plot No.02, Sect.17, Dwarka	1	197811/-	158249/-	118687/-	118687/-	119489/-	119489	7600	12178.97	1455252946
11	CBD, Shahdra (Fresh)	2	--	--	--	--	133765	133765	3996	3996	534524940
12	3, LSC, Pkt.7, Block-B, Vasant Kunj.	1	--	--	--	--	15.36	15.36	135	540	153600000
											14223876381
											1422.39 cr

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Detail of Banquet Hall Plots

1	Dwarka, Sector-10	1	33.09	-----	33.09	33.09	29.78	29.78	Withdrawn	Total area	Total cost
2	Dwarka, Sector-14	1	33.62	-----	33.62	33.62	30.26	30.26	1995.2	2394.24	38.26 Cr.
											0

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Details of Multi level Parking Plots

Sl. No.	Area/Locality	No. of Plots		Reserved Price for the year 2008-09 - per sq. mtrs.	Reserved Price for the year 2009-10 per sq. mtrs.	Reserved Price for the year 2010-11 - per sq. mtrs.	Reserved Price for the year 2011-12 - per sq. mtrs.	Reserved Price for the year 2012-13 - per sq. mtrs.	Reserved Price for the year 2013-14 - per sq. mtrs.	Area	Total cost
1	Distt. Centre, Mayur Place.	1	Commercial	99589	99589	79671	79671	71704	71704	13824	991236096
			Parking	34856	34856	27885	27885	25096	25096	13985	350967560
2	Distt. Centre, Mayur Place.	1	Commercial								
			Parking								
3	Community Centre, Okhla	1	Commercial	123060	34856	86142	86142	77528	77528	1300	100786400
			Parking	43071	110754	30150	30150	27135	27135	13020	353297700
4	Community Centre, Dwarka.	1	Commercial		158249	126599	126599	113939	113939	2584	294418376
			Parking		55387	44310	44310	39879	39879	15416	614774664
											1363277140
											136.33cr

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Details of Reserved Prices of last few years in respect of Commercial/Multi Level Parking/Hotel/Banquet Plots

Commercial Plots :

Figures in Rupees.

Sl. No.	Area/Locality	No. of plots	Reserved Price for the year 2008-09 - per sq. mtrs.	Reserved Price for the year 2009-10 - per sq. mtrs.	Reserved Price for the year 2010-11 - per sq. mtrs.	Reserved Price for the year 2011-12 - per sq. mtrs.	Reserved Price for the year 2012-13 - per sq. mtrs.	Reserved Price for the year 2013-14 - per sq.	Remarks
1.	LSC, City Centre, Dwarka	01	197811/-	158249/-	118687/-	118687/-	119489/-	Rs.1,19,489/-	
2.	Facility Centre, Mayapuri	03	128207/-	102566/-	76942/-	76942/-	76942/-	Rs.76,942/-	
3.	LSC, Narela	06	45623/-	045623/-	36498/-	36498/-	32845/-	Rs.32,845/-	
4.	Distt. Centre Shastri Park	02	99589/-	79671/-	79753/-*	79753/-	71778/-	Rs.53,778/-	
5.	L.S.C. Madangir	01	123060/-	98448/-	73836/-	73836/-	66452/-	Rs.66,452/-	Withdrawn
6.	L.S.C., Gazipur	01	99589/-	79671/-	59753/-	59753/-	53778/-	Rs. 53,778/-	
7.	Ware Housing IFC Gazipur	03	79671/-	63737/-	47803/-	47803/-	43023/-	Rs.43,023/-	
8.	Bindapur Dwarka (MLU)	28	148358/-	133522/-	103850/-	103850/-	93465/-	Rs.93,465/-	
9.	Shop/Nursing Home Plot No.13 CC, Sect.09, Rohini	01	124694/-				125447/-	Rs.1,25,447/-	
10.	Community Centre Plot No.D Sect.25, Ph.III; Rohini	01	124694/-				125447/-	Rs.1,25,447/-	
11.	Community Centre Plot No.02, Sect.17, Dwarka	01	197811/-	158249/-	118687/-	118687/-	119489/-	Rs.1,19,489/-	
12.	CBD, Shahdra (Fresh)	02	--	--	--	--	--	Rs.1,33,765/-	
13.	3/LSC, Pkt.7, Block-B, Vasant Kunj.	01	--	--	--	--	--	Rs.15.36 cr.	

Nos.

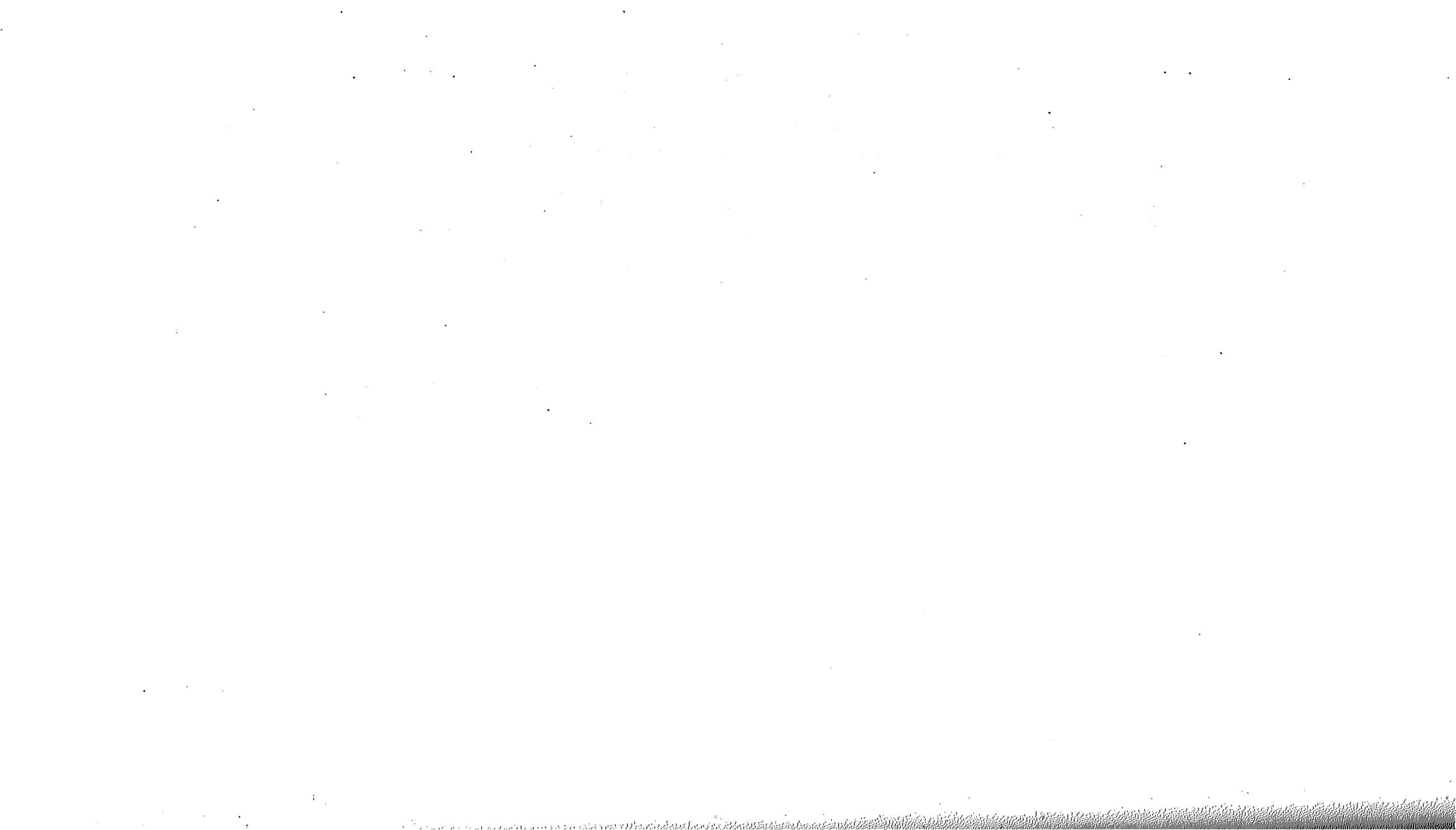
Multil Level Parking Plots :

Sl. No.	Area/Locality	No. of Plots	Reserved Price for the year 2008-09 - per sq. mtrs.		Reserved Price for the year 2009-10 - per sq. mtrs.		Reserved Price for the year 2010-11 - per sq. mtrs.		Proposed Reserved Price for the year 2011-12 - per sq. mtrs.		Reserved Price for the year 2012-13 - per sq. mtrs.		Reserved Price for the year 2013-14 - per sq. mtrs.		Remarks
			Commercial Component	Parking Component	Commercial Component	Parking Component	Commercial Component	Parking Component	Commercial Component	Parking Component	Comm.	Parking	Comm.	Parking	
6.	Community Centre, Motia Khan	01	115386/-	& 40385/-	92309/-	& 32308/-	69232/-	& 24231/-	69232/-	& 24231/-	62309/-	21808/-	62309/-	21808/-	Withdrawn due to some encroachment and change of layout plan.
7.	Distt. Centre., Janakpuri	01	115386/-	& 40385/-	92309/-	& 32308/-	69232/-	& 24231/-	69232/-	& 24231/-	62309/-	21808/-	62309/-	21808/-	Withdrawn
8.	Distt. Centre, Mayur Place.	02	99589/-	& 34856/-	99589/-	& 34856/-	79671/-	& 27885/-	79671/-	& 27885/-	71704/-	25096/-	71704/-	25096/-	
9.	Community Centre, Okhla	01	123060/-	& 43071/-	110754/-	& 38764/-	86142/-	& 30150/-	86142/-	& 30150/-	77528/-	27135/-	77528/-	27135/-	
10.	Community Centre, Dwarka.	01	Note:- MLP at C.C. Dwarka was put to tender twice in 2009-10, hence R.P. is reduced by 20% of the rate of 2009-10.		158249/-	& 55387/-	126599/-	& 44310/-	126599/-	& 44310/-	113939/-	39879/-	113939/-	39879/-	

Banquet Hall Plots :

Sl. No.	Area/Locality	No. of Plots	Reserved Price for the year 2007-08	Reserved Price for the year 2008-09 & 2009-10	Reserved Price for the year 2010-11	Proposed Reserved Price for the year 2011-12.	Reserved Price for the year 2012-13		Reserved Price for the year 2013-14 - per sq. mtrs	Remarks
							Proposed Reserved Price for the year 2012-13	Proposed Reserved Price for the year 2012-13		
5.	Dwarka, Sector-10	01	33.09	---	33.09	33.09	29.78	29.78	29.78	Withdrawn
6.	Dwarka, Sector-14	01	33.62	---	33.62	33.62	30.26	30.26	30.26	

Figures in crores



**LIST OF VACANT COMMERCIAL, BANQUET HALL, TWO-LEVEL
PARKING PLOTS -
PROPOSED TO BE INCLUDED IN THE TENDER PROGRAMMER
FOR THE YEAR 2013-14.**

(A) City Centre, Dwarka - Sector - 11.

S.NO.	PLOT NO.	AREA IN SQ.MTRS	FAR/Built - up Area IN SQ.MTRS	LAND USE
1.	3	18260.90	32900	Shopping/Commercial

(B) Community Centre, Dwarka, Sector - 17

1.	2	7600	12178.97	General Commercial
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(C) Facility Centre at PH-II, Mayapuri

1.	11	148.65	583.41	Commercial
2.	13	148.65	583.41	Commercial
3.	17	148.65	583.41	Commercial

(D) LSC, Pkt.5, Sector-B4, Narela

1.	1	165	660	Shop/Offices/Commercial
2.	2	135	540	Shop/Offices/Commercial
3.	3	135	540	Shop/Offices/Commercial
4.	4	135	540	Shop/Offices/Commercial
5.	5	135	540	Shop/Offices/Commercial
6.	6	135	540	Shop/Offices/Commercial

(E) Distt. Centre, Shatri Park

1.	2	4243	16787	Commercial
2.	6	4096	16787	Commercial

(F) CBD Shahdra

1.	19	1998	5770.69	Retail, Dept: store
2.	21	1998	5770.69	-----do-----

(G) LSC at Pkt.C at IFC Gazipur

1.	LSC	4744.96	7117.44	LSC - As per layout plan of Pkt.-"C, IFC, Gazipur.
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(H) Ware Housing Plot at IFC Gazipur

1.	WH-1	7790	11685	Warehousing
2.	WH-2	7790	11685	Warehousing
3.	WH-3	7790	11685	Warehousing

(I) Bindapur Dwarka, Pkt.-III, Block "BP"

1.	28	100	295.50	Commercial/Residential
2.	29	100	295.50	Commercial/Residential
3.	35	100	295.50	Commercial/Residential
4.	36	100	295.50	Commercial/Residential
5.	37	100	295.50	Commercial/Residential
6.	38	100	295.50	Commercial/Residential
7.	39	100	295.50	Commercial/Residential
8.	40	100	295.50	Commercial/Residential
9.	41	100	295.50	Commercial/Residential
10.	42	100	295.50	Commercial/Residential

(J) Bindapur Dwarka, Pkt.-III, Block "CP"

1.	22	100	295.50	Commercial/Residential
2.	23	100	295.50	Commercial/Residential
3.	24	100	295.50	Commercial/Residential
4.	25	100	295.50	Commercial/Residential

(K) Bindapur Dwarka, Pkt.-III, Block "DP"

1.	36	100	295.50	Commercial/Residential
2.	37	100	295.50	Commercial/Residential

(L) Bindapur Dwarka, Pkt.-III, Block "EP"

1.	17	100	295.50	Commercial/Residential
2.	18	100	295.50	Commercial/Residential
3.	19	100	295.50	Commercial/Residential
4.	20	100	295.50	Commercial/Residential
5.	21	100	295.50	Commercial/Residential
6.	26	100	295.50	Commercial/Residential
7.	27	100	295.50	Commercial/Residential
8.	28	100	295.50	Commercial/Residential
9.	33	100	295.50	Commercial/Residential
10.	34	100	295.50	Commercial/Residential
11.	35	100	295.50	Commercial/Residential
12.	36	100	295.50	Commercial/Residential

(M) Community Centre, Sector-09, Rohini

1.	13	261.900	877.937	Shop/Nursing Home
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(N) Community Centre, Sector-25, Phase-III, Rohini

1.	D	20040	26500	All uses as permitted in Community Centre as per MPD-2021.
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LSC, PKT.7, Block-B, Vasant Kunj.

1.	3	135	540	Bank/Bank Office
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(O) Banquet Hall Plots, Sec.10, Dwarka.

1.	HAF, Pkt.B	1963.63	2356,36
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(P) Banquet Hall Plots, Sec.14, Dwarka.

1.	HAF, Pkt.C	1995.20	2394.24
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(Q) Multi Level Parking Plots.

1..	2A, DC, Mayur Vihar	8773.05	13985(Parking) 31824(Commercial)
2..	2B DC, Mayur Vihar	9451.05	15800Parking 31824Commercial
3..	6, CC, Okhla	3250	13020 Parking 1300Commercial
4.	3, Sec.12, DC, Dwarka	3438	15416(Parking) 2584Commercial



DELHI DEVELOPMENT AUTHORITY

Item No. 107/14

Item No. 107/2014

**SUB :- POLICY FOR PURCHASE OF LAND BY DDA THROUGH
NEGOTIATION WITH OWNERS OF THE PRIVATE LANDS
F.9(6)/2014/NL-1/DDA**

A new Land Acquisition Act in the name of "Right to Fair Compensation and Transparency in the Land Acquisition, Rehabilitation and Resettlement Act, 2013" has now come into force from 1st January, 2014. After considering the interests of farmers and other land owners in acquisition of their land, the Parliament has passed the new Land Acquisition Bill which has come into existence in place of Land Acquisition Act, 1894. In the old Act, there was a provision under Section 17 to invoke urgency clause to acquire the land for any purpose considered of urgent nature by the State Government.

In the present Land Acquisition Act, such urgency Clause to acquire the land has not been provided except for the reasons of defense purposes and Disaster Management purposes. In this back ground, DDA the only major Land Development Authority/Land Owning Agency that acquires land and implement the Master Plan projects for the planned development of NCT of Delhi, will face many hurdles in gaining urgent land pockets required in the development of the vast urbanizing Delhi. Certain unforeseen situations may also emerge in future where DDA may require land urgently for projects of national importance. The acquisition of land under the new Act is more procedural in nature involving social impact analysis, environmental impact analysis, rehabilitation of the owners of the land etc. which will take long time leading to delay in acquisition of land pockets needed by DDA urgently. Emergent need for the land may come in several other cases also. Some of these are as indicated below :-

- (i) After receipt of proposal from Developer Entities for development through land pooling policy, any isolated pockets in between, if left, need to be acquired by DDA to plan for comprehensive

development. Delay in acquisition of these pockets may hamper the development.

- (ii) DDA may need the land for various infrastructural and utility projects which are required to be executed on priority basis and cannot wait for the acquisition through normal process.
- (iii) In some cases, private land has to be acquired urgently for development of Biodiversity Parks, Archeological Park, District Park and other such requirement.
- (iv) Sometimes, DDA receives direction from Hon'ble Courts to provide land for some specific public purposes. In such cases land has to be acquired on emergent basis to comply the directions.

Acquisition of land through, "*The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013*" will pass through several stages, including the following :-

- (i) Preparation of Social Impact Assessment Study.
- (ii) Publication of Social Impact Assessment Study.
- (iii) Appraisal of Social Impact Assessment Report by an expert Group.
- (iv) Examination of proposals for land acquisition and social Impact Assessment Report by Government.
- (v) Publication of preliminary notification of land.
- (vi) Hearing of objections.
- (vii) Preparation of Rehabilitation and Resettlement Scheme by the Administrator.
- (viii) Review of Rehabilitation and Resettlement Scheme by Collector.
- (ix) Publication of declaration and summary of Rehabilitation and Resettlement.
- (x) Inquiry and land acquisition award by Collector.
- (xi) Rehabilitation and Resettlement award for affected families by Collector.

Above process will take time and may lead to delay in case of urgent needs / requirements.

In the above background, a policy is devised by DDA to purchase the land pockets required by it through negotiation with the land owners / farmers to address the urgent need of land by the Authority.

LAND ACQUISITION BY DMRC

DMRC acquires land from Govt. agencies such as DDA, MCD and MoUD etc. on lease basis. Private land is acquired by DMRC under Land Acquisition Act, through Land Acquisition Collector, Govt. of National Capital Territory of Delhi [GNCTD]. There are no policy guidelines for direct purchase of land.

LAND ACQUISITION BY NOIDA

Following methods have been adopted by NOIDA for acquisition of land:

1. Acquisition under "Uttar Pradesh (Determination of Compensation and Declaration of award by Agreement) Rules, 1997."

These Rules have been issued by UP Govt. in exercise of the powers conferred by sub section (1) of section 55 of Land Acquisition Act 1894. The procedure specified in these Rules is adopted to expedite the cases where notification has been issued under Section.4 & 6 of the Land Acquisition Act 1894. There was provision in Section 11[2] of Land Acquisition Act 1894 that if a collector is satisfied that all the persons interested in the land who appeared before him have agreed in writing on the matters to be included in the award of the Collector in the form prescribed by rules made by the appropriate Government, he may, without making further enquiry, make an award according to the terms of such agreement.

Hence, agreement facilitated the making of award without following the procedure in Section 11[1] of Land Acquisition Act 1894. Such provision does not exist in the "The Right to Fair Compensation and Transparency in land acquisition, rehabilitation and resettlement Act, 2013."

2. Policy and procedure for direct purchase of land has been issued by NOIDA vide letter NO.NOIDA/bhulekh/05/540 dt.12/1/2006. Guidelines issued by NOIDA have been considered while formulating the policy for DDA.

PROCEDURE TO PURCHASE LAND THROUGH NEGOTIATION BY DDA

Two Committees will be constituted to examine the matter of acquisition of land through direct purchase and to negotiate with the private land owners to finalize the purchase of land. These two committees shall be named as below and the detail of members is also indicated:

1. COMMITTEE FOR PURCHASE OF PRIVATE LAND.

a)	Commissioner (Land Management)	Chairman
b)	Commissioner (Planning)	Member
c)	Chief Accounts Officer	Member
d)	Dy. Chief Legal Advisor	Member
e)	Director(LM)HQ	Convener

This Committee can offer rate arrived at by the designed formula in the New Land Acquisition Act. If the land owners agree, then the Committee can finalize the deal and it can be registered in the Registration Department. In case of failure to conclude the purchase of land with the land owners, this Committee shall refer the matter to the Negotiation Committee for further decision.

2. NEGOTIATION COMMITTEE.

This committee shall be headed by the Vice Chairman, DDA and shall comprise the following members:

1. Finance Member
2. Engineer Member
3. Chief Legal Advisor
4. Commissioner(Plg)
5. Commissioner (LM) as Convener

The reference by first Committee shall be made to The Negotiation Committee in two situations. The first situation will be in case the owners of the land are demanding higher rates than the rates arrived at as per the designed formula in the new Land Acquisition Act. and the second situation will be where the owners of the land are not inclined at all to sell their land to DDA. In such a condition, the Negotiation Committee would negotiate with the land owners to persuade to sell their lands to DDA if they are offered higher rates. If the negotiation is successful, recommendations of Negotiation Committee will be put up to Authority for approval.

FORMULA OF ARRIVING AT LAND RATES

Land in Delhi is broadly categorized as Rural Land and Urban Land. The prevailing rates for both the rural land mostly of agricultural nature or otherwise and the urban land differs from each other. The circle rates announced by Government of NCT of Delhi from time to time shall be the basic rate on which the cost of the proposed land pockets is to be worked out. Above the circle rates that are available for different zones in Delhi, the prevailing market rates of the area can be obtained from the latest sale purchase registrations from the Sub Registrars concerned. The average of the sale deeds that are registered in the vicinity in the last two financial years can be considered for arriving at the market rate. Above the market rate, the cost of rehabilitation as provided in the present Acquisition Act, 2013 shall also make a component of the formula of arriving the rates. After arriving at the per Sq.ft./Sq.yard/Sq. Mtr./Acre cost, the total cost of the land to be purchased will be

computed by the Committee. After finalizing the cost of land, the first Committee will persuade the private land owners and will try to finalize the purchase within the arrived land cost. If the private land owners do not agree, then the Committee will forward the matter to the Negotiation Committee.

POLICY AND PROCEDURE

- I] Emergent requirement of land to be purchased will be assessed and submitted by Engineering/Planning department to LM deptt. who will process for administrative approval before processing the case for direct purchase of land. Administrative approval for the cases involving the land having area up to one hectare will be granted by VC/DDA. Cases for land measuring more than one hectare will be processed after administrative approval of Authority.
- II] After obtaining the administrative approval for purchase of land, certified copy of proposed khasra/khatoni, land area and other land records will be obtained along with No encumbrance certificate issued by Sub Registrar office, Accounts deptt. will release necessary funds for obtaining the certified copies of documents, as required.
- III] A certificate will be obtained from the concerned Tehsildar that he has checked the revenue records and proposed land is not a Gram Sabha, State Govt., Bhoodan Yagya Samiti, custodian/ evacuee property, not under any litigation and free from all encumbrances. It is also to be certified that sellers have the full rights to sell. Land Ceiling certificate may also be obtained, if needed.
- IV] A certificate has to be obtained from the concerned Tehsildar that the seller is not a shareholder in any bank, corporation etc.
- V] After verification of details, an advertisement will be published in at least two newspapers asking for application for sale and objections. In the publication, khasra no., area of land, name of account holders along with their shares etc. will be mentioned.

Objections/applications will be examined by the Committee for purchase of private land.

VI] An affidavit will be taken from the seller indicating the following:

A] He is owner of land and land is in his possession.

B] Said land has not been sold or mortgaged to anyone in the past.

C] After agreeing for sale of land to DDA, he will not mortgage or sale the land to any other person/organization till 3 months.

D] There is no outstanding loan against the property from any bank, corporation etc. and if outstanding amount is found at a later stage, it will be paid by the sellers themselves.

VII] Administrative and financial approval of the proposal will be given by VC/DDA after financial scrutiny of report of the Committee for purchase of private land.

VIII] After approval by VC/DDA, Accounts deptt. will issue account payee cheque to concerned land owners for sale value of land. Money will also be released for the stamp duty.

IX] For the signing of sale deed, concerned Tehsildar/Naib Tehsildar/SLO(LM)/JLO(LM) will be authorized and name of purchaser will be named as Delhi Development Authority.

X] On the day of registration, information will again be collected that land being purchased has not been sold to anyone else. If it is found that the said land has been sold by the owner to any other person, the cheque will be got cancelled and case will be processed for acquisition of land.

XI] Seller will also present an Indemnity Bond indicating that any loss to DDA due to this sale will be recovered from the moveable,

immoveable properties of the seller and their heirs as arrears of land revenue.

OTHER SALIENT FEATURES OF THE DIRECT PURCHASE METHOD

1. NL-I Wing of Land Management shall ensure the demarcation requirements/measurement of land, identification of the true owners of the land, obtaining copy of the Registered Sale Deeds from Sub Registrar Office and serving of notices to the owners of the land to appear before the Committees as per decision etc.

The Registration fee and the Stamp Duty, at the time of the purchase of the land, after the due agreements between the owners of the land and DDA, shall be paid by the Authority/DDA. However, if the land is not being acquired exclusively for DDA projects but for the public use in general, like roads, parks and public utilities, etc., the Authority shall write to Government of NCT of Delhi for exemption of Stamp Duty.

2. The Accounts Wing shall release the payments to the individual owners as per the purchase agreements made between the concerned parties and the Land Management Department of DDA shall ensure the mutation of the land purchased in the revenue records of Revenue authorities.

The proposal of LM Department to negotiate with land owners directly to purchase the land, in the background of new Land Acquisition Act that came into force from 01.01.2014 was examined by CLA and suggested that an enabling provision in DD Act 1957 is warranted to acquire the land by means of purchasing from private persons/farmers as the existing DD Act does not provide for such purchases directly from the private land owners but only provide acquisition of land through the provisions of Land Acquisition Act 1894. The proposed amendments as suggested in DD Act are as given below:-

(A) SECTION -6

The Hon'ble Lt. Governor, Delhi while considering the proposal of present direct purchase method for acquiring land observed, that the proposal is approved subject to the condition that the negotiated rate cannot be more than what DDA would have paid, had DDA acquired the land.

PROPOSED AGENDA FOR AUTHORITY MEETING.

In the background of the above facts the following proposals are submitted for consideration by the Authority.

(i) The Finance Wing have to devise the procedure for payment of cost of direct purchase in view of new procedure being evolved.

(ii) The amendments in the DD, Act, 1957 are proposed as under:

(A)

SECTION -6

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

(B)

FOLLOWING CLAUSE MAY BE ADDED AS SECTION-6(II).

The Authority shall also have the powers to create & maintain a land bank to serve and sub-serve the purposes for planned development in accordance with Master or Zonal Development Plan.

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

(C)

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

(B) FOLLOWING CLAUSE MAY BE ADDED AS SECTION-6(II).

The Authority shall also have the powers to create & maintain a land bank to serve and sub-serve the purposes for planned development in accordance with Master or Zonal Development Plan.

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

(C) SECTION-21

The following may be incorporated as Section 21(1) (c).

Any land acquired/purchased/exchanged by the Authority with or without undertaking or carrying out any development thereon.

(D) SECTION-22(1)(A) MAY BE ADDED AS :-

Central Government may, by notification in the official gazette declare the land, exchanged or purchased by Authority shall form part of the land bank created for development as per prevailing Master or Zonal Plan for Development or in force.

The Planning Department further commented that suggestion given by the LM Department as well as Legal Department to bring the new procedure to acquire the land is in order and will be helpful for carrying out the development in the urbanizable area of Delhi. -

It is pertinent to mention that learned CLA while giving his legal opinion on the issue suggested to seek the views of the Finance Department to address and examine the permissibility of investment of Authority's funds for the purpose.

SECTION-21

The following may be incorporated as Section 21(1) (c).

Any land acquired/purchased/exchanged by the Authority with or without undertaking or carrying out any development thereon.

(D)

SECTION-22(1)(A) MAY BE ADDED AS :-

Central Government may, by notification in the official gazette declare the land, exchanged or purchased by Authority shall form part of the land bank created for development as per prevailing Master or Zonal Plan for Development or in force.

RESOLUTION

After detailed discussions, consideration of the agenda item was 'deferred' for further examination.



DELHI DEVELOPMENT AUTHORITY

Item No. 108/14

Item No. 108/2014

Sub: Allotment of EWS Houses – special package for rehabilitation of JJ clusters

F. No. PS/PC/DDA/2013/EWS/H-4.

Following a decision by MoUD, the Management of DDA had approached the Delhi Development Authority for allotment of 2400 EWS Houses already constructed at Dwarka to resettle the dwellers of the nearby slum clusters. The Authority agreed in principle for relocating these JJ clusters, subject to an appropriate mechanism being worked out for identification of the beneficiaries and recovery of cost.

2. With the help of Local Member of Parliament, a survey was carried out and 7 slum clusters in the nearby areas were identified. The total number of JJ dwellers in these clusters worked out to 2,562. Using the DUSIB guidelines for determining the eligibility, which is 4.6.2009 as the cut off date, the total number of eligible JJ dwellers came out to be 1697 leaving a balance of 865 who were found to be ineligible. In addition, there were around 600 dwellers living on first floor and upper floors of the various clusters whose numbers have not been taken into account for the purpose of survey. If these numbers are also included, the total works out to approximately 1500 JJ dwellers being ineligible.

3. This brings the issue of recovery of DDA's encroached land completely. Covering only the eligible persons may not serve the purpose of getting the land completely vacated. Keeping this aspect in view, a proposal was moved for differential prices wherein the eligible JJ dwellers could be given the benefit of all the subsidies and then recovery of the balance amount in equated monthly instalments spread over 20 years. In respect of ineligible JJ dwellers entire cost was supposed to be recovered. MoUD is yet to give its approval for this dual pricing mechanism.

4. On re-consideration, the dual pricing mechanism may not work as the only difference between the eligible and ineligible persons is the cut off date. DDA does not apply any other criteria such as economic condition of the slum dwellers for determining the eligibility. Therefore to ensure that DDA meets its primary objective of getting the encroached land back which could be put to better use, different approach may be required.

5. DDA has about 291 slum clusters which are required to be re-habilitated. In order to ensure that a proper programme is put into position, the price recovery mechanism is also put into position and such mechanism should be such that all the slum dwellers are treated at par. Accordingly DDA must ensure that assistance may be obtained under JNNURM and RAY schemes of Govt. of India. At the same time the plinth area of the dwelling units and specifications could also be looked at so as to fix the cost at a reasonable level. As regards pricing mechanism i.e. price to charge from eligible slum JJ dweller, we may follow the guidelines of DUSIB. The para 8 of order dated 25.02.2013 is reproduced below:

“To have uniformity in the allotment of the dwelling units available for allotment as on date, the Land Owning Agency’s contribution may be kept as Rs.1,50,000/- per eligible beneficiary and the cost of the dwelling units may be shared equally by the State Government and the beneficiary after deduction of Central Government share from the actual cost of the dwelling unit. In case of in situ development, the eligible beneficiary will have to pay the land owning agency share in addition to the beneficiary share.”

6. With the proposed approach as mentioned above, DDA will be able to achieve both the objectives of reclaiming this land and also the social cause of rehabilitating encroaching JJ dwellers. However it may be mentioned that the cut off date may have to vary from slum to slum depending on when they are going to be taken up for rehabilitation. Further priority will have to be drawn up in respect of these JJ clusters

7. Accordingly the kind approval of Authority is sought for the revised policy regarding rehabilitation wherein the cut off date for eligibility will vary depending on the date on which particular slum is picked up for rehabilitation. It will be ensured that all the JJ dwellers are covered on that particular date in the survey and the number will be thousand. Once the survey are chosen, the number of structures which are required to be removed will be on that basis. Dwelling units can be constructed or allowed out of the existing building stock of DDA. All the JJ dwellers whose structures required to be removed will be charged equally in terms of the formula as indicated above.

RESOLUTION

Hon'ble Lt. Governor enquired about para 6 of the agenda item regarding cut-off date. After deliberations, the Board decided that DDA should refer the matter to the GNCTD and a joint committee should be formed by DDA and GNCTD. A common policy should be drawn within two months' time.

After detailed discussions, consideration of the agenda item was 'deferred'.

**Supplementary Agenda for the meeting of the
Delhi Development Authority fixed for 11.07.2014**

INDEX

Sl. No.	Item No.	Subject	Department
1.	109/2014	Fixation of Predetermined Rates (PDRs) in respect of Rohini Ph. IV & V for the year 2013-14 & 2014-15. F.4(43)2013/AO(P)/DDA	FINANCE
2.	110/2014	Proposed Change of landuse from 'Recreational' to 'PSP (school & graveyard)' in respect of part lands out of the land measuring 42713.52 sq.m. at Mandoli, East Delhi. F.20(6)2006/MP/	PLANNING



DELHI DEVELOPMENT AUTHORITY

Item No. 109/14

ITM NO. 109/2014

Sub: Fixation of Predetermined Rates (PDRs) in respect of Rohini Ph. IV & V for the year 2013-14 & 2014-15.

File No. F4 (43)2013/AO (P)/DDA

PRECIS

1.	Name of the Project	:	Rohini Ph. IV & V
2.	Total Project Area	:	2423.09 Hect.
3.	Total Saleable Area	:	1702.64 Hect
4.	Total Project Cost	:	Rs 13059.23 Crore

5. METHODOLOGY

- 5.1 The discounted cash flow/cost index method has been used in the exercise in accordance with the laid down methodology whereby all expenditure and income have been updated to their present value.
- 5.2 This costing exercise takes into account the expenditure for Peripheral Development. The cost of Internal Development, wherever applicable, has also been added in this exercise.
- 5.3 **Cost of Money:** The discounted cash flow/cost index method has been used in the CB. by taking Cost of Money @10% p.a. as per laid down procedure since 2003-04.
- 5.4 **Physical and Price Contingencies:** It has been taken @5% for arriving at the total project cost.
- 5.5 **Service Charges:** It has been loaded in the Project Cost @ 7.5% i.e. the rate at which the capitalized value of service charges was being added in the Housing Cost.
- 5.6 **Pre Determined Rates (PDR):** PDR for any year is fixed @ 10% above the Break Even Rate (BER) of the preceding year and will be applicable in all cases of allotment except allotment of land to Slum Department for JJ squatters for which the rate of acquisition of land decided by GNCTD will be charged.
6. The relevant details for Cost Benefit Analysis are appended as follows:
Table 1 --- Cost of Land Acquisition
Table 2--- Break-Even-Analysis
Table 3 --- Saleable/Disposed area as per land use with expected revenue
7. The Break Even Rates for the years 2012-13 & 2013-14 have been derived after taking into account the various factors and in line with the approved methodology as discussed hereinabove and work out as Rs.10124.10 per sqm (Annexure-1) & Rs. 1068.32 per sqm (Annexure-2), respectively.

8. There is an increase of 12.11% in the BER for the year of 2012-13 i.e Rs.10124.10 per sqm as compared to the Break Even Rate of Rs. 9030.17 per sqm for the year 2011-12.
9. Similarly, there is an increase of 9.33% in the BER of 2013-14 i.e Rs. 11068.32 per sqm as compared to the BER of the year 2012-13 i.e. Rs. Rs.10124.10 per sqm.
10. The increase in the BERs as compared to that of the previous years is tabulated below:

year	Break Even Rate	%age increase over the previous year
2011-12	Rs. 9030.17	NA
2012-13	Rs.10124.10	12.11%
2013-14	Rs.11068.32	9.33%

11. After increasing the Break Even Rates for the years 2012-13 and 2013-14 by 10 % as mentioned in para 7 above, the Pre determined Rates (PDRs) for the years i.e 2013-14 and 2014-15 work out to Rs 11136.51 per sqm and Rs.12175.15 per sqm, respectively.
12. The category wise Pre Determined Rates (PDRs) after using the applicable multipliers work out as under for the years 2013-14 & 2014-15.

(Rates in Rs.Per Sqm)

S. No.	Category of Land	Multiplier	Proposed PDR for the year 2013-14	Proposed PDR for the year 2014-15
1	2	3	4	5
	PDR		11136.51	12175.15
1	Land for CGHS	1.50	16705	18263
2	Alternative Plots	1.00	13082	14120
3	Rohini Plots			
	26 sqm	0.75	10298	11077
	32 sqm	1.00	13082	14120
	60 sqm	1.75	21434	23252
4	DDA Housing Scheme			
	EWS	0.50	5569	6088
	LIG	0.75	8353	9132
	MIG	1.25	13921	15219
	SFS	1.50	16705	18263
5.	JJ Squatters	Not applicable	68.90 lakh per acre	68.90 lakh per acre

NOTE:

- i) For deriving applicable rates for Alternative Plots and on all other plots, an amount of Rs.1940.00 per sqm has been added towards Internal Development Cost and Rs.4.80 per sqm towards Use and Occupation charges.
- ii) All figures have been rounded off to the next rupee.
- iii) For Housing, the cost of internal development will be added at the time of finalization of the disposal cost of flats.
- iv) No allotment has been made during the financial year 2013-14. The rate for 2013-14 will therefore apply only in the event of any direction coming from Hon'ble Court in regard to cases brought before it for adjudication. The exercise for fixation of PDR for the year 2013-14 could not be taken up in time due to non availability of required information from the concerned Departments and engagement of the staff in Assembly and Lok Sabha election duties.

PROPOSALS

The Authority may kindly approve the Pre Determined Rates as mentioned in para 11 above and the land premium rates as mentioned in Columns (4) & (5) of the table below para 12 as above.

RESOLUTION

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

Annexure - I

Table:1			
PDR OF ROHINI (Ph. IV & V)12-13		(FIG IN CRORES)	
COST OF LAND ACQUISITION (2012-2013)			
YEAR	ACQU. COST	DISCOUNTED ACQU. COST	
1997-98	253.12	1361.06	
1998-99	0.00	0.00	
1999-2000	0.00	0.00	
2000-2001	0.00	0.00	
2001-2002	0.00	0.00	
2002-2003	28.45	73.79	
2003-2004	0.00	0.00	
2004-2005	0.00	0.00	
2005-2006	923.80	1800.22	
2006-2007	0.00	0.00	
2007-2008	0.00	0.00	
2008-2009	0.00	0.00	
2009-2010	0.00	0.00	
2010-2011	0.00	0.00	
2011-2012	0.00	0.00	
2012-2013	0.00	0.00	
TOTAL	1205.37	3235.07	

msd
Asa (Project)

Table 3
PDR OF ROHINI (Ph. IV & V) 2013-14

STATEMENT OF GROSS AREA/SALEABLE AREA AS PER LAND USE/EXPECTED REVENUE

Land Use	Area(HA)	Saleable Nett Area	Multiplier	Weighted area	Wt. Area Sold in previous years up to 31.3.2011	Area sold in 2011-12	Area sold in 2012-13	Weighted Area left	BER X Wt. Area Exp.Rev.in Cr.
Residential	736.08								
PLOTS					1.07	0.00	0.00	8.68	96.07
Janta Plots		13.00	0.75	9.75	60.37	0.11	0.04	39.37	435.78
LIG/Alternative		99.89	1.00	99.89	56.43	0.00	0.00	83.08	919.56
MIG Plots		79.72	1.75	139.51	0.00	0.00	0.00	25.16	278.48
Auction Plots		6.29	4.00	25.16	0.00	0.00	0.00	0.00	0.00
Villages(Barwala)/Da Housing/FLATS	89.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Janta/EWS		53.15	0.50	26.58	0.00	0.00	0.00	26.58	294.14
LIG		19.45	0.75	14.59	5.67	0.00	0.00	8.92	98.70
MIG		10.97	1.25	13.71	4.67	0.00	0.00	9.05	100.14
SFS/HIG		6.34	1.50	9.51	0.00	0.00	0.00	9.51	105.26
yet to be acquired	7.19	0.00							
Commercial	150.47	150.47	4.00	601.88	0.00	0.31	0.10	601.47	6657.22
Industrial	1.72	1.72	1.25	2.15	0.00	0.00	0.00	2.15	23.80
Recreational	443.24	443.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Circulation	401.82	401.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00
yet to be approved	176.03	0.00							
Public/Semi Public	404.24	404.24	0.75	303.18	2.24	2.07	4.58	294.29	3257.26
FT(F.Terminal)	3.27	3.27	4.00	13.08	0.00	0.00	0.00	13.08	144.77
Bus Terminal	6.11	6.11	1.00	6.11	0.00	0.00	0.00	6.11	67.63
Utility	2.96	2.96	0.00						
Total	2423.09	1702.64		1265.10	130.45	2.49	4.73	1127.44	12478.81

msd
A.O. (Project)

Table:2										
PDR OF ROHINI (Ph. IV &V) 2013-14										
TABLE : 2 BREAKEVEN COST ANALYSIS (FIG IN CRORES)										
YEAR	DEVPL. EXP.	DISCOUNTED DEVPL. EXP.	ACQU. COST	DISCOUNTED ACQU. COST	ADDITIONAL COMPENSATION	DISCOUNTED ADDITIONAL COMPENSATION	TOTAL EXPNDR	TOTAL DISCOUNTED EXPNDR	TOTAL REVENUE	TOTAL DISCOUNTED REVENUE
1997-98	0.09	0.56	253.12	1497.16	137.90	137.90	391.11	1635.62		0.00
1998-99	0.09	0.44	0.00	0.00	0.00	0.00	0.09	0.44		0.00
1999-2000	0.30	1.30	0.00	0.00	0.00	0.00	0.30	1.30		0.00
2000-2001	0.21	0.77	0.00	0.00	0.00	0.00	0.21	0.77		0.00
2001-2002	1.22	4.01	0.00	0.00	0.00	0.00	1.22	4.01		0.00
2002-2003	5.38	15.68	28.45	81.17	0.00	0.00	33.83	96.86		0.00
2003-2004	16.69	43.30	0.00	0.00	0.00	0.00	16.69	43.30	0.00	0.00
2004-2005	32.90	77.58	0.00	0.00	0.00	0.00	32.90	77.58	107.71	253.97
2005-2006	22.32	47.84	923.80	1980.24	0.00	0.00	946.12	2028.08	52.74	113.05
2006-2007	24.08	46.93	0.00	0.00	0.00	0.00	24.08	46.93	0.00	0.00
2007-2008	33.97	60.18	0.00	0.00	0.00	0.00	33.97	60.18	22.66	40.15
2008-2009	14.95	24.08	0.00	0.00	0.00	0.00	14.95	24.08	41.56	66.93
2009-2010	12.62	18.48	0.00	0.00	0.00	0.00	12.62	18.48	20.32	29.75
2010-2011	72.72	96.79	0.00	0.00	0.00	0.00	72.72	96.79	0.00	0.00
2011-2012	279.04	337.64	0.00	0.00	0.00	0.00	279.04	337.64	30.99	37.50
2012-2013	456.87	502.56	0.00	0.00	0.00	0.00	456.87	502.56	35.50	39.05
2013-2014	6347.46	6347.46	0.00	0.00	286.14	286.14	6633.60	6633.60	12478.81	12478.81
TOTAL	7320.91	7625.60	1205.37	3558.57	424.04	424.04	8950.32	11608.21	12780.30	13059.23
Discounted Expndr:				11608.21				Discounted Revenue		13059.23
Provisions:										
@ 7.5% of discounted expnd for Service Charges				870.62						
@ 5% of expnd. for Physical & Price-Cont.)				580.41						
Total Discounted Expndr:				13059.23						
				BREAKEVEN RATE :		11068.32				


 A.O. (Project)

Table:2										
PDR OF ROHINI (Ph. IV & V) 2012-13										
BREAKEVEN COST ANALYSIS (FIG IN CRORES)										
YEAR	DEVPL. EXP.	DISCOUNTED DEVPL. EXP.	ACQU. COST	DISCOUNTED ACQU. COST	ADDITIONAL COMPENSA	DISCOUNTED ADDITIONAL COMPENSATION	TOTAL EXPNDR	TOTAL DISCOUNTED EXPNDR	TOTAL REVENUE	TOTAL DISCOUNTED REVENUE
1997-98	0.09	0.51	253.12	1361.06	137.90	137.90	391.11	1499.47		0.00
1998-99	0.09	0.40	0.00	0.00	0.00	0.00	0.09	0.40		0.00
1999-2000	0.30	1.18	0.00	0.00	0.00	0.00	0.30	1.18		0.00
2000-2001	0.21	0.79	0.00	0.00	0.00	0.00	0.21	0.79		0.00
2001-2002	1.00	3.65	0.00	0.00	0.00	0.00	1.00	3.65		0.00
2002-2003	5.38	14.26	28.45	73.79	8.00	8.00	33.83	86.06		0.00
2003-2004	16.69	39.36	0.00	0.00	0.00	0.00	16.69	39.36	0.00	0.00
2004-2005	32.90	70.52	0.00	0.00	0.00	0.00	32.90	70.52	107.71	230.89
2005-2006	22.32	43.50	923.80	1800.22	0.00	0.00	946.12	1843.72	52.74	102.78
2006-2007	24.08	42.66	0.00	0.00	0.00	0.00	24.08	42.66	0.00	0.00
2007-2008	33.97	54.71	0.00	0.00	0.00	0.00	33.97	54.71	22.66	36.50
2008-2009	14.95	21.89	0.00	0.00	0.00	0.00	14.95	21.89	41.56	60.85
2009-2010	12.62	16.80	0.00	0.00	0.00	0.00	12.62	16.80	20.32	27.05
2010-2011	72.72	87.99	0.00	0.00	0.00	0.00	72.72	87.99	0.00	0.00
2011-2012	279.04	306.94	0.00	0.00	0.00	0.00	279.04	306.94	30.99	34.09
2012-2013	6261.80	6261.80	0.00	0.00	286.14	286.14	6547.94	6547.94	11462.09	11462.09
TOTAL	6778.38	6966.87	1205.37	3235.07	424.04	424.04	8407.79	10625.98	11738.07	11954.23
Total Discounted Expendr.				10625.98					Total Discounted Revenue	11954.23
Provisions:										
@ 7.5% of discounted expend for Service Charges				796.95						
@ 5% of expend for Physical & Price Cont.)				531.30						
				11954.23						
				BREAKEVEN RATE :		10124.10				

As (Project)

Table:3								
PDR OF ROHINI (Ph. IV &V) 2012-13								
STATEMENT OF GROSS AREA/SALEABLE AREA AS PER LAND USE/EXPECTED REVENUE								
Land Use	Area (HA)	Saleable Nett Area	Multiplier	Weighted Area	Weighted Area Sold in previous years upto 3/2011	Wt. Area sold in 2011-12	Weighted Area left	BER x Wt. Area Exp.Rev.in Cr.
Residential	736.08							
PLOTS								
Janta Plots		13.00	0.75	9.75	1.07	0.00	8.68	87.86
LIG/Alternative		99.89	1.00	99.89	60.37	0.11	39.42	399.07
MIG Plots		79.72	1.75	139.51	56.43	0.00	83.08	841.07
Auction Plots		6.29	4.00	25.16	0.00	0.00	25.16	254.72
Villages(Barwala)/Dairy	89.96	0.00						
Housing/FLATS								
Janta/EWS		53.15	0.50	26.58	0.00	0.00	26.58	269.10
LIG		19.45	0.75	14.59	5.67	0.00	8.92	90.28
MIG		10.97	1.25	13.71	4.67	0.00	9.05	91.60
SFS/MIG		6.34	1.50	9.51	0.00	0.00	9.51	96.28
yet to be acquired	7.19	0.00						
Commercial	150.47	150.47	4.00	601.88	0.00	0.31	601.57	6090.31
Industrial	1.72	1.72	1.25	2.15	0.00	0.00	2.15	21.77
Recreational	443.24	443.24	0.00					
Circulation	401.82	401.82	0.00					
yet to be approved	176.03	0.00						
Public/Semi Public	404.24	404.24	0.75	303.18	2.24	2.07	298.87	3025.75
FT(F.Terminal)	3.27	3.27	4.00	13.08	0.00	0.00	13.08	132.42
Bus Terminal	6.11	6.11	1.00	6.11	0.00	0.00	6.11	61.86
Utility	2.96	2.96	0.00					
Total	2423.09	1702.64		1265.10	130.45	2.49	1132.16	11462.09


 To. (Project)

Table:1			
PDR OF ROHINI (Ph. IV &V)13-14			
			Fig. in Crore
COST OF LAND ACQUISITION (2013-2014)			
YEAR	ACQU. COST	DISCOUNTED ACQU. COST	
1997-98	253.12	1497.16	
1998-99	0.00	0.00	
1999-2000	0.00	0.00	
2000-2001	0.00	0.00	
2001-2002	0.00	0.00	
2002-2003	28.45	81.17	
2003-2004	0.00	0.00	
2004-2005	0.00	0.00	
2005-2006	923.80	1980.24	
2006-2007	0.00	0.00	
2007-2008	0.00	0.00	
2008-2009	0.00	0.00	
2009-2010	0.00	0.00	
2010-2011	0.00	0.00	
2011-2012	0.00	0.00	
2012-2013	0.00	0.00	
2013-2014	0.00	0.00	
TOTAL	1205.37	3558.57	

msd
A.o. (Project)



DELHI DEVELOPMENT AUTHORITY

Item No. 110/14

Item No. 110/14

ITEM NO. 110/2014

SUB: Proposed Change of landuse from 'Recreational' to 'PSP (school & graveyard)' in respect of part lands out of the land measuring 42713.52 sqm, at Mandoli, East Delhi.

File No. F20(6)2006/MP/

1.0 BACKGROUND

- i) Proposal was discussed in Authority meeting vide Item No. 34/2012 dt.15.05.2012 and approved for processing under Section 11(A) of DD Act 1957
- ii) A Public Notice *inviting Objection and suggestion in the Gazette of India*, Extraordinary, Part - II, Section-3, Sub- Section(ii) vide S.O. No.2807(E) dated 30.11.12
- iii) In response, to Public Notice dt. 30.11.12 (Annexure-A) eight persons filled objections/suggestion in respect of proposed change of landuse. Summary of objection /suggestions has been prepared by the Planning Deptt. This was placed in the Board of Enquiry and Hearing. The recommendation of the Board is as follows:

S. No	Proposed modification in MPD-2021/ Zonal Development Plan of Zone-E		Recommendation of the Board
	Subject	Boundaries	
1.	Change of land use of land measuring 20822.23sqm (approx.) at District Park Pocket-A in Zone-'E' from 'Recreational (District Park)' to 'Public & Semi Public Use (PS-1)/ Graveyard'.	North: Agriculture/ Green Belt. South: Agriculture/ Green Belt. East: Agriculture/Green Bell. West: Recreational (District Park)	The Board agrees with the proposed change of Landuse from 'Recreational (District Park)' to 'Public & Semi Public Use' subject to following:- 1. 10,000 sqm carved out from land measuring 20822.23sqm (approx.) for 'Graveyard/ Burial Ground' as per Clause 13.10 (ii) of MPD 2021. 2. Balance land measuring . 10822.3 sqm (approx.) shall be utilized for 'PSP' facilities (to meet the requirement of

			<p>surrounding population) other than Burial Ground, Cemetery and Cremation Ground.</p> <p>3. Waqf Board may be asked to identify/demarcate 10,000 sqm out of 20822.23 sqm required for proposed Graveyard.</p> <p>4. The decision of Board of Enquiry and Hearing shall be submitted to Hon'ble High Court in the Contempt Case no. 784/2011 title Mohd. Shabbir v/s Madhukar Gupta and others.</p>
2.	Change of land use of land measuring 7590 sqm (approx.) at District Park Pocket-B in Zone-'E' from Recreational (District Park) to Public & Semi Public Use (PS-1)/ Education (School).	<p>North: Recreational (District Park)</p> <p>South: Recreational (District Park)</p> <p>East: Recreational (District Park)</p> <p>West: Recreational (District Park)</p>	The Board agrees with the proposed change of Landuse.

- iv) The matter was placed before the Authority for consideration in its meeting held on 08.05.2013 vide Item No.69/2013.(copy of Agenda enclosed as **Annexure-B**) Minutes of Authority meeting is reproduced as under:
"Proposal contained in the agenda item were approved by the Authority."
- v) Then, matter was referred to Ministry of Urban Development, Govt of India vide letter dt.2.7.13. for consideration and final Notification under Section 11-A of DD Act, 1957. The Ministry of Urban Development, Govt. of India reverted back to DDA with the direction to first demarcate the Waqf land for burial and the layout plan (LOP) etc. to be worked out before the notification.
- vi) Accordingly, Chairman of Delhi Waqf Board, GNCTD was requested to identify and demarcate The Waqf Land required for proposed graveyard in the copy of the map provided to Waqf Board so that revised Layout Plan of total Land measuring 20822.23 sqm can be worked out/prepared indicating proposed graveyard and other Public & Semi Public(PSP) facilities lands as per the direction of Ministry of Urban Development, Govt. of India.

- vii) Delhi Waqf Board, GNCTD (DWB) vide letter of section officer dt 10.12.13 replied stating that "The offer of DDA is to be considered by the Delhi Waqf Board. Therefore, the matter for earmarking 10,000 sqm. For Graveyard instead of 20822.23sqm would be placed before the Board in its next meeting. It is also pertinent to mention that the report submitted to the High Court Clearly, says that an area of 20822.23 sqm to be allotted for Graveyard and not 10,000sqm as approved/ sanctioned by the DDA."
- viii) Subsequently, Chairman Delhi Waqf Board, GNCTD, vide letter dt. 6.5.14 was requested again being the matter as urgent as in view of the contempt case No. 784/2011 filed in Hon,ble High Court directed DDA to process the matter at the earliest.
- ix) As per direction in the review meeting dt. 22.05.2014 of VC, DDA, the matter was discussed with Chairman , Waqf Board where the Chairman, Waqf Board agreed to send their decision in writing. Subsequently, the Chairman of Waqf Board vide his letter dt. 10.6.14 has stated that "The proposal of the DDA to allot 10,000 sqm of land of Graveyard is not acceptable to D.W.B. The D.W.B. wants that earlier proposal to allot an area of 20,822.23 sqm may be adhered to and boundary wall be erected to protect the same from further encroachment."

2.0 PROPOSAL:

2.1 In view of discussion in meeting of VC, DDA on 22.05.2014 and letter from Waqf Board dated 10.06.2014 and as per Original Public Notice dated 30.11.2012 is submitted for consideration of the Authority. Details of Proposed Change of Landuse, accordingly, is given as under-

S. No.	Location	Area	Land Use (MPD-2021)	Proposed Land Use	Boundaries
	(1)	(2)	(3)	(4)	(5)
1***	District Park Pocket-A in Zone-'E'	(i) 20,822 sqm (approx.)	Recreational (District Park)	Public & Semi Public Use (PS-1)/ Graveyard.	North: Agriculture/ Green Belt. South: Agriculture/ Green Belt. East: Agriculture/ Green Belt. West: Recreational (District Park)
2	District Park Pocket-B in Zone-'E'	7590sqm (approx.)	Recreational (District Park)	Public & Semi Public Use (PS-1)/ Education (School).	North: Recreational (District Park). South: Recreational (District Park). East: Recreational (District Park). West: Recreational (District Park)

(Refer Annexure- C)

3.0 RECOMMENDATION:

The proposal for Change of Landuse (CLU) as given in 2.0 is placed before Authority for its consideration under Section 11(A) of DD Act. After approval the proposal will be forwarded to MoUD for final notification.

RESOLUTION

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

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. 2313]

नई दिल्ली, शुक्रवार, नवम्बर 30, 2012/अग्रहायण 9, 1934

No. 2313]

NEW DELHI, FRIDAY, NOVEMBER 30, 2012/AGRAHAYANA 9, 1934.

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 30 नवम्बर, 2012

का.आ. 2807(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना-2021/जोन-ई 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 अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना के जारी होने की तारीख 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 :

"मंडोली, पूर्वी दिल्ली में 42713.52 वर्ग मीटर भूमि में से 'मनोरंजनात्मक' से 'सार्वजनिक एवं अर्ध-सार्वजनिक' (विद्यालय और कब्रिस्तान) के लिए भूमि उपयोग में प्रस्तावित परिवर्तन"। मामलों का विवरण निम्नानुसार है :—

क्रम सं.	स्थान	क्षेत्रफल	भूमि उपयोग (दि.मु.यो.-2021)	प्रस्तावित भूमि उपयोग	सीमाएँ
(1)	(2)	(3)	(4)	(5)	(6)
1.	जोन-ई में जिला पार्क पॉकेट-ए	20822.23 वर्ग मी. (लगभग)	मनोरंजनात्मक (जिला पार्क)	सार्वजनिक एवं अर्ध-सार्वजनिक उपयोग (पी एस-1)/ कब्रिस्तान	उत्तर : कृषि/हरित पट्टी दक्षिण : कृषि/हरित पट्टी पूर्व : कृषि/ हरित पट्टी पश्चिम : मनोरंजनात्मक (जिला पार्क)
2.	जोन-ई में जिला पार्क पॉकेट-बी	7590 वर्ग मी. (लगभग)	मनोरंजनात्मक (जिला पार्क)	सार्वजनिक एवं अर्ध-सार्वजनिक उपयोग (पी एस-1)/ शैक्षिक (विद्यालय)	उत्तर : मनोरंजनात्मक (जिला पार्क) दक्षिण : मनोरंजनात्मक (जिला पार्क) पूर्व : मनोरंजनात्मक (जिला पार्क) पश्चिम : मनोरंजनात्मक (जिला पार्क)

2. प्रस्तावित संशोधन को दर्शाने वाला नक्शा निरीक्षण के लिए उक्त अवधि के दौरान किसी भी कार्य-दिवस को उप-निदेशक (सु-योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[फा. सं. एफ. 20(6)/2006/एम.पी.]

डी. सार्कार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 30th November, 2012

S.O. 2807(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021/Zonal Development Plan of Zone 'E' 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.

Modification :

“Proposed Change of Land Use from 'Recreational' to 'Public and Semi Public' (School and Graveyard) in respect of part lands out of the land measuring 42713.52 sq m at Mandoli, East Delhi”. The details of the cases are given below:—

No.	Location	Area	Land Use (MPD-2021)	Proposed Land Use	Boundaries
(1)	(2)	(3)	(3)	(4)	(5)
	District Park Pocket-A in Zone-'E'	20822.23 sq m (approx.)	Recreational (District Park)	Public & Semi Public Use (PS-1)/ Graveyard.	North : Agriculture/ Green Belt. South : Agriculture/ Green Belt. East : Agriculture/ Green Belt. West: Recreational (District Park)
	District Park Pocket-B in Zone-'E'	7590 sq m (approx.)	Recreational (District Park)	Public & Semi Public Use (PS-1)/ Education (School).	North : Recreational (District Park) South : Recreational (District Park) East: Recreational (District Park) West: Recreational (District Park)

2. The Plan indicating the proposed modification 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(6)/2006/MP]

D. SARKAR, Commissioner-cum-Secy.

DELHI DEVELOPMENT AUTHORITY
AGENDA FOR AUTHORITY

SUB: ~~Proposed~~ Change of landuse from 'Recreational' to 'PSP (school & graveyard) in respect of part lands out of the land measuring 42713.52 sqm, at Mandoli, East Delhi.

File No. F20(6)2006/MP/

1.0 BACKGROUND

1.1 A report "regarding sorting out the problems in the day to day affairs regarding Graveyard Kheda Kabristan Ahle-Islam Wakf situated at Khasara No.289-290 (56-Bigha 16 Biswa) Village Mandoli, P.S. Nand Nagri, Delhi, was submitted before Hon'ble Court in the matter of Mohd. Shabeer v/s State & Others, (case No. WP(CRL)1384/03) by Secretary (Revenue) (in Lands File) dt. 5.4.2005, in which it was decided that "as the major portion of this land of these Khasras are under encroachment by way of temples, shauchalayas etc. DDA cannot utilize this land for implementing its plan. Hence, it was decided that the area available in both these Khasras may be allotted by DDA on its terms & conditions to Graveyard, park & school. The area measuring 20,822.23 sqm may be allotted to Wakf Board for graveyard, 3393.02 sqm to park/green area and 7590.66 sqm to Govt. Sr. Sec. School. The necessary provisions for approaching graveyards and temples have been made in these recommendations".

Chief Secretary, Govt. of NCT of Delhi intimated Vice Chairman, DDA on 05/12/2007 (a) about encroachment of DDA land in village Mandoli in North East District earmarked for 'Green Use' etc., (b) in 1965 above land was notified under section 4 of LA Act, 1984 and under section 6 modified on 19.10.1966. Subsequently, award was drawn on 29.1.1972 of the then found vacant land (c) the land under reference handed over on 4.11.1969 to L&B Department possession could not be taken over due to encroachment. Hence, a report alongwith deciding above land - break up arrangement was submitted by GNCTD to the Hon'ble High Court, in compliance to its order dated 19.1.2005.

1.2 As there was no Layout Plan of the area it was decided by Vice Chairman, DDA vide his note dt. 27.11.06 to prepare a layout plan on the basis of letter of Chief Secretary, GNCTD vide dt. 5.12.2007 for allotment of land by DDA to the respective organization/bodies.

1.3 The proposal was approved by Authority on 15.5.12 vide Item No. 34/2012. (Authority Agenda and Minutes are enclosed at Annexure-I). Accordingly, a Public Notice was issued on 30.11.12 vide S.O. No.2807.(E), Gazette of India for inviting objection/ suggestions. In response 15 numbers of objections/ suggestions were received from 8 persons. Summary of the same placed before the Board of Enquiry and Hearing dated 14.3.2012 for consideration. Board agrees with a proposal with certain conditions. Minutes of Board and Enquiry and Hearing Meeting is enclosed as Annexure-II.

2.0 EXAMINATION :

2.1 The land under reference is a part of the pocket earmarked for 'Recreational' Use Zone in the Landuse Plans of MPD-2021 and approved Zonal Development Plan of Zone 'E'.

2.2 As per MPD-2021 an area measuring 4000 sqm is required for cremation ground for 5 lakh population and for burial ground/ cemetery it is upto 1 Ha for a planned population of 10 lakhs subject to availability of land.

2.3 There is no layout plan of this area prepared by this unit. Most of the area of this pocket is occupied in the form of unauthorized colonies, religious structures, shauchalays (toilets), graveyard, school, cremation ground and part of the area, in small pockets with individual ownership is lying vacant. The unauthorized colonies are under regularization programme of GNCTD.

3.0 PROPOSAL:

The proposed modification in MPD-2021 and ZDP of Zone-'E' in respect of Change of Landuse as mentioned at Para- 1.3 and Recommendation of Board of Enquiry and Hearing mentioned at Para-1.3 is put up to the Authority for its consideration. Details of Proposed Change of Landuse, accordingly, is given as under-

S. No.	Location	Area	Land Use (MPD-2021)	Proposed Land Use	Boundaries
	(1)	(2)	(3)	(4)	(5)
1***	District Park Pocket-A in Zone-'E'	(i) 10,000 sqm (approx.)	Recreational (District Park)	Public & Semi Public Use (PS-1)/ Graveyard*	North: Agriculture/ Green Belt. South: Agriculture/ Green Belt.
		(ii) 10822.23sqm (approx.)	Recreational (District Park)	Public & Semi Public Use**.	East: Agriculture/ Green Belt. West: Recreational (District Park)
2	District Park Pocket-B in Zone-'E'	7590sqm (approx.)	Recreational (District Park)	Public & Semi Public Use (PS-1)/ Education (School).	North: Recreational (District Park). South: Recreational (District Park). East: Recreational (District Park). West: Recreational (District Park)

* Wakf Board to identify/ demarcate land upto 1 ha For Graveyard.

**PSP facilities to meet the requirement of deficient community needs for surrounding population other than Burial Ground, Cemetery and Cremation Ground.

*** The LOP of proposal mentioned at Sl. No.1 above will be worked out later.

4.0 RECOMMENDATION :

The minutes of the Meeting of the Board of Enquiry and Hearing as stated in Para 1.3, Para 2.0 and Proposal at Para 3.0 is placed before the Authority for appropriate decision.

Handwritten signature and initials

Handwritten signature and initials

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 11th July, 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. Smt. Naini Jayaseelan
Member Secretary, NCR Planning Board
5. Shri Jitender Kumar Kochar

SECRETARY

Shri S.N. Gupta
Commissioner (in-charge)/Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri S.K. Srivastava
Chief Secretary, GNCTD
2. Smt. Nutan Guha Biswas
Principal Secretary to Lt. Governor, Delhi
3. Shri Rajendra Kumar
Secretary (UD), GNCTD
4. Shri T. Srinidhi
Principal Commissioner (Housing, LD & CWG), DDA

5. Shri Dayanand Kataria
Principal Commissioner (LM, Pers. & Systems), DDA
6. Shri S. Kumaraswamy
Commissioner,
East Delhi Municipal Corporation
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 R.N. Sharma
Addl. Secretary to Lt. Governor, Delhi.
10. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
11. Shri M.K. Gupta
Commissioner (LD), DDA
12. Shri Brijesh Kumar Mishra
Commissioner (LM), DDA
13. Shri Anil Kumar Sharma
Chief Legal Advisor, DDA
14. Shri Shamsher Singh
Chief Town Planner, NDMC & SDMC
15. Shri Sunil Mehra
Chief Town Planner, EDMC
16. Shri P.M. Parate
Addl. Commissioner (Planning) TB&C, DDA
17. Shri R.K. Jain
Addl. Commissioner (Planning) MP&UE, DDA
18. Shri S.P. Pathak
Addl. Commissioner (Planning) AP&MPR, DDA
19. Shri S.B. Khodankar
Director (Planning) MP, DDA
19. Dr. K. Srirangan
Director, UTTIPEC, DDA
20. Smt. Neemo Dhar
Advisor (PR), DDA

1. 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. 100/2014:

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 26.6.2014 at Raj Niwas.
F.2(2)2014/MC/DDA**

Regarding Item No. 75/2014, Vice Chairman, DDA stated that Hon'ble Supreme Court has recently passed strict orders to DDA that in four months' time, developed plots should be allotted to the registrants of Rohini Scheme. If this is not done, Hon'ble Supreme Court might initiate contempt proceedings. In view of these orders, VC desired that the case of Barwala farmers should be considered on the lines of five villages for which the authority has taken a decision for payment of special rehabilitation package. Hon'ble LG advised Vice Chairman, DDA to bring the separate agenda regarding Barwala village in the next meeting of the Authority.

Regarding Item No. 76/2014 i.e. "Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.5.2014 at Raj Niwas" against Item No. 55/2014, it was decided, after brief deliberations, to first obtain the necessary details as well as the Impact Study report from ITPO. Till then, the recorded decision may be kept pending" relates only to para-5 of the minutes dated 9.5.2014 (Item No.55/2014). The rest remain as it is.

Hon'ble Lt. Governor directed that confirmation of the minutes of the meeting of the Delhi Development Authority with the modifications suggested should be brought again in the next meeting of the Authority.

In view of above, minutes of the meeting of the Delhi Development Authority held on 26.6.2014 were not confirmed.

Item No. 101/2014:

**Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 9.05.2014 at Raj Niwas.
F. 2(3)2014/MC/DDA**

Action taken reports on the minutes of the meeting of the Authority held on 9.5.2014 were noted by the Authority.

Item No. 102/2014:

Proposed Change of Land-use (CLU):-

- i. Area measuring 1,99,005.10 sqm in Planning Zone -'E' from partly 'Recreational' and partly 'Residential' to 'Transportation' (Depot and two Fuel Stations/Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pumps at Vinod Nagar (East) for MRTS, Phase-III.
- ii. Area measuring 18,396.96 sqm from 'Recreational' to 'Transportation' (Bus Depot).
- iii. Area measuring 11635.34 sqm from 'Recreational' to 'Utility' for allotment to EDMC for Solid Waste Management Facility.

F.20(4)2012/MP

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

Item No. 103/2014:

Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.
F.3(30)/2006-MP

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

Item No. 104/2014:

Standard costing of Flats -Plinth Area Rates of Construction effective from 1st April, 2014 to 30th September, 2014.
F.21(1671)2001/HAC/Pt. II

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

Item No. 105/2014:

Change of Land Use of land measuring 6.80 Ha. for expansion of AIIMS Trauma Centre in Planning Zone-F.

F.20(2)2010/MP/D

Hon'ble Lt. Governor desired to know the extent of green area & the number of trees that would be affected by this decision. After detailed discussions, consideration of the agenda item was 'deferred' for further examination. Besides, the Board desired that spot inspection of this plot /area should be carried out by some senior Officer of Planning Deptt.

Item No. 106/2014:

Fixing of reserve price in respect of commercial plots in DDA.

F.PS/PC(LD)2014/Com. Properties/5/Pt. file -

After detailed discussions, the proposal contained in the agenda item was 'approved' by the Authority. However, it was also decided that this policy will be re-assessed after 6 months.

Item No. 107/2014:

Policy for purchase of land by DDA through negotiation with owners of the private lands.
F.9(6)/2014/NL-1/DDA

After detailed discussions, consideration of the agenda item was 'deferred' for further examination

Item No. 108/2014:

Allotment of EWS Houses – special package for rehabilitation of JJ clusters.
F.PS/PC/DDA/2013/EWS/H-4

Hon'ble Lt. Governor enquired about para 6 of the agenda item regarding cut-off date. After deliberations, the Board decided that DDA should refer the matter to the GNCTD and a joint committee should be formed by DDA and GNCTD. A common policy should be drawn within two months' time.

After detailed discussions, consideration of the agenda item was 'deferred'.

Item No. 109/2014:

Fixation of Predetermined Rates (PDRs) in respect of Rohini Ph. IV & V for the year 2013-14 & 2014-15.
F.4(43)2013/AC(P)/DDA.

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

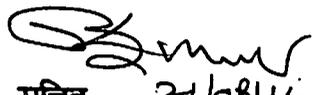
Item No. 110/2014:

Proposed Change of landuse from 'Recreational' to 'PSP (school & graveyard)' in respect of part lands out of the land measuring 42713.52 sq.m. at Mandoli, East Delhi.
F.20(6)/2006/MP

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

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

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



सचिव 21/08/14
दिल्ली विकास प्राधिकरण
नई दिल्ली


अध्यक्ष 21/8/2014
दिल्ली विकास प्राधिकरण
नई दिल्ली

