

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY
DATE : 21.08.2014
TIME : 3.00 PM
VENUE : RAJ NIWAS
DELHI

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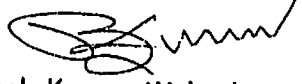
DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2 (2)2014/08/MC/DDA/150

Dated: the 20th August, 2014

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

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 21st August from 3.00 p.m to 5.00 p.m. at Raj Niwas, Delhi.


(Brijesh Kumar Mishra)
Commissioner-cum-Secretary
Phone No. 24624487

Encl: As above.

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Balvinder Kumar

MEMBERS

3. Shri Venkatesh Mohan
Finance Member, DDA
4. Shri Abhai Sinha
Engineer Member, DDA
5. 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. Kuttty
Principal Secretary (Finance)
Govt. of NCT of Delhi
4. Shri Dharam Pal
Principal Secretary (L&B)
Govt. of NCT of Delhi
5. Shri Rajendra Kumar
Secretary (UD)
Govt. of NCT of Delhi
6. Shri J.B. Kshirsagar
Chief Planner, T.C.P.O.
7. Shri Manish Gupta
Commissioner
South Delhi Municipal Corporation
8. Shri S. Kumaraswamy
Commissioner
East Delhi Municipal Corporation
9. Shri P. K. Gupta
Commissioner
North Delhi Municipal Corporation
10. Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG), DDA
11. Shri Dayanand Kataria
Principal Commissioner (Personnel, LM & Systems), DDA

Copy also to:

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

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LAI D ON TABLE
21.08.2014

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DELHI DEVELOPMENT AUTHORITY

Item No. 111/14

Item No. 111/2014

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 11.7.2014.
File No. F.2 (2)2014/MC/DDA

Following amendments have been received:

Item No. 55/2014

In the minutes with regard to para 5. (i) & (ii) of Item No. 55/2014 of the meeting of the Authority held on 9.5.2014, it had been resolved as under:

“5. With regard to Development Controls and activities permitted in International Convention Centre 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, this would lead to further traffic congestion.

ii) It was decided by the Authority that ITPO and the Ministry of Commerce, Govt. of India should be asked for further details alongwith the impact study report so that the same could be examined. The decision on the proposal was deferred.”

Now, Smt. Rita Menon, Chairperson & Managing Director, India Trade Promotion Organisation vide her letter No. 177/ITPO/Engg./Redevt./APMC/14-15 dated 6.8.2014 has requested for deletion of Para 5 (i & ii) of Item No. 55/2014, as mentioned above, from the minutes of the meeting of the Authority held on 9.5.2014 and inclusion of the provision of hotel facility in the description of permitted activities for International Convention Centre in MPD-2021.

(Copy of letter of Smt. Rita Menon, Chairperson & Managing Director, India Trade Promotion Organisation is placed at Annexure ‘A’).

Request of Smt. Rita Menon, Chairperson & Managing Director, India Trade Promotion Organisation is placed before the Authority for consideration.

....2.

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 Shamsheer 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

Item No. 106/2014

In the agenda item No. 106/2014, it was mentioned in para 8 that:

“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.”

Now, Commissioner (LD), DDA vide his note No. PC(LD)/2014/Comml. Properties/5/Pt./File dated 13.8.2014 has requested that para 8 of Item No. 106/2014 may be read as follows:-

“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 plots and 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.”

(Copy of note of Commissioner (LD), DDA is placed at Annexure 'B').

Request of Commissioner (LD), DDA is placed before the Authority for consideration.

The remaining minutes of the meetings of the Delhi Development Authority held on 11.7.2014 are submitted for confirmation of the Authority.

RESOLUTION

CON.....

Commissioner-Cum-Secretary, DDA informed that two amendments had been received in respect of Item No. 55/2014 and 106/2014.

Item No.55/2014:

Regarding Item No. 55/2014, a letter has been received from Smt. Rita Menon, Chairperson & Managing Director, India Trade Promotion Organization for deletion of para 5 (i) & (ii) from the minutes of the meeting of the Authority held on 9.5.2014 and inclusion of provision of hotel facility in the description of permitted activities for International Convention Centre in MPD-2021.

After deliberations, it was decided that the said para 5 (i) & (ii) should not be deleted from the minutes, at this stage. However, the following actions need to be taken in pursuance to the decision taken in the meeting held on 09.05.2014:

- (i) Comments from Ministry of Commerce and ITPO should be obtained as decided during the Authority meeting held on 09.05.2014.
- (ii) Comments from Delhi Traffic Police should also be obtained.
- (iii) A presentation should be made on all relevant issues. Chairperson & Managing Director, ITPO and representatives of Delhi Traffic Police should be invited during the presentation.

Proposed amendment in the minutes was not therefore approved by the Authority.

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

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/AO(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.

Rita Menon, IAS
Chairperson & Managing Director

R-6564
11/8/14



ANNEXURE - A
India Trade Promotion Organisation
(A Government of India Enterprise)
Department of Commerce
Pragati Bhawan, Pragati Maidan, New Delhi - 110 001

FAX/IMMEDIATE

Phone : +91 11 2337 1100 / 2337 1909
Fax : +91 11 2337 1122
Email : cmditpo@itpo.gov.in

Member of : **ATPF** ASIAN TRADE PROMOTION FORUM
No.:177/ITPO/Engg./Redevt./APMC/14-15

August 6th, 2014

आयुक्त एवं सचिव
दि० १२/०८/१४
डायरी संख्या
क्रमांक

234/Secy
12/08/14
Shri Balwinder,

Subjects:

1. Deletion of Para 5(i & ii) of Item no. 55/2014 from Minutes of the Meeting of Delhi Development Authority held on 9th May, 2014.

2. Proposal for inclusion of hotel facility in activities permitted under International Convention Centre in MPD-2021

Reference may please be made to above cited letters of even no. dated 30.06.2014 (copies enclosed). During the last Project Monitoring Committee(PMC) meeting related to proposed IECC project held under the chairmanship of Secretary, Department of Commerce on 9th July, 2014, the requirement of hotel facility within Pragati Maidan was again emphasised for inclusion in the proposed proposal of redevelopment of Pragati Maidan.

You are, therefore, once again requested to issue necessary directions to the concerned officials to expedite the processing of the case related to deletion of Para 5(i & ii) of Item no. 55/2014 from Minutes of the Meeting of DDA, as mentioned above, and inclusion of the provision of hotel facility in the description of permitted activities for International Convention Centre in MPD-2021.

Best regards,

Yours sincerely,

(Rita Menon)

Shri Balwinder Kumari
Vice-Chairman,
Delhi Development Authority
INA Market, Vikas Sadan
New Delhi

Encl. : As above.

Secy
This should be put up
in the next Board meeting
DD/Meetings
11.8.
9

P. Menon, IAS
Chairperson & Managing Director



India Trade Promotion Organisation
(A Government of India Enterprise)
Department of Commerce
Pragati Bawan, Pragati Maidan, New Delhi - 110 001
Phone : +91 11 2337 1100 / 2337 1909
Fax : +91 11 2337 1122
Email : cmditpo@itpo.gov.in

Member of : **ATPF** ASIAN TRADE PROMOTION FORUM

No.177/ITPO/Engg./Redevt./APMC/14-15

Dated: 30.06.2014

Dear Sir,

Subject: Deletion of Para-5 (i. & ii.) of Item No.55/2014 from Minutes of Meeting of Delhi Development Authority held on 9th May, 2014.

Please refer to the meeting held with you in 1st Week of June, 2014 in your office on the above mentioned subject matter. It is further clarified regarding content of Para-5 (i. & ii.) of Item No.55/2014 of above mentioned minutes of the meeting -

- i) ITPO has not been allotted any land in Haryana for the purpose of Exhibition/International Convention Centre;
- ii) Regarding detailed impact study referred to the meeting, ITPO had conducted such a study in 2006. However, no issue related to enhancement of FAR was referred to in the study nor sought by ITPO;
- iii) Further, the developments around Pragati Maidan after the Traffic Management Study of March 2006 have been the following:-
 - a) Opening of Pragati Maidan Metro Station in October, 2006.
 - b) Ticket sale is distributed through Delhi Metro during IITF for about 70-75% of the visitors.
 - c) Introduction of BRT Corridor on Mathura Road.
 - d) Widening, & improvement of Bhairon Road and parking facilities thereon.
 - e) Widening of Ring Road, construction of Barapala Link Road, Millennium Bus Depot on NH-24; additional bridge across Yamuna at Shanti Van, Bypass near Rajghat, Improvement of various inter-sections on Mathura Road around ITPO etc.
 - f) New multi-level parking created by Delhi High Court around 2012-13.
 - g) Opening of new F.O. near Matka Peer around 2010.
 - h) New Metro Station at Mandi House.

(746)

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• Other measures taken by ITPO during mega events:

- No ticket sale in IITF or other mega events on Mathura Road.
- Shifting of Protocol from Gate No.3 to Gate.No.1.
- All vehicle entries from Gate No.1 only.
- Barricade along pedestrian path on Mathura Road to curb spill over of pedestrian traffic.
- Better facilities & crowd management at all gates, especially at Gate No.10 – under supervision of senior officers.

The above mentioned traffic management initiatives and other measures taken by ITPO have helped in mitigating the traffic congestion problem around Pragati Maidan specially during IITF and other mega events. Instances of slowing down/traffic jams on Mathura Road & Bhairon Road around Pragati Maidan due to any event including IITF in last many years is very rare. The recent traffic study conducted by M/s. Feedback Infra Ltd. (APMC) in connection with redevelopment of Pragati Maidan, also substantiates, that there is no increase of traffic volume surrounding the Pragati Maidan for last many years.

Therefore, it is requested that Para-5 (i. & ii.) of Item No.55/2014 from the minutes of the meeting pertaining to ITPO dated 9th May, 2014, may please be deleted.

Ans 2/16/14

Yours sincerely,

[Signature]
25/6/14
(Rita Menon)

To

Shri Balvinder Kumar
Vice-Chairman,
Delhi Development Authority
INA Market, Vikas Sadan,
New Delhi.

ANNEXURE B

**DELHI DEVELOPMENT AUTHORITY
O/O COMMISSIONER (LD)**

आयुक्त एवं सचिव
दि. 13.08.14
उपस्थित 2353
वर्गिक 13/08/14

No.PC(LD/2014/Comm.Properties/5/Pt/File Dt. 13.08.14

MC-299
14.8.14

Reference of the minutes of the Authority dated 25th July, 2014, the para 8 of the item No.106/2014 on fixing of reserve price of commercial plots in DDA may be read as follows:

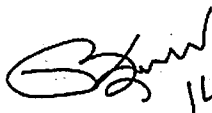
"8.With the approach of appointing independent evaluators, if this is acceptable to the Authority, the same may be adopted in respect of commercial, industrial, residential and institutional **plots and** built up properties which have to be disposed of through auction. With the introduction of E-auctioning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

The above may please be incorporated while confirmation of the minutes of the Authority for ItemNo.106/2014.

This issues with the approval of VC, DDA.

Commr.-cum-Secy.


[M.K.Gupta]
Commissioner (LD)


14/08/14



DELHI DEVELOPMENT AUTHORITY

Item No. 112/14

ITEM NO. 112/2014**ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 26.06.2014 AT RAJ NIWAS.**

SUBJECT	ACTION TAKEN REPORTS
<u>Item No. 78/2014</u> 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. ACTION: FINANCE	Noted.
<u>Item No. 79/2014</u> 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. ACTION : ENGINEERING	With regard to rebate on surcharge, the scheme has been implemented in Rohini Zone and Dwarka Zone w.e.f. 01.08.2014 and shall be valid for nine months under the head "Rebate Scheme", in the following manner:- (1) If bills are paid within three months, a 50% rebate on surcharge will be available. (2) If bills are paid within six months, a 40% rebate on surcharge will be available. (3) If bills are paid within nine months, a 30% rebate on surcharge will be available. A Press notice in this regard was issued in the leading newspapers for information of the public.
<u>Item No. 80/2014</u> 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. ACTION : PERSONNEL	Draft notification has been prepared and sent to Legal Department for vetting.
<u>Item No. 81/2014</u> Special Rehabilitation Pachage (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.	Agenda item was withdrawn.
<u>Item No. 82/2014</u> 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. ACTION : FINANCE	The pre-determined rates as approved by the Authority for the year 2013-14 & 2014-15 in respect of Narela have been circulated on provisional basis pending approval of the Ministry vide Circular No. 40 dated 23.07.2014. Ministry vide office letter No. 4(41)2013/AO(P)/DDA/404 dated 5.8.2014 have been requested for accord of approval/notification.
<u>Item No. 83/2014</u> 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'. F. No. F.3(68)2008/MP Proposal contained in the agenda item was approved by the Authority. ACTION : PLANNING	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers for inviting the objections/suggestions.
<u>Item No. 84/2014</u> Proposed change of Land-use of an area measuring 0.49 ha.(1.20 acrea) from 'Public and Semipublic	

(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. ACTION : PLANNING	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers for inviting the objections/ suggestions.
<u>Item No. 85/2014</u> Change of Land-use of 11.132 acres of land under the possession of Bhagini Nivedita Collage University of Delhi, Village Kair, 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. ACTION : PLANNING	As a follow up to the decision of Authority, proposal is being processed for forwarding to MOUD for final Notification.
<u>Item No. 86/2014</u> Allotment of land on temporary/permanent basis of Sports Complex, Hauz Khas (R.K. Puram) for construction of Janakpuri-Botanical Garden Corridor (Lane-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. ACTION : PLANNING	As a follow up to the decision of Authority, proposal is being processed for forwarding to MOUD for final Notification.
<u>Item No. 87/2014</u> 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	As a follow up to the decision of Authority, proposal is being processed for forwarding to MOUD for final Notification.

Authority.	
ACTION : PLANNING	
<u>Item No. 88/2014</u> 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. ACTION : PLANNING	As a follow up to the decision of Authority, proposal is being processed for forwarding to MOUD for final Notification.
<u>Item No. 89/2014</u> i. Change of Land-use of Site No.1-4, 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. 1-5, 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. ACTION : PLANNING	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers for inviting the objections/ suggestions.
<u>Item No. 90/2014</u> Change of land use of an area measuring 3447 sq.m. from 'Recreational' to 'Public & Semi Public Facilities (Burial Groud)' in the Layout plan of Facility Centre No. 08 at Wazirabad Road and Loni Road. Proposal contained in the agenda item was approved by the Authority. ACTION : PLANNING	As a follow up to the decision of Authority, proposal is being processed for forwarding to MOUD for final Notification.
<u>Item No. 91/2014</u> Suggestions submitted by DSIIDC regarding Modifications in MPD 2021. F.3(08)2013-MP Proposal contained in the agenda item was approved by the	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers

Authority.	for inviting the objections/ suggestions.
ACTION : PLANNING	
<u>Item No. 92/2014</u> Plot measuring 16,000 sq. mtr. Earmarked in the layout plan of PVC plan of PVC Bazar Project5, Tikri Kalan Road, Zone-L proposed for change of Landuse 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. ACTION : PLANNING	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers for inviting the objections/suggestions.
<u>Item No. 93/2014</u> 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. ACTION : PLANNING	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers for inviting the objections/suggestions.
<u>Item No. 94/2014</u> 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. ACTION : LAND DISPOSAL	Action will be taken after the receipt of approval from MOUD.
<u>Item No. 95/2014</u> 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 RRs with the rules of Central Govt. Proposal contained in the agenda item was approved by the Authority. ACTION : PERSONNEL	Draft notification has been sent to Dy. Secretary (Hindi)
<u>Item No. 96/2014</u> 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. ACTION : PERSONNEL	The matter is being examined.
<u>Item No. 97/2014</u> Change of land use of land measuring 8367.10 sq.m from 'Recreational' (P2-District Park) to 'Transporation' (T3-MRTS Circulation) in Shivaji Park at Basai Darapur for c/o Station for Mukand Pur – Yamuna Vihar Corridor of Delhi MRTS, Phase-III. Proposal contained in the agenda item was approved by the Authority. ACTION : PLANNING	As a follow up to the decision of Authority, proposal is being processed for forwarding to MOUD for final Notification.
<u>Item No. 98/2014</u> 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. ACTION : PLANNING	As a follow up to the decision of Authority Public Notice has approved by VC, DDA, is likely to be published in the gazette of India and in News Papers for inviting the objections/ suggestions.

<u>Item No. 99/2014</u> Interest on registration money. F.21(Misc.)9/Intt./HAC/2001/2014 Proposal contained in the agenda item was approved by the Authority. ACTION : FINANCE	Necessary office orders have been issued vide 21Misc)9/Intt.HAC/2001/2014/56 dated 21.07.2014 by Commissioner (H)
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RESOLUTION

Hon'ble Lt. Governor directed that in future, all the ATRs should be in detail indicating the stage of compliance and time frame.

ATRs on the minutes of the meeting of the Delhi Development Authority held on 26.6.2014 were noted by the Authority.



DELHI DEVELOPMENT AUTHORITY

Item No. 113/14

ITEM NO. 113/2014

Sub :- **ACTION TAKEN NOTE ON PERFORMANCE BUDGET**
F.4(3)91/Per. Budget/2013-14

Pursuant to the decision of the Authority Action Taken Note on the Performance Budget for the year 2013-14 (1.4.2013 to 31.03.2014) is placed as under :

1. Performance Budget (Financial & Physical) for the year 2013-14 (1.4.2013 to 31.03.2014) **Annexure-A**
2. A copy of minutes of meeting of Monitoring Committee held on 07.07.2014 on Performance Budget for the year 2013-14 (1.4.2013 to 31.03.2014) **Annexure-B**

Submitted before the Authority for kind information.

RESOLUTION

Finance Member, DDA explained the agenda item.

Principal Secretary (Finance), GNCTD raised the following issues:

- (i) Regarding work at Sl. No.4 & 14 at Page No.23, allotment of funds in RE has significantly been enhanced but these funds have not been utilized.
- (ii) Regarding work at Sl. No.7 at Page No.24, RE has significantly been reduced. Still, the funds have not been utilised.
- (iii) In some of the works, expenditure is more than the RE.

Engineer Member, DDA explained that for the work at Sl. No.4, contract was awarded for execution of work and release of advance was anticipated. Regarding work at Sl. No.14, contract for execution of work was awarded but advance could not be released due to non finalization of drawings. Engineer Member further assured that quarterly review would be drafted to ensure that such type of situation does not arise in future.

Hon'ble Lt. Governor directed that budgetary discipline should be maintained.

Action taken note (ATN) on performance budget was noted by the Authority.

ANNEXURE-A

DELHI DEVELOPMENT AUTHORITY

SUB:- PERFORMANCE BUDGET FOR THE YEAR 2013-14 (Period 01.04.2013 to 31.03.2014).

The Authority has approved the Budget Estimates for the year 2013-14 in its meeting held on 31.01.2014. As per the directions of Authority performance budget will be reviewed in Authority meetings on quarterly basis. Accordingly item wise and project wise performance budget for the aforesaid period has been compiled and divided into two parts i.e. financial performance budget and physical performance budget. The detail of financial budget is given below:-

2. FINANCIAL PERFORMANCE BUDGET:

2.1. To know the financial performance vis-à-vis budget estimates of the year, the comparison has been made with Revised Budget Estimates of the year 2013-14 calculated with the actuals on the basis of financial statements for the afore-said period.

ACTIVITY-WISE SUMMARY OF BUDGET ESTIMATES VIS-A-VIS ACTUALS

[Rs. in crore]							
RECEIPTS	BE 2013-14	RE 2013-14	Actuals 2013-14	PAYMENTS	BE 2013-14	RE 2013-14	Actuals 2013-14
Disposal of houses	2828.14	1695.81	369.84	Acquisition of land	400.00	297.00	165.73
Disposal of shops	19.30	14.87	4.22	Dev. of land	2695.55	1801.48	1335.20
Resdl./Indl. & Comm. lands	2806.61	514.69	520.16	Construction of Houses & shops	1238.75	1237.61	957.49
Undev. land (GHS/Instl.)	222.80	343.40	368.60	Estt. Expndr. (Pay & Allowances)	660.35	328.68	495.30
Misc. Receipts	2063.98	2197.76	2011.78	Misc. Expndr.	616.52	581.79	1167.16
TOTAL:	7940.83	4766.53	3274.60	TOTAL:	5611.17	4746.56	4120.88

Break-up

Misc. Receipts

Misc. Expenditure

RECEIPTS	BE 2013-14	RE 2013-14	Actuals 2013-14	PAYMENTS	BE 2013-14	RE 2013-14	Actuals 2013-14
Ground Rent	139.42	163.64	158.18	Expdr. On works and Dev. Schemes	277.72	224.91	144.03
Composition Fee	53.00	50.00	41.72	Fixed Assets	21.44	21.96	9.37
Interest from Investment	1605.00	1670.65	1496.14	Grant to DMRC	313.50	313.50	313.50
Other revenue Compounding fee, damages etc.	246.41	312.92	315.44	Misc. (Refund of premia interest on deposits etc.)	3.86	21.42	700.26
Premia, works & Dev. Scheme	20.15	0.55	0.30	--	--	--	--
Total	2063.98	2197.76	2011.78	Total	616.52	581.79	1167.16

2.2 The above table indicates that upto 03/2014, against actual receipt of Rs. 3274.60 Cr. expenditure incurred is Rs. 4120.88 Cr. It also indicates that there is reduction in receipts by Rs. 1491.93 Cr. i.e. 31.30% of RBE and reduction in expenditure of Rs. 625.68 Cr. which is 13.18% of RBE 2013-14.

2.3 Head of account-wise details of receipts is given below:-

Sl. No.	Head of Account	BE 2013-14	RE 2013-14	Actuals 2013-14	[Rs in Crore]	
					Surplus(+)Deficit(-)	
					Amount	Percentage
1.	Nazul I	26.60	3.79	5.12	(+) 1.33	(+) 35.09%
2.	Nazul II	4717.23	2669.70	2427.09	(-) 242.61	(-) 9.09%
3.	B.G.D.A.	3197.00	2093.04	842.39	(-) 1250.65	(-) 59.75%
	TOTAL:	7940.83	4766.53	3274.60	(-) 1491.93	(-) 31.30%

Head of account-wise details of expenditure is given below:-

Sl. No.	Head of Account	BE 2013-14	RE 2013-14	Actuals 2013-14	[Rs in Crore]	
					Surplus(+)Deficit(-)	
					Amount	Percentage
1.	Nazul I	37.43	34.09	16.67	(-) 17.42	(-) 51.10%
2.	Nazul II	3989.26	2982.03	2383.96	(-) 598.07	(-) 20.05%
3.	B.G.D.A.	1584.48	1730.44	1720.25	(-) 10.19	(-) 0.59%
	TOTAL:	5611.17	4746.56	4120.88	(-) 625.68	(-) 13.18%

2.4 DDA could not spend the amount projected in development of land and construction of houses for achieving target for the year 2013-14. The expenditure under these two heads is the base for earning revenues for the future. The shortfall under the two heads is given below:-

Payment/Expenditure

Acquisition of Land

There is a shortfall of 44.20% under the head Acquisition of Land as per detail given below :-

Sl. No.	Particulars	BE 2013-14	RE 2013-14	[Rs. in Crore]	
				Actuals 2013-14	
1.	Net amount	400.00	297.00	165.73	
2.	Short fall in amount			131.27	
3.	Short fall			44.20%	

Development of Land

Sl. No.	Particulars	BE 2013-14	RE 2013-14	[Rs. in Crore]	
				Actuals 2013-14	
1.	Net amount	2695.55	1801.48	1335.20	
2.	Short fall in amount			466.28	
3.	Short fall			25.88%	

Construction of Houses & Shops

Sl. No.	Particulars	BE 2013-14	RE 2013-14	[Rs. in Crore]	
				Actuals 2013-14	
1.	Net amount	1238.75	1237.61	957.49	
2.	Short fall in amount			280.12	
3.	Short fall			22.63%	

The shortfall of 25.88% in development of land and 22.63% in construction activities is main concern of DDA.

2.6 Shortfall in construction of Houses & Shops is Rs. 280.12 Cr. out of which Rs. 239.55 Cr. is in schemes with budget provision in RBE 2013-14 of over and above Rs. 5.00 Cr. (Rupees five crore) as per details given below:-

B.G.D.A.

Sl. No.	Name of Work	BE 2013-14	RE 2013-14	Expndr. incurred from 4/13 to 03/14	[Figures in Lac] Shortfall	
					in %age	in absolute amount
1.	In-situ Reh. At A-14, Kalkaji Extn. SH: C/o 3000 M.S. Dus at CC site.	7000.00	2500.00	746.20	(-) 1753.80	(-) 70.15%
2.	C/o HIG houses, Sec-29, Ph-IV, Rohini.	650.00	1115.00	569.34	(-) 545.66	(-) 48.94%
3.	C/o 2144 LIG/MIG/SFS M.S. flats sector 18B.	2702.00	2915.00	3251.56	(+) 336.56	(+) 11.55%
4.	C/o houses 1246 HIG (MS) (Proposed) at sector-19 Dwarka Ph-II	250.00	3520.00	--	(-) 3520.00	(-) 100.00%
5.	C/o 2500 SFS houses at Vasant Kunj D-6 (Behind sample pilot project).	4610.00	2015.00	1129.35	(-) 885.65	(-) 78.42%
6.	Providing addition facilities at construction of mega houses at D-6 Vasant Kunj.	400.00	700.00	100.86	(-) 599.14	(-) 85.59%
7.	C/o SFS/MIG/LIG houses near spinal injury hospital, Vasant Kunj (Near-Sultangarhi).	8330.00	2500.00	1740.38	(-) 759.62	(-) 30.38%
8.	C/o 362 LIG/MIG houses at Sultan Garhi, Vasant Kunj.	3500.00	1200.00	876.39	(-) 323.61	(-) 26.97%
10.	C/o 483 MIG houses (MS) in Pkt-I, Sect-A9, Narela.	5300.00	4401.00	3796.80	(-) 604.20	(-) 13.73%
11.	C/o 24660 LIG & 4855 EWS houses in Narela GR-I & II (Turnkey Project).	24600.00	54600.00	41175.87	(-) 13424.13	(-) 24.59%
12.	C/o EWS houses at Village Siraspur.	11100.00	4050.00	3297.25	(-) 752.75	(-) 18.59%
13.	C/o 18600 EWS houses in Narela, Rohini, Dwarka (Turnkey Project).	36000.00	25000.00	32858.53	(+) 7858.53	(+) 31.43%
14.	C/o Mixed houses in A-1 & A-4 Narela.	10.00	5000.00	18.15	(-) 8981.85	(-) 99.80%
	TOTAL	104452.00	113516.00	89560.68	(-) 23955.32	(-) 21.10%

5. Shortfall in development of land is Rs. 466.28 Cr. out of this Rs. 134.70 Cr. is in schemes with budget provision in RBE 2013-14 of over and above Rs. 5.00Cr. (Rupees five crore) as per details given below:-

Nazul A/c-II

Sl. No.	Name of Work	BE 2013-14	RE 2013-14	Expndr. incurred from 4/13 to 03/14	[Figures in Lac] Shortfall	
					in absolute amount	in % age
1.	C/o Bridge over drain No-6 Bawana Escape drain CLC & Delhi sub-branch.	1200.00	1500.00	1291.05	(-) 208.95	(-) 13.93%
2.	D/o land Ph-IV&V Rohini C/o full r/w of Master Plan Road Rohini Ph- IV & V.	1320.00	1350.00	1059.33	(-) 290.67	(-) 21.54%
3.	D/o 400 Hect. of land Acqrd. Recently in Ph-IV & V (Sect. 27 & 28) Rohini.	4075.00	1133.00	2054.89	(+) 921.89	(+) 81.37%
4.	D/o land in sect. 29 & 30 Rohini (Pt. land available).	2090.00	4580.00	3346.44	(-) 1233.56	(-) 26.93%
5.	D/o land under Acq. In Rohini Ph-IV & V (258.17Hact of land in Sect-29 & 30)	3600.00	3206.00	3051.73	(-) 154.27	(-) 4.81%
6.	C/o 100 M r/w UER-II connecting in canal to RLY lines to Mundika NH-10.	3850.00	1100.00	947.29	(-) 152.71	(-) 13.89%
7.	D/o land in sector-34 Ph-IV & V Rohini.	11580.00	4405.00	503.36	(-) 3901.64	(-) 88.57%
8.	D/o land in sect-36 & 37, Ph-IV & V Rohini.	17000.00	2026.00	231.38	(-) 1794.62	(-) 88.58%
10.	C/o roads in DC-1&2, sector-10, Rohini SH: C/o 40M R/W CC RD DX-1&2 sec-10, Rohini.	300.00	850.00	621.00	(-) 229.00	(-) 26.94%
11.	D/o land at Sec-G-2 & G-6 Narela Subcity.	5500.00	19300.00	16921.93	(-) 2378.07	(-) 12.32%
12.	C/o Master Plan Road at Narela C/o Approach road ISBT to Western Yamuna Canal.	514.00	1000.00	809.03	(-) 190.97	(-) 19.10%
13.	D/o main land and const. of 60M & 45M M.P. Road Dwarka Ph-II.	1030.00	8838.00	9480.81	(+) 642.81	(+) 7.27%
14.	D/o land at Dwarka Project SW of Delhi SH: Covering of Palam Drain Sitapuri.	2110.00	1550.00	1419.52	(-) 130.48	(-) 8.42%
15.	M/o various Col. NA-II in Dwarka SH. Dense Bitumenous carpeting MP Roads of Dwarka.	2300.00	2800.00	2799.02	(-) 0.98	(-) 0.03%
16.	Land protection works trans. Yamuna Area.	806.00	1104.00	726.93	(-) 377.07	(-) 34.15%
17.	D/o land at CBD Shahdara scheme.	120.00	1010.00	0.52	(-) 1009.48	(-) 99.95%
18.	Integrated Freight complex at Gazipur wholesale market.	1725.00	1120.00	1502.78	(+) 382.78	(+) 34.18%
19.	D/o Integrated Freight complex Narela	2510.00	1503.00	1407.48	(-) 95.52	(-) 6.35%
20.	On channel treatment of water flow in Palm drain Madhu Vihar Dwarka.	400.00	1050.00	1018.78	(-) 31.22	(-) 2.97%
21.	Development of coronation park in Kingsway Camp. North Delhi.	2660.00	947.00	909.86	(-) 37.14	(-) 3.92%
	TOTAL	64690.00	60372.00	50103.13	10268.87	(-) 17.01%

PHYSICAL PERFORMANCE BUDGET

SUB:- PERFORMANCE BUDGET UP TO FOURTH QUARTER OF YEAR (I.e. 01.04.2013 to 31.03.2014)

Nazul A/c-II

(Figures in Lacs)

SL No	Name of work	BE 2013-14	RE 2013-14	Expdr. incurred from 4/13 to 03/14	Shortfall In %age in absolute amount	Date of accord of AA & ES of the scheme	Date of approval of tender by WAB/CE	Actual date of award of work to agency	Date of rejection of tender, if any, by WAB/CE	Stipulated/ Target Date of completion.	Physical Progress %	Reason for slippages	Remedial measures proposed to be taken.
1.	C/o Bridge over drain No-6 Bawana Escape drain CLC & Delhi sub-branch.	1200.00	1500.00	1291.05	(-)1208.95 (-)13.93%	12.11.13	—	—	—	30.11.14	95(I&FC) 40(HID)	1. Late start of bridge on Western Yamuna Canal by Haryana irrigation Deptt.	Work in progress. Bridges on drains being constructed by I&FC and on W.Y.C by Haryana irrigation Deptt. as deposit work.
2.	D/o land Ph-IV&V RohiniC/o full r/w of Master Plan Road Rohini Ph- IV & V.	1320.00	1350.00	1059.33	(-)290.67 (-)21.54%	25.5.10	11.01.12	27.2.12.	N.A.	7.6.13 16.4.14	100	1. Stay granted for a portion of land	Work completed on 16.4.14
3.	D/o 400 Hect. of land Acqrd. Recently in Ph-IV & V (Sect. 27 & 28) Rohini.	4075.00	1133.00	2054.89	(+) 921.89 (+)81.37%	EM.6(34)Estt./1345 2-73 for Rs. 129.94 crore for Ph.I & II and 226.00 crores for Ph.IV & V.							Expenditure in r/o scheme No. 24025103 and 24025085 is booked combined i.e. Rs. 2115.81 lac. NDPL estimate not received.
4.	D/o land in sect. 29 & 30 Rohini (Pt. land available).	2090.00	4580.00	3346.44	(-) 1233.56 (-) 26.93%	EM.6(69)02/Estt./P L/2179-89 dated 23.3.05 for Rs. 9834.86 lacs							NDPL estimate not received.

5.	D/o land under Acq. in Rohini Ph-IV & V (258.17Hact of land in Sect-29 & 30)	3600.00	3206.00	3051.73	(-) 154.27	(-) 4.81%	Em.6(26)/2007/Estt./Pt./1601 dated 11.04.08 for Rs. 178.14 Crores.								Minor shortfall.
6.	C/o 100 M r/w UER-II connecting in canal to RLY lines to Mundika NH-10.	3850.00	1100.00	947.29	(-)152.71	(-)13.89%	25.02.09	6.12.12	01.01.13	N.A.	10.4.14 31.3.15	28	1. Work partly held up due to stiff resistance by the villagers of Barwala Village. 2. Land is to be exchanged with OSIIDC.	- Settlement with Villagers by Mutual Consent required. - Police help required. - Matter already taken up at the level of VC.	
7.	D/o land in sector-34 Ph-IV & V Rohini.	11580.00	4405.00	503.36	(-)3901.64	(-)88.57%	EM.6(72)/2008/Estt./Pt./473 dated 4.2.2010 for Rs. 247.93 lac. Spl Approval of Rs. 108/- crore for OJB.							1 NDPL estimate not received. 2. Major works of Rohini Zone are running in sector 34 to 37 and all the works in Rohini have been suspended since 10.5.2013 due to stay in Hon'ble Court. Though the stay is vacated on 13.1.2014 but villagers are not allowing to execute the work and police protection is not available.	
8.	D/o land in sect-36 & 37, Ph-IV & V Rohini.	17000.00	2026.00	231.38	(-) 1794.62	(-) 88.58%	D/o 153.55 Hect. of land (i) EM6(2)/2012/Estt./Pt./907 dated 6.3.2012 for Rs. 27541.61 lac. Spl.							1. Major works of Rohini Zone are running in sector 34 to 37 and all the works in Rohini have	

							Approval of CA dated 3.8.2012 for Rs. 23,800/- lac for DJB. (II) D/o 122.92 Hect of land. EM 6(2)2012/909 dated 6.3.2011 for Rs. 24788.78 lac. Spl. Approval for Rs. 2600/- lac for DJB.								been suspended since 10.5.2013 due to stay in Hon'ble Court. Though the stay is vacated on 13.1.2014 but villagers are not allowing to execute the work and police protection is not available.
10.	C/o roads in DC-182, sector-10, Rohini SH: C/o 40M R/W CC RD 'DX-182 sec-10, Rohini.	300.00	850.00	621.00	(-) 229.00	(-) 26.94%									The progress of work is very good.
11.	D/o land at Sec-G-2 & G-6 Narela Subcity.	5500.00	19300.00	16921.93	(-) 2378.07	(-) 12.32%	1.9.2006	27.4.2011	-	-	-	-	-	-	An amount of Rs. 430.00 lacs was reappropriated from Elect. Wing to Civil Wing with the approval of VC/DDA. No short fall in respect of Civil Wing. There is a short-fall of Rs. 19.48 Crores for Elect. Wing.
12.	C/o Master Plan Road at Narela C/o Approach road ISBT to Western Yamuna Canal	514.00	1000.00	809.03	(-) 190.97	(-) 19.10%	19.5.08	11.01.12	16.02.12	N.A.	25.2.13 5.2.14	100%	1. Final bill could not be paid. 2. Pending decision regarding payment under clause 10 CA.	Work completed on 25.02.14. Decision regarding payment under clause 10 CA Received.	
13.	D/o main land and const. of 60M & 45M M.P. Road Dwarka Ph-II:	1030.00	8838.00	9480.81	(+) 642.81	(+) 7.27%							Electrical Division No.-5 & Electrical		

														Div.no-12 was allotted Rs.600.00 lacs there is no slippages from civil wing of DWK Zone.	
14.	D/o land at Dwarka Project SW of Delhi SH: Covering of Palam Drain Sitapuri.	2110.00	1550.00	1419.52	(-) 130.48	(-) 8.42%								Work delayed due shifting of electric transformers & poles by BSES.	Electrical Transformers and poles recently shifted by BSES now the work has been accelerated & will be completed with in time.
15.	M/o various Col. NA-II in Dwarka SH: Dense Bitumenous carpeting MP Roads of Dwarka.	2300.00	2800.00	2799.02	(-) 0.98	(-) 0.03%									
16.	Land protection works trans. Yamuna Area.	806.00	1104.00	726.93	(-) 377.07	(-) 34.15%	N.A	N.A	N.A	N.A.	N.A.	N.A.	Provision kept for protection of vacant land from encroachment, if any got vacated during the period.	All vacant over during the period has been fenced, hence no slippage.	
17.	D/o land at CBD Shahdara scheme.	120.00	1010.00	-0.52	(-) 1009.48	(-) 99.95%	EM.6(1)99/1086-1107 dt.17.7.2000 for Rs.118.18 Crore.	N.A	N.A	N.A.	N.A.	N.A.	Approval of Drawing from fire DUAC & Screening Committee is awaited.	Efforts are being made to get the approval expedited from the concerned department.	
18.	Integrated Freight complex at Gazipur wholesale market.	1725.00	1120.00	1502.78	(+) 382.78	(+) 34.18%	EM.6(1)99/1086-1107 dt.17.7.2000 for Rs.9825.93+Rs.10,885.11 Crore.	N.A	N.A	N.A.	N.A.	N.A.	For excess expenditure approval of VC/DDA	There is no slippage of works.	

													for re-appropriation of funds obtained in march, 2014	
19.	D/o Integrated Freight complex Narela.	2510.00	1503.00	1407.48	(-) 95.52	(-) 6.35%	6.09.2005	25.10.10	Nov. 2010	—	—	—	—	There is no short fall
20	On channel treatment of water flow in Palm drain Madhu Vihar Dwarka.	400.00	1050.00	1018.78	(-) 31.22	(-) 2.97%								
21.	Development of coronation park in Kingsway Camp. North Delhi.	2660.00	947.00	909.86	(-) 37.14	(-) 3.92%	11.3.2011	16.6.2011	8.7.2011	15.2.11			Due to non-approval of RPE from the Competent Authority.	F.C. for the work has already been issued from Director(Finance) . EAC Agenda has been submitted to Competent Authority.
	TOTAL	64690.00	60372.00	50103.13	10268.87	(-) 17.01%								

SUB:- PERFORMANCE BUDGET UP TO FOURTH QUARTER OF YEAR (i.e. 01.04.2013 to 31.03.2014)

B.G.D.A.

(Figures in Lacs)

Sl. No	Name of work	BE 2013-14	RE 2013-14	Expdr. incurred from 4/13 upto 03/14	(-) Shortfall (+) Excess In % age in absolute amount		Date of accord of AA & ES of the scheme	Date of approval of tender by WAB/CE	Actual date of award of work to agency	Date of rejection of tender, if any, by WAB/CE	Stipulated / Target Date of completion.	Physical Progress %	Reason for slippages	Remedial measures proposed to be taken.
1.	In-situ Reh. At A-14, Kalkaji Extn. SH: C/o 3000 M.S. Dus at CC site.	7000.00	2500.00	746.20	(-) 1753.80	(-) 70.15%	EM 6(10)/12/Estt./Pt./5 081 dt.23.10.2012. Rs.21808.13	6.12.12 21.12.12	10.1.13	NIL	36 Month	1.5%	This is a turnkey project and awarded to M/s FRA Infra Engg. Ltd. The work has been started on 25.01.2013 and likely to be completed by 24.01.2016 Statutory Approvals have been obtained from DUAC, CFO, AAI, EIA & MCD	On ground excavation of earth work is in progress. Excavation equipment and batch mix plants are available at site.
2.	C/o HIG houses, Sec-29, Ph-IV, Rohini.	650.00	1115.00	569.34	(-) 545.66	(-) 48.94%	EM.6(87)2004/Estt./Pt.3357 dated 21.9.06 for Rs. 66.36 crores Revised AA & ES accorded vide No. EM.6(59)2010/Estt./Pt./4848 dt. 9.12.2010 for Rs. 114.08 Crore							Payment for lifts to the concerned agency could not made by March 2014.
3.	C/o 2144 UG/MIG/SFS M.S. flats sector 18B.	2702.00	2915.00	3251.56	(+) 336.56	(+) 11.55%								
4.	C/o houses 1246 HIG (MS)	250.00	3520.00	-	(-) 3520.00	(-) 100.00%								

	(Proposed) at sector-19 Dwarka Ph-II													
5.	C/o 2500 SFS houses at Vasant Kunj D-6 (Behind sample pilot project). C/o 240 HIG, 104 MIG, 120 LIG in each Group (As given below)	4610.00	2015.00	1129.35	(-) 885.65	(-) 78.42%	15.11.01 Rs.22087/-	27.9.07	—			09.12.09 30.4.11		
	132 HIG, 48 MIG, 60 LIG in each Group-1 (Part-A)						Practically work	completed	except	Some	Minor	Items	Delay due to slow progress by the Agency.	Bills of Contractors/ Agencies are to be finalized
	108 HIG, 56 MIG, 60 LIG in each Group-1 (Part-B)													
	132 HIG, 48 MIG, 60 LIG in each Group-2 (Part-A)													
	108 HIG, 56 MIG, 60 LIG in each Group-2 (Part-B)													
	132 HIG, 48 MIG, 60 LIG in each Group-3 (Part-A)													

	108 HIG, 56 MIG, 60 LIG in each Group-3 (Part-B)													
	132 HIG, 48 MIG, 60 LIG in each Group-4 (Part-A)													
	108 HIG, 56 MIG, 60 LIG in each Group-3 (Part-B)													
6.	Providing addition facilities at construction of mega houses at D-6 Vasant Kunj.	400.00	700.00	100.86	(-) 599.14	(-) 85.59%	EM6(96)04/Esstt./P t.764 dt7.3.2007 Rs. 2990.36		Work	Completed				Contractors/ Agencies Bills are yet to be finalized
7.	C/o SFS/MIG/LIG houses near spinal injury hospital, Vasant Kunj (Near Sultangarhi). C/o 852 LIG/MIG Houses at Sultan Garhi. (a)C/o 223 OUS (154MIG+169LIG) Cluster-2 (b)C/o 213 OUS (157MIG+56LIG)	8330.00	2500.00	1740.38	(-) 759.62	(-)30.38%	15.11.01 Rs. 22087/							
								18.09.09	15.10.09		31.12.12 30.06.14	94%	Building work Development Executed and agreement with agency.	Completed Work shall be Supplementary is being drawn
								30.7.10	30.8.10		08.09.12 14.05.14 31.12.14	34%	Delay due to non supply of drawing by the Consultant	Matter is being pursued with the Consultant and Agencies for completion of work within target

	Cluster -3							13.4.10	20.5.10	—	14.07.12	15%		
	(c) C/o 209 HIG Cluster-4							27.4.10	24.05.10	—	02.06.12 14.07.14	0.50%		
	(d) C/o 207 HIG Cluster-1													
8.	C/o 362 LIG/MIG houses at Sultan Garhi, Vasant Kunj.	3500.00	1200.00	876.39	(-) 323.61	(-) 26.97%	EM6(96)/04/Estt./P t.764 dt.7.3.07 Rs.2990.36	30.4.2010 7.5.2010	10.5.2010	—	19.5.2012 30.6.2014 31.12.14	51%	Work delayed due to non supply of drgs.by the Consultant	Matter is being pursued with the Consultant and Agencies for completion of work within target
10.	C/o 483 MIG houses (MS) in Pkt-I, Sect-A9, Narela.	5300.00	4401.00	3796.80	(-) 604.20	(-) 13.73%	23.4.2008	16.6.2011	8.7.2011	—	—	—	Delay in start of work due to non-availability of Environment Clearance.	Work is under progress as per revised mile stone. Target shall be met.
11.	C/o 24660 LIG & 4855 EWS houses in Narela GR-I & II (Turnkey Project).	24600.00	54600.00	41175.87	(-) 13424.13	(-) 24.59%	—	9.4.2013	18.4.2013	—	—	—	—	Work started late due to late approvals. Be amount was met with.

12.	C/o EWS houses at Village Siraspur.	11100.00	4050.00	3297.25	(-) 752.75 C C C	(-) 18.59%	30.11.2006	09.04.10	11.06.10	—	—	—	The work was delayed on a/c of various reasons. Part of the site was disputed as there was an unauthorized colony for which provisional regularization certificate was given by Delhi Govt. in view of which the High Court granted stay. The layout plan found not feasible. The Delhi Fire Service desired change in width of stair case. The final layout was approved by the Screening Committee on 8.8.2011 after which the activity could take place.	AA & ES exhausted. RPE is in process. Payment could not be released due to exhaust of AA & ES.
13.	C/o 18600 EWS houses in Narela, Rohini, Dwarka (Turnkey Project).	36000.00	25000.00	32858.53	(+) 7858.53	(+) 31.43%								Minor shortfall.s
14.	C/o Mixed houses in A-1 & A-4 Narela.	10.00	9000.00	18.15	(-) 8981.85	(-) 99.80%	30.8.2013	23.1.2014						Work could only be awarded in the end of quarter of 2013-14. Payment could

														not be released for above reason.
	TOTAL	104452.00	113516.00	89560.68	(-) 23955.32	(-) 21.10%								

**DELHI DEVELOPMENT AUTHORITY
[BUDGET SECTION]**

No.F.4 (3)91/Performance Budget/2014-15/ 54 Dated 11.7.14

Sub: Minutes of the meeting of Monitoring Committee on DDA's Performance Budget for the financial year 2014-15 i.e. 1.4.2013 to 31.03.2014).

A meeting of the Monitoring Committee constituted to review the Performance Budget of DDA for the aforesaid period was held on 07.07.2014.

Members/Officials present were:-

1. Sh. Manish Kumar, Finance Member,
2. Sh. Abhai Sinha, Engineer Member,
3. Sh. M.K. Gupta, Commissioner (LD),
4. Sh. Sandeep Mehta, CE (E),
5. Sh. Om Prakash, CE (NZ),
6. Sh. R.K. Gupta, PM (MPR),
7. Sh. R.K. Agarwal, former, CE (Rohini),
8. Sh. D.P. Singh, CE (DWK & EZ),
9. Sh. Ashok Nigah, CE (HQ),
10. Sh. E. Raja Budh, Dir. (LM),
11. Sh. T.R. Anand, FO to CE(EZ),
12. Sh. Vijay Kumar, EO-III,
13. Sh. S.K. Minocha, Dir (F) Consultant,
14. Smt. Kiran Seth, Dy. CAO (Plan),
15. Sh. R.V. Garg, Sr. AO (Budget),

Initiating the discussion on the performance budget, FM/DDA informed that the review in hand is basically to assess the performance of the projects of Engineering Wing emerging at BE and RE stage of the year 2013-14. He stated that the Authority had approved Rs. 4746.56 Cr. for incurring expenditure in RE 2013-14 against which the actual expenditure incurred was Rs. 4120.88 Cr. FM pointed out that there was shortfall in incurring expenditure under the head "Acquisition of land" wherein against a provision of Rs. 297.00 Cr. in RE 2013-14 the actual expenditure incurred was Rs. 165.73 Cr. Further under the head "Development of land" against budget provision of Rs. 1801.48 Cr. the expenditure incurred was Rs. 1335.20 Cr. and shortfall in expenditure was Rs. 466.28 Cr. For the construction of houses and shops against budget provision of Rs. 1237.61 Cr. only Rs. 957.49 Cr. was spent resulting in shortfall of expenditure to the extent of Rs. 280.12 Cr.

While discussing the scheme-wise shortfall in expenditure FM, DDA advised that this year's review of the Engineering Wing performance should be kept in mind at the time of formulating budgetary proposals more realistically in respect of the revised budget estimates for this year in RE 2014-15 and Budget estimates for the ensuing year 2015-16.

The Project Manager (MPR) informed that in respect of scheme "Construction of bridge over drain No.-6 Bawana escape drain CLC and Delhi sub-branch" the progress could not be achieved due to late start of bridge on Western Yamuna Canal by Haryana irrigation department.

In respect of scheme "Development of land Ph- IV & V Rohini, C/o full r/w of Master Plan Road Rohini Ph-IV & V" the budget provision could not be utilized because stay was granted for a portion of land under the scheme.

With regard to scheme "Development of land in sector-29 & 30, Rohini (Pt. land available)" it was informed by the Chief Engineer (RZ) that the budget provision kept in RE 2013-14 could not be utilized because NDPL estimates were not received for making the payment.

For the scheme "Development of land in sector-34, Ph-IV & V Rohini" it was informed by the Chief Engineer that the huge shortfall in expenditure was because NDPL estimate were not received for making payment. Major works of Rohini zone were running in sector-34 to 37 and all the works in Rohini were suspended since 10.05.2013 due to stay in Hon'ble Court. Though the stay has been vacated on 13.01.2014, the villagers are not allowing to execute the work and police protection is not available.

In respect of scheme "Development of land CBD at Shahdara" a provision of Rs. 10.10 Cr. was kept in RE 2013-14 against which only Rs. 0.52 Lacs was spent and it was informed that approval of drawing from fire DUAC and Screening committee was awaited to execute the work.

Under the scheme "In-situ Rehabilitation at A-14, Kalkaji Extn. SH:C/o 3000 MS Dus at CC site" a budget provision of Rs. 25.00 Cr. could not be utilized because the work has been started on 25.1.2013 and is likely to be completed by 24.01.2016

The Chief Engineer (Dwarka) present in the meeting explained that the budget provision of Rs. 35.20 Cr. kept in respect of "Construction of houses 1246 HIG (MS) at sector-19, Dwarka Ph-II" remained unutilized because the agency had not furnished the performance guarantee therefore, security deposit was forfeited and tenders for the work have been recalled.

Further the provision of funds kept in respect of scheme "Construction of 2500 SFS houses at Vasant Kunj D-6 (behind sample pilot project)" the budget provision kept could not be utilized because the progress of work done by the agency was slow.

For the schemes "C/o SFS/MIG/LIG houses near spinal injury hospital, Vasant Kunj (near Sultangarhi)" and "C/o 362 LIG/MIG houses at Sultangarhi, Vasant Kunj" the budget provision could not be utilized because the consultant had not supplied the drawings.

The budget provision in respect of scheme "Construction of 483 MIG houses (MS) in Pkt-1, sector-A-9, Narela" could not be utilized because of delay in start of work due to non availability of environment clearance.

The budget provision for the scheme "Construction of 24660 LIG and 4855 EWS houses in Narela Group-I and II" could not be utilized because the work started late due to late approvals received for the work.

It was informed by the Chief Engineer (NZ) that expenditure could not be incurred in the scheme "Construction of mix houses in A-I and A-IV Narela" because the work could not be awarded in the last quarter of the year 2013-14.

During the course of review of the performance budget it was noticed that in some schemes the provision of funds kept by the Chief Engineer (Electrical) for providing grid in the area was kept. The same was not utilized because offer of allotment of plot for establishing the Grid was not sent by Land Department of DDA to Delhi Govt.

It was therefore, decided that CE (Electrical) will ensure that no budget provision should be kept for the grid component of project till such time the allotment of plot has been got confirmed.

The meeting ended with vote of thanks to the chair.


Chief Accounts Officer

Copy to:-

1. Finance Member.
2. Engineer Member.
3. Commissioner (LD).
4. Chief Engineer (Electrical).
5. Chief Engineer (NZ).
6. Chief Engineer (Rohini).
7. Chief Engineer (DWK &EZ).
8. Chief Engineer (HQ).
9. OSD to VC for kind information of the latter.
10. Project Manager (MPR).
11. Director (LM).
12. EO-III to EM.
13. Dy. CAO (Plan).
14. FO to CE (EZ).
15. Director (Finance) Consultant.
- ✓16. Sr. AO (Budget).



DELHI DEVELOPMENT AUTHORITY

Item No. 114/14

ITEM NO. 114/2014

Sub: Recommendations of Advisory Group in its 13th meeting held on 11.06.2014-
Modifications in MPD-2021 as part of mid-term review of the Plan
File No. F. 20(19)/2014-MP

1.0 Background:

1.1 MPD-2021 provides for review of the said Plan at mid-term & five-yearly interval so as to guide the development and keep pace with the fast changing requirement as well as ground realities based on Census data etc. for balanced and sustainable development. The different sectors and their targets to be achieved and the period of monitoring are given in Table-18.1 of the MPD-2021. Eleven Management Action Groups (MAGs) were constituted as per the approval of Hon'ble LG of Delhi.

1.2 In addition, the Hon'ble L.G. in consultation with UDM, Govt. of India has decided for constitution of an 'Advisory Group for taking up the Mid-Term Review of MPD-2021' with experts from different Institutions/Departments on the occurrence of completion of mid-term period of MPD-2021. Further, the competent authority decided that based on the minutes/recommendations of MAGs, the proposed amendment(s) will be placed before the Advisory Group (AG) u/c of Lt. Governor, Delhi for consideration and subsequently, as per the decisions/recommendations of the AG on same, the modifications/amendments in MPD-2021 will be put up to the Authority for consideration.

2.0 RECOMMENDATIONS OF MAGs AND AG

2.1 The 13th meeting of Advisory Group meeting was held on 11.06.2014 wherein clarification/ interpretation of modifications approved by Advisory Group on 23.02.2012 and notified on 13.05.2013 were approved. Accordingly, following modifications in MPD-2021 are proposed (texts highlighted '*italic bold*') to be added:

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Table 5.4: Development Control – Commercial Centres		
1.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given <i>in case of CC/LSC/CSC. The parking to be provided as per MPD-2021 norms on the total FAR.</i>

2.2 Draft Chapter on Environment

The draft Chapter on Environment as recommended by the Management Action Group on "Environment Planning & Co-ordination" in its various meetings and further discussed in the meeting held on 04.03.2014 under the Chairmanship of VC, DDA and Chairman of MAG,

Secretary (Environment), GNCTD. This was considered & approved in the 13th meeting of Advisory Group held on 11.06.2014.

The redrafted Chapter on "Environment" is placed before Authority for consideration. Accordingly, following modifications in MPD-2021 are proposed.

Par a/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter 9.0 Environment		
	Creation of a sustainable physical and social environment for improving quality of life is one of the major objectives of the plan. The almost unprecedented scale and speed of urbanisation in Delhi has resulted in enormous pressures on the physical environment with a severe adverse impact in terms of pollution, and today Delhi is considered to be among the most polluted cities in the world. The city's environment can essentially be seen in terms of two components of urban management- the environment per se, or the habitat, and services management. The former pertains to the natural features and resources including: the elements of air and noise, water (water bodies-river, lakes, drains and ponds and ground water) and land with reference to open spaces, green areas and other surface and sub-surface conditions. The latter is related to the built environment and includes the environmental infrastructure - water supply, sewerage, solid waste disposal, and the transportation network. In the above stated background the following three fold approach and strategy will need to be adopted. i) Management of Natural Resources and the related environment infrastructure and services in a manner that would lead to optimisation of use of natural resources, and reduction/abatement of pollution. ii) Conservation and Development of the Natural features with a view to enhancing their environmental value; and iii) Development and preservation of	Creation of a sustainable physical and social environment for improving quality of life is one of the major objectives of the plan. The almost unprecedented scale and speed of urbanisation in Delhi has resulted in enormous pressures on the physical environment with a severe adverse impact in terms of pollution, and today Delhi is considered to be among the most polluted cities in the world. The city's environment can essentially be seen in terms of two components of urban management- the environment per se, or the habitat, and services management. The former pertains to the natural features and resources including: the elements of air and noise, water (water bodies-river, lakes, drains and ponds and ground water) and land with reference to open spaces, green areas and other surface and sub-surface conditions. The latter is related to the built environment and includes the environmental infrastructure - water supply, sewerage, solid waste disposal and the transportation network. In the above stated background the following three fold approach and strategy will need to be adopted. i) Management of Natural Resources and the related environment infrastructure and services in a manner that would lead to optimization of use of natural resources, and reduction / abatement of pollution. the Natural features with a view to enhancing their environmental value; and ii) Conservation and Development of the Natural features with a view to enhancing their environmental value; and iii) Development and preservation of open spaces, greens and landscape / recreational areas. iv) <i>To make Delhi into a wise and minimal resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.</i>

open spaces, greens and landscape/ recreational areas. A clear approach towards management of 4 types of wastes generated in Delhi, namely Solid Waste, Hazardous Waste, Bio-Medical Waste and Electronic Waste, should be adopted. The approach should take into account the need for adopting the Clean Development Mechanism (CDM) and the awareness of the carbon credits that can be earned and encashed through a planned and organized mechanism, to be developed for this purpose.	v) <i>To make Delhi into a maximum reuse and recycling city by adopting relevant policy strategies in all sectors</i> vi) <i>To make Delhi an equitable access and livable city for all by ensuring that affordability drives the agenda for sustainability.</i> A clear approach towards management of 4 types of wastes generated in Delhi, namely Solid Waste, Hazardous Waste, Bio-Medical Waste and Electronic Waste, should be adopted. The approach should take into account the need for adopting the <i>actions under Delhi State Action Plan on Climate Change</i> and the awareness of the carbon credits that can be earned and encashed through a planned and organized mechanism, to be developed for this purpose.
9.1 NATURAL RESOURCES Natural Resource Conservation includes management of water (surface and ground), air and noise. 9.1.1 WATER (SURFACE AND GROUND) a) The surface water resources in Delhi are basically comprised of the river Yamuna, drains and the lakes/ponds. The ground water in Delhi occurs in confined and semi-confined conditions, with depths varying from 1 m to 10 m below the ground level and in the alluvial terrain, several sandy aquifers occur at different levels upto a depth of 70 m. Based on studies and statistics, some of the striking features that are revealed about the surface water resources in Delhi are: - The Yamuna river and the drains are highly polluted; - The supply of water for human use is too much in absolute terms, but is characterized by iniquitous distribution in per capita terms in different areas, and significant wastage; - Assuming that 80 percent of the water is converted into waste water, the capacity to treat waste water is grossly deficient; Various options for the re-use of treated waste water must be explored and implemented. - The actual quantity of waste water treated is much below the installed capacity on account of	9.1 NATURAL RESOURCES 9.1.1 WATER BODIES, STORM WATER AND NATURAL DRAINAGE SYSTEMS <i>The traditional practice of harvesting rainwater in cities, through ponds, tanks and lakes and natural wetlands will be important to revive for the modern city. Today, all cities, including Delhi have no option but to get water for supply from longer and longer distances. This system of water supply leads to high cost of energy and high losses in distribution and expenditure in repairs and maintenance of pipelines. As a result, in spite of adequate water availability, supply is poor and iniquitous. It is also clear that where the official pipeline does not reach, as in many parts of south and southwest Delhi, people have no option but to use groundwater. The declining levels of groundwater are an indicator of the lack of supply. The way ahead is to protect and rejuvenate water bodies, so that groundwater is recharged and these sources can be used to supply locally. In addition, natural wetlands play an important role in storm water and flood control as well as provide spaces for recreation and education. There are also new concerns that impact of climate change will result in extreme rainfall events. In this scenario, there will be more rain but in lesser number of rainy days, which could lead to increased problems of urban flooding. The only way to cope with this changing rainfall pattern is to plan for drainage and water bodies, as critical sponges of the city. This requires scaling up of rainwater harvesting efforts, to ensure that water is channelized and used for recharge on all urban surfaces as well as in</i>

missing links in sewer connectivity between the generation points and treatment plants and choking/silting of sewer lines, etc. The missing links in sewer connectivity must be covered for its continuity from the generation point to the treatment plant. v. The planned re-use of treated waste water is minuscule; vi. The treated wastewater is being largely put back into the drains and gets polluted again before flowing into the river Yamuna, which receives 70 percent of its waste from the 22 kms. of its flow through urban Delhi which, in turn, constitutes only 2 percent of the total length of the river basin stretching from its point of origin till its merger into the Ganga at Allahabad; vii. A large number of the traditional water bodies in the form of ponds, etc. (excluding areas of unintended water logging along railway tracks, highways and canals etc.) have been encroached or have otherwise become defunct. viii. The standards for STP / CETP developed by Central Pollution Control Board / Delhi Pollution Control Committee should be adhered to. ix. The public participation and education programmes must be encouraged so that the sensitivity of the water resource is understood by the consumers, students and RWAs. b) Groundwater is one of the major sources for water supply in many parts of the country. In Delhi too, ground water contributes a substantial quantity of water supply. Especially in new development areas, groundwater is largely being used as drinking water resources. The Central Ground Water Board (CGWB) assessed the total groundwater potential to be 292 million cubic meters (MCM) in 2003 as compared to 428.07 MCM in 1983, showing an overdraft and reduction of around 130 MCM over the past 20 years. Out of the 6 blocks into which Delhi is divided, significant over drawl /	decentralized water structures spread across the city. 9.1.1.1 Measures taken to protect water bodies <i>Till 2000, there was no assessment of the number of water-structures in Delhi. The problem was compounded because water bodies existed under multiple jurisdictions – MCD, DDA, Irrigation and flood control department, archaeological survey of India and others. There was no demarcation of the water body or the channel that feeds the structure from the catchment. As a result many water bodies were taken over for housing or simply lost to garbage and encroachment.</i> <i>However, with the intervention of the judiciary, there have been efforts to identify the water bodies in the city. The first joint survey of the Hon'ble High Court appointed committee identified 508 bodies; the second survey took the number to 580; subsequently other surveys revealed that there were between 629 to 900 water bodies in the city. The question has also been raised about the size of the water body that needs to be protected. The initial contention was that only those structures that are equal or larger than 4000 sqm (0.4 ha) should be considered for protection. However, the Hon'ble High Court has directed that smaller water bodies would be easier to regenerate and would work as recharge structures.</i> <i>The objective will be to ensure that at least 2-5 per cent of the total land area is under water bodies in any land use. In case of existing developed zones, it will be difficult to increase the areas for carving out additional water bodies. In new development, it will be provided at the rate of 2-5% depending upon the existing features.</i> <i>Following measures shall be taken to protect, revive and rejuvenate water bodies.</i> <i>1. List of Water Bodies Identified by the Delhi Parks and Gardens Society has been enclosed in Annexure.</i> <i>2. The database of water bodies will be prepared by GNCTD on a GIS map and made available in the public domain. There will be regular surveys, using remote sensing and other methodologies to ensure that the water body has not been encroached or destroyed.</i> <i>3. The National Wetland Atlas prepared by ISRO for the Ministry of Environment and Forests, Government of India</i>
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reduction has been observed in the Najafgarh and Mehrauli blocks. Rapid urbanisation leading to reduction in recharge of aquifers, increasing demand in the agriculture, industrial and domestic sectors, stress put on groundwater resources in periods of drought/deficient rainfall, and unplanned withdrawal from the sub soil aquifers, have been mainly responsible for decline in groundwater levels. The average annual rainfall in Delhi is 611 mm. However, recharge of ground water gets limited due to decreased availability of permeable surfaces owing to urbanisation, and the runoff getting diverted into the sewers or storm water drains that convey the water into the river Yamuna. The annual rainwater harvesting potential has been assessed at 900 billion litres or 2500 million litres per day. If even 25% of this could be harvested it would imply availability of 625 mld, which would be nearly equivalent to the presently estimated deficiency. This is in addition to the potential for roof water harvesting assessed at around 27 mld. The existing drainage basins shall have to be made self-sustainable in water management by integrating water-sewerage-drainage systems. New projects and upgradation of present infrastructure should be taken up in addition to promotion of water conservation through an integrated and a community driven model. Complimentary short term and long-term strategies as mentioned above will need to be initiated. c) Development of parks and green corridors along the Nallahs should incorporate conservation of ground water and water bodies. To recharge the ground water, conservation of water bodies and rainwater shall be essential. The area near Najafgarh Jheel and its surroundings and the Ridge can also be used as potential water conservation area.	<i>geographically identifies various wetlands in Delhi. These are geo-referenced and should be incorporated into the notified map of water bodies for Delhi.</i> <i>4. The catchment area of each water-body will be demarcated and included in the green area action plan and also geo-referenced.</i> <i>5. There will be an action plan developed for the protection and rejuvenation of each water body. The action plan will include water augmentation measures, decentralized water supply, landscaping of catchment and recharge using treated effluents.</i> 9.1.1.2 Measures needed to protect Storm Water and Natural Drainage Channels <i>The city drainage infrastructure – built and natural -- has three important objectives. It provides for flood protection, which is increasingly critical in the time of extreme weather events. It also provides city dwellers with areas of rich biodiversity and greenery, if the waterway is protected and rejuvenated. In addition, it is now increasingly understood that waterways of a city are its fastest transportation route and can serve as important paths for cycles and pedestrians to move in the city. It is also a potential source for recharge, so that monsoon water can be used to augment city water supply. The CGWB has assessed the groundwater recharge potential of drains and finds that the Delhi fall distributory (part of the western Yamuna Canal in Delhi), Nangloi drain and Supplementary drains are active recharging sources in the northern half the city.</i> <i>The drainage network of Delhi leads to Yamuna. All the link and small drains join the main drains the flow into the river. There are five drainage basins, based on topography; Najafgarh, Alipur, Shahdara, Khushknallah and Mehrauli.</i> <i>Currently, however, waterways in Delhi are neglected. They are polluted as they carry the sewage of unconnected areas and dumping grounds of city garbage. There is also a move to cover the drains to provide parking or other facilities. Clearly, this will create more problems in the future, as drainage is critical to safeguard against flooding and must be prevented.</i> <i>Following measures need be taken to</i>
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	d) To increase sub-surface soil water through seepage of rain water, porous paving tiles should be used in the pavements and soft parking areas. All the new bridges / flyovers must have the provision for rain water harvesting. Water bodies, having a minimum size of surface area of 1 ha., shall be preserved by the concerned authorities. Further efforts shall be made at the local level to retain smaller water bodies.	protect natural drainage channels. 1. The drains of the city shall not be covered and used for any other purpose than flood control. The objective will be to restore these drains as storm water and not sewage channels. List of drains, provided by Irrigation Department, is given in Annexure-9 (III). 2. However, It is essential to view storm water drainage as an integral part of road design and city planning. 3. The drains shall be rejuvenated using in-situ treatment systems and other sewage treatment technologies. 4. A comprehensive eco-mobility master plan, including green buffers, shall be prepared which will, through the linear connectivity offered by the natural drains, connect the existing public spaces and green areas of city. This will help create a connected 'open-space master plan' to allow for better visibility, integration and utilization of all public greens. It will deliver a route map of alternative routes for pedestrians, cyclists and other NMVs for both quick and leisure routes. Drains should not be viewed as mere utility corridors/water channel but as a natural resource. These streams perform several functions such as flood control, microclimate improvement, habitat provision, ground water recharge, water quality enhancement, etc. The drains should be perceived as a whole unit i.e. the stream channel together with its banks. Channelization, filling of their banks, and reclaiming the land restrict its ecological functions. In lieu of this, drains along with its riparian zones need to be mapped. The width of these buffer zone can vary from 5m to 30m from the centre of the stream water channel. The exact width can be the function of catchment area of the drains, stream order, naturalness of the drain, width of stream water channel, and land availability. The eco-mobility plan must restore these riparian channels with native vegetative associations.
	(No provision)	9.1.2 Water Sustainability Water supply in the city has two key concerns; intra-city equity to ensure supply to all and quality of water to ensure good health to all. The issues are also inter-connected as lack of sewage systems in

	many parts of the city adds to contamination and pollution of ground and surface water. This adds to the burden of disease in the city, because of poor quality of drinking water. In Delhi only 12 per cent of the city's water supply is met by tapping groundwater. But 'unofficial' use of groundwater has been growing as is evident from the falling levels in the city. By 2006 about 100,000 private wells and tube-wells were registered by GNCTD, but it is widely accepted that this is an underestimation. In addition, it is estimated that there are 2,000 tankers, which bring water from private wells inside the city or from its immediate vicinity for sale. Groundwater monitoring by the Central Ground Water Board (CGWB) shows that on an average, in water-stressed areas of the city, the decline in the water table is as much as one metre below ground level (mbgl) annually. But even this could be an underestimation. For, in parts of south and southwest Delhi, where growing domestic demand is not met by piped supply, the water table has dropped at a rate of 2-3 m bgl per year. Groundwater is now available at 70-100 m bgl and levels are still falling each year. CGWB estimates that in this region groundwater is overexploited by 240 per cent more than the sustainable level of extraction. Another way to understand Delhi's groundwater economy is to superimpose its groundwater map on to its water supply map. It is evident that groundwater levels are falling fastest in the parts of the city, which do not get adequate water supply. This suggests the need for augmentation and recharge in these areas. As per CGWB Report on Dynamic Ground Water Resources of Delhi (As on March 2011), the normal annual rainfall of Delhi varies from 337 mm to 887 mm. However, recharge of ground water gets limited due to decreased availability of permeable surfaces owing to urbanization and runoff, which is not channelized for recharge. Following measures need be taken to ensure its sustainability of water: i) Recharge of ground water should be decentralized and done at local level, to ensure that pre-development rainwater run-off rates are maintained through rain
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	water harvesting, conserving water bodies and regulating groundwater extraction. a. Incentivized use of rainwater harvesting at the household and colony level for decentralized recharge. b. Rainwater harvesting and water recharge will be an essential and mandatory provision in the development of parks and road and flyover infrastructure projects. This will require careful planning and segregation to ensure that the storm water is not mixed with sewage or other contamination. New projects for flyovers will not be sanctioned without the mandatory provision for rainwater channelization and recharge. c. Recharge of specially stressed groundwater zones in the city, particularly the south and southwestern zone. The regional parks/ridge in the zone will be used for recharge through construction of new water structures and protection to old structures. The abandoned Asola-Bhatti mines will be used for groundwater recharge. ii) All treated wastewater will be mandatorily recycled and reused and not disposed off in municipal sewers. This will be made mandatory during clearance of projects as per the Act / Policy notified by the Central Govt. from time to time and shall be part of the EIA requirements. a. The linkage of water supply to big commercial establishments such as hotels, shopping malls, etc should be subject to part utilization of treated wastewater either through tapping (purchase) of nearby sewage from sewer line or by treatment of in-situ generated wastewater at on-site decentralized wastewater treatment plant, thereby fulfilling total water demand of the project. b. District-wise identification and mapping of units with large landscape/green areas such as Golf Courses, Big parks/Gardens, wherein <u>recycled water</u> (surface or groundwater) is being used for
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		horticulture/gardening purpose and directing mandatory recycle and reuse of treated wastewater. There should also be metering system for check on reuse of treated wastewater. iii) Minimize city level water losses due to leakage during transmission and distribution by reducing lengths of pipelines for conveyance systems through decentralized infrastructure and metering bulk water supply points.
	AIR Despite various initiatives and measures taken over the past few years, like introduction of CNG and EURO II norms etc., the air quality in the city, in terms of pollution levels, has continued to be a matter of concern, and has been responsible for a number of respiratory diseases, heart ailments, eye irritation, asthma, etc. The three main sources of air pollution in Delhi are vehicular emission (around 70 percent) industrial emissions (around 20 percent) with a major element of this coming from the three thermal power plants, and from other sources such as diesel generator sets and domestic cooking, burning of biomass, etc. Apart from the issue of pollution on account of industries, the major area of planning and intervention would relate to transportation planning. With the phenomenal growth in the number of vehicles, almost 8-10 times in the last two decades in absolute terms, the most significant aspect in the context of congestion and pollution, relates to the growth in personalised transport as compared to the availability of public transport. It has been estimated that buses, which constitute barely 1.2 percent of the total number of vehicles, cater to around 60 percent of the total transport load, while personal vehicles –cars and scooters, though almost 93 percent of the total number of vehicles, cater to around only 30 percent of the travel demand. Such a huge share of private vehicles in Delhi, while serving a relatively limited purpose in terms of the	9.1.3 AIR QUALITY Objectives for air quality <i>The right to clean air is fundamental and determines both wellbeing as well as the burden of disease in the city. The clean air objective is seen as a public health imperative and the following objectives have been set for implementation:</i> 1. <i>Meet air quality standards: The air pollution mitigation plan in Delhi aims to meet the national ambient air quality standards for all the regulated pollutants throughout the year by the end of 12th Five Year Plan.</i> 2. <i>Protection of public health: To reduce public health risk as air pollution is the cause of a range of respiratory and non-communicable diseases.</i> 3. <i>Protect environmental health: Polluted air has impact on plant and animal health. Studies in Delhi have shown heavy metal deposition on plants and crops, which suggests danger of contaminants in human food chain. This risk needs to be minimized.</i> <i>Delhi has taken significant steps to control air pollution levels in the past years. These include the introduction of CNG in public buses and auto-rickshaws, conversion to Bharat Stage III and IV norms for vehicles. However, it has been noted that in spite of these measures, air quality in the city has continued to be a matter of concern. There is evidence that deteriorating quality of air is responsible a growing burden of disease in the city. The main sources of air pollution in Delhi are vehicles, industries including thermal power plants and other contributory sources like re-circulated road dust and burning of biomass.</i> <i>It is clear that the city will negate the</i>

transportation modal split, obviously creates tremendous pressure on road space, parking, and pollution directly and through congestion. Public transportation planning must, therefore, drive the future policy. So far public transport is largely seen as the transport mode for the not so well off and poorer sections of the community, who cannot afford to own/use personal transport. An important element of policy would now also have to aim to make public transport a mode for personal vehicle owners and users through a mix of incentives and disincentives. Apart from aspects like frequency, inter-modal integration, a possible single ticketing system, use of parking policy as a means to influence vehicle use, etc., the quality of public transport, particularly buses, would need to be significantly upgraded, inter-alia, keeping the element of clean transport in view. Another issue which has been raised in the context of vehicular congestion and pollution relates to the policy of mixed land use, which will also have to be carefully considered. The other elements which would need carefully thought out policy measures would relate to the operation of existing Power plants to significantly reduce the pollution arising from them, and industries, both in terms of pollution control in designated industrial areas, and relocation of non-conforming industries. As per the Government of India Notification, it is mandatory for all construction agencies to use Fly Ash bricks or tiles or clay fly ash bricks along with pond ash in the construction of roads / flyovers embankments and reclamation of low-lying areas. To control the ambient air quality of Delhi, it may be made mandatory that all commercial vehicles (like trucks and tempos) are converted into CNG. All Thermal Power plants located in the NCT of Delhi should be gradually converted to gas based plants.	<i>gains made through the introduction of CNG unless there is planning and intervention in the transportation sector. With the phenomenal growth in the number of vehicles, almost 8-10 times in the last two decades in absolute terms, the most significant aspect in the context of congestion and pollution, relates to the growth in personalized transport as compared to the availability of public transport. It has been estimated that buses, which constitute barely 1.2 percent of the total number of vehicles, cater to around 40 percent of the total transport load, while personal vehicles --cars carry over 14 per cent of all trips. Such a huge share of private vehicles in Delhi, while serving a relatively limited purpose in terms of the transportation modal split, obviously creates tremendous pressure on road space, parking, and pollution directly and through congestion. Public transportation planning must, therefore, drive the future policy and must be viewed as a key element of the air pollution control strategy.</i> <i>All thermal power plants located in the NCT of Delhi should be gradually converted to gas based plants and adequate supply of fuel should be made available to operate these units. There should be strict enforcement in the case of industries in terms of pollution and closure of non-conforming units. This may include tighter emissions standards and monitoring of heavy metals in power plants; augmentation of fly ash utilization; stricter emission norms for incinerators and promotion of less polluting alternatives. The implementation of ban on open burning and composting rules for vegetative waste of municipalities should be strictly enforced. There should be adoption of dust control regulations for civil construction and demolition and roads, haulage of material and vehicular traffic. This will require vegetative barriers and green carpeting in street design.</i> <i>To meet the national ambient air quality standards, suitable actions will need to be taken in all key sectors of city planning. The cross sectional provisions for urban planning, transportation planning and transit oriented development, parking, industry and power plant management, land, forest and open area management would be harmonized.</i>
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9.1.4 NOISE Noise is emerging as a major pollutant and irritant as well as a constant source of disturbance and health hazards. Against a permissible level of 50-60 dB (A), the sound level in Indian cities often exceeds 80 dB (A). Faulty and leaking silencers, over-use of horns and vehicles plying on roads accentuate noise level, besides the noise from commercial and industrial activities, unabated use of sound amplifiers, generator sets and fire-crackers etc. The Noise Pollution (Regulation & Control) Rules 2000 specify the noise levels in the industrial area, commercial area, residential area and silence zone. It also specifies banning of all noise creating activities between 10 PM to 6 AM, which may be adhered to by the concerned agencies. By proper land use planning, such as location of public, semi-public and commercial activities along major transport arteries, a buffer can be created for residential zones. Green buffer through thin leaved trees, land formations, mounds, embankments, etc. along major roads could also provide effective barriers to transmission of noise. It is also necessary to improve monitoring and effective implementation of the Noise Pollution (Level) Rules 2000 and, to notify certain areas as 'No Horn Zones'. The design and surface material of roads and pavements should also ensure reduction of noise. The concerned authorities should prepare area wise traffic calming schemes and a Noise Monitoring and Control Plan (NMCP). Working in night shifts for household industries or non-conforming industries in the residential areas should be prohibited. Areas located within the air funnel should be planned with due consideration of noise generated from the aeroplanes. Environmentally stressed zones in Delhi should be identified and local area environment management plans	9.2 Noise Pollution Noise is emerging as a major pollutant and irritant as well as a constant source of disturbance and health hazards. Against a permissible level of 50-60 dB (A), the sound level in Indian cities often exceeds 80 dB (A). Faulty and leaking silencers, over-use of horns and vehicles plying on roads accentuate noise level, besides the noise from commercial and industrial activities, unabated use of sound amplifiers, generator sets and fire-crackers etc. The Noise Pollution (Regulation & Control) Rules 2000 and as amended to date specify noise levels in different city zones – industrial, commercial, residential and silence zone. It also specifies banning of all noise creating activities between 10 PM to 6 AM, which may be adhered to by the concerned agencies. By proper land use planning, such as location of public, semi-public and commercial activities along major transport arteries, a buffer can be created for residential zones. Green buffer through thin leaved trees, land formations, mounds, embankments along major roads <i>will</i> provide effective barriers to transmission of noise <i>and must be developed. Mandatory use of sound protected generators in NCT of Delhi is required. There is also a need to</i> prepare area wise traffic calming schemes and a Noise Monitoring and Control Plan (NMCP). <i>Following measures need be taken to combat Noise Pollution:</i> - Monitoring and effective implementation of the Noise Pollution (Level) Rules 2000 and, to notify certain areas as 'No Horn Zones'. <i>The design and surface material of roads and pavements should also ensure reduction of noise.</i> - Working in night shifts for household industries or non-conforming industries in the residential areas should be prohibited. Areas located within the air funnel should be planned with due consideration of noise generated from the aeroplanes. <i>Identification of Environmentally stressed zones in Delhi and preparation of environment management plans for such zones, together with regular monitoring.</i> <i>Mandatory use of sound protected generators in the whole region of NCT of Delhi. Controlled use of fire-crackers in view of noise and air pollution.</i> <i>Prepare area wise traffic calming</i>
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	should be prepared for such areas, together with regular monitoring.	schemes and a Noise Monitoring and Control Plan (NMCP). Unnecessary honking should be punishable offence and enforced.
	9.2 Natural Features The major natural features and ecosystems of Delhi are the river Yamuna, together with a network of streams/drains that empty into the river, and the Aravalli Range. Both of these are in a state of considerable degradation, and it is of vital importance to conserve and rejuvenate these ecosystems. This has regional bearing, therefore, surrounding states also have to contribute towards their conservation and rejuvenation. RIVER YAMUNA Once the lifeline, which spawned the many civilisations and Cities that grew in the area of the present NCT of Delhi, the River Yamuna today suffers from inadequate flow and quantum of water and an extremely high degree of pollution. The length of the river in the NCT of Delhi is 48 kms from Palla in the North to Okhla in the South, with a total river bed/flood plane area of around 97 sq.kms. which is about 7 percent of the total area of Delhi. A little over 50 percent of the river lies North of Wazirabad and the rest, around 22 kms., to its South, in the Urban area of Delhi. Apart from being the main sources of water supply for Delhi, it is one of the major sources of ground water recharge. However, over the years, rapid urbanisation, encroachments on the river banks, over exploitation of natural resources/water, and serious deficiencies and backlog in sanitation and waste water management services, have resulted in the dwindling of water flow in the river and extremely high levels of pollution in the form of BOD and Coliforms, etc. As against the stipulated 3mg./l, the designated water quality for bathing purposes, the water quality data for 2003-04 suggests that the BOD values range from 1-3 mg/l at Palla, 5.56 mg/l at Nizamuddin and nearly 7 mg/l at Okhla. Similarly, at	9.3 Natural Features 9.3.1 River Yamuna <i>Yamuna is Delhi's lifeline, but over the years, the quality of water in the river through its journey across the city has deteriorated. This is in spite of considerable efforts and investment in construction of sewage treatment plants to combat pollution. In MDP 2021, the objective is to review the progress made and to suggest remedial policies for rejuvenating the river.</i> <i>The river enters Delhi at Palla and flows 48 km to the Okhla barrage, of which roughly 22 km is considered as the polluted stretch. The Central Pollution Control Board (CPCB) and the Delhi Pollution Control Committee (DPCC) monitor water quality at 9 places. Analysis of trends reveals there is alarming deterioration with respect to Biological Oxygen Demand (BOD) and Dissolved Oxygen (DO) as the river traverses the city. DO level – which indicates 'life' in the river are within standards at Palla but then drop to zero at Nizamuddin Bridge, Agra Canal and Okhla.</i> <i>The river in the Delhi stretch receives wastewater from 17 drains between Wazirabad to Okhla. In addition, the Shahdara drain meets the river downstream of Okhla barrage, while 4 other drains discharge into the Agra Canal (Annexure 9-1). The CPCB quantitative and qualitative analysis of the drains monitored during 2012 shows clearly that the bulk of pollution comes from 6 drains, namely, Najafgarh, Delhi Gate (power house), Sen Nursing Home, Barapullah, Tughlaqabad and Shahdara drain. The Najafgarh and Shahdara alone roughly contribute 80 per cent of the pollution load.</i> 9.3.1.1 Measures taken to control pollution <i>Over these years, Delhi has constructed 36 sewage treatment plants (STP) at 21 locations, laid sewerage systems and cleaned up some of the choked and silted sewers, and built low cost toilets. The STP capacity created is 2470 million litres per day (MLD) against wastewater generation (estimated) at 3100 MLD – suggesting a gap</i>

all locations, except Palla, the total coliform levels are many times higher than the minimum tolerable standards for drinking and bathing purposes. The major source of pollution in the river to the extent of about 80%, is the discharge of treated and untreated waste water through the 22 major drains, which flow into the river (Annexure-I). The CPCB data shows that six of these drains viz. the Najafgarh and the Supplementary Drain, the Shahdara Drain, the Drain near Sarita Vihar, the Maharani Bagh Drain, the Barapulla drain and the Sen Nursing Home Drain contribute almost 90 percent of the flow and 80 percent BOD load levels respectively. The concerned agencies must ensure that through public awareness campaigns, people are discouraged from throwing garbage into the river or the drains and measures are taken to prevent throwing of garbage by the habitations along side. Regular desilting of the drains should also be undertaken. 1. Measures for rejuvenation of River Yamuna a) The issue of pollution in the river Yamuna has engaged the attention of the Supreme Court for the last several years, and it constituted a Committee with Secretary, Ministry of Urban Development as a Member, to draw up an Action plan for the cleaning/rejuvenation of the Yamuna River. A summary of the recommendations of the Committee is given in Annexure II. b) Apart from the above measures, steps would also need to be taken to augment ground recharge from the river and decentralised wastewater treatment system. The creation of 'regulated flood plane reservoirs', for storing the excess monsoon overflow at suitable locations would augment the water retention capacity of the riverbed. The upstream of Wazirabad Barrage and some other areas offer such a potential. To facilitate ground water recharge it may also be ensured that minimum required flow in the river	of 20 per cent. Delhi Jal Board is adding 404 MLD capacity at Pappankalan (90 MLD), Nilothi (90 MLD), Delhi Gate (69 MLD), Yamuna Vihar (114 MLD) and Chilla (41 MLD). The city has invested in 13 common effluent treatment plants. It is also investing in laying interceptor sewers to tap the minor drains carrying sewage into three major drains, Najafgarh, Supplementary and Shahdara. The sewage treatment plants in the city have been built but are currently under-utilized. By 2012, out of the 2470 MLD capacity created, only 1558 MLD was utilized – 63 per cent. This is because underground sewerage/drainage networks are unavailable in many parts of the city or require extensive refurbishment. As large parts of the city remain un-served by sewerage networks, the waste of these areas is conveyed through open storm water drains. The city is finding it difficult to keep up investment requirement for recurring expenditure in refurbishing existing drainage and the need to build new drainage networks to reach the un-served areas. The treated effluent from the sewage treatment plants is discharged into the open drains that lead to the river. These drains in their journey collect the untreated waste of large parts of the city's inhabitants. By mixing treated effluents with untreated sewage, the pollution control efforts are largely negated. The city withdraws clean water from the river Yamuna at Wazirabad for its use and returns only waste. In other words, the river in Delhi has no fresh water flow for nine months in a year and hence has lost its assimilative capacity. A paradigm shift is needed in approach to controlling pollution in Yamuna. Following measures shall be taken to rejuvenate the River Yamuna: 1. To maximize the utilization of existing sewage treatment facilities by intercepting sewage from existing drains and pumping it to facilities for treatment. 2. To provide sanitation to all in the city but also to ensure that there is a plan for treatment of the discharged sewage, through decentralized and centralized treatment systems. To evolve alternate sanitation and sewerage solutions for
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during lean season exists. The reservoirs may be created in low-lying areas. c) At another level, a strategy for the conservation/development of the Yamuna River Bed area needs to be developed and implemented in a systematic manner. This issue is sensitive both in terms of the environment and public perceptions. Any such strategy will need to take into account the cycle of flood occurrences and flood zones, the ground water recharge potentials and requirements, potential for reclamation derived from the foregoing considerations, designation and delineation of appropriate land uses and aesthetics of the River Front which should be more fully integrated with the city and made more accessible-physically, functionally and visually. d) Environmental study of the existing major drains should be conducted before their covering.	unconnected colonies' areas. Currently, the aim is to connect all newly authorized or newly developed colonies with the main sewerage network and to convey waste for treatment through the existing network. The aim will be to reduce the length of the sewage pipeline so that power costs are reduced in pumping. This will be possible through provisioning of local treatment systems, which are designed for reuse or recycling of the treated water. All new developments in the city will include land for treatment of sewage and provision for reuse/recycling. Without this, no plan for new areas will be sanctioned (see section Environment Services Zone for standards). (Refer Clause 8(6) Services Plan in Chapter 17.0- Development Code for norms for waste water and sewage treatment facilities.) 3. To ensure that all treated effluent from the sewage treatment plant is not discharged into open drains, where it is mixed with untreated waste. Treated effluent will be reused or recycled or discharged with stringent effluent standards directly into water-bodies or river. 4. Permissions for building for all structures, as per the provisions of EIA notification under EP Act) will be given only if there is in-situ treatment and reuse provided. DJB shall look into possibilities to incentivize the zero-discharge of treated effluent plan through measures such as rebates in water and sewage bills. 5. To ensure that open drains are used as treatment, recharge and rejuvenation zones so that pollution load is reduced. The natural storm-water drains are currently informal receptacles for city wastewater as large areas are unconnected to sewage network. While provisioning of underground sewage systems will remain a goal, it is clear that there is a huge backlog in building this infrastructure for the city. In the absence of this network, pollution continues to increase in the open natural drains and in the river. 6. To ensure ecological flow in the river for dilution and assimilation of waste. The objective will be to release water for
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	flow, proportional to the wastewater discharged. The proposal for the creation of 'regulated flood plain reservoirs', for storing the excess monsoon overflow at suitable locations should be explored as well as other options, which would reduce the freshwater intake for city distribution, so that it can be available for river flow. The financial clearance for the following plans will only be given if there is conformity with the above-mentioned objectives: a) Water, drainage and sanitation master plan of the Delhi Jal Board; b) River cleaning action plan prepared by MoEF/NRCD/GNCTD c) Flood management and Irrigation action plan prepared by Irrigation and Flood Control Department/GNCTD Delhi In MPD 2021, NCTD has been divided into 15 zones for specific development. Zone 'O' is demarcated for River Yamuna and river front area. The area of Zone 'O', as provided in MPD 2021 is approximately 8070 Ha. The width of the river between Wazirabad Barrage to Okhla varies from 1-3 km. Zone-'O' shall be demarcated on the GIS database and physically on ground. The zone, classified as the active flood plain, has high potential for recharge of groundwater and supply through tube-wells. Studies by the Central Groundwater Board reveal that the flood plain can sustainably yield roughly 400 MLD, of which 200 MLD is being extracted and the rest can be done through installation of tube-wells. This will provide a sustainable and local water source for the city, as the dewatered flood plain can be recharged during monsoon with flood water. This source of water can be augmented with water-recharge and other methods as well. The connected challenge is to control and mitigate pollution so that contamination may be arrested and quality can be maintained. Over the years a number of planned and unplanned developments have come up in the stretch. It is also feared that without a comprehensive master plan for development and conservation, this zone will see further encroachments and misuse. This in turn will have deleterious impacts on river recharge potential and the ecology of the area.
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	The strategy for the conservation and development of the Yamuna river zone needs to be developed and implemented in a systematic manner. The strategy will need to take into account the cycle of flood occurrences and the potential for ground water recharge as well as the potential for reclamation and delineation of appropriate land uses and aesthetics of the river zone. The zone should be integrated with the city and made more accessible-physically, functionally and visually so that Delhi does not turn its back to the river. It is important to award protection to this zone to ensure that it does not become a dumping ground for solid waste or is encroached upon and settled. The river has also been identified as a Natural Heritage in the NCR Plan which needs conservation and protection. Such work has been undertaken by DDA through Yamuna Riverfront Development Project aiming at Conserving, Protecting & Restoring the Biodiversity of Yamuna, integrated with Public Recreation spaces that the city needs. It is taking such measures so as to protect and restore natural river features, mitigate adverse impact of developmental activities on the floodplain, rejuvenate the ecosystem services provided by the river such as flood control, waste water treatment, ground water recharge, etc. Further, till now the city has been turning its back towards the river, rendering it as a mere dump yard. However, it is felt that there is need to establish a physical and visual connect between the people and the river. It is believed that a visitor who enjoys riverfront features would be sensitive towards the health of the river. Access to the river would build a sense of belongingness and stewardship for the river. In lieu of this, some recreational areas are also an integral part of this plan. Considering, that the riverfront area is an ecologically fragile area and needs special status which cannot be taken at par with other recreational facilities, such as city parks, district parks and community parks, the use-permissibility for this has been provided in table 9.6. These facilities would be of the order of master plan level recreational uses and would help compensate the deficiency of such facilities in the adjacent zones and the city at large. The floodplain has been analyzed based on several ecological and physical parameters,
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	such as proximity to habitation and movement corridors, intensity and conformity of abutting activities, socio-cultural characteristics and existing natural features, to demarcate land into Protective Biodiversity Zone, Interactive Biodiversity Zone and Public Recreation Zone. The Structure Plan identifies ecologically rich areas which needs to preserved are Protective Biodiversity Zones wherein riverine ecosystem services would be restored and human interference would be restricted. Ecologically disturbed areas would be developed as Public Recreation Zone which is environmentally conscious parks where people of the city would be given a chance to experience the riverfront features and existing socio-cultural activities. Moderately ecologically rich areas are proposed to be developed as Interactive Biodiversity Zones which will give people limited opportunities to interact with the Riverine Ecosystem. All three zones are interconnected by Green Linkages which will not only act as wildlife movement corridor and habitat but also provide a buffer to sensitive Biodiversity areas. Following measures need be taken to rejuvenate River Yamuna: • Restoration of the native vegetation communities replacing the existing exotics. Plantation to be based on the suitability as per elevation gradient and their submergence potential. • Strengthen the hydrological services rendered by the floodplain, such as flood control, water quality improvement, • Ground Water recharge, through natural methods. • Conservation of existing resources like wetlands, water bodies and other native habitats. • Restriction on adverse anthropogenic impacts in the sensitive ecological areas. • Provision of environmentally conscious recreational areas to make the river physically and visually accessible to the people, in accordance with the socio-cultural and natural characteristics of the surroundings. • Revitalization of existing Ghats and other existing uses to reduce their impact on the surrounding environment.
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		• Creation of ecological buffers between the surrounding development activities and the River • Protection from further encroachment • Imparting knowledge among the people about the direct and indirect contribution to the improvement of the river environment, and persuade direct participation in the rejuvenation of the river. • Organic farming to be proposed in a limited way. • Use of Eco friendly material is recommended in the flood plain. • No permanent development to be allowed, <u>excepting limited infrastructure for essential public services, tourism; including public transport, which have minimal impact on river zone. In all such cases, as far as possible, temporary structures and recharge to be maximized; and cut and fill of the earth volume to be maintained as zero.</u> • Creation of 'regulated flood plain reservoirs', for storing the excess monsoon overflow at suitable locations would augment the water retention capacity of the riverbed. • Abatement of pollution in the river, through bio-remediation and other sewage treatment technologies.
9.2.1	REGIONAL PARK	The Aravalli Range in the NCT of Delhi comprises of the rocky outcrop stretching from the University in the North to the NCT Border in the South and beyond, and sizeable areas of the same have been designated as the Ridge. This is not a continuum as various intervening stretches have, over a period of time, been brought under urbanisation - for example the Central Ridge area was planned as an integral part of New Delhi, at the time of the development of New Delhi as the Capital in the early part of the twentieth century. The Master Plan of Delhi - 2001 identified the Regional
		9.3.2 Regional Park/ Ridge The Aravalli Range in the NCT of Delhi comprises of the rocky outcrop stretching from northern end of the city at Wazirabad to its southeast corner at the erstwhile Bhatti mines. <i>The term ridge is commonly used to define these stretches of Aravalli in Delhi. Delhi Gazetteers of 1883-84 record ridge as an open scrub forest, inhabited by wild animals. The indigenous vegetation is thorny scrub, capable of withstanding harsh drought conditions. In early part of the 19th century, the ridge was planted with exotic species, Prosopis juliflora, which has in many parts replaced the indigenous forests.</i> <i>The ridge has seen changes as many of its stretches were brought under habitation and</i>

Park into four parts as below: 1. Northern Ridge 87 ha. 2. Central Ridge 864 ha. 3. South Central Ridge 626 ha. (Mehrauli) 4. Southern Ridge 6200 ha.	urbanization. For instance, the Central Ridge area was planned as an integral part of the capital New Delhi in the early part of the twentieth century.
Subject to verification, the area of Regional Park is 7777 hectares. Part of this has been notified as Reserve Forest under the Indian Forest Act, 1927 vide Notification dated 24.5.94 and 02.04.96. There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, MCD, Forest Department and the Ministry of Defence. Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan for Delhi (land use plan) as Regional Park shall continue.	9.3.2.1 Current state and measures taken for protection Through its various orders, the Hon'ble Supreme Court has opined that ridge area is primarily forest area and has to be preserved as a lung for the city of Delhi. It is to be maintained in its pristine glory. Through notifications, dated 24.5.1994, 19.3.1996 and 2.4.1996 an area of 7,784 ha (approx) has been notified under Section 4 as proposed Reserve Forest under the Indian Forest Act 1927. On 24.05.1994 the GNCTD issued a notification appointing the ADM (Revenue) as Forest Settlement Officer to take up the issue of settlement of rights and claims in the areas brought under the Section 4 of Indian Forest Act, 1927. The work is ongoing and the final notification as Reserve Forest is pending. However, as the area has been proposed to be declared as Reserve Forest, the provisions of the Forest Conservation Act 1980 is applicable. The southern part of the ridge near Tuglakabad has been awarded higher degree of protection by bringing it under the Wildlife (Protection) Act 1972 as a Wildlife Sanctuary. In 1986, 1,084.3 ha of Asola village community land and in 1991, 876.6 ha of Bhatti village were notified as the Asola-Bhatti Wildlife Sanctuary. The Hon'ble Supreme Court in its direction dated 25.1.1996 and 13.3.1996 has directed that uncultivated surplus land of Gram Sabha falling in ridge should be made available for afforestation and handed over to the Forest Department. Under notification, dated 2.4.1996 under section 154 of the Delhi Land Reforms Act, 1954, a total of 4,207 Ha of Gram Sabha land has been notified. The Forest Department GNCTD has set up a Special Task Force to reconcile the land categorization and consolidate the area under the Southern Ridge consisting of 21 villages namely -Aayanagar, Satbari, Chhatarpur, Ghitorni, Deramandi, Rajokri, Devli, Rangpuri, Jaunapur, Mahipalpur, Mehrauli, Asola, Nebsaral, Tughlakabad, Pulpehladpur, Saidulajab, Rajpurkhurd, Bhatti, Sahoarpur, Maldangarhi, FatehpurBerli. The area commonly known as the 'Ridge', which is proposed as a Reserve Forest is under management control of different agencies. The area has not been demarcated or delineated on ground.

Table 9.1 Delhi Ridge: Its area and management agencies				
S. No.	Name	Managing agency	Area (ha)	Nomenclature for land use classification
1	Northern Ridge (1994) by boundary only	DDA, North DMC and Forest Department	87	Reserve Forest/Regional Park
2	Central Ridge (1994) by boundary only	DDA, Army, CPWD, New Delhi Municipal Corporation, North DMC, Forest Department	864	Reserve Forest/Regional Park
3	South Central Ridge (1994) by boundary only	DDA	626	Reserve Forest/Regional Park
4	Nanakpura Area Ridge (March 1996) by boundary only	DDA	7	Reserve Forest/Regional Park
5	Southern Ridge in 1994 by boundary only and 1996 by khasra numbers a total of 4257 ha	DDA, Forest Department, Sports Authority of India	6200	Reserve Forest/Regional Park
Total			7784	

¹(Notification No.F.10(42)-I/PA/DCF/93/2012-17(1), dated 24th May 1994 of Development Department GNCTD and No.FI(29)/PA/DC/95, dated 2nd April, 1996 of Revenue Department, GNCTD)

	The notified Reserve Forest will be demarcated after settling the rights and claims as per provision of the Indian Forest Act, 1927. The area of the Regional Park falling outside the Reserve Forest will also be demarcated and delineated. There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply. Once the ridge map is delineated, all land controlling agencies will be required to submit an action plan for its protection, rejuvenation and management to the Ridge Management Board. The GNCTD will do annual surveys, using remote sensing and spatial technologies, to assess tree cover under each agency. Any evidence of encroachment or degradation from the baseline will be severely penalized, including the takeover of ridge/reserve forest from the management agency to GNCTD.
9.3 GREEN / RECREATIONAL AREAS Delhi has a much larger green cover than any of the other metropolitan city in the country, and could well be called a "Green City". The green / recreational use constitutes 8,722 ha of land as per MPD 2001, which is around 19% of the total urban land area of 44,777 ha. This includes 1577 ha. under the Northern, Central and South Central Ridge (the remaining area of the Ridge is in the rural area). The balance area under recreational/ green use i.e. 7145 ha. is in the form of District Parks, City Parks, Community Parks etc.comprising around 15% of the total urban land area. In addition to this, a large chunk of green area is provided in the	9.4 Recreational Areas <i>The recreational land use is in the form of Regional Parks, City Parks, District Parks, Community Parks and Multipurpose Grounds. In addition to this, a large chunk of recreational facilities is provided in the form of Neighborhood Parks, Housing area parks, Tot lots in the gross residential use zones</i> <i>As per MPD 2001, the total recreational area of 8722 Ha was proposed to be developed at 9.7sq.m. per person. This included 1577 ha. under the Northern, Central and South Central Ridge (the remaining area of the Ridge was in the then rural area). The balance area under recreational land use/ green use i.e. 7145 ha. was in the form of District Parks, Playgrounds and Stadia, Historical monuments, etc. comprising around 15% of the then total urban land area.</i> <i>In the Urban Extension, the green cover is to be provided at the rate of minimum 15% of the total land, excluding the Ridge/Regional</i>

form of Neighborhood Parks / Tot lots in the gross residential use zones, plantations / greens in large campuses like President's Estate, JNU, IARI, Delhi University, plantations along drains and roadside plantations. In addition to above, two Bio-diversity parks are under development by the DDA.

In the Urban Extension the green cover is to be provided at the rate of 15% of the total land, excluding the Ridge/ Regional Park. Out of this, some area shall be developed in the form of formal parks for the community and the rest shall be developed as woodlands and incidental greens for balancing the environment. This will be in addition to the development of specialized parks like Bio-Diversity Parks, plantation along the roads, drains, riverbank, etc.

Further, Sports Complexes, which were included in the green / recreational use category under the MPD-2001 will be seen under a separate category of sports. One of the main reasons for this modification is that, Delhi is emerging as an important centre for National and International sports events. Sports facilities are being developed by various agencies besides DDA in Delhi, mostly as a part of recreational activity/ facility. As a result there is still a need for planned and structured sports infrastructure which can take care of training needs of sportsmen and also act as integrated sports complexes for national and international events. This will not disturb the green areas, which are meant for recreational purposes. Keeping this in mind, sports facilities have been included as a part of social infrastructure, which in turn may help to develop better sports infrastructure for training needs, related logistics and sports medicine etc. This will also facilitate private participation. Integrated sports complexes are

Park.

In MPD 2021 Sports Complexes, which were included in the recreational use category under the MPD-2001 was put under a separate category of public/semi public land use. Accordingly, the area under recreational land use was reduced.

Following measures need be taken to protect recreational areas in Delhi:

- 1. Shared use of public spaces is mandatory. No green recreational space shall be gated or locked, or used for parking unless designated and notified for that purpose. All recreational areas shall be universally accessible.
- 2. Surface Parking would only be provided to meet the parking requirement of the park premise. Creation of underground parking structures within or under green recreational open spaces is prohibited under all circumstances.

Table 9.2: Planning Norms, Standards for Recreational Areas/ Parks at Sub-City level:

S. No.	Category	Planning Norms & Standards	
		Population (Lakh)	Plot Area (Ha)
1.	City Park	10 lakh	>100
2.	District Park	5 lakh	25-100
3.	Community Park	1 lakh	5-25

Note: Upto 5 % of the Parks area will be under use for water body.

Table 9.3: Planning Norms, Standards for Recreational Facilities at Neighbourhood Level:

S. No.	Category	Planning Norms & Standards	
		Population (Lakh)	Plot Area (Ha)
1.	Neighborhood Park	10000	>1.0
2.	Housing Area Park	5000	0.5-1.0
3.	Tot lot at Housing Cluster Level	250	0.0125-0.5

In addition to above, Planning norms, standards for neighborhood play area, housing area play area are given in Table No.13.7 in Chapter 13.

envisaged under one roof to accommodate variety of sports and related functions, by way of facilitating wide-range of permissibility, ground coverage and FAR.

Table 9.1: Planning Norms, Standards for Recreational Areas/ Parks at Sub-City Level:

Sl. No.	Category	Planning Norms & Standards	
		Population Unit (Approx.)	Plot Area (Ha)
1.	City Park	10 lakh	100
2.	District Park	5 lakh	25
3.	Community Park	1 lakh	5

Note: 5 to 10 % of the Multipurpose Ground area will be under use for rainwater harvesting / water body.

Table 9.2: Planning Norms, Standards for Recreational Areas/ Parks at Neighbourhood Level:

Sl. No.	Category	Planning Norms & Standards	
		Population Unit (Approx.)	Plot Area (Ha)
1.	Neighbourhood Park	10000	1.0
2.	Housing Area Park	5000	0.5
3.	Tot lot at Housing Cluster Level	250	0.01 25

9.4 MULTIPURPOSE GROUNDS

Experience shows that formal parks are fouled if used for marriages/ public functions etc. Therefore, a special category is proposed to take care of the same at three levels in the following manner:

Table 9.3: Planning Norms, Standards for Multipurpose Grounds:

9.4.1 Multipurpose Grounds

Experience shows that formal parks are fouled if used for marriages / public functions etc. *As per Supreme Court Order, parks should not be used for organizing functions such as marriages. In case of developed areas, these will be provided out of the recreational areas as per the layout plans. However, in new areas these shall be provided in planning stage.* Therefore, a special category is proposed to take care of the same at three levels in the following manner:

Table 9.4: Planning Norms, Standards for Multipurpose Grounds:

Sl. No.	Category	Planning Norms	
		Pop. Unit	Plot Area
1.	City Multipurpose Ground	10 lakh	8
2.	District Multipurpose Ground	5 lakh	4
3.	Community Multipurpose Ground	1 lakh	2

Other Controls: i) Minimum 50% of total area shall be under Soft Parking and remaining 50% shall be utilized for activities. ii) Minimum 3% of the remaining area (excluding Soft Parking area) shall be utilized for Electric Sub Station, Toilets, Security and other marriage related activities etc. iii) Multipurpose Ground can be sub-divided suitably with minimum of 0.5 ha of plot area to accommodate number of functions at one time. iv) Park / multipurpose ground shall have provisions for rainwater harvesting	Other Controls: i) Minimum 50% of total area shall be under Soft Parking and remaining 50% shall be utilized for activities. ii) Minimum 3% of the remaining area (excluding Soft Parking area) shall be utilized for Electric Sub Station, Toilets, Security and other marriage related activities etc. iii) Multipurpose Ground can be sub-divided suitably with minimum of 0.5 ha of plot area to accommodate number of functions at one time. iv) Park / multipurpose ground shall have provisions for rainwater harvesting
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9.5 AMUSEMENT PARK Amusement Park up to 10 Ha. may be permitted in District Park. Following development controls shall be applicable: i) Max Ground Coverage- 5% ii) Max. FAR- 7.5 iii) Max. Height- 8 mt iv) Parking- 3 ECS/100 sqm. of floor area with the stipulation to provide min. parking for 100 cars.	9.4.2 Amusement Park Amusement Park up to 10 Ha. may be permitted in District Park. Following development controls shall be applicable: i) Max Ground Coverage- 5% ii) Max. FAR- 7.5 iii) Max. Height- 8 mt iv) Parking- 3 ECS / 100 sqm. of floor area with the stipulation to provide minimum parking for 100 cars.
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9.7 Bio-diversity Park The activities and development controls permitted in Bio-diversity Park are as under: a. Orchards, Specialized Parks like	9.4.3 Bio-diversity Park <i>In order to restore and preserve the lost natural heritage of the life support systems of Delhi, DDA has initiated a network of Biodiversity Parks which would serve as a repository of Biodiversity of the region with</i>
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Butterfly Parks, Fernarium etc. Facilities for Flora & Fauna, Water Harvesting Structures, Open Air Theatre, Food courts, Scientific Laboratories, Interpretation Centre, Administrative Office, Camping Site, Amenity Structures - Toilet Block, Pump Room, Electric Room, Guard Room and Equipment Room. b. Maximum Permissible Area of built structures shall be 0.5% of Biodiversity Park area or 10000 sqm., whichever is less. c. Building within the Bio-diversity parks would be restricted to 2 storeys with a maximum height of 12 m for sloping roof structures and should meet "green building" criteria (Griha 4 star rating). d. Parking may be provided in the lot of 20 to 25 ECS at different locations, as per requirement.	ecological, cultural and educational benefits to the urban society. Such parks would restore the regional ecological balance and support the city with various environmental/ecosystem services such as rise in groundwater table, pollution abatement, and reduction in albedo and local ambient temperatures. These would provide a place for co-existence of nature and culture. These parks would help in restoration of natural habitats for the return of native birds, animals and plant species that are now locally extinct. Living museum and laboratory for promoting environmental education and research at all levels would be created in these parks. The areas to be selected to be developed as Biodiversity Parks should be potential habitats and ecologically rich areas. List of Biodiversity Parks in Delhi <table border="1"> <thead> <tr> <th>Biodiversity Parks</th> <th>Area (Ha)</th> </tr> </thead> <tbody> <tr> <td>1. Yamuna Bio-Diversity Park</td> <td>63.56 (Phase I) 121.45 (Phase II)</td> </tr> <tr> <td>2. Aravalli Bio-Diversity Park</td> <td>279.35</td> </tr> <tr> <td>3. Northern Ridge</td> <td>87</td> </tr> <tr> <td>4. Tilpath Valley</td> <td>70 approx. (Area surveyed)</td> </tr> <tr> <td>5. NeelaHauz</td> <td>3.90</td> </tr> <tr> <td>6. Other Biodiversity Parks in Yamuna River Front ('O' Zone)</td> <td>Potential Areas will be developed as Identified in the Structure Plan</td> </tr> </tbody> </table> The activities and development control norms permitted in Bio-diversity Parks are as under: a) Orchards, Specialized Parks like Butterfly Parks, Fernarium etc. Facilities for Flora & Fauna, Water Harvesting Structures, Open Air-Theatre, Food courts, Scientific Laboratories, Interpretation Centre, Administrative Office, Camping Site, Amenity Structures - Toilet Block, Pump Room, Electric Room, Guard Room and Equipment Room. b) Maximum Permissible Area of built structures shall be 0.5% of Biodiversity Park area or 10000 sqm., whichever is less. c) Building within the Bio-diversity parks would be restricted to 2 storeys with a maximum height of 12 m for sloping roof structures and should meet "green building" criteria (Griha 4 star rating).	Biodiversity Parks	Area (Ha)	1. Yamuna Bio-Diversity Park	63.56 (Phase I) 121.45 (Phase II)	2. Aravalli Bio-Diversity Park	279.35	3. Northern Ridge	87	4. Tilpath Valley	70 approx. (Area surveyed)	5. NeelaHauz	3.90	6. Other Biodiversity Parks in Yamuna River Front ('O' Zone)	Potential Areas will be developed as Identified in the Structure Plan
Biodiversity Parks	Area (Ha)														
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3. Northern Ridge	87														
4. Tilpath Valley	70 approx. (Area surveyed)														
5. NeelaHauz	3.90														
6. Other Biodiversity Parks in Yamuna River Front ('O' Zone)	Potential Areas will be developed as Identified in the Structure Plan														

		d) Soft Parking may be provided in the lots of 20 to 25 ECS at different locations, as per requirement.
	(no provision)	9.4.4 Forest/Tree Cover Delhi has a much larger green cover than any of the other metropolitan city in the country, and could well be called a "Green City". According to the Forest Survey of India (FSI) 2011 assessment, the total recorded forest area of Delhi is 85 sqkm, which is 5.73 per cent of the geographical area of the state. This includes reserve and protected forests. The forest cover in Delhi is assessed to be 176.20 sqkm, which is 11.88 per cent of city's land area. In addition, the FSI has estimated the tree cover of Delhi. According to FSI 2011, the tree cover in Delhi is 120 sqkm, which is 8.09 per cent of the state. But there is a decline in the tree cover between 2009 and 2011. If all this is put together, then the total area of forest and tree cover is 296.20sqkm, which is 19.97 per cent of Delhi's geographical area. Delhi, therefore, has an impressive green cover, which is perhaps higher than any of the other million-plus cities in the country. However, it is also clear that there is disparity in the green cover as there are parts of the city, particularly where there is density of low income populations, where open spaces and tree cover is grossly inadequate. The objective of city planning has to be to ensure green space and recreational areas accessible for all.
	9.6 GREEN BELT The Plan provides for agricultural land as Green Belt along the border of NCT of Delhi, in synergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary up to a depth of one peripheral revenue village boundary, wherever possible.	9.5 Green Belt and Water Body 9.5.1 Green Belt The Plan provides for agricultural land as Green Belt along the border of NCT of Delhi, in synergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary up to a depth of one peripheral revenue village boundary, wherever possible.
	(no provision)	9.6 Solid Waste Management There are different categories of waste in the city. The success of waste management will depend on the city's ability to segregate the different waste streams and to incentivize reuse and recycling as much as possible. The objective is to reduce minimize the area

		needed for landfill but and turning waste into products and energy. i) Biomedical waste – generated by healthcare and veterinary establishments ii) Municipal solid waste – from domestic and commercial activities iii) Construction and Demolition debris (C&D) iv) Slaughterhouse waste – organized as well as unorganized v) Industrial and hazardous waste within city limits vi) Electronic (e-waste) This issue is dealt in detail in Chapter 14.0 'Physical Infrastructure' in MPD-2021.
	(no provision)	9.7 Green buildings Green Buildings are those that are built in harmony with the natural features of the site that includes air, water, natural light, land resources, local biodiversity and local meteorological conditions. The building leverages these resources and minimizes the effect of ambient sound and other pollution with appropriate and efficient architectural design, sustainable building material, and efficient technology and techniques. For norms for Green Buildings, please refer Clause 8(6) Services Plan given in Chapter 17.0 Development Code in MPD-2021.
	(no provision)	9.8 Environmental Impact Assessment Environmental Impact Assessment (EIA) for large buildings and development projects in the city need will be implemented with rigor and stringency. These are Category B projects that are appraised by the State level Expert Appraisal Committee (SEAC) and State level Environment Impact Assessment Authority (SEIAA) of NCT Delhi, which operates through Delhi Pollution Control Committee (DPCC). The environmental guidelines for the EIA clearance will be fully aligned with the relevant regulatory requirements related to land, energy conservation building code, water and waste regulations, ground water rules. These are given in Clause 8(6) Services Plan given in Chapter 17.0 Development Code in MPD-2021. There is a need to build capacity for enforcement and monitoring. The projects require to submit six monthly compliance

		reports, this should be strictly monitored and information available in public domain.
	(no provision)	9.9 Environment Services Zones The objective for environmental management is to reduce, reuse and recycle all resources. Planning resource management to incentivize local and decentralized solutions will enable decisions that both minimize use and enable treatment and reuse. It is also clear that transportation cost of environmental infrastructure adds to both inefficiencies in management and cost, which in turn increases resource inequities in the city. Local and decentralized solutions will also involve community participation in resource use and waste treatment. It is critical that residents have responsibility and knowledge of their resource use, which has impacts on the environment. It is also important that communities are made responsible for the management of their waste and its disposal so that the city moves away from externalizing its problems to other zones and nearby regions. Master Plan/Zonal Development plans provide for environmental services under Land Use Category Utilities. In order to make optimum utilisation of land, service providing agencies will prepare plans for multiple use of land as "Environment Services Zone". In this way Delhi will move towards local, decentralized solutions for its resource management. The following will be provided in each zonal plan: a) Provision for water harvesting and recharge: All water bodies will be identified and protected for water recharge. Each zonal plan will incorporate supply of water to households from local water sources, which will incentivize the need for recharge of groundwater. The centralized water supply will provide supplementary sources and will be charged at higher rates. Colony and household level rainwater harvesting will be incentivized through fiscal measures as well as pricing of water for conservation. b) Provision for sewage and wastewater treatment for recycling and reuse: The current system of long distance conveyance of sewage before and after treatment will be reviewed. Zonal plans will provide land for sewage treatment in the environmental services zone. This treated sewage will be reused and

		recycled within the zone so that it can supplement water supply. c) Provision for solid waste management, including construction and demolition waste (C&D): The city will move away from the concept of not-in-my-backyard (NIMBY) by planning for solid waste management in all zones. The environmental services zone will provide land for management of waste from each zone, including its recycling and disposal. The effort will be to eliminate the need for landfills so that waste is turned into resource. The C&D waste will also be processed within each zone so that its transportation costs are reduced. Following measures need be taken for better management of environmental infrastructure: 1. All zonal plans and areas included in land pooling policy will mandatorily include Environment Services Zones for management of water sources, sewage and solid waste. The objective will be to build common facility at the zonal and local level for treatment, disposal and reuse of liquid and solid waste. 2. All zonal plans and areas under the land pooling policy will include comprehensive Environment Services Assessment Plans, which will detail out resources and facilities for environmental management in the zone. 3. All plans for new growth, including Urban Extension Areas, will be based on the principle of local resource use. There will be mandatory provisions for resource management and treatment of waste, before the plans are finalized.
	(no provision)	9.10 Compensatory Afforestation The growth of urban areas, including infrastructure of metro and roads, has resulted in tree loss. A comparison of the 2009 and 2011 report of the Forest Survey of India shows that the city has lost 0.38 sq km of forest cover and 3 sq km of tree cover in this period because of development activities. In case of utility projects by DMRC, DJB etc. where land has been allotted under residential land use, atleast 10% of the area of the premise should be used for compensatory plantation. In case of development of new campus/residential

areas, at least 10% of recreational areas at various levels should be utilised for compensatory afforestation within the same area.

Table 9.4: Permission of Use Premises In Sub Use Zones

S. N.	Use Zone	Activities Permitted
1.	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note). Existing village Abadis, already Regularised Unauthorised colonies and

Table 9.5: Permission of Use Premises in Sub-Use Zones (Recreational Land Use)

S. N.	Use Zone	Activities Permitted
1	Regional Park	Residential Flat (For watch & ward) (20sq.m.), Park, Shooting Range, ⁴ [Bio-diversity Park], Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance) (400sq.m.), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest. Approved Farm Houses/ picnic huts sanctioned prior to 01.08.90 may continue.
2	City Park	Aqua park / water sports park, Arboretum, ⁵ [Bio-diversity Park], Botanical Garden, National Memorial (approved by Cabinet/ Govt. of India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park. 30% of the area shall be developed with plantation of native species.

⁴ Added vide S.O. 2532 (E) dated 19/10/2012

⁵ Added vide S.O. 2532 (E) dated 19/10/2012

			already approved Motels may continue.			
	2.	Regional Park	Ridge, Residential Flat (For watch. & ward), Picnic Hut, Park, Shooting Range, ² [Bio-diversity Park], Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest. Approved Farm Houses sanctioned prior to 01.08.90 may continue.		3	District Park
						Theme park, Bio-diversity Park, National Memorial , Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, picnic huts, Sports activity, Playground, Amenity structures. Restaurant in a District Park having an area above 25 Ha. subject to following: a. Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less. b. Restaurant plot shall have no physical segregation from the rest of the District Park area. e. The building shall be a single storey structure with max. FAR of 5 and height not more than 4m without any residential facility and to harmonize with the surroundings. f. In case there is no parking lot in the vicinity, parking should be provided at a reasonable
	3.	City park	Aqua park/water sports park, Arboretum, ³ [Bio-diversity Park], Botanical Garden, National Memorial (approved by Cabinet/ Govt. of			

² Added vide S.O. 2532 (E) dated 19/10/2012

³ Added vide S.O. 2532 (E) dated 19/10/2012

		India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park. 30% of the area shall be developed with plantation of native species.			distance from the restaurants. Parking area should not form part of the restaurant complex / greens. g. 30% of the area shall be developed with plantation of native species.
4.	District Park	District Park, Theme park, Bio-diversity Park, Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures. Restaurant in a District Park having an area above 25 Ha. subject to following: a. Area of the	4.	Community Park	Children Park, Open-air food court, playground etc
			5.	Multipurpose Park	Public meeting ground, public address podium, social functions, soft drink and snack stalls etc

Notes:

- The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,
- Interpretation Centre and Administrative office is permissible only in Heritage Areas.
- The max. area permitted for toilets in parks is as follows: Park (area<5ha) - 16sq.m. and Park (area>5ha) - 36sq.m.*

			restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less. b. Restaurant plot shall have no physical segregation from the rest of the District Park area. c. The building shall be a single storey structure with max. FAR of 5 and height not more than 4m. without any residential facility and to harmonize with the surroundings. d. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens. e. 30% of the area shall	
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		be developed as dense plantation.
5.	Community Park	Park, Children Park, Open-air food court, Playground etc.
6.	Multipurpose Ground	Public meeting ground, Public address podium, Social functions, Soft drink and snack stalls etc.

Notes:

i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,

ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.

(Green belt provided in Table 9.4
Permission of Use Premises in Sub Use Zones,
others no provision)

Sl.	Use Zones	Activities Permitted
1.	Plant Nursery	Plant nursery, residential flat(for watch and ward and maintenance)
2.	Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm,

		Open Playground, Agro forestry, <u>Low Density Residential Plot</u> , Amenity structures (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.
3.	River and Water Body	River, water bodies, pondages, Agro forestry, organic farming, orchards, biodiversity parks, plant nursery, watch and ward premise, specialized theme parks, wetlands, playgrounds, idol immersion ghats, cremation ghats, camping sites, riverside walks, natural methods of waste water treatments/flood control/ground water recharge, open exhibition spaces, cultural congregation, green linkages, eco-trails, temporary structures,
* Subject to the development controls of Veterinary Dispensary (300sq.m.) mentioned in Chapter 13. Notes: i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room, ii) Public Amenities and Interpretation Centre as permitted in Heritage Areas.		

3.0 PROPOSAL

3.1 The proposed modifications in MPD-2021, as contained in para 2.1 above, are placed before the Authority for consideration of processing modifications to the MPD-2021 under Section 11A of the DD Act, 1957

3.2 The modified draft chapter, based on the recommendation of the Advisory Group refereed in para 2.2 above, consisting of 24 pages is enclosed for consideration of the Authority. Based

on the recommendations of the Authority the chapter will be processed under Section 11 A of DD Act.

3.3 Public Notice inviting objections suggestions

The proposal based on the recommendation of the Authority will be placed before the public for inviting objections and suggestions for a period of 45 days. As per the practice followed, the existing provisions and proposed modifications are published in English and Hindi Newspapers. In view of modification in full chapter, the public notice will consist of proposed chapter (24 pages) and existing chapter (12 pages) which will be of more than two newspaper pages. ~~These~~ following is suggested:

Publishing only Public Notice stating that revised chapter along with existing chapter is available on DDA Website, DDA zonal offices at Vikas Minar, Vikas Sadan, Rohini Dwarka and Suvidha Kendras for reference.

To avoid this

4.0 RECOMMENDATION

4.1 The proposed modifications in MPD-2021 as contained in para 3.0 above, are placed before the Authority for consideration of processing modifications to the MPD-2021 under Section 11A of the DD Act, 1957.

RESOLUTION

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

Para/ Sl. No.	Proposed Amendments/ Modifications as per Agenda	Modified based on the suggestions by Authority
9.0 iv)	To make Delhi into a wise and minimal resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.	<i>To make Delhi into an optimum resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.</i>
9.0 v)	To make Delhi into a maximum reuse and recycling city by adopting relevant policy strategies in all sectors.	<i>To adopt relevant policy strategies in all sectors of natural resources to maximize their reuse and recycling.</i>
9.3.1.1/ Sl. No. 6	Following measures.... Treatment technologies.	<i>Addition of new bullet in the last:</i> <i>Promoting bio-degradable material to be used for preparation of idols for immersion in the River</i>

9.3.2.1	There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.	<i>Yamuna.</i> There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. <i>Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan for Delhi (land use plan) as Regional Park shall continue.</i> Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.
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2. Member Secretary, NCRPB observed that at page 63 of the agenda, there should be a provision for all conservation zones of Delhi in place of only biodiversity parks. She also suggested that there should be more clarity in the framing of the sentence.

Hon'ble Lt. Governor desired that Member Secretary, NCRPB could assist DDA in drafting the required provision.

Proposal contained in the agenda item was approved by the Authority, with the above observations/suggestions as well as directions that issues raised by the members and the officers of Delhi Government should be taken into account before inviting objections/suggestions from the public.

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9.0 ENVIRONMENT

Creation of a sustainable physical and social environment for improving quality of life is one of the major objectives of the plan. The almost unprecedented scale and speed of urbanisation in Delhi has resulted in enormous pressures on the physical environment with a severe adverse impact in terms of pollution, and today Delhi is considered to be among the most polluted cities in the world

The city's environment can essentially be seen in terms of two components of urban management- the environment per se, or the habitat, and services management. The former pertains to the natural features and resources including: the elements of air and noise, water (water bodies-river, lakes, drains and ponds and ground water) and land with reference to open spaces, green areas and other surface and sub-surface conditions. The latter is related to the built environment and includes the environmental infrastructure - water supply, sewerage, solid waste disposal and the transportation network.

In the above stated background the following three fold approach and strategy will need to be adopted.

- i) Management of Natural Resources and the related environment infrastructure and services in a manner that would lead to optimization of use of natural resources, and reduction / abatement of pollution. the Natural features with a view to enhancing their environmental value; and
- i) Conservation and Development of the Natural features with a view to enhancing their environmental value; and
- ii) Development and preservation of open spaces, greens and landscape / recreational areas.
- iii) To make Delhi into a wise and minimal resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.
- iv) To make Delhi into a maximum reuse and recycling city by adopting relevant policy strategies in all sectors
- v) To make Delhi an equitable access and livable city for all by ensuring that affordability drives the agenda for sustainability.

A clear approach towards management of 4 types of wastes generated in Delhi, namely Solid Waste, Hazardous Waste, Bio-Medical Waste and Electronic Waste should be adopted. The approach should take into account the need for adopting the actions under Delhi State Action Plan on Climate Change and the awareness of the carbon credits that can be earned and encashed through a planned and organized mechanism, to be developed for this purpose.

9.1 Natural Resources

9.1.1 Water Bodies, Storm Water and Natural Drainage Systems

The traditional practice of harvesting rainwater in cities, through ponds, tanks and lakes and natural wetlands will be important to revive for the modern city. Today, all cities, including Delhi have no option but to get water for supply from longer and longer distances. This

system of water supply leads to high cost of energy and high losses in distribution and expenditure in repairs and maintenance of pipelines. As a result, in spite of adequate water availability, supply is poor and inequitable. It is also clear that where the official pipeline does not reach, as in many parts of south and southwest Delhi, people have no option but to use groundwater. The declining levels of groundwater are an indicator of the lack of supply. The way ahead is to protect and rejuvenate water bodies, so that groundwater is recharged and these sources can be used to supply locally. In addition, natural wetlands play an important role in storm water and flood control as well as provide spaces for recreation and education.

There are also new concerns that impact of climate change will result in extreme rainfall events. In this scenario, there will be more rain but in lesser number of rainy days, which could lead to increased problems of urban flooding. The only way to cope with this changing rainfall pattern is to plan for drainage and water bodies, as critical sponges of the city. This requires scaling up of rainwater harvesting efforts, to ensure that water is channelized and used for recharge on all urban surfaces as well as in decentralized water structures spread across the city.

9.1.1.1 Measures taken to protect water bodies

Till 2000, there was no assessment of the number of water-structures in Delhi. The problem was compounded because water bodies existed under multiple jurisdictions – MCD, DDA, Irrigation and Flood Control Department, Archaeological Survey of India and others. There was no demarcation of the water body or the channel that feeds the structure from the catchment. As a result many water bodies were taken over for housing or simply lost to garbage and encroachment.

However, with the intervention of the judiciary, there have been efforts to identify the water bodies in the city. The first joint survey of the Hon'ble High Court appointed committee identified 508 bodies; the second survey took the number to 580; subsequently other surveys revealed that there were between 629 to 900 water bodies in the city. The question has also been raised about the size of the water body that needs to be protected. The initial contention was that only those structures that are equal or larger than 4000 sqm (0.4 ha) should be considered for protection. However, the Hon'ble High Court has directed that smaller water bodies would be easier to regenerate and would work as recharge structures.

The objective will be to ensure that at least 2-5 per cent of the total land area is under water bodies in any land use. In case of existing developed zones, it will be difficult to increase the areas for carving out additional water bodies. In new development, it will be provided at the rate of 2-5% depending upon the existing features.

Following measures shall be taken to protect, revive and rejuvenate water bodies.

1. List of Water Bodies identified by the Delhi Parks and Gardens Society has been enclosed in Annexure.
2. The database of water bodies will be prepared by GNCTD on a GIS map and made available in the public domain. There will be regular surveys, using remote sensing and other methodologies to ensure that the water body has not been encroached or destroyed.
3. The National Wetland Atlas prepared by ISRO for the Ministry of Environment and Forests, Government of India geographically identifies various wetlands in Delhi. These

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

are geo-referenced and should be incorporated into the notified map of water bodies for Delhi.

4. The catchment area of each water body will be demarcated and included in the green area action plan and also geo-referenced.
5. There will be an action plan developed for the protection and rejuvenation of each water body. The action plan will include water augmentation measures, decentralized water supply, landscaping of catchment and recharge using treated effluents.

9.1.1.2 Measures needed to protect Storm Water and Natural Drainage Channels

The city drainage infrastructure – built and natural – has three important objectives: It provides for flood protection, which is increasingly critical in the time of extreme weather events. It also provides city dwellers with areas of rich biodiversity and greenery, if the waterway is protected and rejuvenated. In addition, it is now increasingly understood that waterways of a city are its fastest transportation route and can serve as important paths for cycles and pedestrians to move in the city. It is also a potential source for recharge, so that monsoon water can be used to augment city water supply. The CGWB has assessed the groundwater recharge potential of drains and finds that the Delhi tail distributory (part of the western Yamuna Canal in Delhi), Nangloi drain and Supplementary drains are active recharging sources in the northern half the city.

The drainage network of Delhi leads to Yamuna. All the link and small drains join the main drains the flow into the river. There are five drainage basins, based on topography; Najafgarh, Alipur, Shahdara, Khushknallah and Mehrauli.

Currently, however, waterways in Delhi are neglected. They are polluted as they carry the sewage of unconnected areas and dumping grounds of city garbage. There is also a move to cover the drains to provide parking or other facilities. Clearly, this will create more problems in the future, as drainage is critical to safeguard against flooding and must be prevented.

Following measures need be taken to protect natural drainage channels.

1. The drains of the city shall not be covered and used for any other purpose than flood control. The objective will be to restore these drains as storm water and not sewage channels. List of drains, provided by Irrigation Department, is given in Annexure-9 (III).
2. However, it is essential to view storm water drainage as an integral part of road design and city planning.
3. The drains shall be rejuvenated using in-situ treatment systems and other sewage treatment technologies.
4. A comprehensive eco-mobility master plan, including green buffers, shall be prepared which will, through the linear connectivity offered by the natural drains, connect the existing public spaces and green areas of city. This will help create a connected 'open-space master plan' to allow for better visibility, integration and utilization of all public greens. It will deliver a route map of alternative routes for pedestrians, cyclists and other NMVs for both quick and leisure routes.

Drains should not be viewed as mere utility corridors/water channel but as a natural resource. These streams perform several functions such as flood control, microclimate improvement, habitat provision, ground water recharge, water quality enhancement, etc.

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The drains should be perceived as a whole unit i.e. the stream channel together with its banks. Channelization, filling of their banks, and reclaiming the land restrict its ecological functions. Hence, drains along with its riparian zones need to be mapped. The width of these buffer zone can vary from 5m to 30m from the centre of the stream water channel. The exact width can be the function of catchment area of the drains, stream order, naturalness of the drain, width of stream water channel, and land availability. The eco-mobility plan must restore these riparian channels with native vegetative associations.

9.1.2 Water Sustainability

Water supply in the city has two key concerns; intra-city equity to ensure supply to all and quality of water to ensure good health to all. The issues are also inter-connected as lack of sewage systems in many parts of the city adds to contamination and pollution of ground and surface water. This adds to the burden of disease in the city, because of poor quality of drinking water.

In Delhi only 12 per cent of the city's water supply is met by tapping groundwater. But 'unofficial' use of groundwater has been growing as is evident from the falling levels in the city. By 2006 about 100,000 private wells and tube-wells were registered by GNCTD, but it is widely accepted that this is an underestimation. In addition, it is estimated that there are 2,000 tankers, which bring water from private wells inside the city or from its immediate vicinity for sale.

Groundwater monitoring by the Central Ground Water Board (CGWB) shows that on an average, in water-stressed areas of the city, the decline in the water table is as much as one metre below ground level (mbgl) annually. But even this could be an underestimation. For, in parts of south and southwest Delhi, where growing domestic demand is not met by piped supply, the water table has dropped at a rate of 2-3 m bgl per year. Groundwater is now available at 70-100 m bgl and levels are still falling each year. CGWB estimates that in this region groundwater is overexploited by 240 per cent more than the sustainable level of extraction.

Another way to understand Delhi's groundwater economy is to superimpose its groundwater map on to its water supply map. It is evident that groundwater levels are falling fastest in the parts of the city which do not get adequate water supply. This suggests the need for augmentation and recharge in these areas.

As per CGWB Report on Dynamic Ground Water Resources of Delhi (As on March 2011), the normal annual rainfall of Delhi varies from 337 mm to 887 mm. However, recharge of ground water gets limited due to decreased availability of permeable surfaces owing to urbanization and runoff which is not channelized for recharge.

Following measures need be taken to ensure its sustainability of water:

- i) Recharge of ground water should be decentralized and done at local level, to ensure that pre-development rainwater run-off rates are maintained through rain water harvesting, conserving water bodies and regulating groundwater extraction.
 - a. Incentivized use of rainwater harvesting at the household and colony level for decentralized recharge.
 - b. Rainwater harvesting and water recharge will be an essential and mandatory provision in the development of parks and road and flyover infrastructure projects.

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

This will require careful planning and segregation to ensure that the storm water is not mixed with sewage or other contamination. New projects for flyovers will not be sanctioned without the mandatory provision for rainwater channelization and recharge.

- c. Recharge of specially stressed groundwater zones in the city, particularly the south and southwestern zone. The regional parks/ridge in the zone shall be used for recharge through construction of new water structures and protection to old structures. The abandoned Asola-Bhatti mines may be used for groundwater recharge.
- ii) All treated wastewater will be mandatorily recycled and reused and not disposed off in municipal sewers. This will be made mandatory during clearance of projects as per the Act / Policy notified by the Central Govt. from time to time and shall be part of the EIA requirements.
 - a. The linkage of water supply to big commercial establishments such as hotels, shopping malls, etc should be subject to part utilization of treated wastewater either through tapping (purchase) of nearby sewage from sewer line or by treatment of in-situ generated wastewater at on-site decentralized wastewater treatment plant, thereby fulfilling total water demand of the project.
 - b. District-wise Identification and mapping of units with large landscape/green areas such as Golf Courses, Big parks/Gardens wherein recycled water (surface or groundwater) is being used for horticulture/gardening purpose and directing mandatory recycle and reuse of treated wastewater. There should also be metering system for check on reuse of treated wastewater.
- iii) Minimize city level water losses due to leakage during transmission and distribution by reducing lengths of pipelines for conveyance systems through decentralized infrastructure and metering bulk water supply points.

9.1.3 Air Quality

Objectives for air quality:

The right to clean air is fundamental and determines both wellbeing as well as the burden of disease in the city. The clean air objective is seen as a public health imperative and the following objectives have been set for implementation:

1. **Meet air quality standards:** The air pollution mitigation plan in Delhi aims to meet the national ambient air quality standards for all the regulated pollutants throughout the year by the end of 12th Five Year Plan.
2. **Protection of public health:** To reduce public health risk as air pollution is the cause of a range of respiratory and non-communicable diseases.
3. **Protect environmental health:** Polluted air has impact on plant and animal health. Studies in Delhi have shown heavy metal deposition on plants and crops, which suggests danger of contaminants in human food chain. This risk needs to be minimized.

Delhi has taken significant steps to control air pollution levels in the past years. These include the introduction of CNG in public buses and auto-rickshaws, conversion to Bharat Stage III and IV norms for vehicles. However, it has been noted that in spite of these measures, air quality in the city has continued to be a matter of concern. There is evidence that deteriorating quality of air is responsible a growing burden of disease in the city. The

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main sources of air pollution in Delhi are vehicles, industries including thermal power plants and other contributory sources like re-circulated road dust and burning of biomass.

It is clear that the city will negate the gains made through the introduction of CNG unless there is planning and intervention in the transportation sector. With the phenomenal growth in the number of vehicles, almost 8-10 times in the last two decades in absolute terms, the most significant aspect in the context of congestion and pollution, relates to the growth in personalized transport as compared to the availability of public transport. It has been estimated that buses, which constitute barely 1.2 percent of the total number of vehicles, cater to around 40 percent of the total transport load, while personal vehicles --cars carry over 14 per cent of all trips. Such a huge share of private vehicles in Delhi, while serving a relatively limited purpose in terms of the transportation modal split, obviously creates tremendous pressure on road space, parking, and pollution directly and through congestion. Public transportation planning must, therefore, drive the future policy and must be viewed as a key element of the air pollution control strategy.

All thermal power plants located in the NCT of Delhi should be gradually converted to gas based plants and adequate supply of fuel should be made available to operate these units. There should be strict enforcement in the case of industries in terms of pollution and closure of non-conforming units. This may include tighter emissions standards and monitoring of heavy metals in power plants; augmentation of fly ash utilization; stricter emission norms for incinerators and promotion of less polluting alternatives. The implementation of ban on open burning and composting rules for vegetative waste of municipalities should be strictly enforced. There should be adoption of dust control regulations for civil construction and demolition and roads, haulage of material and vehicular traffic. This will require vegetative barriers and green carpeting in street design.

To meet the national ambient air quality standards, suitable actions will need to be taken in all key sectors of city planning. The cross sectional provisions for urban planning, transportation planning and transit oriented development, parking, industry and power plant management, land, forest and open area management would be harmonized.

9.2 Noise Pollution

Noise is emerging as a major pollutant and irritant as well as a constant source of disturbance and health hazards. Against a permissible level of 50-60 dB (A), the sound level in Indian cities often exceeds 80 dB (A). Faulty and leaking silencers, over-use of horns and vehicles plying on roads accentuate noise level, besides the noise from commercial and industrial activities, unabated use of sound amplifiers, generator sets and fire-crackers etc.

The Noise Pollution (Regulation & Control) Rules 2000 and as amended to date specify noise levels in different city zones – industrial, commercial, residential and silence zone. It also specifies banning of all noise creating activities between 10 PM to 6 AM, which may be adhered to by the concerned agencies.

By proper land use planning, such as location of public, semi-public and commercial activities along major transport arteries, a buffer can be created for residential zones. Green buffer through thin leaved trees, land formations, mounds, embankments along major roads will provide effective barriers to transmission of noise and must be developed. Mandatory use of sound protected generators in NCT of Delhi is required. There is also a need to prepare area wise traffic calming schemes and a Noise Monitoring and Control Plan (NMCP).

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Following measures need be taken to combat Noise Pollution:

- i) Monitoring and effective implementation of the Noise Pollution (Level) Rules 2000 and, to notify certain areas as 'No Horn Zones'. The design and surface material of roads and pavements should also ensure reduction of noise.
- ii) Working in night shifts for household industries or non-conforming industries in the residential areas should be prohibited. Areas located within the air funnel should be planned with due consideration of noise generated from the aeroplanes.
- iii) Identification of Environmentally stressed zones in Delhi and preparation of environment management plans for such zones, together with regular monitoring.
- iv) Mandatory use of sound protected generators in the whole region of NCT of Delhi. Controlled use of fire-crackers in view of noise and air pollution.
- v) Prepare area wise traffic calming schemes and a Noise Monitoring and Control Plan (NMCP). Unnecessary honking should be punishable offence and enforced.

9.3 Natural Features

9.3.1 River Yamuna

Yamuna is Delhi's lifeline, but over the years, the quality of water in the river through its journey across the city has deteriorated. This is in spite of considerable efforts and investment in construction of sewage treatment plants to combat pollution. In MPD-2021, the objective is to review the progress made and to suggest remedial policies for rejuvenating the river.

The river enters Delhi at Palla and flows 48 km to the Okhla barrage, of which roughly 22 km is considered as the polluted stretch. The Central Pollution Control Board (CPCB) and the Delhi Pollution Control Committee (DPCC) monitor water quality at 9 places. Analysis of trends reveals there is alarming deterioration with respect to Biological Oxygen Demand (BOD) and Dissolved Oxygen (DO) as the river traverses the city. DO level – which indicates 'life' in the river are/within standards at Palla but then drop to zero at Nizamuddin Bridge, Agra Canal and Okhla.

The river in the Delhi stretch receives wastewater from 17 drains between Wazirabad to Okhla. In addition, the Shahdara drain meets the river downstream of Okhla barrage, while 4 other drains discharge into the Agra Canal (Annexure 9-I). The CPCB quantitative and qualitative analysis of the drains monitored during 2012 shows clearly that the bulk of pollution comes from 6 drains, namely, Najafgarh, Delhi Gate (power house), Sen Nursing Home, Barapullah, Tughlaqabad and Shahdara drain. The Najafgarh and Shahdara alone roughly contribute 80 per cent of the pollution load.

9.3.1.1 Measures taken to control pollution

Over these years, Delhi has constructed 36 sewage treatment plants (STP) at 21 locations, laid sewerage systems and cleaned up some of the choked and silted sewers, and built low cost toilets. The STP capacity created is 2470 million litres per day (MLD) against wastewater generation (estimated) at 3100 MLD – suggesting a gap of 20 per cent. Delhi Jal Board is adding 404 MLD capacity at Pappankalan (90 MLD), Nilothi (90 MLD), Delhi Gate (69 MLD), Yamuna Vihar (114 MLD) and Chilla (41 MLD). The city has invested in 13 common effluent treatment plants. It is also investing in laying interceptor sewers to tap the

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minor drains carrying sewage into three major drains, Najafgarh, Supplementary and Shahdara.

The sewage treatment plants in the city have been built but are currently under-utilized. By 2012, out of the 2470 MLD capacity created, only 1558 MLD was utilized – 63 per cent. This is because underground sewerage/drainage networks are unavailable in many parts of the city or require extensive refurbishment. As large parts of the city remain un-served by sewerage networks, the waste of these areas is conveyed through open storm water drains. The city is finding it difficult to keep up investment requirement for recurring expenditure in refurbishing existing drainage and the need to build new drainage networks to reach the un-served areas.

The treated effluent from the sewage treatment plants is discharged into the open drains that lead to the river. These drains in their journey collect the untreated waste of large parts of the city's inhabitants. By mixing treated effluents with untreated sewage, the pollution control efforts are largely negated.

The city withdraws clean water from the river Yamuna at Wazirabad for its use and returns only waste. In other words, the river in Delhi has no fresh water flow for nine months in a year and hence has lost its assimilative capacity.

A paradigm shift is needed in approach to controlling pollution in Yamuna. Following measures shall be taken to rejuvenate the River Yamuna:

1. To maximize the utilization of existing sewage treatment facilities by intercepting sewage from existing drains and pumping it to facilities for treatment.
2. To provide sanitation to all in the city but also to ensure that there is a plan for treatment of the discharged sewage, through decentralized and centralized treatment systems. To evolve alternate sanitation and sewerage solutions for unconnected colonies' areas. Currently, the aim is to connect all newly authorized or newly developed colonies with the main sewerage network and to convey waste for treatment through the existing network. The aim will be to reduce the length of the sewage pipeline so that power costs are reduced in pumping. This will be possible through provisioning of local treatment systems, which are designed for reuse or recycling of the treated water. All new developments in the city will include land for treatment of sewage and provision for reuse/recycling. Without this, no plan for new areas will be sanctioned (see section Environment Services Zone for standards). (Refer Clause 8(6) Services Plan in Chapter 17.0- Development Code for norms for waste water and sewage treatment facilities.)
3. To ensure that all treated effluent from the sewage treatment plant is not discharged into open drains, where it is mixed with untreated waste. Treated effluent will be reused or recycled or discharged with stringent effluent standards directly into water-bodies or river.
4. Permissions for building for all structures, as per the provisions of EIA notification under EP Act, will be given only if there is in-situ treatment and reuse provided. DJB shall look into possibilities to incentivize the zero-discharge of treated effluent plan through measures such as rebates in water and sewage bills.
5. To ensure that open drains are used as treatment, recharge and rejuvenation zones so that pollution load is reduced. The natural storm-water drains are currently informal receptacles for city wastewater as large areas are unconnected to sewage network.

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While provisioning of underground sewage systems will remain a goal, it is clear that there is a huge backlog in building this infrastructure for the city. In the absence of this network, pollution continues to increase in the open natural drains and in the river.

6. To ensure ecological flow in the river for dilution and assimilation of waste. The objective will be to release water for flow, proportional to the wastewater discharged. The proposal for the creation of 'regulated flood plain reservoirs', for storing the excess monsoon overflow at suitable locations should be explored as well as other options, which would reduce the freshwater intake for city distribution, so that it can be available for river flow.

The financial clearance for the following plans will only be given if there is conformity with the above-mentioned objectives:

- a) Water, drainage and sanitation master plan of the Delhi Jal Board;
- b) River Cleaning Action Plan prepared by MoEF/NRCD/GNCTD
- c) Flood management and irrigation action plan prepared by Irrigation and Flood Control Department/GNCTD Delhi

In MPD-2021, NCTD has been divided into 15 zones for specific development. Zone 'O' is demarcated for River Yamuna and river front area. The area of Zone 'O', as provided in MPD-2021 is approximately 8070 Ha.

The width of the river between Wazirabad Barrage to Okhla varies from 1-3 km. Zone 'O' shall be demarcated on the GIS database and physically on ground. The zone, classified as the active flood plain, has high potential for recharge of groundwater and supply through tube-wells. Studies by the Central Groundwater Board reveal that the flood plain can sustainably yield roughly 400 MLD, of which 200 MLD is being extracted and the rest can be done through installation of tube-wells. This will provide a sustainable and local water source for the city, as the dewatered flood plain can be recharged during monsoon with flood water. This source of water can be augmented with water-recharge and other methods as well. The connected challenge is to control and mitigate pollution so that contamination may be arrested and quality can be maintained.

Over the years a number of planned and unplanned developments have come up in the stretch. It is also feared that without a comprehensive master plan for development and conservation, this zone will see further encroachments and misuse. This in turn will have deleterious impacts on river recharge potential and the ecology of the area.

The strategy for the conservation and development of the Yamuna river zone needs to be developed and implemented in a systematic manner. The strategy will need to take into account the cycle of flood occurrences and the potential for ground water recharge as well as the potential for reclamation and delineation of appropriate land uses and aesthetics of the river zone. The zone should be integrated with the city and made more accessible-physically, functionally and visually so that Delhi does not turn its back to the river. It is important to award protection to this zone to ensure that it does not become a dumping ground for solid waste or is encroached upon and settled.

The river has also been identified as a Natural Heritage in the NCR Plan which needs conservation and protection. Such work has been undertaken by DDA through Yamuna Riverfront Development Project aiming at Conserving, Protecting & Restoring the Biodiversity of Yamuna, integrated with Public Recreation spaces that the city needs. It is taking such measures so as to protect and restore natural river features, mitigate adverse

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impact of developmental activities on the floodplain, rejuvenate the ecosystem services provided by the river such as flood control, waste water treatment, ground water recharge, etc. Further, till now the city has been turning its back towards the river, rendering it as a mere dump yard. However, it is felt that there is need to establish a physical and visual connect between the people and the river. It is believed that a visitor who enjoys riverfront features would be sensitive towards the health of the river. Access to the river would build a sense of belongingness and stewardship for the river. In lieu of this, some recreational areas are also an integral part of this plan. Considering, that the riverfront area is an ecologically fragile area and needs special status which cannot be taken at par with other recreational facilities, such as city parks, district parks and community parks, the use-permissibility for this has been provided in table 9.6. These facilities would be of the order of master plan level recreational uses and would help compensate the deficiency of such facilities in the adjacent zones and the city at large.

The floodplain has been analyzed based on several ecological and physical parameters, such as proximity to habitation and movement corridors, intensity and conformity of abutting activities, socio-cultural characteristics and existing natural features, to demarcate land into Protective Biodiversity Zone, Interactive Biodiversity Zone and Public Recreation Zone. The Structure Plan identifies ecologically rich areas which needs to be preserved are Protective Biodiversity Zones wherein riverine ecosystem services would be restored and human interference would be restricted. Ecologically disturbed areas would be developed as Public Recreation Zone which is environmentally conscious parks where people of the city would be given a chance to experience the riverfront features and existing socio-cultural activities. Moderately ecologically rich areas are proposed to be developed as Interactive Biodiversity Zones which will give people limited opportunities to interact with the Riverine Ecosystem. All three zones are interconnected by Green Linkages which will not only act as wildlife movement corridor and habitat but also provide a buffer to sensitive Biodiversity areas.

Following measures need be taken to rejuvenate River Yamuna:

- Restoration of the native vegetation communities replacing the existing exotics. Plantation to be based on the suitability as per elevation gradient and their submergence potential.
- Strengthen the hydrological services rendered by the floodplain, such as flood control, water quality improvement, Ground Water recharge, through natural methods.
- Conservation of existing resources like wetlands, water bodies and other native habitats.
- Restriction on adverse anthropogenic impacts in the sensitive ecological areas.
- Provision of environmentally conscious recreational areas to make the river physically and visually accessible to the people, in accordance with the socio-cultural and natural characteristics of the surroundings.
- Revitalization of existing Ghats and other existing uses to reduce their impact on the surrounding environment.
- Creation of ecological buffers between the surrounding development activities and the River.
- Protection from further encroachment.
- Imparting knowledge among the people about the direct and indirect contribution to the improvement of the river environment, and persuade direct participation in the rejuvenation of the river.
- Organic farming to be proposed in a limited way.
- Use of Eco friendly material is recommended in the flood plain.

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- No permanent development to be allowed, excepting limited infrastructure for essential public services, tourism; including public transport, which have minimal impact on river zone. In all such cases, as far as possible, temporary structures and recharge to be maximized; and cut and fill of the earth volume to be maintained as zero.
- Creation of 'regulated flood plain reservoirs', for storing the excess monsoon overflow at suitable locations would augment the water retention capacity of the riverbed.
- Abatement of pollution in the river, through bio-remediation and other sewage treatment technologies.

9.3.2 Regional Park/Ridge

The Aravalli Range in the NCT of Delhi comprises of the rocky outcrop stretching from northern end of the city at Wazirabad to its southeast corner at the erstwhile Bhatti mines. The term ridge is commonly used to define these stretches of Aravalli in Delhi. Delhi Gazetteers of 1883-84 record ridge as an open scrub forest, inhabited by wild animals. The indigenous vegetation is thorny scrub, capable of withstanding harsh drought conditions. In early part of the 19th century, the ridge was planted with exotic species, *Prosopis juliflora*, which has in many parts replaced the indigenous forests.

The ridge has seen changes as many of its stretches were brought under habitation and urbanization. For instance, the Central Ridge area was planned as an integral part of the capital New Delhi in the early part of the twentieth century.

9.3.2.1 Current state and measures taken for protection

Through its various orders, the Hon'ble Supreme Court has opined that ridge area is primarily forest area and has to be preserved as a lung for the city of Delhi. It is to be maintained in its pristine glory.

Through notifications, dated 24.5.1994, 19.3.1996 and 2.4.1996 an area of 7,784 ha (approx) has been notified under Section 4 as proposed Reserve Forest under the Indian Forest Act 1927. On 24.05.1994 the GNCTD issued a notification appointing the ADM (Revenue) as Forest Settlement Officer to take up the issue of settlement of rights and claims in the areas brought under the Section 4 of Indian Forest Act, 1927. The work is ongoing and the final notification as Reserve Forest is pending. However, as the area has been proposed to be declared as Reserve Forest, the provisions of the Forest Conservation Act, 1980 is applicable.

The southern part of the ridge near Tuglakabad has been awarded higher degree of protection by bringing it under the Wildlife (Protection) Act 1972 as a Wildlife Sanctuary. In 1986, 1,084.3 ha of Asola village community land and in 1991, 876.6 ha of Bhatti village were notified as the Asola-Bhatti Wildlife Sanctuary.

The Hon'ble Supreme Court in its direction dated 25.1.1996 and 13.3.1996 has directed that uncultivated surplus land of *Gram Sabha* falling in ridge should be made available for afforestation and handed over to the Forest Department. Under notification, dated 2.4.1996 under section 154 of the Delhi Land Reforms Act, 1954, a total of 4,207 Ha of *Gram Sabha* land has been notified. The Forest Department, GNCTD has set up a Special Task Force to reconcile the land categorization and consolidate the area under the Southern Ridge consisting of 21 villages namely -Aayanagar, Satbari, Chhatarpur, Ghitorni, Deramandi,

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Rajokri, Devli, Rangpuri, Jaunapur, Mahipalpur, Mehrauli, Asola, Nebsarai, Tughlakabad, Pulpehladpur, Saidulajab, Rajpurkhurd, Bhatti, Sahoopur, Maidangarhi, Fatehpur Beri. The area commonly known as the 'Ridge', which is proposed as a Reserve Forest is under management control of different agencies. The area has not been demarcated or delineated on ground.

Table 9.1 Delhi Ridge: Its area and management agencies

S	Name	Managing agencies	Area (Ha)	Nomenclature for land use classification
1	Northern Ridge (1994) by boundary only	DDA, North DMC and Forest Department	87	Reserve Forest/Regional Park
2	Central Ridge (1994) by boundary only	DDA, Army, CPWD, New Delhi Municipal Corporation, North DMC, Forest Department	864	Reserve Forest/Regional Park
3	South Central Ridge (1994) by boundary only	DDA	626	Reserve Forest/Regional Park
4	Nanakpura Area Ridge (March 1996) by boundary only ¹	DDA	7	Reserve Forest/Regional Park
5	Southern Ridge in 1994 by boundary only and 1996 by khasra numbers a total of 4257 ha	DDA, Forest Department, Sports Authority of India	6200	Reserve Forest/Regional Park
	Total		7784	

The notified Reserve Forest will be demarcated after settling the rights and claims as per provision of the Indian Forest Act, 1927. The area of the Regional Park (falling outside the Reserve Forest will also be demarcated and delineated.

There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies – DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.

Once the ridge map is delineated, all land controlling agencies will be required to submit an action plan for its protection, rejuvenation and management to the Ridge Management Board. The GNCTD will do annual surveys, using remote sensing and spatial technologies, to assess tree cover under each agency. [Any evidence of encroachment or degradation from the baseline will be severely penalized, including the takeover of ridge/reserve forest from the management agency to GNCTD.]

¹ Notification No.F.10(42)-I/PA/DCF/93/2012-17(1), dated 24th May 1994 of Development Department GNCTD and No.FI(29)/PA/DC/95, dated 2nd April, 1996 of Revenue Department, GNCTD

9.4 Recreational Areas

The recreational land use is in the form of Regional Parks, City Parks, District Parks, Community Parks and Multipurpose Grounds. In addition to this, a large chunk of recreational facilities is provided in the form of Neighborhood Parks, Housing area parks, Tot lots in the gross residential use zones.

As per MPD 2001, the total recreational area of 8722 Ha. was proposed to be developed at 9.7 sq.m. per person. This included 1577 Ha. under the Northern, Central and South Central Ridge (the remaining area of the Ridge was in the then rural area). The balance area under recreational land use/ green use i.e. 7145 ha. was in the form of District Parks, Playgrounds and Stadia, Historical monuments, etc. comprising around 15% of the then total urban land area.

In the Urban Extension, the green cover is to be provided at the rate of minimum 15% of the total land, excluding the Ridge/Regional Park.

In MPD 2021 Sports Complexes, which were included in the recreational use category under the MPD-2001 was put under a separate category of public/semi public land use. Accordingly, the area under recreational land use was reduced.

Following measures need be taken to protect recreational areas in Delhi:

1. Shared use of public spaces is mandatory. No green recreational space shall be gated or locked, or used for parking unless designated and notified for that purpose. All recreational areas shall be universally accessible.
2. Surface Parking would only be provided to meet the parking requirement of the park premise. Creation of underground parking structures within or under green recreational open spaces is prohibited under all circumstances.

Table 9.2: Planning Norms, Standards for Recreational Areas/ Parks at Sub-City level:

Planning Norms - Standards		
	Population (Lakh)	Area (Ha)
1. City Park	10 lakh	>100
2. District Park	5 lakh	25-100
3. Community Park	1 lakh	5-25

Note: Upto 5 % of the Parks area will be under use for water body.

Table 9.3: Planning Norms, Standards for Recreational Facilities at Neighborhood Level:

Planning Norms - Standards		
	Population (Lakh)	Area (Ha)
1. Neighborhood Park	10000	>1.0
2. Housing Area Park	5000	0.5-1.0
3. Tot lot at Housing Cluster Level	250	0.0125-0.5

In addition to above, Planning norms, standards for neighborhood play area, housing area play area are given in Table No.13.7 in Chapter 13.

9.4.1 Multipurpose Grounds

Experience shows that formal parks are fouled if used for marriages / public functions etc. As per Supreme Court Order, parks should not be used for organizing functions such as marriages. In case of developed areas, these will be provided out of the recreational areas as per the layout plans.

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However, in new areas these shall be provided in planning stage. Therefore, a special category is proposed to take care of the same at three levels in the following manner:

Table 9.4: Planning Norms, Standards for Multipurpose Grounds:

No.	Category	Planning Norms & Standards	
		Pop/Unit/Appld	Plot Area (Ha)
1.	City Multipurpose Ground	10 lakh	8
2.	District Multipurpose Ground	5 lakh	4
3.	Community Multipurpose Ground	1 lakh	2

Other Controls:

- Minimum 50% of total area shall be under Soft Parking and remaining 50% shall be utilized for activities.
- Minimum 3% of the remaining area (excluding Soft Parking area) shall be utilized for Electric Sub Station, Toilets, Security and other marriage related activities etc.
- Multipurpose Ground can be sub-divided suitably with minimum of 0.5 ha of plot area to accommodate number of functions at one time.
- Park/multipurpose ground shall have provisions for rainwater harvesting

9.4.2 Amusement Park

Amusement Park up to 10 Ha. may be permitted in District Park. Following development controls shall be applicable:

- Max Ground Coverage- 5%
- Max. FAR- 7.5
- Max. Height-8 mt
- Parking- 3 ECS / 100 sqm. of floor area with the stipulation to provide minimum parking for 100 cars.

9.4.3 ²[Bio-diversity Park]

In order to restore and preserve the lost natural heritage of the life support systems of Delhi, DDA has initiated a network of Biodiversity Parks which would serve as a repository of Biodiversity of the region with ecological, cultural and educational benefits to the urban society. Such parks would restore the regional ecological balance and support the city with various environmental/ecosystem services such as rise in groundwater table, pollution abatement, and reduction in albedo and local ambient temperatures. These would provide a place for co-existence of nature and culture. These parks would help in restoration of natural habitats for the return of native birds, animals and plant species that are now locally extinct. Living museum and laboratory for promoting environmental education and research at all levels would be created in these parks. The areas to be selected to be developed as Biodiversity Parks should be potential habitats and ecologically rich areas.

List of Biodiversity Parks in Delhi

Biodiversity Parks	Area (Ha)
1. Yamuna Bio-Diversity Park	63.56 (Phase I) 121.45 (Phase I)
2. Aravali Bio-Diversity Park	279.35

² Added vide S.O. 2532 (E) dated 19/10/2012

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3. Northern Ridge	87
4. Tilpath Valley	70 approx. (Area surveyed)
5. NeelaHauz	3.90
6. Other Biodiversity Parks in Yamuna River Front ('O' Zone)	Potential Areas will be developed as identified in the Structure Plan

The activities and development control norms permitted in Bio-diversity Parks are as under:

- Orchards, Specialized Parks like Butterfly Parks, Fernarium etc. Facilities for Flora & Fauna, Water Harvesting Structures, Open Air-Theatre, Food courts, Scientific Laboratories, Interpretation Centre, Administrative Office, Camping Sites, Amenity Structures – Toilet Block, Pump Room, Electric Room, Guard Room and Equipment Room.
- Maximum Permissible Area of built structures shall be 0.5% of Biodiversity Park area or 10000 sqm., whichever is less.
- Building within the Bio-diversity parks would be restricted to 2 storeys with a maximum height of 12 m for sloping roof structures and should meet "green building" criteria (Griha 4 star rating).
- Soft Parking may be provided in the lots of 20 to 25 ECS at different locations, as per requirement.

9.4.4 Forest/Tree Cover

Delhi has a much larger green cover than any of the other metropolitan city in the country, and could well be called a "Green City". According to the Forest Survey of India (FSI) 2011 assessment, the total recorded forest area of Delhi is 85 sqkm, which is 5.73 per cent of the geographical area of the state. This includes reserve and protected forests. The forest cover in Delhi is assessed to be 176.20 sqkm, which is 11.88 per cent of city's land area. In addition, the FSI has estimated the tree cover of Delhi.

According to FSI 2011, the tree cover in Delhi is 120 sqkm, which is 8.09 per cent of the state. But there is a decline in the tree cover between 2009 and 2011.

If all this is put together, then the total area of forest and tree cover is 296.20sqkm, which is 19.97 per cent of Delhi's geographical area. Delhi, therefore, has an impressive green cover, which is perhaps higher than any of the other million-plus cities in the country.

However, it is also clear that there is disparity in the green cover as there are parts of the city, particularly where there is density of low income populations, where open spaces and tree cover is grossly inadequate. The objective of city planning has to be to ensure green space and recreational areas accessible for all.

9.5 Green Belt and Water Body

9.5.1 Green Belt

The Plan provides for agricultural land as Green Belt along the border of NCT of Delhi, in synergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary up to a depth of one peripheral revenue village boundary, wherever possible.

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9.6 Solid Waste Management

There are different categories of waste in the city. The success of waste management will depend on the city's ability to segregate the different waste streams and to incentivize reuse and recycling as much as possible. The objective is to reduce minimize the area needed for landfill but and turning waste into products and energy.

- i) Biomedical waste – generated by healthcare and veterinary establishments
- ii) Municipal solid waste – from domestic and commercial activities
- iii) Construction and Demolition debris (C&D)
- iv) Slaughterhouse waste – organized as well as unorganized
- v) Industrial and hazardous waste within city limits
- vi) Electronic (e-waste)

This issue is dealt in detail in Chapter 14.0 'Physical Infrastructure' in MPD-2021.³

9.7 Green buildings

Green Buildings are those that are built in harmony with the natural features of the site that includes air, water, natural light, land resources, local biodiversity and local meteorological conditions. The building leverages these resources and minimizes the effect of ambient sound and other pollution with appropriate and efficient architectural design, sustainable building material, and efficient technology and techniques. For norms for Green Buildings, please refer Clause 8(6) Services Plan given in Chapter 17.0 Development Code in MPD-2021.

9.8 Environmental Impact Assessment

Environmental Impact Assessment (EIA) for large buildings and development projects in the city need will be implemented with rigor and stringency. These are Category B projects that are appraised by the State level Expert Appraisal Committee (SEAC) and State level Environment Impact Assessment Authority (SEIAA) of NCT Delhi, which operates through Delhi Pollution Control Committee (DPCC).

The environmental guidelines for the EIA clearance will be fully aligned with the relevant regulatory requirements related to land, energy conservation building code, water and waste regulations, ground water rules. These are given in Clause 8(6) Services Plan given in Chapter 17.0 Development Code in MPD-2021.

There is a need to build capacity for enforcement and monitoring. The projects require to submit six monthly compliance reports, this should be strictly monitored and information available in public domain.

9.9 Environment Services Zones

The objective for environmental management is to reduce, reuse and recycle all resources. Planning resource management to incentivize local and decentralized solutions will enable decisions that both minimize use and enable treatment and reuse. It is also clear that transportation cost of environmental infrastructure adds to both inefficiencies in management and cost, which in turn increases resource inequities in the city. Local and

³ Detailed sections on 'Solid Waste Management' have been omitted from this document, as the theme is discussed in Chapter 14.0 Physical Infrastructure in MPD-2021.

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decentralized solutions will also involve community participation in resource use and waste treatment. It is critical that residents have responsibility and knowledge of their resource use, which has impacts on the environment. It is also important that communities are made responsible for the management of their waste and its disposal so that the city moves away from externalizing its problems to other zones and nearby regions.

Master Plan/Zonal Development plans provides for environmental services under Land Use Category Utilities. In order to make optimum utilization of land, service providing agencies will prepare plans for multiple use of land as "Environment Services Zone". In this way Delhi will move towards local, decentralized solutions for its resource management. The following will be provided in each zonal plan:

- a) **Provision for water harvesting and recharge:** All water bodies will be identified and protected for water recharge. Each zonal plan will incorporate supply of water to households from local water sources, which will incentivize the need for recharge of groundwater. The centralized water supply will provide supplementary sources and will be charged at higher rates. Colony and household level rainwater harvesting will be incentivized through fiscal measures as well as pricing of water for conservation.
- b) **Provision for sewage and wastewater treatment for recycling and reuse:** The current system of long distance conveyance of sewage before and after treatment will be reviewed. Zonal plans will provide land for sewage treatment in the environmental services zone. This treated sewage will be reused and recycled within the zone so that it can supplement water supply.
- c) **Provision for solid waste management, including construction and demolition waste (C&D):** The city will move away from the concept of not-in-my-backyard (NIMBY) by planning for solid waste management in all zones. The environmental services zone will provide land for management of waste from each zone, including its recycling and disposal. The effort will be to eliminate the need for landfills so that waste is turned into resource. The C&D waste will also be processed within each zone so that its transportation costs are reduced.

Following measures need be taken for better management of environmental infrastructure:

1. All zonal plans and areas included in land pooling policy will mandatorily include Environment Services Zones for management of water sources, sewage and solid waste. The objective will be to build common facility at the zonal and local level for treatment, disposal and reuse of liquid and solid waste.
2. All zonal plans and areas under the land pooling policy will include comprehensive Environment Services Assessment Plans, which will detail out resources and facilities for environmental management in the zone.
3. All plans for new growth, including Urban Extension Areas, will be based on the principle of local resource use. There will be mandatory provisions for resource management and treatment of waste, before the plans are finalized.

9.10 Compensatory Afforestation

The growth of urban areas, including infrastructure of metro and roads, has resulted in tree loss. A comparison of the 2009 and 2011 report of the Forest Survey of India shows that the city has lost 0.38 sq km of forest cover and 3 sq km of tree cover in this period because of development activities.

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

In case of utility projects by DMRC, DJB etc. where land has been allotted under residential land use, atleast 10% of the area of the premise should be used for compensatory plantation. In case of development of new campus/residential areas, at least 10% of recreational areas at various levels should be utilized for compensatory afforestation within the same area.

Table 9.5: Permission of Use Premises in Sub-Use Zones (Recreational Land Use)

Sr.	Sub-Use Zone	Activities Permitted
1	Regional Park	Residential Flat (For watch & ward) (20sq.m.), Park, Shooting Range, ⁴ [Bio-diversity Park], Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance) (400sq.m.), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest. Approved Farm Houses/picnic huts sanctioned prior to 01.08.90 may continue.
2	City Park	Aqua park / water sports park, Arboretum, ⁵ [Bio-diversity Park], Botanical Garden, National Memorial (approved by Cabinet Govt. of India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park. 30% of the area shall be developed with plantation of native species.
3	District Park	Theme park, ⁶ [Bio-diversity Park], National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, picnic huts, Sports activity, Playground, Amenity structures. Restaurant in a District Park having an area above 25 Ha. subject to following: a. Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less. b. Restaurant plot shall have no physical segregation from the rest of the District Park area. c. The building shall be a single storey structure with max. FAR of 5 and height not more than 4m without any residential facility and to harmonize with the surroundings. d. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens. e. 30% of the area shall be developed with plantation of native species.
4	Community Park	Children Park, Open-air food court, playground etc
5	Multipurpose Park	Public meeting ground, public address podium, social functions, soft drink and snack stalls etc

⁴ Added vide S.O. 2532 (E) dated 19/10/2012

⁵ Added vide S.O. 2532 (E) dated 19/10/2012

⁶ Added vide S.O. 2532 (E) dated 19/10/2012

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

Notes:

- The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,
- Interpretation Centre and Administrative office is permissible only in Heritage Areas.
- The max. area permitted for toilets in parks is as follows: Park (area<5ha) - 16sq.m. and Park (area>5ha) - 36sq.m.

Table 9.6: Permission of Use Premises in Use Zones (Green Belt and Water Body)

Sr.	Use Zone	Activities Permitted
1.	Plant Nursery	Plant nursery, residential flat(for watch and ward and maintenance)
2.	Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, <u>Low Density Residential Plot</u> , Amenity structures (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.
3.	River and Water Body	River, water bodies, pondages, Agro forestry, organic farming, orchards, biodiversity parks, plant nursery, watch and ward premise, specialized theme parks, wetlands, playgrounds, idol immersion ghats, cremation ghats, camping sites, riverside walks, natural methods of waste water treatments/flood control/ground water recharge, open exhibition spaces, cultural congregation, green linkages, eco-trails, temporary structures.

* Subject to the development controls of Veterinary Dispensary (300sq.m.) mentioned in Chapter 13.

Notes:

- The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,
- Public Amenities and Interpretation Centre as permitted in Heritage Areas.

LIST OF DRAINS OUT FALLING INTO RIVER YAMUNA:

ANNEXURE 9 (I)

- | | |
|---------------------------|------------------------------|
| 1. Najafgarh drain | 12. Sen Nursing Home drain |
| 2. Magazine Road drain | 13. Drain No. 14 |
| 3. Sweeper Colony drain | 14. Barapullah Drain |
| 4. Khyber pass drain | 15. Maharani Bagh drain |
| 5. Metcalfe drain | 16. Kalkaji drain |
| 6. KudsiaBagh drain | 17. Okhla drain |
| 7. Moat drain | 18. Tughlakabad drain |
| 8. Trans Yamuna MCD drain | 19. Shahdara drain |
| 9. Mori Gate drain | 20. SaritaVihar Drain |
| 10. Civil Mill Drain | 21. LPG Bottling Plant Drain |
| 11. Power House drain | 22. Tehkhand Drain |

ANNEXURE 9 (II)

RECOMMENDATIONS OF THE COMMITTEE UNDER SECRETARY (UD) MOUD, GOVT. OF INDIA, FOR YAMUNA ACTION PLAN (2004)

1. Minimum flow in river Yamuna to be ensured by Riparian states by releasing adequate water.
2. Refurbishment of Trunk Sewerage System
 DJB has a network of approx. 130 Kms. length of trunk sewerage system to convey the collected sewage to different STPs for treatment. Nearly 91 Km. of sewer lines are in highly dilapidated condition and have been silted to the extent of 50% to 70% at different stretches. Therefore, rehabilitation of following three major trunk sewers is proposed to be taken up under the Yamuna Action Plan.
 - a) Rehabilitation of Ring Road trunk sewer under Yamuna Action Plan-II (YAP-II)
 - b) Rehabilitation of Bela Road trunk sewer under YAP-II
 - c) Rehabilitation of West Delhi trunk sewer under YAP-III
3. Treatment of the flows in Najafgarh and Shahdara drains.
 The drains contributing maximum to the pollution load in the river water are Najafgarh and Shahdara drains. Action plan to check flows in Najafgarh Drain and Shahdara drain is recommended. The untreated sewage results in pollution of the water flowing in the drain and affects its quality by increasing BOD level and suspended solid. Majority of the untreated sewage is contributed by unauthorized colonies. It would be possible to treat this sewage only after laying of internal sewerage system or installation of decentralized treatment plants, which are proposed to be attempted by MCD on pilot basis.
4. Laying of Sewer Lines in the un-sewered areas of Delhi.
 DJB has pointed that it has laid internal sewerage system in 482 unauthorized / regularised colonies and in 98 urban villages of Delhi. The sewerage systems in 496 unauthorized / regularised colonies and 103 urban villages are likely to be laid by December 2005. In 516 unauthorized / regularised colonies and 105 urban villages, sewerage systems are expected to be completed by May 2006.
5. Slum Cluster and Yamuna River Bed

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

One of the contributory factors to the flow of untreated sewage into river Yamuna is the slum clusters that have come up unauthorisedly on both eastern and western bank of river Yamuna. Local bodies have already removed several JJ Clusters existing on the Western Bank. Slum clusters need to be cleared from riverbed.

6. Treatment of Industrial Effluent

Delhi Small Industries Development Corporation has constructed 10 Common Effluent Treatment Plants (CETPs) having an installed capacity of 133 mld for treating the industrial effluent before they are discharged into the drains/river. Better capacity utilisation and laying of conveyance system wherever required is needed.

7. Utilisation of Treated Effluent

Currently 109.5 MGD of treated effluent is being supplied by DJB to CPWD, DDA, Pragati Power Plant and Minor Irrigation Department. Additional 241 MGD is available for other user agencies. The issue of utilising the additional treated water is being deliberated by CPWD.

8. Removal of Coliform at STPs

The task force has set up a committee to determine the permissible level of coliform in the treated wastewater and the process required for achieving the same keeping in view its techno-economic feasibility.

(New Annexure to be added)

Annexure 9 (III)

List of drains in Delhi:

Sl. No.	Name of Drain	Length (in Km)	Catchment Area in Hectares	Design Discharge (in Cumec)
Alipur Block - North Delhi				
1.	Supplementary Drain	34.50	1,26,000	141.57
2.	Bawana Escape	19.79	18,231	19.29
3.	Drain No. 6	14.73	8,807	13.00
4.	Burari Creek	8.86	1,476	2.10
5.	Burari Drain	5.79	644	0.71
6.	Bankner Link Drain	5.50	3,348	3.34
7.	New Drain	5.40	28,038	33.40
8.	Khera Khurd Drain	5.21	1,013	2.0
9.	Ghoga Link Drain	6.18	1,480	1.63
10.	Naya Bas Link Drain	3.00	829	0.91
11.	Sanoth Link Drain	3.00	1,062	1.16
12.	Alipur Link Drain	0.88	622	0.89
13.	Jagatpur Link Drain	2.80	250	0.28
14.	Tikri Khurd Link Drain	1.94	620	0.32
15.	Khera Kalan Drain (Link)	0.72	440	0.04
16.	Jahangirpuri Outfall drain	5.47	1619.43	48.15
17.	Toe Drain	4.00	150.00	0.52
Kanjhawala Block - West Delhi				
1.	Mungeshpur Drain	36.85	47138	51.54
2.	Bazitpur Drain	8.05	2202	2.41
3.	Bawana Drain	11.40	2590	2.83

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

4.	Daryapur Pond Drain (Covered Drain)	0.82	259	0.28
5.	Ladpur Link Drain	2.53	518	0.57
6.	Katewara Link Drain	1.55	518	0.23
7.	Jatkhor Link Drain	3.76	453	0.50
8.	NangalThakran Link Drain	2.59	155.4	0.17
9.	BawanaJheel Link Drain	1.98	155.4	0.17
10.	Nangloi Drain	8.60	3561	3.14
11.	Madanpur Drain	8.23	4921	5.38
12.	KarariSuleman Nagar Drain	7.80	2875	3.11
13.	Sultanpur Drain	9.02	1657.6	1.70
14.	Rasulpur Link Drain	0.76	129.5	0.14
15.	Mundka Peripheral Drain	2.43	686.4	0.37
16.	Ranhola Pond Drain	0.65	259	0.28
Najafgarh Block South West Delhi				
1.	Najafgarh Drain	57.40	1093900	283.13
2.	Palam Drain	8.78	5125.6	86
3.	Palam Link Drain	1.450	821	14.4
4.	Najafgarh Pond Drain	1.95	51.8	1.76
5.	Nasirpur Link Drain	2.90	1038.6	28.88
6.	Bijwasan Drain	4.20	2755.8	4.81
7.	Pankha Road Drain	3.60	818	28.32
8.	ShahbadMohammadpur Drain	0.56	2427	4.39
9.	BhupaniaChudania Drain (including Haryana portion)	8.55 (in NCT)	370.37	40.49
10.	Mundela Drain	12.50	1554	1.70
11.	NangliSakrawati Link Drain	2.34	20.7	0.68
12.	DichaonKalan Link Drain	0.48	12.95	0.37
13.	KharkariRondh Link Drain (Maintained by SDMC)	1.53	12.95	0.42
Meharoun Block North East and East Delhi				
1.	Trunk Drain No. I	13.62	6660	86
2.	Trunk Drain No. II	4.54	2740	50
3.	Shahdara Outfall Drain	5.943	6099	157.50
4.	Ghazipur Drain	6.241	6741.9	145.63
5.	Shahdara Link Drain	4.54	151.70	32.83
6.	Karawal Nagar Drain	2.48	12.5	14.10
7.	Biharipur Drain	1.01	14.56	0.93
8.	Bund Drain	2.835	170.44	6.00
9.	Escape Drain No. I	3.00	100	8.00
10.	Escape Drain No. II	0.425	9.06	1.00
11.	Relief Drain	6.025	500	0.11
Meharoun Block South Delhi				
1.	Ali Drain	2.780	3693	78.80
2.	Asola Drain	2.610	951.05	6.65
3.	Molar Bund Extension Drain	1.40	48.56	1.70
4.	SacitaVihar Drain	1.30	1294.99	58.91

Draft (incorporating suggestions of Deptt. of Environment- GNCTD, Landscape Deptt., DDA and Advisory Group)

No. of water bodies in Delhi

Annexure – 9.0 (IV)

Sl. No.	District	Number of Water Bodies								Total
		DDA	DDO	MCD	DBE	PWD	ASI	Forest	DMRC	
1	EAST	47	3	3						53
2	NORTH	18	25	4	2					49
3	NORTH WEST	10	143	1						154
4	SOUTH	55	105	2	1	1	2			166
5	SOUTH WEST	47	50	1			9	12		119
6	SOUTH EAST	36	2	1					1	39
7	CENTRAL	43	213	7	1					264
8	WEST	23	47	4			1		1	76
9	NEW DELHI	28	28	1		1	1	3	1	35
10	CENTRAL	9	13	1			2			25
Grand Total										1004

(Source: Deptt. of Environment, GNCTD)



Delhi Development Authority
Office of the Addl. Commissioner(Plg.)MPR& AP
5th Floor; Vikas Minar, I.P. Estate, New Delhi-110002
Tel.No.23379881

No. F.1(08)2014 /Dir.(Plg)MPR/TC/ D-68.

Dt. 03.07.2014

Subject: Minutes of the 13th Meeting of the Advisory Group on Review of MPD-2021 held on 11.06.2014 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The 13th meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 11.06.2014 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

(S.P. Pathak)
3/7/2014
Addl. Comm.(Plg) MPR& AP
Member Secretary

Copy to:

1. Hon'ble Lt. Governor, Delhi
2. Vice Chairman, DDA
3. Director, School of Planning & Architecture, New Delhi
4. Director, National Institute of Urban Affairs
5. President, Indian Building Congress
6. President, Institute of Town Planners, India
7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH)
8. Chairman/Nominee, Delhi Urban Arts Commission (DUAC).
9. Director General, National Council of Applied Economic Research (NCAER)
10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO)

Chairman
Vice Chairman
Member
Member
Member
Member

Member
Member

Member

Member

Co-opted Members

1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
2. Chairperson, NDMC
3. Member- Secretary, NCR Planning Board
4. Jt. Secretary (DL) MOUD, GOI.
5. Commissioner (Planning) DDA

Special Invitee

1. Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals"
2. Secretary (Environment), Chairman of MAG on "Environment Planning & Co-ordination"
3. Secretary cum Commissioner (Transport), Chairman of MAG on "Delhi Unified Metropolitan Transport"
4. Commissioner SDMC
5. Commissioner EDMC
6. Commissioner North DMC

7. Chief Architect, DDA
8. Sh. E.F.N. Reberio, Advisor (LAP), MCD
9. President IIA, Northern Chapter
10. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
11. Addl. Commissioner (Landscape), DDA
12. Addl. Commissioner (Plg.) TC & B, DDA
13. Addl. Commissioner (Plg.) MP & UE & P & LP, DDA
14. Chief Town Planner, SDMC
15. Director UTTIPEC, DDA
16. Ms. Paromita Roy, Dy. Director (Arch. & UTTIPEC), DDA
17. Ms. Swati Ramanathan, Co-founder, JCCD.
18. Director (Plg.) MPR & TC, DDA



DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Plg.) MPR & AP
5th Floor, Vikas Minar, New Delhi – 110002
Tel- (011)23379881, e-mail: dirplgmpr.tc@gmail.com

No. F.1(08)2014/Dir. (Plg.) MPR&TC/

Date: 03.07.2014

Sub: Minutes of the 13th Meeting of the Advisory Group held on 11th June 2014 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The 13th Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 11-06-2014 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Thirteenth Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the Items as per agenda.

1. Minutes of the 12th (Twelfth) meeting of Advisory group held on 18/02/2014 already circulated and action taken

Since no comments were received, the minutes of the Twelfth Meeting of Advisory Group held on 18/02/2014 were confirmed. It was further informed that as per the minutes of the 12th meeting of the Advisory Group, the recommendations were further considered by the Authority in its meeting held on 09/05/2014, and is being processed under Section – 11(A) of DD Act, 1957.

2. Action Taken Note on minutes of the 12th (Twelfth) meeting of Advisory Group held on 18/02/2014 for Information:

2 (A) Clarification/ Interpretation of modifications approved by Advisory Group on 23.02.2012 and notified on 13.05.2013:

It was mentioned that the modification in Para 5.6.2 of MPD-2021, issued vide S.O. 1215 (E) dt. 13.05.2013, needs further clarification. Following proposed modification was placed before the Advisory Group:

MPD-2021	
S. No.	Proposed Amendment
Chapter 5.0 Trade and Commerce	
5.6 Community Centre (CC) Local Shopping Centre (LSC) / Convenience Shopping Centre (CSC)	
5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given in case of CC/LSC/CSC.

Minutes of the 13th Meeting of the Advisory Group held on 11-06-2014 / Review of MPD-2021

Advisory Group suggested that provision to meet parking standards shall be added and recommended the following:

MPD-2021	
Existing Provision	Proposed Amendment
Chapter 5.0 Trade and Commerce	
5.6 Community Centre (CC) Local Shopping Centre (LSC) / Convenience Shopping Centre (CSC)	
1. 5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lalpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lalpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given. <i>In case of CC/LSC/CSC, The parking to be provided as per MPD-2021 norms on the total FAR.</i>

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

3. Presentation of the Chapter on 'Environment' as recommended by MAG:
- The draft Chapter on Environment, as discussed and recommended in 9th meeting of Management Action Group on "Environment Planning and Co-ordination" held on 04.03.2014 under the Chairmanship of Vice Chairman, DDA and Secretary (Environment), GNCTD, was presented by Addl. Commissioner (Landscape), DDA. The Advisory Group agreed to the revised draft chapter presented in the meeting with following modifications:

MPD-2021	
Existing Provision	Proposed Modification
Chapter 12.0 Environment	
1 (No provision)	9.1.2 Water Sustainability Following measures need be taken to ensure its sustainability of water: II) All treated wastewater will be ... of the EIA requirements. b. District-wise Identification and mapping of units with large landscape/green areas such as Golf Courses, Big
	9.1.2 Water Sustainability Following measures need be taken to ensure its sustainability of water: II) All treated wastewater will be ... of the EIA requirements. b. District-wise Identification and mapping of units with large landscape/green areas such as Golf Courses, Big parks/Gardens, wherein recycled water (surface or groundwater) is being used

Minutes of the 13th Meeting of the Advisory Group held on 11-06-2014 | Review of MPD-2021

		parks/Gardens, wherein freshwater (surface or groundwater) is being used for horticulture/gardening purpose and directing mandatory recycle and reuse of treated wastewater. There should also be metering system for check on reuse of treated wastewater.	for horticulture/gardening purpose and directing mandatory recycle and reuse of treated wastewater. There should also be metering system for check on reuse of treated wastewater.									
		9.3.1 River Yamuna 9.3.1.1 Measures taken to control pollution Following measures need be taken to rejuvenate River Yamuna: • ... • No permanent development to be allowed, and cut and fill of the earth volume to be maintained as zero. • ... • Limited Infrastructure for essential public services, including public transport, which have minimal impact on river zone. In all such cases, as far as possible temporary structures and recharge will be maximized.	9.3.1 River Yamuna 9.3.1.1 Measures taken to control pollution Following measures need be taken to rejuvenate River Yamuna: • ... • <u>No permanent development to be allowed, excepting limited infrastructure for essential public services, tourism, including public transport, which have minimal impact on river zone. In all such cases, as far as possible, temporary structures and recharge to be maximized; and cut-and-fill of the earth volume to be maintained as zero.</u>									
Table 9.4: Permission of Use Premises In Sub Use Zones <table><tr><th>1</th><th>Green Belt</th><th>Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms; Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note).</th></tr></table>		1	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms; Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note).	Table 9.6: Permission of Use Premises In Use Zones (Green Belt and Water Body) <table><tr><th>2</th><th>Green Belt</th><th>Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures, (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.</th></tr></table> * Subject to the development controls of	2	Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures, (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.	Table 9.6: Permission of Use Premises In Use Zones (Green Belt and Water Body) <table><tr><th>2</th><th>Green Belt</th><th>Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, <u>Low Density Residential Plot</u>, Amenity structures, (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.</th></tr></table> * Subject to the development controls of	2	Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, <u>Low Density Residential Plot</u> , Amenity structures, (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.
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		Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue.	Veterinary Dispensary (300sq.m.) mentioned in Chapter 13.	Veterinary Dispensary (300sq.m.) mentioned in Chapter 13.
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Advisory Group recommended the revised draft chapter on 'Environment' in MPD-2021 thus presented, along with the above mentioned modifications, for placing before the Authority for processing under Section 11A of DD Act, 1957.

Representative from Indian Building Congress submitted that IBC will be forwarding their recommendations on Improvement of drainage Infrastructure in Delhi. The Draft Chapter will be notified for inviting objections/ suggestions; and thus all the stakeholders will get an opportunity to give suggestions.

4. Presentation of the Chapter on 'Transportation' as recommended by MAG:
The draft chapter on 'Transportation' as approved the MAG on 'Delhi Unified Metropolitan Transport' in its 17th meeting held 09.05.2014 under the Chairmanship of Secretary cum Commissioner (Transport), GNCTD, was introduced by Commissioner (Plg.) DDA, and further presented in detail by Dy. Director (Arch.) UTTIPEC, DDA. The Advisory Group has recommended the following (shown in underlined text):

Para/Sl. No.	Existing Provisions	Proposed Modifications	Recommendation of the AG
Chapter 12.0 Transportation			
1	It is proposed that unrestricted movement of buses, taxis and auto rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the NCR.	It is proposed that unrestricted movement of buses, taxis and auto rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the NCR.	<u>(AG recommended that the issue of unrestricted movement of vehicles within National Capital Region need be reconsidered in light of the existing policy of Transport Deptt., GNCTD.)</u>
2	12.3 Roads 1. National Highways The recommended minimum right of way (ROW) is 90 meters, wherever possible. However, within the city it shall not be less than 60 meters. All the National Highways within the NCTD shall be access controlled upto the Delhi Border.	12.3 Roads 1. National Highways <u>All National Highways (5 Nos.) are connected to the city's Ring-Radial arterial road network system resulting in regional traffic passing through the city in absence of any bypass. All National Highways need to be designed and function as Arterial Roads within the city with access control up to the border.</u>	12.3 Roads 1. National Highways <u>All National Highways (5 Nos.) are connected to the city's Ring-Radial arterial road network system resulting in regional traffic passing through the city in absence of any bypass. National Highways Authority of India (NHAI) would incorporate the Street Designing Regulations (Annexure-I) while designing the national highways in Delhi.</u>
3	12.3 Roads As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no	12.3 Roads As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no	12.3 Roads As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no encroachments will be permitted

	encroachments will be permitted on the existing road network. Further, the development of roads should start from the extremes of the designated ROW.	encroachments may be permitted on the existing road network. Further, the development of roads should start from the extreme ends of the designated ROW. <i>Following definitions ...</i>	on the existing road network. Further, the development of roads should start from the extreme ends of the designated ROW. <i>Following definitions ...</i>
4	12.4.1 SYNERGY BETWEEN TRANSPORT AND LAND USE The concept of ... and land use. To achieve spatial balance, development should take place according to new corridors of mass movement. This has implications in terms of land use planning along major transport corridors and the Mass Rapid Transport/Transit System. This would ... for the Metro Rail System. In this context the Metro corridors upto a certain depth would require selective re-development and re-densification/ intensification of existing land uses based on site conditions.	12.4.1 SYNERGY BETWEEN TRANSPORT AND LAND USE The concept of ... and land use. To achieve spatial balance, development should take place according to new corridors of mass movement. This has implications in terms of land use planning along Mass Rapid Transport/Transit System. This would ... for the Metro Rail System. In this context the MRTS corridors upto 500 m. depth on either side would require selective re-development and re-densification/ intensification of existing land uses based on site conditions.	12.4.1 SYNERGY BETWEEN TRANSPORT AND LAND USE The concept of ... and land use. To achieve spatial balance, development should take place according to new corridors of mass movement. This has implications in terms of land use planning along Mass Rapid Transport/Transit System. This would ... for the Metro Rail System. In this context the MRTS corridors upto 500 m. depth on either side from centre line of MRTS would require selective re-development and re-densification/ intensification of existing land uses based on site conditions.
5	12.5 Bus iv. On all roads with ROW greater than 30 m exclusive bus lanes will be planned to implement the Bus Rapid Transit System (BRTS) in a phased manner to cover the whole city. v. New bus terminals need to be planned and developed in strategic locations to make the use of BRTS and Metro Stations convenient for all commuters. (No provision)	12.5 Bus iv. <i>BRT should be planned as a comprehensive Network as per Network Planning principles and requirement.</i> v. New bus terminals need to be planned and developed in strategic locations except in Zone-'O' to make the use of BRTS and Metro Stations convenient for all commuters. vi. <i>On all new Arterial roads, road owning agencies to incorporate provision for Metro, BRT, NMV lanes and footpaths, in addition to motor-vehicle lanes.</i>	12.5 Bus <i>(provision be deleted)</i> v. New bus terminals need to be planned and developed in strategic locations except in Zone-'O' to make the use of Metro Stations convenient for all commuters. vi. <i>On all new Arterial roads, road owning agencies to incorporate provision for Metro, NMV lanes and footpaths, in addition to motor-vehicle lane, as per the Street Design Regulations (Annexure-I).</i>
6	(No provision)	12.6 INTERMEDIATE PUBLIC TRANSPORT <i>Intermediate Public Transport</i>	<i>(AG recommended deletion of para 12.6 and inclusion of the definition of the term</i>

		(IPT) are hired/shared modes of transport ... provide an affordable alternative to private modes.	<u>'Intermediate Public Transport' in the Annexure.)</u>
7	(No provision)	12.14.1.1 SHARED PARKING FACILITIES In all new/ redevelopment/ retrofit projects ... to reduce private vehicle ownership and use alternative modes.	(AG recommended deletion of para 12.14.1.1)
8	(No provision)	12.14.3 PARKING PRICING The supply of free/ inexpensive parking at the final destination is a key decision factor for people choosing to drive a personal vehicle, rather than taking a bus, Metro, IPT, NMT, walk or carpool. It is suggested that the following pricing strategies be employed to manage and bring down public parking space demand: III. No one-time conversion charges as parking fee for mixed-use projects or during vehicle registration, shall be levied. Owner of vehicles must park on their own premises or in paid public parking facilities. Parking revenue for Local Bodies may be generated from pricing of parking facilities, not any one time charges.	(AG observed that collection of in-lieu charges or one-time parking fees for parking as part of conversion charges for mixed-use projects is a municipal function, hence, the clause shall be deleted from both the Chapter 12: Transport as well as Chapter 15: Mixed Use and/or anywhere else in the Master Plan.)
9	(No provision)	12.14.3.4 PARKING IN RESIDENTIAL AREAS v. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose. <u>Provision of temporary parking for schools may need to be enhanced based on the size, capacity, locality and type of school.</u>	(AG recommended deletion of sub-para (v) of 12.14.3.4)
10	(No provision)	12.14.3.6 MULTI-LEVEL PARKING FOR PUBLIC BUSES	12.14.3.6 BI-LEVEL PARKING FOR PUBLIC BUSES

		Land is scarce and ... areas in multi-use multilevel parking facilities. Within developed urban areas, multi-level parking should be developed as mixed use projects with the following norms: I. Minimum Plot Size – 20,000 sq.m. II. ...	Land is scarce and ... areas in multi-use multi-level parking facilities with bus-parking in upper-basement and lower-ground levels, and parking for smaller vehicles may be provided in other levels. Within developed urban areas, multi bi-level parking should be developed as mixed use projects with the following norms: I. Minimum Plot Size – 20,000 sq.m. II. ...
11	12.14 REGISTRATION AND LICENSING The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users.	12.14.3.5 REGISTRATION AND LICENSING The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users. Non-motorized modes including rickshaws and e-rickshaws need to be brought under the licensing/ regulatory system to enable their better management.	AG recommended deletion of the sub-para regarding registration and licensing of non-motorized vehicles, as it is to be considered as per the related Act of Govt. of India; hence, suggested the following: The words "Non-motorized modes including ... enable their better management." to be deleted.
12	(No provision)	12.17 TRAFFIC IMPACT ASSESSMENT (TIA) The goal of a traffic impact assessment is to determine ... a year of final notification of this Policy.	AG recommended this para needs further discussion.

With respect to modification mentioned at Sl. No. 8 in the table above, following modification in Chapter 15.0 on Mixed Use Regulations in MPD-2021 has been proposed by the Advisory Group.

MPD-2021			
Para/ S. No.	Existing Provision	Proposed Amendment	
13	v) Parking @2.0 ECS per 100 sqm built up area shall be provided within the premises. Where this is not available, cost of development of parking, shall be payable by the plot allottee/ owner to the local body concerned. This condition shall apply even if residential	v) Parking @2.0 ECS per 100 sqm built up area shall be provided within the premises. Residents/ traders' organizations/ private parties shall be responsible for providing for their own private parking facilities. This condition shall apply even if residential	

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	premises are used only for professional activity.	premises are used only for professional activity.
	vi) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/ plot on the said street may be made by the Traders' association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities shall be done by either the traders association or by local bodies and may include public-private partnership as model for implementation.	vi) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/ plot on the said street may be made by the Traders' association, and <i>public shared parking facilities provided before approval/ notification of the said building/ project/ street as mixed-use.</i>

Further, the Group observed that the transport corridors shown in the Map, annexed to the Chapter, shall also be included in text-form. It was decided by the Group that section on 'Transit Oriented Development' to be discussed in the next meeting of the Advisory Group.

The meeting concluded with vote of thanks to the Chair.

(S.P. Pathak)
 Addl. Commissioner (Plg.) MPR& AP
 Member Secretary, Advisory Group

Copy to:

- Chairman
- All members of the Advisory Group
- Co-opted Members
- Special Invitees

Appendix-A

Members:

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Sh. Balwinder Kumar, Vice Chairman, DDA
3. Sh. Chetan Vaidya, Director SPA
4. Sh. Jagan Shah, Director, NIUA
5. Sh. Bhishm Kumar Chugh, Indian Building Congress
6. Sh. Manu Bhatnagar, Pr. Director – Natural Heritage, INTACH
7. Sh. D.B. Gupta, Director General, NCAER

Co-opted Members:

8. Sh. J.B. Kshirsagar, Commissioner (Plg.), DDA

Special Invitees:

9. Sh. Abhal Sinha, Engineer Member, DDA
10. Sh. Sanjeev Kumar, Secretary (Environment), GNCTD
11. Sh. Gyanesh Bharti, Secretary cum Commissioner (Transport), GNCTD
12. Sh. S. Kumara Swamy, Commissioner EDMC
13. Sh. Vinod Dhar, Chief Architect, DDA
14. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
15. Smt. Savita Bhandari, Addl. Commissioner (Landscape), DDA
16. Sh. P.M. Parate, Addl. Commissioner (Plg.) TB & C, DDA
17. Sh. R.K. Jain, Addl. Commissioner (Plg.) MP & UE & P & LP, DDA
18. Sh. Shamsher Singh, Chief Town Planner, SDMC
19. Ms. Paromita Roy, Dy. Director (Arch. & UTTIPEC), DDA
20. Smt. I.P. Parate, Director (Plg.) MPR & TC, DDA

Others:

21. Sh. Anant M. Athale, Chief Architect, NDMC
22. Sh. Sunil Mehra, Chief Town Planner, EDMC
23. Sh. S.B. Khodankar, Director (Plg.) MP, DDA
24. Smt. Manju Paul, Director (Plg.) VC Office, DDA
25. Smt. Poonam Dewan, Director (Landscape), DDA
26. Smt. Neellma Soni, Dy. Director (Landscape), DDA
27. Sh. Ashok Ku. Saini, Dy. Director (Plg.) MPR, DDA
28. Ms. Suman Sharma, Dy. Director (Plg.) MPR, DDA
29. Sh. Anand Kumar, Planning Assistant, UTTIPEC, DDA
30. Sh. Adarsha Kapoor, Consultant (UD), UTTIPEC, DDA

Member Secretary:

31. Sh. S.P. Pathak, Addl. Commissioner (Plg.) MPR & AP, DDA



DELHI DEVELOPMENT AUTHORITY

Item No. 115/14

ITEM NO. 115/2014

F.21 (1970) 2011/HAC/DDA.

Subject : Recovery of outstanding amount (cost along with interest) from the allottees of Kondli Gharoli where amounts of EMI were not intimated and evictees of Raja Park where possessions were given but Demand-cum-Allotment Letters (DALs) were not issued by DDA.

Matter regarding above noted subject was placed before the Authority in its meeting held on 24.2.2014 vide item No. 39/2014. The case was discussed in the meeting and it was decided that the matter should be examined in greater detail.

1. Background

A. Kondli Gharoli Allottee :-

Flats at Kondli Gharoli were part of the Housing Scheme "Ambedkar Awas Yojana (AAY) 89". There were around 873 flats of Janta category allotted at Kondli Gharoli during March 1995 through draw held on 30/9/94. Out of 873 flats, 660 flats were on hire purchase basis and remaining 213 were allotted on cash down basis. As per available detail, disposal cost of flats ranged between Rs.1,09,200/- to Rs.1,49,000/-. While issuing DALs to hire purchase allottees, in most of the cases, schedule of monthly instalments was not intimated. Though it was mentioned in the DAL that the amount or monthly instalment will be intimated after the flats have been completed but even after completion of flats, amount of monthly instalment were not intimated by DDA. Further, although in some of the cases possessions were handed over and amount of monthly instalment also intimated, till date allottees have not paid amount of instalment. However, the current proposal is in respect of cases where EMI has not been intimated by DDA. Therefore, allottees to whom amounts of monthly instalment have not been intimated are covered in the current proposal.

In Kondli Gharoli the instalments were deferred due to non-completion of flats/non-availability of civic amenities. As per circular issued vide the No: M 43(408)98/KG/AY/2717 dated 8.6.2001, monthly instalments in case of hire purchase allotment were deferred upto Dec.'1998. Therefore, at the time of computation of balance recoverable cost, benefit of deferred instalments would be considered in consultation with Management Wing.

B. Evictees of Raja Park

There are a number of cases where Janta, LIG & MIG categories of flats were allotted to the evictees of Raja Park (Shakur Basti) in the year 1984. In respect of category of evictees, clearance operation was undertaken by DDA at Raja Park from 22/08/1984 to 24/08/1984 and demolition slips were issued to evictees. Thereafter, persons who were holding the demolition slip were allotted flats of different categories at various locations. Flats of Janta, LIG and MIG categories were allotted by obtaining token amounts of Rs. 1,000/-, 2,500/- and 5,000/- respectively. As possession of flats were handed over at site only, by obtaining the original demolition slip, detail of exact number of allotment is not available with Housing Finance. However, after a lot of efforts, a list of 21 numbers of such types have been found. Accordingly, cases of evictees of Raja Park have also been considered in the current proposal.

2. Examination

In view of directions/observations by the Authority, matter has been examined as under:

- (i) As per existing policy where initial deposit has been received but amount of EMI has not been intimated by DDA, interest on delayed payment on instalment for first month and subsequent months is charged @ 12% p.a. and 18%p.a.respectively. Further, where amount of initial deposit and amount of EMI have not been intimated, interest on delayed payment is worked out by applying interest rates of 12% and 18% upto 31.3.2002 and thereafter amount as on 31.03.2002 is updated by applying interest @ 15% compounded yearly, effective from 1.4.2002.
- (ii) In line with existing policy, in case of Kondli Gharoli, interest on delayed payment has been worked out by applying interest rates of 12% and 18% as per general terms and conditions on assumption that DDA had intimated the amount of EMI to allottees.
- (iii) In case of Raja park evictees, no DAL has been issued. Accordingly, amount of initial deposit and rate of EMI were not intimated by DDA. In order to consider the proposal for likely relief to all such cases by charging intt. @ 8% p.a. compounded yearly, instead of simple intt. @ 12% / 18% upto 31.3.2002 and thereafter to be compounded @ 15% p.a. w.e.f. 1.4.2002, as per existing policy, a financial impact study has been made and tabulated below :

Table I (Comparison in r/o Allottees of Kondli Gharoli)

Sl. No.	Particular	Cat.(i) EMI not intimated	Cat.(ii) where EMI intimated but not paid.
1	Disposal Cost of Flat	149000	109200
2	Less: Initial deposit	65200	59500
3	Balance Amount	83800	49700
4	Monthly Instalment	Not intimated	818.32
5	Amount of EMI (Had it intimated)	1379.79	818.32
6	Amount of Interest as per original terms & conditions (upto 7/14)	522182	312529
7	Amount of Interest as per current proposal of 8% p.a. compound interest (upto 7/14)	282919	169156

Table – II (Comparison in r/o Raja Park Evictees)

Sl. No.		Cat.(i) Flats of Janta Cetegory	Cat.(ii) Flats of LIG category (Shalimar Bagh)
1	Disposal Cost of Flat	24183	50300
2	Less: Initial deposit	1000	2500
3	Balance Amount	23183	47800
4	Demand Letter	Not issued	Not issued
5	Amount of interest as per general terms & conditions (upto 7/14)	501019	1033026
6	Amount of Interest @ 8% compounded as proposed in the current proposal (upto 7/14)	195854	403805

As per the data compared in Table I & II above, it may be seen that amount of dues computed as per current proposal is not more than the amount recoverable as per original terms and conditions. So, incentive is

given to defaulters to come forward and pay the amount. Amount has not been recovered from the above referred defaulters for last 20/30 years. DDA may recover the blocked capital by giving this benefit.

3. PROPOSAL

In order to realize the blocked capital from allottees of Kondli Gharoli and evictees of Raja Park, following is proposed :

- (i) To charge old cost at the time of allotment. In case allottee/GPA approaches DDA for seeking conversion/no dues certificate, old cost at the time allotment after adjustment of initial/token money will be computed by H/Finance Wing.
- (ii) Old cost shall be updated with compound interest @8% p.a. till expiry of one month from the date of advertisement. In case of non-receipt of payment within one month, simple interest @ rate of 18% per annum on total outstanding amount as on date may be recovered after expiry of one month from the date of advertisement till date of actual payment. However, cost so computed will be restricted to current cost.
- (iii) Wide publicity need to be given in the leading newspapers on weekly basis continuously for one month.
- (iv) In both types of cases, whenever allottee/GPA will apply for NDC/conversion, Management Wing will process the application and confirm that application falls in above categories and forward the application to Housing Accounts for calculation of balance amount in line with this policy.
- (v) These two types of cases cannot be considered under hire purchase and would not be considered for the purpose of benefit under any PRS scheme.
- (vi) Already settled cases will not be reopened.

RESOLUTION

After due deliberations, the following decisions were taken:

- (i) Matter should be re-examined.
- (ii) It should be clearly brought out that who was at fault for not raising the demand at appropriate time.
- (iii) Opinion of Chief Legal Advisor should be taken.

After detailed discussions, proposal contained in the agenda item was not approved by the Authority.



DELHI DEVELOPMENT AUTHORITY

Item No. 116/14

ITEM NO. 116/2014

Subject: Amalgamation of Residential Plots in Plotted Development
File No. F.20(D1)2013/MP

1. Background

The issue regarding cases of conversion from lease hold to free hold of the amalgamated residential plots measuring about 200sqmt. was brought out by the Lands Deptt., DDA in the Sr. Level Officers Meeting of DDA. These cases have been pending as the residential plots of sizes upto about 100sqm. each were combined to form a single plot making the total plot area upto 200sqm. In order to address the issue of converting these plots from lease hold to free hold it was observed that amalgamation of plots could be a viable alternative. Accordingly, the following is submitted:

- i. Development in Delhi is regulated by the Master Plan, Land Use Plan, Zonal Development Plan given in a particular Area i.e. Residential, Commercial & Industrial. These layout plans are prepared based on the area norms, development control norms and the Master Plan considering the population density and the availability of the infrastructure in a particular area. Since the formulation of the Master Plan in Sept.1962, DDA has prepared the layout plans of the various residential plotted development schemes. The sizes of the plots and dwelling units permissible in plotted residential plots are defined in Master Plan and from time to time modifications has been carried out with respect to the provisions of the Development Control Norms and the permissibility of the dwelling units in a particular size of the plot.
- ii. DDA has taken up the development of Rohini sub-city project sometime in 1980 wherein the residential plots of the smaller sizes of 26 sqmts., 32 sqmts. and 48 sqmts. were planned in different sectors based on the assigned population. These residential plots were carved out to accommodate the population living in LIG / MIG category. It has been observed that due to economic condition of the population living in these smaller plots, some plots have been amalgamated to have a large size plots so that their family requirements may also be accommodated at the same place.
- iii. As part of Review of the Master Plan-2021 exercise, DDA has invited suggestions from the general public on the various aspects to be considered and taken up based on the needs of the citizens of the Delhi. Similarly, such suggestions of the amalgamation of the residential plots of the Rohini Scheme was received from Sh. Jai Bhagwan Agarwal, MLA (Annexure - I). These suggestions were considered by Management Action Group (MAG) and based on the recommendations of the MAG, the matter of amalgamation of residential plots of sizes upto 100 sqmts. each were recommended to the Advisory Group, wherein, a view was taken that instead of the size of the amended plot upto 100sqm. it should be reduced to 64mtrs. i.e. giving addition of this

only to smaller size plot (Annexure - II). This provision has been brought before the public only by issuing a Public Notice and through process under Sec.11 of DD Act. and finally the notification was issued on 23.09.2013 (Annexure - III).

2. Provisions of Master Plan for Delhi 2021

- i. The provisions of Master Plan 2021 with respect to the Redevelopment of the Residential area is as under:
 - Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - (a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - (b) 1. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.
2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.
 - (c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable.
 - Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- ii. As per the provision of the Master Plan the construction of single residential plots is related with the following provisions:

Table 4.3: Uses / Use Activities Permitted in Use Premises

Use Premises	Definition	Use / Use Activities Permitted
Residential Plot - Plotted Housing	A premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel	Residence, mixed use activity as per the Master Plan provisions / Registered RWA / Society Office

3. Examination

In the residential plot 100 sqm. the number of dwelling units allowed is 4 whereas in the category of plot sizes 100 to 250 sqmts. the number of dwelling units allowed is also 4. If the two residential plots of size 100sqm. each is amalgamated, the number of dwelling units will not increase and it will remain the same category as i.e. 4. This amalgamation will not have major impact on neither traffic nor services. Rather it will reduce overall density and to some extent, this will resolve the long pending in DDA for conversion of residential plots from leasehold to freehold.

4. Proposal

Based on the above examination, appropriate modifications needs to be made in the MPD-2021 as follows:

Chapter 4.0 Shelter		
Para/Sr.No. 4.4.3	MPD-2021	
	Existing Provisions of MPD-2021 as per SO.No.2899(E) dt.23.09.2013	Proposed Amendments/Modifications
CONTROL BUILDING /BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot - Plotted Housing - Terms and conditions:	(xx)Amalgamation of the two plots upto 64sqm. maximum will be permitted with following conditions: - Local Body will simultaneously modify the Layout Plan. - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. - The maximum FAR permissible shall not be less than the permissible in case of two individual plots.	(xx)Amalgamation of the plots upto 200sqm. maximum will be permitted with following conditions: - Local Body will simultaneously modify the Layout Plan. - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. - The maximum FAR permissible shall not be less than the permissible in case of two individual plots.

5. The proposal contained in para 4 above is for consideration for further processing under Section 11 A of DD Act. 1957 for modification to the MPD-2021.

RESOLUTION

After detailed deliberations, agenda item was approved by the Authority with a provision for amalgamation of ONLY two plots up to 200sqm. maximum with following conditions:-

- Local Body will simultaneously modify the Layout Plan.
- The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.
- The maximum FAR permissible shall not be less than that permissible in case of two individual plots.

Annexure - I

(MPR) informed that, they have individually discussed with Chief Town Planner, SDMC about the meeting and need of presence of senior officer in the meeting to take final view on the issues being discussed since November 2011.

The two officers representing SDMC were unable to provide status report as discussed in the last meeting.

Subsequently, it was decided that a letter be sent to Director (Local Bodies), GNCTD to coordinate with all the three Municipal Corporations for the pending actions as per the minutes of the MAG. Copies of the letter may be forwarded to the Pr. Secretary, to Hon'ble LG, Vice Chairman, DDA and Pr. Secretary, (UD), GNCTD. The issue may also be brought to the knowledge of Advisory Group in the next Meeting.

Action: Director (Local Bodies), GNCTD.
Chief Town Planner, SDMC.
Director (MPR), DDA.

2. Specific Issues & suggestions mentioned in the agenda were taken up for discussion during the meeting:

Sl. No. Name and Address		Issues / Suggestions	Observation/Recommendation of the Group
III) Request for allowing Group Housing in Existing Industrial Areas / Plots in Delhi with maximum of 20% area for commercial activities.			
1.	Suggestion received from: a) PHD Chamber of Commerce and Industry; ASSOCHAM b) Vinod Bansal, Joint Secretary, Confederation of All India Micro & Small Scale Industries	i. Individual Industrial plots, which meet the norms and provisions of Group Housing under MPD-2021 and are on 24 m ROW, should be given an option to develop Group Housing with applicable FAR on the entire plot with upto maximum of 20% area to be used for commercial use. ii. The incentive of 1.5 times FAR which is permitted under notification S.E. no. 683(E) dated 1st April 2011 should continue to be extended under this scheme.	The suggestion was discussed in the MAG and it was observed that- • In case of permitting residential activities in individual industrial plots along with 20% commercial, the facilities required for the resident population at neighbourhood level needs to be provided either within the industrial scheme or in adjoining areas. Only in case of large plots, some facilities could be accommodated within the plot. • The individual plots will not put any additional burden on the physical infrastructure and is to be suitably provided within the plot. • The Development Control Norms will be as applicable for industrial plots as permitted in case of commercial activities in industrial areas. • This requires modification in MPD-2021. The above aspects need to be examined while preparing Local Area Plans, which also includes public consultations by the concerned Local Bodies. Action: Commissioner SDMC, NDMC & EDMC
(iv) Discussion on suggestions received towards review of MPD-2021			
1. Amalgamation of residential plots in Rohini belonging to same owner			
2.	Jai Bhagwan Agarwal, MLA	i. Amalgamation of residential plots in	The suggestion was discussed in the MAG and it was observed that-

	Flat No. 89, pocket A-3, Sector-7, Rohini	Rohini belonging to same owner.	- The request is mainly from the allottees of the small plots in Rohini residential schemes, which needs bigger accommodation due to increase in family size. - Hon'ble MLA Informed that in large number of cases, the allottees have purchased two adjoining plots (freehold) but the local bodies are not sanctioning building plans for amalgamated plots. In view of above, MAG recommended the following modification in MPD-2021. In Para 4.4.3 A. Residential Plot-Plotted Housing, Terms and Conditions: new para (xx) may be added: <i>(xx) Amalgamation of the two plots maximum upto 100 sq.m each will be permitted with following conditions:</i> - Local Body will simultaneously modify the Layout Plan. - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. - The maximum FAR permissible will not be less than the permissible in case of two individual plots. The other issues related to the ownership documents, NOC etc. to be examined as a policy by the Land Disposal Wing of DDA for simultaneous adoption by other agencies like L&DO, DUSIB etc. Action: Director (MPR), DDA Commissioner (LD), DDA
3.	Dr. Sunil Bhatnagar CMO (Plg) Govt. of N.C.T. Delhi, Directorate of Health Services, Swasthya sewa Nideshalaya Bhawan	i. Establishing a primary urban health centre (PUHC) in Delhi for a defined population on model of PHC. The terminology PUHC may be included in the nomenclature under other health facilities and in table of definitions and permissible use in sub use zones. ii. Provision of suitable plot of land for	i. MAG observed that for inclusion of terminology PUHC in the nomenclature under other health facilities and increase of FAR, details of all the floor area requirement by uses, standards, etc. to be provided to MPR Unit, DDA, this may be sent for study, giving references to National Health policy, decisions of Ministry of Health in this regard. Action : CMO(Plg), GNCTD, Directorate of Health Services ii. The suggestion is regarding allotment of land and not related to Master Plan

Annexure -II

PART MINUTES OF ADVISORY GROUP MEETING HELD ON 06-12-2012.

5.8.

Modification in MPD-2021 suggested by MAG

Revised in MPD-2021	Proposed Amendment
4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms and Conditions:	4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms & Conditions: (xx) Amalgamation of the two plots maximum upto 100 sq.m each will be permitted with following conditions: • Local Body will simultaneously modify the Layout Plan. • The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. • The maximum FAR permissible shall not be less than the permissible in case of two individual plots.

Prof. Neelima Risbud, SPA observed that amalgamation of plots may result in pushing out the lower income categories of beneficiaries, for whom the original scheme was planned, and may result in reduction of the housing stock.

The Advisory Group observed that the plot sizes for EWS / LIG Category is upto 32 sq.m. In Rohini Residential Scheme, and thus the maximum permissible amalgamated plot-size should not exceed 64 sq.m.

CHAPTER 4.0 SHELTER		
MPD - 2021		
Para / S. No.	Existing Provisions	Proposed Amendments / Modifications
1	2	3
4.4.3	CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms and Conditions:	
1.	(No provision in MPD-2021)	(xx) Amalgamation of the two plots upto 64 sq.m maximum may be permitted with following conditions: • Local Body will simultaneously modify the Layout Plan. • The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. The maximum FAR permissible shall not be less than the permissible in case of two individual plots.

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

S.O. 2894 (E) dt. 23.09.2013

Annexure - III

14

THE GAZETTE OF INDIA : EXTRAORDINARY

[PART II—SEC. 3(ii)]

			** As land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities in residential and PSP plots. Night shelter should also be made in existing buildings and in new proposed constructions within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor.														
8	Para 4.4.3 CONTROL BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES Residential Plot- Plotted Housing - Terms and Conditions:	(iii)	Height: Maximum height of the building shall be 15m in plots without stilt parking and 17.5m in plots with stilt parking. Such residential building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner.														
		(xx)	Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions: • Local Body will simultaneously modify the Layout Plan. • The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. • The maximum FAR permissible shall not be less than the permissible in case of two individual plots.														
10	Para 4.4.3 CONTROL BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES Residential Plot-	(i)	The upper limit of density be taken as 200 DUs/hect. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum, & JJ clusters (In-situ up-gradation/Rehabilitation /Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ha.														
11		(ii)	Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora).														
12		(x)	In case of Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora, the minimum size of plot for Group Housing shall be 1670 sqm. (2000 sq.yds.) on roads having a minimum width of 7.5m ROW subject to meeting parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD. Such plots shall be incorporated as group housing plots in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans are not already approved.														
CHAPTER 6 - WHOLESALE TRADE																	
13	Table 6.2: Development Controls - Wholesale Trade		<table><tr><th></th><th>Ground Coverage %</th><th>Plot Ratio</th><th>Restriction</th><th>Setback (m)</th><th>Dwelling Unit</th><th>Wholesale Market</th></tr><tr><td>Integrated Freight Complex/ Wholesale Market</td><td>30</td><td>80</td><td>No Restr- iction subject to (i)</td><td>3</td><td>Wholesale Market. A premise from where goods and commo- dities are sold and delivered</td><td>Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter</td></tr></table>		Ground Coverage %	Plot Ratio	Restriction	Setback (m)	Dwelling Unit	Wholesale Market	Integrated Freight Complex/ Wholesale Market	30	80	No Restr- iction subject to (i)	3	Wholesale Market. A premise from where goods and commo- dities are sold and delivered	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter
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5.8. PART MINUTES OF ADVISORY GROUP MEETING
HELD ON 06-12-2012.

5.8.

Modification in MPD-2021 suggested by MAG

Provision in MPD-2021	Proposed Amendment
4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms and Conditions:	4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms & Conditions: (xx) Amalgamation of the two plots maximum upto 100 sq.m each will be permitted with following conditions: • Local Body will simultaneously modify the Layout Plan. • The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. • The maximum FAR permissible shall not be less than the permissible in case of two individual plots.

Prof. Neelima Risbud, SPA observed that amalgamation of plots may result in pushing out the lower income categories of beneficiaries, for whom the original scheme was planned, and may result in reduction of the housing stock.

The Advisory Group observed that the plot sizes for EWS / LIG Category is upto 32 sq.m, in Rohini Residential Scheme, and thus the maximum permissible amalgamated plot-size should not exceed 64 sq.m.

CHAPTER 4.0 SHELTER

Para / S. No.	MPD - 2021	
	Existing Provisions	Proposed Amendments / Modifications
1	2	3
4.4.3	CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms and Conditions:	
1.	(No provision in MPD-2021)	(xx) Amalgamation of the two plots upto 64 sq.m maximum may be permitted with following conditions: • Local Body will simultaneously modify the Layout Plan. • The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. The maximum FAR permissible shall not be less than the permissible in case of two individual plots.

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

S.O. 2894 (E) dt. 23-09-2013

14

THE GAZETTE OF INDIA : EXTRAORDINARY

[PART II—SEC. 3(ii)]

OF INDIA : EXTRAORDINARY

[PART II—SEC. 3(ii)]

				As land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities in residential and PSP plots. Night shelter should also be made in existing buildings and in new proposed constructions within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor.
8	Para 4.4.3 CONTROL BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES Residential Plot- Plotted Housing - Terms and Conditions:	FOR	(iii)	Height:- Maximum height of the building shall be 15m in plots without stilt parking and 17.5m in plots with stilt parking. Such residential building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner.
9		A	(xx)	Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions: - Local Body will simultaneously modify the Layout Plan. - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. - The maximum FAR permissible shall not be less than the permissible in case of two individual plots.
10	Para 4.4.3 CONTROL BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES Residential Plot- Group Housing	FOR	(i)	The upper limit of density be taken as 200 DUs/hect. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation /Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ha.
11		B.	(ii)	Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora).
12			(x)	In case of Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora, the minimum size of plot for Group Housing shall be 1670^{sqm}. (2000 sq.yds.) on roads having a minimum width of 7.5m ROW subject to meeting parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD. Such plots shall be incorporated as group housing plots in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans are not already approved.

CHAPTER IV - WHOLESALE TRADE

13	Table 6.2: Development Controls - Wholesale Trade			<table> <tr> <th rowspan="2">Use/Zone</th><th colspan="2">Maximum</th><th rowspan="2">Height (m)</th><th rowspan="2">Standard (sq.m/plot)</th><th rowspan="2">Density (DUs/ha)</th><th rowspan="2">Activities Permitted</th></tr> <tr> <th>Ground Covera ge %</th><th>FAR</th></tr> <tr> <td>Integrated Freight Complex/ Wholesale Market</td><td>30</td><td>80</td><td>No Restriction subject to (i)</td><td>3</td><td>Wholesale Market. A premise from where goods and commodities are sold and delivered</td><td>Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter</td></tr> </table>	Use/Zone	Maximum		Height (m)	Standard (sq.m/plot)	Density (DUs/ha)	Activities Permitted	Ground Covera ge %	FAR	Integrated Freight Complex/ Wholesale Market	30	80	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter
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DELHI DEVELOPMENT AUTHORITY

Item No. 117/14

ITEM NO. 117/2014

F.19 (122)2001/IL

AGENDA FOR AUTHORITY

Sub : Regularization of belated period of payment in respect of Blooming Buds Educational and Welfare Society,

The above pending case of the society for regularization of delayed payment is to be decided. The details is given as under:-

S.No	Name of Society	Date of approval Hon'ble LG	Status of the Payment	Status of Court Case if any	Present Status
1.	Blooming Buds Educational & Welfare Society, F.19(122)01/IL	09.09.2002 date of issue of demand letter 11.10.2002 for Nursery School	Part payment was received in time but balance payment was made on 21.08.2003 i.e. 4 ½ months after the prescribed time limit of 180 days given in the Demand letter.	No Court Case	Delay period of making the payment is to be regularized.

Earlier an agenda regarding allotment of alternative site and regularization of period of delay in payment in respect of societies which were allotted land for schools before the mode of Disposal was changed from allotment to Auction was placed before the Authority on 14.05.2010 vide item No.59/10. The following items were discussed :-

1. Allotment of alternative site to societies where land was allotted for schools prior to 2006 payment was received within stipulated time but possession was not given.
2. Cases of allotment were approved by Hon'ble LG but either the demand letter could not be issued due to some bonafide reasons or full payment has not been deposited within the stipulated period. Under this there are two categories.

Category - I Cases where demand letter issued but payment deposited after prescribed time.

Category - II Cases where allotments were approved by Hon'ble LG, but demand letter could not be issued due to one or the other bonafide reason.

The present case mentioned above comes under item no.2 (Category - I) where the payment has been received against the allotment after the prescribed limit of 180 days given in the allotment letter.

The matter was also examined by the then CLA, DDA who has opined as under :-

Issuance of demand - cum - allotment letter by DDA is akin to an offer. The deposit of demanded amount by the applicant amounts to acceptance of offer. If the demanded amount is deposited within the stipulated period, DDA is bound to conclude the contract and hand over possession.

Cases covered under Item No.1 are strictly governed by these principles and the allottees have a right to be handed over possession. In case of non availability of land they ought to be considered for alternative allotment.

Cases covered under Item No.2 (I) strictly has no legal right. The demanded amount was not deposited within the stipulated period.

Cases covered under Item No.2 (II) have no legal right as in these cases demand letter was never issued and of course there was no deposit of consideration.

After detailed discussion, Authority decided as under that :

- a) Allotment is made only in such cases where payment has been received within the stipulated time period.
- b) The cases where full payment had not been received within the stipulated time period should be referred to the Ministry of Urban Development for consideration.
- c) Cases where demand letter was not issued for whatever reasons have no claim.

In view of the above decision, the case of Blooming Buds Educational and Welfare Society was referred to MOUD vide this office reference No.F19(122)2001/IL/2175 dated 13.08.2010 for consideration and appropriate decision.

Under Secretary to the Govt of India Delhi Division, MOUD vide reference NO.J-13036/09/2011-DDVA dated 11.06.2012 in the matter of allotment of school site to Blooming Buds Education and Welfare Society informed as under :

"That allotment of alternate site or regularization of allotment to the societies is within the competence of DDA as per Nazul Rule / Provisions....."

In the meantime, reference dated 21.06.2012 was received from Special Secretary to LG, Delhi wherein the case of Blooming Buds Education Society was requested to be examined as per the observation of MOUD and submit the case on file for perusal of Hon'ble LG, Delhi. The society had also represented on 09.09.2013 to VC, DDA to decide their case. The case was examined and submitted to VC, DDA for regularization of delay in payment subject to payment of interest at the rate 18% per annum with restoration charges as applicable. VC, DDA desired to have the matter examined on legal issues and other similarly placed cases.

The matter was again examined by CLA, DDA and observed as under.

"The agenda prepared by IL Branch was listed before the Authority meeting on 14.05.2010. The Authority decided that the cases where full payment has not been received within the stipulated time period should be referred to the Ministry of Urban Development for consideration.

The MOUD's reply dated 11.06.2012 is self explanatory. The MOUD has conveyed that as per the Nazul Rules, it is within DDA's competence to decide such matters.

So far as Nazul Rules are concerned, it is submitted that the allotment to the society was made prior to the amendment in Nazul Rules and payment was also made prior to amendment of Nazul Rules but with delay. The amendment in Nazul Rules has no implication in any decision which may be taken by the competent authority.

The facts of the case is submitted as under :-

A demand - cum allotment letter dated 11.10.2002 was issued for allotment of land at Sarvodaya Enclave CHBS for construction of a Nursery School to Blooming Buds Education and Welfare Society measuring 800 Sqm. as per the terms and conditions of demand - cum - allotment letter the demanded amount was required to be deposited within 60 days from the date of issue of the letter and thereafter with interest upto a period of 180 days.

In the present case, 50% of the premium was received within due date and the remaining 50% of the premium has been delayed by a period of 4 and half month from the due date of payment after the prescribed period of 180-days.

The plea taken by the society for not making the payment in time is that their Chief Patron Sh. S.P. Veda died after prolonged chronic illness and on account of his death, the payment was delayed. The reasons for delay in payment as per the clarification sought by the DDA is required to be considered administratively in view of overall facts and circumstances.

The society has not filed any court case against DDA for non regularization of delayed period and still requesting for regularization of delayed payment and seeking physical possession of the allotted site.

It is pertinent to mention that in the following similar cases where delayed period for making the payment was beyond six months (mentioned against each) and the same has been regularized by the Competent Authority :-

- I. Apila Education Society (delayed period 7 months after 180 days).
- II. Adarsh Shiva Shakti Shiksha Samiti ((delayed period 14 months after 180 days)
- III. Perfect Education and Cultural Society (delayed period 7 months after 180 days)

According to the case of Blooming Buds Education Society where there is delay in payment beyond 6 months is submitted before the Authority for deliberation and decision regarding regularization of delayed payment subject to payment of interest, restoration charges and other usual charges as applicable,

RESOLUTION

Principal Commissioner (L.D, H & CWG) explained that the payment was deposited by the Society to DDA 12 years back and balance payment was only 4-1/2 months' late. He also stated that there was a direction from the Ministry of Urban Development to consider this matter under Nazul Rules.

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



DELHI DEVELOPMENT AUTHORITY

Item No. 118/14

ITEM NO. 118/2014

SUB: Proposed Change of landuse of area measuring 3900 sq.m from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No.8 at Wazirabad Road and Loni Road Crossing for construction of RSS for Mukundpur - Yamuna Vihar Corridor (Line-7) of Delhi MRTS Project Phase-III

File No. F21(04)2011/MP-YV/

1.0 BACKGROUND

Chief Engineer/General, DMRC vide letter No.DMRC/Land/15/DDA/ MKP-YV/1341/194 dated 7.3.12 addressed to Dy. Dir. (IL) DDA requested one pocket of land measuring 8116.65 sq.m on permanent basis for construction of RSS for Mukundpur- Yamuna Vihar Corridor (line-7) of Delhi MRTS Project Phase-III.

Chief Engineer/General, DMRC vide letter No.DMRC/Land/15/DDA/ MKP-YV/1341/527 dated 9.9.13 addressed to Dy. Dir. (IL) DDA submitted revised proposal of one pocket of land measuring 5549.67 sq.m on permanent basis excluding the land falling in burial ground for construction of RSS for Mukundpur- Yamuna Vihar Corridor (line-7) of Delhi MRTS Project Phase-III.

The proposal was considered and approved in the Authority meeting held on 31.01.14 vide Item No. 23/2014. Copy of Agenda put up before Authority is enclosed as **Annexure-I**. Decision of the Authority is reproduced as under :-

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

A Public notice for calling objection & suggestion with respect to proposed modification for a period of 30 days was issued on 19.6.14. The period of 30 days expired on 18.7.2014. **Annexure -III**

No objection & suggestions as per record of MP section have been received in lieu of the above referred Public Notice issued on 19.6.2014.

2.0 EXAMINATION:

Since no objection/ suggestion have been received, hence the meeting of Board of Enquiry & Hearing which is constituted to decide on public view received through objection / suggestion may not be required. Hence the meeting of Board of Enquiry & Hearing skipped & matter is placed before Authority for its consideration.

3.0 PROPOSAL:

In view of the recommendations of Authority Committee, the details of break-up of proposed Landuse is as follows :-

S. No.	Location	Area	Landuse as per MPD-2021 / ZDP-E	Proposed landuse	Boundaries
	(1)	(2)	(3)	(4)	(5)
	Site near College on Wazirabad Road	3900 sq.m	'Recreational' (Community Park)	Utility (U-3) (RSS)	North - 18 m R/W road. South - STP East - Green /Recreational West - Eastern Yamuna Canal

Note:

The proposal would be subject to following clearances to be taken by DMRC:

- EIA Clearance from Department of Environment
- Tree cutting permission.

Copy of the plan of "Proposed change of landuse of area measuring 3900 sqm (Approx.) from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No. 8 at Wazirabad Road and Loni Road Crossing for c/o RSS for Line-7 of Delhi MRTS Project Phase-III" is enclosed as **Annexure-II**.

4.0 RECOMMENDATION:

The proposal 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

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

ANNEXURE-I

DRAFT

AGENDA FOR AUTHORITY DELHI DEVELOPMENT AUTHORITY

SUB: Proposed Change of landuse of area measuring 3900 sq.m from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No.8 at Wazirabad Road and Loni Road Crossing for construction of RSS for Mukundpur - Yamuna Vihar Corridor (Line-7) of Delhi MRTS Project Phase-III

File No. F21(04)2011/MP-YV/

1.0 BACKGROUND

- 1.1. Chief Engineer/General, DMRC vide letter No.DMRC/Land/15/DDA/ MKP-YV/1341/194 dated 7.3.12 addressed to Dy. Dir. (IL) DDA requested one pocket of land measuring 8116.65 sq.m on permanent basis for construction of RSS for Mukundpur- Yamuna Vihar Corridor (line-7) of Delhi MRTS Project Phase-III.
- 1.2 Chief Engineer/General, DMRC vide letter No.DMRC/Land/15/DDA/ MKP-YV/1341/527 dated 9.9.13 addressed to Dy. Dir. (IL) DDA submitted revised proposal of one pocket of land measuring 5549.67 sq.m on permanent basis excluding the land falling in burial ground for construction of RSS for Mukundpur- Yamuna Vihar Corridor (line-7) of Delhi MRTS Project Phase-III.
- 1.3 The proposal was agreed by the 7th Technical Committee in its meeting dated 1.10.2013 vide Item No.40/13 to process the case under Section 11-A of DD Act, 1957 (Copy of Agenda and T.C. decision is enclosed as Annexure-1).

2.0 EXAMINATION:

- 2.1 The land use of land under reference is 'Recreational' (Community Park) as per MPD-2021 and Zonal Development Plan of Zone 'E' (2021). The site has also been shown as Community Park in the approved Layout Plan of Facility Centre No. 8 at Wazirabad road and Loni road crossing (as per MPD-2001).
- 2.2 Zone 'E' is a thickly populated zone and having only 10% as 'Recreational' (Green) area as against overall percentage of 15% at city level as per MPD-2021. Proposed change of landuse will further reduce the green in this zone.
- 2.3 As per the report of Director, Landscape dt. 20.11.12 site u/r (at page No. 8/N of file No. F.34(19)12/IL) the site u/r is not developed, the site will be developed as per the requisition of residents, engineer or Hort. Deptt.
- 2.4 Area measuring 3900 sq.m proposed for CLU having two components;

i. Recreational	-	3150 sq.m
ii. Part of proposed road /cul-de-sac	-	750 sq.m

3.0 PROPOSAL:

Proposed Change of landuse of area measuring 3900 sq.m from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No.8 at Wazirabad Road and Loni Road Crossing for construction of RSS for Mukundpur - Yamuna Vihar Corridor (Line-7) of Delhi MRTS Project Phase-III.

Modification:

Location	Area	Landuse as per MPD-2021 / ZDP-E	Proposed landuse	Boundaries
Site near College on Wazirabad Road	3900 sq.m	'Recreational' (Community Park)	Utility (U-3) (RSS)	North - 18 m R/W road. South - STP East - Green /Recreational West - Eastern Yamuna Canal

Note:

The proposal would be subject to following clearances to be taken by DMRC:

- EIA Clearance from Department of Environment
- Tree cutting permission.

4.0 RECOMMENDATION:

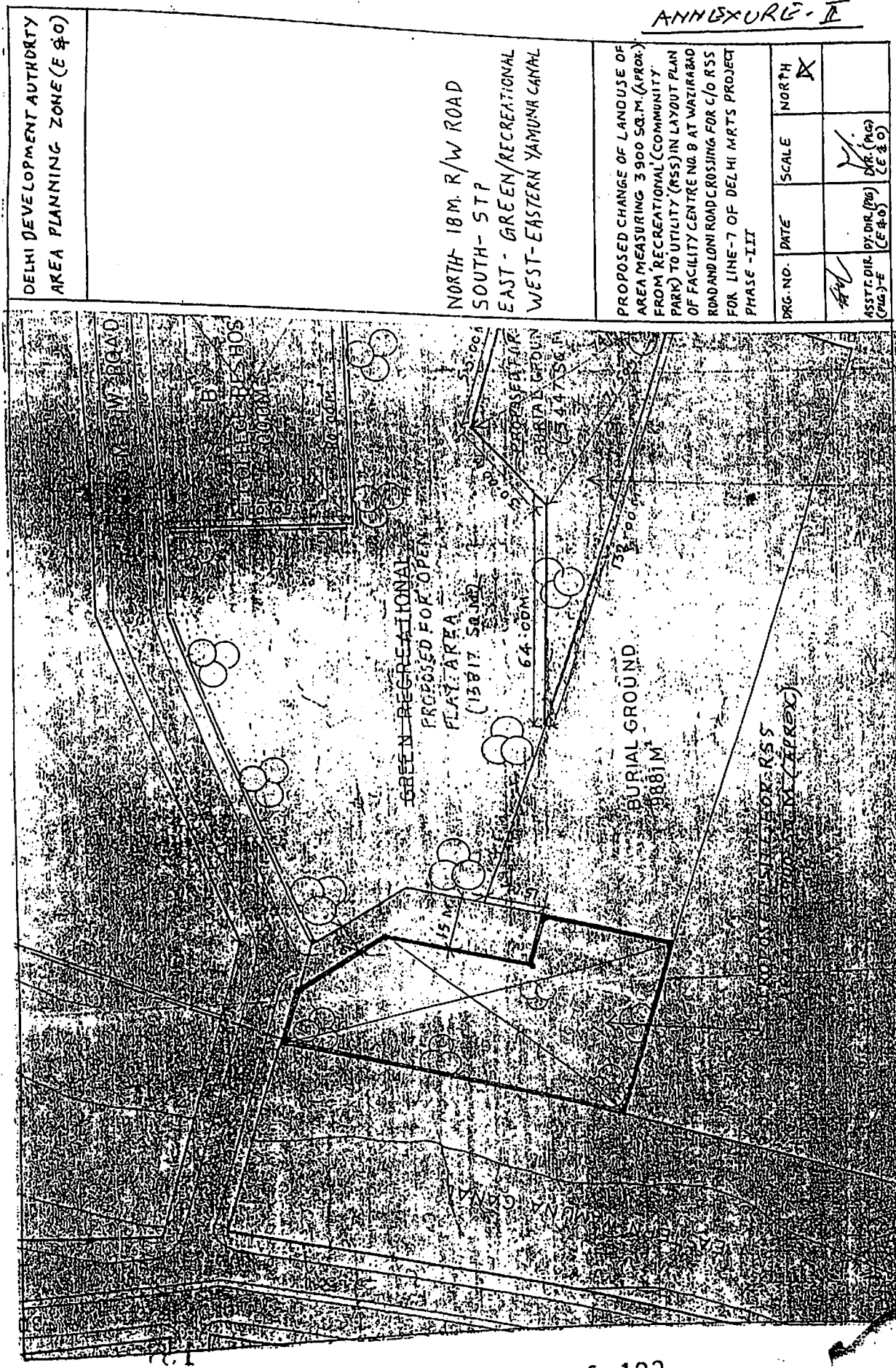
The proposal for change of landuse (CLU) as examined in Para-2 and proposal contained in Para-3 above is placed before Authority for its consideration under Section 11(A) of DD Act subject to clearances to be obtained by DMRC as mentioned in Para-3.

Dir. (AP) E&O

Dy. Dir. (AP) E&O

Asstt.Dir.(AP) E

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ANNEXURE-II

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. 1299] नई दिल्ली, बुध्दिवार, जून 19, 2014/ज्यैष्ठ 29, 1936
No. 1299] NEW DELHI, THURSDAY, JUNE 19, 2014/JYAISTHA 29, 1936

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 19 जून, 2014

का.आ. 1562(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 सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त (प्रमारी) एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम और पते के साथ फोन नम्बर, फैक्स नम्बर, मोबाइल नंबर और ई-मेल आई.डी. भी दें।

संशोधन :

दिल्ली एम आर टी एस फेज-III के मुकुंदपुर-यमुना विहार कॉरिडोर (लाइन-7) के लिए आर एस एस के निर्माण के लिए वजीराबाद रोड और लोनी रोड क्रॉसिंग पर स्थित सुविधा केन्द्र संख्या 8 के ले-आउट प्लान में भूमि उपयोग का 'मनोरंजनात्मक' (सामुदायिक पार्क) से 'उपयोगिता' (आर एस एस) में परिवर्तन। मामले का विवरण नीचे दिया गया है :-

अवस्थिति	क्षेत्रफल (वर्ग मी. में)	दि.सू.यो.-2021/ से. वि.यो.-ई के अनुसार भूमि उपयोग	भूमि उपयोग निम्नलिखित में परिवर्तित	सीमाएं
वजीराबाद रोड पर कालेज के पास स्थल	3900 वर्ग मी.	'मनोरंजनात्मक' (सामुदायिक पार्क)	उपयोगिता (यू-3) (आरएसएस)	उत्तर : 18मी. मार्गाधिकार रोड दक्षिण : एस टी पी पूर्व : हरित/मनोरंजनात्मक पश्चिम : पूर्वी यमुना नहर

टिप्पणी :

यह प्रस्ताव, डीएमआरसी द्वारा निम्नलिखित अनापत्ति (क्लीयरेंस) प्राप्त करने की शर्त पर है :

- पर्यावरण विभाग से ईआईए अनापत्ति (क्लीयरेंस) ।
- पेड़ काटने की अनुमति ।

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

[फा. सं. एफ. 21 (04) 2011/एमपी]

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

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 19th June, 2014

S.O. 1562(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 (Incharge)-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his / her name and address in addition to phone, fax, mobile number and Email ID.

MODIFICATION

Change of Landuse from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No. 8 at Wazirabad Road and Loni Road Crossing for construction of RSS for Mukundpur-Yamuna Vihar Corridor (Line-7) of Delhi MRTS PH-III. The details of the case is given below:—

Location	Area (in sqm)	Landuse as per MPD- 2021/ZDP-E	Landuse changed to	Boundaries
Site near College on Wazirabad Road	3900 sq.m	'Recreational' (Community Park)	Utility (U-3) (RSS)	North - 18 m R/W road. South - STP East - Green / Recreational West - Eastern Yamuna Canal

Note:

The proposal would be subject to following clearances to be taken by DMRC:

- EIA Clearance from Department of Environment
- Tree cutting permission.

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. 21(04)2011/MP]

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



DELHI DEVELOPMENT AUTHORITY

Item No. 119/14

ITEM NO. 119/2014

File No. F.3 (02)2012/MP

Sub: Change of land use of 15.02 ha. (37.11 acres) of land at Revenue Estate of Village Jonapur from "Residential use" to "Public & Semi Public Use" for establishment of Green Field World Class Skill Centre.

1. Background:

Proposal for change of land use of land measuring 15.02 ha (37.11 Acres) at Revenue estate of Village Jonapur has been received from Deptt. of Training and Technical Education, Govt. of NCT of Delhi vide letter Nos. F.20 (67)/VSC/Jonapur/Pg./Ttg./2011-12/150 dt. 11.03.13 for setting up of World Class Skill Centre in collaboration with Govt. of Singapore from "Residential to Public Semi-Public use".

2. Provisions of Master Plan / Zonal Development Plan:

- a) As per the Zonal Development Plan of Zone-J, notified on 08.03.2010, the land under reference falls in "Residential Use" Zone.
- b) As per MPD - 2021, notified on 07.02.2014 the World Class Skill Centre falls under the category of a "Educational/Training / Research & Development Centre" which is permissible in Public & Semi Public use zone.

3. Decision of the Technical Committee:

The matter was placed before the Technical Committee vide item no. 47/13/TC in its meeting held on 11.12.2013, wherein Technical Committee has taken following decision:

"The proposal was presented by Director(Ptg.) UC Zone -J. After detailed deliberations, the Technical Committee agreed to the proposal for processing of change of land use from 'Residential Use' to 'Public & Semi-Public use' for establishment of Green Field World Class Skill Centre under Section 11-A of DD Act, 1957, subject to the condition that the land will be taken for the road widening as proposed in the approved Zonal Development Plan for Zone -J from the department of Training & Technical Education GNCTD, if necessary and formal development on the western portion shall be taken up after alignment of road is frozen."

4. Decision of the Authority:

The proposal for change of land use was earlier placed before the Authority vide item no. 37/2014 in its meeting held on 24.02.2014. The decision of the Authority is reproduced as under:

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

5. Public Notice:

As a follow up of approval of Authority decision a public notice was issued on 22.05.2014 for inviting objections/suggestions from the public within a period of 30 days from the date of publication of the notice. Copy of the Gazette notification dt. 22.05.2014 is annexed as Annexure-I. In response to Public Notice, no objection/suggestion has been received in the matter. Therefore, meeting of Board of Enquiry & Hearing has not been conducted.

6. Proposal:

- i. The proposed land required for change of Land Use having an area measuring 15.02 ha.(37.11 Acres) located in Revenue Estate of Village Jonapur, contains the following boundary description (Annexure-II):

Subject	Existing Land Use as per MPD 2021	Proposed Land Use	Boundary of the Site/Area
Change of Land Use of land measuring an area of 15.02 ha.(37.11 Acres) located in Revenue Estate of Village Jonapur, Delhi for establishment of Green Field World Class Skill Centre by Govt. of NCT of Delhi in collaboration with Govt. of Singapore. (Comprises of two pockets A & B abutting an existing GadaipurMandi Road proposed for widening upto 60 mtrs. ROW)	"Residential"	"Public & Semi Public (PS1)"	Pocket A (9.14 ha.): North : Farm Houses West: Existing Mandi Road (Proposed for widening upto 60 mtr.) East: Land for Rehabilitation of Slum & JJ Clusters. South: Unauthorised colony (Bapu Colony) Pocket B (5.88 ha.) North : Existing 3 m-4m road Leading to Unauthorized colony (BhimBasti) West : Forest Land East: Existing Mandi Road (Proposed for widening upto 60 mtr.) South: PWD Land.

- ii. The above change of land use shall be subject to the condition that the land will be surrendered by Delhi Government for the road - widening as proposed in the approved Zonal Development Plan for Zone J from the Department of Training and Technical Education (GNCTD), if necessary and formal development on the western portion shall be taken up after alignment of road is frozen.
- iii. The location of the site under reference is in urbanisable area where essential municipal services may not be available. Till such time these are extended to the site, the institutes shall have to make own arrangements for physical infrastructure and other services. The institute shall have to develop the area as a no discharge zone.

7. Recommendations:

Proposal as given in Para 6 (i) to (iii) above is put up for consideration of the Authority.

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. 1114]

नई दिल्ली, बुधवार, मई 22, 2014/ ज्येष्ठ 1, 1936

No. 1114]

NEW DELHI, THURSDAY, MAY 22, 2014/JYAISTHA 1, 1936

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 22 मई, 2014

का.आ.1343(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना-2021/ज़ोन 'जे' 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 30 दिनों की अवधि के अंदर आयुक्त (प्रभारी) 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 साफ अक्षरों में अपना नाम, पता और टेलीफोन नं. भी दें।

संशोधन :

विषय	दि.मु.यो. 2021 के अनुसार मौजूदा भूमि उपयोग	प्रस्तावित भूमि उपयोग	स्थल/क्षेत्र की सीमा
सिंगापुर सरकार के सहयोग से रा. रा.क्ष. दिल्ली सरकार द्वारा ग्रीन फील्ड वर्ल्ड क्लास स्किल सेंटर की स्थापना के लिए जोनापुर गांव, दिल्ली की राजस्व सम्पदा में स्थित 15.02 है.(37.11 एकड़) क्षेत्र की भूमि के भूमि उपयोग का परिवर्तन। (60 मीटर मार्गाधिकार तक चौड़ा करने के लिए प्रस्तावित मौजूदा गदाईपुर मांडी रोड से संसक्त दो पॉकेट ए. एवं बी. शामिल हैं)	"आवासीय"	"सार्वजनिक एवं अर्ध सार्वजनिक (पी.एस. 1)"	पॉकेट ए (9.14 है.): उत्तर : फार्म हाउसिस पश्चिम : मौजूदा मांडी रोड (60 मीटर तक चौड़ा करने के लिए प्रस्तावित) पूर्व : स्लम एवं जे जे क्लस्टर के पुनर्वास हेतु भूमि दक्षिण : अनधिकृत कालोनी (बापू कालोनी) पाकेट बी (5.88 है.) उत्तर : अनधिकृत कालोनी (भीम बस्ती) तक जाने वाला मौजूदा 3 मी.-4 मी. रोड पश्चिम : वन भूमि पूर्व : मौजूदा मांडी रोड (60 मीटर तक चौड़ा करने के लिए प्रस्तावित) दक्षिण : लो.नि.वि. भूमि

2. प्रस्तावित संशोधन को दर्शाने वाला नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को उप-निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा।

[फा.सं. एफ 3 (02)/2012/एम.पी.]

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

DEBHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
PUBLIC NOTICE

New Delhi, the 22nd May, 2014

S.O.1343(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi - 2021 / Zonal Development Plan of Zone 'J' under Section 11A of DD Act 1957, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner (Incharge)- cum - Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi - 110023 within a period of thirty days from the date of publication of this notice. The person making the objections or suggestions should also give his / her name, address and telephone / contact number (s) which should be legible.

Modifications :

SUBJECT	EXISTING LAND USE AS PER MPD 2021	PROPOSED LAND USE	BOUNDARY OF THE SITE/AREA
Change of Land Use of land measuring an area of 15.02 Ha.(37.11Acres) located in Revenue Estate of Village Jonapur, Delhi for establishment of Green Field World Class Skill Centre by Govt. of NCT of Delhi in collaboration with Govt. of Singapore. (Comprises of two pockets A & B abutting an existing Gadaipur Mandi Road proposed for widening upto 60 mtrs. ROW	"Residential"	"Public & Semi Public (PSI)"	Pocket A (9.14 Ha.): North : Farm Houses West: Existing Mandi Road (Proposed for widening upto 60 mtr.) East: Land for Rehabilitation of Slum & JJ Clusters. South: Unauthorised colony (Bapu Colony) Pocket B (5.88 Ha.) North : Existing 3 m-4m road Leading to Unauthorized colony (Bhim Basti) West : Forest Land East: Existing Mandi Road (Proposed for widening upto 60 mtr.) South: PWD Land.

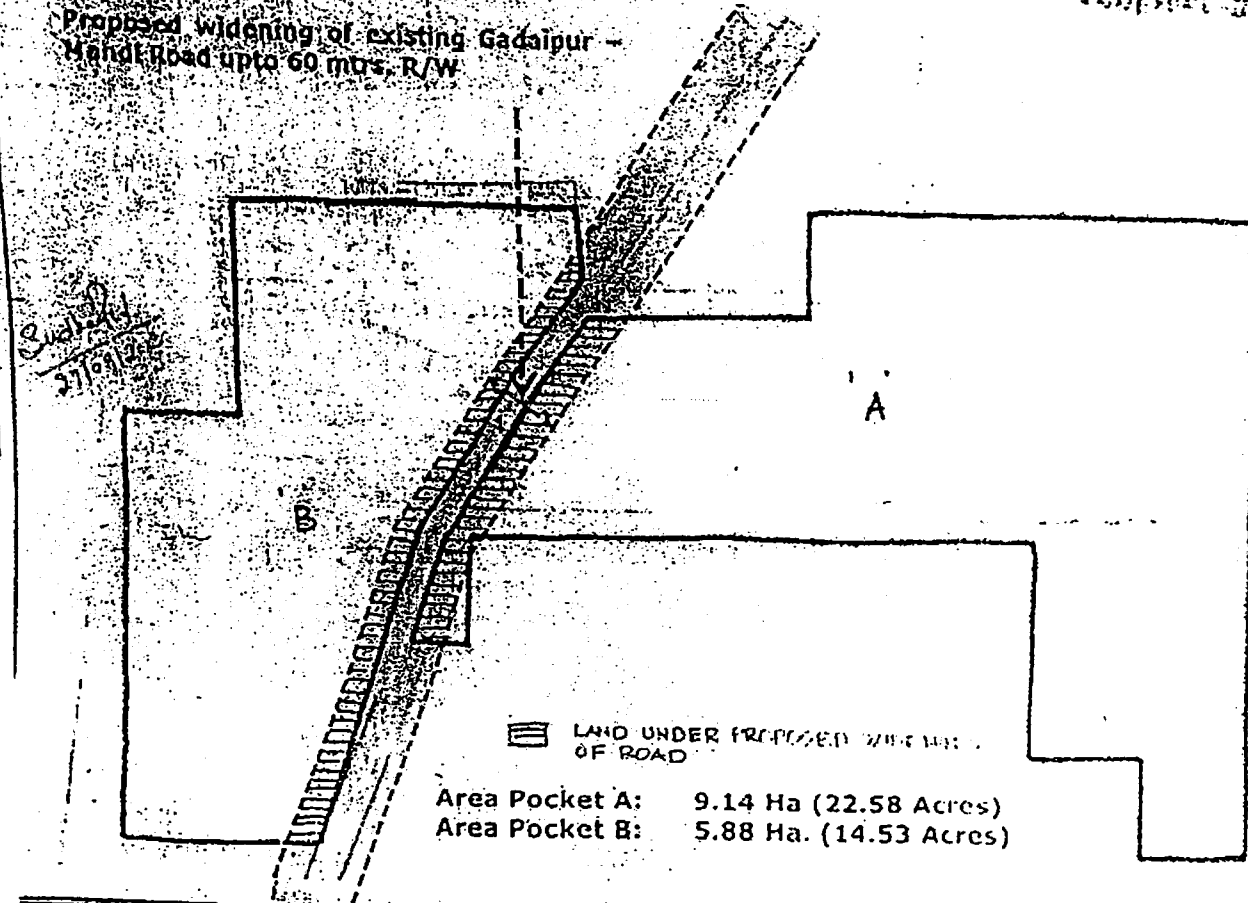
The plan indicating the proposed modification is available for inspection at the office of Dy. Dir. (MP), DDA, 6th floor, Vikas Minar, I.P. Estate, New Delhi-110002 on all working days during the period referred above.

[F. No. F3(02)2012/MP]

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

PROPOSED LAND FOR CHANGE OF LAND USE

Proposed widening of existing Gadaipur -
Hand Road upto 60 mtrs. R/W



DECISION OF THE TECHNICAL COMMITTEE

The proposal was presented by Director(Plg.) UC Zone -J'. After detailed deliberations, the Technical Committee agreed to the proposal for processing of change of land use from 'Residential Use' to 'Public & semi-public use' for establishment of Green Field World Class Skill Centre under Section 11-A of DD Act, 1957, subject to the condition that the land to be taken for the road widening as proposed in the approved Zonal Development plan for Zone -J' from the department of Training & Technical Education GNCTD, if necessary and formal development on the western portion shall be taken up after alignment of road is frozen.

DELHI DEVELOPMENT AUTHORITY
(U.C. & Zone 'J' Unit)
Approved in: 27th Techn.
Committee Meeting Dt. 11.12.13
Vide Item No. 47/2013
By: Director (Planning) Director (Planning)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the Technical Committee
Meeting held on: 11.12.13
Vide Item No. 47/2013
By: Director (Master Plan) Director (Master Plan)



DELHI DEVELOPMENT AUTHORITY

Item No. 120/14

ITEM NO. 120/2014

Sub: Proposed change of land use in respect of the following:

- i. 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.
- ii. Area measuring 3.1 ha. (31,707 sq.m.) from 'Public and Semi-Public Facilities (Motor Driving Training Centre)' to 'Transportation (Depot)' in respect of Millennium Depot at Sarai Kale Khan, Delhi, falling in Planning, Zone-D.

File No. F.5 (03)97/MP

1.0 BACKGROUND

1.1 Proposed change of land use in respect of 2nd Inter-State Bus Terminal (I.S.B.T.) at Sarai Kale Khan, Delhi:

- i) Special Commissioner, Government of National Territory of Delhi (GNCTD) vide letter dated 28.03.2014 requested Delhi Development Authority for the change of land use of an area of 11.71 Ha. (28.934 acres) of 2nd ISBT at Sarai Kale Khan, Delhi from 'Recreational (District Park)' to 'Transportation (ISBT)'.

1.2 Proposed change of land use of Motor Driving Training Centre at Sarai Kale Khan, Delhi to Bus Depot/ Terminal:

- i) A meeting was held at Raj Niwas on 17.02.2014 regarding allotment of alternative land by DDA to Delhi Transport Corporation (DTC) for the development of Bus Depot in lieu of Millennium Bus Depot, wherein it was decided that the DTC, on their part will shift the Institute of Driving & Traffic Research (I.D.T.R.) (of approx.. 10 acres) adjoining Sarai Kale Khan, ISBT, Delhi to vacant site at Narela to be allotted by DDA. This will make available another 10 acres for the relocation of Millennium Depot at Sarai Kale Khan, I.S.B.T., Delhi.
- ii) As a follow up action, Additional Commissioner (DTC Secretariat), GNCTD vide letter dated 02.04.2014 requested Delhi Development Authority to initiate the process of change of land use of the land (i.e. Institute of Driving Training & Research, IDTR) to enable the department to construct DTC Bus Depot.

2.0 EXAMINATION/ FOLLOW UP ACTION

- 2.1 On the basis of the above requests received from Special Commissioner, Transport, GNCTD and Additional Commissioner (DTC Secretariat), GNCTD, the following proposed change of land use were put up before the Authority in its meeting, held on 09.05.2014 as per Section 11A of DD Act, 1957 (Refer location Plan at Annexure 'A' & 'B'):

Contd.....

- i. 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.
 - ii. An area measuring 3.1 ha. (31,707 sq.m.) from 'Public and Semi-Public Facilities (Motor Driving Training Centre)' to 'Transportation (Depot)'.
- 2.2 The proposal was approved by the Authority in its meeting vide item No. 74/2014 dated 09.05.2014.
 - 2.3 Accordingly, public notice dated 18.06.2014 was issued for inviting objections/suggestions from the public (Annexure 'C') and was also published in the four leading newspapers on 18.06.2014, the same was also uploaded on the DDA website.
 - 2.4 In response to the above public notice dated 18.06.2014, no objections/suggestions has been received.
 - 2.5 Since no objections/ suggestions have been received in this regard, the meeting of Board of Hearing and Enquiry shall not be required.

3.0 PROPOSAL

In view of the public notice dated 18.06.2014, the following proposed change of land use is placed before the Authority for its consideration, in order to process the change of land use further as per section 11-A of Delhi Development Act 1957.

The boundary description is as given below:

S.No.	Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5	6
1.	2 nd Inter-State Bus Terminal (I.S.B.T.) at Sarai Kale Khan, Delhi, falling in Planning, Zone-'D'	11.71 ha. (i.e. 117091 sq.m.)	'Recreational (District Park)'	'Transportation (2 nd I.S.B.T.)'	North: Nizamuddin Railway Station Road South: Barapullah Nallah East: Ring Road West: Village Sarai Kale Khan
2.	Millennium Bus-Depot, falling in Planning, Zone-D	3.1 Ha. (31,707 sq.m.)	Public and Semi-Public Facilities (Motor Driving Training Centre)'	Transportation (Bus Depot)'	North: I.S.B.T, Sarai Kale Khan South: Barapullah Nallah East: Ring Road West: I.S.B.T., Sarai Kale Khan

RESOLUTION

- i. Area measuring 11.71 ha (117091 sq. M) from "Recreation (District Park) to 'Transportation (ISBT)' in respect of the 2nd Inter-State Bus Terminal at Sarai Kale Khan, Delhi.
 - ii. Area measuring 3.1 ha (31,707 sq.m.) from "Public and Semi-Public Facilities (Motor Driving Training Centre)' to 'Transportation (Depot)' in respect of Millennium Depot at Sarai Kale Khan, Delhi, falling in Planning Zone-D.
- F.5(03)97/MP

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

DELHI DEVELOPMENT AUTHORITY

PLANNING DEPARTMENT

PROPOSED CHANGE OF LANDUSE OF AN
AREA MEASURING 11.71 HA. (28.93 ACRES)
FROM RECREATIONAL (DISTRICT PARK)
TO TRANSPORTATION (IBBT) AT SARAI
KALE KHAN, NEW DELHI, FALLING IN
PLANNING ZONE 'D'.

EXISTING SITE LOCATION
NORTH - HIZAJUDIN RAILWAY
STATION ROAD
SOUTH - BARAPALLAH MALLAH
EAST - RING ROAD
WEST - SARAI KALE KHAN VILLAGE

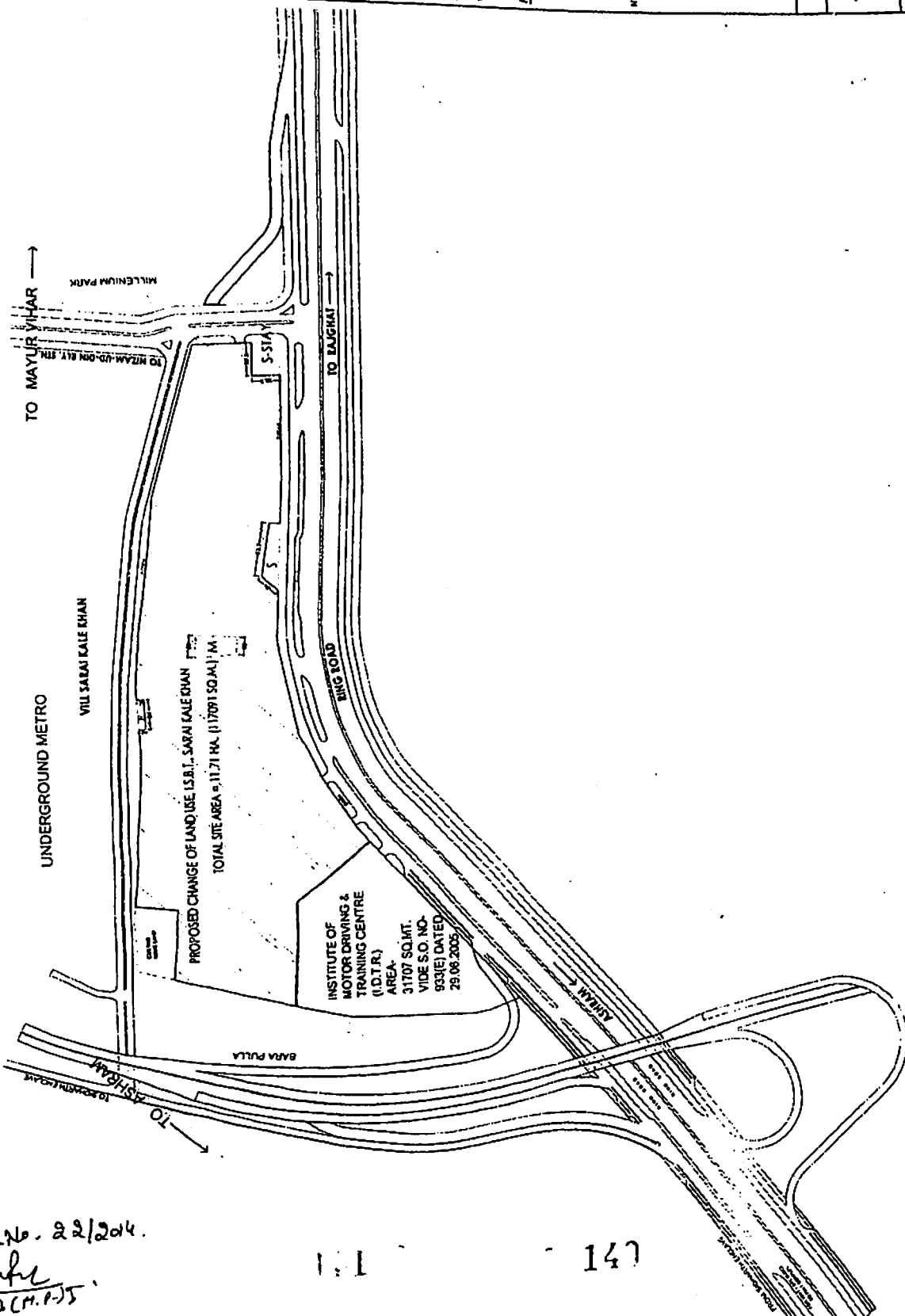
FILE NO.: F.S.D/87MP

NOTE:
(M) - EXISTING MOSQUE (EXCLUDED)
(S) - STAY

LOCATION MAP

2nd INTER STATE BUS
TERMINAL (I.S.B.T.) AT SARAI
KALE KHAN, NEW DELHI

Date: 07/04/2014



Item No. 22/2014.
Sd/-
A.D.C.M.P.S.

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ANNEXURE 1

PLANNING DEPARTMENT

PROPOSED CHANGE OF LANDUSE OF AN
AREA MEASURING 3 HHA. (31,707 SQ.M)
FROM "PUBLIC & SEMI-PUBLIC FACILITIES
(MOTOR DRIVING TRAINING CENTRE) TO
TRANSPORTATION (BUS DEPOT) AT
SARAI KALE KHAN, NEW DELHI, FALLING IN
PLANNING ZONE

BOUNDARY DESCRIPTION:

1587 NORTH - SARAI KALE KHAN

SOUTH - **BARAPULLAM NALLA HIGHWAY**

AST - RENG ROAD

EST. 1987 I.S.B.T., SARAJEVO, BOSNIA

FILE NO.: F-5 (3) 97AMP

Notes:

(M) - EXITING MOSQUE

STAY-S

LOCATION MAP

MILLENNIUM BUS DEPOT, SARAI
KALE KHAN, NEW DELHI

07/01/2014

NOT TO SCALE

PLANNING. ZONE 'D.'

Item No. 22/2014
Sudheer (A.D.) M.P. B

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. 1293] नई दिल्ली, बुधवार, जून 18, 2014/ ज्येष्ठ 28, 1936
No. 1293] NEW DELHI, WEDNESDAY, JUNE 18, 2014/ JYAISTHA 28, 1936

दिल्ली विकास प्राधिकरण
(मुख्य योजना अनुभाग)
सार्वजनिक सूचना
नई दिल्ली, 18 जून, 2014

का.आ.1558(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना/जोन-डी की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त (प्रभारी) 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 पते के साथ फोन नम्बर, फैक्स नम्बर, मोबाइल नम्बर और ई-मेल आई.डी. भी दें।

संशोधन:

क्र. सं.	अवस्थिति	क्षेत्रफल	दि.मु.यो.-2021 के अनुसार भूमि उपयोग	भूमि उपयोग निम्नलिखित में परिवर्तित	सीमाएं
1.	योजना, जोन 'डी' में आने वाले सराय काले खां, दिल्ली में स्थित दूसरा अन्तर्राज्यीय बस टर्मिनल (आई.एस.बी.टी.)	11.70 हे० (अर्थात् 117091 वर्ग.मी.)	'मनोरंजनात्मक (जिला पार्क)'	'परिवहन (दूसरा आई. एस.बी.टी.)'	उत्तर : निजामुद्दीन रेलवे स्टेशन रोड दक्षिण : बारापुला नाला पूर्व : रिंग रोड पश्चिम : सराय काले खां गांव
2.	योजना, जोन-डी में आने वाला मिलेनियम बस डिपो	3.1 हे० (31,707 वर्ग.मी.)	सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाएं (मोटर ड्राइविंग ट्रेनिंग सेंटर)	'परिवहन (बस डिपो)'	उत्तर : आई.एस.बी.टी., सराय काले खां दक्षिण : बारापुला नाला पूर्व : रिंग रोड पश्चिम:आई.एस.बी.टी., सराय काले खां

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

[फा. सं. एफ 5(3)97/एम.पी.]

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

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 18th June, 2014

S.O. 1556 (E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan / Zonal Development Plan of Zone 'D' under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner (Incharge)-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/her name and address in addition to phone no., fax no., mobile no. and e-mail ID.

Modifications:

S.No.	Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1.	2 nd Inter-State Bus Terminal (I.S.B.T.) at Sarai Kale Khan, Delhi, falling in Planning, Zone-'D'	11.71 ha. (i.e. 117091 sq.m.)	'Recreational (District Park)'	'Transportation (2 nd I.S.B.T.)'	North :Nizamuddin Railway Station Road South: Barapullah Nallah East: Ring Road West: Village Sarai Kale Khan
2.	Millennium Bus-Depot, falling in Planning, Zone-D	3.1 Ha. (31,707 sq.m.)	'Public and Semi-Public Facilities (Motor Driving Training Centre)'	'Transportation (Bus Depot)'	North: I.S.B.T., Sarai Kale Khan South: Barapullah Nallah East: Ring Road West: I.S.B.T., Sarai Kale Khan

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

[F. No. F. 5(3)97/MP]

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



DELHI DEVELOPMENT AUTHORITY

Item No. 121/14

ITEM NO. 121/2014

Subject: Change of Landuse from "Residential" to "Public and Semi Public Facilities" (Cemetery) for the site measuring 4198.12 sqmt for Cemetery in Pocket R-17 and adjoining to proposed Cremation Ground (Shamshaan Ghat) & Burial Ground (Kabristaan) in Sector - 40, Rohini, Phase - V.

(File No. F.20 (12)/2010/MP)

1. BACKGROUND

Director (Lands), DDA in file no F.23 (03)/13/IL has forwarded a request of North Delhi Municipal Corporation (NDMC) to allot a suitable and adequately land adjacent to already existing Burial Ground in Vidyapati Nagar, Nithari for Cemetery for Christian Community living in Hind Vihar & Prem Nagar under Kirari Assembly.

Unauthorized Colony Hind Vihar, Prem Nagar (Registration Number 202) fall in Industrial Area near Ranikhera.

Addl. MHO (Public Health), North Delhi Municipal Corporation (NDMC) vide letter no. Addl. MHO (PH)/NDMC/2013/238 dated 11/06/2013 requested to allot a site for Cemetery adjoining to the already existing Burial Ground in Vidyapati Nagar, Nithari.

The Burial Ground in Vidyapati Nagar, Nithari falls in Pocket No. R-17, Sector - 40, Rohini, Phase - V. The Layout Plan of Sector - 40, Rohini, Phase - V has been approved by the 308th SCM-DDA dated 11/10/2012 vide item no. 97/2013. As per the approved Layout Plan of Sector - 40, Rohini the Pocket R-17 has been kept reserved for Neighbourhood level Facilities for the existing Unauthorized Colonies.

As per Master Plan for Delhi - 2021 and Zonal Development Plan of Zone - "M", the Landuse of site under reference is 'Residential'. According to Master Plan for Delhi-2021 'Burial Ground / Cemetery' provision is under 'Use Zone' Category of 'Public and Semi-Public Facilities' (PS1). As such Change of Landuse is required from 'Residential' to 'Public and Semi-Public Facilities' (Cemetery).

There is a provision of one Burial Ground / Cemetery at Zonal / Sub-city Level in Master Plan for Delhi - 2021 and one Burial Ground / Cemetery (each) in Zonal Development Plan for Zone - "M" with an area of 1.0 Hact for the population of ten lakh. However, there is one Burial Ground (Kabristaan) measuring 4826.96 sqmt and one Cremation Ground (Shamsaan Ghat) measuring 4000.0 sqmt is approved by Authority and notified by MoUD, GOI.

The proposal was considered & agreed in the 7th Technical Committee Meeting held on 01/10/2013 vide item no. 35/13 for further processing under Section 11 - A of DD Act 1957.

Authority in its Meeting held on 24/02/2014 vide item no. 36/2014 approved the proposed Change of Landuse for further processing under Section 11-A of DD Act-1957 for inviting Objections/Suggestions.

Objections/Suggestions for proposed Change of Landuse were invited through Public Notice published in Gazette of India vide S.O. 1359(E) dated 23/05/2014 within a period of 30 days of Notification.

There are no Objections/Suggestions received in response to the said Public Notice.

2. PROPOSAL

Site measuring 4198.12 Sqm in Pocket R-17 and adjoining to proposed Cremation Ground (Shamshaan Ghat) & Burial Ground (Kabristaan) in Sector - 40, Rohini, Phase - V has been proposed for Cemetery, which requires Change of Landuse from "Residential" to "Public and Semi Public Facilities" (Cemetery). The proposed Cemetery site is on DDA acquired land & approachable by proposed 12m wide road which is connected to smaller roads of adjoining Unauthorised Colonies in the vicinity.

The descriptions of boundaries are as under:
North - Cremation Ground (Shamshaan Ghat)
East - 5m wide Green and Residential
South - Residential
West - Residential

The drawing with above details is attached (Refer Annexure-'A')
The above Change of Landuse is submitted for consideration and approval of Authority for final
Notification by MoUD u/s 11-A of DD Act - 1957.

3. RECOMMENDATION

Proposal contained in Para 2 above is put up for consideration and approval of the Authority.

RESOLUTION

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



DELHI DEVELOPMENT AUTHORITY

Item No. 122/14

ITEM NO. 122/2014

Sub:- Change of Land use of Dungal Maidan In Zone A (Walled City) from 'Recreational' (Park/Open space) to "Transportation" (Multi Level parking)
File No. F3 (02) 2006 MP

1.0 Background:

1.1 The Court Case titled "Manushi Sangathan Vs Others" (WPC No. 4572/2007) is being contested in the Hon'ble High Court. The matter pertains to Cycle Rickshaw Policy and allied issues thereto. However, the Hon'ble Court has enlarged the scope of the WP(C) thereby covering the aspect of traffic congestion in entire Delhi, more particularly in Chandi Chowk Area.

1.2 The matter, under the proposal of MCD on "Traffic Circulation & Management Plan for S.P. Mukherjee Marg" was discussed initially in 25th Governing Body Meeting of UTTIPEC under Hon'ble L.G. on 30.7.2010 and further in the 29th Governing Body Meeting held on 04.03.2011 in which Development of Parking facility at Dungal Maidan was also discussed. The Governing Body of UTTIPEC decided:

that Existing On- Street Parking of buses on H.C. Sen Marg to be shifted to Dungal Ground (existing MCD parking site) opposite to the Old Delhi Railway Station after the MCD office is shifted.

Further in the 42nd Governing Body meeting under UTTIPEC held on 05.04.2013 it was also decided that:

Development of Parking facility at Dungal Maidan as per the approved plan shall be undertaken by PWD in consultation with MCD being owner of the land in question.

1.3 The Hon'ble Court being updated on the decision directed the applicant/North DMC vide Order dated 20.12.13 to grant the requisite NOC to the PWD for the purpose of Construction of Bus Queue Shelter and Bus Bays in Dungal Maidan. However, since the Zonal Plan of the area in question (i.e. Zone 'A') assigns the site under land use "Recreational" (Neighborhood Park/Open Space), the activities of Bus Queue Shelter/Bus Bays are not permitted and hence requires conversion of land use.

1.4 This position was conveyed by the North DMC on the next date of the hearing i.e. 3.2.14 wherein the Hon'ble Court passed the following orders (Para

No.10). It is stated that the Land Use of Dangal Maidan would have to be changed since in the Master Plan it is shown to be a "green" area. The concerned authorities, i.e. the GNCTD, DDA, MCD and the Union Of India are directed to resolve the said issue by holding a meeting and if necessary finalize the process of grant of approval for Change of Land Use at the earliest and in any event within four weeks from today.

1.5 Sr. Town Planner North Delhi Municipal Corporation, in compliance to the Court directions has forwarded the agenda in respect of the proposed change of land use of Dangal Maidan from "Recreational" (Parks/Open Spaces) to Transportation (Bus Queue Shelter & Bus Bays) for consideration of the Technical Committee. The proposal was considered by the Technical Committee in its 5th meeting held on 01/04/2014 vide item no. 18/14 and recommended for further placing before the Authority. Copy of the Agenda and the minutes of the Technical Committee are annexed. (Annexure- 1).

2.0 EXAMINATION

2.1 The landuse of the site under reference is Recreational (Neighbourhood Park /Open Space) as per the Zonal Plan of the area in question (Zone A walled city) annexed at Annexure A. As per the Special Area Plan, the site under reference is Recreational (Parks/Open Spaces) annexed at Annexure B.

2.2 As per clause 12.13.6 of MPD-2021, parking is one of the utilities permitted in all use zones except in regional park/ridge, developed recreational area and parks as per the approved layout plan. Therefore to allow Bus Queue Shelter & Bus Bays the landuse of the area is required to be change from Recreational (Parks/Open Spaces) to Transportation (Bus Queue Shelter & Bus Bays) under section 11 DD Act, 1957.

2.3 The site u/r measuring about 1.80 acres

2.4 The surroundings of the site u/r is as below:-

North - Shyamaprasad Mukherji Marg

South - Road

East - Road

West - Road

3.0 Proposal:-

In view of the above, the land use of following area measuring 1.80 Acres of Dangal Maidan in Zone A, (walled City) is proposed to be changed as per the description below subject to the following conditions:

- i. Lower level/ground level of Multi Level parking will compulsory used for bus queue shelter bus bays and public transport related supporting activities.
- ii. North Delhi Municipal Corporation will take necessary NOC for Heritage Conservation Committee since the site is close proximity of Town Hall (Heritage Building).
- iii. The Development Control Norms of Multi Level Parking will be applicable to this plot as per MPD-2021.

Location	Area	Land use	Land use to be changed	Boundaries
Dangal Maidan in walled city	1.80 acre	'Recreational' zone (park/open space)	'Transportation' (Multi Level parking)	North-SPM Marg South-road East-road West-road

4. Recommendations:-

Proposal as given in para 3.0 above is put up for consideration of the Authority Committee.

RESOLUTION

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

Minutes of the 5th Technical Committee Meeting Held on 1-4-2014

Annexure-1

Item No. 18/14/TC
Dated: 1-4-2014

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:-Change of Land use of Dangal Maidan for the Construction of Bus Queue Shelter &

Bus Bays P. 3(2) 2006-MP/77. II

Ref. Sr. Town Planner-JS MCD (North)'s letter No TP/4/3136/14 dt 26.3.2014 (at Annexure 'A')

1.0 Background:-

- 1.1 The Court Case titled "Manushi Sangathan Vs Others" (WPC No. 4572/2007) is being contested in the Hon'ble High Court. The matter pertains to Cycle Rickshaw Policy and allied issues thereto. However, the Hon'ble Court has enlarged the scope of the WP(C) thereby covering the aspect of traffic congestion in entire Delhi, more particularly in Chandi Chowk Area.
- 1.2 The Hon'ble Court Vide Order dated 20.12.13 directed the applicant/NDMC to grant the requisite NOC to the PWD for the Purpose of Construction of Bus Queue shelters and Bus bays in Dangal Maidan.
- 1.3 However, as per the Zonal Plan of the area in question (Zone A walled city) the landuse of the site under reference is Recreational (Neighbourhood Park/Open Space). As per the Special Area Plan, the site under reference is Recreational (Parks/Open Spaces). This stand was conveyed by the NDMC on the next date of the hearing i.e. 3.2.14 wherein the Hon'ble Court passed the following orders (Para No.10): It is stated that the Land Use of Dangal Maidan would have to be changed since in the Master Plan it is shown to be a "green" area. The concerned authorities, i.e. the GNCTD, DDA, MCD and the Union Of India are directed to resolve the said issue by holding a meeting and if necessary finalize the process of grant of approval for Change of Land Use at the earliest and in any event within four weeks from today.

2.0 Examination:-

- 2.1 The landuse of the site under reference is Recreational (Neighbourhood Park/Open Space) as per the Zonal Plan of the area in question (Zone A walled city) annexed at Annexure A. As per the Special Area Plan, the site under reference is Recreational (Parks/Open Spaces) annexed at Annexure B.
- 2.2 As per clause 12.13.6 of MPD-2021, parking is one of the utilities permitted in all use zones except in regional park/ridge, developed recreational area and parks as per the approved layout plan. Therefore to allow Bus Queue Shelter & Bus Bays the landuse of the area is required to be change from Recreational (Parks/Open Spaces) to Transportation (Bus Queue Shelter & Bus Bays) under Section 12-A of DD Act, 1957.
- 2.3 The site is measuring about 1.57 acres

2.4 The surroundings of the site u/r is as below:-

North - Shyamaprasad Mukherji Marg

South - Road

East - Road

West - Road

3.0 Proposal:-

As directed by the Hon'ble High Court vide orders dated 3.2.14 that all the other works in connection with Old Delhi Railway Station including the preparatory work at Dangal Maidan shall be commenced. The Land Use of Dangal Maidan would have to be changed from Recreational (Parks /Open Spaces) to Transportation (Bus Queue Shelter & Bus Bays).

The Hon'ble High Court has directed that the concerned authorities, i.e. the GNCTD, DDA, MCD and the Union of India are directed to resolve the said issue by holding a meeting.

Accordingly , the landuse of the following area measuring 1.80 acres at Dangal Maidan in Zone A (Walled City) is to be changed as per description below:-

Location	Area	Land use (MPD-2021)	Land use to be changed to	Boundaries
Dangal Maidan in Zone A (walled City)	1.80 acres	Recreational (Parks /Open Space)	Transportation (Bus Queue Shelter & Bus Bays)	North- Shyamaprasad Mukherji Marg South - Road East - Road West - Road

4. Recommendations:-

Proposal as given in para 3.0 above may be considered by the Technical Committee.

DECISION

The proposal was presented by Chief Town Planner, MCD (North). It was informed that:

1. This is a Court Case Titled "Munshi Sangathan V/s others" being contested in the Hon'ble High Court.
2. The Hon'ble High Court vide order dated 20.12.2013 directed the North MCD to grant the requisite NOC to the PWD for the purpose of Construction of Bus Queue shelters and Bus bays is Dangal Maidan. Hon'ble High Court in another order dated 03.02.2014 has enlarged the scope by the covering the aspect of traffic congestion in entire Delhi and more particularly in Chandni Chowk Area.

As per the direction of Hon'ble Court Case, all the work in connection with old Delhi railway station including the preparatory work at Dangal Maidan shall be commenced. Therefore, the Change of land use of the area measuring 0.728 Ha (1.8 acres) of Dangal Maidan from 'Recreational (Parks / Open Space)' to 'Transportation' is required as mentioned in the Agenda Item. During the discussion, it was further suggested that this site may be considered for multilevel parking which will also provide relief to the traffic / parking of adjoining area. (X)

The land use of the site under reference is Recreational (Neighborhood Park / Open Space) as per the Zonal Plan of (Zone A Walled City) and as per Clause 12.13.6 of MPD-2021, parking is one of the utilities permitted in all use zone except in Regional Park / Ridge, developed recreational area and parks as per the approved layout plan.

After detailed deliberation the Technical Committee agreed to the proposal for further processing of Change of Land Use for the Land measuring 0.728 Ha (1.8 acres) from 'Recreational (Parks / Open Space)' to 'Transportation' (Multi level Parking) at Dangal Maidan in Zone-A (Walled City) under section 11-A of DD Act by the Authority and MoUD subject to the conditions that;

- i. Lower Level / ground level of Multi Level parking will compulsory used for Bus Queue shelter, Bus bays and Public Transport related supporting activities. (Y)
- ii. North Delhi Municipal Corporation will take necessary NOC from Heritage Conservation Committee since the site is in close proximity of Town Hall (Heritage Building).
- iii. The Development Control norms of Multi Level parking will be applicable to this plot as per MPD-2021.



INDEX (2)

Sl. No.	Item No.	Subject	Department
1.	123/2014	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	PLANNING
2.	124/2014	DDA Housing Scheme - 2014. F.1(303)N&C/(H)/2013	HOUSING
3.	125/2014	Permissibility of Media/News Agencies and Media Training Centre in Public & Semi-Public Use - proposed modifications in MPD-2021. F.20(07)/2014-MP	PLANNING



DELHI DEVELOPMENT AUTHORITY

Item No. 123/2014

ITEM NO. 123/2014

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

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

1.0 BACKGROUND

The proposal for Change of Land Use of land measuring 6.80 Ha. for expansion of AIIMS Trauma Centre in Planning Zone-F was placed before the Delhi Development Authority in its meeting held on 11.07.2014 vide Item No. 105/2014. The minutes of the meeting is reproduced below:

"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."

2.0 ACTION TAKEN

In view of discussion in the Authority, a letter was sent to Director (Hort.) South Zone, DDA vide letter no. F.20(2)2010/MP/D-78 dt.18.07.2014 for providing the desired information. Dy. Dir (Hort.) vide letter no. F.10(4)13-14/HD-IV/DDA/814 dt.31.07.2014 provided the information related to name & girth of the existing trees in the said area.

Further a letter was sent to Director (Hort.) South Zone, DDA vide letter no. F.20(2)2010/MP/D-103 dt.06.08.2014 for further clarification regarding the number of trees as per species and girth where tree cutting permission is required.

3.0 STATUS REPORT

3.1 Status Report from Horticulture Department:

Dy. Dir (Hort.) vide letter no. F.10(4)13-14/HD-IV/DDA/814 dt.31.07.2014 provided the information of the name & girth of the existing trees of the said area.

- 1) Site - A: Proposed site area for expansion of AIIMS Trauma Centre of area measuring 6.80 Ha - 656 trees. Out of this 520 are Vilayatikikar and Kablikikar trees
 - 2) Site - B: Area to be develop as District Park of area measuring 3.22 Ha - 221 trees
- Details of type of trees & girth of Site-A and Site-B are given in Annexure 'A' & 'B' respectively.

445/L

3.2 Status Report from Planning Department:

As desired by the Authority, the site was inspected by Addl. Commr. (Plg) AP & MPR, Dir. (Plg) AP-I, Dy. Dir. (Plg.) AP-I & Asstt. Dir. (Plg) AP-1. The observations are given below:

1) Site - A :

- (i) The site proposed for allotment is adjacent to the existing AIIMS Trauma Centre. The site is presently temporarily allotted to Safdarjung Hospital for dumping of the construction / demolition waste for the construction work carried out in the adjoining area. This has resulted in the formation of about 8 to 9 meter mounds of excavation & construction waste.
- (ii) The peripheral area of the site is full of trees and details are available at para 3.1. It is observed that, to develop this site as a District Park, Hospital Authority will have to remove the construction / demolition waste and top soil to make it usable for horticulture purpose. The area is protected by about 2.0 meter high compound wall and apart from this no development by the Engineering / Horticulture Department was observed. The total area under Green cover is about 3.2 Ha (approx.) i.e. 47 % of the Plot area (6.80 Ha.), mostly trees are Vilayatikikar and Kablikikar.

2) Site - B :

The site is irregular in shape and very less plantation is observed compared to Site - A. This site can be developed as a District Park as it is directly approachable by two sides. In this part, trees are scattered.

As desired during the discussion in the Authority, the above status is being presented with the help of the photographs.

4.0 PROPOSAL

The proposal was placed before the Delhi Development Authority meeting held on 11.07.2014 vide Item No. 105/2014 and is reproduced below:

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 'C'.

444/c

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) Comprehensive 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

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

444/c

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) Comprehensive 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

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

175/L

ANNEXURE - 'A'

DETAILS OF TYPE OF TREES & GIRTH OF PROPOSED SITE - A
 AREA = 6.80 Ha. (16.80 acre)

Sl. No.	Name of the tree	Girth (Mts.)						Total
		Up to 0.50 (A)	0.51 to 1.00 (B)	1.01 to 1.50 (C)	1.51 to 2.00 (D)	2.01 to 2.50 (E)	2.51 to 3.00 (F)	
1	Vilayati Kikar	292	121	28	7	3	1	452
2	Bakain	14	8	0	2	0	0	24
3	Alsoroniya	1	0	0	0	0	0	1
4	Ullu	0	1	0	0	0	0	1
5	Jungli Papdi	23	1	1	0	0	0	25
6	Kali Siras	3	0	0	0	0	0	3
7	Shatut	3	1	1	0	0	0	5
8	Amaaltas	4	0	0	0	0	0	4
9	Kablikikar	53	8	4	2	1	0	68
10	Baad	0	1	0	0	0	0	1
11	Jamun	1	1	0	0	0	0	2
12	Neem	1	7	4	0	1	0	13
13	Gular	1	1	0	0	0	0	2
14	Peepal	2	0	0	3	3	0	8
15	Lesauda	0	3	0	0	0	0	3
16	Desi Kikar	8	8	2	0	0	0	18
17	Kurejiya	1	1	0	0	0	0	2
18	Khejri	1	1	0	0	0	0	2
19	Bargad	0	1	0	0	0	0	1
20	Pilkhan	0	0	2	0	0	0	2
21	Sembal	1	0	1	0	0	0	2
22	Sarjna	0	1	0	0	0	0	1
23	Papdi	0	1	0	0	0	0	1
24	Berry	3	2	0	0	0	0	5
25	Marodpahli	3	0	0	0	0	0	3
26	Sheesham	7	0	0	0	0	0	7

TOTAL = 656

442/1

ANNEXURE - 'B'

DETAILS OF TYPE OF TREES & GIRTH OF PROPOSED SITE - B
AREA = 3.22 Ha. (7.95 acre)

Sl. No.	Name of the Tree	Girth (Mts)						Total
		Up to 0.50 (A)	0.51 to 1.00 (B)	1.01 to 1.50 (C)	1.51 to 2.00 (D)	2.01 to 2.50 (E)	2.51 to 3.00 (F)	
1	Bakain	1	3	0	0	0	0	4
2	Kali Siras	1	0	0	0	0	0	1
3	Kablikikar	168	38	4	0	1	0	211
4	Neem	2	0	0	0	0	0	2
5	Peepal	0	0	1	0	1	0	2
6	Lesauda	0	1	0	0	0	0	1

TOTAL = 221

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING-4, ZONE - 'F' & 'H'

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. 377/2014.

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:

1. 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 2(6).
2. The scheme will be self-sufficient in terms of solid waste management (including hospital/old-medical waste) and will provide plots for solid waste related facilities as per need of concerned local body.
3. Comprehensive traffic and transportation scheme to be prepared for integration of existing & proposed development, and to be submitted to UTTPDEC for approval.
4. The minimum cutting of existing trees.

DECISION OF THE AUTHORITY MEETING:

The proposal was placed before the Delhi Development Authority in its meeting held on 11.07.2014 vide item No. 105/2014. The minutes of the meeting is reproduced below:

"Hon'ble Lt. Governor directed to issue the scheme of green area & the number of trees that could be affected by the scheme. After detailed discussion, consideration of the scheme was deferred for further examination. Besides, the Board directed that the preparation of the plot area should be carried out by the same officer of Planning Dept."

PROPOSAL:

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

Location	Area	Land use as per MPD-2021	Land use proposed to be changed to	Remarks
Plot No. 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 1/23, 1/24, 1/25, 1/26, 1/27, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/35, 1/36, 1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45, 1/46, 1/47, 1/48, 1/49, 1/50, 1/51, 1/52, 1/53, 1/54, 1/55, 1/56, 1/57, 1/58, 1/59, 1/60, 1/61, 1/62, 1/63, 1/64, 1/65, 1/66, 1/67, 1/68, 1/69, 1/70, 1/71, 1/72, 1/73, 1/74, 1/75, 1/76, 1/77, 1/78, 1/79, 1/80, 1/81, 1/82, 1/83, 1/84, 1/85, 1/86, 1/87, 1/88, 1/89, 1/90, 1/91, 1/92, 1/93, 1/94, 1/95, 1/96, 1/97, 1/98, 1/99, 1/100, 1/101, 1/102, 1/103, 1/104, 1/105, 1/106, 1/107, 1/108, 1/109, 1/110, 1/111, 1/112, 1/113, 1/114, 1/115, 1/116, 1/117, 1/118, 1/119, 1/120, 1/121, 1/122, 1/123, 1/124, 1/125, 1/126, 1/127, 1/128, 1/129, 1/130, 1/131, 1/132, 1/133, 1/134, 1/135, 1/136, 1/137, 1/138, 1/139, 1/140, 1/141, 1/142, 1/143, 1/144, 1/145, 1/146, 1/147, 1/148, 1/149, 1/150, 1/151, 1/152, 1/153, 1/154, 1/155, 1/156, 1/157, 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DELHI DEVELOPMENT AUTHORITY

Item No. 124/2014

ITEM NO. 124/2014

F.1(303)N2C/(H)2013.

Sub: DDA Housing Scheme - 2014

DDA is launching its Housing Scheme for the year 2014. A copy of the proposed scheme is at Appendix-1. The proposed Brochure is at Appendix-2. The costing details are at Appendix-2 (Annexure-A) and the list of Banks empanelled for the scheme is at Appendix-2 (Annexure B). The Proposed MoU between the developer and DDA in respect of the EWS flats is at Appendix-3...

2. The following are the salient features of the scheme:-

- ❖ The flats are pre-dominantly in the affordable housing segment where more than 22,600 one bed room tenements are being offered to general public.
- ❖ In addition, 700 flats of EWS category are also being offered to the economically weaker sections. These flats are part of the EWS flats being offered to DDA by developer who has been mandated to construct 15% of the Group Housing FAR for EWS and 50% of this stock has to be offered to DDA. A copy of relevant notification is with the proposed MoU. The proposed (MoU) agreement be approved by the Authority.
- ❖ DDA is reserving 80% of the total stock of the flats being offered to the citizens of Delhi keeping in view that these flats are essentially meant for those who want to purchase them for their own living than speculative buying.
- ❖ Further to reduce the scope of speculative buying, there will be a lock in period of five years between the time the physical possession of the flat is delivered to the successful applicant and the conveyance deed is executed. There is no legal impediment for both the above conditions in view of provisions of DDA(Management & Disposal of Housing Estate) Regulations, 1968.

- ❖ The payment period for these flats has been increased from 6 months to 12 months.
- ❖ There are about 800 flats belonging to the earlier housing stock, keeping in view the age of the structures, it has been decided to provide depreciation at the rate of 1.25% p.a on the construction cost only subject to a ceiling of 25%. This is already built into the cost of flats.
- ❖ DDA will be collecting one time capitalised maintenance charges on account of electrical and other works and the corpus will be handed over to the Resident Welfare Associations to enable them to maintain the flats on a long term basis.
- ❖ All the new flats of DDA have been constructed following the green building code norms to reduce the Carbon footprint.
- ❖ To ensure ease of transaction and also to expedite the receipt of the applications, for the first time DDA has decided to dispense with the attachments with the applications i.e no document will be required to be provided at the time of submission of application form.
- ❖ The application form itself has been further simplified to a single page.
- ❖ In respect of EWS flats, the registration money has been kept at Rs.10,000/-
- ❖ Payment in respect of EWS flats can either be made by way of cash down payment or in instalments.
- ❖ Receipt of applications will be handled by empanelled banks and they in turn will transfer the applications and registration money to DDA electronically and there will be no paper transaction. The draw of lots will be conducted by a 3rd Agency outside the purview and control of DDA.

3. DDA intends to launch the Scheme on 25th of August, 2014 and close it on 1st October, 2014. The draw of lots will be held thereafter.

Approval of Authority is sought for the scheme as outlined.

RESOLUTION

CONT,

Principal Commissioner (LD, H & CWG) explained the agenda item and made a Power Point Presentation. In the beginning, he clarified that income criteria to apply for EWS flats has inadvertently been mentioned as ₹ 1.5 lacs in the draft brochure and it should be ₹ 1.00 lacs.

2. Hon'ble L.G. Governor asked whether these flats would be disposed of on 'as is where is basis' as mentioned in the draft brochure.

Shri Jitender Kumar Kochar complained that old flats are not in a good condition and should be inspected before including in the scheme.

Principal Commissioner (LD, H & CWG) explained that old flats would be repaired before handing over to the allottees. Engineer Member also opined that flats should be repaired so as to avoid complaints at the time of handing over the flats.

Hon'ble L.G. Governor directed that old flats must be restored in the condition as at the time they were built. Besides, Hon'ble LG instructed to ensure the following:-

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

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

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

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

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

A

APPENDIX-1

PROPOSED NEW HOUSING SCHEME - 2014

A. NAME OF THE SCHEME:

The Scheme will be called "**DDA Housing Scheme, 2014**". It shall be open to public from 25.8.2014 to 1.10.2014.

- B.** The flats will be allotted on "**As is where is basis**". The applicant will have the right to indicate a maximum of 3 preferences for localities and computerized draw will take care of the preferences given by an applicant.

The basic structure of the scheme is proposed as under:-

1. **Newly constructed flats after 2010** 896
2. **Older flats** 811 flats at different locations under different categories which have become available on account of cancellation/ surrender. (The vintage of these flats will be available on DDA website)
3. **One bed room(with one drawing room) Apartments** 22,627
4. **EWS flats** 700 being offered by DLF at SBM Complex.
The allottee will have the option to make payment either by cash or in instalments.

Total number of flats available 25,034
(Details in Annexure 'A')

C. **ELIGIBILITY:**

- i) The applicant must be citizen of India.
- ii) He/she should have attained the age of majority. For this, an applicant should have completed 18 years of age as on the date of filing of the application for a flat.
- iii) The applicant must not own any residential flat or plot in full or in part on lease hold or free hold in Delhi/New Delhi/Delhi Cantonment either in his/her own name or in the name of his/her wife/husband or in the name of his/her minor or dependent children.
- iv) One person can submit one application only.
- v) Both husband and wife can apply for flats subject to fulfillment of eligibility conditions with a stipulation that if both are found to be successful, only one of them shall retain the allotment of flat.
- vi) A person who has already been allotted flat/plot/house constructed by the DDA or any other land owning department shall not be eligible to apply under this scheme. **This includes even those persons who have been allotted plot upto 67 sq.m.**
- vii) Further 80% of the flats are reserved for persons having residence in Delhi and 20% for non-Delhi residents. In each category, the quota for SC/ST and other categories will be separately made applicable. (New Addition)
- viii) There is no limit on income. The applicant can apply according to his/her requirement and affordability.
- ix) The applicant must submit either self-attested copy of PAN OR self-attested copy of bank pass book for the last one year OR copy of income tax return filed for the Financial Year 2012-13 (i.e. Assessment Year 2013-14). Permanent Account Number allotted under the provision of Income Tax Act must be quoted on the application form.
- x) The applicant must have an account in any bank and the particulars of the account must be given in the application form. It should be ensured that the concerned bank has followed 'KYC' norms of Reserve Bank of India in respect of such accounts.

- xi) In case of applications preferred in joint name under SC or ST reserved category, the joint applicant should also belong to the same category or should be in blood relation or should be from within the family as defined in para (iii) above.
- xii) In case of applications preferred in joint names under War Widows, physically handicapped, ex-servicemen reserved category, the applicant himself/herself may fall within the reserved category and the joint applicants should be from within the family (family means husband wife and minor/dependent children) or should be in blood relation.
- xiii) In respect of EWS flats, an income criteria of Rs.1.5 lacs p.a as the ceiling would be followed.

D MODE OF ALLOTMENT

The allotment will be on Cash Down basis only. The allottee is liable to make the payment within 90 days from the date of issue of Demand letter without interest. Thereafter, the allottee is liable to deposit the amount in not more than next nine months along with interest @12% p.a. compounded as on 31st March. If payment including interest is not made within one year from the date of demand letter, allotment of the flat will be automatically cancelled.

E. METHOD OF ALLOTMENT

All the eligible applicants shall be considered for allotment of a flat through a computerized draw and random number indicated technique. The draw shall be held in the presence of panel of observers.

F. FORFEITURE OF AMOUNT

In case any information/document e.g. SC/ST/PH,WW certificate or any undertaking/affidavit/PAN No. given by the applicant is found wrong at any stage, the allotment(s) will be cancelled and the registration/earnest money deposited against application(s) shall be forfeited. In case both husband & wife apply for the allotment of a flat, they are supposed to fill up the details in the relevant column of the prescribed form. If they failed to do so, and the same is detected at a later stage, the allotment will be liable to be cancelled and earnest money/registration money shall be forfeited.

G. STATUS OF ALLOTMENT:

The allotment shall be made on freehold basis only. The title shall be transferred only when the Conveyance Deed is executed by DDA in favour of the original allottee and the allottee gets the conveyance deed registered in the office of Sub-Registrar.

H. RESULT OF ALLOTMENT:

The result shall be displayed on the Notice Board of DDA at Vikas Sadan, 'D' Block, INA, New Delhi immediately after the draw. In addition to above, the result shall be displayed on the website of DDA. The result will also be published in the leading newspapers.

I. TERMS AND CONDITIONS OF ALLOTMENT:

General terms & conditions of the allotment will be given in the Brochure. **The Brochure will be available ONLINE**, as also for sale.

J. SALE OF BROCHURE:

The sale of brochures will be done through the nominated branches of authorized Banks only.

K. REGISTRATION MONEY:

Registration money for all categories will be Rs.1 lakh except the EWS flats Where it will be Rs.10,000/-

L. INTEREST ON REGISTRATION MONEY

- i. No interest will be paid, if the draw is held within three months from the last date of closure of the scheme in case of successful applicants.
- ii. In case of unsuccessful applicants, no interest will be paid, if the amount is refunded within three months from the last date of closure of the scheme.
- iii. In case registration money is not refunded within three months from the closure of the scheme, in respect of unsuccessful applicants, simple interest @ 8% p.a. will be paid on the registration money for the period beyond three months after the closure of the scheme up to the last date of the preceding month in which refund has been made.

Illustration: In case three month's period expires on 24th April, interest as per this clause would be due from 25th April to the last date of preceding month in which refund is being made i.e. number of days x rate /360 days.

- iv. Applicants not getting refund within one month from holding the draw are advised to contact the nodal branch of the bank in which application was deposited. DDA will not pay any interest in case of postal delay or applicant not available at given address or in case of incomplete address.

M. REFUND TO UNSUCCESSFUL APPLICANTS:

- i) DDA will refund the registration money through the nodal branch as indicated in the Brochure wherein the allottee had deposited the application form. The concerned Bank shall be responsible for the dispatch of refund cheques to the unsuccessful applicants. The bank shall bear the responsibility for any loss on this account. DDA or the bank will not entertain any application for refund, loss/mutilation, and non-encashment of refund cheque one year after the closure of the scheme.
- ii) For getting refund, the applicant has to clearly mention his/her bank number. In case the application is in joint name, refund will be made in the name of the first applicant only and, therefore, only his/her bank account number should be given. This account number and bank particulars will be printed on cheque, hence, applicant should carefully fill these particulars in the Form.

Note: In case the application money has been paid from the account of the firm/company etc. of the applicant, still for the purpose of refund, the applicant's banking details have to be provided as the same would be printed on refund cheque and in case of mismatch of account number and payee's name, the bank would not clear the instrument. In order to avoid situation, it would be appropriate to recheck this column before submitting the application.

- iii) Applicant is advised to enclose one cancelled cheque of the account in which he wants refund money to be credited, in case refund is given through ECS, at the option of the bank, for faster refund.
- iv) In case applicant has given address of a place/office, where entry (of courier) is restricted, all communication including dispatch of refund cheque/ demand letter would be through available means of dispatch. Applicant is advised to contact nodal officer of the bank as given in Brochure in such cases. DDA/Banks in such cases would not be responsible for delay/non receipt of communication by applicant/allottee.

SURRENDER/CANCELLATION

The successful applicants shall have the options to surrender the flats before the issue of the possession letter. Flat will be automatically cancelled in case full payments are not made within the prescribed period. No show cause notice shall be issued for the purpose. In both the cases, amount deposited is refundable without any interest. However, cancellation charges as prescribed below shall be recovered :

S.No.	Surrender/Cancellation within following days from the date of demand letter	In case of	
		One room flat/ EWS	Others
1.	Before issue of demand letter	NIL	NIL
2.	1 st day to till 90 th day	1,000/-	5,000/-
3.	90 th day to 180 th day	5,000/-	25,000/-
4.	180 th day onwards i.e. after date of automatic cancellation	10,000/-	50,000/-

Following documents are to be submitted for refund in case of Surrender / Cancellation:

- Original allotment-cum-demand letter issued by DDA in respect of allotted flat.
- Proof of residence in case there is change of address as given in the application form.
- Photocopy of passbook or bank Manager's/Incharge certificate in case there is change in bank particulars from as given in the application form.

Note: In case flat is cancelled automatically as stated above, refund will be made after deduction of cancellation charges as stated above and no interest would be paid on amount deposited.

DISPOSAL COST OF THE FLATS

At the discretion of DDA.

For the new housing pockets constructed after October, 2010, DDA would provide maintenance of common areas for 30 years.

COST :

Cost as finalized would be paid only through RTGS/NEFT payment/
ONLINE and the refund will also be made ONLINE either by DDA or by the designated banks.

To prevent speculative buying the successful allottees will be initially issued allotment letter with a clear stipulation that the final conveyance deed in respect of these allotments will be issued after a period of five years. The five year period will be from the date of handing over possession of flat to successful applicant.

ANNEXURE- 'A'

DELHI DEVELOPMENT AUTHORITY
PR. COMMR.(LD.H & CWG)

STATEMENT OF HOUSES TO BE

'INCLUDED IN HOUSING SCHEME-2014.

ONE BED ROOM APARTMENT

Locality	No. of houses	Likely date of completion.
Siraspur	2920	Dec., 2014
Dwarka	2360	Completed
Narela	6422	Dec., 2014
Rohini	10,875	Dec., 2014
Rohini (Sector-4)	50	Completed
	22,627	

NEW (MIG)

Locality	No. of houses	Likely date of completion.
Mukerjee Nagar (MIG)	112	Completed
Narela (A-9)	384	Dec., 2014
Kalyan Vihar	016	Completed
Rohini	384	Dec., 2014
	896	

Old stock 811

SBM(EWS) 700

Grand Total 25,034

DELHI

☐

NON DELHI

☐

(Draft Brochure for DDA Housing Scheme 2014)

Appendix-2

INSTRUCTIONS TO FILL APPLICATION FORM

GENERAL INSTRUCTIONS

- Only capital letters should be used.
- Application should be filled in black or blue ball pen only.
- Use one box for one letter/number.
- Leave one box blank after one word.
- Write your name, application number and telephone number at the back of your demand draft/banker's cheque.
- Paste latest photograph in the box provided and sign in the box below the photograph and at the bottom of the application form
- In case of joint application, paste the latest photograph of the joint applicant in the box provided and sign in the box below the photograph and at the bottom of the application form.

SPECIFIC INSTRUCTIONS

- Write name of the applicant as given in PAN (Permanent Account Number issued by the Income Tax Department) card/letter.
- Write father's name of first applicant as given in PAN card/letter.
- Write name of spouse of the 1st applicant (if married).
- Permanent account number of first applicant needs to be given.
- Give detail of bank account of first applicant. If an applicant has withdrawn money from any other account or firm's account or company's account, the bank details of the first applicant whose name is given in the application form needs to be given. These bank details would be printed on the refund cheque along with the name and refund cheque can be deposited in that account if name of the applicant and bank particulars match with the bank's records. In case of application in joint name refund cheque would be issued in the name of first applicant and hence, bank details of the first applicant needs to be given.
- Please give phone number with STD code, e mail id and mobile number, if any. It would be in the interest of the applicant to give these details as it helps the bank to contact the applicant in case of any need.
- Write code for the category to which the applicant belongs. In case applicant is from reserved category, enclose proof. The code for each category is given above:

Category	Code
Scheduled Caste	SC
Scheduled Tribe	ST
War Widows	WW
Physically Handicapped	PH
Ex-Servicemen	EX
General Category	GE

- Disability Clause:** The person with disability can apply through his/her legal guardian.
- Residential address of the first applicant needs to be given.
- Correspondence address for dispatch of refund cheque/demand-cum-allotment letter to be mentioned.

11. In case application is preferred in joint name, mention the name of the joint applicant.
12. In case application is preferred in joint name, mention relation with the applicant (Spouse/Mother/Father/Daughter/Son).
13. (i) Mention the name of the spouse, if both husband and wife apply. Mention name of the relative who is joint applicant and his/her relationship with the applicant.
(ii) Mention application no. of the spouse, if both husband and wife apply. Mention application number of the relative who is joint applicant.
14. Please write the code (given in Annexure 'A') for the locality for which applicant wants to fill all preferences and put cross marks in preferences not filled.
15. Write details of the registration money of Rs.1,00,000/- or Rs.10,000/-(EWS) as the case may be. Demand draft/banker's cheque should be in favour of DDA HOUSING - payable at Delhi/New Delhi only. In case applicant has used downloaded application form, separate demand with the completely filled application form.
Registration money can also be deposited through NEFT/RTGS/net banking. However, Debit/Credit cards are not accepted for payment of Registration money.
16. Please read the instructions carefully before filling up the application form. In case any column is not filled up properly/ wrongly, the liability of rejection of such application will solely rest on the applicant.

NOTE: In case of discrepancies in language, English language will be valid.

1. SCHEME

- I. The scheme is called "DDA Housing Scheme, 2014", of the Delhi Development Authority".
- II. The scheme shall remain open from 25.08.2014 to 01.10.2014.
- III. Details of flats under this scheme are given at Annexure 'A'.
- IV. Flats are given on "as is where is basis".
- V. 700 flats under EWS category

2. ELIGIBILITY

- I. The applicant must be a citizen of India.
- II. He/she should have attained the age of majority. For this an applicant should have completed 18 years of age as on the date of filling the application.
- III. The applicant must not own any residential flat or plot in full or in part on lease hold or free hold basis in Delhi/New Delhi/ Delhi Cantonment, either in his/ her own name or in the name of his/her wife / husband or in the name of his / her minor or dependant children.
- IV. **Family means spouse (if any), dependant/minor children, if any.**
- V. Both husband and wife can apply for flats subject to fulfillment of eligibility condition with the stipulation that if both are found to be successful only one shall be allotted flat.
- VI. **One person can submit one application only.**
- VII. A person who has already been allotted a plot or house/ flat constructed by the DDA or any other land owning department shall not be eligible to apply for another flat under this scheme. This includes even those persons who have been allotted plots upto 67 sq.m.
- VIII. There is no income criterion, except for applicants applying for EWS flats. The applicant can apply according to his/her requirement and affordability.
- IX. **For applicants applying for EWS flats, income criteria of Rs.1.5 lakhs p.a. as the ceiling would be followed.**
- IX. The applicant should have an account in any bank and the particulars must be filled in the application form. It is assumed that the bank has followed 'KYC' norms of Reserve Bank of India in respect of such accounts.
- X. **Applicant must have Permanent Account Number allotted under the provisions of Income Tax Act and the same must be quoted in the application form.**
- XI. In case of applications preferred in joint name under SC/ST reserved category, the joint applicant should also belong to the same category or should be in blood relation or should be from within the family as defined in the para (IV) above.
- XII. In case of application preferred in joint name under War Widows, physically handicapped, ex-servicemen reserved category, the applicant himself/herself should fall within the reserved category and the joint applicant should be from within the family (family means husband/wife and minor/dependent children) or should be in blood relation.

11. In case application is preferred in joint name, mention the name of the joint applicant.
12. In case application is preferred in joint name, mention relation with the applicant (Spouse/Mother/Father/Daughter/Son).
13. (i) Mention the name of the spouse, if both husband and wife apply. Mention name of the relative who is joint applicant and his/her relationship with the applicant.
(ii) Mention application no. of the spouse, if both husband and wife apply. Mention application number of the relative who is joint applicant.
14. Please write the code (given in Annexure 'A') for the locality for which applicant wants to fill all preferences and put cross marks in preferences not filled.
15. Write details of the registration money of Rs.1,00,000/- or Rs.10,000/-(EWS) as the case may be. Demand draft/banker's cheque should be in favour of DDA HOUSING - payable at Delhi/New Delhi only. In case applicant has used downloaded application form, separate demand with the completely filled application form.
Registration money can also be deposited through NEFT/RTGS/net banking. However, Debit/Credit cards are not accepted for payment of Registration money.
16. Please read the instructions carefully before filling up the application form. In case any column is not filled up properly/ wrongly, the liability of rejection of such application will solely rest on the applicant.

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1. SCHEME

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2. ELIGIBILITY

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- II. He/she should have attained the age of majority. For this an applicant should have completed 18 years of age as on the date of filling the application.
- III. The applicant must not own any residential flat or plot in full or in part on lease hold or free hold basis in Delhi/New Delhi/ Delhi Cantonment, either in his/ her own name or in the name of his/her wife / husband or in the name of his / her minor or dependant children.
- IV. **Family means spouse (if any), dependant/minor children, if any.**
- V. Both husband and wife can apply for flats subject to fulfillment of eligibility condition with the stipulation that if both are found to be successful only one shall be allotted flat.
- VI. **One person can submit one application only.**
- VII. A person who has already been allotted a plot or house/ flat constructed by the DDA or any other land owning department shall not be eligible to apply for another flat under this scheme. This includes even those persons who have been allotted plots upto 67 sq.m.
- VIII. There is no income criterion, except for applicants applying for EWS flats. The applicant can apply according to his/her requirement and affordability.
- IX. **For applicants applying for EWS flats, income criteria of Rs.1.5 lakhs p.a. as the ceiling would be followed.**
- IX. The applicant should have an account in any bank and the particulars must be filled in the application form. It is assumed that the bank has followed 'KYC' norms of Reserve Bank of India in respect of such accounts.
- X. **Applicant must have Permanent Account Number allotted under the provisions of Income Tax Act and the same must be quoted in the application form.**
- XI. In case of applications preferred in joint name under SC/ST reserved category, the joint applicant should also belong to the same category or should be in blood relation or should be from within the family as defined in the para (IV) above.
- XII. In case of application preferred in joint name under War Widows, physically handicapped, ex-servicemen reserved category, the applicant himself/herself should fall within the reserved category and the joint applicant should be from within the family (family means husband/wife and minor/dependent children) or should be in blood relation.

3. RESERVATIONS

- The details of reservations under this scheme are as given below:-
- I. 80% of the flats are reserved for residents of Delhi and 20% for non-Delhi's residents. In each category the quota as mentioned below for the reserved categories will be separately made available
 - II. 17.5 % of the flats for applicants belonging to Scheduled Castes.
 - III. 7.5% for applicants belonging to Scheduled Tribes.
If adequate number of applications are not received from applicants belonging to ST category, remaining flats shall be disposed of in favour of applicants belonging to SC category and vice-versa.
 - IV. 1% for war widows and those receiving liberalised pension from armed/paramilitary services.
 - V. 3 % for physically handicapped persons; and
 - VI. 1% for ex-servicemen.

Notes:

- a. In case number(s) of flats in respect of reserved category comes to a fraction, i.e., less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.
- b. If requisite number of applications are not received from the above mentioned five categories, all remaining flats shall be offered to persons of general category.

4. HOW TO APPLY

- i. Applicant applying only for EWS flat under this scheme shall have to deposit the registration money of Rs. 10,000/-.
- ii. Applicant applying for flats other than EWS flats under this scheme shall have to deposit the registration money of Rs. 1,00,000/-.
- iii. The registration amount shall be deposited alongwith a single banker's cheque/demand draft of any bank drawn in favour of "DDA Housing" payable at Delhi/New Delhi in any of the Nodal branches of the Banks mentioned in Annexure 'B'.
- iv. Duly filled up application form can also be sent by registered post addressed to the Branch Managers of nodal bank branches as mentioned in Annexure 'B' to reach not later than 15 days before the last date of closure of the scheme. The envelope should be clearly marked "Application under DDA Housing Scheme 2014". Payment by cheque, multiple bankers' cheque/multiple demand draft will not be accepted with the application form. The payment in the form of NEFT/RTGS will be accepted. Payment through credit/Debit cards are not permitted.
- v. **Application forms will not be accepted after date of closure.** In case it is found at any stage that the issue date of payment instrument is after the closure of the housing scheme, such applications would be summarily rejected and the applicant would be solely responsible for it. DDA would not entertain any such application in draw of lots.
- vi. The applicant may give one or more preferences of his/her choice by writing locality codes, given in Annexure 'A', in appropriate box and put a cross (x) against the preferences not exercised. It is presumed that applicant has seen the locality before giving preference. **If any box is left blank or preferences are not given in prescribed locality codes, form would be considered incomplete and would be rejected.** No preference for sector/ pocket/ floor can be exercised by the applicant and no request for change of sector, pocket or floor shall be entertained by the DDA.
- vii. The application form should be signed only by the applicant himself/herself, who wants to get a flat under this scheme. No applicant should make any cutting, erasing or overwriting in the application form. In case a person desires to make changes, it is advised to obtain and fill up a fresh application form.
- viii. No conditional application form will be considered. Incomplete application forms shall be rejected summarily without conveying any reason to the applicant.
- ix. Persons holding a registration with DDA under any of its other schemes can also apply under this scheme. They, however, have to make payment of registration amount for the scheme in full. They should separately make a written request for withdrawal of registration deposit of the earlier scheme once they are successful in this scheme.

There will be no requirement of submitting any document at the time of submission of Application. Only the successful applicants will be required to submit supporting documents.

DOCUMENTS TO BE SUBMITTED AFTER DRAW OF FLATS

(A) FOR ALL CATEGORIES

- (i) Self attested copy of PAN (Permanent Account Number) allotted by Income Tax Department.
- (ii) Proof of residence, e.g., self-attested copy of passport, government identity card, election card, ration card, driving license, telephone bill, electricity bill, water bill, house tax receipt, bank pass book (page carrying name and address), CGHS card or Aadhar card.
- (iii) Self attested copy of bank pass book/statement of account mentioned in the application form for the last one year or copy of income tax returns filed for the financial year 2012-13, i.e., assessment year 2013-14. It should be ensured that the concerned bank has followed KYC norms of Reserve Bank of India in respect of such account.
- (iv) Ownership proof of the property of the residence of the applicant.
- (v) For Delhi residents quota, applicant should submit copy of any of the following documents issued prior to 01.06.2014.
 - (a) Aadhar Card
 - (b) Election Card
 - (c) Passport
- (vi) Proof of Income for EWS Category from the office of concerned SDM/Tehsildar.

(B) FOR RESERVED CATEGORY

In addition to (A) above, persons applying under any of the reserved categories have to submit:-

- (i) An attested copy of the original certificate from the District Magistrate/Sub Divisional Magistrate of the area concerned in case the applicant belongs to the Reserved Category of SC/ST.
- (ii) An attested copy of the original certificate issued by the Medical Board of a Govt. Hospital in case the applicant is applying under the reserved category of physically handicapped persons.
- (iii) An attested copy of Discharge Certificate from the competent authority of Ministry of Defence / Armed Forces in case of ex-servicemen.
- (iv) An attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case applicant comes under reserved category of war-widows which would include those receiving liberalised pension.

II. FOR POSSESSION OF FLAT AFTER DRAW OF FLATS

Applicant to submit:

- a. Copy of bank account pass book/bank statement duly attested by the Bank Manager from which the allotment money has been deposited alongwith payment proof.
- b. Affidavit as per proforma given in Annexures-C and D.
- c. Undertakings as per proforma given in Annexure-F.
- d. Photograph and three signatures of self and spouse, if any, duly attested as per proforma given in Annexure-F.
- e. Identity proof and address proof.
- f. Self-attested copy of PAN card as mentioned in the application.

MODE OF ALLOTMENT

All the eligible applicants shall be considered for allotment through a computerized draw based on random number technique. The draw shall be held in the presence of independent observers.

7. RESULT OF ALLOTMENT

- I. The results of the draw shall be displayed on the notice board of DDA at Vikas Sadan, D-Block, INA, New Delhi-23. In addition the result shall be displayed on the website of DDA with the address <http://www.dda.org.in> and will also be published in leading national newspapers.
- II. The allotment-cum-demand letters will be dispatched through respective banks. However, it shall

be the sole responsibility of the applicant to check the result of the draw. In case applicant has given address of a place/office, where entry of courier is restricted, all communication including dispatch of refund cheque/ demand letter on failure of delivery by courier would be through prescribed mode only. Applicant is advised to contact nodal officer of the bank as given in Annexure B in such cases DDA/banks in such cases would not be responsible for delay/ non receipt of communication by applicant/allottee.

- III. A separate wait list of 1100 applicants will also be declared in order of priority. The wait list will be valid only for 15 months from the date of issue of demand letters to successful applicants. The registration money of wait listed registrants shall be refunded along with unsuccessful registrants. However, before going for the draw in case the same takes place for allotting the surrendered/cancelled flats, all such eligible waitlisted applicants shall be asked to deposit the registration money. 15 days time shall be given to them to do so and only those names shall be included who have deposited their registration money prior to the draw. A draw will be held only once after 2 months from the date of issue of demand letters for allotment of the surrendered flats to the wait listed registrants as per the priority decided initially. Only those flats which are surrendered within 12 months from date of issue of demand letters would be included for allotment to waitlisted registrants. The wait list is created just to ensure that the surrendered flats (if any) are allotted to same registrants rather than keeping them vacant and the list will be valid only for 15 months and, hence, it doesn't create any right of the wait listed registrants if they fail to get a flat from the surrendered ones. If successful, the cost would be the cost of the flat on the date the demand cum-allotment letter is issued.

8 STATUS OF ALLOTTEE

All allotments shall be made on lease. The title shall be transferred only when the conveyance deed is executed by DDA in favour of the original allottee and allottee gets the conveyance deed registered in the office of Sub-Registrar. The conveyance deed will be executed after 5 years lock in period.

9. INTEREST ON REGISTRATION MONEY

- I. No interest will be paid if the draw is held within three months from the last date of closure of the scheme in case of successful applicants.
- II. In case of unsuccessful applicants, no interest will be paid, if the amount is refunded within three months from the last date of the closure of the scheme.
- III. In case registration money is not refunded within three months from the closure of the scheme, in case of unsuccessful applicants, simple interest @ 8% p.a. will be paid on the registration money for the period beyond three months after the closure of the scheme up to the last date of the preceding month in which refund has been made.

Illustration: In case three month's period expires on 24th April, interest as per this clause would be due from 25th April to the last date of preceding month in which refund is being made, i.e., number of days x rate / 360 days.

- IV. Applicants not getting refund within one month from holding the draw are advised to contact the nodal branch of the bank in which application was deposited. DDA will not pay any interest in case of postal delay or applicant not available at given address or in case of incomplete address.

10. REFUND TO UNSUCCESSFUL APPLICANTS

- I. DDA will refund the registration money through the nodal branch, as indicated in Annexure 'B', of the bank wherein the allottee had deposited the application form. The concerned bank shall be responsible for the dispatch of refund cheques to the unsuccessful applicants. The bank shall bear the responsibility for any loss on this account. DDA or the bank will not entertain any application for refund, loss/mutilation, and non-encashment of refund cheque one year after the closure of the scheme.
- II. For getting refund, the applicant has to clearly mention his/her bank account number. In case the application is in joint name, refund will be made in the name of the first applicant only and, therefore, only his/her bank account number should be given. This account number and bank particulars will be printed on cheque, hence applicant should carefully fill these particulars in the application form.

Note: In case the application money has been paid from the account of the firm/company, etc., of the applicant, still for the purpose of refund, the applicant's

bank details have to be provided as the same would be printed on refund cheque and in case of mismatch of account number and payee's name, the bank would not clear the instrument. In order to avoid such a situation, it is advised to recheck this before submitting the application form.

- III. Applicant is advised to enclose one cancelled cheque of the account in which he wants refund money to be credited, in case refund is given through ECS, at the option of the bank, for faster refund.
- IV. In case applicant has given address of a place/office, where entry of courier is restricted, all communication including dispatch of refund cheque/demand letter would on failure of courier be through prescribed mode only. Applicant is advised to contact nodal officer of the bank as given in Annexure B in such cases. DDA/Banks in such cases would not be responsible for delay/ non receipt of communication by applicant/allottee.

SURRENDER/CANCELLATION

- I. The successful applicants shall have the option to surrender the flats before the issue of the possession letter. Allotment will be automatically cancelled in case full payments are not made within the prescribed period. No show cause notice shall be issued for the purpose. In both the cases, amount deposited is refundable without any interest. However, cancellation charges as prescribed below shall be recovered:

Sl. No.	Surrender/ Cancellation within following days from the date of issue of demand letter	In case of	
		One Bedroom Flat/EWS	Others
1.	Before issue of demand letter	NIL	NIL
2.	1st day till 90 th day	1000/-	5000/-
3.	90 th day till 180 th day	2000/-	25000/-
4.	180 th day till 365 th day, i.e., date of automatic cancellation	5000/-	50000/-

- II. Following documents are to be submitted for refund in case of surrender/cancellation
 - a. Original allotment-cum-demand letter issued by DDA in respect of allotted flat.
 - b. Proof of residence in case there is change of address as given in the application form.
 - c. Photocopy of passbook or bank Manager's/In charge's certificate in case there is change in bank particulars from that given in the application form.
- Note:** In case flat is cancelled automatically as stated above, refund will be made after deduction of cancellation charges as stated above and no interest would be paid on amount deposited.

12. DISPOSAL COST OF THE FLATS

- A) The tentative disposal cost of the flats is given at Annexure 'A'. The above cost includes land premium, cost of construction and 20% surcharge on land premium and cost of construction. Cost of construction includes departmental charges and interest during construction period. The land premium is normally revised every year on first April while cost of construction is revised twice during the year on 1st April and 1st October. The variation in cost within category is due to variation in plinth area of the flats. There may be some more flats added or deleted at the discretion of DDA. If the area changes, the cost of flats will change accordingly.

For the new housing pockets constructed after October'2010, DDA would provide maintenance of common areas for 30 years as per schedule tabulated below:

S.No.	Items	Periodicity
1.	Grit Wash	Once in 10 years
2.	Stair Well (Plaster+White wash)	Once in 3 years
3.	Railings (St. Case & Common Landings)	Once in 3 years
4.	Floorings (St. Case & Common Landings)	Once in 5 years
5.	Mudphaska (Roof + Mumty)	Once in 2 years
6.	Sanitary Lines (Drainage + Sewerage)	
i.	100 MM	Once in 3 years
ii.	75MM	Once in 3 years
7.	Repair of Window Chhajjas	Once in 10 years
8.	Repair of Balconies	Once in 10 years,

- The maintenance charges on this account have been added in the disposal cost @ 12% and @ 15% of construction cost in case of flats without lifts/with lifts respectively.
- Flats at S.No.(s) _____ & _____ of Annexure 'A' are old flats. Benefit of depreciation on construction cost has been provided at the time of computation of tentative disposal cost of these flats. One time maintenance has also not been charged thereon.
- Flats at S. No.(s) _____ & _____ of Annexure 'A' are nearing completion. Tentative cost and plinth areas mentioned are on approximate basis. The disposal cost and plinth area would be finalized at appropriate stage of completion and, thus, demand would be raised accordingly.
- In addition to the above, allottee is liable to pay free hold charges at subsequent stage.
- To prevent speculative buying, the successful allottees will be initially issued allotment letter with a clear stipulation that the conveyance deed in respect of these allotments will be issued after a period of five years.
- Electrical maintenance of common area for three years will be carried out by DDA.

13.

MODE OF PAYMENT
The allotment of flats shall be made on Cash Down basis except under PH Category. The allottees under EWS category will have the option of making payment either on cash down basis or in instalments.

14.

PERIOD FOR PAYMENT
Allottee is liable to make the payment within 90 days from the date of issue of demand letter without interest. Thereafter, the allottee is liable to deposit the amount in not more than next 9 months along with interest @ 12% p.a. compounded as on 31st March. If the payment including interest is not made within 365 days, including interest, from the date of demand letter, allotment of the flat will be automatically cancelled. No show cause notice/intimation will be given by the DDA for cancellation. No time extension for payment beyond the date of automatic cancellation would be given in this scheme. Also no restoration is allowed once the

flat is automatically cancelled due to non payment. If the allottee fails to deposit the demanded amount within 365 days from the date of issue of demand-cum-allotment letter, the amount deposited will be refunded without interest and after deduction of cancellation charges as mentioned in para 11(i).

Note : All allottees are advised to ensure that full amount including interest, if any, is deposited before date of automatic cancellation.

15. METHOD OF PAYMENT OF DEMANDED AMOUNT

Cost as finalized would be paid only through RTGS/NEFT payment through designated bankswill also be made ONLINE either by DDA or by the designated banks.

The payment of amount will have to be made by a Banker's Cheque/Demand Draft of any bank drawn in favour of "DDA Housing" payable at Delhi/New Delhi. Payment by cheque will not be accepted. Payment has to be made from allottee's account and at the time of possession, copy of passbook/bank statement has to be furnished. A copy of the demand-cum-allotment letter will be sent to the concerned Commissioner, Income Tax Department.

This Banker's Cheque/Demand Draft has to be presented at the following banks depending on the area of the allotment.

S.No.	Area	Name of the bank	Branches	Contact persons
1.	Rohini and South Delhi	HDFC Bank Ltd	KG Marg & Rohini Sector-9, New Delhi	The Officer-in-Charge Ph-011-9899087069 9899087092
2.	Other areas	Axis Bank Ltd.	All Branches in Delhi, New Delhi.	Sh. Gaurav Tandon, Ph.-011-24531284

16. MORTGAGE/AVAILING LOAN

The allottee can avail housing loan by mortgaging the house to following institutions without prior approval of the DDA. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Dy. Director (Housing), DDA:-

- Government of India; ii. State Government; iii. Union Territory Administration; iv. Public Sector Undertakings/Autonomous bodies; v. Nationalized banks; vi. Life Insurance Corporation of India; vii. General Insurance Corporation of India; viii. Housing Development Finance Corporation; ix. Cooperative banks; x. MCD; xi. NDMC; xii. All Joint Sector companies, irrespective of the percentage of share holding; xiii. University of Delhi; xiv. All organizations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company; xv. All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of '5 crores or so. xvi. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. share holding. xvii. All public companies with a capital base of '5 crores provided they have a scheme for granting HBA to their employees and the mortgage is required for grant of such advances, e.g., HUDCO.

17. POSSESSION OF FLATS

- The allottees shall be entitled to take delivery of possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand cum allotment letter under the provisions of Delhi Development Authority (Management & Disposal of Housing Estate) Regulations, 1968.
- If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond a period of 3 months from the date of issue of possession letter up to a maximum period of one year from the date of issue of possession letter. At present watch &

- ward charges are Rs.1250/- per month for HIG flats, Rs.1000/- per month for MIG flats and expandable houses, Rs.750/- for LIG/one bed room flats and Rs.500/- for Janta/EWS.
- iii. If the physical possession is still not taken over then the allotment shall be automatically cancelled. No show cause notice shall be served before cancellation. However, in exceptional cases the physical possession can be given beyond 12 months and up to 24 months on payment of said charges in addition to prescribed restoration/cancellation charges provided prior permission of DDA is obtained. Any amount deposited towards the cost of the flat shall be refundable without interest in such a case of cancellation after deduction of penalties.
- iv. The property is being offered on "as is where is basis". The DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances except as defined in para 19 of the Regulations referred to above or about cost of flats, its design, quality of material used, workmanship or any other defect.
- Note:**
Late submission of documents shall be regularized on necessary charges as prescribed for delay in submission of documents. But no extension for making the payment will be allowed in any circumstances.

18. EXECUTION OF CONVEYANCE DEED

Conveyance deed will be executed after 5 years of handing over of possession of flat for which the applicant shall apply. Allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of conveyance deed. Provided that in the event of sale/transfer being made without execution of conveyance deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.

19. MISUSE, ADDITIONS AND ALTERATIONS, ETC.

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

20. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.

Every successful applicant is required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision, of the law in this behalf before the possession of the flat is handed over to him/her. However, in case of newly constructed housing pockets, DDA would provide civil maintenance of common areas for 30 years as per schedule tabulated at para 13 (a) above. Electrical maintenance of common area for three years will be carried out by DDA.

21. MIS-REPRESENTATION OR SUPPRESSION OF FACTS

If it is found that the applicant has applied although he was not eligible as per conditions laid down in para 2 of this brochure or has claimed benefit of reservation on the basis of wrong documents or has submitted more than one application as given in para 2(IV, V & VI) or has given false affidavit/ information including quoting wrong PAN number or suppressed any material fact whether at the time of application or at the time of taking over possession or at the time of execution of conveyance deed, the application(s)/allotment(s) will be rejected/cancelled summarily without issuing any show cause notice for the same. In case of such cancellation/rejection, amount of registration/ earnest money deposited against application(s) shall be forfeited.

22. PREFERENTIAL ALLOTMENT

- (i) 3% reservation in allotment of flats will be provided to persons with disability as defined in Section 2 of the Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995.
- (ii) Allotment of flats to persons with disability will be made at ground floor.
- (iii) The allotment of DDA flats to persons with disability would be on hire purchase basis. The initial payment in case of hire purchase allotment would be 25% instead of 50% of the total cost applicable for general category. Rest of the amount would be taken in monthly

- installments over a period upto 15 years
- (iv) 5% rebate in the cost subject to a maximum of 1.00 lakh will be given to the persons with disability who are allotted flats under the above quota. The remaining conditions of allotment will remain the same. The conveyance deed papers will be executed in the name of original allottees only.
- (v) In order to ensure that the concessional provisions meant for the persons with disability do not lead to misuse or speculation, it has also been decided that the letter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years from the delivery of possession to the allottee would result in automatic cancellation of the conveyance deed for all such cases and such cancellation would be withdrawn. In addition, the would be included in the letter of allotment itself and the allottee should by way of affidavit specifically agree to the same being a part of the conveyance deed before the possession of the flat is delivered to the allottee.
- THE PROPOSED CLAUSE WOULD BE AS FOLLOWS** "That the allottee/vendee specifically agrees that he shall not part with possession of the whole or any part of the flat at any time prior to the expiry of 15 years from the date of actual delivery of possession thereof by the vendor to the allottee/vendee and to that limited extent, the title in the property shall be deemed to continue to vest in the vendor. It is further specifically agreed that in case the allottee/ vendee violates terms of the present conveyance deed, the entire conveyance deed shall be deemed to be void and in that eventuality, the vendor shall be entitled to take back possession of the demised property from the allottee/ vendee".
- In case the allottee/vendee dies prior to the expiry of the stated period of 15 years, his/her legal representatives and heirs shall be bound to honour the stated condition, but shall be entitled to occupy the said flat.
- (vi) The concession shall be applicable to persons who come within the meaning of disability as defined in the Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 and duly certified by a Medical Board.
- (vii) The permissible benefit under this clause will be given only to those applicants who have been allotted the flat under 3% reserved quota. If the flat is allotted under general category, the above benefit will not be extended to them in any case or manner whatsoever and they will neither claim such benefits nor any requests in this regard will be entertained by the DDA.

23. OTHER GENERAL CONDITIONS

- A. DDA reserves the right to alter any term and condition/ clause of the scheme at its discretion as and when considered necessary.
- B. DDA reserves the right to increase or decrease the number of flats on offer in the scheme. DDA also reserves the right to withdraw some/all flats depending on the circumstances.
- C. The allotment under the scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
- D. As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations, 1968, all rates, fees, taxes, charges, assessment of municipal taxes and other levies of whatsoever nature shall be borne by the allottee or the Registered Agency/Association of Apartment Owners' as the case may be and shall be payable by the allottee or Association of Apartment Owners'/Registered Agency within the period specified in this behalf.
- E. Any dispute shall be subject to the jurisdiction of Delhi Courts only.
- F. In all the correspondence within DDA regarding allotment, etc., the applicants are advised to quote their application form no., file no., etc., and such correspondence be addressed to Dy. Director concerned, D-Block, Vikas Sadan, DDA, New Delhi-110 023.
- G. In case of any grievance, the applicant can contact Director (H)-I / Director (H)-II, Commissioner (H), Principal Commissioner (H) or the Vice-Chairman, DDA during their public hearing days. However, on financial issues the applicant is advised to first contact Financial Adviser (Housing), D-Block, 1st floor, Vikas Sadan, New Delhi-110023.
- H. It is not possible to check the eligibility of applicant at the time of acceptance of the

form. Therefore, those who are not eligible would register their names at their own risk and would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the scheme.

- I. The applicant should mention his/her PAN/GIR No. and I.T Circle/Ward/District. The application form without this information shall be considered incomplete and is liable to be rejected.
- J. Allottee will be required to intimate the source of payment. For the purpose, he will have to submit a copy of bank pass book, loan documents, if raised, duly attested by the Bank Manager.
- K. Allottee will be required to submit an affidavit duly attested that he/she has not executed any general/ special power of attorney, agreement to sell, bayanna receipt or any other document in respect of his/her registration/flat allotted to him/her.
- L. The demand cum allotment letter will be issued after verification of the information/document furnished by the applicant in the application form for allotment of flat. In case, if it is found at any stage that the documents/information furnished by the applicant are incorrect/false/untrue, the allotment shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The registration amount will also be forfeited.

Locality OLD INVENTORY	Locality Code	No. of flats	APPENDIX-2 (ANNEXURE "A")	
			Approx. Range of Plinth Area (in Sqm)	Broad range of Tentative Disposal Cost (Rs./Lakh)
HIG				
Rohini Sector-18		5	96.49 to 110.44	60.52 to 69.37
Jasola		4	131.92	108.66
Kukharjee Nagar		1	164.11	111.80
Rohini Sector-29		9	151.06 to 156.61	88.30 to 91.55
Salimar Bagh		1	84.82	37.50
Netaji Khan		1	131.10	120.65
MIG				
Rohini Ph. IV		19	72.28 to 94.54	30.80 to 46.24
Rohini, Kalkaji, East of Loni Road, Kondli Gharoli, Mansarovar Park, Ghimil, Narela		26	64.04 to 84.70	26.00 to 44.94
Wahangirpuri (2 storey)		2	99.73	71.42
Wahangirpuri (4 storey)		1	99.73	49.50
East of Loni Road		1	100.97	46.00
LIG/ONE BED ROOM				
Rohini		72	42.83 to 49.81	16.06 to 23.40
Rohini Sector-29		1	46.77	13.90
Dwarka & Nasirpur		2	43.56 to 50.71	19.25 to 21.53
Jasola, Molarbund		24	39.04 to 57.03	15.38 to 27.85
Loknaya Puram, Paschim Vihar		234	41.15 to 44.33	16.58 to 19.04
Wazirabad, Dilshad Garden, Kondli		69	31.34 to 73.99	14.80 to 27.63
Gharoli, East of Loni Road		41	41.43 to 52.63	13.43 to 15.66
Narela		8	45.81 to 46.89	26.10 to 26.90
Rohini Sector-22 Pocket 13				18.80
EXPANDABLE HOUSING SCHEME TYPE "A"				
Rohini Sector 20 & 25		40	35.00	11.74 to 12.60
Narela A-6 & A-10		89	34.50 to 35.29	
JANTA				
Rohini, Mangolpuri		45	19.62 to 28.72	6.57 to 9.90
Nasirpur, Dwarka, Bindapur		30	20.51 to 27.76	6.10 to 9.30
Tigri, Madangiri, Jasola		5	20.06 to 23.22	5.87 to 9.60
Raghubir Nagar, Paschimpuri, Todapur		19	18.85 to 23.17	5.40 to 9.50
Kondli Gharoli		43	25.10 to 26.58	7.00 to 9.70
Narela		19	26.11 to 28.07	6.60 to 7.10
		811		
		25034		
Sub Total (B)				
Grand Total (A+B)				

APPENDIX-2 (ANNEXURE "A")					
No.	Locality	Locality Code	No. of flats	Approx. Range of Plinth Area (in Sqm)	Broad range of Tentative Disposal Cost (Rs./Lakh)
NEWLY CONSTRUCTED FLATS					
MIG					
1	Mukharjee Nagar (Cat.II)	*			
2	Narela A-9	**	112	126.17 to 126.81	69.25 to 69.60
3	Kalyan Vihar	*	384	109.00	64.60
	LIG/One Bed Room		16	75.90 to 90.60	41.30 to 48.10
1	Dwarka Sector-23-B	*			
2	Rohini Sector-34 & 35	**	2360	33.29 to 33.85	17.70 to 17.90
3	Narela G-2 & G-8	**	10875	33.29 to 33.85	14.37 to 14.62
4	Siraspur & Narela	**	6422	33.29 to 33.85	13.82 to 14.04
5	Rohini Sector-16	**	2920	32.00	19.73
	JANTA		50	46.80 to 48.50	20.00 to 21.00
1	ORT Rohini Sector-4	**	384	28.20	10.30
	E.W.S.				
1	SBM Dwarka	**	700	25 to 40	9.80 to 15.50
	Sub Total (A)		24223		
	* Newly constructed				
	** Advanced stage of completion				

Contd. 2:-

APPENDIX-2 (ANNEXURE "B")

List of empanelled banks

1. IndusInd Bank
2. Kotak Mahindra Bank
3. Union Bank of India
4. State Bank of India
5. Central Bank of India
6. IDBI Bank
7. ICICI Bank
8. Yes Bank
9. HDFC Bank
10. AXIS Bank
11. Punjab National Bank
12. Syndicate Bank
13. Corporation Bank

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is executed on this _____ day of _____, 2014 at New Delhi BY AND BETWEEN

DELHI DEVELOPMENT AUTHORITY, an authority constituted under section 3 of the Delhi Development Act, 1957 having its office at _____ acting through its _____ (hereinafter referred to as the "FIRST PARTY", which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its executors, successors, legal representatives, nominees and assigns) of the one PART.

AND

M/S _____, a company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at _____ through its authorized Signatory Shri _____ duly authorized vide a Board of Directors Resolution passed in the meeting of the Board of Directors on _____ and confirmed on (hereinafter referred to as the "SECOND PARTY", which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its executors successors, legal representatives and permitted assigns) of the Other PART.

The First Party and the Second party shall individually be referred to as the "Party" and collectively as the "Parties".

WHEREAS the Second Party while developing a residential Complex at ring _____, (hereinafter referred to as the said Land) on the basis of duly sanctioned Building Plans, copies of which are enclosed as an integral part of the MOU., has already constructed Tower of EWS housing having _____ Sqmt. of FAR on the said Land along with parking and other common facilities now known as "Capital Greens".

AND WHEREAS as per Clause 4.2.3.3 "New Housing For Urban Poor" of the MPD 2021 and the subsequent Notification bearing No. SO2889 (E) dated 23.09.2013 published in the Gazette of India, the Second Party being the Developer of the said Residential Complex known as _____ is required to construct for community services personal / EWS and Lower Income Category-Housing (hereafter referred to as EWS) to create adequate stock of housing for Urban Poor.

AND WHEREAS in terms of the said Notification dated 23.9.2013 the Second Party/Developer is under statutory obligation to do the following:

- (1) To Developer 15% of FAR as the EWS housing stocks at the respective group housing site /premises or contiguous site.
- (2) To retain 50% of the EWS Housing for disposal to the Apartment Owners of the said Residential Complex at market rate.
- (3) To sell and hand over the remaining 50% of the EWS Housing built up area to Delhi Development Authority / Local Bodies at base cost of 2000 per Sq. ft. as per CPWD Index of 2013 (Plus cost of EWS Parking). The said base cost of Rs.2,000/- per sqft. may be subject to increase as per mutual consent of the parties in accordance with CPWD Escalation Index at the time of actual handing over the possession.
- (4) The EWS Housing Component developed by the Developer shall be subject to quality assurance checks as prescribed by the Government / DDA.

- (5) The Developer is allowed to undertake actual transfer / transaction of its 50% of the EWS Housing Stock to its prospective buyer only after handing over of the 50% of the EWS Housing Stocks earmarked for Delhi Development Authority / Local Bodies.
- (6) The Developer to provide necessary commercial and Public & Semi-public (PSP) facilities for the said EWS Housing Stock at nearby site of the project.

AND WHEREAS the Second Party has completed construction of the said Residential Complex and has also constructed Sqmt. of EWS Housing F.A.R. in _____ keeping with the norms provided in MPD 2021.

AND WHEREAS in terms of the said MPD 2021 and the subsequent Notification dated 23.09.2013, the Second Party / Developer is obligated to transfer 50% of the EWS Housing stock i.e. _____ Sqmt. F.A.R. area in favour of the Delhi Development Authority, the First Party herein.

NOW THEREFORE, THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:-

1. That pursuant to MPD 2021 and the Notification dated 23.09.2013 made thereunder, and in consideration of payment of a sum of Rs. _____ calculated @ Rs. _____ per sq. ft. the Second Party / Developer does hereby agree to sell to the First Party/ Delhi Development Authority _____ Sqmt of EWS Housing stock as detailed in the Schedule of EWS Housing stock mentioned hereunder and hereinafter referred to DDA Allocation.

The Second Party / Developer has agreed to sell the total no of ECS / Parking at Rs. _____ per ECS Parking.

The said consideration of Rs. _____ is payable by the First Party to the Second Party in the following manners:-

- (i) A sum of Rs. _____/- (Rupees _____ Only) shall be paid by the First Party to the Second Party on or before _____.
 - (ii) The sale Consideration shall be paid by the First Party to the Second Party on or before _____ simultaneously with the Second Party handing over vacant physical possession of DDA Allocation to the First Party.
2. That the consideration mentioned in clause 1 above has been calculated @ Rs.2000/- per sq. ft. However the final consideration will be calculated as per Notification bearing No. SO2889(E) dated 23.09.2013 published in the Gazette of India, at the time of actual handing over possession of DDA Allocation.
 3. The First Party has inspected its allocation in the Residential Complex and it may require the Second Party to provide structural safety certificate and quality assurance certificate issued by a government empanelled agency for its satisfaction with regard to the structure safety and quality assurance requirement.

4. The First Party agrees and accepts that the number of Car Parking Space offered for allotment i.e. ----- ECS is at 0.5 ECS per 100 Sqm. of FAR area. It is agreed and accepted by the parties that the Car Parking Space, if allotted, shall not be traded independent of EWS Unit. The remaining parking in the basement belongs to the Developer / First Party.
5. That upon receipt of the entire sale consideration, the Second Party shall execute and register the Conveyance Deed in respect of DDA allocation in favour of the First Party or its nominee / s and the expenditure for execution of conveyance deed shall be borne by the First Party.
6. The parties accept that the basement of the said Residential Complex is earmarked for reserved parking and for common services and upon allocation of any parking space in the said reserved parking area, the First Party shall use clearly notify while allotting its allocation of flats to Economic Weaker Section that the use of such parking area shall only be for the purpose parking of Car and for no other purpose and the allottees/flats buyers shall not create any hindrance or obstruction in any manner whatsoever for the use of the remaining parking area and / or for the services by the other occupants of the said Residential Complex. The First Party shall further notify to its allottees/buyers to use the exist and entry as may be specified by the Second Party for access to its Car Parking Space.
7. That as the DDA Allocation has been clearly identified in Tower _____ and Tower _____, the parties have agreed that the First party shall require its allottees/ flat buyers to maintain their allocation including common areas and services as available in its allocation collectively through its own maintenance agency recognized by the First Party. That all cost and expenses for DDA Allocation shall be paid by the recognized maintenance agency of the DDA, its nominee or allottees collectively without any financial burden on the First Party.

8. That First Party while transferring its allocation in favour of its nominee/s shall ensure providing a stipulation with regard to common areas and facilities and further providing that the allottees of DDA allocation shall have no claim in any manner whatsoever in respect of the remaining part of the said Residential Complex including the EWS Units so retained by the Second Party/ its allottees.
9. That the actual handovers will happen only after the EWS housing is fully constructed and occupation certificate is obtained by the Developer / Second Party.
10. That all taxes, dues as may be payable in respect of the DDA Allocation shall be borne and paid by the allottees / buyers of the First Party either collectively or individually from the date of their respective assessment.
11. That the Stamp Duty and registration charges for registration of the Conveyance Deed shall be paid by the First Party and / or its nominees either itself or through its allottees/flat buyers.
12. The Second Party shall undertake to indemnify and keep the DDA harmless in case DDA suffers any claim of loss or damages on account of defect/shortcoming in title and of quality of construction or any act of commission or omission committed by the second party.
13. For all legal matters between the DDA and the second party Courts/Tribunals/Forums at Delhi/New Delhi shall have the exclusive jurisdiction.

SCHEDULE OF DDA ALLOCATION

(Give details of Units and Towers)

Drawing identifying the DDA Allocation along with the Unit Nos.

IN WITNESS WHEREOF this Memorandum of Understanding has been signed, sealed and delivered on this day.. Month and year above written.

SIGNED AND DELIVERED BY

THE FIRST PARTY

SIGNED AND DELIVERED BY

THE SECOND PARTY

WITNESSES:

- 1.
- 2.



DELHI DEVELOPMENT AUTHORITY

Item No. 125/2014

ITEM NO. 125/2014

Sub: Permissibility of Media/News Agencies and Media Training Centre in Public & Semi-Public Use – proposed modifications in MPD-2021
File No.: F20(07)/2014-MP

1.0 Background:

1.1 This is regarding the request for permissibility of 'Media and News Agencies including Media Training Centre' under 'Training Centre' and modification to the MPD-2021 for permissibility of the said activity from Secretary General, Indian Broadcasting Foundation, New Delhi which was forwarded by MoUD vide letter No.K-12011/4/2011-DD-I (UDM Dy. No.6435/2013) dated 26.12.2013 Further, in the said letter modifications to the Master Plan to accommodate 'Media and News Agencies including Media Training Centre' as Use Premise at S.No.7 in Table 13.17: Development Controls for Socio Cultural facilities and defining along with activities permitted in Table 13.27: Socio Cultural & Community facilities were suggested.

1.2 The suggestions of the Indian Broadcasting Foundation as forwarded by the Ministry required modifications to the MPD-2021. Accordingly, as per the directions of the competent authority, the matter was placed in the 12th meeting of Advisory Group for taking up the Mid-Term Review of MPD-2021 in its meeting held on 18.02.2014 vide item No.6 as MPD-2021 review exercise was under process.

1.3 Subsequently, the recommendation of the Advisory Group were considered by the Authority in its meeting held on 24.02.2014 vide item No.44/2014 and were approved with certain minor amendments.

2.0 Examination/Follow-up Action:

2.1 In this regard, the Public Notice was published in the Gazette of India vide S.O.No.1333 (E) dated 21.05.2014 and simultaneously in the leading local newspapers on 21.05.2014 as well as uploaded on official website of DDA for inviting objections/suggestions regarding modifications in MPD-2021.

2.2 In response to the said Public Notice, no objections/suggestions were received within the stipulated of forty-five days.

3.0 Proposal:

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

of DD Form GOI for final notification:		Proposed Modifications (as per the recommendations of the Board)			
Chapter/ S. No.	Para/Clause/Table of MPD-2021	3			
1	2				
CHAPTER 13.0-SOCIAL INFRASTRUCTURE					
1.	Table 13.5: Planning Norms and Standards for Education Facilities (Higher	No.	Category	Population/ Unit (aapprox.)	Plot Area
		5.	Media &	10 Lakh	As per

97/C

	Education)		News agencies including Media Training Centre		requirement													
2.	Table 13.6: Development Controls for Education Facilities (Higher Education)		<table><tr><th rowspan="2">S. No.</th><th rowspan="2">Category</th><th colspan="3">Maximum</th><th rowspan="2">Other Controls</th></tr><tr><th>Ground Coverage</th><th>FAR</th><th>Height</th></tr><tr><td>1</td><td>Vocational Training Centre (IT/ Polytechnic/ Vocational/ Training Institute/ management Institute/ Teacher Training Institute etc.). Media & News agencies including Media Training Centre. Research and Development centre.</td><td>35%</td><td>225</td><td>37m</td><td>1. Upto 30% of the max. permissible FAR can be used for hostel accommodation for the students and residential use for essential staff. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.</td></tr></table>	S. No.	Category	Maximum			Other Controls	Ground Coverage	FAR	Height	1	Vocational Training Centre (IT/ Polytechnic/ Vocational/ Training Institute/ management Institute/ Teacher Training Institute etc.). Media & News agencies including Media Training Centre. Research and Development centre.	35%	225	37m	1. Upto 30% of the max. permissible FAR can be used for hostel accommodation for the students and residential use for essential staff. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
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3.	Table 13.21: Educational Facilities		<table><tr><th>S. No.</th><th>Use premises</th><th>Definition</th><th>Activities Permitted</th></tr><tr><td>15.</td><td>Media & News Agencies including Media Training Centre</td><td>A premises having facility of Print, Television & Internet, News gathering and News Dissemination with or without training/ education of</td><td>Facilities for Media (Print, Television & Internet), News gathering and News Dissemination, Training, Auditorium, Library, Press Club, Dining area, snacks Stall and hostel accommodation for students and residential accommodation for</td></tr></table>	S. No.	Use premises	Definition	Activities Permitted	15.	Media & News Agencies including Media Training Centre	A premises having facility of Print, Television & Internet, News gathering and News Dissemination with or without training/ education of	Facilities for Media (Print, Television & Internet), News gathering and News Dissemination, Training, Auditorium, Library, Press Club, Dining area, snacks Stall and hostel accommodation for students and residential accommodation for							
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				all arms of media.	essential staff.																										
CHAPTER 17.0-DEVELOPMENT CODE																															
4.	Sub-Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES (As part of approval of layout plan or as a case of special permission from the Authority) Permission of selected Use Premises in Use Zones RD, C1, C2, M, PS	<table><tr><th rowspan="2">S. No.</th><th rowspan="2">Use Premises</th><th colspan="5">Use Zones</th></tr><tr><th>RD</th><th>C1</th><th>C2</th><th>M</th><th>PS</th></tr><tr><td>PS</td><td>PUBLIC AND SEMI PUBLIC FACILITIES</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>vii</td><td>Technical Training Centre (ITI/Polytechnic/Vocational/Training Institute/Management Institute/Teacher Training Institute. etc.) and Media & News agencies including Media Training Centre</td><td>P</td><td>P</td><td>NP</td><td>NP</td><td>P</td></tr></table>				S. No.	Use Premises	Use Zones					RD	C1	C2	M	PS	PS	PUBLIC AND SEMI PUBLIC FACILITIES						vii	Technical Training Centre (ITI/Polytechnic/Vocational/Training Institute/Management Institute/Teacher Training Institute. etc.) and Media & News agencies including Media Training Centre	P	P	NP	NP	P
S. No.	Use Premises	Use Zones																													
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RESOLUTION

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

LAI D ON TABLE
21.08.2014

INDEX (3)

Sl. No.	Item No.	Subject	Department
1.	126/2014	Inscription of Delhi to World Heritage City by UNESCO – Incorporation of boundaries of Imperial City of New Delhi in Zonal Development Plan of Zone 'D'. F.16(06)2014/MP	PLANNING
2.	127/2014	Inscription of Imperial City of Delhi i.e. Shahjanabad as World Heritage City by UNESCO – Incorporation of boundaries of this Imperial City of Delhi in Zonal Development Plan of Zone 'A' (Walled City). F.3(02)2006/MP/Pt.I	PLANNING



DELHI DEVELOPMENT AUTHORITY

Item No. 126/2014

Item No. 126/2014

Sub: Inscription of Delhi to World Heritage City by UNESCO - Incorporation of boundaries of Imperial City of New Delhi in Zonal Development Plan of Zone 'D'.
File No. F. 16(06)2014/MP

1.0 BACKGROUND

- 1.1 The first meeting of the State Level Apex Steering Committee was held under the chairmanship of Chief Secretary, GNCTD on 06.08.2014 wherein following was decided for action by DDA:
- To notify the area marked as Heritage Zone in the map sent in the Nomination Dossier to UNESCO as Heritage Zone in the Master Plan of Delhi (MPD) by 07.08.2014 on the basis of authenticated map to be sent by North MCD and MCD of Shahjanabad Heritage City and Lutyens Delhi alongwith connecting road define on priority basis.*
 - Ensure formulation of Regulations for Heritage Zone and local area plans*
 - Approval/notification of Zonal Development Plans*
 - Activation of the Delhi Urban Heritage Foundation.*
- 1.2 As a follow up of the first meeting of the Apex Committee held on 06.08.2014, the NDMC vide letter no. CA/HA/W.H.City/D-326 dated 20.08.2014 has forwarded the boundary of Imperial City of New Delhi as designed by Lutyens' duly marked on the Zonal Development Plan of Zone 'D' (ZDP) to DDA.
- 1.3 The 2nd meeting of the State level Apex Steering Committee was held under the Chairmanship of Chief Secretary, GNCTD on 20.08.2014 wherein it was decided that the boundary defined for the Imperial City of New Delhi as designed by Lutyens' be forwarded part of the Dossier by the GNCTD to UNESCO is to be incorporated in the Zonal Development Plan of Zone 'D'.

2.0 PROPOSAL FORWARDED BY NDMC AS DECIDED IN THE 2ND MEETING OF STATE LEVEL APEX STEERING COMMITTEE HELD ON 20.08.2014

- As decided in the 2nd meeting of State level Apex Steering Committee held on 20.08.2014, the NDMC has forwarded the agenda vide letter dated 20.08.2014 for consideration by the Authority for incorporation of this boundary in the ZDP of Zone 'D', for further processing under Section 11A of Delhi Development Act, 1957.
- In addition to the boundaries, the Minto Road connecting Zone 'D' (New Delhi) with Walled City at Turkman Gate has also been included.
- This incorporation of boundary will require modification in the Zonal Development Plan of Zone 'D' enforce as per MPD-2001. The draft ZDP of Zone 'D' as per MPD-2021 is in the process of finalization.

- iv. This boundary of Imperial City of New Delhi, as designed by Lutyens' is different at various locations, than the Lutyens' Bungalow Zone (LBZ) boundary, as re-defined in the year 2003 (issued by Ministry of Urban Development, Govt. of India).
- v. The boundaries are only for reference and does not envisaged any policy changes/variation from the MPD-2021, notified ZDP of Zone 'D' and guidelines issued by Government of India from time to time.
- vi. The agenda forwarded by NDMC vide letter dated 20.08.2014 is attached. The Zonal Development Plan of Zone 'D' showing the boundaries is laid on table.

3.0 PROPOSAL

The incorporation of the boundary of Imperial City in the Zonal Development Plan of Zone 'D' as proposed by NDMC based on dossier submitted to UNESCO for Inscription of Delhi as World Heritage City, is placed before the Authority for consideration. This addition in notified ZDP of Zone 'D' will require processing under Section 11-A of Delhi Development Act, 1957.

4.0 RECOMMENDATIONS

The proposal in para 3.0 is submitted for consideration of the Authority.

RESOLUTION

Secretary (Tourism), GNCTD stated that there is need to change Para No.10.3

(ii) of the MPD-2021 as under:-

"Specific heritage complex within Imperial City of New Delhi and the Lutyens Bungalow Zone."

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



23/c

OFFICE OF THE DIRECTOR (PROJECT)
NEW DELHI MUNICIPAL COUNCIL
7th FLOOR, ROOM NO.7008
PALIKA KENDRA : NEW DELHI

No.D/ 961 /Dir(Proj.)2014

Dated:-20.08.2014

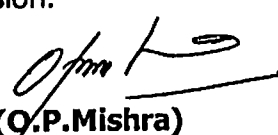
To

Addl. Comm (Planning)
DDA
5th Floor
Delhi

Sub:-Delhi Imperial Capital City.

Sir,

I am forwarding a note from Intach detailing the need for including as a annexure to the MPD 2021, a drawing indicating the boundary of the area proposed for nomination, as draft by INTACH.
This may kindly be placed before the authority for a decision.


(O.P.Mishra)
Director (Project)

210

DELHI'S IMPERIAL CAPITAL CITIES

Delhi, sited between a spur of the Aravalli Hills and the River Yamuna, was from ancient times the point of convergence of important land and riverine trade routes of upper India. Its strategic position on the Uttarpatha (northern route), linking the Gangetic plains to the Silk Route, attracted several dynastic empires to build their capitals here, thus creating over time, its 'aura' as the pre-eminent capital of India.

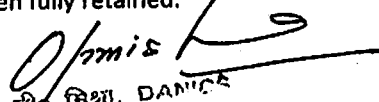
Delhi is an outstanding example of Imperial city planning which illustrate two significant stages in the history of the Indian subcontinent: the peak of the Mughal Empire and apogee of the British Raj. Each of the two cities display unique urban morphologies that are a synthesis of strong town planning principles, never seen before- Shahjahanabad moved beyond precedents set by the Sultanate Capital to introduce grand vistas and dramatic planning to impress, while Colonial Delhi, combined in one layout, two dominant town planning principles of the time, the Garden City Concept and the City Beautiful Movement.

In both cities the ceremonial axes is anchored by monumental buildings and there is an overwhelming sense of power within which the iconic buildings were deployed as emblematic of the spirit of Imperialism. The buildings also represent the most compelling examples of embodying the range of political and creative impulses of the period in architectural form and design.

Shahjahanabad, the largest planned Mughal city, was contemporaneous to several other capital cities of Asian empires, but was distinguished from them both in size and layout. Shahjahanabad epitomises the grandeur and splendour synonymous with the word 'Mughal'. The city's character is expressed in the urban morphology of broad ceremonial avenues linking important monuments and city gates and markets that line the streets. This economic heart of a rich empire, had a multi-cultural hue, with varied places of worship punctuating the layout.

New Delhi reflects on a grand scale the fusion of the two dominant themes of early twentieth century city planning - the City Beautiful (vistas) and the Garden City (verdure). As in Shahjahanabad, the broad ceremonial avenue, anchored by grand buildings, are expressive of the pomp and circumstance of the Raj. The grouping of the palaces of the Princely states around the hexagon mirrors the diversity of the semi-independent political entities under the umbrella of imperial rule. The carefully planned tree planting is an important part of the garden city ethos.

The urban morphology of Shahjahanabad is largely intact and therefore the integrity of wholeness has been retained to a great degree. The walled city can be said to satisfy the conditions for 'integrity of composition' as the traditional hierarchy of spaces of mohallas, katras and kuchhas is largely retained. The 'integrity of structure and its inter relationship' is largely maintained. Functionally, though not an imperial city anymore, it continues to be a trading town with most of the traditional bazaars continuing albeit, as wholesale bazaars. The urban fabric has of course evolved as a result of historical events like the uprising of 1857, when a colonial layer was added to the city. Therefore the 'visual impact' of the Mughal urban fabric has been compromised to some extent. In New Delhi, the synthesis of the Garden City Movement and City Beautiful Movement is still legible, retaining therefore the integrity of composition. Because of its very low density the city is under severe pressure of development and some pockets have been replaced with high rise buildings, thereby comprising the 'visual impact'. New Delhi functions as the capital of the independent sovereign Republic of India, the functional integrity of the building has therefore been fully retained.


ओ. पी. मिश्रा, D.A.M.C.
O. P. MISHRA, D.A.M.C.
निदेशक (नई दिल्ली नगर पालिका क्षेत्र)
Director (N.D.M.C.)
पालिका केन्द्र, नई दिल्ली
Palika Kendra, New Delhi

2/c

Shahjahanabad and New Delhi as the Imperial Capital Cities of Delhi both indicate a significant level of authenticity in terms of its urban morphology, imperial core and city fabric. These components have also retained significant levels of authenticity in terms of 'Form & Design', 'Materials and Substance', 'Use and Function', and 'Location and Setting'

Delhi, the capital of India is a State of the Federal Republic, is now termed, "National Capital Territory of Delhi" (NCTD). The NCTD is administered both by the Central Government and the State Government. Both have promulgated laws to protect heritage. The planning system is implemented by both central and local government. Development within NCTD is controlled by the Master Plan of Delhi, which gets its statutory authority by virtue of the Delhi Development Act, 1957.

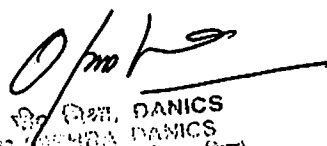
MPD-2021 recognizes for protection, the 1208 heritage buildings identified by the INTACH Delhi Chapter- DDA Listing published in 1999 and has also identified six heritage zones or precincts (out of 27 in the 1999 publication) and three archaeological parks for conservation. The civic governance of the area proposed for nomination is carried out by New Delhi Municipal Council (NDMC) and the North Delhi Municipal Corporation. The Archaeological Survey of India, the State Department of Archaeology and the Department of Urban Development, GNCTD has laws to protect the built heritage of the city. A management structure to protect the heritage of Delhi therefore already exists.

Shahjahanabad and New Delhi are among the six Heritage Zones identified, by MPD2021. As an amendment in MPD 2021, DDA vide a public notification issued that Shahjahanabad and New Delhi have been nominated by GNCTD for Inscription as 'Imperial capital cities of Delhi' in UNESCO'S list of World Heritage Cities. **It order to confer a legal status to the area proposed for nomination and to ensure that the highest level of protection in the country, is being accorded to the area proposed for nomination, it is proposed that the MPD 2021, include as an annexure, the drawing indicating the boundary of the area proposed for nomination.** This agenda is being tabled for this purpose. This boundary will not be contrary to any existing legally delineated zones. No additional regulations are therefore required to be formulated other than the regulations for Conservation of heritage zones already prescribed by MPD2021

In addition The MPD -2021 recognizes the walled city of Shahjahanabad as a 'Special Area' with directives to the local body (NMCD) to prepare Special Area Plans to maintain its character. Presently the Special Area includes Karol Bagh and Paharganj in addition to Shahjahanabd and the regulations prepared will not in any way protect the character of Shahjahanabad, walled city. **The entire area cannot have common regulations. It is therefore being suggested that the regulations being prepared for the other Heritage Zones be applicable to Shahjahanabad.**

A G K Menon,
Convenor,
INTACH, Delhi Chapter

20th August 2014


O/po h
श्री श्री श्री. डानिक्स
श्री श्री श्री. डानिक्स
(अध्यक्ष, दिल्ली अधिशासक परिषद्)
पतिका कक्षा, नई दिल्ली
Palika Kक्षा, New Delhi

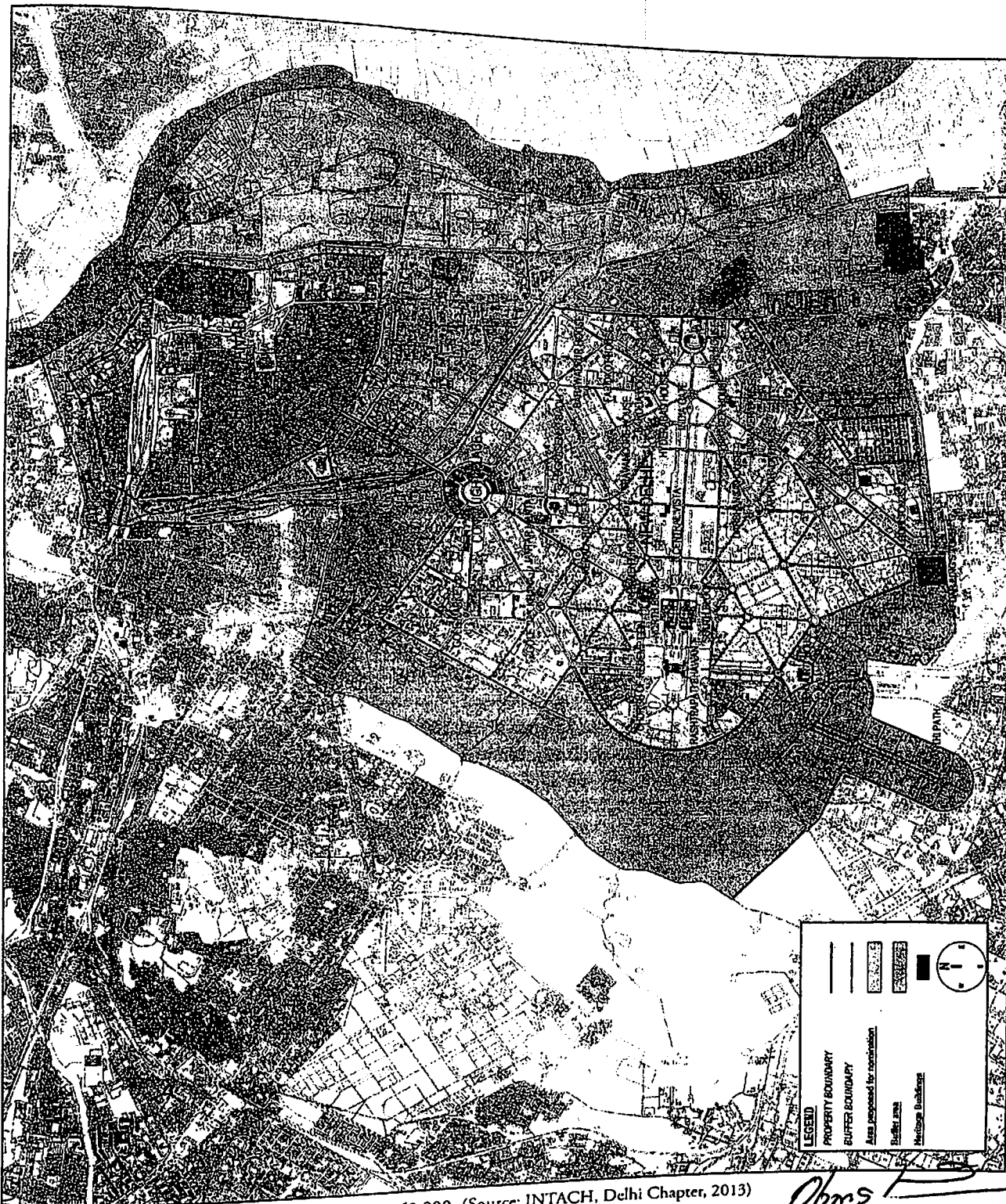


Fig Ex-01: The nominated property and buffer. Scale 1:60,000 (Source: INTACH, Delhi Chapter, 2013)

ओ० पी० मिश्रा, DANICS
O. P. MISHRA, DANICS
निदेशक (नई दिल्ली नगर पालिका परिषद्)
Director (N.D.M.C.)
पालिका केन्द्र, नई दिल्ली
Palika Kendra, New Delhi



DELHI DEVELOPMENT AUTHORITY

Item No. 127/2014

Item No. 127/2014

Sub: Inscription of Imperial City of Delhi i.e. Shahjanabad as World Heritage City by UNESCO: Incorporation of boundaries of this Imperial City of Delhi in Zonal Development Plan of Zone-'A' (Walled City).

File No. F.3(02)2006/MP/Pt.I

1.0 BACKGROUND

1.1 The first meeting of the State Level Apex Steering Committee on the matter was held under the chairmanship of Chief Secretary, GNCTD on 06.08.2014 wherein following were decided for action by DDA.

i To notify the area marked as Heritage Zone in the map sent in the Nomination Dossier to UNESCO as Heritage Zone in the Master Plan of Delhi (MPD) by 07.08.2014 on the basis of authenticated map to be sent by North MCD and MCD of Shahjanabad Heritage City and Lutyens Delhi along with connecting road define on priority basis.

ii Ensure formulation of Regulations for Heritage Zone and local area plans

iii Approval/notification of Zonal Development Plans

iv Activation of the Delhi Urban Heritage Foundation.

1.2 As a follow up of the said meeting, North DMC vide letter No.CA/HA/W.H.City/D-326 dated 20.08.2014 has forwarded the boundary of the Imperial City of Delhi i.e. Shahjanabad as delineated by GNCTD and forwarded as a part of Dossier to UNESCO.

1.3 The 2nd meeting of other State Level Apex Steering Committee has also been held under the Chairmanship of Chief Secretary, GNCTD on 20.08.2014 wherein it has been decided that the boundary defined for the Imperial City of Shahjanabad by the GNCTD and forwarded as part of the Dossier to UNESCO is to be incorporated in the Zonal Development Plan of Zone-'A' (Walled City).

2.0 PROPOSAL FORWARDED BY NORTH DMC AS DECIDED IN THE 2nd MEETING OF STATE LEVEL APEX STEERING COMMITTEE HELD ON 20.08.2014

i. As per decision of the Apex Steering Committee, North DMC has forwarded the detailed note along with drawing shown the boundary of the Capital City vide letter dated 20.08.2014 for consideration by the Authority for incorporation of this boundary in the ZDP of Zone-'A' through processing under Section 11-A of Delhi Development Authority Act, 1957.

- ii. This incorporation of boundary will require modification in the Special Area Plan and to be followed in the Zonal Development Plan of Zone-'A' (Walled City) enforce as per MPD-2021.
- iii. The boundaries are only for reference and does not envisage any policy changes/variation from the MPD-2021, notified ZDP of Zone-'A' and guidelines issued by Govt. of India from time to time.
- iv. The agenda(i.e. detailed note along with boundary) forwarded by North DMC vide letter dated 20.08.2014 is attached. However, the said boundary could not be marked on the Zonal Development Plan of Zone-'A' (Walled City) by the North DMC as there remain certain confusions at one or two locations. Although, the same is very marginal in nature and can easily be sorted out in consultation with intact and North DMC upon consideration of the Authority. Nevertheless, the boundary as delineated by the GNCTD for Capital City 'Shahjadabag is laid on table.

3.0 PROPOSAL

The incorporation of the boundary of Imperial City in the Zonal Development Plan of Zone-'A' as proposed by NDMC based on dossier submitted to UNESCO for Inscription of Delhi as World Heritage City, is placed before the Authority for consideration. This addition in notified ZDP of Zone-'A' (Walled City) will require processing under Section 11-A of Delhi Development Act, 1957.

4.0 RECOMMENDATION

The proposal in para 3.0 is submitted for consideration of the Authority.

RESOLUTION

Secretary (Tourism), GNCTD stated that there is need to change Para No.10.3 (i) of the MPD-2021 as under:-

"Specific heritage complex within Imperial City of Shahjahanabad (Walled City), Delhi."

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

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'S IMPERIAL CAPITAL CITIES

Delhi, sited between a spur of the Aravalli Hills and the River Yamuna, was from ancient times the point of convergence of important land and riverine trade routes of upper India. Its strategic position on the Uttarpatha (northern route), linking the Gangetic plains to the Silk Route, attracted several dynastic empires to build their capitals here, thus creating over time, its 'aura' as the pre-eminent capital of India.

Delhi is an outstanding example of Imperial city planning which illustrate two significant stages in the history of the Indian subcontinent: the peak of the Mughal Empire and apogee of the British Raj. Each of the two cities display unique urban morphologies that are a synthesis of strong town planning principles, never seen before- Shahjahanabad moved beyond precedents set by the Sultanate Capital to introduce grand vistas and dramatic planning to impress, while Colonial Delhi, combined in one layout, two dominant town planning principles of the time, the Garden City Concept and the City Beautiful Movement.

In both cities the ceremonial axes is anchored by monumental buildings and there is an overwhelming sense of power within which the iconic buildings were deployed as emblematic of the spirit of Imperialism. The buildings also represent the most compelling examples of embodying the range of political and creative impulses of the period in architectural form and design.

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New Delhi reflects on a grand scale the fusion of the two dominant themes of early twentieth century city planning – the City Beautiful (vistas) and the Garden City (verdure). As in Shahjahanabad, the broad ceremonial avenue, anchored by grand buildings, are expressive of the pomp and circumstance of the Raj. The grouping of the palaces of the Princely states around the hexagon mirrors the diversity of the semi-independent political entities under the umbrella of imperial rule. The carefully planned tree planting is an important part of the garden city ethos.

The urban morphology of Shahjahanabad is largely intact and therefore the integrity of wholeness has been retained to a great degree. The walled city can be said to satisfy the conditions for 'integrity of composition' as the traditional hierarchy of spaces of mohallas, katras and kuchhas is largely retained. The 'integrity of structure and its inter relationship' is largely maintained. Functionally, though not an imperial city anymore, it continues to be a trading town with most of the traditional bazaars continuing albeit, as wholesale bazaars. The urban fabric has of course evolved as a result of historical events like the uprising of 1857, when a colonial layer was added to the city. Therefore the 'visual impact' of the Mughal urban fabric has been compromised to some extent. In New Delhi, the synthesis of the Garden City Movement and City Beautiful Movement is still legible, retaining therefore the integrity of composition. Because of its very low density the city is under severe pressure of development and some pockets have been replaced with high rise buildings, thereby comprising the 'visual impact'. New Delhi functions as the capital of the independent sovereign Republic of India, the functional integrity of the building has therefore been fully retained.

/

Shamir
(CTP, North DMC)

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MPD-2021 recognizes for protection, the 1208 heritage buildings identified by the INTACH Delhi Chapter- DDA Listing published in 1999 and has also identified six heritage zones or precincts (out of 27 in the 1999 publication) and three archaeological parks for conservation. The civic governance of the area proposed for nomination is carried out by New Delhi Municipal Council (NDMC) and the North Delhi Municipal Corporation. The Archaeological Survey of India, the State Department of Archaeology and the Department of Urban Development, GNCTD has laws to protect the built heritage of the city. A management structure to protect the heritage of Delhi therefore already exists.

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A G K Menon,
Convenor,
INTACH, Delhi Chapter

20th August 2014

Shamir,
(C.I.T-P, NORTH DMC)

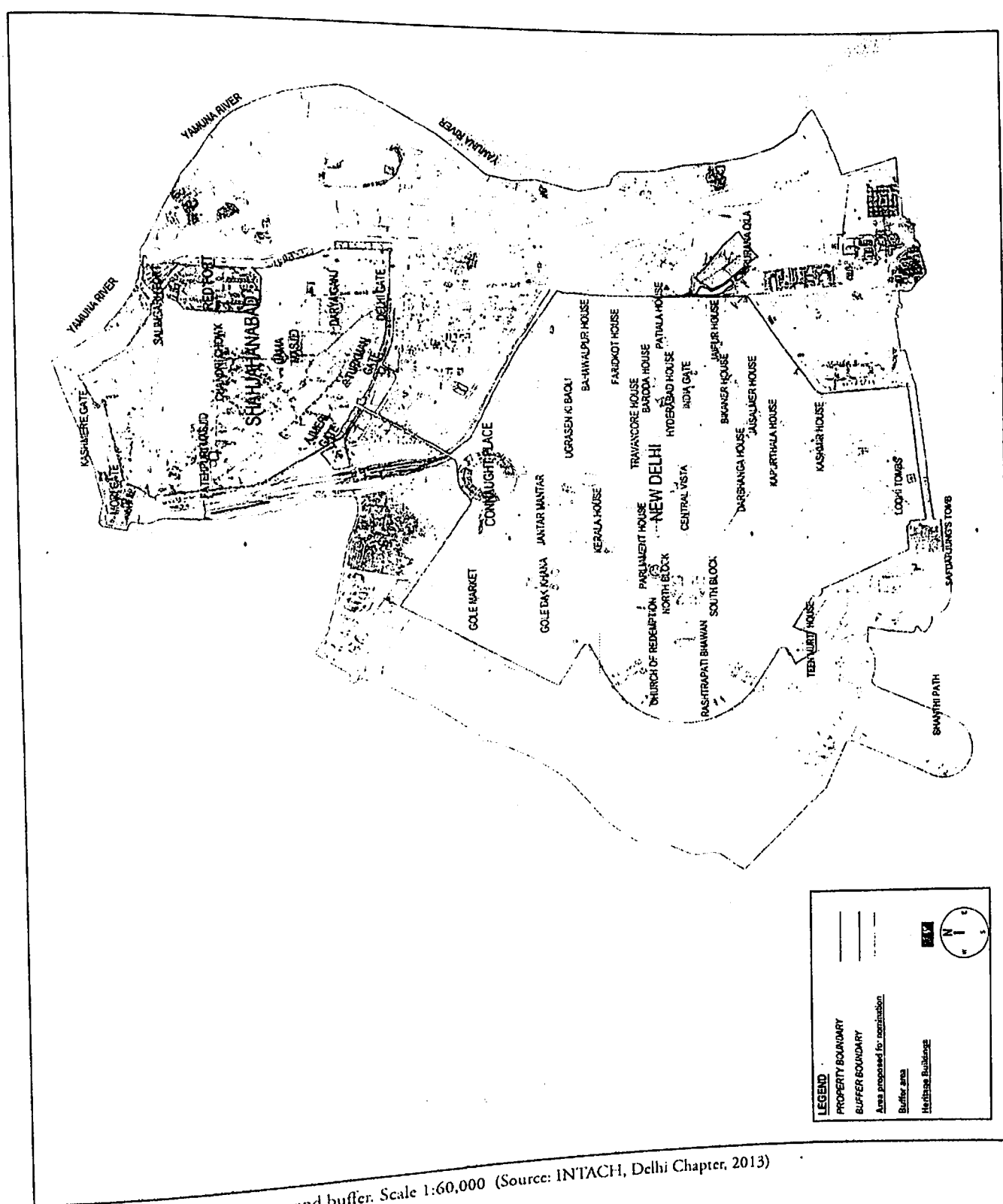


Fig Ex-01: The nominated property and buffer. Scale 1:60,000 (Source: INTACH, Delhi Chapter, 2013)

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 21st August, 2014 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung,
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri Balvinder Kumar

MEMBERS

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

SECRETARY

Shri Brijesh Kumar Mishra
Commissioner-cum-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.S. Yadav
Secretary (TSM), GNCTD
6. Shri S.K. Gulati
Chief Vigilance Officer, DDA
7. Shri T. Srinidhi
Principal Commissioner (Housing, LD & CWG), DDA
8. Shri Dayanand Kataria
Principal Commissioner (LM, Pers. & Systems), DDA
9. Shri S. Kumaraswamy
Commissioner
East Delhi Municipal Corporation
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 R.N. Sharma
Addl. Secretary to Lt. Governor, Delhi
13. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
14. Shri M.K. Gupta
Commissioner (LD), DDA

15. Shri D. Sarkar
Commissioner (Housing), DDA
16. Shri S.N. Gupta
Commissioner (Incharge)/LM & II., DDA
17. Shri P.M. Parate
Commissioner (Incharge)/Planning, DDA
18. Shri Om Prakash
Chief Engineer (NZ & QAC), DDA
19. Shri Sandeep Mehta
Chief Engineer (Rohini), DDA
20. Shri Shamsheer Singh
Chief Town Planner, SDMC & NDMC
21. Shri Anil Kumar Sharma
Chief Legal Advisor, DDA
22. Shri Amardeep Singh
Financial Advisor (Housing), DDA
23. Shri Amar Singh
Superintending Engineer, DDA
24. Shri R.K. Jain
Addl. Commissioner (Planning)MP&UE, DDA
25. Shri S.P. Pathak
Addl. Commissioner (Planning) AP&MPR, DDA
26. Smt. Savita Bhandari
Addl. Commissioner (Landscape), DDA
27. Shri Partho Dhar
Addl. Commissioner (Planning)UC&I, DDA
28. Shri S. Das
Director (Planning), DDA
29. Dr. K. Srirangan
Director, UTTIPEC, DDA

30. Shri H.K. Bharti
Director (Planning), DDA
31. Smt. Neelima Soni
Dy. Director (Landscape), DDA
32. Smt. Neemo Dhar
Advisor (PR), DDA

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

Item No. 111/2014:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.7.2014 at Raj Niwas.
F.2(2)2014/MC/DDA

Commissioner-Cum-Secretary, DDA informed that two amendments had been received in respect of Item No. 55/2014 and 106/2014.

Item No.55/2014:

Regarding Item No. 55/2014, a letter has been received from Smt. Rita Menon, Chairperson & Managing Director, India Trade Promotion Organization for deletion of para 5 (i) & (ii) from the minutes of the meeting of the Authority held on 9.5.2014 and inclusion of provision of hotel facility in the description of permitted activities for International Convention Centre in MPD-2021.

After deliberations, it was decided that the said para 5 (i) & (ii) should not be deleted from the minutes, at this stage. However, the following actions need to be taken in pursuance to the decision taken in the meeting held on 09.05.2014:

- (i) Comments from Ministry of Commerce and ITPO should be obtained as decided during the Authority meeting held on 09.05.2014.
- (ii) Comments from Delhi Traffic Police should also be obtained.
- (iii) A presentation should be made on all relevant issues. Chairperson & Managing Director, ITPO and representatives of Delhi Traffic Police should be invited during the presentation.

Proposed amendment in the minutes was not therefore approved by the Authority.

Item No.106/2014:

Regarding Item No. 106/2014, Principal Commissioner (LD, H & CWG) stated that there was a typographical error in the agenda and it should be 'institutional plots' instead of 'institutional built-up properties' as there are no institutional built-up properties.

The proposed amendment was not approved by the Authority. Hon'ble LG directed that the file in r/o the Agenda Item should be first submitted to this Secretariat for taking a decision.

With these amendments, the minutes of the meeting of the Delhi Development Authority held on 11.07.2014 were confirmed as circulated.

Item No. 112/2014:

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 26.06.2014.
F. 2(3)2014/MC/DDA

Hon'ble Lt. Governor directed that in future, all the ATRs should be in detail indicating the stage of compliance and time frame.

ATRs on the minutes of the meeting of the Delhi Development Authority held on 26.6.2014 were noted by the Authority.

Item No. 113/2014:

Action Taken Note on Performance Budget.
F.4(3)91/Per/Budget/2013-14.

Finance Member, DDA explained the agenda item.

Principal Secretary (Finance), GNCTD raised the following issues:

- (i) Regarding work at Sl. No.4 & 14 at Page No.23, allotment of funds in RE has significantly been enhanced but these funds have not been utilized.
- (ii) Regarding work at Sl. No.7 at Page No.24, RE has significantly been reduced. Still, the funds have not been utilised.
- (iii) In some of the works, expenditure is more than the RE.

Engineer Member, DDA explained that for the work at Sl. No.4, contract was awarded for execution of work and release of advance was anticipated. Regarding work at Sl. No.14, contract for execution of work was awarded but advance could not be released due to non finalization of drawings. Engineer Member further assured that quarterly review would be drafted to ensure that such type of situation does not arise in future.

Hon'ble Lt. Governor directed that budgetary discipline should be maintained.

Action taken note (ATN) on performance budget was noted by the Authority.

Item No. 114/2014:

Recommendations of Advisory Group in its 13th meeting held on 11.06.2014. Modifications in MPD-2021 as part of mid-term review of the Plan. F.20(19)2014-MP.

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

Para/ Sl. No.	Proposed Amendments/ Modifications as per Agenda	Modified based on the suggestions by Authority
9.0 iv)	To make Delhi into a wise and minimal resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.	<i>To make Delhi into an optimum resource use city. The best environmental practices of optimal and efficient use of resources will be introduced in all sectors.</i>
9.0 v)	To make Delhi into a maximum reuse and recycling city by adopting relevant policy strategies in all sectors.	<i>To adopt relevant policy strategies in all sectors of natural resources to maximize their reuse and recycling.</i>
9.3.1.1/ Sl. No. 6	Following measures.... Treatment technologies.	<i>Addition of new bullet in the last:</i> • Promoting bio-degradable material to be used for preparation of idols for immersion in the River

9.3.2.1	There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.	<i>Yamuna.</i> There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, North & South Delhi Municipal Corporations, Forest Department and the Ministry of Defence. <i>Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan for Delhi (land use plan) as Regional Park shall continue.</i> Under the Master Plan, the area notified as proposed reserve forest is classified as Regional Park. The permissible land use of the Regional Park is in variance with the provisions of Reserve Forest under the Indian Forest Act 1927. In case of overlap between the two land categories, the permissible land use under the Forest Act will apply.
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2. Member Secretary, NCRPB observed that at page 63 of the agenda, there should be a provision for all conservation zones of Delhi in place of only bio-diversity parks. She also suggested that there should be more clarity in the framing of the sentence.

Hon'ble Lt. Governor desired that Member Secretary, NCRPB could assist DDA in drafting the required provision.

Proposal contained in the agenda item was approved by the Authority, with the above observations/suggestions as well as directions that issues raised by the members and the officers of Delhi Government should be taken into account before inviting objections/suggestions from the public.

Item No. 115/2014:

Recovery of outstanding amount (cost along with interest) from the allottees of Kondli Gharoli where amounts of EMI were not intimated and evictees of Raja

Park where possessions were given but Demand-cum-Allotment Letters (DALs) were not issued by DDA.
F.21(1970)2011/HAC/DDA

After due deliberations, the following decisions were taken:

- (i) Matter should be re-examined.
- (ii) It should be clearly brought out that who was at fault for not raising the demand at appropriate time.
- (iii) Opinion of Chief Legal Advisor should be taken.

After detailed discussions, proposal contained in the agenda item was not approved by the Authority.

Item No. 116/2014:

Amalgamation of Residential Plots in Plotted Development.
F.20(01)2013/MP

After detailed deliberations, agenda item was approved by the Authority with a provision for amalgamation of ONLY two plots up to 200sqm. maximum with following conditions:-

- Local Body will simultaneously modify the Layout Plan.
- The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.
- The maximum FAR permissible shall not be less than that permissible in case of two individual plots.

Item No. 117/2014:

Regularization of belated period of payment in respect of Blooming Buds Educational and Welfare Society.

F.19(122)2001/IL

Principal Commissioner (LD, H & CWG) explained that the payment was deposited by the Society to DDA 12 years back and balance payment was only 4-1/2 months' late. He also stated that there was a direction from the Ministry of Urban Development to consider this matter under Nazul Rules.

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

Item No. 118/2014:

Proposed Change of landuse of area measuring 3900 sq.m. from 'Recreational' (Community Park) to 'Utility' (RSS) in Layout Plan of Facility Centre No. 8 at Wazirabad Road and Loni Road Crossing for construction of RSS for Mukundpur - Yamuna Vihar Corridor (Line-7) of Delhi MRTS Project Phase-III.
F.21(04)2011/MP-YV

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

Item No. 119/2014:

Change of land use of 15.02 ha. (37.11 acres) of land at Revenue Estate of Village Jonapur from "Residential use" to "Public & Semi Public Use" for establishment of Green Field World Class Skill Centre.
F.3(02)2012/MP

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

Item No. 120/2014:

Proposed change of land use in respect of the following:

- i Area measuring 11.71 ha (117091 sq. M) from "Recreation (District Park) to 'Transportation (ISBT) ' in respect of the 2nd Inter-State Bus Terminal at Sarai Kale Khan, Delhi.
- ii Area measuring 3.1 ha (31,707 sq.m.) from "Public and Semi-Public Facilities (Motor Driving Training Centre)" to "Transportation (Depot)" in respect of Millennium Depot at Sarai Kale Khan, Delhi, falling in Planning Zone-D.
F.5(03)97/MP

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

Item No. 121/2014:

Change of Landuse from "Residential" to "Public and Semi Public Facilities" (Cemetery for the site measuring 4198.12 sq.mt. for Cemetery in Pocket R-17 and adjoining to proposed Cremation Ground (ShamshaanGhat) & Burial Ground (Kabristasn) in Sector-40. Rohini, Phase-V.
F.20(12)2010/MP)

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

Item No. 122/2014:

Change of Land use of Dangal Maidan in Zone A (Walled City) from 'Recreational' (Park/Open space) to 'Transportation' (multi Level parking).
F.3(02)2006/MP

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

Item No. 123/2014:

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

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

Item No. 124/2014:

DDA Housing Scheme - 2014.
F.1(303)N&C/(H)/2013

Principal Commissioner (LD, H & CWG) explained the agenda item and made a Power Point Presentation. In the beginning, he clarified that income criteria to apply for EWS flats has inadvertently been mentioned as ₹ 1.5 lacs in the draft brochure and it should be ₹ 1.00 lacs.

2. Hon'ble Lt. Governor asked whether these flats would be disposed of on 'as is where is basis' as mentioned in the draft brochure.

Shri Jitender Kumar Kochar complained that old flats are not in a good condition and should be inspected before including in the scheme.

Principal Commissioner (LD, H & CWG) explained that old flats would be repaired before handing over to the allottees. Engineer Member also opined that flats should be repaired so as to avoid complaints at the time of handing over the flats.

Hon'ble Lt. Governor directed that old flats must be restored in the condition as at the time they were built. Besides, Hon'ble LG instructed to ensure the following:-

- 1) A certificate by the Chief Zonal Engineer(Civil/Electrical) to the effect that each of the flat is ready to use in all respects which should be countersigned by EM, DDA.
- 2) The allotment of flats should be on "*Ready to Use*" basis.
- 3) DDA should separately inform LG Secretariat as to how the number of flats has come down from 26091 to 25034. The reason for reduction in number of old flats from 851 to 811 should also be given.
3. Matter regarding Memorandum of Understanding (Appendix-III of the draft brochure) to be signed for 700 No. flats being offered by DLF came up for discussion.
After discussions, it was decided that the issue regarding agreement/MoU should be put up for approval separately and file should be submitted after vetting from Legal Department.
4. As regards the proposed condition of reservation of 80% number of flats for residents of Delhi and 20% for outsiders, after detailed discussions, the Authority did not agree, in principle, with this clause of reservation to Delhi residents. Hence, this condition should be removed from the terms and conditions of this scheme.

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

Item No. 125/2014:

**Permissibility of Media/News Agencies and Media Training Centre in Public & Semi-Public Use - proposed modifications in MPD-2021.
F.20(07)/2014-MP**

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

Item No. 126/2014:

Inscription of Delhi to World Heritage City by UNESCO - Incorporation of boundaries of Imperial City of New Delhi in Zonal Development Plan of Zone 'D'.
F.16(06)2014/MP

Secretary (Tourism), GNCTD stated that there is need to change Para No.10.3 (ii) of the MPD-2021 as under:-

"Specific heritage complex within Imperial City of New Delhi and the Lutyens Bungalow Zone."

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

Item No. 127/2014:

Inscription of Imperial City of Delhi i.e. Shahjahanabad as World Heritage City by UNESCO - Incorporation of boundaries of this Imperial City of Delhi in Zonal Development Plan of Zone 'A' (Walled City).
F.3(02)2006/MP/Pt.I

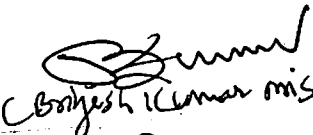
Secretary (Tourism), GNCTD stated that there is need to change Para No.10.3 (i) of the MPD-2021 as under:-

"Specific heritage complex within Imperial City of Shahjahanabad (Walled City), Delhi."

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

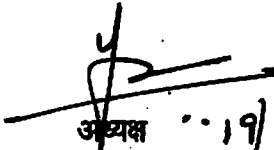
Hon'ble Lt. Governor thanked all the Members, special invitees and senior officers for participating in the meeting.

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


(Brijesh Kumar Mishra)

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