

246

29-9-2003

34 to 54

No.F.27(58)01/Vig./Pt.

-- 31/N --

Sub.: Initiation of disciplinary proceedings against Sh.SP Gupta,
Dy.CAO(Retd.) - for approval of 'Authority'

Central Vigilance Commission vide UO No.003-W&H-78 dated 26.6.2003 has advised for initiation of major penalty proceedings against Sh.SP Gupta, Sr.A.O., CAU(SWZ) {now Dy.CAO(Retd.)} and other officials. 14/c.

2. As regards the role of Sh.S.P.Gupta, CVC has observed that an amount of Rs.5.72 lac, Rs.4.71 lacs and Rs.8.78 lacs was paid towards the watch & ward for the three works in Paschim Vihar in violation of relevant instructions/circulars. The officials involved in the matter are responsible for various lapses including not obtaining the approval of the competent authority, non reduction of rates on account of flats already allotted, payments made without issue of Budget Slip, etc.

3. Sh.SP Gupta, Dy.CAO has already retired on attaining the age of superannuation on 31.8.2002. The departmental action against him can be initiated only under Pension Rules and for initiation of Disciplinary Action the approval of 'Authority' is required as per G.S.R.810. The Agenda for consideration & approval of 'Authority' is placed at Flag 'A'.

4. As per provision made in Pension Rules "The departmental proceedings, if not instituted while the Government servant was in service, whether before his retirement or during his re-employment, shall not be in respect of any event which took place more than four years before such institution.

5. In this case of watch & ward the payment was recommended by Sh.SP Gupta on 10th Sept., & 15th Sept., 1999, thus the period of 4 years is going to expire on 9th Sept., 2003. The Authority meeting is likely to be held in Ist or IInd week of Sept., 2003, therefore, the case is submitted for kind approval of Authority Members by rotation as the matter will be time barred for initiating action under Pension Rule on 9.9.2003/15.9.2003.

R.K.Sharma
21/8/03
(R.K.Sharma)
Dy.Dir.(Vig.)-III

Director(Vig.)

Approved - as proposed.

CVC

27/8/03

1279/SE(VII)
28/8/03

1911
22/8/03

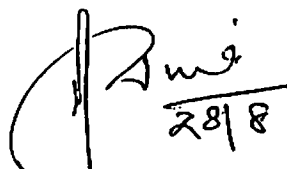
22/8

1461
27/8/03

32/N

Notings on pre-page may kindly be perused. The case of Sh. S.P. Gupta, Dy CAO (Retd) is sent up for kind approval of 'Authority Members' (By Resolution) for initiation of deptl. action under Pension Rules against him.

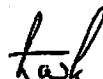
The case will become time barred on 9th & 15th Sept. 2003.


28/8
(A. KADYAN)
DIR (UG)


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28/8

Out Ld
29/8

E/M


28.8.2003

F/M


1.9.03

V.C.

L G

Before the case for initiation of disciplinary proceedings under Pension Rules against Sh.S.C.Gupta, Dy.CAO(Retd.) is submitted for approval to the Chairman, DDA, following non-official members of the Authority may kindly approve the

...contd...

Proposal for initiation of disciplinary proceedings as advised by CVC. The case will become time barred on 9th & 15th Sept., 2003 for action under Pension Rules.

1. Sh. Mahabal Mishra, MLA.

2. Sh. Kanwar Karan Singh, MLA.

3. Sh. Puran Chand Yogi, MLA.

4. Sh. Ishwar Das, Councillor, MCD.

5. Sh. Virender Kasana, Councillor, MCD.

(ARVIND KADYAN)
DIRECTOR(VIG.)

The agenda for initiation of departmental proceedings against Sh. S.P. Gupta, Dy. CAO (Reid) under Pension Rules has been concurred by the Engineer Member, Finance Member and three non-official members of the "Authority". Now the case is submitted for obtaining the approval of ~~Sh. S.P. Gupta~~ Hon'ble LG/Chairman, DDA. The limitation period for initiation of departmental proceedings under Pension Rules is expiring on 9.9.2003/15.9.2003.

(R.K. SHARMA)
Dy. Director (Vig) III

Director (Vigilance)

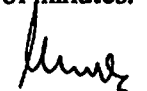
CVO (on leave)


PC - cum - Secy


Wd.

Director (Vigilance) has brought this file to me today informing that out of the two cases against Shri S.P. Gupta, retd. Dy. Chief Accounts Officer, one case will become time barred on 9th September. The Agenda item placed at flag 'A' (pages 20 to 21/c) is, therefore, proposed to be approved through circulation so that action could be initiated against him as advised by the CVC.

Minimum quorum for approval of the Authority agendas is four members. This proposal has been approved through circulation by the VC, EM, FM, Shri Mahabal Mishra, Shri Puran Chand Yogi and Shri Virender Kasana. In view of limitation of time, we may seek approval of the Lt. Governor to the proposal with the permission to proceed in the matter without awaiting formal confirmation of minutes.


[V.M. Bansal]
Principal Commr.-cum-Secretary
05.09.20023


5/9/03


6.9.03

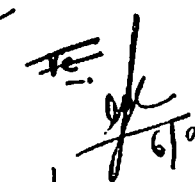
RAJ NIDHIS, Delhi
Diary No. 1891-f
Date: 5/9/03

1255-fvc
5/9/03

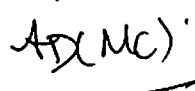
1168-Pug
9/9/03


VC


LG


6/9

Pd+s


CVC


9/9

AGENDA ITEM

Item No.
34/2003

6.9.2003

SUBJECT:- INITIATION OF DEPARTMENTAL PROCEEDINGS AGAINST
SH.S.P.GUPTA, DY CAO (Retd.) UNDER PENSION RULES (DATE
OF RETIREMENT - (31.8.2002).

CVC vide U.O. No.003-W & H-78 dated 26.6.03 has advised for initiation of Major Penalty Proceedings against Sh. S.P. Gupta, Deputy Chief Accounts Officer (Retd.) in respect of the case relating to release of watch & ward payment to the Contractors without the issue of Budget Slip. The details of the case are as under:-

A special audit regarding watch & ward payments made by various divisions of DDA was conducted by the Finance Wing during the year 2000-2001. The special Audit report was put up to Hon'ble L.G. who ordered that the Vigilance Department may undertake the detailed investigation. A Committee comprising of CVO, CAO and Members co-opted from Finance and Vigilance was formed to look into the alleged irregularities in the payment for watch & ward. S.E.(Vig.)-II and S.E.(QC) were assigned the duty to complete the preliminary investigation of watch & ward cases. The Committee submitted its report. Thereafter the VC/DDA decided that PEs in respect of the sixteen (16) cases which have been categorised in the report under the heading specific cases requiring special attention may be registered for further detailed investigation from Vigilance angle. Zone-wise categorisation of these 16 cases is as under:-

- | | | |
|----|-----------------|---------|
| 1) | Electrical Zone | 10 Nos. |
| 2) | Dwarka Zone | 3 Nos. |
| 3) | Rohini Zone | 3 Nos. |

The investigation in respect of the 16 cases has been completed. The case, under reference deals with the watch & ward payment made by W.D.-13 in respect of the following three (3) works:-

1. C/o 1140 SFS houses Pkt-GH-13(G-17 area) under Cat.II, Paschim Vihar i/c internal development
SH: Construction of 160 DUs in Group-VII.
2. C/o 1140 SFS houses Pkt-GH-13(G-17) area under Cat.II, Paschim Vihar i/c internal development
SH: Construction of 180 DUs in Group-VI
3. C/o 356 SFS houses (Cat.-II) Pkt., GH-4 in G-17 area, Paschim Puri
SH: C/O 108 SFS houses (Cat.II) i/c internal development Gr.III

Since these works were transferred from WD-13 under Dwarka Zone to WD-7 under SWZ, as per orders issued by Commissioner(Personnel), DDA vide E.O. No.3697 dated 17.10.95, so EE/WD-13 prepared the running account bills for watch & ward and sent the same to EE/WD-7. EE/WD-7 countersigned the running account bills and then sent the same to AO/CAU/SWZ for payment. As per Circular No.19 dated 19.6.95 issued by CAO., no liability can be committed without issue of Budget Slip. The Circular reads as under:-

"No liability will be committed without obtaining budget slips which means that budget slip will be required for awarding of works on the basis of tenders, work orders and placing supply orders. All types of payments chargeable to the work shall be covered under this system and payment released through Budget slips."

- 2 -

The payments amounting to Rs.5,72,880/-, Rs.4,71,900/- and Rs.5,78,200/- for watch & ward charges in respect of three works, under reference, were released by AO/CAU(SWZ) without the issue of budget slip in violation of the instructions issued vide Circular No.19 dated 19.6.95 referred above. Version of Sh. S.P. Gupta, the then AO/CAU(SWZ), [now retired Dy. CAO] was called vide Memorandum dated 3.12.2002 for this lapse.

The reply submitted by him vide letter dtd. 10.01.2003 was not found satisfactory since all the payments after the issue of Circular No.19 dated 19.6.95 are to be released after the issue of the budget slips. Thus, Sh. S.P. Gupta, Dy. CAO was found responsible for releasing the payment for the three works without the issue of budget slips. The case was also referred to CVC for First Stage Advice and CVC vide U.O. dated 26.6.03 has advised to initiate major penalty proceedings against Sh. S.P. Gupta, Retired Dy. CAO. Besides Sh. S.P. Gupta the following officers were also found responsible for this lapse of releasing the payment without issue of budget slip:-

- | | | |
|----|---|----------------|
| 1. | Sh. Pehlad Singh, Jt. CAO | Minor Penalty |
| 2. | Sh. MK Satija, Acctt./CAU | Major Penalty |
| 3. | Sh. SR Solanki, the then EE/WD-7 now S.E. | Minor Penalty |
| 4. | Sh. HR Mehta, the then Div. Acctt. Now A.O. | Simple Warning |

Since Sh. S.P. Gupta, Dy. CAO had already retired on attaining the age of superannuation on 31.8.2002 and the payment of watch & ward had been released in September, 1999, so the proceedings against Sh. S.P. Gupta are to be initiated under Rule 9 of CCS Pension Rules for which the permission of the Authority is required.

Now, the CVC's advice dated 26.6.2003 for initiation of disciplinary proceedings under Pension Rules against Sh. S.P. Gupta, Deputy C.A.O. (Retd.) is put up for consideration of the Authority.

RESOLUTION

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

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 29th September, 2003 at 3:30 PM at Raj Niwas.

Following were present :

CHAIRMAN

- 1 Shri Vijai Kapoor
Lieutenant Governor, Delhi

VICE-CHAIRMAN

- 2 Shri Anil Baijal

MEMBERS

3. Shri Puran Chand Yogi, MLA
4. Shri Virender Kasana
Councillor, MCD
5. Shri A.K. Patnaik
Finance Member
6. Shri C. Banerjee
Engineer Member (officiating)
7. Shri P.K. Pradhan
Jt. Secretary, MOUD&PA

SECRETARY

Shri V.M. Bansal
Principal Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Smt. B. Prasad
Secretary to LG
2. Shri O P Kelkar
Pr.Secy. (UD)
Govt. of Delhi
3. Shri Prakash Kumar
Secretary (L&B)
Government of Delhi
- 4 Shri Rajan Malhotra
Chief Regional Planner, NCR Planning Board.
- 5 Shri J.B. Kshirsagar
Town & Country Planner, TCPO
- 6 Shri V.K. Bugga
Chief Planner, MCD
- 7 Shri D.B. Gupta
Principal Commissioner, DDA

- 4 -
- 8 Smt. Ameeta Saini
Chief Vigilance Officer
 - 9 Shri R K Singh
Commissioner (H)/(LM)-I
 - 10 Shri Dharmendar
Commissioner (LD), DDA
 - 11 Shri Sunil Sharma
Commissioner (Personnel), DDA
 - 12 Shri S.K. Tandon
Chief Legal Adviser
 - 13 Shri A.K. Jain
Commr. (Plg.), DDA
 - 14 Shri S C Karanwal
Chief Architect
 - 15 Shri J P S Chawla
Chief Accounts Officer
 - 16 Shri N.K. Aggarwal
Addl. Commissioner (Plg.), DDA
 - 17 Shri V D Dewan
Addl. Chief Architect
 - 18 Shri Alok Swaroop
OSD to LG
 - 19 Shri S.K. Goyal
Financial Adviser (Housing), DDA
 - 20 Shri D. Sarkar
Director (Sports), DDA
 - 21 Shri I.P. Singh
Director (LC)
 - 22 Shri Arvind Gupta
Director (Bldg.), DDA
 - 23 Shri R N Patnaik
Director (Finance)
 - 24 Shri Surjit Roy
Director (LC)

ITEM NO. 35/2003

- 3 -

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 20.6.2003
F2(2)2003/MC/DDA

Minutes of the Authority meeting held on 20th June, 2003 were confirmed, as circulated.

ITEM NO. 36/2003

Sub: Disposal of SFS Commercial Flats
F1(392)85-CE

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

ITEM NO. 37/2003

Sub: Regularisation of roof projections/sun-shades outside the plot line for small size plots in Residential plotted schemes.
F.JD(B/R)48/01

Consideration of this item was deferred for detailed examination.

ITEM NO. 38/2003

Sub: Change of land use of approx. 1.6 Hac. (4 acres) of the land complex at Saket
F3(26)03/MP

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

ITEM NO. 39/2003

Sub: Sanction for prosecution of Shri Ram Chander Keshwani, Asstt. Engineer, DDA in case FIR No. 1/1995 dated 19.1.1995 u/s 7/13 PO Act, PS A.C. Branch, GNCT of Delhi.
F25(4)95/Vig.

The Authority accorded sanction of prosecution against Shri Ram Chander Keshwani.

- 4 -

ITEM NO. 40/2003

Sub: Costing of flats
F21(1671)2001/HAC

The Authority approved the proposals in principle, with the stipulation that final decision regarding the rate of interest would be taken by the Vice-Chairman keeping in view the prevailing Prime Lending Rate fixed by the banks.

ITEM NO. 41/2003

Sub: Fixation of pre-determined rates for land premium in Developed Areas (Non-project Areas)
F2(39)/AO(Project)/DDA/2003

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

ITEM NO. 42/2003

Sub: Resettlement of Gadaria Lohar Sector-2, Mangolpuri, Rohini, Delhi
CE(R)/26(72)2001/DDA

Keeping in view the historical legacy of Gadaria Lohars, the Authority approved the proposals and decided that the shops should also be allotted to them on cost basis. However, the allotments shall not be transferable and will stand automatically cancelled in case of sale/transfer.

ITEM NO. 43/2003

Sub: Policy for allotment of land to recreational club.
PA/Dir(L)/2003/DDA

The Authority approved the proposal for allotment of land to recreational clubs through auction/tender mode and decided that henceforth land for Community Halls/Rooms (other than those to be put up by DDA, MCD or RWAs) shall also be allotted through open auction/tender.

The Authority clarified that allotment of land for 'Dharamshalas' shall continue to be made as per the present procedure & policy.

ITEM NO. 44/2003

Sub: Standard Costing for flats - Plinth Area Rate from 1st October, 2003 to 31st March, 2004.
F.21(1671)2001/HAC.

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

ITEM NO. 45/2003

Sub: Bharat Vandana Prangan - Creation of space and built form around Sector 20, Dwarka.
F.3(70)2002-MP.

Implications of both the alternatives for development of Bharat Vandana Prangan were discussed. After detailed discussions, the Authority accorded approval to the 'alternative I' and advised expeditious development of the Prangan in accordance with the original layout plan.

ITEM NO. 46/2003

Sub: Accounting Policies for preparation of Financial Statements/Accounts of the Authority.
F.15(18)02/DE/Accounting Policy.

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

ITEM NO. 47/2003

Sub: Modification in MPD-2021 with regard to revision in Development Control Norms for Hospitals.
F.13(1)96-MP-Pt.I.

After detailed discussions, the Authority decided to go ahead with the proposals earlier approved on the basis of which objections/suggestions from the public had been obtained.

ITEM NO. 48/2003

Sub: Permissibility of Bank, Nursing Home and Guest Houses on a minimum of 167.2 meter (200 sq. yards) residential plots in Rehabilitation Colonies, as part of mixed land use policy amendment in MPD-2001.
F.10(5)81-MP/Pt.III.

Information given in the agenda item was noted by the Authority.

ITEM NO. 49/2003

Sub: Allotment of shops on rental basis temporarily to shopkeepers affected by the DMRC project.
F.25(7)2003-04/CE.

Proposals contained in the agenda item were approved by the Authority. It was also decided that payment of property tax, electricity, water and service charges etc. shall be made by the allottees and that the DMRC will indemnify the DDA for losses, if any, caused on this account.

ITEM NO. 50/2003

Sub: Assured Career Progress Scheme for work charge (R) staff.
F.7(12)99/P&C(P).

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

ITEM NO. 51/2003

Sub: Amendment in the RRs for the post of Assistant Director (Ministerial) by way of Limited Departmental Examination.
F.7(3)96/PB-I.

Proposals were approved with the modification that dilution in the standards of merit should not take place. Pass percentage in each paper should, therefore, be 40% and that of aggregate 45%.

ITEM NO. 52/2003

Sub: Subsidy of flat at Narela.
F.21(1734)2003/HAC.

Consideration of this item was postponed by the Authority.

ITEM NO. 53/2003

Sub: Costing of shops.
F.21(1718)2002/HAC.

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

ITEM NO. 54/2003

Sub: Amendment in Recruitment Regulations for the various posts in Planning and Architectural Cadres.
F.7(36)2002/PB-I.

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

Other points :

Shri Virender Kasana requested that in-situ relocation of the Chitranjan Park Market shops may be done in a manner that the shop keepers can continue their work without hampering the project.

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

**DELHI DEVELOPMENT AUTHORITY
(PR.COMMR.CUM SECRETARY OFFICE)**

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 29th September, 2003 at 3.30 P.M. at Raj Niwas, Delhi.

I N D E X

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2.	36	Disposal of SFS Commercial Flats .	10
3.	37	Regularisation of roof projections/sun-shades outside the plot line for small size plots in Residential plotted Schemes.	11-14
4.	38	Change of land use of approx. 1.6 Hac.(4 acres) of the land earmarked for the Distt. Court complex at Saket.	15-20
5.	39	Sanction for prosecution of Sh.Ram Chander Keshwani, Asstt. Engineer, DDA in case FIR No.1/1995 dated 19.1.1995 u/s 7/13 POC Act, PS A.C. Branch, GNCT of Delhi.	21-22
6.	40	Costing of flats.	23
7.	41	Fixation of pre-determined Rates for land premium in Developed Areas (Non-project Areas).	24-32
8.	42	Resettlement of Gadarla Lohar Sector-2, Mangolpuri, Rohini, Delhi.	33-35
9.	43	Policy for allotment of land to recreational club.	36-38
10.	44	Standard Costing for flats- Plinth Area Rate from 1st October, 2003 to 31st March, 2004.	39-40
11.	45	Bharat Vandana Prangan-Creation of space and built form around Sector-20, Dwarka.	41-46

1.	2.	3.	4.
12.	46	Accounting Policies for preparation of Financial Statements/Accounts of the Authority.	47-50
13.	47	Modification in MPD-2021 with regard to revision in Development Control Norms for Hospitals.	51-64
14.	48	Permissibility of Bank, Nursing Home and Guest Houses on a minimum of 167.2 meter (200 sq. yards) residential plots in Rehabilitation Colonies, as part of mixed land use policy amendment in MPD-2001.	65-66
15.	49	Allotment of shops on rental basis temporarily to shopkeepers affected by the DARC project.	67-68
16.	50	Assured Career Progress Scheme for work charge(R) Staff.	69-80

DELHI DEVELOPMENT AUTHORITY
(PR. COMM. CUM. SECRETARY OFFICE)

List of the Supplementary agenda items to be
discussed in the meeting of the Delhi Development Authority
fixed for 29th September, 2003 at 3.30 P.M. at Raj Niwas,
Delhi.

I N D E X

S.NO.	Item No.	Subject	Page No.
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Item No. Sub: Confirmation of the draft minutes
35/2003 of the meeting of the Delhi Development
A.29.9.2003 Authority held on 20.6.2003.
F.2(2)2003/MC/DDA.

P R E C I S

Confirmation of the minutes of the meeting of the
Delhi Development Authority held on 20th June, 2003 are
submitted for confirmation of the Authority (Appendix-'A'
Page 2 to 9). No amendments have been proposed to these
minutes.

R E S O L U T I O N

Minutes of the Authority meeting held on 20th
June, 2003 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

APPENDIX 'A' TO ITEM NO. 35/2003.

Draft minutes of the meeting of the Delhi Development Authority held on 20th June, 2003 at 11:00 AM at Raj Niwas.

Following were present :

CHAIRMAN

- 1 Shri Vijai Kapoor
Lieutenant Governor, Delhi

VICE-CHAIRMAN

- 2 Shri Anil Baijal

MEMBERS

- 3 Shri Mahabal Mishra, MLA
- 4 Shri Puran Chand Yogi, MLA
- 5 Shri Virender Kasana
Councillor, MCD
- 6 Shri Ishwar Dass
Councillor, MCD
- 7 Shri A.K. Patnaik
Finance Member
- 8 Shri C. Banerjee
Engineer Member(officiating)
- 9 Shri P.K. Pradhan
Jt. Secretary, MOUD&PA

SECRETARY

Shri V.M. Bansal
Principal Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Smt. B. Prasad
Secretary to LG
- 2 Shri Prakash Kumar
Secretary (L&B)
Government of Delhi
- 3 Shri R.C. Aggarwal
Chief Planner, NCR Planning Board.
- 4 Shri J.B. Kshirsagar
Town & Country Planner, TCPO
- 5 Smt. Ameeta Saini
Chief Vigilance Officer

- 6 *Shri D.B. Gupta*
 Pr. Commissioner, DDA
- 7 *Shri U.S. Jolly*
 Pr. Commissioner (LM)-II
- 8 *Shri Dharmendar*
 Commissioner (LM)-I, DDA
- 9 *Shri A.K. Jain*
 Commr. (Plg.), DDA
- 10 *Shri Sunil Sharma*
 Commissioner (Personnel), DDA
- 11 *Shri Alok Swaroop*
 OSD to LG
- 12 *Shri S.K. Goyal*
 Financial Adviser (Housing/CAO), DDA
- 13 *Shri D. Sarkar*
 Director (Sports), DDA
- 14 *Shri I.P. Singh*
 Director (LC)
- 15 *Shri Kuldip Raj*
 Director (Rohini Project)
- 16 *Shri P.M. Mishra*
 Deputy CLA

ITEM NO. 21/2003

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 28th March, 2003.
F.2(2)2003/MC/DDA.

The Authority confirmed the minutes of the meeting held on 28th March, 2003 with the addition of following paragraph against agenda item no. 18/2003 :

"Shri Mahabal Mishra pointed out that he had asked for further examination of the proposals on mixed land use policy and his dissent should be recorded ."

ii) The Authority also agreed to include the observations of the Member Secretary, NCR Planning Board against various agenda items as follows:

a) Item No. 4/2003.

"A general point on the need for ensuring equity as a guiding principle in planning process had been made so that adequate funds get spent on plans and schemes specially aimed at assisting the economically weaker sections and lower income group population and providing better urban life to them. It was not suggested that DDA should "concentrate on Janta Housing". LG had agreed to this saying that it was well taken as a general point."

b) Item No. 7/2003.

"It was pointed out by MS that the construction cost fixed by DDA seemed to be on much higher side and was virtually unaffordable to the people for whom these flats were meant. It was further pointed out that in addition to the construction cost, the allottees would also have to pay a proportionate pre-determined cost of land which would make the flat still costlier.

M.S. had further observed that DDA ought to have given a break-up of various elements that went into the costing of these house as indicated in the agenda note. A reference was also made about varying land prices in North, South, East & West of Delhi. Another observation was about an apparent lack of justification of uniform plinth area cost of flats for different floors and the differential between higher income group housing and lower income group housing being avoidably close. It was suggested that DDA should ensure that these indicators were properly responded to."

c) Item No.8/2003

"It was not understood as to how DDA had proposed land use change of 110 hac. while the Defence requirement was only for 40 hac. and as to why DDA should go beyond Phase-II of Dwarka, when the request was for allotment in Phase-II itself. It was pointed out by an official of DDA who gave a brief presentation on the case that the entire land in Phase-II has been committed. It was said that we should check up as to how this "Commitment" was unalterable. It was also pointed out that the proposed site fell within the green belt/green wedge area in RP-2001 where such urban activities were not permitted. It went even beyond the tentative urbanisable limits as have been proposed in the draft document of RP-2021."

d) Item No. 9/2003

"It was said by MS that the Board endorsed the views expressed by the representative from GNCTD. It was further pointed out that the area in question was a part of Conservation Area, as defined in the draft document of Regional Plan-2021."

e) Item No. 18/2003

"During the brief discussions, MS had observed that an item with such enormous ramifications being brought in as a supplementary agenda was an incorrect and avoidable practice. MS also spoke about serious adverse impact of the proposal on several residential areas in the city distorting the very basic concept of planned residential colonies. Problems of vehicles would also become much more severe while we already have a major problem of excessive stress on urban utilities and services."

ITEM NO. 22/2003

*Sub: Departmental proceedings against Sh. N.S. Bhamra, EE(Retd.) Date of Retirement 31.3.2002.
F.27(69)95/Vig.(H)-II.*

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

ITEM NO. 23/2003

Sub: Departmental proceedings against Sh. R.K. Gupta, E.E. (Retd.) Date of Retirement 31.7.2001.
F.27(64)93/Vig./DC

Agreeing with the suggestion of Shri P.K. Pradhan, Joint Secretary, Ministry of Urban Development & Poverty Alleviation, the Authority decided to accept the recommendations of the Vice Chairman to impose the penalty of 10% cut in pension for a period of 2 years on Shri R.K. Gupta.

ITEM NO. 24/2003

Sub: Departmental proceedings against Sh. M.L. Ahuja, D.D. (Retd.) Date of Retirement 31.3.1996.
F.25(23)91/Vig./DC.

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

ITEM NO. 25/2003

Sub: Departmental proceedings against Sh. S.K. Maithal, EE (Retd.) Date of Retirement 31.3.1996.
F.26(19)93/Vig./DC.

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

ITEM NO. 26/2003

Sub: Departmental proceedings against Sh. R. Dayal, Director (Hort.) (Retd.) Date of Retirement 31.3.1998.
F.27(92)97/Vig./DC.

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

ITEM NO. 27/2003

Sub: Departmental proceedings against Sh. S.K. Kapoor, S.E. (Retd.) Date of Retirement 28.2.2002.
F.26(16)98/Vig./DC.

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

ITEM NO. 28/2003

Sub: Change of land use of 56 Hec. of land in Zone-J South of Mehrauli Mahipalpur Road.
F.3(96)98-MP.

Shri Mahabal Mishra desired to know if any allotments had already been made against the 9 hac. land proposed for public and semi-public facilities. Shri Mishra also sought fixation of responsibility for the call of tenders and award of construction work without change of land use. The Vice-Chairman explained that the works had been awarded in anticipation of the change of land use only to expedite the construction of approx. 3500 flats to meet the growing public demand. LG desired that "green" and "open space" should be provided in this in excess of the norms prescribed.

The Lt. Governor appreciated the suggestion of Shri Virender Kasana that DDA should be more responsive to the requirements of the local residents and advised that planning of recreational facilities and development of green areas be done in consultation with the residents, keeping in view the Zonal Plan parameters.

After detailed discussions the Authority approved the proposals contained in the agenda item.

ITEM NO. 29/2003

Sub: Change of land use from Residential to Public and Semi Public Facility (Burial Ground) at Ashok Vihar Phase-IV.
F.3(20)87-MP.

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

ITEM NO. 30/2003

Sub: Zonal Plan for planning zone 'M' (Part) (Rohini Sub-City) and change of land use of 788 Hac. (Ph. IV & V) Rohini.
F.4(4)98-MP.

NCR Planning Board officials suggested that change of land- use should be restricted to 788 Hac. (land already in possession of DDA). The LG, however, advised that planning and development should be taken in the entire Rohini area within the envelope already approved by the Ministry. It was also felt that light and service industry only should be encouraged in the area earmarked for industrial use.

After detailed discussions, the proposals contained in the agenda item were approved by the Authority with the condition that final notification for the change of land use should be issued only for the land which vests in the DDA at the appropriate time.

ITEM NO. 31/2003

*Sub: Adopting the orders of Govt. of India in DDA relating to revision of pay scales of Accountants and Assistant Accounts Officers.
F.30(6)84/Pt. VI.*

The Finance Member explained the justification of the proposals. The Authority, however, advised the Vice Chairman to study the implications of the proposals on the pay scales of other cadres and their impact on inter-cadre equations. The LG was authorized to take final decision in the matter.

ITEM NO. 32/2003

*Sub: Proposed change of land use of about 58 Hectare from Agricultural/Rural use Zone to Govt. use (for Defence Estate) in the revenue village of Chhawala and Dhulsiras on West of Dwarka, Phase-II.
F.10(JD)92/Ptg./Vol.IV.*

The LG advised that the matter should be re-examined in consultation with the NCR Planning Board. The possibility of accommodating the Defence requirements within Dwarka Phase-II should also be examined alongwith implications of reducing the area under land acquisition.

The Lt. Governor was authorized to take a final decision in the matter.

ITEM NO. 33/2003

*Sub: Review of the Policy for Allotment of Petrol Pumps/Gas Godown sites.
F.13(05)2001/CL/DDA.*

The Vice-Chairman explained the salient features of the proposed policy on allotment of petrol pumps/gas godown sites. The Lt. Governor pointed out that the old policy needed a review on account of opening of the oil sector to private companies, changing character of the PSUs and in the light of the increasing commercial utilisation of the petrol pump sites. He appreciated the initiative taken by the Vice-Chairman in finalizing the new policy guidelines.

The Lt. Governor agreed with the suggestion of the Jt. Secretary, Ministry of Urban Development & Poverty Alleviation, Shri P.K. Pradhan that the initial period of licence should be more than five years and suggested that relevant provisions of the Nazul Rules should be taken up for modification, if necessary. The LG also advised early finalisation of policy on petrol pumps on private lands in Urban/Rural Use Zones and the conversion fee to be charged from them.

After detailed discussions, the proposals contained in the agenda item were approved by the Authority.

Other Points

i) Shri Puran Chand Yogi pointed out that the residents of urbanized villages were experiencing lot of difficulty in carrying out even minor additions/alterations in their old residential structures at the hands of field officials. He specifically mentioned Naraina, Dasghera and Todapur villages falling in his constituency.

The Lt. Governor expressed his concern in the matter and advised that re-development plans should be formulated for each urban village urgently and implemented. The building plans could be sanctioned once these plans were finalized. The LG also advised that the re-development plans should be prepared in a manner that they harmoniously merge with the surrounding developments.

ii) Shri Virender Kasana pointed out that alternate allotments to about 200 squatters removed from Alaknanda area had still not been made inspite of deposit of necessary payment by them in January. The Lt. Governor advised the CLM-I to expedite the matter.

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

ITEM NO.
36/2003

Sub: Disposal of SFS Commercial Flats.

File No. E.1(392)/85/CI/

A. 29.9.2003

PRECIS

The proposal — is regarding disposal of SFS Commercial Flats.

The DDA in 1984-85 floated two SFS schemes in the Commercial side inviting registration for SFS Commercial Flats (offices) proposed to be built at (i) Bhikaiji Cama Place (ii) Laxmi Nagar Distt. Centre (iii) Janak Puri Distt. Centre and (iv) Nehru Place. Subsequently proposal for constructing commercial flats in Nehru Place was dropped.

Against the advertisement, DDA received about 300 applications. The commercial flats in Bhikaiji Cama Place were completed more or less in time and specific allotments have been made to the registrants by a draw of lots. But since the construction of the flats at Laxmi Nagar and Janak Puri took a long time and were ready for allotments only in 1995 in cases of Plot No.5 at Janakpuri and the rest in 1999 of Laxmi Nagar (and Plot NO. 1 & 2 at Janakpuri) by which time the prices had escalated from Rs.7400 per sq.m. to Rs.45,393 per sq.m. in Laxmi Nagar and from Rs. 5450/- per sq.m. to Rs. 45,393/- in Janak Puri Distt. Centre. Though subsequently these were reduced to Rs.26,953/- per sq.m. in Janak Puri and to Rs. 23,683/- per sq.m. in Laxmi Nagar, yet only 12 persons have taken possession of the flats. Most of the allottees have either opted for refund or did not give any option for specific allotment of flats in spite of repeated advertisement given in the newspapers.

As a result of non-payment/ refund/ cancellation due to no options being received, we have now about 35 SFS commercial flats at Laxmi Nagar and about 152 at Janak Puri District Centre available for disposal today for which apparently there are no takers now from among the SFS registrants. These are excluding about 30 flats which have been kept apart (as they are under litigation). The CAG has already drafted a para pointed out to blockage of fund to the extent of Rs. 22.66 crores on account of delay in construction of the SFS Commercial flats. We therefore, need to dispose off these flats without further delay.

It is therefore, proposed that these commercial flats/offices be brought into regular disposal mode of tender/auction.

The proposal has been vetted by the Finance and Legal Wings. The CLA has however opined that we may take the approval of the Authority before going in for auction/tenders.

The matter is accordingly placed before the Authority for its approval.

RESOLUTION

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

Item No.
37/2003

Sub: REGULARISATION OF ROOF PROJECTIONS/SUN-SHADES
OUTSIDE THE PLOT LINE FOR SMALL SIZE PLOTS IN
RESIDENTIAL PLOTTED SCHEMES.

A. 29.9.2003

(File No.F.JD/B/R/48/01)

1.0 BACKGROUND:

1.1 The matter regarding regularization of roof projections/sun-shades outside the plot line for tiny size allotment category plots for EWS/LIG/MIG in Rohini was discussed in the Technical Committee meeting held on 11th March, 2003 vide Item No.8/2003 in which it was decided that the issue be processed through Authority for concurrence of the Ministry of Urban Development(**APPENDIX 'A' AT PAGE-14**).

1.2 The decision of the Technical Committee is re-produced below:-

"Director (Bldg.) explained the entire back-ground with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots.

The Technical Committee recommended for approval of the policy for allowing sun shades upto 45 c.m. and balconies upto 90 c.m. for the residential plots upto 60 Sq.Mt. and sun shades upto 45 cm located only in the corners plots upto 90 c.m. after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical Committee desired that till the finalization of the subject matter no action on ground may be initiated."

2.0 EXAMINATION:

2.1 Allotment category plots ranging from 26 Sqm. to 90 Sqm. for EWS/LIG/MIG of Rohini are governed by Bldg. guidelines issued by D.D.A. and not by the Building Bye-Laws, 1983 of D.D.A. which otherwise are not applicable for small size allotment category plots. Standard designs in each category have been issued by D.D.A. and almost all the lessees opt for these. In the standard designs issued by D.D.A. as well as in MPD-2001 there are no mandatory prescribed set backs for plots upto 60-Sqm. plot size which literally means, that there is no distinction between the plot line and building line for these categories of plots.

- 2.2 However, most of the lessees/plot owners have been projecting the roof at the ground/first floor roof level outside the plot line and in a few cases steel bars are found projecting outside the plot line, perhaps with the intention of constructing chajjas at a later stage.
- 2.3 As per the building guidelines issued for Rohini by D.D.A. in 1983 "no part of the foundation/structure is to be projected outside the plot line." As such the applications for completion certificates and regularization are being rejected in all such cases, since till date these are considered as non-compoundable deviations, for which Show Cause Notices are being issued.
- 2.4 A large number of lessees/plot owners as well as Residents Welfare Associations are requesting for compounding for regularization of the roof projection which, as per them, have been necessitated due to the following:-
- i. Protection of doors & windows from rains.
 - ii. Protection from the heat and sun shine.
 - iii. Utilization of the space for fixing coolers.
 - iv. Sitting/sleeping outside due to small size of plots.
- 2.5 Earlier, the matter was discussed in various Technical Committee Meetings and in the LG's Co-ordination meeting on 2nd July, 2002 and it was decided that no projection shall be allowed on govt. land/road. Subsequent to this decision, demolition programmes were arranged by L.M. Department for implementation of sealing-cum-demolition orders issued by the Building Department. During demolition operations, it was been observed that large number of people are gathered and created law and order problems. The demolition of projections on Govt. land and other violations in the buildings could not be carried out in view of persisting resistance from the residents of the area. It has also been noted that after almost each demolition programme large crowd started collecting outside the site office of Rohini. They are also creating problems and hurdles in day-to-day working at the site office.
- 2.6 It has also been noted that large number of requests from public representatives including MLAs, Councilors and Residents Welfare Associations have been received through Hon'ble L.G., MOUD&PA for regularization of roof projections as fait accomplie.
- 2.7 Subsequently, the matter was again put up before the Technical Committee meeting held on 11th March, 2003 and the decision of the same has been reproduced in Para 1.2 of the Agenda. A copy of the same has been sent to Land Management Department. The decision of the Technical Committee has been further examined w.r.t. the proposal submitted and it is observed that the decision is silent on the proposed rate for regularization, Structural Stability Certificate, minimum safety distance for horizontal and vertical clearance from L.T./H.T. lines as per DVB guidelines, under taking etc. It is still opined that keeping in view the safety point of view, this should form a part of the

proposal being placed before the Authority. Regarding the rate for regularization, same has been proposed based on the levy on additional F.A.R. as per Govt. of India Gazette Notification dated 23.07.1998 and subsequent Govt. of India order dated 25.09.1998. Similarly, from D.V.B. and Fire Deptt., the Civic Agencies could obtain pocket/sector-wise clearance at the lay out plan level w.r.t. minimum safety horizontal/vertical clearance from L.T./H.T. lines and Structural Stability Certificate from Structural Engineer for safety point of view.

3.0 PROPOSAL:

3.1 The following proposal is submitted for consideration of the Authority:-

"Keeping in view the decision of the Technical Committee, D.D.A. sun-shades upto 45 c.m. and balconies upto 90 c.m. for residential plots upto 60 Sq.Mts. and sun-shades upto 45 c.m. located only in the corner plots upto 90 Sq.Mts. could be considered for regularization through levy of compounding fee @ Rs.450/- + 10% surcharge equal to Rs.495/- per Sq.Mt. of the area projecting out side the plot line subject to Structural Stability Certificate, minimum safety distance as per DVB guidelines, clearance from Fire Department as well as an Undertaking from lessees/owners for removal of the same if objected by the Civic Agencies at any stage."

3.2 The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Consideration of this item was deferred for detailed examination.

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPD 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPD 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the industrial units as per the order of the Hon'ble Supreme Court. F17(2)97-MP

Addl. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

Item No. 8/2003

Sub: Regularisation of roof projection / sun shades out side the plot for tiny size allotment category plots for EWS / LIG / MIG in Rohini. FJD/13/R/48/2001

Director (Hdp.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots

The Technical committee recommended for approval of the policy for allowing sun shades upto 45 cm. and balconies upto 90 cm. for the residential plots upto 60 sq.mt. and sun shades upto 45 cm located only in the corners plots upto 90 cm. after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

These minutes are issued with the approval of the Vice Chairman, DDA.

DIRECTOR (DC)

Copy to:

1. E.M. DDA
2. Commr. (Plg.) DDA
3. Commr. (I.M) DDA
4. Commr. (I.M)II DDA
5. Commr. (I.D) DDA
6. Town Planner, MCD

Item No. Sub: Change of land use of approx. 1.6 Ha. (4 acres) of the land earmarked for the
38/2003 Distt. Court complex at Saket.
A. 29.9.2003 F.3(21)03/MP

1.0 Background

L&DO, Ministry of Urban Development have allotted land measuring 16.817 acres for construction of the Court Complex at Saket. The request of the Registrar General for utilisation of the 4 acres of land for construction of the residential quarter for the judicial officers has been communicated to the DDA vide MOUD letter no.21/DDR/03 dt.22.4.03. The issue was also discussed in a meeting convened by the Registrar General which was attended by the officers from the Planning Deptt. on 28.5.03 wherein it was intimated to the Registrar General that the case requires processing of change of land use as MPD-2001 does not permit residential component in the Distt. Court complex.

2.0 Provisions of MPD-2001

The land use of the land under reference as per MPD-2001 and approved Zonal plan of Zone F is 'Government'. As per the MPD-2001 residential component is not permissible in the Distt. Court complex. The Distt. Court are allowed in the Govt. use zones.

3.0 Examination:

The request is for allowing residential component in about 1.6 Ha. (4 acres) of the land which is part of the total land allotted to GNCTD by L&DO. the description of the land under reference for which the change of land use is required is as under: (plan laid on table)

- i) Boundary of the Delhi Public School in its North East,
- ii) 24 Mtr. wide road in South East,
- iii) 24 mtr. wide road on its South West, and
- iv) the balance land of the Distt. Court on its North West direction.

4.0 Decision of Technical Committee

The proposal for change of land use of the area meas. 1.6 ha. (4 acres) falling in zone F having the above mentioned boundaries of the land was considered by TC in its meeting held on 10.7.03 where TC has taken the following decision: (Appendix 'A' at Page 16 to 20).

"The Technical Committee agreed with the proposal with the recommendation that the case be processed further u/s 11 A of D.D. Act 1957. Accordingly the matter be put up to the Authority."

5.0 Proposal:

- a. It is proposed to change the land use of an area meas. 1.6 ha. (4 acres) falling in sub-zone F-16 having the above mentioned boundaries of land as given in para 3.0 from Govt. offices to Residential in MPD-2001 as well as in Zonal plan of Zone F.
- b. The development control norms as applicable to the residential use zone plotted/group housing shall be applicable as per the MPD-2001.
- c. The case shall be processed under provisions of Delhi Development Act 1957.

6.0 Recommendations:

The proposal given in para 5.0 above is put up for consideration of the Authority.

R E S O L U T I O N .

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



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(11)2003-MP 319

DATED: 1-8-03

Draft Minutes of the 3rd Technical committee meeting for the year 2003 held on 10.7.2003. The list of participants is enclosed.

Item No. 16/2003

Sub: Confirmation of minutes of the Technical Committee held on 9.5.2003

Minutes of the Technical Committee held on 9.5.2003 circulated vide this office letter no. F.1(8)2003/MP/262 dated 19.6.2003 were confirmed.

Item no. 17/2003

Sub: Improvement of circulation pattern near Defence pool land along MRTS Corridor. F4(20)92/Plg/DWK

Two alternative proposal for improvement of the intersection of sector 20 & SPG land (Sector 8) Dwarka were explained. The Technical Committee approved the alternative proposal no. 1.

Item no. 18/2003

Sub: Regarding utilisation of 0.4 hac of area for burial ground F19(39)99-MP

It was desired that any fresh proposal for setting up of burial ground / grave yard / cremation ground should have clearance from the MCD in the first place before putting up in the Technical Committee. Accordingly the proposal be referred to the Health Deptt. of MCD.

Item no. 19/2003:

-17-

Sub: Change of land use of approx 1.6 hac (4 acres) of land earmarked for the Distt. Court Complex at Saket F3(21)2003-MP

The Technical Committee agreed with the proposal with the recommendation that the case be processed further under section 11 A of DD Act 1957. Accordingly the matter be put up to the Authority.

Item No. 20/2003

Sub: Construction of 100 mt. wide Urban Extension Road no. 2 from GT Karnal Road (NH - 1) to Western Yamuna Canal in Narela Project and on upto NH - 10 passing through Rohini Project F5(17)2001-MP

It was explained that the 100 mt. R/W road is part of the overall proposal envisaged in the urban extension plan from NH - 1 to NH - 8. Alignment plan of the road from G T Karnal Road (NH - 1) to Western Yamuna Canal in Narela project and its integration with the meeting point of Rohini Project alongwith the cross section have been recommended for approval. The detailed road redevelopment plan of this 100 mt. R/W road for the entire stretch from NH - 1 to NH - 8, be worked out with the help of consultant for further approval. The road development plan should clearly indicate the following :

1. Details of built up structures affected
2. Details of trees affected
3. Details of land acquisition status
4. Feasibility report

Sub: Construction of 80 mt. wide Urban Exten. Road no. 1 from G T Karnal Road (NH-1) to Western Yamuna Canal in Narela Project and on upto Rohtak Road (NH-10) F5(17)2001-MP-Pt.1

It was explained that the 80 mt. R/W road is part of the overall proposal envisaged in the urban extension plan from NH-1 to NH-10. Alignment plan of the road from G T Karnal Road (NH-1) to Western Yamuna Canal in Narela project along with the cross section has been recommended for approval. The detailed road development plan of this road for the entire stretch from NH-1 to NH-10 be worked out with the help of consultant for further approval. The road development plan should clearly indicate the following :

1. Details of built up structures affected
2. Details of trees affected
3. Details of land acquisition status
4. Feasibility report

Item No. 22/2003

Sub: Provision of Graveyard in Madanpur Khadar Resettlement Scheme
F3(21)2001-MP

It was desired that any fresh proposal for setting up of burial ground / grave yard / cremation ground should have clearance from the MCD in the first place before putting up in the Technical Committee. Accordingly the proposal be referred to the Health Deptt. of the MCD.

Item No. 23/2003

Sub: Permissibility of certain non residential use / activities arising out of the Community needs in the residential area. F10(5)81-MP-Pt.II(A)

The item was deferred.

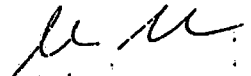
Item No. 24/2003

Sub: Policy framework for planning and redevelopment of urban villages
F3(29)94-MP-P.III

In view of the fact that most of the urban villages fall within the jurisdiction of MCD and also declared urban under DMG Act (507 A) Technical Committee decided to constitute a committee under Chief Town Planner, MCD with the representatives from the DDA & GNCTD, to examine the proposal and come up with a concrete policy for planning & redevelopment of urban villages.

Observations and comments, if any, on draft minutes may please be sent to Jt. Director (MP) within a week.

These draft minutes are issued with the approval of Vice Chairman, DDA.


(SURENDRA SRIVASTAVA)
Director (DC)

Copy to:

1. Engineer Member, DDA
2. Commr. (Plg.), DDA
3. Commr. (LM)I, DDA
4. Commr. (LM)II, DDA
5. Commr. (FD), DDA
6. Chief Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Engg. (Elect.), DDA
11. Addl. Commr. (Plg.) I, DDA
12. Addl. Commr. (Plg.) II, DDA
13. Addl. Commr. (Plg.) III, DDA
14. OSD (MPPR), DDA
15. Secretary, DUAC
16. Land & Development Officer (L&DO)
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Landscape), DDA
20. Director (IT), DDA
21. Director (Dwarka), DDA
22. Director (AP)II, DDA
23. OSD to Vice Chairman, DDA - for information of the later.

24. ~~Dir MP~~ D.D. 1


Jt. Director (MP)

List of participant of 3rd meeting of the Technical Committee held on 10.7.03

DELHI DEVELOPMENT AUTHORITY:

S/Shri

Anil Baijal, Vice Chairman, (Chairman)
C Banerji E.M.
A K Jain, Commr. (Plg.)
S C Karanwal, C. A.
NK Aggarwal, Addl. Commr. II
Prakash Narayan, Addl. Commr. III
Ashok Kumar, OSD (MPPR)
Savita Bhandari, Director (IS)
Surendra Srivastava, Director (DC)
Ravi Dadhich OSD to VC.

T.C.P.O.:

Udit Ratra Associate, TCP

M.C.D.:

Shamsher Singh Sr. T P.

D.C.P. (Traffic) Delhi

Ravinder Suri Inspector

I.&D.O.:

D.N. Khatter Building Officer

SPECIAL INVITEES AND OTHERS:

D V S Yadav, Dy. Sec. U D
R K Gupta, C E DSIDC
S S Hadke, Chief Architect, MCD
Dr. Satpal A&MHO / PH MCD
S C Tayal, C E (NZ) DDA
Sanjib Sengupta, Sr. Architect (Hq) I CPWD
D P Singh, Manager, NHAI
Kuldeep Raj Director (Rohini) DDA
R K Jain, Director (AP) I DDA
D K Saluja, Director (NP) DDA
B K Jain, Director (RYP) DDA
S P Pandya Director LM (Hq) DDA
S P Bansal, Director (DWK) DDA
Apurb Anand, EE, PWD
H S Dharmasattu, SE (DWK) DDA
Surinderjit Singh SE - 13 (DWK) DDA
D B Kalkar Sr. Architect, NZ) DDA

ITEM Sub: Sanction for prosecution of Sh. Ram Chander Keshwani,
NO. Asstt. Engineer, DDA in case FIR No. 1/1995 dated 19.1.1995
39/2003 u/s 7/13 POC Act PS A.C. Branch, GNCT of Delhi.
A. 29.9.2003 F. 25(4)95/V1g.

Anti-Corruption Branch, Government of National Capital Territory of Delhi has sought fresh prosecution sanction in respect of Shri Ram Chander Keshwani, AE(C), DDA vide letter no.2536/SKM/ACB dt.12.3.03.

ACB/GNCTD registered a case FIR No.1/1995/dt.19.1.1995 against Sh. Ram Chander Keshwani, AE(C) on receipt of a complaint from Sh. Sanjeev Chawla son of Sh. BS Chawla, resident of B-7, Derawal Nagar, Delhi. Sh. Keshwani demanded Rs.2000/- as illegal gratification, other than his legal remuneration, for not demolishing his shop of auto spare parts which was running in the basement of his house.

ACB/GNCTD arranged a trap on 19.1.1995 in the presence of one independent witness Sh. Rakesh Grover, LDC, office of Manure & Fertilizer Officer, Mall Road, Delhi. After completing pre-trap formalities, the trap team reached the shop of Sh. Sanjeev Chawla, i.e., B-7 Derwal Nagar, Delhi at 10.30 a.m. The independent witness and the complainant had been directed to go ahead to the shop where DDA officials would be coming to accept the illegal gratification. At 12.10 p.m., when illegal gratification of Rs.2,000/- was accepted by Sh. RC Keshwani inside the shop, the independent witness gave pre-determined signal. Inspector S.K. Banta alongwith raiding party went thereafter, in the shop and challenged the person who was holding currency notes (i) 2AH-982109 (ii) 9BL-151325 (iii) 8BC-416088 (iv) 5AP-801161 of Rs.500/- each (total Rs.2,000/-). That person was identified as RC Keshwani. He also showed his identity card No.52870 dt.6.9.1994. The wash of his right hand in the clear solution of sodium carbonate turned pink. That showed the presence of phenolphthalein powder in his right hand through which he accepted the illegal gratification. As per the statement of independent witness Sh. R.C. Kotwani told the

complainant that " You have not paid for the last one year and I have not been coming for the last six months, this time full amount is to be taken, if not, do not blame me if demolition is carried out. You have promised to give Rs.2,000." The above words voiced by Sh. RC Keshwani and subsequently acceptance of Rs.2,000/- by him confirms demand and acceptance of illegal gratification, other than legal remuneration.

ACB/GNCTD sought prosecution sanction to launch criminal prosecution against Sh. Ram Chander Keshwani, AE(C) in the court of competent jurisdiction. Engineer Member, Delhi Development Authority granted prosecution sanction to prosecute Sh. R.C. Keshwani. However, the Spl. Judge, Delhi vide his orders/judgement dt. 1.4.02 held that the Engineer Member, DDA who had granted sanction to prosecute the accused was not authority and the sanction so granted is in violation of the provisions contained in Section 19 of the Prevention of Corruption Act and is vitiated. The Hon'ble Spl Judge further held that in view of this it would not be proper to proceed with the trial. Sh. Keshwani was discharged. Prosecution, however, may obtain fresh sanction and file the challan against Sh. RC Keshwani, AE(C).

ACB/GNCTD has, therefore, sought fresh prosecution sanction in respect of Sh. Ram Chander Keshwani, AE(C) who joined in DDA as Junior Engineer (Civil) on 26.11.74, therefore, DDA (Salaries, Allowances and Conditions of Service) Regulations, 1961 is applicable in Sh. Keshwani's case. As per DDA Regulations 1961, "Authority" was the competent authority to make appointment to class II (Assistant Engineer is class-II post) and to impose major penalty of removal and dismissal. These Regulations were substituted vide Gazette Notification dt. 1.3.1994 but in view of the provisions of Article 311(1) of the Constitution of India, i.e. removal/dismissal of an official shall not be done by an authority subordinate to that by which he was appointed, therefore, the prosecution sanction is required to be obtained from Authority.

The case of Sh. Ram Chander Keshwani, Asstt. Engineer (C) is, hereby, placed before the Delhi Development Authority to consider the request of the Anti-Corruption Branch, Government of NCT of Delhi for grant of prosecution sanction.

RESOLUTION

The Authority accorded sanction of prosecution against Shri Ram Chander Keshwani.

ITEM NO.

Sub: Costing of Flats.

40/2003

F21 (1671)/2001/HAC

A. 29.9.2002

Authority had passed a Resolution on the costing of the flats by DDA- moving from actual cost to standard cost in its meeting held on 21.1.2002 vide Resolution No.7/2002. This stipulated fixing of PAR on 1st April and 1st October for the periods 1st April to 30th September and 1st October to 31st March taking into account weighted average of cost of construction received from Engineering Wing for the periods 1st September to 28th February and 1st March to 31st August respectively. This was further modified for interest rates during construction period and land factor for four storey flats vide Resolution No.95/2002, 110/2002 and for Plinth Area Rate vide Resolution Nos. 44/2002, 96/2002, 110/2002 and 7/2003. The Committee on rationalisation of Housing costs set up by the Vice Chairman and headed by FM has inter alia recommended reduction of interest during construction period from 12% to 10%, dispensing with collection of share money, charging of service charges in land cost. The recommendations of the Committee appear to be reasonable and should be accepted.

2. The following proposals are accordingly submitted for consideration of the Authority:

- a. Interest during construction period as approved vide Authority Resolution No. 95/2002 be reduced to 10% p.a. from 12% p.a. because of decline in interest rates.
- b. Collection of share money collected @ Rs. 500/- per flat from Janta/EWS/LIG flat and Rs. 1000/- per flat from others as approved vide Authority Resolution No.7/2002 be dispensed with.
- c. No service charges/capitalized service charges be separately levied on flats. This will be part of land cost as intimated by Land Costing wing. this will have the effect of charging of service charges to the cost of land as a whole instead of charging it only to flats.
- d. The above would apply on demand letters yet to be issued. Demand letters already issued will not be revised.

3. Approval of the Authority is required on para 2 above.

RESOLUTION

The Authority approved the proposals in principle, with the stipulation that final decision regarding the rate of interest would be taken by the Vice-Chairman keeping in view the prevailing Prime Lending Rate fixed by the banks.

Stam no
41/2003

A. 29.9.2002

Subject: Fixation of Pre-determined Rates for land premium in Developed Areas(Non-Project Areas).

File No. F.2(39)/AO(Projects)/DDA/2003

A need often arises for making allotment of land of various categories i.e. LIG, MIG & EWS categories on Pre-determined Rates in developed colonies due to various administrative reasons. Unlike Project Areas [Dwarka , Narela, Rohini Phase III], where the Predetermined Rates (PDR) for land premium are fixed annually through Cost Benefit Analysis (CBA), the Predetermined Rates in developed areas are fixed/determined in terms of Authority's Resolutions No. 60/95 and 32/96. The rate for 92-93 of Vikas Puri is taken as a base and adjusted to respective colonies in the ratio of the market rates of Residential Land in such colony as notified by the L&DO. These rates are further adjusted to category specific multipliers as detailed in the following table besides being updated by adding cost of money @17% [A copy of each of these Resolutions is annexed herewith as App. 'A' (P-25 to 29) and App. 'B' (P-30 to 32 respectively).

Category	Size(area in sq.mtr.)	Multiplier
EWS	26	0.75
LIG	32	1.00
LIG	48	1.25
MIG	60	1.75
MIG	90	2.00
Alternative		1.00

2.. The cost of money @17% had been taken into consideration being the Prime Lending Rate [PLR] when the CBA was initiated. Now there has been substantial decline in the interest rates of Housing Loans, Fixed Deposits etc. At present the Prime Lending Rate is around 11%. The opportunity cost for DDA is in the vicinity of 10%.

3. In view of the position discussed in the preceding paragraphs, it is proposed to peg the cost of money @10% p.a. in place of 17% p.a. in the cost calculations for Predetermined Rates of various categories in developed areas for the year 2003-04 onwards. For earlier years it would be continued to be worked out @17% p.a. This will have prospective effect. The past cases already decided will not be reopened

4. The proposal contained in para (3) above is submitted for kind consideration and approval of the Authority.

RESOLUTION

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

ITEM NO. Sub: Fixation of land premium rates for a few of the alternative plots allotted in the non-project areas (i.e. in old developed areas) during the year 1992-93, 93-94.

60/95
A-18-795

No. AO(P)/Misc/Cost Benefit Analysis.

PRECIS

Since the year 1992-93, DDA has been fixing the land premium rates on the basis of a detailed exercise "Cost Benefit Analysis". This exercise is being conducted in respect of new projects of DDA. For the old developed areas in which a few isolated allotments have been made, no such exercise is being conducted. As such fixation of rates in these isolated cases was attempted on various other alternative methods.

2. On the pre 1992-93 conventional calculation basis, rate of Rs.2119.22 per sq.mtr. for 1992-93 and the rate of Rs.2321.21 per sq.mtr for 1993-94 was arrived at for Vikas Puri without adding equalisation charges which is Rs.50/- per sq.mtr. for West Delhi. This exercise alongwith some other alternative, were debated at length. The legal advise that finally emerged was that it would be preferable to adopt cost benefit derived rate since in the case of Dwarka Project in which the rates were worked out on cost benefit analysis method we have been able to vindicate the fixation of rate in the High Court. Efforts were made to collect data initially for 2-3 localities in which such allotments had been made but for a period of about one year details only in respect of Vikas puri area could be made available. Details in respect of other

contd..

areas have not been received probably because for these old developed colonies a perfectly authenticated data may not be available since the inception of the scheme. In an exercise made on the basis of the data collected for Vikas Puri to work out the rate on the discounting cash flow method like that of the cost benefit analysis, the following rates have been worked out:

For the year 1992-93	Rs.1910.55 per sq.m
For the year 1993-94	Rs.2252.78 per sq.m

3. The copy of the working sheet is attached as (Appendix 'Q' page No. 66-67) Considering the legal advice in the matter and that the old developed areas are comparatively at a much better and advantageous position, it was ultimately proposed that the cost benefit rates of Vikas Puri be taken as a bench-mark and DDA may work out rates for the alternative plots in other areas by multiplying in the same ratio which it bears to the MOUD rates of the various other developed colonies for the particular area. Accordingly calculations were made as a model in one of such allotments in the East of Kailash plot No.A-37 allotted as alternative allotment during the year 1992-93. The rates circulated by Govt. of India in the vicinity of East of Kailash (Sadiq Nagar) is Rs.11,600/- per sq.mtr as against the rate of Vikas Puri in the west Delhi nearing Tilak Nagar etc. being Rs.6300/- per sq.mtr. The ratio of the rates between Vikas Puri in West Delhi and East of Kailash in South Delhi works out to 1 : 1.841. Accordingly if the rates of 92-93 of Vikas puri is raised in the aforesaid ratio, for East of Kailash, it works out to Rs.3520/- per sq.mtr.

4. This very method in the above para which has already been seen and approved by the L.G. is proposed to be adopted for dealing with other isolated cases in pockets of non project developed areas. Briefly, the suggestion is that:

contd..

- (a) For Vikas Puri rate for fresh allotments of alternative plots be approved for the year 1992-93 and 1993-94 at Rs.1910.55 per sq.mtr. and at Rs.2252.78 per sq.mtr respectively.
- (b) Vikas Puri rate may be taken as a base rate to be applied to other developed colonies with a multiplier worked out with reference to the ratio between residential market rate of Vikas Puri and the other colonies as notified by L&DO for the relevant year.
- (c) For other similar cases, the calculation of the land premium may be approved at the level of VC on this formula.

5. Strictly and legally speaking, the rate has to be notified by Govt. of India under Nazul Rules but looking to such cases being very few for alternative allotments, and for practical reasons, it is suggested that these proposals may be implemented with the approval of the Authority.

6. 10% for corner location plots and 10% for location on main roads of 24m width and above, may be charged extra.

7. It is also suggested that alternative plots may be allotted only in the upcoming projects of Dwarka, Narela and Rohini Phase-III/Phase-IV to protect the financial interests of DDA.

8. The Authority is requested to approve the above proposal.

RESOLUTION

Resolved that proposals contained in paras 4.5 6, & 7 of the agenda item be approved.

Derivation of per sq. mtr. rate of developed land in Vikaspuri (Budhela) based on the discounted value of the actual expenditure incurred on acquisition of land and development thereof (Based on these information supplied by the Engineering and Land Management Wing).

(1) Years of incurring expenditure (Taking into a/c the mean years where necessary)	(2) Per sq.m. cost on land acquisition	(3) Per sq.m. cost on addl. compensation	(4) Per sq.m. cost on development	(5) Discounted cost of (2) in 92-93.	(6) Discounted cost of (3) in 92-93.	(7) Discounted cost of (4) in 92-93	(8) Total per sq.m. discounted cost on gross area in 92-93
1970-71	Rs. 2.11	One third for each spell.	-	Rs. 80.47	-	-	Rs. 80.47
1980-81	-	Rs. $\frac{7.35}{3}$	-	-	Rs. $\frac{17.86}{3}$	-	Rs. 17.86
1985-86	-	Rs. $\frac{7.35}{3}$	Rs. 156.00	-	Rs. $\frac{23.41}{3}$ 7.80	Rs. 497.00	Rs. 504.00
1991-92 & 92-93	-	Rs. $\frac{7.35}{3}$	-	-	Rs. $\frac{2.45}{3}$	-	Rs. 2.45
						Total	Rs. 605.58
1) Taking into a/c the net saleable area at 45% as per Engineers information The net area per sq. mtr. cost will be				Rs. $\frac{605.58}{0.45}$			Rs. 1345.75
11) As the cost given by engineers is w.r.t. co-op. Societies rates, this is apparently the peripheral dev. cost. The net per sq.m. internal development cost taken by us in 92-93 can be added.						+	Rs. 500.00
						Total	Rs. 1845.75
					Misc. charges on net area		Rs. 10.00
					Use & occupation charges		Rs. 4.80
					Equalisation charges		Rs. 50.00
					Net rate per sq. mtr.		Rs. 1910.55

THE RATES FOR 1992-93, 1993-94 & 1994-95 WILL BE AS FOLLOWS

	<u>YEAR 1992-93.</u>	<u>YEAR 1993-94</u>	<u>YEAR 1994-95</u>
Per sq. mtr. net area cost	Rs. 1345.75	Rs. 1587.98 (Discounted for one Yr.)	Rs. 1872.82
Internal Development cost on let area.	Rs. 500/-	Rs. 600/- (Taken in cost benefit analysis of 1993-94)	Rs. 600/- (Unchanged as no increase in cost index)
Misc., occupation charges and equilisation charges	Rs. 64.80	Rs. 64.80 (Unchanged)	Rs. 64.80 (Unchanged)
(1) Net rates on this method (YEAR-WISE)	Rs. 1910.55	Rs. 2252.78	Rs. 2538.62
(11) Rates of Dwarka	Rs. 1650.65	Rs. 1845.90	-
(111) Rates on conventional method (including equilisation charges).	Rs. 2170/-	Rs. 2375/-	-

ITEM NO.
32/96

A-19.02.1996

Subject: Fixation of rates for Rohini Phase I and Phase II for the year 1995-96 in respect of re-allotment cases of LIG, MIG and EWS category plot registrants. -reg.

NOF.2(39)/AO(P)/DDA/95

P R E C I S

1. From time to time need arises to make re-allotments of plots to LIG, MIG and EWS categories of allottees due to various administrative reasons. The rates prevailing on the date of issue of Demand cum allotment letter has to be made applicable as per the practice in vogue for every allotment/re-allotment.
2. Method being adopted for arriving at the rates for alternative plots in /Developed Areas:

For Developed areas, for isolated allotments a detailed Cost Benefit exercise on the lines of Dwarka/Narela/Rohini Phase III projects, is not possible due to data limitations. In view of the said constraints, after detailed examination, a proposal was brought before the Authority with a formula for fixation of rates for alternative plots in Developed areas with Vikas puri as basis; base year for such proposal was taken as 1992-93. Authority had passed res No. 60/95. fixing rate for Vikas Puri for 1992-93 and 1993-94 and also delegated powers to VC to fix rates for various other areas. Copy of the said Resolution is at (Appendix 'A-IV' P.NO. 225-227)

Thereafter the said method is being adopted, with the approval of VC, in all developed areas including Rohini Ph.I & II, for alternative plot allotments where ever the rates of 1992-93, 1993-94, 1994-95 and also 1995-96 are required to be applied. While doing so the base year viz., 1992-93 rate is escalated by cost of money for every year.

3. Proposal

In Rohini -Ph III project cost benefit analysis we are applying multipliers on the

Break even rate to various categories of plots to arrive at category specific Pre-determined rate. Such category specific multipliers are shown below.

Category	Size (area in Sq.mtrs)	Multiplier
EWS	26	0.75
LIG	32	1.00
LIG	48	1.25
MIG	60	1.75
MIG	90	2.00
Alternative		1.00

In view of data limitations for developed areas and also the multiplier for alternative plot being "1" in Rohini Ph-III, it is proposed to adopt the alternative rates under the Res. 60/95 as notional BE rate and adjust the same to various categories on the basis of above multipliers in Rohini Ph- I & phase II.

The alternative rate for Rohini Ph I & II works out Rs. 1910.55 for the year 1992-93. And for the year 1995-96 the alternative rate works out Rs. 2885/- per sq. mtr. by adding cost of money @ 17% p.a.

Category specific rates are proposed below:

The rates for Rohini Ph I & Phase II for 1995-96, work out as below, with 1992-93 as base year w.r.t formula in Res. 60/95.

Category	Size (area in Sq.mtrs)	Rate (Rs. per Sq.mtr)
EWS	26	2163.75
LIG	32	2885.00
LIG	48	3606.25
MIG	60	5048.75
MIG	90	5770.00

(It is clarified here that Rohini Ph I & Phase II have no differential in view of the fact that we are adopting highest rate of L & D O circular to assign relative weights to Rohini vis-a-vis Vikas puri in terms of Res. No 60/95).

4. As in the case of Res. No 60/95, in this case also, cases being few, these rates may be treated as final and adopted with the approval of the Authority. Further in case if rate for subsequent years or to any of the past years is required for administrative reasons for Rohini Ph I & Ph II, the method proposed in the preceding paras would be adopted with the approval of VC.
5. Submitted for the consideration of the Authority.

R E S O L U T I O N

Resolved that proposals contained in paras 3 & 4 of the agenda item be approved.

Item No. Sub: Resettlement of Gadaria Lohar in Sector-2, Mangolpuri, Rohini, Delhi.
42/2003 F.CE(R)/26(72)/2001/DDA.

A.29.9.2003

PRECIS

The present proposal is for locating families of Gadaria Lohar who are descendents of Maharana Pratap working on land measuring 1350 sq.mtr. in Sector-2 Rohini on an alternate piece of land at Kanjhawala Road near Mangolpuri Market by providing them proper tenements and working place (as per the orders of the Minister of Urban Development).

2. Accordingly, Architect's plans proposing 34 room tenements and 34 shops on the ground floor were finalized and the construction are nearing completion. The foundation stone for the project was laid on 16.10.01 by the then Union Minister for Urban Development.

3. The details of tenements and the shops with cost is as under:-

Premises	Built up area	Cost (as worked out by Finance Deptt.)
One room tenements (34)	19.62 - 21.40 sq.mtr.	Rs.1.91 to 2.09 lakh*
Built up shops (34)	8.1 to 8.44 sq.mtr.	Rs.3.24 to 3.38 lakh
* subjection to revision as per latest policy		

4. The market rates for both the tenements and built up shops are higher. As far as policy for allotment of shop is concerned, it is seen that since the status of the Gadaria Lohar is that of encroachers, alternate shops can be allotted to them only out of the inventory of old and undisposed units on market price. There is no policy for allotting the shops to them on cost basis. Similarly for tenements, since they cannot be

categorized as Slum Dwellers, there is no policy for allotment of tenements to them on cost basis.

5. However, keeping in view the historical legacy of the Gadaria Lohar being descendents of Maharana Pratap, it is proposed as an exception to the policy to allot them tenements at cost price as indicated above after deducting Rs.39,000/- per tenement out of this cost which DDA in any case gives as subsidy for relocation of Slum Dwellers as per the slum relocation policy of Govt. of India. Although these persons are relocated at the same place but subsidy is justified as shops at ground floor will be disposed off at market rates, which was not possible without their eviction.

6. As far as identification of the Gadaria Lohar families is concerned, the Chief Engineer (Rohini) has indicated that there are 10 to 15 families which could be clearly identified. Since there will be surplus tenements and shops, it is proposed to identify more Gadaria Lohar families within the Rohini Zone who may be allotted the dwelling units/shops. In case, there are more eligible families than the number of shops/tenements, allotments may be made by draw of lots.

7. Finance Wing of DDA has worked out the rates of dwelling units as under:-

S.No	Area in Sqm.	No. of Units	Disposal Cost on Cash down		Disposal cost on H.P.	
			Without subsidy	After subsidy	Without subsidy	After subsidy
1.	20.31	8	1,98,318	1,59,318	2,05,790	1,66,770
2.	19.62	14	1,91,497	1,52,497	1,98,695	1,59,695
3.	21.40	8	2,08,900	1,69,900	2,16,751	1,77,751
4.	20.71	4	2,02,179	1,63,179	2,09,777	1,70,777

8. Rate for shops would be average tender rate of nearby market i.e. CSC 8, Sector 3, Rohini which is Rs.40,000/- per sq.mtr.
9. The proposal is placed for approval of the Authority.

RESOLUTION

Keeping in view the historical legacy of Gadaria Lohars, the Authority approved the proposals and decided that the shops should also be allotted to them on cost basis. However, the allotments shall not be transferable and will stand automatically cancelled in case of sale/transfer.

Item No. Sub: Policy for allotment of land to recreational club.
43/2003

A. 29.9.2002 F. PA/Di. F (L) /2002/DDA.

BACKGROUND

Institutional land is allotted under DDA(Disposal of Development of Nazul Lands) Rules, 1981. In accordance with the Rule 5 of the said Rules, the Authority may allot nazul land to schools, colleges, universities, hospitals, other social or charitable institutions, religious, political organizations for various purposes at the premium and ground rent on rates as determined by Central Government from time to time. The guidelines contained in Rule 20 of these rules state:-

- (a) That no allotment of nazul land should be made unless
 - (i) the institution directly subserves the interest of the population of the Union Territory of Delhi;
 - (ii) it is generally conducive to the planned development of Union territory of Delhi;
 - (iii) it is apparent from the nature of work to be carried out by the institution that the same cannot be carried out with equal efficiency anywhere else except the Union Territory;
 - (iv) unless it is a society registered under the Societies Registration Act or it is an institution owned and run by the Government or any local body or is constituted under any law in force;
 - (v) that it is non-profit making in character;
 - (vi) it is in possession of sufficient fund to meet the cost of land and construction of building;
 - (vii) that the allotment to such an institution is sponsored or recommended by Department of Delhi Administration or Ministry of Central Government.

Under these broad guidelines, the land is allotted to various institutions.

2. **ALLOTMENT OF LAND FOR CLUBS:**

As per the MPD-2001, the club is a facility under the overall use for public & semipublic facility and is used for functions, marriages, sports recreation etc. DDA allots land for clubs on the basis of the recommendations of the social Welfare Department of GNCTD at institutional rates, which are lower than commercial rates, on first cum first served basis.

3. **RECENT CHANGES IN THE POLICY:**

As per revised guidelines, circulated vide DDA letter dated 8.8.2001, land for clubs is being allotted at 50% higher than the zonal variant rates after August, 2001 subject to the conditions laid down in the said order dated 8.8.2001.

4. **RECENT CHANGES IN THE POLICY FOR HOSPITALS/ PETROL PUMPS:**

Recently procedure for land allotment to hospitals as well as to petrol pumps has been changed for disposal through auction/ tender for the following reasons:-

- (a) to attract the best experts in the field
- (b) realization of market value of land
- (c) more transparent mode of disposal
- (d) in the era of deregulation, private sector needs are also required to be met.

5. **NEED TO REVIEW THE POLICY FOR CLUBS:**

Though clubs facilitate community interaction and social functions, in many cases these are being used for commercial purposes. The membership of clubs is usually not available to the residents of the nearby areas. Besides, rates of membership are also very high. Despite instructions and even ban on marriage parties etc. the same are held in the

clubs. There is no mechanism to control such activities or monitor these functioning. The land allotted to a society for clubs at concessional rate is being put to commercial use. Under these circumstances, there seems to be no case for allotment of land to clubs on concessional rates

6. **PROPOSED POLICY:**

It is, therefore, suggested that henceforth:-

- a. land for clubs should be disposed of through open tender/ auction.
- b. wide publicity regarding availability of land in various zones and detailed terms and conditions should be given in advance. (The terms and conditions of tender, procedure for disposal will be decided later when in principle it is decided that the disposal will be through tender/ auction).
- c. Prevailing rate of land shall constitute the reserve price for tender/ auction.

7. **ADVANTAGES OF ALLOTING LAND THROUGH AUCTION/ TENDER:**

- (i) Sale will be at market value and thus there will be no misuse of the facility of concessional rates.
- (ii) More transparent disposal through open competition.

8. **ELIGIBILITY:**

Any individual who is not a minor, a group of persons including trust/ firm, registered society or a company registered under the Companies Act as a corporate entity.

The agenda item is placed before the Authority for its consideration.

RESOLUTION

The Authority approved the proposal for allotment of land to recreational clubs through auction/tender mode and decided that hence-forth land for Community Halls/Rooms (other than those to be put up by DDA, MCD or RWAs) shall also be allotted through open auction/tender.

The Authority clarified that allotment of land for 'Dharamshalas' shall continue to be made as per the present procedure & policy.

Item No. 44 /2003

F.21(1671)2001/HAC

A. 29.9.2002

Sub: Standard Costing for flats - Plinth Area Rate from 1st October 2003 to 31st March 2004.

1. PRECIS:-

A. The Authority had passed a Resolution on the costing of the flats by DDA- moving from actual cost to standard cost in its meeting held on 21.1.2002 vide Resolution No. 7/2002. As per Para IV.1 (b) of this Resolution the plinth area rate (PAR) of construction is to be announced twice in a year and would apply as on 1st April and 1st October each year. As per Para IV.2. (a) (i) of the Resolution PAR of 1st April will be based on actual costing data received upto 28/29th February and PAR of 1st October will be based on costing data received upto 31st August preceding 1st April and 1st October respectively. As per this Para separate PAR are to be worked out for flats with lift and flats without lift and to be rounded off to multiple of 100. The PAR for flats with lift was worked out on the basis of approved PEs and for flats without lift, it was worked out on the basis of actual costing data received and updated by 5% for future increase. PAR per Square meter approved vide this resolution was Rs 8000/- for flats with lift and Rs 5100/- for flats without lift applicable upto 31.3.2003. PAR for flats without lift was revised to Rs 5400/- per square meter vide Authority resolution no. 44/2002 applicable from 1.4.2002 to 30.9.2002 and to Rs 5660/- per square meter vide Authority resolution no. 96/2002 applicable from 1.10.2002 to 31.3.2003.

B. As per Authority Resolution No. 110/2002 dated 20.12.2002, it was decided that PAR will be based on the weighted average of actuals without updation of 5% and PAR was rounded off to multiple of 10. The Authority Resolution number 110/2002 had prescribed the following PAR including maintenance, deficiency and rectification charges upto 31.3.2003 (applicable w.e.f. 20.12.2002) and the same was continued vide authority resolution no. 7/2003 till 30.9.2003.

Flats with lift	Rs.8000 per sq. mtr
Flats without lift	Rs.5250/- per sq. mtr for Janta, Rs 4820/- per sq. mtr for LIG, Rs 5380 per sq. mtr for MIG and Rs 5680 per sq. mtr for HIG.

2. No costing has been received for flats with lift and HIG/SFS flats. In three other schemes completed during this period, water and/or electricity is not available except in the scheme 34 one room tenements constructed for Gadaria Lohars. In view of this, it is proposed not to revise plinth area rate.

3. Approval of the Authority is required to continue to charge following PAR till 31st March 2004 including maintenance, deficiency and rectification charges.

Flats with lift	Rs.8000 per sq. mtr
Flats without lift	Rs.5250/- per sq. mtr for Janta/EWS/one room tenements,
	Rs 4820/- per sq. mtr for LIG,
	Rs 5380 per sq. mtr for MIG and
	Rs 5680 per sq. mtr for HIG/SFS.

Note:

1. For flats with richer specification additional PAR would be charged.
2. If any distortion is noticed in PAR, Vice Chairman is authorized to rectify the same with the approval of Lt. Governor, Delhi.

RESOLUTION

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

Item No.
45/2003
A-29.9.2003

**SUB: BHARAT VANDANA PRANGAN - CREATION OF SPACE AND
BUILT FORM AROUND SECTOR-20, DWARKA.**

File No.F.3(70)2002-MP

1. As per the development plan of Dwarka sub city, Sector-20 has been designated as a major recreational sector surrounded by roads with institutional and service centre developments around it. It was decided to develop this area with a strong urban context not only for the Dwarka Sub City but a Centre for all of Delhi and to provide certain activities in this area which could make it a "Place for People" and a place of confluence of all arts, cultures and ethnicity of India in its architectural expression.

For this purpose an architectural Competition of "SAARC" nations was held by DDA in August, 2001. The Competition was to be concluded in two stages. In 1st stage, 6 entries were to be short listed and detail designs were than to be received from these 6 short listed entries for final selection. Brief detail of facilities proposed are as given below:

- i) A Bharat Bhawan complex with state of the art convention facilities, auditorium, resource centers and exhibition halls etc. was conceived a hub of the Project.
- ii) A city level urban space for gathering of about 50000 people which could be used for socio cultural activities, exhibitions, fairs and festivals.
- iii) A theme Park portraying diverse culture, science, natural history, civilization etc. which may unfold like a beautiful panorama.
- iv) A multi purpose Open Air Theatre for performing arts, hosting music & dance and theatre etc.
- v) A multi purpose Open Air Stadium with a capacity of 10000 spectators as part of the sports activities.

The 1st stage assessment was done in Feb., 2002 and 6 entries were short listed.

2. While preparing the brief for 2nd stage of competition, it was felt that the recreational area in Sector-20 needs to be redefined in order to give a strong visual and physical access to this area. For this certain adjustments in the land use and transportation network was felt necessary. It was felt that green area should be edged with classical government and institutional building to serve as a CENTRAL VISTA of Dwarka project somewhat on the pattern of India Gate or the National Mall, Washington DC.

3. The proposal was prepared and put for consideration of the Authority in its meeting held on 25.10.2002 vide Item No. 89/2002. The Authority desired following additional information:
- The extent of dislocation of existing services and their financial implications.
 - Practical problems envisaged in the shifting/relocation of built up structures.
 - The necessity to sacrifice 22 hectares of residential land for accommodating offices/institutions.
 - Requirement of establishing another vista.
4. Informations regarding these observations are given below:
- Reg. Dislocation of Existing services and their financial implications:** As per the Engineering Wing, it is clarified that no major existing services would be dislocated in view of the proposed scheme, except small stretches of boundary wall and few electric poles. The financial implications of the same as per SE CC-17, DDA are estimated to be about Rs.79.28 lacs (Ref. (App. 'A' at P-45)). In addition to above, as per revised scheme an additional 3km road length, storm water drain and street lighting would be required with an additional expenditure estimated to be Rs.13.84 crores (App. 'B' at P-46). However, this land is part of Phase-II land recently acquired and is yet to be developed as per approved Dwarka Ph.II plan. The total financial implication of dislocation and also for provision of additional services in view of the modified scheme (also part of the Dwarka, Ph.II development) would be Rs.14.63 crores (Rs.79.28 lacs + Rs.1384.25 lacs = Rs.1463.53 lacs).
 - Practical problems envisaged in the shifting/relocation of built up structures:** There are following existing built up structures/properties (as shown in the Plan laid on table) within the scheme as per the Engineering Wing:
 - Command Tank No.4.
 - Trunk Drain No.2.Both these features have been retained in the proposed scheme. In addition to above, there are Two Government schools and One cremation ground existing in Sector-23, Phase-I, which may have to be readjusted in the institutional land earmarked in Dwarka Phase-II. Readjustment of these properties is feasible with nominal cost.
 - Rationale to sacrifice Residential Land for accommodating offices/institutions:** The revised scheme envisage land use change/adjustment of about 26 hectare of residential land by institutional (public & semi-public land) as highlighted in the plan laid on table. This readjustment of land use is necessary to redefine the space and built form around Sector-20 in Dwarka sub city.
 - Requirement of establishing another Vista:** In order to provide a unique landmark of independent India in this self-contained upcoming sub city of Dwarka, the 'Bharat Vandana Prangam Scheme' with a vista is envisaged.

The existing India Gate vista depicts the image of colonial era, whereas the proposed landmark shall be an additional unique feature of Dwarka Sub-City to depict rich socio cultural ethos of India.

5. Thus two Alternative proposals are there for development of Bharat Vandana Prangan.

Alternative-I: This is as per the original layout plan of Dwarka sub city wherein main recreational Sector-20 having an area of 86 Hectrs.(approx.) along with adjoining green areas in Sector-19 & 23 will be developed as Bharat Vandana Prangan making a total area of 142 Hectrs.(approx.) respecting existing physical features like roads, command tank etc. at site and without proposing any change of land use, and

Alternative-II: Wherein national level Institutions are proposed on two edges of main recreational Sector-20 and the green area is being extended up to Najafgarh drain through Sectors-19 & 23, thus the area of the scheme is increased from 142 Hectr. to 196 Hectrs. The Statement of areas under different uses in both the Alternatives is as under:

USE	ALTERNATIVE-I	ALTERNATIVE-II
GREEN	135 HECTRS.	113 HECTRS.
INSTITUTIONAL	17 HECTRS.	55 HECTR.
ROADS	18 HECTRS.	28 HECTRS.
RESIDENTIAL (not part of competition)	26 HECTR.	0 HECTR.
TOTAL	196 HECTRS.*	196 HECTRS.
Area for competition	142 HECTRS.(APPRX.)	

*For comparison purpose, the area of Sector-19 & 23, which is included in Alternative-II has been included in Alternative-I also.

6. A meeting was held under the chairmanship of Vice-Chairman, DDA on 16th of June, 2003 wherein the Project was discussed in detail. As per the decision of the meeting Comparative Statement has been prepared of both the alternatives i.e. 1- as per the original site and 2-modified site.

COMPARATIVE STATEMENT:

ALTERNATIVE-1 (As per original Layout Plan of Dwarka)	ALTERNATIVE-2 (With modification in the Layout Plan of Dwarka)
1. It will not involve any infructuous and additional expenditure.	It will involve infructuous expenditure of about Rs.80 lacs in the form of removal of electric poles/lines and dismantling of road already constructed and additional expenditure of Rs.13.84 crores due to increase in length of the road.
2. It will not require any change of land use and hence residential component of 20 hacts. of gross residential will not be sacrificed. Hence, project can be taken up immediately.	It will also involve change of land use from green/recreation to institution/PSP. The process will be time consuming and will delay the implementation of the Project.
3. The major recreational chunk of Sector-20 is directly related to metro rail corridor thereby facilitating the movement of people.	Direct link to major part of Bharat Vandana Prangan will be cut of from metro rail due to introduction of institutional plot in between and part of green in triangular shape also cut off.
4. Command tank which has been already constructed at site can be retained without any major problem.	Without removing the command tank which require further dislocation of services and additional expenditure. The major objective of forming the access up to Najafgarh drain will not be obtained.
5. In the overall layout plan of Dwarka, this has been conceived as a major recreational area primarily for the benefit of the residents of Dwarka sub city.	It may change the character of recreational area to a city level and deprive the residents of Dwarka sub city of their basic need.
6. This will be a large area of green without any definite edges.	This provides for definite edges of the green area along with urban form. However, location of the green is such (in one corner of the Dwarka sub city) that the primary objective of converting it into a space similar to central vista may not be achieved.

RECOMMENDATIONS:

The scheme is once again put for consideration of the Authority for deciding whether 1st Alternative as per the original Plan of Dwarka should be followed or 2nd Alternative with modified land use pattern should be followed.

RESOLUTION

Implications of both the alternatives for development of Bharat Vandana Prangan were discussed. After detailed discussions, the Authority accorded approval to the 'alternative I' and advised expeditious development of the Prangan in accordance with the original layout plan.

WORK ALREADY EXECUTED/TAKEN OVER

Subject: Bharat Vandana Park.
 SH: Construction cost of electric poles (Street light)
 and boundary wall.

S.No.	Sub-Head.	Amount.
1.	Construction of providing electric poles & DVB line.	Rs. 38,00,000.00
2.	Construction of boundary wall for green along roads.	Rs. 30,40,000.00
	Add 3% contingencies.	Rs. 68,40,000.00
		Rs. 2,05,200.00
	Add 12.50% departmental charges.	Rs. 70,45,200.00
		Rs. 8,80,650.00
		Rs. 79,25,850.00

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 AE/SWD-7/DDA.

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 EE/SWD-7/DDA.

FRESH WORK TO BE TAKEN AS PER REVISED PLAN

Sub: Bharat Vandana park (Revised plan).
 SH: Construction cost of roads, foot path, S.W. Drain and
 street light as per revised plan.

S.No.	Sub-head.	Amount.
1.	Construction of 60 Mtrs. & 30 mtrs. R/W road. (length of 60.00 Mtr. road = 1200 Mtrs. (Length of 30.00 mtrs road = 2100 Mtrs. (Annexure-A).	Rs. 5, 10, 48, 800.00
2.	Construction of footpath with paver blocks, 60.00 Mtrs. & 30 Mtrs R/W road (Annexure-B).	Rs. 3, 20, 98, 375.00
3.	Construction of S.W. Drain. (Annexure-C)	Rs. 2, 31, 13, 384.00
4.	Cost of providing electric poles and D.V.B. line. (Annexure-D)	Rs. 1, 32, 00, 000.00
	Add 3% contingencies.	Rs. 11, 94, 60, 559.00
	Add 12.50% departmental Charges.	Rs. 35, 83, 817.00
		Rs. 1, 53, 80, 547.00
		Rs. 13, 84, 24, 923.00

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AGENDA ITEM NO. 46 /2003

Subject: Accounting Policies for preparation of Financial Statements/Accounts of the Authority.

File No. F.15/18/02/DF/Accounting Policy

1. PRECIS:-

- A. Section 25(1) of the Delhi Development Act 1957 provides that the Authority shall maintain proper accounts and other relevant records and prepare an annual statement of accounts including the Balances Sheet in such form as the Central Government may by rules prescribe in consultation with the Comptroller and Auditor General of India.
- B. Accordingly, DDA is maintaining its accounts as per the provisions contained in the DDA Budget and Accounts Rules 1982. In accordance with the provisions under the Delhi Development Authority Act 1957 and DDA Budget and Accounts rules 1982, DDA prepares its accounts and submits the same to Accountant General (Audit) Delhi for certification.
- C. The AG (Audit) Delhi in their audit comments on the accounts of the Authority for the year 1992-93 had observed that the Accounts and the Balance Sheet did not exhibit a true and fair view of the state of affairs of the Authority as shown in the books of accounts. DDA has appointed a firm of Consultants who have updated Fixed Assets Register, Sundry Debtors Accounts and Work-in-Progress Register and have submitted a Statement of Affairs as on 31-03-2002. Further, it was thought that it would be more appropriate to have Double Entry System for an organization like DDA which is engaged in commercial transactions in Land and Housing activities. Accordingly, the job relating to the introduction of Double Entry Accounting System, was entrusted to a firm of Chartered Accountants and the work is in progress.

- D. Prior to the passing of Finance Act 2002 by the Parliament, DDA was exempted from payment of Income Tax under clause 10(20) of the Income Tax Act 1961. The Finance Act 2002 has withdrawn the above exemption and DDA is now liable to pay Income Tax from the financial year 2002-03. To finalise its Income Tax obligations, DDA is also required to declare its Accounting Policies.
- E. The Draft Accounting Policies prepared in consultation with the Consultants was circulated to all departmental heads of DDA for their comments. After incorporating their observations the Draft Accounting Policies have been prepared.
2. **PROPOSAL:**
The proposed Accounting Policies is placed at Appendix 'A' at P-49 to 50).
3. **APPROVAL OF AUTHORITY**
Approval of Authority is sought on para (2) above. Any addition/alteration in the Accounting Policy as per operational necessities will be made with the approval of the Vice Chairman, DDA on the recommendation of Finance Member.

RESOLUTION

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

ACCOUNTING POLICIES OF DELHI DEVELOPMENT AUTHORITY

A. REVENUE RECOGNITION	1. Sale will be recognized at the time of issue of possession letter.
2. The following income will be recognized on accrual basis:	a) interest included in monthly installments, b) rent from assets licensed by DDA c) Interest on investments.
3. The following income will be recognized on cash basis:	a) ground rent, service charges, b) interest on defaulted payments c) penalty/damages/ composition fee/compounding fee etc. d) processing fee
B. RECOGNITION OF EXPENDITURE	1. Interest on registration money deposited by the registrants of plots/flats will be accounted for on accrual basis. 2. The expenditure on account of deficiency charges, arbitration awards and maintenance charges will be booked on cash basis. 3. Compensation/ additional compensation on land acquisition will be accounted for on cash basis. 4. The expenditure on infrastructure/ non-revenue generating assets would be treated as revenue expenditure on cash basis.
C. VALUATION OF STOCK:	1. <u>Raw Material</u> : It will be valued at actual cost 2. <u>Work in Progress</u> : It will be valued at actual cost incurred and will include departmental charges, interest and other charges, proportionately on the basis of completion of work. 3. <u>Finished stock</u> : a) Houses: at standard cost b) Commercial properties: at average standard which will be based on average tender/ auction rates c) Land and other properties [other than (b) above]: at disposal/ standard rates/standard cost (pre-determined rates).

4. Land used for construction of houses and shops. It will be valued at pre-determined rates as applicable on the date of commencement of construction of flats/shops for the purpose of transfer of consideration to Nazul.

D. VALUATION OF FIXED ASSETS:

1. The written down value of the Moveable/Immovable Assets will be shown at Actual cost as reduced by the accumulated depreciation.
2. Land used for office buildings, staff quarters, stores etc., will be valued at the disposal/pre-determined rate of land as on the date of such transfer.

E. RESERVES, GRANTS AND INVESTMENTS ETC.

1. Grants:

Grants and deposits, if any, received from the Govt. of India/ State Governments and other Authorities during the year against revenue expenditure may be adjusted against expenditure and the corresponding expenditure is shown net of subsidy. Unutilized grants are treated as liabilities & carried to the next accounting year.

2. Retirement Benefits:

- i) The Liability for retirement benefits of employees in respect of General Provident Fund, Gratuity & Pension Fund will be accounted for on cash basis.
- ii) The Liability for leave encashment of employees to be accounted for on cash basis.

3. Investments

Investments will be valued at actual Cost.

4. Reserves:

The reserves for various specific purposes like fire, insurance etc. should be distinguished from the total surplus so as to depict only the real surplus in the balance sheet.

4. Fund:

It will represent various funds viz. UDF, Sinking Funds etc. to meet specific liabilities.

F. MISCELLANEOUS

1. Depreciation will be charged at rates prescribed for different categories of assets under the provisions of the Income Tax Act/Rules as applicable for the relevant financial year.
2. License fee/service charges recovered from the users of Nazul properties, such as, staff quarters, will be transferred to Nazul Account.

Item No. 47/2003 SUB: MODIFICATION IN MPD 2001 WITH REGARD TO REVISION IN DEVELOPMENT CONTROL NORMS FOR HOSPITALS.
A. 29.9.2003 F.13(1)96-MP-PT-I

PROPOSAL IN BRIEF:

A proposal for amendment in MPD 2001 with respect to revision of norms for hospital was referred to the Ministry on 15.3.2002 for issue of a final notification.

In response, the Joint Secretary (D&L) MOUD&PA vide his D O No. K-20013/13/99-DDIB dated 8.7.2003 addressed to VC DDA has pointed out that the present proposal submitted to the Ministry regarding hospital not only intends to give a higher FAR and ground coverage for the 200 bedded hospitals than what was proposed in the Public Notice but also intends to give higher FAR to hospitals on 6000 sq.mt. which would mean permitting higher FAR to even 80 bedded Intermediate Hospitals which was not contemplated in the Public Notice. He has also requested DDA to re-examine the matter and send fresh proposal to the Ministry for consideration.

BACKGROUND:

2.1 A proposal on the above subject based on the recommendations of a Committee constituted by the Ministry, was brought before the Authority vide agenda item no. 36/2000 dated 28.3.2000. After the approval of the Authority, a Public Notice was issued on 11.11.2000 to invite public objections / suggestions (copy of the public notice placed at Appendix 'A' at page 54 to 55).

2.2 After processing the objections / suggestions, the matter was again brought to the Authority in its meeting held on 21.5.2001 vide item no. 31/2001 wherein it was decided that the proposal regarding relaxation of ground coverage and FAR may be extended to all categories of hospitals. Similar decision was also taken in the Authority meeting dated 28.3.2000 referred above.

2.3 After considering all the issues, the matter was placed in the Technical Committee on 7.8.2001 with a proposal of 35% ground coverage, 200 FAR and 33 mtr. height for all categories of hospitals. The Technical Committee has desired that a study be conducted to see whether the above mentioned norms are feasible or not for all categories of hospitals. Accordingly, the feasibility study has been conducted and the same was placed in the Technical committee meeting held on 4.9.2001. The Technical Committee recommended approval of the proposal. The decision of the Technical Committee dated 4.9.2001 is placed at Appendix 'B' at page 56 to 64).

2.4 Thereafter, following proposal was put up in the file for L.G.'s approval. Subsequently vide letter dated 15.5.2000 the proposal, as approved by L.G., was referred to the Ministry for issue of final notification.

PROPOSED DEVELOPMENT CONTROL NORMS FOR HOSPITAL:

Minimum plot area	6000 sq.m
Maximum FAR	200
Maximum Ground coverage	35%
Maximum height	33 mtr.
Additional Ground Coverage For Multi level parking.	10%

Other controls:

- i). All built up space except area used for parking shall be counted in FAR.
- ii). The additional FAR (within recommended limits) for existing hospitals shall be governed by the availability of infrastructure (water / power / sewer etc.) & parking which can be accommodated within plot area earmarked for hospital building.
- iii). Residential Area component within the hospital shall be governed by Group Housing Norms.
- iv). Parking to be provided in the form of basements (one or more basements or multi storey parking lot, basement should be confined within the envelope line, Basement shall be excluded if used for parking from FAR calculations.
- v). Height of basement shall not be more than 2.4 mtr. from finished floor to bottom of slab.
- vi). Height restriction of hospital building shall be further subject to clearance from all concerned agencies.
- vii). In case of existing hospitals, applicability of revised development control norms shall be subject to clearance / NOC from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR.

Finance Deptt. and Land Deptt. have worked out the charges to be levied for additional FAR which is proposed to enhanced form 100 to 200. Lt. Governor Delhi in the note dated 1.4.2002 has accorded approval on the rates to be charged for additional FAR. This should be 50% of the Zonal Variant rate .

3. PROPOSAL FOR CONSIDERATION OF THE AUTHORITY

In view of the background, and various issues discussed and the Ministry's letter dated 8.7.2003, the following options are submitted before the Authority for consideration:

i) To concur with the already processed proposal which emerged after considering the objections/suggestions, view of the Authority and Technical Committee and stands submitted to the Ministry.

ii) The matter is processed denovo after issuing a fresh Public Notice and inviting objections/suggestions as per para 2.4.

RESOLUTION

After detailed discussions, the Authority decided to go ahead with the proposals earlier approved on the basis of which objections/suggestions from the public had been obtained.

DELHI DEVELOPMENT AUTHORITY

NO. F.13(1)96-MP

Dated : 7.11.2000

PUBLIC NOTICE

The following modification which the Central Government proposes to make in the Master Plan for Delhi 2001, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification / amendment may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objection / suggestion should also give his name and address.

PROPOSED MODIFICATION :

(i) On page 138 left hand side column of the Gazette under heading "infrastructure social (health)" Last sentence may read as below:

"Now a six tier system (including the super- speciality hospital category) has been recommended as given below:"

(ii) On page 163 of Gazette Notification (RHS column) under the heading "hospital (072)" the following text be added:

"Hospital (500 bedded Super Speciality 0 72)
Maximum plot size : 6000 s.q.m.
Maximum ground coverage 35%
Maximum Floor Area Ratio 200

Other control :

(i) Area to be used for housing of essential staff is indicated in the norms for health facilities, in such an area the regulations of group housing shall apply.

(ii) All the built up areas except 'parking', are to be counted in FAR.

(iii) Basement below the ground floor and to the maximum extent of the ground coverage shall be allowed.

(iv) Height restrictions shall be governed by the Airport Authority / DUAC

(v) If the parking is provided in the form of multi - storeyed parking lot, the same will be excluded from both , coverage and FAR calculations.

Intermediate Hospital (200 bedded, Super speciality)
Maximum plot area 3700 sqm.
Maximum gr. coverage 35%
Maximum Floor Area Ratio 150

Other Controls

- (i) Area to be used for housing of essential staff is indicated in the norms for health facilities, in such an area the regulations of group housing shall apply.
- (ii) All the built up area except parking are to be counted in FAR.
- (iii) Basement below the ground floor and to the maximum extent of the ground coverage shall be allowed.
- (iv) Height restrictions shall be governed by the Airport Authority / DUAC
- (v) If the parking is provided in the form of multi-storeyed parking lot, the same will be excluded from both, coverage and FAR calculations.

NOTE (i) For other hospitals the development control norms shall remain as given in MPD 2001. The revised norms shall be applicable to all the existing such hospital having an area of 3.7 hac. or more.

2. A copy of the proposed modifications will be available for inspection in the office of Joint Director (Planning), Master Plan Section, 6th floor, Vikas Minar, DDA Office, I.P. Estate, New Delhi on all the working days, during the period referred above.


(V.M. MANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED: 11.11.2000.

21/11/2000

AGENDA FOR TECHNICAL COMMITTEE.

Sub: Revision in Development Control Norms for Hospitals in Delhi.

1.0 Background.

Ministry of Urban Development had constituted a Committee to review the development control norms for Hospital. The recommendation of the Committee were approved by the Ministry to invite objections/suggestions for taking up necessary amendments in MPD-2001.

Accordingly after inviting objections/suggestions and processing of such objections/suggestions item was put up for consideration of Authority in the meeting held on 21.5.2001.

2.0 Follow up action on Authority resolution of 21.5.2001 and decision of Technical Committee meeting held on 7.6.2001

As a follow up action, of the decision of Authority meeting held on 21.5.2001, On the modification and review of development control norms for existing hospitals in Delhi, proposal was considered by the Technical Committee in its meeting held on 7.8.2001, wherein Technical Committee has taken following decisions.

- i) Technical Committee desired that to appreciate the feasibility of proposed increases in FAR and Ground coverage for hospitals, it will be desirable to have a three dimensional study of (a) Existing hospital Escorts Heart Institute (b) Hospital being planned i.e. Gitanjali. This can be done by respective hospitals and submitted to DDA.
- ii) It has also been clarified by Technical Committee that the revised norms of FAR, coverage etc. shall be applicable only to the part of the plot area meant for hospital building excluding the part of plot area earmarked for residential use which shall be developed as per the norms applicable to residential use zone.
- iii) With these illustrative studies (two dimensional i.e. plan and three dimensional i.e. model) the item be placed again in Technical Committee.

During the discussion, suggestion was given to work out the parking requirement & its adjustment within the plot.

3.0 Proposed development Control Norms.

Proposal which was put up for consideration of Technical Committee in its meeting held on 7.8.2001 is as under.

Minimum plot area.	6000 Sqm.
Maximum ground coverage	35%
Maximum floor area ratio	200
Maximum height.	33 Mtr.

OTHER CONTROLS:

- i) Parking to be provided in the form of basements (one or more basements) or multi-storey parking lot, basement should be confined within the envelope line, Basement shall be excluded if used for parking from FAR calculations
- ii) Residential area component within the hospital shall be governed by Group Housing norms
- iii) Height of basement shall not be more than 2.4 Mtrs. from finished floor to bottom of slab.
- iv) Height restriction of hospital building shall be further subject to clearance from all concerned agencies.
- v) In case of existing hospitals, applicability of revised development control norms shall be subject to clearance/NO C from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR

4.0 Farther Examination.

On proposed size of 6000 Sq.mtr. for hospital, the details of open space, parking requirements shall be

FAR	200
Permissible built up floor area with 200 FAR.	12000 Sqm
Parking requirement (@ 1.33 ECS per 100 Sqm. for built up area of 12000 Sqm	162 cars
Say	160 cars

Assuming ground coverage of 35%
The covered built up area comes to

2100 Sqm.

Further 7.5% area of plot proposed to be
kept as green at once place.

450 Sqm.

Area under mandatory set back front
15 mt. , rear 6 mtr. , Side I - 6 mtr.,
Side II - 6 mtr.

2200 Sqm.

Remaining area approximately
1250 Sqm.

Multi land parking 15% of plot area
i.e. parking.

21.5% of total plot area.

900 Sq.mt.

- (i) Surface parking under car be
Accommodated in 1250 Sq mt.
Assuming 23 Sq.Mt. area per car.

54 cars.

- (ii) Remaining 106 cars to be accommodated
In multi level parking or in basement.

If accommodated in form of multi-level parking in space of 900 Sq.m.

Surface parking including ground
Floor of multi level parking space.

1st floor.

54 cars.

Ind floor.

30 cars.

Basement-I

30 cars.

Basement-II

30 cars.

Total =

30 cars.
174 cars.

If parking accommodated on surface and one basement of hospital.

Surface parking.

54 cars.

Basement-I having area of 3800 Sq.m.

120 cars.

Total =

174 cars.

5.0 Inference

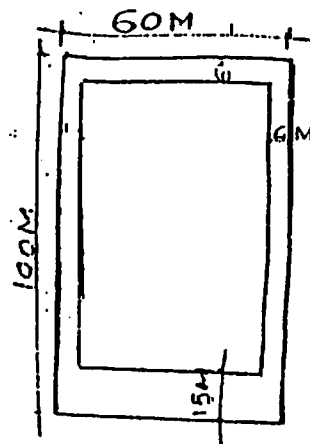
- a) Parking requirement generated due to permissible area can be accommodated through multi level parking having 2 basement & ground plus two more storeyed structure or through surface parking plus one basement below the hospital building.
- b) Green open space equivalent to 7.5% of plot area can be provided at one place.
- c) Mandatory set back area will be apart 36-40% of the plot area which would also be kept as green or open.
- d) To achieve total built up area for hospital building number of storeyed shall be ground plus five (Total six), under height of 33 mtr.

6. Issue for consideration.

In view of the analysis of parking provisions as per norms for proposed FAR of 200, the development control norms as contained in para 3.0 are placed before the Technical Committee for consideration and recommendation to the Authority.

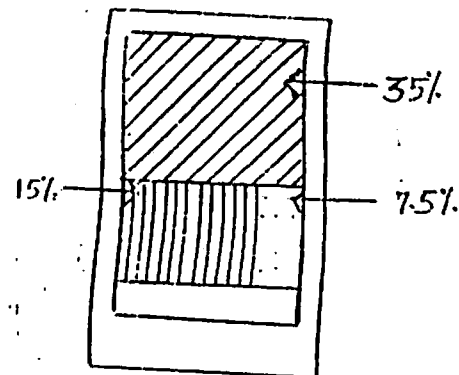
WV R. G. 30/10/2011

PLOT AREA	6000 sq mtr
PLOT SIZE	60 MTR X 100 MTR.
SET BACK REQUIREMENT	
Front	15 mtr.
Rear	6 mtr
Side I	6 mtr.
Side II	6 mtr



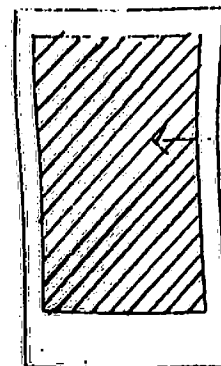
DISTRIBUTION OF PLOT AREA

ERED AREA	35%
LEVEL PARKING AREA	15%
OUND	
N AREA	7.5%
ATORY SET BACK	36.5%
AL OPEN AREA	.6%



AREA UNDER BASEMENT
UPTO SET BACK LINES

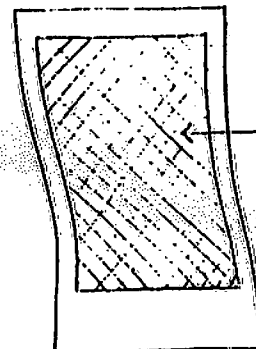
63.5%



FOR SERVICE

1. Basement I for services

2. Basement II for parking



FOR PARKING

No. of Storeys

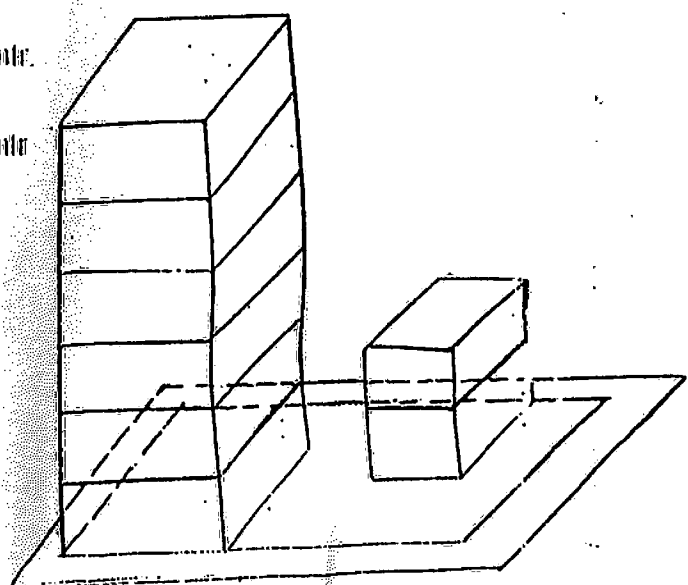
6

Ground floor area

2100 sq.mtr.

Total built up area
with 200 FAR.

12000sq.mtr.



DRAFT MINUTES OF THE TECHNICAL COMMITTEE HELD ON 4.9.2001.

Confirmation of minutes of Technical Committee held on 7.8.2001.
The list of participants is enclosed.

Item No. 41/2001

SUB: Regarding construction for Osho Religious, spiritual and meditation centre near Najafgarh in Village Pandwala Khurd.

The specific proposal is not conforming to MCD-2001 provision of 0.5 k.m. from Village settlement. In view of this, it was not agreed to.

Technical Committee also desired that a comprehensive paper regarding the options / possibility of locating the public and semi-public facilities in Rural Use Zone be placed before the Technical Committee.

Item No. 55/97

SUB: Policy for regularization of existing Banquet Halls / proposals for new Banquet Halls in Delhi.

Proposal was discussed in detail with previous background of policy formulation. The report of Committee constituted by Lt. Governor, Delhi in April, 1996 was discussed in meeting of Standing Committee of MCD, Technical Committee of DDA & in the Authority Meeting held on 20.3.98, 28.10.98, 26.10.99, 10.10.2000 (This also include some modification in policy, and regulation and development control norms applied for regularisation of Banquet Halls). Finally, policy was referred to MOUD on 18.12.2000. MOUD vide letter dt. instructed not to take further action about regularization without prior approval of Ministry. Action report on Banquet Hall has also desired by MCD and Land Deptt. of DDA for the Banquet Halls in Residential areas

Technical Committee recommended that Banquet Hall may be allowed in commercial area. The Development Control Norms as applicable to the use of the identified plot shall be applicable. The matter may be processed further and reference be made to MOUD for concurrence.

The policy about permissibility of uses other than industries including commercial on industry plot stand referred to MOUD, and decision of Ministry in this regard may also be applicable to banquet hall on industrial plot with the consent of MOUD. This may be placed in Authority for consideration.

DRAFT MINUTES OF THE TECHNICAL COMMITTEE HELD ON 4.9.2001.

Confirmation of minutes of Technical Committee held on 7.8.2001.
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Item No. 9/2001.

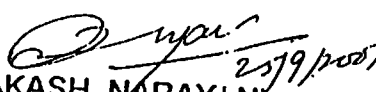
SUB: Modification in Master Plan for Delhi-2001 with regard to revision in Development Control Norms for existing big hospital in Delhi.

MAX FAR	-	200
MAX GROUND COVERAGE	-	35%
Additional Ground coverage		
For provision of Multi level parking.	-	10%

OTHER CONDITIONS:

1. All built up space except area used for parking shall be counted in FAR,
2. The additional FAR (within recommended limits) for existing hospitals shall be governed by the availability of infrastructure (water / power / sewer etc.) & parking which can be accommodated with in plot area earmarked for Hospital building.
3. Residential Area component within the hospital shall be governed by Group Housing Norms.
4. Parking to be provided in the form of basements (one or more basements) or multi storey parking lot, basement should be confined within the envelope line, Basement shall be excluded if used for parking from FAR calculations.
5. Height of basement shall not be more than 2.4 Mtrs. From finished floor to bottom of slab.
6. Height restriction of hospital building shall be further subject to clearance from all concerned agencies.
7. In case of existing hospitals, applicability of revised development control norms shall be subject to clearance / NOC from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR.

It is requested that the observations / comments if any, of the minutes of the meeting may please, be sent to Joint Director (MP) within a week's time.


(PRAKASH NARAYAN)
OSD (DC&TT)

COPY TO:

1. Sh. R.K. Bhandari, Engineer Member
2. Sh. Vijay Risbud, Commr. (Plg.)
3. Sh. A.K. Jain, Addl. Commr (Plg)
4. Sh. N.K. Aggarwal, Addl. Commr. (Plg.)
5. Sh. Chandra Ballabh, Additional Commr. (Plg.) MPPR
6. Sh. C.L. Aggarwal, Chief Architect,
7. Sh. S.C. Karanwal, Addl. Chief Arch. I
8. Sh. V.D. Diwan, Addl. Chief Arch. II
9. Sh. B.K. Arora, TCP TCPO
10. Sh. Shamsheer Singh, Sr. TCPP MCD
11. Sh. Ravinder Sani, Delhi Police (Traffic)
12. Sh. S.K. Malhotra Chief Engineer (Fly over) DDA
13. Sh. S.C. Tayal, project Manager (DDA)
14. PS to VC for information.

ITEM NO.
48/2003

A. 29.9.2003

SUB. PERMISSIBILITY OF BANK, NURSING HOME AND GUEST HOUSES ON A MINIMUM OF 167.2 METER (200 SQ. YARDS) RESIDENTIAL PLOTS IN REHABILITATION COLONIES, AS PART OF MIXED LAND USE POLICY AMENDMENT IN MPD 2001.

F.10(5)81-MP/PT.III

1. PROPOSAL IN BRIEF

In the Authority meeting held on 28.3.2003, one of the Authority members raised the issue of reconsidering permission of Bank, Nursing Home and Guest House on minimum plot size of 167.2 sq.m. (in place of 209 sq.m.) in 'Rehabilitation Colonies'. This matter was earlier considered by the Authority in its meeting held on 18.10.2000.

2. BACKGROUND:

2.1 The proposal for allowing nursing homes, guest houses (max. 15 beds) and Banks on residential plot of 167.2 sq. meter and above facing a minimum 13.5 sq. yards R/W road in Rehabilitation Colonies was considered by the Authority vide item No. 79/2000 in its meeting held on 18.10.2000. The Authority recommended the following:

"To allow nursing homes, guest houses and banks on residential plot 167.2 sq. meter only in 'Special Area' as defined in the Master Plan, if such plots conform to all other conditions laid down in the agenda item. Such uses shall not be allowed on residential plots of less than 209 sq. mtr. situated outside the 'Special Area'".

2.2 The recommendation of the Authority was referred to Ministry of Urban Development and Poverty Alleviation vide this office letter dated 12.12.2000 followed by reminders dated 12.3.2001, 6.11.2001, 30.4.2002 & 2.8.2002. So far the approval of the Government of India for permitting bank, nursing home and guest houses on a minimum plot size of 167.2 sq. meter in the Special Area has not been received.

2.3 Ministry of Urban Development vide its notification dated 7.5.99 has notified the amendments in MPD 2001 for allowing nursing home, guest house & Banks in residential plots of minimum size of 209 sq. meter. Subsequently Gazette notifications have been issued on 11.3.2003 notifying the regulations for permission of residential land and building for use as banks, nursing homes and guest houses. According to these regulations the minimum size of residential plot shall be 209 sq. mtr. facing road of width of 18 meters (9 meters in 'Special Area' and 13.5 meters in 'Rehabilitation Colony').

EXAMINATION:

The Government of India has recently issued Guidelines for Delhi Master Plan for 2021 which inter alia, include a suggestion that "mixed residential and commercial landuse in many more areas by suitably extending the provisions that have existed in this behalf in the

previous Master Plan concerning shops etc. in residential areas may be considered". In view of the above, provisions of mixed land use have to be reviewed as part of the exercise of preparation of Master Plan of Delhi 2021.

PROPOSAL FOR CONSIDERATION

Keeping in view the fact that since the proposal for permitting these uses on a minimum plot size of 167.2 sq. m. in the 'Special Area' has not been approved by the Ministry so far, it may not be desirable to open this issue in rehabilitation colonies at this stage, particularly when the mixed landuse provisions are being reviewed as part of MPD 2021 under the Ministry's guidelines.

R E S O L U T I O N

Information given in the agenda item was noted by the Authority.

Item No.

- 67 -

49/2003

A. 29.9.2002

Sub: Allotment of shops on rental basis temporarily to shopkeepers affected by the DMRC project

No. F.25(7)2003-04/CE

PRECIS

- (i) The proposal is for allotting shops out of the unsold inventory of old and undisposed shops on rental basis to the shopkeepers who are likely to be affected by the DMRC Project of construction of Line-3 between Dwarka and Barakhamba Road. A Committee was set up under the Chairmanship of Secretary, UD, Govt. of India with VC, DDA, Commissioner, MCD and Director (Projects), DMRC as members to look into this issue, which has recommended that about 200 shops have to be allotted in various localities along the rail corridor. The proposal has also been discussed in a meeting held at Raj Niwas on 23.7.03 and approved in principle.
- (ii) Since such persons are to be given alternative shops by the DMRC once their stations are ready, the proposal under consideration is to allot the shops to the affected persons only temporarily as an interim measure for a period of one year renewable upto a maximum period of 3 years.
- (iii) The beneficiaries i.e. the list of project affected persons would be identified by a Committee set up by the DMRC which would comprise of the OSD(LM) of the DDA and based on this list, the allotment on rental basis would be made to the project affected persons.
- (iv) Allotments would be made to the identified beneficiaries regardless whether the affected persons are owners of the land/shops or encroachers but the allotment would be made at market price.
- (v) The proposal has been shown to the Finance Wing of DDA which has suggested that rentals be charged @ 5% per annum of the average tender price received from sale of shops out of the inventory of old shops in Feb., 2003 which is Rs. 12,916/- per sq.m. Accordingly the rental works out to Rs.646/- per sq.mtr. per annum. Further the Finance has proposed an annual increase of 10% of the rental every year.
- (vi) Based on the list of beneficiaries recommended by the Committee mentioned in para (iii) above, the DDA would make the allotments on rental basis to the beneficiaries

and collect rental from them in advance. Besides, they would be required to pay 11 months equivalent of rental as security as per normal procedure before taking over possession of the units and would be required to hand over the units back to DDA in proper condition as and when they are rehabilitated permanently by the DMRC.

For approval of proposals in Para (ii) to (vi) above.

RESOLUTION

Proposals contained in the agenda item were approved by the Authority. It was also decided that payment of property tax, electricity, water and service charges etc. shall be made by the allottees and that the DMRC will indemnify the DDA for losses, if any caused on this account.

DELHI DEVELOPMENT AUTHORITY
Policy & Coordination (Personnel)

Item No.
50/2003

A. 29.9.2003

Sub: Assured Career Progress Scheme for work charge (R) Staff.

Ref: F.7(12)99/P&C (P)

1. Proposal in brief.

The Assured Career Progression Scheme of Govt. Of India on the recommendations of 5th. Pay Commission, which was notified by Govt. of India vide their letter No.35034/1/97-Estt (D) dated 9.8.1999 was adopted in DDA for its regular cadres by virtue of Authority's Resolution No. 166/97 dated 23.12.1997 (App. 'A' at Page 71 to 72).

It is now proposed to extend the above ACP scheme to the work charged (Regular) staff of DDA also. There are approximately 11000 work charged staff in DDA who are proposed to be covered under this scheme.

2. Background note

The Delhi Development Authority vide Resolution No.166/97 dated 23.12.1997 resolved that all the recommendations of the 5th. Pay Commission and decisions taken by the Government from time to time shall be implemented in DDA mutatis-mutandis.

The instructions of Govt. of India regarding Assured Career Progression Scheme as recommended by 5th. Pay Commission have been received vide Govt. of India's office memorandum No.35034/1/97-Estt (D) dated 9.8.1999. It involves grant of financial up gradation after 12 and 24 years of regular service without creating new posts for the purpose. It is mainly applicable to Group "B", "C" & "D" employees and to isolated categories in Group "A" subject to conditions laid down in Govt. of India's Office Memo dated 9.8.1999. The orders of A.C.P. were enforced in DDA vide E.O. No.1331 dated 14.10.1999 for the regular staff. (App. 'B' at page 73 to 76).

The above directions regarding ACP scheme were not made applicable to the work charge (Regular) staff in DDA. On representation made from various Associations, the matter was examined and it emerged that the above directions about granting of the ACP scheme have also been implemented in favour of work charge (Regular) Estt., in CPWD vide their letter No.8/1/99 EC.X dated 8.1.2001 & 21.5.2001 (App. 'C' at page 77).

In view of the above position that the ACP scheme has been extended to work charge (Regular) staff in CPWD, a proposal was sent to Ministry for consideration for extending the ACP scheme in favour of the work charge (Regular) employees in DDA. It has been advised by the Ministry that before referring the matter to Ministry, DDA should also place the matter before the Authority for its recommendations. (Ministry's letter No. K-11011/8/2002/DDIA dated 19.5.2003 (App. 'D' at page 78 to 80).

Accordingly, the matter is being placed before the Authority for consideration.

3. Financial implications, if any.

There are approximately 11000 work charge (Regular) employees in DDA in over 50 categories. All the work charge employees of DDA have been given the status of work charge (Regular) w.e.f. 10.1.1991 and they are being treated as Regular staff for all practical purposes including grant of Pension etc.

Thus broadly, the work charge employees are treated as W/C (Regular) w.e.f. 10.1.1991.

For the grant of ACP benefit, it is accordingly proposed to count their service only after grant of work charge (Regular) status to them i.e. w.e.f. 10.1.1991. Thus, the work charge (Regular) employees would become eligible for their first up gradation only on completion of 12 years from 10.1.1991, the day when they were granted W/C (Regular) status as under:

The Accounts Wing has tentatively determined financial implication of first ACP which comes to Rs.9.25 crores per annum (approximately) including usual allowances applicable from time to time.

4. Why the Authority's approval is required.

As advised by Ministry, the proposal is required to be sent to Ministry with due recommendations of the Authority. The approval of the Authority is accordingly sought.

RESOLUTION

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

ITEM No.
166/97

A-23.12.97

-71-

APPENDIX 'A' TO ITEM NO. 50/2003.

Sub: IMPLEMENTATION OF THE RECOMMENDATIONS OF FIFTH PAY COMMISSION IN DELHI DEVELOPMENT AUTHORITY.

No. F.7(106)97/PB.1

PRECIS

A Committee was formed by Hon'ble Lt. Governor/Chairman, DDA to identify and recommend corresponding pay scales in accordance with the recommendations of Fifth Pay Commission, as notified by Government of India in respect of Group 'A', 'B', 'C' & 'D' employees of D.D.A. and to look into the anomalies arising out of its implementation.

The Committee has submitted its report, which is enclosed at (Appendix 'A' Page 2-34). The Committee has recommended grant of replacement scales on 'as is where is basis' to the employees of D.D.A. and has pointed out the anomalies arising out of earlier orders in DDA and recommendations of Pay Commission, which have implications on the cadre structure of DDA. The Committee has recommended that these anomalies be looked into by the Cadre Committees within 2-3 months.

The Authority is requested to approve the grant of replacement scales to the Group 'A', 'B', 'C' & 'D' employees of DDA on 'as is where is basis', as recommended by the Committee and to refer the anomalies pointed out to the Cadre Committees already constituted.

RESOLUTION

I Sh Sahab Singh Chauhan indicated that the proposals brought before the Authority were not in conformity with the 5th Pay Commission recommendations. He felt that in some of the cadres only replacement scales had been proposed rather than the new pay scales recommended by the Pay Commission.

II After detailed discussions, the Authority resolved that all the recommendations of the 5th Pay Commission and decisions taken by the Government from time to time shall be implemented in DDA, mutatis-mutandis. However, if a particular recommendation of the Pay Commission is likely to create any inter-cadre complications, the same should be specifically placed before the LG for final orders. In such cases also replacement scales should be given with immediate effect.

III The LG desired that anomalies of pay-scales and the inter-cadre complications arising out of the Pay Commission implementation should be examined by the duly constituted Committee and by the Consultative group comprising of the VC, EM, FM and Commissioner (P) and the non-official members of the Authority. Final recommendations in all such cases should be submitted to the Authority within 2 months.

DELHI DEVELOPMENT AUTHORITY
(POLICY & COORDINATION (PERS.))

E.O.No. 1331

Dated : 14.10.99

Sub : The Assured Career Progression Scheme for the Central Government Civilian Employees.

The Delhi Development Authority vide resolution No. 166/97 dated 23.12.97 resolved that all the recommendations of the 5th Pay Commission and decisions taken by the Government from time to time shall be implemented in DDA mutatis-mutandis.

2. The instructions of Govt. of India, regarding Assured Career Progression Scheme as recommended by 5th Pay Commission have been received vide Govt. of India's Office Memorandum No. 35034/1/97-Estt. (D) dated 9.8.99. It involves grant of financial upgradation after 12 and 24 yrs. of regular service without creating new posts for the purpose. It is mainly applicable to group 'B', 'C' & 'D' employees and to isolated categories in group 'A', subject to conditions laid down in Govt. of India's Office Memorandum dt. 9.8.99 mentioned above (copy enclosed).

3. Concerned branches of Personnel Deptt. shall take necessary action to identify the category persons eligible for the Scheme and propose their names to Dy. Dir. (CR) for further action.

Encl : As Above.

(ARVIND KUMAR)
Commissioner (Personnel)

No. F.7(12)/99/P&C(P)/403

Dated : 14-10-1999

Copy forwarded to :-

1. PS to VC, DDA ;
2. PS to FM, DDA ;
3. PS to EM, DDA ;
4. PS to Principal Commissioner, DDA ;
5. All Chief Engineers (Civil) ;
6. Chief Engineer (Elect.)/(Quality Control) ;
7. All Commissioners, DDA ;
8. Director (PM) ;
9. C.A.O./C.L.A./C.V.O./P.A. (H), DDA ;
10. All Directors, DDA ;
11. OSD (Personnel), DDA ;
12. Dy. Director (CR), DDA ;
13. Dy. Dir. (P) - II, III, IV & V for information.
14. JCAO/Director/Personnel/257, 252, 252, 252
15. S. A. 64, N. 3, P. 10, P. 15, H. 7, F. 15
16. All D.D.A.

MOST IMMEDIATE

No. 55034/1/97-Estt(D)
Government of India,
Ministry of Personnel, Public Grievances
and Pensions,
(Department of Personnel and Training)

North Block, New Delhi-110001
August 9, 1999.

OFFICE MEMORANDUM

Subject:- THE ASSURED CAREER PROGRESSION SCHEME FOR
THE CENTRAL GOVERNMENT CIVILIAN EMPLOYEES.

Central.....

The Fifth Pay Commission in its Report has made the certain recommendations relating to the Assured Career Progression (ACP) Scheme for the Central Government civilian employees in all Ministries/Departments. The ACP Scheme needs to be viewed as a 'Safety Net' to deal with the problem of genuine stagnation and hardship faced by the employees due to lack of adequate promotional avenues. Accordingly, after careful consideration it has been decided by the Government to introduce the ACP Scheme recommended by the Fifth Central Pay Commission with certain modifications as indicated hereunder :-

2. GROUP 'A' CENTRAL SERVICES

2.1 In respect of Group 'A' Central services (Technical/Non-Technical), no financial upgradation under the Scheme is being proposed for the reason that promotions in their case must be earned. Hence, it has been decided that there shall be no benefits under the ACP Scheme for Group 'A' Central services (Technical/Non-Technical). Cadre Controlling authorities in their case would, however, continue to improve the promotion prospects in organisations/cadres on functional grounds by way of organisational study, cadre review, etc. as per prescribed norms.

3. GROUP 'B', 'C' AND 'D' SERVICES/POSTS AND ISOLATED POSTS IN GROUP 'A', 'B', 'C' AND 'D' CATEGORIES.

3.1 While in respect of these categories also promotion shall continue to be duly earned, it is proposed to adopt the ACP Scheme in a modified form to mitigate hardship in cases of acute stagnation either in a core or in an isolated post.

Keeping in view all relevant factors, it has, therefore, been decided to grant two financial upgradation (as recommended by the Fifth Central Pay Commissioner and also in accordance with the Agreed Settlement dated September, 11, 1997 (in relation to Group 'C' and 'D' employees) entered into with the Staff Side of the National Council (JCM) under the ACP Scheme to Group 'B', 'C' and 'D' employees on completion of 12 years and 24 years (subject to condition no. 4 in Annexure-I) of regular service respectively. Isolated posts in Group 'A', 'B', 'C' and 'D' categories which have no promotional avenues shall also qualify for similar benefits on the pattern indicated above. Certain categories of employees such as casual employees (including those with temporary status), adhoc and contract employees shall not qualify for benefits under the aforesaid scheme. Grant of financial upgradation under the ACP Scheme shall, however, be subject to the conditions mentioned in Annexure-I.

3.2. Regular Service for the purpose of the ACP Scheme shall be interpreted to mean the eligibility service counted for regular promotion in terms of relevant Recruitment/Service Rules.

Introduction of the ACP Scheme should, however, in no case effect the normal (regular) promotional avenues available on the basis of vacancies. Attempts need to be made to improve promotion prospects in organisations/cadres on functional grounds by way of organisational study, cadre reviews, etc. or per prescribed norms should not be given up on the ground that the ACP scheme has been introduced.

5. Vacancy based regular promotions, or distinct from financial upgradation under the ACP Scheme, shall continue to be granted after due screening by a regular Departmental Promotion Committee as per relevant rules/guidelines.

6. SCREENING COMMITTEE

6.1. A departmental Screening Committee shall be constituted for the purpose of processing the cases for grant of benefits under the ACP Scheme.

6.2. The composition of the Screening Committee shall be the same as that of the DPC prescribed under the relevant Recruitment/Service Rules for regular promotion to the higher grade to which financial upgradation is to be granted. However, in cases where DPC as per the prescribed rules is headed by the Chairman/Member of the DPC, the Screening Committee under the ACP Scheme shall, instead, be headed by the Secretary or an officer of equivalent rank of the concerned Ministry/Department. In respect of isolated posts, the composition of the Screening Committee (with modification as noted above, if required) shall be the same as that of the DPC for promotion to analogous grade in that Ministry/Department.

6.3. In order to prevent operation of the ACP Scheme from resulting into undue strain on the administrative machinery, the Screening Committee shall follow a time schedule and meet twice in a financial year preferably in the first week of January and July for advance processing of the cases. Accordingly, cases maturing during the first half (April-September) of a particular financial year for grant of benefits under the ACP Scheme shall be taken up for consideration by the Screening Committee meeting in the first week of January of the previous financial year. Similarly, the Screening Committee meeting in the first week of July of any financial year shall process the cases that would be maturing during the second half (October-March) of the same financial year. For example the Screening Committee meeting in the first week of January, 1999 would process the cases that would attain maturity during the period April 1, 1999 to September 30, 1999 and the Screening Committee meeting in the first week of July, 1999 would process the cases that would mature during the period October 1, 1999 to March 31, 2000.

6.4. To make the Scheme operational, the Cadre Controlling Authorities shall constitute the first Screening Committee of the current financial year within a month from the date of issue of these instructions to consider the cases that have already matured or would be maturing upto March 31, 2000 for grant of benefits under the ACP Scheme. The next Screening Committee shall be constituted as per the time schedule suggested above.

7. Ministries/Departments are advised to explore the possibility of effecting savings so as to minimise the additional financial commitment that introduction of the ACP Scheme may entail.
8. The ACP Scheme shall become operational from the date of issue of this office Memorandum.
9. In so far as persons serving in the Indian Audit and Accounts Departments are concerned, these orders issue after consultation with the Comptroller and Auditor General of India.
10. The fifth Central Pay Commission in paragraph 52.16 of its Report has also separately recommended a "Dynamic Assured Career Progression Mechanism" for different streams of doctors. It has been decided that the said recommendations may be considered separately by the administrative Ministry concerned in consultation with the Department of Personnel and Training and Department of Expenditure.
11. Any interpretation/clarification of doubt as to the scope and meaning of the provisions of the ACP Scheme shall be given by the Department of Personnel and Training (Establishment-D)
12. All Ministries/Departments may give wide circulation to these instructions for guidance of all concerned and also take immediate steps to implement the Scheme keeping in view the ground situation obtaining in services/cadres/posts within their administrative jurisdiction;
13. Hindi version would follow.

Sd/-
(K.K. Jha)
Director(Establishment)

To

1. All Ministries/Departments of the Government of India.
2. President's Secretariat/Vice President's Secretariat/
Prime Minister's Office/Supreme Court/Rajya Sabha
Secretariat/Lok Sabha Secretariat/Cabinet Secretariat/
UP SC/CVC/C&AG/Central Administrative Tribunal(Principal
Bench), New Delhi.
3. All attached/subordinate offices of the Ministry of
Personnel, Public Grievances and Pensions.
4. Secretary, National Commission for Minorities.
5. Secretary, National Commission for Scheduled Castes/Scheduled
Tribe.
6. Secretary, Staff Side, National Council(JCM), 13-C
Ferozeshah Road, New Delhi.
7. All Staff Side Members of the National Council(JCM)
8. Establishment(D) Section-1000 copies

IMMEDIATE

GOVERNMENT OF INDIA
DIRECTORATE GENERAL OF WORKS
CENTRAL PUBLIC WORKS DEPARTMENT

No. 8/199-EC.X

Nirman Bhawan, New Delhi, dated : 06-1-2001

To:

1. All India

2. ADGs (Region)

3. Dy. Labour Welfare Commissioners

4. Dy. Labour Welfare Commissioners

5. Dy. Labour Welfare Commissioners

6. Dy. Labour Welfare Commissioners

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60. Dy. Labour Welfare Commissioners

Sub: Application of the Assured Career Progression Scheme for the Central Govt. Civilian Employees to the Work-charged Staff of CPWD.

Sir,

I am directed to convey the sanction of the Government to the implementation of the Assured Career Progression Scheme for the Central Government Civilian Employees introduced by the Department of Personnel & Training, Ministry of Personnel, Public Grievances and Pensions vide O.M.No.35034/1997-ES(I) dated 9th August, 1999 circulated vide the Directorate's O.M.No.13/1997-EC(VX) Part III dated 23rd August, 1999 on the above mentioned subject to the effect that work-charged staff of CPWD, while doing so it may be ensured that the provisions of the DPT's O.M. dated 9th August, 1999 are followed strictly.

2. This is in line with the sanction of the DPT's O.M.No.4190/2001-ES(I) dated 26.12.2000.

Yours faithfully,

M. J. Ghosh

(M. J. Ghosh)

Deputy Director (EC-X)

Copy to:

1. PPS to DG(W)/ADG(S&P)/PS to ADG(TD)/DDG(W).
2. PA to DA/DDA-I/DDA-II/DD(T).
3. Ministry of UD&PA (EW-2) Section/Finance Divn
4. All Recognised Unions.
5. Hindi Sakha for Hindi Version.
6. Stock File/Guard File/Circular File.
7. Section Officer, EC-V Section.

M. J. Ghosh

(M. J. Ghosh)

Deputy Director (EC-X)

No. K-11011/8/2002/DDIA
Govt. of India ..
Ministry of Urban Development & Poverty Alleviation
(Delhi Division)

Nirman Bhawan, New Delhi
Dated 19.5.2003

To

✓
Shri Sunil Sharma,
Commissioner(Personnel),
DDA, Vikas Sadan,
INA Colony,
New Delhi.

Subject:- Grant of financial upgradation under ACP Scheme to Gr.D
Civilian employees of the Central Govt. – clarification regarding.

Sir,

I am directed to refer to DDA's letter No.F.7(12)/ 99/P&C(P)/DDA/76 dated 17.3.2003 on the above subject and to state that the matter may be placed before the Authority and thereafter, the same be referred to this Ministry, with the recommendation/decision of the Authority and detailed work justification.

Yours faithfully,


(Parmjit Singh)
Desk Officer

GOVERNMENT OF INDIA
DIRECTORATE GENERAL OF WORKS
CENTRAL PUBLIC WORKS DEPARTMENT

IMMEDIATE

No. 8/1/99-EC.X

Shri Mani Bhawan, New Delhi, dated : 2/5-2001

OFFICE MEMORANDUM

Sub: Assured Career Progression Scheme for the Regular Work-charged Establishment Staff - Clarification regarding.

The undersigned is directed to invite reference to this Directorate's letter of even number dated 8.1.2001 conveying the sanction of the Government to the implementation of the Assured Career Progression Scheme for the Central Government Civilian Employees introduced by the Department of Personnel & Training, Ministry of Personnel, Public Grievances and Pensions vide O.M.No.35034/1/97-Est(I) dated 9th August, 1999 to the eligible Work-charged staff of CPWD and to say that consequent upon introduction of the scheme to the Work-charged staff of CPWD, clarifications have been sought by the various Field Units of CPWD about certain issues in connection with the implementation of the ACP Scheme. The doubts raised by various quarters have been duly examined by this Directorate in consultation with the Ministry of Urban Development & Poverty Alleviation and Department of Personnel & Training and point-wise clarifications have accordingly been indicated in the Annexure.

2. The ACP Scheme should strictly be implemented keeping in view the provisions of DOP's O.M. dated 2.8.99 and subsequent clarificatory communication dated 10.2.2000.

(Signature)
(B.P. Agarwal)
Director Works (PM)

Encls: 3

TO:

1. All ADGs(Regions) CEs/SEs/ SAs(Comm)/EEs/ Directors of Horticulture/ Addl. Director of Horticulture/ Dy. Director of Horticulture.
2. All Sr. Labour Welfare Commissioners/Asstt. Labour Welfare Commissioners/Labour Commissioners.

Copy to:

- (1) All Recognised Units of Work-charged Staff in CPWD.
- (2) Ministry of UD & PA (EW-2 Section).
- (3) PPS to DG(W)/ADG(S&T), PS to ADG(TD), PA to DA.
- (4) All Estt. Section in Central Office of CPWD.
- (5) Hindi Section for Hindi Translation.
- (6) Guard File/Stock File/Circular File.

(Signature)
(Meeta L. Ghosh)
Deputy Director (EC.X)

Reference Office Memo No. B/1/22-ECX dated 21-3-2001

S.No.	Point of Issue/Query	Clarification
1.	To which authority the cases relating to application of the ACP Scheme to the eligible Work-charged staff should be sent for disposal.	Respective Circle Office should deal with such cases.
2.	How to constitute a Screening Committee for the purpose of processing ACP Scheme in respect of the Work-charged Staff.	Screening Committee for the purpose of processing ACP Scheme are to be constituted in the same manner as it is being constituted for regular promotion cases.
3.	What should be the first financial upgradation and second financial upgradation under the ACP Scheme for the eligible Work-charged staff of CPWD.	ACP Scales in respect of direct recruit Work-charged employees are also in respect of the employees who have already availed one promotion are enclosed in the Annexure II & III.
4.	Fulfillment of normal norms on Promotion (Bench Mark, Departmental Examination, Seniority-cum-Fitness etc.) have to be observed for grant of benefit under ACP Scheme. In CPWD, the workers have to pass Trade Test for being promoted. Since the designation is not changed but only higher scales are given under the Scheme, the Unions representing the workers have been demanding that no Trade Test for availing the still should be conducted for granting ACP. Thus, Trade Test need not be insisted upon for grant of ACP.	Requirement of Trade Test, where prescribed, has to be met before grant of financial upgradation. Only a person, who is fully eligible for promotion under Recruitment Rules but fails to secure a promotion within 12/24 years is eligible for grant of financial upgradation under ACP. As such, the proposal cannot be accepted.
5.	Vide O.M.No.22/9/93-ECX dt. 7.5.97, 16 Assistant categories have been merged with their respective main categories. How the benefit under the ACP Scheme are to be allowed to such workers? What should be the date of their seniority, whether it should be from the date from which the category was merged or it should be the date of their respective employment.	Since the benefits of upgradation under ACP Scheme (ACPS) are to be allowed in the existing hierarchy, the mobility under ACPS shall be in the hierarchy existing after merger of pay-scales by ignoring the promotion. An employee who got promoted from lower pay-scale to higher pay-scale as a result of promotion before merger of pay-scales shall be entitled for upgradation under ACPS ignoring the said promotion as otherwise he would be placed in a disadvantageous position vis-à-vis the fresh entrant in the merged grade. The workers who were earlier in Asst. categories are placed in main category en bloc on 7.5.97. For the purpose of ACPS, this will be the bench mark date.

Item No. Sub.
51/2003

Amendment in the RRs for the post of Assistant Director (Ministerial)
by way of Limited Departmental Examination

A. 29.9.2003

File No. F.7(3)96/PB-I

1. Proposal in brief:

Delhi Development Authority vide Resolution No. 94/95 dated 14.09.95 laid down the criteria of selection to the post of Assistant Director (Ministerial) through Limited Departmental Examination as follows:

"minimum pass percentage in each paper will be 40% and that of aggregate 45%. The percentage of securing exemption will be 50% in each paper."

Implementation of the above system of exemptions in various papers is considered to be very cumbersome and impractical and it is, therefore, proposed to simplify the above procedure of selection by doing away with the system of exemption. However, in order to ensure that the examination does not become inordinately tough, the pass percentage both paper wise and in aggregate is proposed to be relaxed.

For this purpose, following amendments are proposed in para 2(b) of the aforesaid Resolution.

Existing Para 2(b)	Para 2(b) proposed to be amended
Minimum pass percentage in each paper will be 40% and that of aggregate 45%. The percentage securing exemption will be 50% in each paper.	There will be a single examination in which minimum pass percentage in each paper will be 30% and that of aggregate 35%.

2. Background note:

(at P-3 to 5). Delhi Development Authority vide its Resolution No. 133/93 dated 21.9.93 (APP. 'A') has approved the Recruitment Rules for the post of Assistant Director (Ministerial) which stipulates 75% posts to be filled up by way of promotion and 25% by way of Limited Departmental Examination from among Graduates who have completed 5 years of combined service in the cadre of Assistants or equivalent.

(at P-6 to 7). Further Delhi Development Authority vide its Resolution No. 28/95 dated 17.4.1995 amended the RRs and the amendment was notified in the official Gazette dated 4.06.2001 (APP. 'B'). This amendment provides for 25% by promotion through Limited Departmental Examination among Graduates who have completed 5 years regular service in the cadre of Assistants and Stenographers (in equivalent grade).

The Authority vide its Resolution No. 94/95 dated 11.9.1995 (App. 'C' at P 8 to 9), resolved in Para 2(b) as under:

"minimum pass percentage in each paper will be 40% and that of aggregate 45%. The percentage of securing exemption will be 50% in each paper."

Implementation of the provision of granting exemptions in various papers has proven to be cumbersome and complicated and, therefore, the provisions are proposed to be simplified as per proposal in Para 1.

3. Financial implication, if any.

There is no financial implication in the proposal.

4. Why Authority's approval is necessary :

In pursuance of provision of Section 57 of the D.D. Act, 1957, the Delhi Development Authority has been vested with the powers to make Recruitment Regulations, amendments and relaxation thereof.

The Authority vide its Resolution No. 94/95 dated 11.9.95 laid down the criteria of recruitment to the post of Assistant Director and the amendment in the RRs would require Authority's approval, therefore, it has become necessary to place the matter before the Authority for its approval.

RESOLUTION

Proposals were approved with the modification that dilution in the standards of merit should not take place. Pass percentage in each paper should, therefore, be 40% and that of aggregate 45%.

ITEM NO. Subject : Recruitment Regulations for the post of
133/93 Assistant Director in the pay scale of
A.2000-3500/- (File No. FF7(189)90/PB1).
A-21.09.93

P R E C I S

The proposed Recruitment Regulations for the post of Assistant Director is placed at (App. 'W' P.No. 92-93). The mode of recruitment in the proposed Recruitment Regulations has been provided as 25% through limited departmental examination from amongst graduates who have completed 5 years combined service in the grade of Assistants or equivalent and 75% by promotion failing which by direct recruitment. Superintendents who have completed 8 years regular service in the grade would be eligible for promotion.

The Recruitment Regulations are placed before the Authority for consideration and approval.

R E S O L U T I O N

The Authority considered the matter at length and approved the proposal contained in the agenda note. The Authority also desired that possibility of fresh entry at the level of Asstt. Director in place of limited departmental examination be examined separately.

-4-

APPENDIX 'W' TO ITEM NO. 133/93
RECRUITMENT REGULATIONS FOR THE
POST OF ASSISTANT DIRECTOR IN
DELHI DEVELOPMENT AUTHORITY

1. Name of post : Assistant Director
2. No. of posts : * 55 (1993)
* subject to variation dependent on work-load.
3. Classification : Group 'B'
4. Scale of pay : Rs.2000-60-2300-EB-75-3200-100-3500/-
5. Whether selection post or non-selection post. : Selection
6. a) Age limit for direct recruitment. : No age limit.
- b) Whether benefit of any added years or service admissible under Rule 30 of CCS (Pension) Rules, 1972. : Not Applicable
7. Educational and other qualifications required for limited promotions. : Degree or its equivalent from a recognised university.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Age : No
Educational qualification : Yes, but only for 25% limited promotion.
9. Period of probation, if any. : 2 years.
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : i) 25% by promotion through limited departmental exams from among graduates who have completed 5 years combined service in the cadre of Assistant/or equivalent.
ii) 75% by promotion failing which by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. : Promotion from Superintendents who have put in 8 years of regular service in the grade.

.....contd.

1931

12. If a DPC exists what is its composition.

Group 'B' DPC

13. Saving

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

रजिस्ट्री सं. डी.एल.-33004/99

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

भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

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

सं. 288]

No. 288]

नई दिल्ली, सोमवार, जून 4, 2001/ज्येष्ठ 14, 1923
NEW DELHI, MONDAY, JUNE 4, 2001/JYĀISTHA 14, 1923

दिल्ली विकास प्राधिकरण

(कार्मिक शाखा-1)

अधिसूचना

नई दिल्ली, 4 जून, 2001

सा.का.नि. 414 (अ).—दिनांक 6-8-99 के भारत के असाधारण राजपत्र में प्रकाशित दिनांक 5-8-99 की अधिसूचना में आंशिक संशोधन करते हुए दिल्ली विकास प्राधिकरण एतद्वारा सहायक निदेशक के पद के भर्ती विनियमों में निम्नलिखित संशोधन करता है :—

सहायक निदेशक	वर्तमान व्यवस्था	प्रस्तावित संशोधन
1	2	3
कालम नं.-2	55(1993) कार्यभार के आधार पर परिवर्तनीय	204 (भारत सरकार द्वारा समय- समय पर जो भी निर्धारित किए जाएंगे)
कालम नं.-10 और 11	कालम नं.-10 भर्ती की पद्धति, क्या सीधी भर्ती अथवा पदोन्नति अथवा स्नानांतरण अथवा प्रतिनियुक्ति द्वारा की जानी है और विभिन्न पद्धतियों द्वारा भरी जाने वाली रिक्तियों की प्रतिशतता।	(1) सीमित विभागीय परीक्षा द्वारा 25% पदोन्नति उन स्नातकों में से की जाएगी, जिन्होंने सहायक या उसके समकक्ष कांडर में 5 वर्षों की संयुक्त सेवा पूर्ण की हो। (2) 75% पदोन्नति उन अभ्यर्थकों और चरिष्ठ कल्याण निरीक्षकों/चरिष्ठ समन्वयकों/चरिष्ठ सूचना अधिकारियों में से की जाएगी जिन्होंने ग्रेड में 5 वर्ष की नियमित सेवा की हो।

(1) 25% पदोन्नति द्वारा सीमित
विभागीय परीक्षा द्वारा, उन
स्नातकों से, जिनकी सहायक और
स्टेनोग्राफर (सहायकों के समकक्ष)
के कांडर में 5 वर्ष की नियमित
सेवा पूरी हो चुकी हो।
(2) 75% पदोन्नति द्वारा उन
सहायकों से जिन्होंने ग्रेड में 6
वर्ष की सेवा पूरी कर ली हो।

(1)

2		THE GAZETTE OF INDIA : EXTRAORDINARY		[PART II—Sec. 3(i)]	
1	2	3	4	5	6
कालन	पदोन्नति/स्थानांतरण/प्रतिनियुक्ति				
नं. 11	द्वारा भर्ती के मामले में यह ग्रेड, जिनसे पदोन्नति/स्थानांतरण/प्रतिनियुक्ति की जाती है।				

[सं. एफ. 7(17)99/का.श. -1]

विश्व मोहन बंसल, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Personnel Branch-I)

NOTIFICATION

New Delhi, the 4th June, 2004

G.S.R. 414(E).—In partial modification to Notification published in the Extraordinary Gazette of India on 6-8-1999 D.D.A. hereby makes amendments in the Recruitment Regulations for the post of Assistant Director, which are given as under :—

Asstt. Director		Existing Provision	Proposed Amendment
1	2	3	4
(a)	Column No. 2 (Number of posts)	55 (1993) Subject to variation dependent on work load	204 (As decided from time to time by the Govt. of India)
(b)	Column No. 10 & 11 Column No. 10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.	(i) 25% by promotion through limited departmental examination from among graduates who have completed 5 years combined service in the cadre of Asstt. or equivalent. (ii) 75% by promotion from Superintendent and Senior Welfare Inspectors/Senior Co-ordinators/Senior Information Officer who have put in 5 years regular service in the grade.	(i) 25% by promotion through limited departmental examination among graduates who have completed 5 years regular service in the cadre of Assistants and stenographers. (Equivalent to Assistants) (ii) 75% by promotion from Assistants who have put in 6 years service in the grade.
	Column No. 11 In case of recruitment by promotion/transfer/deputation grades from which promotion/transfer/deputation is to be made.		

[No. F. 7(17)99/PB-I]

V. M. BANSAL, Commissioner-cum-Secy.

ITEM NO.

94/95

A-11.09.1995

Sub: Departmental exam, for promotion to the posts of Assistant Directors - proposal for the scheme of examination.

No. F. 7(306)/87/P.N.-I

P R E C I S

The Recruitment Regulations (App. III P.No. 156-157) to the post of Assistant Director in the DDA stipulate the following method of recruitment :-

- i) 25% by promotion through limited departmental exams from among graduates who have completed 5 years combined service in the cadre of Assistant or equivalent.
- ii) 75% by promotion failing which by direct recruitment.

2. It is proposed that the limited departmental examination for selection of persons for promotion to the posts of Asstt. Directors be conducted as per the following scheme :-

(a) It is proposed that the departmental exam should comprise 6 papers as given in (Appendix 'VV' P.No. 158-159)

(b) The minimum pass per centage in each paper will be 40% and that of the aggregate 45%. The percentage of securing exemption will be 50% in each paper.

(c) The Scheduled Caste/Scheduled Tribe candidates are to be given relaxation of 20 marks. This relaxation will cover not only the pass marks to be given in aggregate but will be inclusive of the pass marks given in each individual paper so that the total number of marks covered by such relaxation will not exceed 20 marks.

(d) The seniority of the pass candidates in the Asstt. Director grade will be fixed first among the passed candidates and then their names will be placed after the last Asstt. Director promoted earlier.

(e) It is also proposed that an incentive be given to all candidates who obtain distinction i.e. 75% marks in Paper-VI (Computer literacy). Such candidates will be given a cash reward of Rs.500/-.

Contd/.....

3. The matter is placed before the Authority for consideration and approval of the proposal contained in para 2 above

R E S O L U T I O N

Resolved that the proposals contained in para 2 of the agenda item be approved.

Item No. 52 /2003

File No. 21(1734)03/HAC

A. 29.9.2002

Sub: Subsidy of flat at Narela

1. PRECIS

A. DDA had constructed 8335 flats at Narela out of which more than 3000 flats are lying unsold. Some of these flats are vacant since 1994. Not only are these flats physically deteriorating, but DDA has to incur expenditure in carrying this inventory in the form of maintenance, watch & ward, opportunity cost of interest, etc. DDA had launched Narela Housing Scheme, 2002, giving a subsidy of 20%, but still the flats were not accepted by the public. The reasons for non-acceptance to mention a few are locational disadvantage, lack of adequate physical connectivity, lack of other civic facilities like schools, hospitals, etc.

B. Vice-Chairman, DDA, had constituted a Committee under the Chairmanship of Finance Member to suggest possible alternatives for disposal of existing undisposed flats in Narela and other areas. The Committee was of the opinion that the cost of the unsold houses may be frozen and that the disposal price of the flats in Narela may be reduced by further 10%, bringing the total subsidy to 30%.

C. An Agenda has been put up in this meeting proposing reduction in interest rate during construction period, and that share money and service charges may not be collected from flats. This will have the effect of reducing the cost of flats at Narela as under:-

(Rupees Per Sq. Meter)

S.No.	Category	Reduction in		
		Construction Cost	Service Charges	
			EHS flats	Other flats
1.	HIG	195.96		303.45
2.	MIG	185.61	595.05 (*)	252.90
3.	LIG	166.29	446.44(**)	178.58
4.	JANTA	173.25		119.03

(*) Double storey.

(**) Single storey

2. PROPOSAL

A. It is proposed to give 30% subsidy on flats completed on total current cost of the flats. After giving the subsidy the cost of the flat would be as under:-

S. No.	Category	(Rupees Per Sq. Meter)			
		Cost after adjustment at 1(C) above			
		Before reduction		After reduction	
		EHS flats	Other flats	EHS flats	Other flats
1.	HIG	-	11557.80	-	8090.46
2.	MIG	14894.38	10487.00	10426.10	7340.90
3.	LIG	12188.38	8755.45	8531.87	6128.82
4.	JANTA	-	8228.25	-	5759.78

However, this subsidy will not be applicable on newly constructed flats which will be handed over to the Housing Department by the Engineering Wing of DDA after the date of this decision, as subsidy is conceived to dispose of our blocked inventory only.

B. The allotment of these flats will also be made to the waitlisted registrants of flats after giving them subsidy as stated above.

3. APPROVAL

Approval of the Authority is required on para 2 above.

RESOLUTION

Consideration of this item was postponed by the Authority.

Item No: 53 /2003

F.21(1718)2002/HAC

A. 29.9.2003

Sub: Costing of shops

1. The actual cost of the shops are worked out under Authority Resolution No. 429/78 as amended by Authority Resolution No. 28/92. Present Methodology for working out actual cost is given in APP. 'A' B-15. The resolution is more than ten years old. It needs some modification especially with reference to interest during construction period, departmental charges, EWS charges etc. Hence cost of the shops, which includes new shops and old shops not disposed so far excluding the shops which has been put to tender for five times or more is proposed to be revised as stated below. Shops which have been put to tender for five times or more would continue to be priced as approved vide Authority Resolution Number 53/2001 with further modification/ amendment as and when made.
2. Cost of the shops has two elements cost of construction and cost of land. Cost of construction also includes departmental charges, interest during construction period and EWS Charges.
3. Cost of the shop during the year when the construction is complete would be worked out as under:

1) **COST OF CONSTRUCTION**

- a) Actual cost of construction will include undischarged liabilities and anticipated expenditure on account of arbitration, etc. as intimated by Engineering Wing. Cost of construction will also include the following charges at par with the HIG flats:

S.No.	Particulars	Remarks
i.	Maintenance Charges	1% on Cost of Construction excluding external electrification
ii.	Deficiency charges	2% on Cost of Construction excluding external electrification
iii.	Rectification of defects	0.5% on Cost of Construction excluding external electrification

- b) Cost of construction of terrace will be taken at the rate of 25%, Courtyard/open balcony at the rate of 50%, Mezzanine floor at the rate

of 75% and covered balcony/attached varanda at the rate of 100% of the cost of construction of shop.

II) DEPARTMENTAL CHARGES

Departmental charges would also include administrative charges and documentation charges. Departmental charges would be taken at the rate of 15% on cost of construction as in the case of HIG flats.

III) INTEREST DURING CONSTRUCTION PERIOD

Interest during construction period would be taken at the rate of 10% for 18 months on cost of construction and departmental charges.

IV) EWS Charges:

EWS charges would be collected @ 5% on cost of construction, departmental charges and interest during construction period.

V) LAND COST

a. Land cost would continue to be taken on the basis of gross area of the scheme and covered area of the shops including proportionate common area.

b. Land rate would continue to be taken as applicable to Co-operative Group Housing Societies.

c. Land cost for mezzanine floor/terrace/balcony/varanda will be taken on the same basis as for cost of construction of shop. However land cost of Courtyard will be taken on the basis of area of courtyard and land rate without taking into account the gross area or net area i.e. land factor will be taken as one.

VI) Service Charges:

Service charges will not be collected since it will be loaded to land cost. However in old cases, where demand letters have already been issued, allottee will continue to pay service charges till services are handed over to MCD.

4. Cost of the unsold shop in subsequent years will be worked out as on 1st April every year as under:

I) Construction cost would not be updated.

II) The land cost would be updated by taking pre determined land rate applicable for the year for which cost is to be worked out.

III) No watch and ward charges would be levied for working out cost .

5. This will apply to all commercial properties built by DDA.
6. Approval of Authority is required on para 3,4 & 5 above.

RESOLUTION

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

Present Methodology for working out actual cost (Authority Resolution No. 429/78, 28/92)

The actual cost of the shops are worked out under Authority Resolution No. 429/78 as amended by Authority Resolution No. 28/92. Present elements of costs are as follows: -

20/92 Present elements of costs are as

S.No.	Particulars	Remarks																				
i.	Cost of Construction	As intimated by Engineering Wing																				
ii.	Maintenance Charges	5% on (i) above																				
iii.	Deficiency charges	2% on (i) above																				
iv.	Rectification of defects	0.5% on (i) above																				
v.	Departmental Charges	10% on (i to iv) above																				
vi.	Administrative Charges	2% on (i to v) above																				
vii.	Interest Charges	@ 18% for 20 months on (i to vi) above																				
viii.	Land cost	Land cost is worked on the basis of gross area of the scheme, land rate applicable to Cooperative Group Housing Societies and the area of the shop including proportionate common area. This land rate is updated every year.																				
ix.	Cost of Court Yard	Cost of court yard is taken at 50% of cost of shops.																				
x.	Cost of Mezzanine floor	Cost of Mezzanine floor is taken at 75% of cost of shops.																				
xi.	EWS Charges	<table border="1"> <thead> <tr> <th>Zone</th> <th>LSC</th> <th colspan="2">CSC</th> </tr> <tr> <td></td> <td></td> <th>Upto 25 sq.m.</th> <th>Above 25 sq.m.</th> </tr> </thead> <tbody> <tr> <td>East</td> <td>5%</td> <td>1%</td> <td>5%</td> </tr> <tr> <td>North/West</td> <td>7%</td> <td>1%</td> <td>7%</td> </tr> <tr> <td>South</td> <td>10%</td> <td>1%</td> <td>10%</td> </tr> </tbody> </table>	Zone	LSC	CSC				Upto 25 sq.m.	Above 25 sq.m.	East	5%	1%	5%	North/West	7%	1%	7%	South	10%	1%	10%
Zone	LSC	CSC																				
		Upto 25 sq.m.	Above 25 sq.m.																			
East	5%	1%	5%																			
North/West	7%	1%	7%																			
South	10%	1%	10%																			
xii.	Service Charges	2.5% of cost of land from the date of allotment till handing over of services to M.C.D. Prior to Dec. 93, 60% of the price of the shop was taken as land cost while after this date 40% of the price of the shops is taken as land cost in case of LSC/CSC. It means that after Dec. 93, service charges are collected @ 1% of price of shops, till services are handed over to MCD.																				
xiii.	Ground Rent in respect of lease hold allotment	2.5% per annum of cost of land. As explained above after Dec. 93, ground rent is also collected @ 1% of price of the shop.																				
xiv.	Other Charges	Documentation charges Rs.45																				

Item No. Subject: Amendment in Recruitment Regulations for the various posts in Planning
54/2003 and Architectural Cadres.

A. 29.9.2002
I.

F. 7(36) 2002/FB-1.
Proposal in brief:

Recruitment Regulations for the posts of Deputy Director (Planning), Deputy Director (Architecture), Assistant Director (Planning) and Assistant Director (Architecture) in the Planning and Architecture cadres have qualification based differentiation in regard to requisite length of service in the immediate below grade. Higher qualifications have been given premium by way of requiring shorter length of qualifying service for promotion to the next grades.

Analysis of the existing system in Planning and Architecture Departments brings out that the existing provisions in the RRs do not sufficiently meet the twin objective of ensuring better qualified professionals at senior positions as well as of providing incentive to the serving personnels to acquire higher professional competencies as brought out under Para 2 below.

To remedy the above circumstances, it is proposed to modify the RRs by adding following Note at the bottom of RRs in accordance with the Govt. of India guidelines:-

"NOTE - The eligibility list for promotion shall be prepared with reference to the date of completion by the officers of the prescribed qualifying service in the respective grade/post."

Since in the RRs for the aforesaid categories under separate quota for different qualifications have been stipulated, in accordance with the above guidelines, the aforesaid Note is proposed to be added at the bottom of the Recruitment Regulations.

2. Background Note

In the context of broader imperative for upgrading the professional competencies in the organization, measures have been taken in the past to provide appropriate systems which encourage acquiring of higher skills by the existing professionals and facilitate manning of senior positions by higher qualified professionals. The cadre review proposals recently placed before the Authority in regard to Engineering Department and Accounts Department were aimed in this direction.

Analysis of the existing system in Planning and Architecture Departments brings out that the existing provisions in the RRs do not sufficiently meet the twin objective of ensuring better qualified professionals at senior positions as well as of providing incentive to the serving personnels to acquire higher professional competencies.

This lead to an exercise for re-examining of the existing provision with a view to achieve the objectives. The detailed analysis in this regard is brought out below.

2.1. Existing provisions of RRs:

The existing provisions and their shortcomings are brought out in the para below:-

The relevant provisions regarding education qualification and experience as existing in the RRs have been compiled in a chart form placed as (App. 'A' at P-21 to 24).

It may be seen that from the point of view of professional qualification, following classifications have been made under the RRs. Minimum requisite length of service for the respective group is also indicated below:-

For Deputy Director (Planning)

- | | | |
|--|---|---|
| i) Candidates possessing Post Graduate qualification in Planning | - | 5 years service in the below grade of A.D. (Planning). |
| ii) Candidates possessing Degree in Town Planning / Architecture | - | 8 years service in the below grade of A.D. (Planning). |
| iii) Candidates possessing Diploma in Town Planning / Architecture / Civil Engineering | - | 10 years service in the below grade of A.D. (Planning). |

For Assistant Director (Planning)

- | | | |
|---|---|---|
| i) Candidates possessing Degree in Town Planning / Architecture | - | 5 years in the below grade of Planning Assistant. |
| ii) -- | - | 8 years service in the below grade of Planning Assistant. |

The Recruitment Regulations do not provide for qualification based quota in promotion. There is to be a common seniority list from which candidates are considered for promotion. Thus, those of the candidates who qualify in terms of minimum length of service required are treated as eligible and are considered for promotion in order of seniority in immediate below grade which is determined by date of promotion to the immediate below grade.

Premium given to the higher qualification under the above scheme gets nullified in a situation where all the above 3 group of persons have put in more than 10 years service in the immediate below grade of Assistant Director (Planning). In such a situation, all the candidates would be eligible for promotion and, thus, the promotion would be strictly in order of grade seniority as determined by date of joining in the grade.

Thus, in the situation such as above, the persons possessing higher qualification will get no preferential treatment though they may have become eligible for consideration earlier than their lesser qualified counter-parts.

Situation such as above has already arisen in Planning Department with the result that the above scheme giving premium to higher qualification has, in effect, gets nullified.

2.2 General Govt. of India guidelines and Systems existing in CPWD/TCPO

With a view to formulate a suitable system, the guidelines existing in Govt. of India, CPWD and TCPO were examined which are brought out below. From the analysis, it broadly emerges that in TCPO & CPWD, the RRs are much more stringent as compared to DDA in regard to professional qualification as brought out below.

DOPT guidelines

The Govt. of India guidelines as provided in the Handbook of RRs have been examined. The guidelines which may be of relevance, are placed as (App. 'B' at P- 25 to 26). The guidelines stipulate that wherever different periods of qualifying service are prescribed for promotion under the RRs and where no separate quotas have been prescribed, following note be added to the RRs:-

"NOTE - The eligibility list for promotion shall be prepared with reference to the date of completion by the officers of the prescribed qualifying service in the respective grade/post."

The above guidelines have been stipulated in regard to cases where different periods of qualifying services have been provided in respect of different grade/post from which staff may be eligible for promotion. Though, the present case is slightly different in the sense that the differentiation in the length of service is qualification based and not grade / post basis, yet the principle could be applicable to the present situation in Planning cadre so as to ensure appropriate preferential treatment to higher education qualification which is considered desirable

Promotion scheme in TCPO.

The provisions existing in TCPO have been obtained. The comparative position of the system in TCPO vis a vis the system in DDA are brought out in a chart as (App. 'C' at P-27 to 29).

It may be seen that in TCPO, even the post of the level of Assistant Director (Planning) is filled up only from Post Graduate degree/Post Graduate Diploma holders in Planning. The candidates with lesser qualifications are not eligible at all for promotion. All the senior positions are also filled up with person possessing Post graduate degree / diploma in Planning.

Promotion scheme in CPWD.

The position from CPWD has also been ascertained. CPWD does not have Planning Cadre. It has only Architecture cadre. The position of the RRs in regard to educational qualification aspect is furnished below:-

Designation	Pay scales	Minimum Qualification for promotion	Equivalent post in DDA in Planning
Architect	10000-15200	Bachelor degree in Architecture or equivalent professional qualification; AND Be registered with Council of Architecture under Architects' Act, 1972 (8 years regular service in the grade of Assistant Architect is required)	D.D. (Plg.)
Assistant Architect	6500-10500	Should be registered with Council of Architecture	A.D. (Plg.)

It may be seen that the post of Architect in CPWD (equivalent to Deputy Director in DDA) requires a minimum qualification of Graduation (Bachelor's degree). Lesser qualified personnels are not at all eligible for promotion to the level of Deputy Director.

2.3 Comparative analysis

From the above position, it would broadly emerge that in TCPO and CPWD the RRs are much more stringent as compared to DDA in regard to professional qualification. In TCPO, persons possessing professional qualification below Post graduation in Planning are not eligible at all for promotion to the post of Assistant Director and above. In CPWD, Bachelor's degree in Architecture is the minimum requisite for the post of Deputy Director. In DDA also, premium to higher qualification was attempted by prescribing lesser length of qualifying service for higher qualified personnels. However, the same has been nullified in the present situation as explained under Para 2.1 above.

Considering the nature of job in Planning Department, there would, perhaps, be need for greater amount of professionalism at positions of the level of DD and above. It would only be desirable to give premium to higher qualifications so that there is adequate incentive for the officers for possessing / acquiring higher qualification on one hand and on the other hand, the senior posts of the level of Deputy Directors and above are filled by higher qualified professionals.

2.4 Analysis of the existing manpower profile in DDA.

In the cadre of Assistant Director (Planning) as on date, there are 30 incumbents out of which six possess Post- Graduate Degree in Planning, 9 possess Degree in Planning and rest are Diploma holders.

In the cadre of Planning Assistants as on date, there are 52 incumbents, out of which, one possesses Post-Graduate qualification, 5 possesses Graduate qualification and rest 46 are Diploma holders.

In the cadre of Assistant Director (Architecture), as on date, there are 25 incumbents, out of which 7 are Post graduates, 10 Graduates and 8 diploma holders.

At the level of Architectural Assistant, as on date, there are 23 incumbents, out of which none is Post graduate, 9 are Graduate and 14 are Diploma holders.

2.5 Proposal

While in CPWD and TCPO, the promotions to the senior positions of Assistant Director and above are restricted only for Post graduates/ Graduates, keeping in view the above manpower profile in DDA, it may not be desirable to adopt the TCPO or CPWD system in toto.

However, we may give appropriate weightage to higher qualification by adopting the broad guidelines of Govt. of India as mentioned under Para 2.2 by stipulating following Note below the RRs of Deputy Director (Planning), Assistant Director (Planning), Deputy Director (Architecture) and Assistant Director (Architecture):

"NOTE - The eligibility list for promotion shall be prepared with reference to the date of completion by the officers of the prescribed qualifying service in the respective grade/post."

3. Financial implications, if any.

Nil

4. Why the approval of Authority is sought.

The above would require change in RRs for which approval of Authority is sought for the proposal as detailed in para 1 above.

RESOLUTION

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

<u>Designation</u>	<u>No. of posts</u>	<u>Method of recruitment</u>	<u>Educational qualification & experience</u>
Addl. Commissioner(Planning)	03	Promotion, failing which by deputation.	From the post of Joint Director with 3 years service in the grade
Director (Planning)	11	- do -	From the post of Dy. Director (Plg.) with atleast 5 years service in the grade and a degree in physical planning/Town Planning.
Deputy Director (Planning)	25	- do -	From the post of Asstt Director (Planning) with at least 5 years in the grade and a post-graduate educational qualification in Planning;
OR			
From the post of AD(Plg) having atleast 8 years service in the grade and degree in Town Planning/Architecture.			
From the post of AD(Plg) with a Diploma in Town Planning/Architecture/Civil Engineering and atleast 10 years service in the grade.			

Asstt. Director(Plg)

48

By promotion -50%
By direct
recruitment -50%

For promotion

From the Post of Plg. Assistant with atleast 5 years service in the grade and a degree in
Town Planning Architecture.

OR

From the post of Planning Assistant with a minimum of 8
years service in the grade.

Planning Assistant

55

By promotion

From Planning Draftsman with atleast 5 years service
in the post of Plg. Draftsman.

Provisions of RRs in Architecture Cadre

Designation	No. of posts	Method of recruitment	Educational qualification & experience for promotion
Senior Architect	06	By promotion failing which by deputation	From Architects with atleast <u>5 years</u> service in the grade and <u>graduate</u> qualifications in Architecture.
Architect	16	25% by direct recruitment 75% by promotion failing which by deputation	<p>(i) From the post of Asstt. Architect with atleast <u>5 years</u> service in the grade & the minimum educational qualifications prescribed for the post of Asstt. Architect. (Minimum educational qualification is <u>Masters of Architecture & Degree in Architecture</u>)</p> <p style="text-align: center;">OR</p> <p>(ii) From Asstt. Architects with <u>8 years</u> regular service in the grade and <u>Graduate</u> qualifications in Architecture</p> <p>(iii) From Asstt. Architects with <u>10 years</u> regular service in the grade</p>
Assistant Architect	31	Direct Recruitment - 50% By promotion - 50%	<p>From the post of Architectural Assistant with atleast <u>3 years</u> regular service in the grade and a <u>degree</u> in Architecture or equivalent.</p> <p style="text-align: center;">OR</p> <p>From the post of Architect Assistant, with atleast <u>8 years</u> service in the grade</p>

Provisions of RRs in Landscape Architecture Cadre

Designation	No. of posts	Method of recruitment	Educational qualification & experience for promotion
Director (Landscape Architect)	01	Promotion failing which by deputation, failing both by direct recruitment.	From Deputy Director (Landscape Architect) with <u>at least 5 years</u> regular service in the grade possessing qualifications prescribed for the post of Senior Landscape Architect. The qualification prescribed are as under: 1. Post Graduate Degree or equivalent Diploma in Landscape Architecture. and 2. Degree in Architecture from a recognized University or Institution or Equivalent, and 3. Atleast 8 years experience in the Landscape Planning in responsible Capacity (relaxable in the case of candidates otherwise well qualified).
Deputy Director (Landscape Architect)	02	By promotion failing which by direct recruitment/deputation	Landscape Architect / Jr. Archt (Landscape) with <u>atleast 3 years</u> regular service in the grade qualification prescribed for the post of Dy. Director (Landscape Architect). (i) <u>Post Graduate</u> Diploma in Land Scape Architecture. (ii) Degree in Architecture from recognized University/Institution or equivalent. OR Bachelor's Degree in Botany or Agriculture or Hort. From a recognized University / Institution. (iii) Atleast one year experience in Landscape Planning in responsible capacity. (Relaxable in case of candidate otherwise well qualified).
Assistant Landscape	02	Direct / deputation	Not applicable



भर्ती नियमों
संबंधी पुस्तिका

HAND BOOK
ON
RECRUITMENT RULES

कार्मिक और लोक शिफारिश तथा पेन्शन मंत्रालय
शामिल और प्रशिक्षण विभाग
(स्थापना प्रभाग)

1996
Ministry of Personnel, Public Grievances
and Pensions
Department of Personnel & Training
(Establishment Division)

Composite Method of Recruitment

3.12.6 In cases where the method of promotion is by 'selection' and the field of promotion consists of only one post, the method of recruitment by "transfer" on deputation (including short-term contract)/promotion" is prescribed so that the departmental officer is considered along with outsiders. If the departmental candidate is selected for appointment to the post; it is to be treated as having been filled by promotion; otherwise, the post is to be filled by deputation/contract for the prescribed period of deputation/contract at the end of which the departmental officer will again be afforded an opportunity to be considered for appointment to the post.

Quote for Feeder Grades

3.12.7 In cases where there are two or more feeder grades, a separate percentage for promotion may be prescribed to each of the feeder grade.

Fields of Selection

3.13.1 Column 12 : (Grade from which recruitment by promotion/deputation/transfer/short-term contract re-employment is to be made)

The fields of selection under the various methods should be clearly specified. If promotion is kept as a method of recruitment, it is also necessary to lay down the number of years of qualifying service before the persons in the field become eligible for promotion. Only regular, and not *ad hoc*, period of service is taken into account for purposes of computing this service. With a view to making the position clear, the field may be specified as "with ———"

years service in the grade rendered after appointment thereto on a regular basis". The field for 'transfer on deputation/short-term contract/transfer' should, as far as possible, consist of officers holding analogous posts on regular basis but may be widened to include officers working in the next lower grade also with the qualifying service on regular basis normally prescribed for promotion.

In some cases, different periods of qualifying services in the respective grade/post on account of different scales of pay are prescribed for promotion in the recruitment rules. In order to facilitate preparation of an eligibility list for promotion, in cases where no separate quotas for each different grade have been prescribed, a "Note" as under may be added :

"NOTE:—The eligibility list for promotion shall be prepared with reference to the date of completion by the officers of the prescribed qualifying service in the respective grade/post."

Qualifying Service for Promotion

3.13.2 The qualifying service for promotion from one grade to another is necessary so that there is no premature promotion or undue jump in pay and also to ensure that the officer has sufficient opportunity to demonstrate his competence/potential for holding the higher post.

The period of qualifying service varies from post to post depending upon the scale of pay and the experience required for manning the higher post. Broadly, the following qualifying service for promotion from one grade to another may be followed as a guide :

Field of Promotion		Qualifying Service
From	to	
1.	2.	3.
1. Rs. 8000 (Fixed)	Rs. 9000 (Fixed)	3 years
2. Rs. 7600 (Fixed)	Rs. 8000 (Fixed)	2 years
3. Rs. 7300—7600/-	Rs. 8000 (Fixed)	2 years service in that grade.
Rs. 7300—8000/-	Rs. 7600 (Fixed)/	Officers in the grade of Rs. 7300-7600 without any minimum service in that grade failing which three years regular service in the grade of Rs. 5900—6700.
*3(a). Rs. 7300—7600	Rs. 7300—8000	3 years
4. Rs. 5900—7300	Rs. 7300—7600	

Comparative position of provisions in promotion in Planning Cadre in DDA and in TCPO

Designation	Scale	In TCPO		Equivalent posts in DDA	Method of Filling	In DDA
		Method of filling	Minimum Qualification for Promotion			Minimum qualification for promotion
Asst. Town & Country Planner	8060-13560		-do-	Assistant Director (Plg)		From the Post of Planning Assistant with atleast 5 years service in the grade and a Degree in Town Plg Architecture. OR From the post of Planning Assistant With a minimum of 8 years service in the grade.

Comparative position of provisions in promotion in Planning Cadre in DDA and in TCPO

Designation	Scale	In TCPO		Equivalent posts in DDA	Method of filling	In DDA
		Method of filling	Minimum Qualification for Promotion			Minimum qualification for promotion
Associate Town & Country Planner	Rs. 10000-15200	66.67% by promotion. 33.33% by direct recruitment	-do-	Deputy Director (Planning)		From the post of Asstt. Director (Plg) with atleast 5 years in the Grade and a <u>post-Graduate</u> educational Qualification in Planning. OR From the post of AD (Plg) having at least 8 years service in the grade and <u>degree</u> in Town Planning / Architecture. OR From the post of A.D. (Plg) with a <u>Diploma</u> in Town Planning / Architecture / Civil Engineering and At least 10 years service in the grade.

Contd. 3.

Comparative position of provisions in promotion in Planning Cadre in DDA and in TCPO

Designation	Scale	In TCPO		Equivalent posts in DDA	In DDA	
		Method of filling	Minimum Qualification for Promotion		Method of filling	Minimum qualification for promotion
Town & Country Planner	Rs 12000-16500	75% by promotion failing which by transfer on deputation, failing both by direct recruitment 25% by direct recruitment	Post Graduate Degree or Diploma in Planning from a recognized University	Director (Planning)	100% by promotion	From the post of Dy. Director (Plg) with at least 5 years service in the grade and a Degree in physical Planning/Town Planning

Contd. 2.

सिद्धि विद्यापीठ, पालिका, दिल्ली

सचिव
विश्वी विकास प्रभिकरण
सई दिल्ली

