



DELHI DEVELOPMENT AUTHORITY

VC SECRETARIAT

O/o Commr. (L&M)
 Diary No. 1418
 Dated 26-9-19

PS/VC/DDA/2019/315-N
 Dated: 23rd Sept. 2019
24th

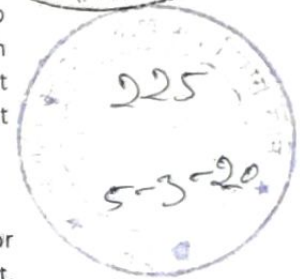
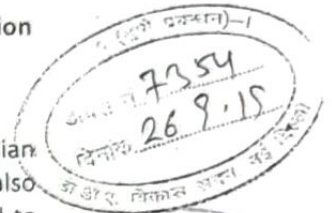
Sub: Removal of encroachments and unauthorized construction and protection of DDA property (Role of various officers).

1. The field offices of Engineering department have already been made custodian of all vacant land in DDA. This includes the land which has been planned and also the land which has not been planned. Executive Engineers have been asked to prepare Property Registers so that they know what DDA land is located within their jurisdiction. All Executive Engineers are therefore directed to ensure that DDA land in their jurisdiction is well protected. They cannot give any excuse that they do not have knowledge about any DDA land located in their jurisdiction.

2. Land under Parks, Forests including Bio-diversity Parks and green area kept for development as parks is to be looked after by the Horticulture department. Other green areas which are not being looked after by the Horticulture department are to be immediately handed over to the Engineering Department.

3. QRTs (Quick Response Teams) have been set up in all the Zones. These QRTs are headed by Superintending Engineer(s) and have one Asstt. Engineer to coordinate the work. Each QRT will have one Kanoongo from the Revenue side and 5 Security Personnel reporting directly to the concerned officers in each Zone. QRT has to keep track of encroachments or illegal constructions and provide assistance to the Executive Engineers in the field for removal of encroachments/illegal constructions as soon as they are detected. The QRTs may keep some hired agencies for removal of encroachment. These agencies should have equipment required to remove the encroachments and should be readily available at short notice.

4. The prime responsibility of checking encroachment remains with the Executive Engineers in-charge of various field divisions. They already have one AE who is designated as AE(QRT). This AE will be known as AE (QRT)- Field. It is upto the Executive Engineers to organize their field staff in such a manner that the encroachments are detected in time and also removed without any delay. They may take assistance of the Zonal level QRT as and when required. The Chowkidars/ Security personnel have been deployed by them at various locations



25.9

CLD
LCM

1. DDM

2. DDM(HQ)

3. PS

4. Inform to all

22/9

DD/HC

4/12

72/600

12/12/2020

PS to keep a copy of this order for future reference
PS

pl. circulate to all branches
Sh. Shukla

22/9

on vacant plots and other DDA properties. These Chowkidars / Security personnel have to be made fully responsible for detection of encroachments and their mobile numbers should be available with the Executive Engineers as well as the AE (QRT)-Field. The Chowkidars/Security personnel who fail to detect the encroachments should be removed without any hesitation and replaced. Whenever, any action is to be taken, the Executive Engineer of the field division can form a team by engaging staff within his control including Chowkidars/Security personnel located at various locations

6. The Horticulture department is fully responsible for checking encroachments of areas under their control i.e. Parks, Forest and Bio-diversity parks or green areas which are to be developed as parks and are handed over to the Horticulture department. They may take help of QRT at zonal level whenever they have to take action. The Deputy Director concerned has to devise his own mechanism for getting timely reports and take action. The SOs have to be personally responsible for ensuring that no encroachment or illegal construction takes place in their jurisdiction.

7. In certain cases, the land status has to be checked before the encroachment could be removed. However, this should not become an excuse for not removing the encroachment and therefore, the areas where the field staff is clear about the ownership, the encroachment should be removed without taking land status again and again. In some cases, stay has been granted by the respective Courts and this becomes the reason for not taking action against encroachments. The officer concerned has to check the papers thoroughly as the stay may have been granted only for a small portion. Encroacher or party doing illegal construction may continue to construct during the stay period which is contempt of Court. Mere verbal mention that stay is given will not be the reason for not taking action. Even if the land status is not verified no one can construct building unless the building plan is duly approved by the competent authority. Therefore, immediately a question can be asked regarding approval of building plan. Matter can be reported to STF in case STF permission is required to take action in such matters. The field staff is therefore, to make full efforts to ensure that DDA's property is protected without looking for procedural excuses.

7. The LM department is the department looking after all DDA land. The Engineering department and Hort. Department are acting on behalf of LM department as far as land management is concerned. It is therefore, the duty of the LM department to keep an overall watch on entire DDA properties. There are various mechanisms available like website on which photographs are regularly uploaded, report from field staff and the Revenue staff available with the LM branch. The Land Management can also get information from the **satellite** images which DDA is obtaining from NRSA and Survey of India. Whenever, land status is to be checked, LM should give top priority and not delay the information. The Kanoongo posted in the field should personally contact the

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Authority with record and check the land status and inform the Engineering staff so that timely action is taken. In case there is problem, it should be raised in the fortnightly meeting held by the Chief Engineers where removal of encroachment is a major issue to be discussed.


(Tarun Kapoor)
Vice Chairman

Engineer Member
Pr. Commissioner (H)
✓ Pr. Commissioner (LM/LD)
Pr. Commissioner (Hort.)
Commissioner (LM)
All Chief Engineers
Commissioner (Plg.)

Copy to :

1. Spl. Secy. To LG
2. OSD to VC.
3. Addl. Chief Architect, VC Office
4. PS to VC