

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on  
29.03.2023 at 4.00 p.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Subhasish Panda

**MEMBERS**

1. Shri Vijay Kumar Singh  
Finance Member, DDA
2. Shri D C Goel  
Engineer Member, DDA
3. Shri Vijender Gupta, MLA
4. Shri Somnath Bharti, MLA
5. Shri Dilip Kumar Pandey, MLA
6. O. P Sharma, MLA

**SECRETARY**

Shri D Sarkar  
Commissioner-cum-Secretary, DDA

**SPECIAL INVITEES**

1. Shri Naresh Kumar  
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari  
Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash  
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG), DDA



**LT. GOVERNOR'S SECRETARIAT**

1. Shri Chandra Bhushan Kumar  
Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh  
Secretary to Lt. Governor, Delhi
3. Ms. Harleen Kaur  
Special Secretary to Lt. Governor, Delhi
4. Shri Abhijeet Rai  
Press Secretary to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

**Item No. 05/2023**

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 16.11.2022.  
F.2(06)2022/MC/DDA/Pt.**

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 16.11.2022 were noted with the following observations:

**Shri Vijender Gupta**

- i) For preparing a policy for conversion of damage properties in Nazul Estates to freehold, categorization of various types of leases should be done and relief on payment of damages for regularization of properties needs to be considered.

**Shri O P Sharma**

- i) Though he has taken up matters regarding Shanti Swaroop Bhatnagar marg and Vishwas Nagar since the last eight years, these matters are still unresolved. Despite the orders of Hon'ble Lt. Governor, encroachments on ROW of Shanti Swaroop Bhatnagar marg have not yet been removed. At Vishwas Nagar, encroachments have only been removed partially. Hon'ble Lt. Governor directed that a joint site inspection of DDA and DUSIB be organized with Hon'ble Member and report submitted in the matter.



- ii) Matter regarding renewal of expired leases in Nazul Estates had been sent to MoHUA after approval of the Authority. However, the matter remains unresolved.
- iii) New Sanjay Amar colony has been brought under both PM-UDAY and *Jahan Jhuggi Wahan Makaan* schemes. Action Taken Report has been submitted without consulting him in the matter.
- iv) Two sites are available for development of stack parking near Hanuman mandir, Yamuna Bazar.  
Hon'ble Lt. Governor directed that a joint site inspection of DDA and MCD be organized with Hon'ble Member.

**Item No. 06/2023**

**Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24.**

**F.No. 4(3)/Budget/DDA/RBE/2022-23**

- i) The Revised Budget Estimates (RBE) for the year 2022-23 and Budget Estimates (BE) for the year 2023-24 were discussed.
- ii) After due deliberations, RBE 2022-23 and BE 2023-24 were approved.

**Item No. 07/2023**

**Adoption of Annual Accounts of DDA for the Financial Year 2021-22 after certification by CAG of India.**

**ACM/F6/005/2022/AC/-AAO(Main)**

The Authority ratified the adoption of Annual Accounts of DDA for the Financial Year 2021-22 after certification by CAG of India.

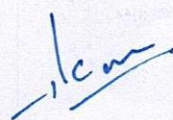
**Item No. 08/2023**

**Fixation of Pre-Determined Rates (PDRs) in respect of following areas:**

- A) Rohini Residential Scheme Ph. IV & V for the financial year 2022-23**
- B) Tikri Kalan for the financial year 2022-23 &**
- C) Narela for the financial year 2022-23.**

**F2(204)2022/AO(P)/DDA**

The proposal contained in the agenda item was approved. Matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and notification under Rule 2(l) of DDA (Disposal of Developed Nazul Land) Rules, 1981.





**Item No. 09/2023**

**Permission for additional activities on 2 acres out of 7 acres of plot in "Residential Use Zone" under Sub Clause 8 (2) of MPD-2021 allotted to National Law University (NLU) in Sector-14, Dwarka.  
F4(14)93/PLG/DWK/VOL-IV**

The proposal contained in the agenda item was approved.

**Item No. 10/2023**

**Proposed change of land use (CLU) for an area measuring 7,847.97 sq.m. (1.94 acres) approx. from "Public & Semi-Public" to "Recreational" in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.  
PLG/MP/0046/2021/F-20/-O/o AC(PLG)MP&DC**

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

**Item No. 11/2023**

**Proposed change of land use of an area measuring 13.49 ha (33.33 acres) from part 'Industrial' and part 'Utility' to 'Transportation' (T2) located at Jangpura, New Delhi.  
F21(02)2017/MP**

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

**Item No. 12/2023**

**Transfer of 219 sqm. of land along AIIMS Trauma Centre on Factory Road by Delhi Development Authority (DDA) to Central Government (L&DO) for the purpose of amalgamation of land parcels for implementation of Master Plan of AIIMS.  
File No. LD/IL/0001/2022/HEL/22-INSTITUTIONAL LAND-I -Part (1)**

The proposal contained in the agenda item was approved.

**Item No. 13/2023**

**Options to be offered to allottees/owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Relocation to other flats or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi.  
F/0065/2020-O/o SUPTD. ENGINEER(NCC-I)**



The proposal contained in the agenda item was approved with the following modifications:

- i) Methodology II contained in para 6 of the agenda item be adopted for calculating refund of money/monetary value of the flats under buy-back options.
- ii) Proposed rents be enhanced from Rs. 42,635/- and Rs. 33,030/- to Rs. 50,000/- and Rs. 38,000/- per month for HIG and MIG respectively.
- iii) A separate report, after examining from Legal and Planning points of view, on the issue whether applicability of provision 4.4.3.B of MPD-2021 with respect to construction of EWS flats are mandatory in nature in the case of reconstruction/redevelopment of entire Residential Group Housing Plot, shall be submitted to Hon'ble Lt. Governor for appropriate decision in general which shall be applied in the case of reconstruction of Signature View Apartment also.

**"Other Points" raised by the Hon'ble Members of the Authority**

**Shri Vijender Gupta**

- i) DDA can earn substantial revenue by disposing left out plots in developed areas and consider change of land use of plots for enhancing their saleability in market.

**Shri Somnath Bharti**

- i) DDA roads should be handed over to PWD or MCD.
- ii) A fake unauthorized colony by the name of Begumpur Post Office, within Begumpur park, has been registered under the PM-UDAY scheme.

**Shri O P Sharma**

- i) Near Karkardooma TOD project, behind Deepak Nursing Home, approx. 50 to 60 acres prime DDA land is being encroached.  
Hon'ble Lt. Governor directed that the matter be examined and report submitted within three days.
- ii) DDA roads in his constituency have not been maintained for several years. Wherever repairs are conducted, the quality of work is very poor. A list of DDA roads in his constituency be provided.
- iii) DDA plots are not being disposed of through auction, as in some cases the highest bids received during auction are rejected by a Committee.



- iv) It was directed that a joint site inspection of TOD Karkardooma project be organized along with Hon'ble Member.
- v) It was further directed that DDA to check the ownership status of roads near IP University for early repair of the same by the concerned agency.

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

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

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