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19-2-96

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MINUTES OF MEETINGS

19-02-96

DELHI DEVELOPMENT AUTHORITY
[COMMISSIONER-CUM-SECRETARY's OFFICE]

List of the Agenda Items discussed in the meeting of the Delhi Development Authority held on 19.02.1996 at 11.00 A.M. at Raj Niwas, Delhi.

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2.	3/96	Involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof. No. F. AO(W)III/(40)93-94/Pt.	17-21
3.	4/96	Fixation of Predetermined rates for allotment of plots in Plastic Bazar, Tikri Kalan. No.2(33)AO(Proj)DDA/95.	22-25
4.	5/96	Cost-benefit analysis of Narela and determination of land premium for the year 1995-96. No. F.2(29)AO(Proj.)/96.	26-39
5.	6/96	Licence fee of coffee-cum-Restaurant at AGVC (M/S Kwality caterers - interpretation of the interest liability clause in the Recommendations of the out-of Court settlement Committee. No. FE 14(26)/93-AGVC	40-69

1.	2.	3.	4.
6.	7/96	Penalty/Composition fee in respect of Mohan Cooperative Industrial Estate Ltd. **No.F.6A(71)84/LSB(I)/K-940/Legal.**	70-71
7.	8/96	Constitution & Powers of Sports Management Board. **No. F.1(14)SFSC/89.**	72-95
8.	9/96	Disposal of Commercial Plots through tenders - extension of time for depositing the balance premium. **No. F. 48(03)/94-CL.**	96-101
9.	10/96	Allotment of residential/commercial/ industrial (other than housing) properties by way of auction or tender. **No. F.1(1)/95/AO(CL).**	102-103
10.	11/96	Allotment of alternative plots to the squatters of Dargah Pir Ratannath, Jhandewalan to be rehabilitated under Gadgil Assurance Scheme and as per general policy. **No. F.S/4(12)/55-OSB.**	104-111
11.	12/96	Allotment of additional space to the shopkeepers of Kingsway Camp Scheme - fixation of rates for the additional area in the cases where original lessees sold out their shop plots. **No. F. 15(10)/88/CL/Pt.**	112-118
12.	13/96	Construction of 320 MIG/ 176 MIG Houses at Jahangirpuri. Demolition of 56 MIG Dus write off of the infructuous expenditure on the construction of already demolished 72 Dus and now to be demolished 56 Dus. **No.EM. 2(1)/83/Confi./656/MIG/Pt.**	119-129

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13.	14/96	Modification in Development Control Norms for School for Handicapped. No. F. 9(03)/95-MP.	130-131
14.	15/96	Change of land use of an area measuring 15.38 ha. (38 acres) from 'industrial' to 'commercial use' (6.07 ha.) and residential use (5.54 ha.) at Jangpura New Delhi - Hindustan Prefeb Ltd. No. F. 20(08)/88-MP.	132-136
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15.	16/96	Change of land use of an area measuring 3.45 ha. (8.52 acres) from 'public and semi-public facilities' to 'residential' (Nurses Hostel) at Sriniwaspuri, New Delhi. No. F. 20(03)/93-MP.	137-142
16.	17/96	Change of land use of an area measuring 0.40 ha.(1.0 acre) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar Opposite Aurobindo College New Delhi. No. F. 20(09)/95-MP.	143-144
17.	18/96	Change of land use of an area measuring 37.5 ha. from 'Rural Use' to 'Utilities' (400/220 KV grid sub-station) at Revenue Estate of village Mundka, West Delhi. No. F. 6(01)/95-MP.	145-146
18.	19/96	Change of land use of an area measuring 47 ha. (116 acres) from 'rural use' to 'public and semi-public facilities'(Sport Training Centre)' near Ghevera Mour on Rohtak Road in West Delhi. No. F. 20(06)/95-MP.	147-152
19.	20/96	Change of land use of an area ~~measuring~~ 8.74 ha. from 'Recreational' (Regional Park) to 'Residential at village Pulpahladpur, New Delhi. No. F.20(06)/86-MP/Pt.I	153-158

1.	2.	3.	4.
20.	21/96	Change of land use of an area measuring 27.25 ha. (67.30 acres) from 'rural use' to (i) residential 4.69 ha. (ii) transportation (airport) 18.16 ha.(iii) transportation (45 mt. wide road) 3.40 ha. (iv) recreational (for heritage scheme around Sultan Garhi monument) 1.0 ha. in South of Mehrauli Mahipalpur Road, New Delhi. No. F. 3(61)/90-MP.	159-160
21.	22/96	Change of land use of an area measuring 26 ha. and 4.40 ha. from 'agricultural & water body' (Use Zone A-4) to 'manufacturing' (Use Zone M-2)- Fly ash brick Plant only) at Badarpur and Rajghat Power House. No. F. 3(56)/89/Pt.I	167-170
22.	23/96	Standard Cross-section for 20m, 40m & 80m R/W roads in Urban Extension. No. F. 5(06)/95-MP.	171-196
23.	24/96	Request from CPWD for relaxation in gross density from 250PPH to 300 PPH for construction of general pool housing type AV & VI quarters near Vasant Vihar. No. F.3(38).95-MP.	197
24.	25/96	Proposal of Kabristan/Burial Ground on the West of Marginal Bund Road near Laxmi Nagar, Trans Yamuna Area, No. F. 20(04)/91-MP.	198
25.	~~26/96~~	Building Plans for additions/ alterations at 16, Pandit Pant Marg, New Delhi. No. F. 16(18)/95-MP.	199-200
26.	27/96	Construction of electric sub-station for the Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi. No. F.20(06)/84-MP.	201-207

1.	2	3.	4.
27.	28/96	Allotment of land measuring 7.697 acres in Chanakayapuri to Civil Services Society for Senior Secondary School. No. F. 9(01)/95-MP.	208-212
28.	29/96	Policy regarding residential telephones. No. F. F.8(13)/94-Telephone.	213-215
29.	30/96	Revision of the procedure for disposal of DDA flats constructed to South Delhi/Modifications in the pricing formula. No. F. 2(11)/96-Coordn.(H).	216-218
30.	31/96	Floating of a New Housing Scheme for offering 300 SFS Cat.II Flats to single working women, NO. F.1(Misc)SFS/95.	219-221
31.	32/96	Fixation of rates for Rohini Ph.I and Ph.II for the year 1995-96 in respect of re-allotment cases of LIG, MIG and EWS Category plot registrants. No. F. 2(39)/AO(P)/DDA/95.	222-227
32.	33/96	Revision of rates of FCA/FTA payable to various categories of officials/officers in D.D.A. No. F. 8(04)/87/PB-II/Pt.III	228-246-A
33.	34/96	Report on the follow up action on the resolutions passed by the Authority in its meetings held during the quarter Ist Oct.-95 to 31st Dec. 1995. No. F. 2(06)/95-MC/DDA.	247-261

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DELHI DEVELOPMENT AUTHORITY
(COMMR.-CUM-SECRETARY'S OFFICE)

Minutes of the meeting of the Delhi Development Authority held on 19.02.1996 at 11.00 A.M. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

1. Shri P.K. Dave,
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri Anil Kumar.

MEMBERS

3. Shri R.K. Singh,
Director (DD),
Min. of Urban Affairs & Employment.

4. Shri K.N. Khandelwal,
Finance Member,
D.D.A.

5. Shri R.L. Hans,
Offtg. Engineer Member,
D.D.A.

6. Shri O.P. Kelkar,
Commissioner, M.C.D.

7. Shri D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

Shri V.M. Bansal,
Commr.-cum-Secretary,
D.D.A.

SPECIAL INVITEES

1. Shri Jag Parvesh Chandra, MLA
70, Khan Market,
New Delhi.

Contd/.....

2. Shri O.P. Babbar, MLA
BA-323, Tagore Garden,
New Delhi.

3. Shri Jagdish Sagar,
Principal Secretary (UD),
Govt. of Delhi.

4. Smt. Suman Swarup,
Secretary (L&B),
Govt. of Delhi.

5. Shri A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Shri S.K. Sharma,
Principal Commissioner,
D.D.A.

2. Shri Arun Mhaisalkar,
Commissioner (Plg.),
D.D.A.

3. Shri S. Roy,
Commissioner (LD),
D.D.A.

4. Shri V.M. Bansal,
Commissioner (Pers.),
D.D.A.

5. Shri Kewal K. Sharma,
Commissioner (Housing),
D.D.A.

6. Shri S.M. Gupta,
Chief Legal Advisor,
D.D.A.

7. Shri J.K. Puri,
Chief Accounts Officer,
D.D.A.

8. Shri P.R. Deviprasad,
Director (LC), D.D.A.

9. Shri H.K. Babbar,
Asstt. Secretary,
D.D.A.

DELHI DEVELOPMENT AUTHORITY

Sub: **Draft minutes of the Delhi Development Authority meeting held on 19.2.1996 at Raj Niwas.**

The Lt. Governor, Delhi welcomed the nominees of the Delhi Legislative Assembly as 'Special Invitees' to the meetings of the Authority.

Authority thereafter took up the agenda of the meeting.

Item No. 2/96

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.10.95 at Raj Niwas, Delhi and 18.12.95 & 29.01.96 through circulation.

No.F.2(2)/96-MC/DDA.

Resolved that minutes of the Authority meeting held on 16.10.95 and minutes on item nos. 130/95 and 1/96, approved through circulation, be confirmed.

Item No. 3/96

Involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof.

No.F.AO(W)III/(40)93-94/Pt.

Resolved that the amendments proposed in the DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (Management & Disposal of Housing Estates) Regulations, 1968 be approved.

Item No. 4/96

Fixation of Pre-determined rates for allotment of plots in Plastic Bazar, Tikri Kalan.

No.F.2(33)AO(Proj)DDA/95.

Resolved as follows:

(a) Rates of land indicated in para 3 of the Agenda item be approved.

...

(b) Desirability of providing warehousing facility in the Project be reassessed.

Item No. 5/96

Cost-benefit analysis of Narela and determination of land premium for the year 1995-96.

No.F.2(29)AO(Proj.)/96.

Resolved that Cost Benefit Analysis as per Annexure and land premium rates as indicated in para 8 (ii) of the Agenda item be approved.

Item No. 6/96

Licence fee of Coffee-cum-Restaurant at AGVC (M/s Kwality Caterers - interpretation of the interest liability clause in the recommendations of the out-of Court Settlement Committee.

No.FE.14(26)/93-AGVC.

Resolved as follows:

(a) that the calculations as indicated by M/s Kwality Caterers in para 4(i) of the Agenda item be not agreed to;

(b) that the calculations of licence fee made by the DDA as indicated in para 4 (ii) of the agenda item be approved;

(c) that the recommendations of the Out of Court Settlement Committee as indicated in para 5 of the Agenda be accepted;

(d) that the recommendations made in para 7 of the agenda item be approved.

...

(b) Desirability of providing warehousing facility in the Project be reassessed.

Item No. 5/96

Cost-benefit analysis of Narela and determination of land premium for the year 1995-96.

No.F.2(29)AO(Proj.)/96.

Resolved that Cost Benefit Analysis as per Annexure and land premium rates as indicated in para 8 (ii) of the Agenda item be approved.

Item No. 6/96

Licence fee of Coffee-cum-Restaurant at AGVC (M/s Kwality Caterers - interpretation of the interest liability clause in the recommendations of the out-of Court Settlement Committee.

No.FE.14(26)/93-AGVC.

Resolved as follows:

(a) that the calculations as indicated by M/s Kwality Caterers in para 4(i) of the Agenda item be not agreed to;

(b) that the calculations of licence fee made by the DDA as indicated in para 4 (ii) of the agenda item be approved;

(c) that the recommendations of the Out of Court Settlement Committee as indicated in para 5 of the Agenda be accepted;

(d) that the recommendations made in para 7 of the agenda item be approved.

...



(b) Desirability of providing warehousing facility in the Project be reassessed.

Item No. 5/96

Cost-benefit analysis of Narela and determination of land premium for the year 1995-96.

No.F.2(29)AO(Proj.)/96.

Resolved that Cost Benefit Analysis as per Annexure and land premium rates as indicated in para 8 (ii) of the Agenda item be approved.

Item No. 6/96

Licence fee of Coffee-cum-Restaurant at AGVC (M/s Kwality Caterers - interpretation of the interest liability clause in the recommendations of the out-of Court Settlement Committee.

No.FE.14(26)/93-AGVC.

Resolved as follows:

(a) that the calculations as indicated by M/s Kwality Caterers in para 4(i) of the Agenda item be not agreed to;

(b) that the calculations of licence fee made by the DDA as indicated in para 4 (ii) of the agenda item be approved;

(c) that the recommendations of the Out of Court Settlement Committee as indicated in para 5 of the Agenda be accepted;

(d) that the recommendations made in para 7 of the agenda item be approved.

...

Item No. 7/96 Penalty/Composition fee in respect of Cooperative Industrial Estate Ltd.

No.F.6A(71)84/LSB(I)/K-940/Legal.

Resolved that the proposals contained in pa the Agenda item be approved. Simultane survey be conducted to ascertain details properties which have changed hands unauthor

Item NO. 8/96 Constitution & Powers of Sports Management Bo

No.F.1(14)SFSC/89.

Resolved that the proposals contained in par 9 of the Agenda item be approved.

Item No. 9/96 Disposal of Commercial Plots through te extension of time for depositing the balance p

No.F.48(03)/94-CL.

Resolved that the proposals contained in pa the Agenda item be approved.

Item No. 10/96 Allotment of residential/commercial/industrial than housing) properties by way of auction or

No.F.1(1)/95/AO(CL).

Resolved that proposals contained in paras of the Agenda item be approved.

Item No. 11/96

Allotment of alternative plots to the squatters of Dargah Pir Ratannath, Jhandewalan to be rehabilitated under Gadgil Assurance Scheme and as per general policy.

No.F.S/4(12)/55-OSB.

Resolved as follows:

(i) proposals contained in paras 7(a) and 7(c) of the Agenda item be approved;

(ii) Further information on squatters mentioned in para 7(b) of the agenda item including their relationship, if any, with the allottees covered under the Gadgil Assurance Scheme should be collected; consideration of proposals given in para 7(b) of the agenda would be taken up in the light of this information.

Item No. 12/96

Allotment of additional space to the shopkeepers of Kingsway Camp Scheme - fixation of rates for the additional area in the cases where original lessees sold out their shop plots.

No.F.15(10)/88/CL/Pt.

Resolved that proposals given in para 3 of the Agenda item be approved.

Item No. 13/96

Construction of 320 MIG/176 MIG Houses at Jahangirpuri. Demolition of 56 MIG DUs write off of the infructuous expenditure on the construction of already demolished 72 DUs and now to be demolished 56 DUs.

No.EM.2(1)/83/Confi./656/MIG/Pt.

Resolved as follows:

...

(a) that proposals contained in para 18 of the agenda item be approved without prejudice to DDA's rights of recovering the damages from the Contractor through whatever means;

(b) steps indicated in para 17 of the agenda item be taken with the view to preserve authentic evidence which could be of vital importance for protection of DDA's interests.

Item No. 14/96

Modification in Development Control Norms for School for Handicapped.

No.F.9(03)/95-MP.

Resolved that proposals contained in para 5 of the Agenda item be approved.

Item No. 15/96

Change of land use of an area measuring 15.38 ha. (38 acres) from 'industrial' to 'commercial' use (6.07 ha.) and residential use (5.54 ha.) at Jangpura, New Delhi - Hindustan Prefab Ltd.

No.F.20(08)/88-MP.

Consideration of this item was deferred on the request of Member Secretary, NCR, Planning Board.

...

Item No.
16/96

Change of land use of an area measuring 3.45 ha. (8.52 acres) from 'public and semi-public facilities' to 'residentia' (Nurses Hostel) at Sriniwaspuri, New Delhi.

No.F.20(03)/93-MP

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
17/96

Change of land use of an area measuring 0.40 ha.(1.0 acre) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar Opposite Aurobindo College New Delhi.

No.F.20(09)/95-MP

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
18/96

Change of land use of an area measuring 37.5 ha. from 'Rural Use' to 'Utilities' (400/220 KV grid sub-station) at Revenue Estate of village Mundka, West Delhi.

No. F.6(01)/95-MP.

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
19/96

Change of land use of an area measuring 47 ha. (116 acres) from 'rural use' to 'public and semi-public facilities')Sport Training Centre)' near Ghevera Mour on Rohtak Road in West Delhi.

No. F.20(06)/95-MP.

Resolved that proposals contained in para 3 of the agenda item be approved.

...

Item No.
20/96

Change of land use of an area measuring 8.74 ha. from 'Recreational' (regional Park) to 'Residential at village Pulpahladpur, New Delhi.

No.F.20(06)/86-MP/Pt.I

Resolved that action on proposals contained in para 4 of the agenda item be taken after obtaining exemption for the area from the provisions of the Forest Act from the Forest Settlement Officer.

Item No.
21/96

Change of land use of an area measuring 27.25 ha. (67.30 acres) from 'rural use; to (i) residential 4.69 ha. (ii) transportation (airport) 18.16 ha. (iii) transportation (45 mt. wide road) 3.40 ha. (iv) recreational (for heritage scheme around Sultan Garhi monument) 1.0 ha. in South of Mehrauli Mahipalpur Road, New Delhi.

No. F.3(61)/90-MP.

Resolved that proposals contained in para 5 of the agenda item be approved.

Item No.
22/96

Change of land use of an area measuring 26 ha. and 4.40 ha. from 'agricultural & water body' (Use Zone A-4) to 'manufacturing' (Use Zone M-2)-Fly ash brick Plan only) at Badarpur and Rajghat Power House.

No. F.3(56)/89/Pt.I

Resolved that proposals contained in para 5 of the agenda item be approved. Before implementation of the Scheme it may be ensured that the proposed Fly Ash Brick Plants are not violative of the industrial policy of the Delhi Govt. and the directions of the Supreme Court regarding setting up of heavy/medium industries in Delhi.

...

Item No.
23/96

Standard Cross-section for 20m, 40m & 80m R/W roads in Urban Extension.

No.F.5(06)95-MP.

Resolved that proposals contained in para 7 of the agenda item be approved.

Item No.
24/96

Request from CPWD for relaxation in gross density from 250 PPH to 300 PPH for construction of general pool housigg type AV & VI quarters near Vasant Vihar.

No.F.3(38)95-MP.

Resolved that proposals contained in paras 3 & 4 of the agenda item be approved as a one time exception.

Item No.
25/96

Proposal of Kabristan/Burial Ground on the West of Marginal Bund Road near Laxmi Nagar, Trans Yamuna Area.

No.F.20(04)91-MP.

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

Item No.
26/96

Building Plans for additions/alterations at 16, Pandit Pant Marg, New Delhi.

No.F.16(18)95-MP.

Resolved that proposals contained in paras 3 & 5 of the agenda item be approved.

Item No.
27/96

Construction of electric sub-station for the Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi.

No.F.20(06)84-MP.

Resolved that proposals contained in para 5 of the agenda item be approved.



Item No. 28/96 — Allotment of land measuring 7.697 acres in Chanakayapuri to Civil Services Society for Senior Secondary School.

No.F.9(01)95-MP.

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No. 29/96 — Policy regarding residential telephones.

No.F.8(13)94-Telephone.

Resolved that proposals contained in paras 4 & 5 of the agenda item be approved w.e.f. 1.4.1995.

Item No. 30/96 — Revision of the procedure for disposal of DDA flats constructed to South Delhi/Modifications in the pricing formula.

No.F.2(11)96-Coordn.(H).

Resolved that proposals contained in paras 2, 3, 4 & 5 of the agenda item be approved subject to the following:

i) Open auction of SFS flats in South Delhi be taken up after satisfying the requirements of existing SFS registrants, if any;

ii) Auction of Janta, LIG and MIG flats located in South Delhi be restricted to the wait listed registrants only;

iii) Other ususal conditions regarding non-owning of residential property in Delhi etc., shall continue to govern these allotments/auctions.

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Item No.
31/96

Floating of a New Housing Scheme for offering 300 SFS Cat.II Flats to single working women.

No.F.1(Misc)SFS/95.

Consideration of this item was deferred with the following observations on the broad framework of the Scheme:

i) The term 'working woman' be elaborated;

ii) Justification for restricting the scheme to the applicants above the age of 35 years be examined;

iii) Conditionality of residing/working in Delhi for a fixed number of years be explored.

Item No.
32/96

Fixation of rates for Rohini Ph.I and Ph.II for the year 1995-96 in respect of re-allotment cases of LIG, MIG and EWS Category plot registrants.

No.F.2(39)AO(P)/DDA/95.

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

Item No.
33/96

Revision of rates of FCA/FTA payable to various categories of officials/officers in D.D.A.

F.8(04)87/PB.II/Pt.III

Resolved that recommendations of the FCA/FTA Committee dated 14.2.96 be approved.

Item No.
34/96

Report on the follow up action on the resolutions passed by the Authority in its meetings held during the quarter 1st Oct.,95 to 31st Dec., 95.

No.F.2(06)95-MC/DDA.

Noted.

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

ITEM NO. 2/96
A-19.02.96

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.10.95, 18.12.95 & 29.01.1996

No. F. 2(2)/96-MC/DDA.

P R E C I S

Confirmation of the minutes of the D.D.A. meeting held on 16.10.1995 at Raj Niwas, Delhi. The minutes of the said meeting appended at (Appendix ' B ' page No. ' 2 - 14 ')

Confirmation of the minutes of Item No. 130/95 & 1/96 approved by the Authority through circulation on 18.12.1995 & 29.01.1996 respectively. The minutes of the said meetings appended at (Appendix 'C & D' Page No. ' 15 & 16 ')

R E S O L U T I O N

Resolved that minutes of the Authority meeting held on 16.10.95 and minutes on item nos. 130/95 and 1/96, approved through circulation, be confirmed.

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ITEM NO. 2/96 dt-19.02.96

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.10.95, 18.12.95 & 29.01.1996

No. F. 2(2)/96-MC/DDA.

P R E C I S

Confirmation of the minutes of the D.D.A. meeting held on 16.10.1995 at Raj Niwas, Delhi. The minutes of the said meeting appended at (Appendix 'B' page No. '2 - 14')

Confirmation of the minutes of Item No. 130/95 & 1/96 approved by the Authority through circulation on 18.12.1995 & 29.01.1996 respectively. The minutes of the said meetings appended at (Appendix 'C & D' Page No. '15 & 16')

R E S O L U T I O N

Resolved that minutes of the Authority meeting held on 16.10.95 and minutes on item nos. 130/95 and 1/96, approved through circulation, be confirmed.

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Appendix 'B' to Item No: 2/96

DELHI DEVELOPMENT AUTHORITY
[COMMR.-CUM-SECRETARY'S OFFICE]

Draft Minutes of the meeting of the Delhi Development Authority held on 16.10.1995 at 3.00 PM at Raj Niwas, Delhi.

The following were present:

CHAIRMAN

1. Shri P.K. Dave,
Lt. Governor, Delhi.

VICE CHAIRMAN

2. Shri Anil Kumar

MEMBERS

1. Shri R.K. Singh,
Director(DD),
Ministry of Urban Affairs & Employment.

2. Shri K.N. Khandelwal,
Finance Member,
DDA.

3. Shri R.L. Hans,
Offtg. Engineer Member,
DDA.

4. Shri Subhash Sharma,
Commissioner, MCD.

SECRETARY

Shri V.M. Bansal,
Commr.-cum-Secretary,
DDA.

SPECIAL INVITEES

Shri A.J.S. Sahney,
Secretary to LG, Delhi.

ALSO PRESENT

1. Shri S. Auluck,
Chief Architect, DDA.

Contd

2. Shri S. Roy,
Commr.(LD), DDA.

3. Shri K.J. Alphons,
Commr.(LM), DDA.

4. Shri V.M. Bansal,
Commr.(Personnel), DDA.

5. Shri S.M. Gupta,
Chief Legal Advisor, DDA.

6. Shri J.K. Puri,
Chief Accounts Officer, DDA.

7. Shri K.T. Gurumukhi,
Addl. Chief Planner,
T.C.P.O.

8. Shri B.K. Roy,
Chief Engineer (East Zone), DDA.

9. Shri Naresh K. Dhiran,
Asstt. Town Planner,
Planning Board (NCR).

10. Shri H.K. Babbar,
Asstt. Secretary,
DDA.

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the Delhi Development Authority meeting held on 16.10.1995 at 3.00 P.M. at Raj Niwas, Delhi.

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Item No. 103/95

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 11.09.95 at Raj Niwas, Delhi.

No.F.2(2)/95-MC/Vol.-VI/DDA.

Resolved that minutes of the Authority meeting held on 11.9.95 be confirmed subject to the addition of following paragraph in the minutes on Item No. 98/95:

IV "To facilitate implementation of these Resolutions and simplifications of unearned increase calculations, the L.G. be authorised to approve the changes, if any, that may be proposed by the Finance Department."

Item No. 104/95

Directions of the Ministry of the Urban Affairs & Employment regarding posts of Chief Engineer in the Delhi Development Authority.

No. F.7(95)/93/PB.-I

Resolved that proposals contained in para 7 of the Agenda Item be approved.

Contd...

Item No.
105/95

Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters.

No. F6(36)94/SQ/DDA

Resolved as follows:

(a) All existing rules and instructions of the Directorate of Estates, Ministry of Urban Affairs and Employment, on the subject, be deemed to have been adopted in DDA;

(b) In future, all rules and instructions of the Directorate of Estates be made applicable in DDA, mutatis-mutandis.

Item No.
106/95

Allotment of Petrol Pump and Gas Godown Sites.

No. F.13(44)/91/Pt./CRC/DDA

Resolved that the "Scheme for allotment of Petrol Pump and Gas Godown Sites in Delhi" be approved with the modification that special allotments on priority, as envisaged in para 5 of the Scheme, (may be made normally) only in the cases involving special compassionate circumstances.

contd....

Item No.
107/95

Preparation of the Master Plan for Delhi Perspective - 2021

No. F.36(01)PPR/95

Position as brought out in the Agenda Item was noted and following observations were made:

i) The MPD-2021 be finalised by March 1999,

ii) Year-wise details of Action Plan and requirement of funds be projected to the Govt. of India for sanction under the Central Plan,

iii) A representative of the Delhi Slum Board be also nominated to the Steering Committee,

iv) Steering Committee be authorised to co-opt members from any other department/agency.

Subject to the above, proposals contained in para 6 of the Agenda were approved.

Item No.108/95

General Policy for providing of statues in DDA Parks/Complexes.

No.F.20(1)/86-MP

Resolved that a Committee, having also the representatives of Ministry of Urban Affairs and Employment and Govt. of Delhi, be constituted under the Chairmanship of Vice-Chairman, DDA to consider

Contd..

requests for installation of statues in the DDA parks/areas. The Committee shall keep the following aspects also in view while considering such requests:

i) Aesthetic appeal, historical perspective and overall appropriateness of the proposals,

ii) Sensitivities of the residents of the area (if considered appropriate or necessary, views of the neighbourhood public be invited through notice etc.).

iii) Not more than one statue to be normally permitted in a park.

Item No.
109/95

Cadre Review of Group 'D' Cadre - revision of scale of pay.

No. F.7(113)/95/PB/Pt.-I.

Resolved that the proposals contained in para 5 of the Agenda Item be approved.

Item No.
110/95

Grant of higher pay scales with re-designation to the left out Assistant Categories.

No. F.1(11)/89/P.B.IV/Pt.

Resolved that the proposals contained in para 7 of the Agenda Item be approved.

Contd...

Item No.
111/95

Liberalised Scheme of payment of one time Ground Rent in lump sum by the lessees/sub-lessee as against annual payments provided for in the lease deed.

No.F.B-1(29)/95-96

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

Item No.
112/95

Proposal to change the land use and to declare 'Development Area' for PVC & Solid Waste Complex at Tikri Kalan, Rohtak Road.

No.F.Dir/NP/95/239-1.

Steps taken for development of the Complex at Tikri Kalan were explained; the following observations were made:

i) Proceedings of the court case regarding acquisition of land be got expedited,

ii) Financing of the scheme be tied up with the Delhi Financial Corporation without any further delay and duly publicised,

iii) All administrative aspects of the scheme be publicised for the benefit of the public.

With the above observations, the Authority approved the proposals contained in paras 4, 4.1 and 4.2 of the Agenda item.

Item No.
113/95

Construction of staff quarters in village Nangloi, Delhi - Relaxation of norms of coverage FAR and Height etc.

No.F.3(39)/91-MP

Resolved that proposals contained in para 3 of the Agenda item be approved.

Item No. 114/95

Amendment in MPD-2001 Nursery School sites to be utilised for Nursery School and other facilities.

No.F.1(7)/80-MP

Resolved that proposals contained in para 6 of the Agenda item be approved.

Item No. 115/95

Planning of Zone 'O' (River Yamuna) use of reclaimed land in Phase-I.

No.F.10(1)/94-MP

Proposals contained in paras 5, 6 and 7 of the Agenda Item were approved in principle with the following observations:

(1) Presentation of the scheme be also made before the Ministry of Environment & Forests for possible funding by the Govt. of India under Yamuna Action Plan, specially with reference to the river bund and boulevard.

(2) Planning activity for spiritual park, hotels & Convention Centre be immediately taken up after consultation with the Ministry along with action in parallel for completion of procedural formalities relating to change in land-use etc.

(3) International competition be invited after receipt of necessary clearances from the Ministry.

Item No. 116/95

Conceptual Plan for Rehabilitation of Slum Dwellers.

No.F.PS/CLM/DDA/95/2495

The proposal was approved in principle with the following observations:

Contd...

a) Operational action plan to implement the scheme be formulated without delay;

b) To start with, projects under the scheme be prepared for the five most important land sites that may be considered amenable for the scheme proposed;

c) Initial expenditure on the schemes be met out of the Urban Development Fund; Plan funds be also sought from the Central Govt. for infrastructural development and the slum clearance subsidy scheme;

d) Suitable relaxations in the FAR and density be agreed to, in order to make the scheme economically viable;

e) Delhi Slum Board be also suitably involved and consulted in the preparation of projects under the scheme.

Item No.
117/95

Annual Accounts of DDA for the year 1994-95.

No.F.6(21)/95/Acs.

Annual Accounts for the year 1994-95 were noted and it was resolved that the same be sent to the AG (Audit), Delhi, for necessary action.

Item No.
118/95

Change of land use of an area measuring 12.55 ha. (31 acres) from 'recreational' to 'residential' at INA, New Delhi.

No.F.20(11)/92-MP.

Resolved that proposals contained in para 5 of the Agenda item be approved.

Contd...

Item No. 119/95

Change of land use of an area measuring 3228 sq.mtrs. from "District Park" to "Service Centre"(LPG Godowns).

No.F.20(18)/95-MP.

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

Item No. 120/95

Development Norms for Indira Gandhi National Centre for Arts at Janpath - Relaxation of height upto 33 mtr.

No.F.16(16)/89-MP.

In view of the proposals contained in para 5 having been recommended by the Central Vista Committee, Delhi Urban Arts Commission and the Technical Committee, it was resolved that these be recommended to the Govt. of India for final decision as this land formed part of the heritage zone.

Item No. 121/95

Utilisation of Govt. land in Dev Nagar area/change of land use.

No.F.20(29)94-MP.

Resolved that proposals contained in para 5 of the Agenda item be approved.

Item No. 122/95

Change of land use of an area measuring 3.79 ha. from 'Residential' to 'Commercial' (non hierarchical) at Dheerpur.

No.F.20(16)/95-MP.

Resolved that proposals contained in para 3 of the Agenda item be approved.

Contd...

Item No.
123/95

Resettlement of squatters of Bhoomiheen Camp near A-4 and A-5 Pocket, Kalkaji.

No.F.1046(AC/AP.

Resolved as follows:

(a) Proposals contained in para 2 of the Agenda item be approved,

(b) 30 acres of land near village Tehkand be utilised for resettlement of Bhoomiheen Camp Squatters and other Jhuggi dwellers by way of allotment of multi-storey tenements and not residential plots.

(c) The implementation of the scheme should now be expedited;

Item No.
124/95

C/o 265 DUs (53 MIG + 212 LIG) DUs at Trilokpuri, Pkt. V (A) Dismantling of 163 houses (out of 40 MIG + 160 LIG) and (b) to write off the loss.

No.F.EM.8(40)92/QC/EZ/Vol.I.

Resolved as follows:

(a) Proposals contained in para 12 of the Agenda item be approved without prejudice to DDA's rights to recover the damages from the Contractor through arbritation, Court proceedings or whatever other means;

(b) Dismantling of houses be coordinated with the Arbitrators inspections.

(c) Steps indicated in para 8 of the agenda be essentially taken as it is expedient to preserve authentic evidence which could be of vital importance for protection of DDA's interests.

Contd...

Item No. 125/95

C/o 7000 houses at Trilokpuri - Trans Yamuna Area.
SH: C/o 300 DUs (60 MIG + 240 LIG) in Trans Yamuna Area at Trilokpuri, Group-B (Actually taken up 52 MIG + 208 LIG) write off of losses for 220 houses (44 MIG + 176 LIG).

No.F.EM.10(1)/94/QC/EZ/DDA & F.30(15)/94/FO/EZ.

Resolved as follows:

(a) Proposals contained in para 14 of the Agenda item be approved without prejudice to DDA's rights to recover the damages from the Contractor through arbitration, Court proceedings or whatever other means;

(b) Dismantling of houses be co-ordinated with the Arbitrator's inspections;

(c) Steps indicated in para 12 of the agenda be essentially taken as it is expedient to preserve authentic evidence which could be of vital importance for protection of DDA's interests.

Item No. 126/95

Cost benefit analysis of Rohini Phase-III and determination of land premium for the year 1995-96.

No.F.2(3)/94-95/AO(Project).

Resolved that Cost benfit analysis and land premium rates as indicated in para 10 of the Agenda item be approved.

Item No. 127/95

Allotment of about 3500 Janta flats under the Scheme to be called "Janta Housing Scheme - 1995".

F.2(82)/95/Coordn.(H).

After detailed discussions, the Janta Housing Scheme, 1995 was approved, in principle. It was resolved that :

Contd...

(a) 576 flats constructed under the incremental housing pattern be offered to the retiring Govt. employees;

(b) Janta flats be offered to the general public, as per criteria laid down in the Agenda item;

(c) All allotments be made on cash down basis, or through tie up with the Central Bank of India or any other Housing Finance Institution;

(d) The matter of electrification of these flats be taken up with the GM, DESU, immediately;

(e) Implementation of these Schemes be taken up after obtaining approval of the Ministry of Urban Affairs & Employment.

Item No.
128/95

Report on the follow up action on the resolutions passed by the Authority in its meeting held on 18.7.1995.

No.F.2(6)/95-MC/DDA.

Noted.

Item No.
129/95

Policy for permitting Petrol Pumps and Gas Godowns on Private Land in the Union Territory of Delhi.

No.F.13(44)/91/CRC/Pt.III.

Resolved as follows:

I. Proposals contained in the agenda item be approved in principle in order to secure overall development of Delhi;

II. Detailed scheme for implementation of these proposals and the regulations thereof be formulated in consultation with the MCD and approval of the Ministry be sought for these regulations.

*****

Appendix 'C' to Item NO: 2/96

AGENDA APPROVED THROUGH CIRCULATION

Additional Secretary, Ministry of Urban Affairs & Employment, Shri N.P. Singh has in his DO. letter dated 8th December '95 (flag 'B'), written to the Vice-Chairman that Annual Administration Report 94-95 should be submitted immediately as the same is due for laying on the tables of both the Houses of Parliament before 31.12.95.

2. Draft Annual Administration Report (94-95) is ready and was proposed to be placed for consideration of the Authority in its next meeting. As the date for the next meeting of the Delhi Development Authority has yet not been fixed, the LG has very kindly consented to the placing of the draft Report for information and approval of the members of the Authority, by Circulation.

3. Agenda item for consideration of the Authority, through Circulation, is at flag 'C'.

4. Draft of the Annual Administration Report (94-95) being submitted for consideration is at flag 'A' (65 pages).

5. In the event of approval of the Agenda, minutes as proposed below, may also kindly be approved by the Authority.

Draft minutes:

Resolved that the Annual Administration Report (94-95) of the DDA be approved and sent to the Ministry of Urban Affairs and Employment.

[V.M. Bansal]
Commr.-cum-Secy.
14.12.95

1. ~~EM.~~ 14.12.95
2. ~~FM.~~ 15.12.95
3. VC. 15.12.95
4. Chief Planner (TCPO) 15/12/95
5. ~~Director(DD), MOUA&E.~~ 15/12/95
6. ~~Commissioner~~, MCD. 15.12.95
7. CMD, HUDCO. 15/12/95

204/L.G(R)/95
18/12/95

LG Covering

दिल्ली विकास प्राधिकरण

Appendix 'C' to Item No: 2/96

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3. Agenda item for consideration of the Authority, through Circulation, is at flag 'C'.

4. Draft of the Annual Administration Report (94-95), being submitted for consideration, is at flag 'A' (65 pages).

5. In the event of approval of the Agenda, minutes as proposed below, may also kindly be approved by the Authority.

Draft minutes:

Resolved that the Annual Administration Report (94-95) of the DDA be approved and sent to the Ministry of Urban Affairs and Employment.

[V.M. Bansal]
Commr.-cum-Secy.
14.12.95

1. ~~EM.~~ 14.12.95
2. ~~FM.~~ 15.12.95
3. VC. 15/12/95
4. Chief Planner (TCPO) 15/12/95
5. Director(DD), MOUA&E. 15/12/95
6. Commissioner, MCD. 15.12.95
7. CMD, HUDCO. 15/12/95

204/L.G(R)/95
18/12/95

LG Concerned

18/12/95

दिल्ली विकास प्राधिकरण

AGENDA APPROVED THROUGH CIRCULATION

Appendix 'D' to Item No: 2/95

Sub: **Package deal proposal for partial remission of penalty for delayed payment of hire purchase instalments.**

The package deal proposal for partial remission of penalty for delayed payment of hire purchase instalments was approved by the Authority on 18.7.95. The scheme was to remain operative upto 31.1.96. It is now proposed to extend the scheme. The quantum of relief is however proposed to be reduced.

As the next date of the meeting of the Authority has yet not been fixed, LG has kindly agreed to the proposal placed at flag 'A' (page 35 & 36/c). He has also allowed approval of this item as an agenda of the Authority by circulation.

In the event of the approval of the agenda placed at flag 'A' (cp/35 & 36), minutes as proposed below may also kindly be approved.

Draft minutes:

Resolved that proposals contained in para-5 of the agenda item be approved.

(V.M. Bansal)
Commr.-cum-Secy.
24.1.96

1. ~~F.M.~~ 25.1.96
2. F.M. 25.1.96
3. V.C.
4. Chief Planner ~~(TCPO)~~
5. Director ~~(DD)~~, MOUA&E 29-1-96
6. Comissioner, MCD. 25.1.96
7. CMD, HUDCO 30/1
8. Lt. Governor, Delhi 29.01.96

DA/LGA/96/238.
29/1/96

ITEM NO.
3/96
19.02.96

Sub: Involvement of Private Developer in land development, construction, infrastructure provision and disposal thereof.
No. F.AO(W)III/(40)93-94/Pt.

P R E C I S

1. BACKGROUND

Delhi Development Authority in its meeting held on 11th Septemper,95 has approved the proposal for involvement of private developer in land development, construction-infrastructure provisions and disposal thereof. Inter-alia the Authority has also approved necessary amendment/addition to the DDA (Disposal of developed land) Rules 1981 and DDA (Management and Disposal of Housing Estate) Regulations, 1968. The amendment/addition to the DDA (Disposal of Developed Nazul Land) Rules 1981 has to be notifed by the Govt. of India. A reference has already been made to Ministry of Urban Affairs & Employment on 9th oct.,95.

PROPOSAL

On a further review by the Chief Legal Advisior, Delhi Development Authority it has now been felt that the proposed changes in the Rules require some further minor but vital changes. The (Appendix 'E' Page No 18) shows the position of DDA (Disposal of Development Land) Rules 1981 as it exists, as was approved by the Authority vide Resolution No. 102/95 and as now proposed. Similarly (Appendix 'F' Page No. 19-21) as shows the position in respect of Delhi Development Authority (Management & Disposal of Housing Estates) Regulations 1968.

The matter is placed before the Authority for approval of the proposed minor changes in amendment/addition to DDA (Disposal of Developed Nazul Land) Rules 1981 and DDA (Management & Disposal of Housing Estate) Regulations 1968.

R E S O L U T I O N

Resolved that the amendments proposed in the DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (Management & Disposal of Housing Estates) Regulations, 1968 be approved.

***

APPENDIX 'E' TO ITEM NO. 3/96

PROPOSED AMENDMENT/ADDITION TO DDA(DISPOSAL OF DEVELOPED NAZUL LAND) RULE, 1981.

Rule No.	Existing Provision	Amendment/Addition approved by Authority vide Res.No.102/95 dated 11.9.95.	Amendment/Addition now proposed
2(b)	(New)	Developer: Developer means a person of body of persons whether corporate or otherwise, who is authorised by the Authority to enter upon the Nazul Land for the purpose of development and construction in accordance with approved plans and for disposal of developed land/built up space/premises through the Authority on terms and conditions as may be prescribed by means fm of an Agreement to be entered between the Authority and the Developer.	(No further change)
44A	(New)	The Authority may, notwithstanding anything contained in these Rules, allow a Developer to enter upon the Nazul Land for the purpose of development and construction of the said land in accordance with the plans, specifications and designs as may be approved by the competent Authority and on such terms and conditions as may be decided by the Authority, by means of an Agreement, to be executed between the Authority and the "Developer".	The Authority may, notwithstanding anything contained in these Rules, allow a Developer to enter upon the Nazul Land for the purpose of development and construction of the said land in accordance with the plans, specifications and designs as may be approved by the competent Authority and to dispose of Developed land and built up spaces on such terms and conditions as may be decided by the Authority, by means of an Agreement, to be executed between the Authority and the "Developer

APPENDIX 'E' TO ITEM NO. 3/96

PROPOSED AMENDMENT/ADDITION TO DDA(DISPOSAL OF DEVELOPED NAZUL LAND) RULE, 1981.

Rule No.	Existing Provision	Amendment/Addition approved by Authority vide Res.No.102/95 dated 11.9.95.	Amendment/Addition now proposed
2(b)	(New)	Developer: Developer means a person of body of persons whether corporate or otherwise, who is authorised by the Authority to enter upon the Nazul Land for the purpose of development and construction in accordance with approved plans and for disposal of developed land/built up space/premises through the Authority on terms and conditions as may be prescribed by means fm of an Agreement to be entered between the Authority and the Developer.	(No further change)
44A	(New)	The Authority may, notwithstanding anything contained in these Rules, allow a Developer to enter upon the Nazul Land for the purpose of development and construction of the said land in accordance with the plans, specifications and designs as may be approved by the competent Authority and on such terms and conditions as may be decided by the Authority, by means of an Agreement, to be executed between the Authority and the "Developer".	The Authority may, notwithstanding anything contained in these Rules, allow a Developer to enter upon the Nazul Land for the purpose of development and construction of the said land in accordance with the plans, specifications and designs as may be approved by the competent Authority and to dispose of Developed land and built up spaces on such terms and conditions as may be decided by the Authority, by means of an Agreement, to be executed between the Authority and the "Developer

APPENDIX 'F' TO ITEM NO. 3/96

PROPOSED AMENDMENT/ADDITION TO THE DDA(MANAGEMENT AND DISPOSAL OF HOUSING ESTATE) REGULATION 1968.

Existing	Amendment/Addition approved by the Authority vide Res. No.102/95 dt.11th Sept.'95	Amendment/Addition now proposed.
(13) "Disposal Price" on "Hire Purchase Price" in relations to a property means such price as may be fixed by the Authority.	"Disposal Price" on "Hire Purchase Price" in relations to a property means such price as may be fixed by the Authority or as may be fixed by the Developer if authorised by the Authority.	(No change)
(23) "Housing Estate" means a group of houses built by the Authority for dwelling purposes and may comprise all or any of following namely.	"Housing Estate" means a group of houses built up by the Authority or by a developer under permission from the Authority for xx dwelling purposes and may comprise all or any of one the following namely: a) dwelling Units: b) land under and appurtenent to such dwelling units: c) roads and paths, sewers, storm water drains, water supply and ancillary installations, street lighting and other similar amenities. d) Convenient shopping, school, community hall or other amenity for common use.	(No change)

1	2	3
(New Clause to be inserted) (34) "Developer"	"Developer": Developer means a person or body of persons, whether corporate or otherwise, who is authorised by the Authority to enter upon the Nazul land for purpose of Development and construction in accordance with approved plans and for disposal of developed land/ built up space/premises through the Authority on terms and conditions as may be prescribed by means of an Agreement to be entered between the Authority and the developer.	(No change)
FIXATION OF PRICE:		
(6) The hire-purchase price or the disposal price, as the case may be, shall be such price, as may be determined by the Authority.	The hire-purchase price or the disposal price, as the case may be, shall be such price, as may be determined by the Authority or as may be fixed by the Developer if authorised by the Authority.	(No change)
MANNER OF PAYMENT OF DISPOSAL PRICE		
8(6) -------	In case of the Developer, the manner may be decided by himself/themselves within the framework of terms and conditions of the permission given by the Authority.	In case of the Developer, the manner may be decided by himself/themselves within the framework of terms and conditions of the permission given by the Authority under an Agreement with DDA.

1	2	3
(New Clause to be inserted) (34) "Developer"	"Developer": Developer means a person or body of persons, whether corporate or otherwise, who is authorised by the Authority to enter upon the Nazul land for purpose of Development and construction in accordance with approved plans and for disposal of developed land/ built up space/premises through the Authority on terms and conditions as may be prescribed by means of an Agreement to be entered between the Authority and the developer.	(No change)
FIXATION OF PRICE:		
(6) The hire-purchase price or the disposal price, as the case may be, shall be such price, as may be determined by the Authority.	The hire-purchase price or the disposal price, as the case may be, shall be such price, as may be determined by the Authority or as may be fixed by the Developer if authorised by the Authority.	(No change)
MANNER OF PAYMENT OF DISPOSAL PRICE		
8(6) -------	In case of the Developer, the manner may be decided by himself/themselves within the framework of terms and conditions of the permission given by the Authority.	In case of the Developer, the manner may be decided by himself/themselves within the framework of terms and conditions of the permission given by the Authority under an Agreement with DDA.

1	2	3
PROCEDURE FOR DISPOSAL OF PROPERTY:		
Rule - 37A ------	The Developer shall be free to set procedure for disposal of property within the terms and conditions of the permission given to him by the Authority.	Notwithstanding anything contained in these regulation regarding disposal of properties the Developer shall be free to set procedure for disposal of property within the terms and conditions of the permission given to him by the Authority under an Agreement with DDA.

ITEM NO.
4/96
dt-19.02.1996

Sub.: Fixation of Predetermined rates for allotment of plots in Plastic Bazaar, Tikri Kalan.

No. F.2(33)AO(Proj)DDA/95.

PRECIS

Authority vide its Resolution No. 112/95 had approved the proposal to change the land use and to declare 'Development Area' for PVC and other Solid Waste Complex at Tikri Kalan, Rohtak road. On the basis of the approval given by the Finance wing to the outlay proposed by the engineering wing for AA & ES for development of 250 Acres of area on tentative basis, cost benefit exercise was attempted to derive Pre-determined rates for plots of various sizes with respect to their use. The details are given to Table 1, 2 and 3 in (Appendix 'G' Page No. 24-25).

2. The Cost - Benefit analysis is based on the following assumptions.

a) the entire project is treated as completed in the year 1995-96 for the purposes of the analysis. Hence the rates are valid only for the year 1995-96;

b) additional compensation @ Rs. 75/- per Sq. mtr. has been added to the cost of acquisition ;

c) the land under the Road for the project is added to the project cost in the analysis ;

c) the warehousing plots will be sold by auction and other i.e. industrial plots can be disposed of by auction as well as by allotment on Pre-determined rates ;

e) for most of the activities the outlay of Rs. 44.78 Crores Outlay are based on 1992 PAR rates + 17%. Therefore the figures have been adjusted to present CPWD cost index of 133.

f) a provision of 12% for physical and price contingencies has also been made to arrive at the total projected expenditure.

g) the rates shown against commercial plots of different size in table -3 are only for the purposes of analysis.

Contd/-.....

The total number of plots earmarked in each size and use is given in Table - 3 in the enclosed analysis. The relative weights (Multipliers) to different land uses and the proposed rates for each category are shown below. The break-even rate works out to Rs. 1211.15 per sq. mtr.

	Plot Size sq.mtr,	use	Multi-plier	rate per Sq.mtr. (Rs.)
i)	25.6	sorting & storage	2.0	2422.30
ii)	50	-do-	2.0	2422.30
iii)	124	-do-	2.4	2906.76
iv)	300	Light Industry plots	1.5	1816.73
v)	495	-do-	1.75	2119.51

The above proposals in para 3 above are submitted for approval of the Authority.

RESOLUTION

Resolved as follows:-

(a) Rates of land indicated in para 3 of the Agenda item be approved.

(b) Desirability of providing warehousing facility in the Project be reassessed.

***

APPENDIX 'G' TO ITEM NO. 4/96

TABLE:-1 COST OF LAND ACQUISITION

YEAR	LAND AQCU.COST 116.00 HA *
1	2
1995-96	21.67
	21.67

*includes project area and road length serving the project.

TABLE:2 BREAKEVEN ANALYSIS WITH PROVISIONS FOR PHYSICAL AND PRICE CONTIGENCIES (FIG. IN CRORES OF RS.)

YEAR	DISCOUNTED DEV. EXPDR.	DISCOUNTED ACQU. COST	DISCOUNTED ADDL. COMPENSATION	TOTAL DISCOUNTED EXPDR.	DISCOUNTED VALUE OF REVENUE
1	2	3	4	5	6
1995-96	54.47 ##	21.67	8.70	84.84	95.02
	54.47	21.67	8.70	84.84	95.02

DISCOUNTED EXPDR.	84.84	DISCOUNTED REVENUE	95.02
12% PROVISIONS FOR PHYSICAL & PRICE CONTIGENCIES	10.18		
PROJECTED PENDITURE	95.02		
BE RATE PSM =	1211.15		

APPENDIX 'G' TO ITEM NO. 4/96

TABLE:-1 COST OF LAND ACQUISITION

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1	2
1995-96	21.67
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1	2	3	4	5	6
1995-96	54.47 ##	21.67	8.70	84.84	95.02
	54.47	21.67	8.70	84.84	95.02

DISCOUNTED EXPDR.	84.84	DISCOUNTED REVENUE	95.02
12% PROVISIONS FOR PHYSICAL & PRICE CONTIGENCIES	10.18		
PROJECTED PENDITURE	95.02		
BE RATE PSM =	1211.15		

FILENAME:C:\LOTUS\ROHINI\94-95\JOMK22.WK1 TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA

USE CODE	USE	GROSS AREA	SALEABLE AREA	MULTIPLIER RATE/ACRE	$ SALEABLE AREA IN 95-96	REVENUE EXPECTED (CRORES)	RATES BASED ON BREAK EVEN RATE for 1995-96
		3	4	5	6	7	
1		4.7309	4.7309	2.0000	4.7309	11.4596	2422.30 /SQM
1.1	COMM. LOW TURNOVER (1848 PLOTS OF 25.6 SQM)	3.1400	3.1400	2.0000	3.1400	9.1272	2422.30 /SQM
1.2	COMM. LOW TURNOVER (*) (628 PLOTS OF 50 SQM)	3.9680	3.9680	2.4000	3.9680	11.5340	2906.76 /SQM
1.3	COMM. LOW TURNOVER (*) (320 PLOTS OF 124.0 SQM)	6.3000	6.3000	2.4000	6.3000	21.9751	2906.76 /SQM
1.4	WARE HOUSING PLOTS (210 PLOTS OF 300 SQM)	8.0400	8.0400	1.5000	8.0400	14.6065	1816.73 /SQM
1.5	LIGHT INDUSTRY PLOTS (268 PLOTS OF 300 SQM)	4.7520	4.7520	1.7500	4.7520	12.0863	2119.51 /SQM
1.6	LIGHT INDUSTRY PLOTS (96 PLOTS OF 495 SQM)	0.9720	0.9720	2.0000	0.9720	2.8254	2422.30 /SQM
1.3	SHOPPING	0.4000	0.4000	2000000.00	0.4000	0.1976	2000000.00 /ACRE
1.4	POLICE STATION	1.9400	1.9400	2000000.00	1.9400	0.9584	2000000.00 /ACRE
1.5	FIRE STATION	0.3250	0.3250	2000000.00	0.3250	0.1606	2000000.00 /ACRE
1.6	HEALTH SERVICES	1.0300	1.0300	0.0000	1.0300	0.0000	
1.7	ELECTRIC SUB-STATION (66KV)	0.5000	0.5000	0.0000	0.5000	0.0000	
1.8	TUBE WELL	4.1100	4.1100	1.0000	4.1100	5.9734	1211.15 /SQM
1.9	NIGHT SHELTERS/INFORMAL EATING/SERVICE/REPAIR SHOPS/ SPARE PARTS/PETROL PUMP/ PUBLIC CONVENIENCES	0.2000	0.2000	0.0000	0.2000	0.0000	
2.0	UNDER GROUND RESERVOIR	0.9400	0.9400	0.0000	0.9400	0.0000	
2.1	DUMPING GROUND	0.3750	0.3750	2.0000	0.3750	1.0900	2422.30 /SQM
2.2	FACILITIES/ADMN.OFFICE	0.1000	0.1000	0.0000	0.1000	0.0000	
2.3	SEPTIC TANK	0.4000	0.4000	1.7500	0.4000	1.0174	2119.51 /SQM
2.4	WEIGHING BRIDGE	0.3000	0.3000	1.7500	0.3000	0.7630	2119.51 /SQM
2.5	RLU	3.4400	3.4400	0.2500	3.4400	1.2499	302.79 /SQM
2.6	IDLE PARKING	69.9507	0.0000	0.0000	0.0000	0.0000	
2.7	CIRCULATION/OTHERS & UTILITIES						
	GRAND TOTAL	115.9136	45.9629		45.9629	95.0243	

NOTE: THE COST OF EARMARKED UNINHABITED LAND AROUND THE PROJECT(not to be acquired) HAS NOT BEEN LOADED.

(*) Mainly for sorting & storing units.

ITEM NO. 5/96 Subject: Cost-benefit analysis of Narela and determination of land premium for the year 1995-96.

F2(29)AO(PROJECTS)/95.

A-19.02.1996

P R E C I S

1.	Name of the Project	-	Narela
2.	Total Project Area	-	482.00 Hects.
3.	Total Saleable Area	-	236.83 Hects.
4.	Total Project Cost (Discounted)	-	270.667 crores
5.	Area	-	The Narela Project has been planned on 482.00 Ha. of Land located on the Western side of existing Narela.

6. The cost benefit analysis, which is appended to the note gives an introduction to the project, assumptions on which the cost benefit analysis has been done, the methodology used in the analysis, etc. (Appendix 'H' P.NO. 28-30).

7. Various tables used in the study takes one through the logic of arriving at the breakeven rates. (Appendix 'I' P.No. 31-39).

Key to the Tables:

		Page No.
(i)	Table No.1 gives the land acquisition cost for the project.	31
(ii)	Table No. 2 gives the breakeven analysis with 12% provisions for physical and price contingencies.	32
(iii)	Table No. 3 gives the year wise breakup of disposable area and the price ratio for various uses.	33-34
(iv)	Table No. 4 gives the year wise breakup of expected revenue from saleable area.	35-36
(v)	Table No. 5 gives the year wise breakup of discounted revenue.	37-38
(vi)	Table NO. 6 gives the item wise land use as percentage of gross area and land use wise revenue as percentage of total revenue (discounted).	39

Contd...../-

8. (i) The average sale price of land with 12% provision for physical and price contingencies based on the breakeven rate works out as following:-

i)	per sq.mtr.	: Rs.	1318.73/-
ii)	per acre	: RS.	53.39 lakh
iii)	per hect.	: Rs.	131.873 lakh

8.(ii) Categorywise rates

S.No.	Category	Existing rates per sq.mtr. for 94-95	Proposed rates per sq.mtr. for 95-96	Multiplier factor of Breakeven rate for 95-96
		BE RATE 1208.76	BE RATE 1318.73	
(i)	Land for CGHS	Rs. 1813.14	Rs. 1978.09	1.5
(ii)	Alternative Plots	Rs. 1726.89	Rs. 1907.08 (the rates are inclusive of internal development cost)	1.00
(iii)	DDA Housing Schemes			
	SFS	Rs. 1813.14	Rs. 1978.09	1.5
	MIG	Rs. 1510.95	Rs. 1648.41	1.25
	LIG	Rs. 906.57	Rs. 989.04	0.75
	EWS	Rs. 604.38	Rs. 659.36	0.50
	(Internal development charges will be added at the time of finalising cost of flats)			
(iv)	J.J.& Squatters Resettlements	Rs. 604.38	Rs. 659.36 (Excluding internal development which alongwith Interim arrangment has to be done by Slum Wing of MCD.)	0.50

Predetermined Instutional rates may be fixed by the Government based on the above data.

9. Authority may approve the Cost Benefit Analysis as per annexure and the predetermined rates as per para 8.(ii) above.

R E S O L U T I O N

Resolved that Cost Benefit Analysis as per Annexure and land premium rates as indicated in para 8 (ii) of the Agenda item be approved.

***

APPENDIX 'H' TO ITEM NO. 5/96

Cost Benefit Analysis of Narela And Determination of Land Premium

1.0 INTRODUCTION:

The Project is located in the Northern most part of the Union Territory of Delhi. The project area is spread along two major surface transport routes i.e., railway line to Karnal and G.T. Road. This makes the project area and its environs potential centres of economic activity.

The area is bound by Union Territory of Delhi, Western Yamuna Canal, Badli Auchandi Marg and G.T. Road. The area for the urban development within the project boundaries is 7158 hac. and 2100 hac. area will be developed as green belt as per the NCR proposals. This makes total project area of 9258 hac. Out of this presently the development has been taken up for 482 hectare of land which has been acquired & planned out.

The project when fully developed will provide new housing opportunities for over one million population and will generate employment opportunities for over 4 lakh workers. The major sectors of the economy will be commercial industrial and Transportation.

DDA has started development of this Project on about 482 hects. of land which is in continuation to the Zonal Development Plan I. The predominant land uses in this area are residential, recreational and public & semi public facilities. The plan for this area has been integrated with the overall project but in terms of services this area will remain self sufficient and can be integrated within overall services system at later date.

The existing railway station at Narela which is about 1 to 2 kms. distance will provide for mass transit facility. The mix of the DUs in this area has been fixed up; 19% of the Units will be for Cooperative Housing Societies, 46% of the Units will be for DDA housing, 12% of the Units for re-settlement, 14% for alternative allotment/auction and 9% for institutional housing. All the facilities such as hospitals, Police Stations, Fire Station will be provided for this population.

Contd...../-

2.0 METHODOLOGY:

For workingout the optimal cost of developed land certain assumptions are necessary as this kind of exercise is a complex interpolation and extrapolation of expenditure incurred in past and to be incurred in future. For the sake of practical convenience, these figures have been notionally taken accruing in current year itself to avoid theoretical and estimating problems vis-a-vis the revenue expected in coming period. Therefore, this exercise needs review every year to adjust future inflation in the development cost and to offset cost of money on the past expenditure and revenue received by sale of land etc.

2.1 The discounted cash flow method has been used in this study. All expenditure and revenue are discounted to the present using this method.

2.2 The cost benefit analysis for the development of Narela has been prepared by adopting compounding rate @17% based on the average of lending rates of various financial institutions. The discounting rate of future expenditure has been assumed @10.23% being the average increase in CPWD cost index in past 3 years.

2.3 This costing exercise takes into account the expenditure for peripheral development. The cost of internal development wherever applicable will be chargeable in addition to the rates fixed in this cost benefit analysis.

2.4 The cost of money wherever funds need to be raised on account of a negative cash flow has been taken @ 17%. When the cumulative net inflow is positive interest income is calculated at 10% being the average deposit rates.

2.5 The land for all utilities is assumed to be given free and the cost of such land has been loaded on the beneficiaries of the project area.

2.6 Overall breakeven rate for the Project has been worked out at no-profit no-loss basis.

2.7 The value of actual expenditure for previous years has been compounded to 1995-96 and the value of proposed expenditure for future years has been clubbed together in 1995-96 by increasing the balance expenditure at the average cost index increase.

2.8 All drains with discharge of 1000 cusecs and above shall be constructed by I & F Deptt. of Delhi Admn., out of the plan funds; DDA shall only provide the land free of cost wherever required.

Contd...../-

2.9 A provision for addl. compensation which may become payable to the persons whose land has been acquired has been made @ Rs.75/- sq.mtr. The discounted value of total additional compensation is 36.150 crores.

2.10 For land for schools, colleges and charitable organisations, an average multiplier of 0.3 has been adopted for this analysis.

2.11 The land area under 80 mtr. wide road and services to be provided in Master Plan green will not only serve 450 hect. of land for which cost benefit analysis is being attempted but also another 1800 hect. in zones A and B. Therefore, the above land area has been only proportionally loaded in the analysis.

2.12 The city level facilities such as water treatment plant (Ph-I) and two STP sites, the land of which has been acquired, have not been included in Table (3).

*****

APPENDIX 'I' TO ITEM NO. 5/96

TABLE:-1 COST OF LAND ACQUISITION FOR NARELA (IN CRORES)

YEAR	LAND AQCU.COST (450 Ha+32 Ha)	DISCOUNTED LAND AQCU. COST (1995-96)
1	2	3
1985-86		
1986-87	14.752	59.048
1987-88		
1988-89		
1989-90		
1990-91		
1991-92		
1992-93		
1993-94		
1994-95	4.992	5.841
1995-96		
	19.744	64.889

TABLE:2 BREAKEVEN ANALYSIS OF NARELA WITH PROVISIONS FOR PHYSICAL AND PRICE CONTIGENCIES

(IN CRORES)

YEAR	DEV.EXPDR.	DISCOUNTED DEV. EXPDR.	LAND ACQU. COST	ADDL. COMPENSATION	DISCOUNTED ACQU. COST	DISCOUNTED ADDL. COMPENSATION
1	2	3	4	4A	5	5A
1985-86						
1986-87			14.752		59.048	
1987-88						
1988-89	0.136	0.400				
1989-90	0.715	1.805				
1990-91	4.793	10.372				
1991-92	4.951	9.188				
1992-93	8.141	12.954				
1993-94	7.615	10.390				
1994-95	19.410	22.710	4.992		5.841	
1995-96	101.809	101.809		36.150		36.150
1996-97	(Notional)					
1997-98						
1998-99						
1999-2000						
	147.570	169.628	19.744	36.150	64.889	36.150

TOTAL EXPDR.	TOTAL DISCOUNTED EXPDR.	TOTAL REVENUE	DISCOUNTED VALUE OF REVENUE	NET CASH FLOW (COL 9 - COL 7)
6	7	8	9	10
0.000	0.000			0.000
14.752	59.048			-59.048
0.000	0.000			-0.000
0.136	0.400			-0.400
0.715	1.805			-1.805
4.793	10.372			-10.372
4.951	9.188			-9.188
8.141	12.954			-12.954
7.615	10.390			-10.390
24.402	28.550	18.585	22.534	-6.016
137.959	137.959	279.066	279.066	141.107
203.463	270.667	297.651	301.600	30.933

DISCOUNTED EXPDR.	270.667	DISCOUNTED REVENUE	301.600
12% PROVISIONS FOR PHYSICAL & PRICE CONTIGENCIES	32.480	DISCOUNTED INTEREST INFLOW	1.547
		PROJECTED REVENUE	303.147
PROJECTED EXPND.	303.147		
RATE PER SQ.MTR.	1318.730		

05-Dec-95

TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA IN MARELA

C:\LOTUS\MAR\95-96\MKMAR.WK1

USE CODE	USE	GROSS AREA	DISPOSABLE AREA	MULTIPLIER @ RATE/ACRE	1992-93	1993-94	1994-95	1995-96 (NOTIONAL)	SALEABLE TOTAL AREA
1	2	3	4	5	6	7	8	9	
A1.1	COOPERATIVE HOUSING	28.750	24.480	1.500	0.000	0.000	0.000	24.480	24.480
A1.2	DDA HOUSING	59.620							
	EWS		4.900	0.500	0.000	0.000	0.000	4.900	4.900
	LIG		28.320	0.750	0.000	0.000	0.000	28.320	28.320
	MIG		24.600	1.250	0.000	0.000	0.000	24.600	24.600
	SFS		1.800	1.500	0.000	0.000	0.000	1.800	1.800
A1.3	INSTITUTIONAL HOUSING	11.750	11.750	1.500	0.000	0.000	0.000	11.750	11.750
A1.4	RESETTLEMENT SQUATTERS	15.500	15.500	0.500	0.000	0.000	15.500	0.000	15.500
A1.5	ALTERNATIVE PLOTS	21.300	12.780	1.000	0.000	0.000	6.780	6.000	12.780
A1.6	AUCTION PLOTS	9.600	5.760	4.000	0.000	0.000	0.000	5.760	5.760
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	146.520	129.890		0.000	0.000	22.280	107.610	129.890
A2	EDUCATIONAL FACILITIES	27.560	27.560	0.300	0.000	0.000	0.000	27.560	27.560
A3	OTHER COMM.FACILITIES	6.500	6.500	2000000.000	0.000	0.000	0.000	6.500	6.500
A4	LOCAL/CONVENIENT SHOPPING	8.680	8.680	2.000	0.000	0.000	0.000	8.680	8.680
A5	UTILITIES 11 KV ESS SITES	0.000	0.000	0.000	## 0.000	## 0.000	## 0.000	## 0.000	##
A6	PARKS & PLAYGROUNDS	40.660	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	29.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES.SUPPORTING FACILITIES	112.900	42.740		0.000	0.000	0.000	42.740	42.740
	TOTAL RESIDENTIAL	259.420	172.630		0.000	0.000	22.280	150.350	172.630

B4.1	COMM. SPACES	4.800	4.800	4.000	0.000	0.000	0.000	4.800	4.800
B4.2	COMMERCIAL LOVTURN OVER	1.600	1.600	2.000	0.000	0.000	0.000	1.600	1.600
B4.3	FACILITIES PLUS CULTURAL	1.360	1.360	4.000	0.000	0.000	0.000	1.360	1.360
B4.4	UTILITIES	0.240	0.240	0.000	‡‡ 0.000	‡‡ 0.000	‡‡ 0.000	‡‡ 0.000	‡‡
	TOTAL COMMUNITY CENTRES	8.000	8.000		0.000	0.000	0.000	7.760	7.760
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	2000000.000	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	2.000	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	‡‡ 0.000	‡‡ 0.000	‡‡ 0.000	‡‡ 0.000	‡‡
C1.5	NET INDL. PLOTS	0.000	0.000	1.250	0.000	0.000	0.000	0.000	0.000
	TOTAL INDUSTRIAL	0.000	0.000		0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOPITAL/OTHER	45.000	45.000	0.300	0.000	0.000	7.770	37.230	45.000
D2.0	INTEGRATED SCHOOL	8.500	8.500	0.300	0.000	0.000	0.000	8.500	8.500
D3.0	SOCIO-CULTURAL	4.900	2.940	0.500	0.000	0.000	0.000	2.940	2.940
D4.0	CIRCULATION	3.600	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC&SEMI PUBLIC	62.000	56.440		0.000	0.000	7.770	48.670	56.440
E1.0	UTILITIES(S.T.P.)	8.000	8.000	0.000	‡‡ 0.000	‡‡ 0.000	‡‡ 0.000	‡‡ 0.000	‡‡
F1.0	RECREATION	86.180	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	0.000	0.000	1.000	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	58.400	0.000	0.000	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	OTHERS	152.580	8.000		0.000	0.000	0.000	0.000	0.000
	GRAND TOTAL	482.000	245.070		0.000	0.000	30.050	296.780	236.830
							% AGE OF TOTAL PROJECT AREA		49.135

@ THE FIGURE IN THIS COLUMN INDICATES THE FACTOR WITH WHICH THE BREAKEVEN PRICE TO BE MULTIPLIED FOR THE SPECIFIC LAND USE INDICATED IN COLUMN NO 2 (e.g. PRICE OF LAND FOR COOP. HOUSING WOULD BE THE BREAKEVEN PRICE MULTIPLIED BY 1.500). WHEREVER PRICE PER ACRE ARE INDICATED IN COLUMN 5 IT INDICATES THE PROPOSED SALE PRICE AS HAS BEEN LAID DOWN BY GOVERNMENT.

‡‡ LAND FOR THE UTILITIES IS NON-SALEABLE AND IS ALLOTTED ON LICENCE FEES OF Rs.1/ACRE.

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN MARELA

USE CODE	USE	1992-93 0.751	1993-94 0.826	1994-95 0.909	1995-96 1.000 (NOTIONAL)	TOTAL
1	2	3	4	5	6	
A1.1	COOPERATIVE HOUSING	0.000	0.000	0.000	4842.377	4842.377
A1.2	DDA HOUSING	0.000	0.000	0.000	323.089	323.089
	EWS	0.000	0.000	0.000	2800.983	2800.983
	LIG	0.000	0.000	0.000	4055.095	4055.095
	MIG	0.000	0.000	0.000	356.057	356.057
	SFS	0.000	0.000	0.000	2324.262	2324.262
A1.3	INSTITUTIONAL HOUSING	0.000	0.000	901.697	0.000	901.697
A1.4	RESETTLEMENT SQUATTERS	0.000	0.000	788.839	791.238	1580.077
A1.5	ALTERNATIVE PLOTS	0.000	0.000	0.000	3038.354	3038.354
A1.6	AUCTION PLOTS	0.000	0.000	0.000	0.000	0.000
A1.7	EXISTING VILLAGES	0.000	0.000	1690.536	18531.453	20221.990
	NET RESIDENTIAL	0.000	0.000	0.000	1090.326	1090.326
A2	EDUCATIONAL FACILITIES	0.000	0.000	0.000	321.100	321.100
A3	OTHER COMM.FACILITIES	0.000	0.000	0.000	2289.315	2289.315
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	0.000	0.000	0.000
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	3700.741	3700.741
	RES.SUPPORTING FACILITIES	0.000	0.000	1690.536	22232.195	23922.731
	TOTAL RESIDENTIAL					

B4.1	COMM. SPACES	0.000	0.000	0.000	2531.962	2531.962
B4.2	COMMERCIAL LOWTURN OVER	0.000	0.000	0.000	421.994	421.994
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	717.389	717.389
B4.4	UTILITIES	0.000	0.000	0.000	0.000	**
	TOTAL COMMUNITY CENTRES	0.000	0.000	0.000	3671.344	3671.344
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	0.000	**
C1.5	NET INDL. PLOTS	0.000	0.000	0.000	0.000	0.000
	TOTAL INDUSTRIAL	0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOPITAL/OTHER	0.000	0.000	168.000	1472.890	1640.890
D2.0	INTEGRATED SCHOOL	0.000	0.000	0.000	336.276	336.276
D3.0	SOCIO-CULTURAL	0.000	0.000	0.000	193.853	193.853
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC&SEMI PUBLIC	0.000	0.000	168.000	2003.019	2171.019
E1.0	UTILITIES	0.000	0.000	0.000	0.000	**
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION RAILWAY	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000
	OTHERS	0.000	0.000	0.000	0.000	0.000
	GRAND TOTAL	0.000	0.000	1858.536	27906.558	29765.094

NOTE 1: ALL FIGURES ARE IN LAKHS.
NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 10.23%
WHILE FOR THE PAST THE COMPOUNDING RATE IS 17%

TABLE - 6: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN MARELA

USE CODE	USE	1992-93 1.331	1993-94 1.210	1994-95 1.100	1995-96 1.000 (NOTIONAL)	TOTAL
1	2	3	4	5	6	
A1.1	COOPERATIVE HOUSING	0.000	0.000	0.000	4842.377	4842.377
A1.2	DDA HOUSING					
	EWS	0.000	0.000	0.000	323.089	323.089
	LIG	0.000	0.000	0.000	2800.983	2800.983
	MIG	0.000	0.000	0.000	4055.095	4055.095
	SFS	0.000	0.000	0.000	356.057	356.057
A1.3	INSTITUTIONAL HOUSING	0.000	0.000	0.000	2324.262	2324.262
A1.4	RESETTLEMENT SQUATTERS	0.000	0.000	991.867	0.000	991.867
A1.5	ALTERNATIVE PLOTS	0.000	0.000	867.723	791.238	1658.961
A1.6	AUCTION PLOTS	0.000	0.000	0.000	3038.354	3038.354
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	0.000	0.000	1859.590	18531.453	20391.043
A2	EDUCATIONAL FACILITIES	0.000	0.000	0.000	1090.326	1090.326
A3	OTHER COMM.FACILITIES	0.000	0.000	0.000	321.100	321.100
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	0.000	2289.315	2289.315
A5	UTILITIES	0.000	0.000	0.000	0.000	##
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000
	RES.SUPPORTING FACILITIES	0.000	0.000	0.000	3700.741	3700.741
	TOTAL RESIDENTIAL	0.000	0.000	1859.590	22232.195	24091.785
E1.0	UTILITIES	0.000	0.000	0.000	0.000	##
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	0.000	0.000	0.000	0.000	0.000

B4.1	COMM. SPACES	0.000	0.000	0.000	2531.962	2531.962
B4.2	COMMERCIAL LOWTURN OVER	0.000	0.000	0.000	421.994	421.994
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	717.389	717.389
B4.4	UTILITIES	0.000	0.000	0.000	0.000	**
	TOTAL COMMUNITY CENTRES	0.000	0.000	0.000	3671.344	3671.344
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	0.000	**
C1.5	NET INDL. PLOTS	0.000	0.000	0.000	0.000	0.000
	TOTAL INDUSTRIAL	0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOPITAL/OTHER	0.000	0.000	184.800	1472.890	1657.690
D2.0	INTEGRATED SCHOOL	0.000	0.000	0.000	336.276	336.276
D3.0	SOCIO-CULTURAL	0.000	0.000	0.000	193.853	193.853
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC&SEMI PUBLIC	0.000	0.000	184.800	2003.019	2187.819
E1.0	UTILITIES	0.000	0.000	0.000	0.000	**
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000
	OTHERS	0.000	0.000	0.000	0.000	0.000
	GRAND TOTAL	0.000	0.000	2044.390	27906.558	29950.948

NOTE 1: ALL FIGURES ARE IN LAKHS.
NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 10.23%
WHILE FOR THE PAST THE COMPOUNDING RATE IS 17%

B4.1	COMM. SPACES	0.000	0.000	0.000	2531.962	2531.962
B4.2	COMMERCIAL LOWTURN OVER	0.000	0.000	0.000	421.994	421.994
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	717.389	717.389
B4.4	UTILITIES	0.000	0.000	0.000	0.000	**
	TOTAL COMMUNITY CENTRES	0.000	0.000	0.000	3671.344	3671.344
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	0.000	**
C1.5	NET INDL. PLOTS	0.000	0.000	0.000	0.000	0.000
	TOTAL INDUSTRIAL	0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOPITAL/OTHER	0.000	0.000	184.800	1472.890	1657.690
D2.0	INTEGRATED SCHOOL	0.000	0.000	0.000	336.276	336.276
D3.0	SOCIO-CULTURAL	0.000	0.000	0.000	193.853	193.853
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC&SEMI PUBLIC	0.000	0.000	184.800	2003.019	2187.819
E1.0	UTILITIES	0.000	0.000	0.000	0.000	**
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000
	OTHERS	0.000	0.000	0.000	0.000	0.000
	GRAND TOTAL	0.000	0.000	2044.390	27906.558	29950.948

NOTE 1: ALL FIGURES ARE IN LAKHS.
NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 10.23%
WHILE FOR THE PAST THE COMPOUNDING RATE IS 17%

TABLE-6 PERCENTAGE OF SALEABLE AREA

	USE	GROSS AREA	SAGE OF TOTAL AREA	DISPOSABLE AREA	SALEABLE TOTAL AREA	SAGE OF TOTAL AREA	% OF TOTAL DISCOUNTED REVENUE
A1.1	COOPERATIVE HOUSING	28.750	5.965	24.480	24.480	10.337	16.168
A1.2	DDA HOUSING	59.620	12.369				
	EWS			4.900	4.900	2.069	1.079
	LIG			28.320	28.320	11.958	9.352
	MIG			24.600	24.600	10.387	13.539
	SFS			1.800	1.800	0.760	1.189
A1.3	INSTITUTIONAL HOUSING	11.750	2.438	11.750	11.750	4.961	7.760
A1.4	RESETTLEMENT SQUATTERS	15.500	3.216	15.500	15.500	6.545	3.312
A1.5	ALTERNATIVE PLOTS	21.300	4.419	12.780	12.780	5.396	5.539
A1.6	AUCTION PLOTS	9.600	1.992	5.760	5.760	2.432	10.144
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	146.520	30.398	129.890	129.890	54.845	68.091
A2	EDUCATIONAL FACILITIES	27.560	5.718	27.560	27.560	11.637	3.640
A3	OTHER COMM.FACILITIES	6.500	1.349	6.500	6.500	2.745	1.072
A4	LOCAL/CONVENIENT SHOPPING	8.680	1.801	8.680	8.680	3.665	7.644
A5	UTILITIES	0.000	0.000	0.000	‡‡	‡‡	‡‡
A6	PARKS & PLAYGROUNDS	40.660	8.436	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	29.500	6.120	0.000	0.000	0.000	0.000
	RES.SUPPORTING FACILITIES	112.900	23.423	42.740	42.740	18.047	12.356
	TOTAL RESIDENTIAL	259.420	53.822	172.630	172.630	72.892	80.437
B4.1	COMM. SPACES	4.800	0.996	4.800	4.800	2.027	8.454
B4.2	COMMERCIAL LOWTURN OVER	1.600	0.332	1.600	1.600	0.676	1.409
B4.3	FACILITIES PLUS CULTURAL	1.360	0.282	1.360	1.360	0.574	2.396
B4.4	UTILITIES	0.240	0.050	0.240	‡‡	‡‡	‡‡
	TOTAL COMMUNITY CENTRES	8.000	1.660	8.000	7.760	3.277	12.258
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	‡‡	‡‡	‡‡
C1.5	NET INDL. PLOTS	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL INDUSTRIAL	0.000	0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOPITAL/OTHER	45.000	9.336	45.000	45.000	19.001	5.535
D2.0	INTEGRATED SCHOOL	8.500	1.763	8.500	8.500	3.589	1.123
D3.0	SOCIO-CULTURAL	4.900	1.017	2.940	2.940	1.241	0.647
D4.0	CIRCULATION	3.600	0.747	0.000	0.000	0.000	0.000
	TOTAL PUBLIC&SEMI PUBLIC	62.000	12.863	56.440	56.440	23.831	7.305
E1.0	UTILITIES	8.000	1.660	8.000	‡‡	‡‡	‡‡
F1.0	RECREATION	86.180	17.880	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	0.000	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	58.400	12.116	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000	0.000
	OTHERS	152.580	31.656	8.000	0.000	0.000	0.000
	GRAND TOTAL	482.000	100.000	245.070	236.830	100.000	100.000

ITEM NO. 6/96

A-19.02.1996

Subject: Licence fee of coffee-cum-Restaurant at AGVC (M/s Kwality Caterers)- interpretation of the interest liability clause in the Recommendations of the Out- of- Court Settlement Committee.
F.NO.FE.14(26)93/AGVC

P R E C I S

Delhi Development Authority had allotted a coffee-cum-Restaurant Shop at the Asian Games Village complex on licence fee basis in 1982 for a period of five years to M/s Kwality caterers. There were certain claims and counter claims regarding the licence fee payable by Kwality Caterers to DDA. A Committee of DDA officers, consisting of the then Commissioner(Lands) examined various claims of DDA and counter claims of M/s Kwality Caterers. An arbitrator was appointed in 1989 to settle the dispute. The award given by the arbitrator in 1992, was challenged by DDA, in January 1993, in the High Court of Delhi. However issue has gone to an out of the court settlement committee under the Chairmanship of Shri A. P. Sinha. the then Principal Commissioner DDA, in June 1993. The Committee was consisting of CLA, CLD, Commissioner (Housing), Commissioner (Land Management), Financial Advisor Housing, and Director Works & Monitoring as its members.

2. The said Committee had the benfit of legal opinion of the CLA in the deliberations and after weighing the pros and cons of fighting out the case in the long drawn battle in the High Court, recommended to settle on certain terms and conditions. The recommendations interalia included a clause on interest liability as given below. A copy of the set of recommendations is given at Appendix 'J' P.No. 45-47).

"vii) *That on all amounts payable to DDA as per above from 1.11.1982 to 31.12.1992, the licencee will pay interest @ 12% per annum on delayed payments. Thereafter, he will pay interest @ 18% per annum*

(Contd. on next page)

of the delayed payments."

3. (a) The recommendations of the Committee were discussed with the representations made by Shri Lamba in a meeting with LG where a decision was taken that arrears of licence fee as due under the terms of Committee's recommendations will be paid by M/s Kwality caterers to DDA in monthly installments by December, 1994. i.e. in 16 instalments. These instalments were to be worked out at simple interest @ 18% per annum on the arrears due as on 30.8.93. The extracts of the notes on the said decision is at App 'K' P.No. 48-50) The calculations were made provisionally and were intimated to M/s Kwality Caterers for an amount of Rs.1,51,07,315.00 based on the details of payments made by M/s Kwality Caterers as verified till that time in Finance.

(b) However M/s Kwality caterer had been subsequently arguing and representing in meetings with FM & VC that no interest should be charged on the arrears for the period before the date of the meeting with LG i.e. upto 30.8.93.

(c) After many rounds of discussions the interest clause contained in the recommendations were reviewed for their correct interpretation to work out the amount of " licence fee as due under the terms of Committee's recommendations by going into the genesis of the interest liability as reflected in the Arbitrator's award and co-relating the same to the recommendations of the committee on interest liability. It was noticed in the award that "the Arbitrator has awarded Rs.69,65,750/- upto 31.12.89 to DDA against its claim of Rs.1,10,98,466/- DDA did not talk of interest amount and it appears that the Arbitrator has specifically disallowed any interest in the operating part of his award". The phrase " on all amounts payable to DDA as per above from 1.1.1982 to 31.12.1992" meant that the Committe intended to charge interest @ 12% on delayed payments for the arrears after 1.1.1990. This proposal was submitted to LG on 20.6.1995. And the extracts of the same are given at (App. 'L'

(Contd. on next page)

P.No.51-65). These interpretations were also discussed with Kwality caterers before being submitted to LG. While approving the said interpretation and the calculations it was also decided to place the matter before the Authority for information.

4. M/s Kwality caterers were supplied with Sinha Committee Report as well as demand letter with the calculations approved by LG on 20.6.1995. The Letter sent to Kwality caterers are placed at (Appendix 'M' P.No. 66-67).

(i) M/S Kwality caterers vide their letter dated 29.7.1995 intimated as having paid an amount of Rs. 10,18,830/- as demanded and also raised objections on the calculations. These objections are mainly on treating the date of Demand draft submitted by Kwality caterers as critical date for the purpose of calculation of interest rather than the date of its credit in the Bank by DDA.

We have adopted normal practise of giving credit for the amounts from the date of encashment of the instruments through challans. However Kwality caterers argument is that they having paid through Demand drafts directly to DDA, the delay caused in crediting the DDs by DDA cannot be held against the caterers for penalising them in charging/paying interest.

If their argument is accepted for treating the date of receipt of Demand draft in DDA as critical date for interest calculations, M/s Kwality caterers would get a relief of about Rs.1,00,000/- And the calculations approved by LG stand amended to that extent

(ii) The second point of argument by Kwality caterers is that the Licence fee has been worked out at Rs. 18,23,000/- p.a as against the decision of Sinha Committee for a licence fee @ Rs 18,00,000/- per annum w.e.f 1.1.1990 to be increased @10% per annum successively.

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The figure of Rs. 18,00,000/- mentioned in Sinha Committee Report is an error which ought to have been Rs. 18.23 lakhs. This point has been clarified to representatives of Kwality caterers and also to Shri Lamba on many occasions by FM and VC DDA and the same also been approved by LG. Accordingly the point does not require any further decision.

5. It may be mentioned that till the terms recommended by the Committee are accepted by DDA as well as by M/s. Kwality Caterers, it has no legal binding on either of the parties as per legal opinion in DDA. In January, 1993, CLA had recommended to challenge Arbitrator's award in the court and the Out of Court Settlement considered the matter on the request of M/s Kwality caterers in June, 1993 and made its recommendations on 23.6.1993. This Committee consisted of the then CLA Shri V.K. Jain also, on whose opinion in January, 93 DDA had gone to Court. The award under challenge was given by Arbitrator Justice Khanna (retired Judge of Delhi High Court).the Committee had recommended the settlement after a careful weighing of chances of winning the case in the court. The experience has been that Arbitrator's award are mostly upheld by the Court. In this case much more chance of DDA loosing would have weighed with the Committee because of the fact that the Arbitrator was Justice Khanna.

Further it may be mentioned that by adopting a pragmatic approach, implementation of Out of Court Settlement Committee's recommendation means immediate gain of Rs. 20.66 lakhs on account of principal amount against the Arbitrator's award and also earning of interest of delayed payments taking the crucial date as 1.1.1990 which itself means an interest gain also of Rs. 12.05 lakhs up to 31.7.1992.

6. In continuation of its July, 95 letter DDA had written another letter to Kwality caterers

(Contd. on next page)

on 27.10.1995 (App 'N' / P.No. 68) asking them to convey their consent on Sinha Committee recommendations.

On this point M/s Kwality caterers vide their letter 15.11.1995 (App 'O' / have replied as / P.No. 69), following:

"The recommendations of the committee appointed by the Vice Chairman DDA for out of Court settlement are acceptable to us."

7. After Authority's observations on paras 4(i) & 4 (ii)and approval of the calculations (Para 5) intimated to Kwality caterers in July '95, DDA will treat the matter finally settled and withdraw the case from the High Court wherein the arbitrator's award was challenged.

R E S O L U T I O N

Resolved as follows:-

(a) **that the calculations as indicated by M/S Kwality Caterers in para 4(i) of the Agenda item be not agreed to;**

(b) **that the calculations of licence fee made by the DDA as indicated in para 4 (ii) of the agenda item be approved;**

(c) **that the recommendations of the Out of Court Settlement Committee as indicated in para 5 of the Agenda be accepted;**

(d) **that the recommendations made in para 7 of the agenda item be approved.**

***

APPENDIX 'J' TO ITEM NO. 6/96

COMMITTEE FOR " OUT OF COURT SETTLEMENT" OF COURT CASES

Minutes of Meeting held on 23rd June, 1993.

***

A meeting of the Committee, under the chairmanship of P.C., DDA, was held in his Chamber on 11.6.93 which was attended by Chief Legal Advisor, Commissioner(H), Financial Advisor(Housing), Commissioner(LD) and Commissioner(LM).

I. Four cases pertaining to Lands (Disposal) Deptt. and two cases pertaining to Arbitration matters were listed for consideration of the committee. Out of four cases relating to Lands(Disposal) Deptt. the case of M/S Kwality Caterers, listed at Sr. No.1, was taken up by the Committee.

II. Case of M/s Kwality Caterers

The Committee has gone into the brief note prepared by the Lands(Disposal) Department. The facts as emerge are that DDA allotted a "Coffee-Cum-Restaurant Shop" at the Asian Games Village Complex on Licence Basis in 1982 for five years from 1.1.83 to 31.12.87. at the rate of Rs.15.85 lacs per annum. M/s Kwality Caterers raised a number of disputes regarding facilities provided, air-conditioning, leakage, heavy losses incurred by them, expenditure incurred by them to make the building servicable, etc. and withheld full payment of the licence fee. A Committee of DDA officers consisting of the then Commissioner(Lands) examined the various claims of DDA and counter claims of M/S Kwality Caterers. However, extension of licence for two years 1.1.88 to 31.12.89 was granted by Lt. Governor, Delhi upon the existing terms and conditions on the agreed licence fee for the first period of licence. Since M/s Kwality Caterers did not pay the licence fee as due, DDA initiated proceedings against M/s Kwality Caterers for recovery of arrears of licence fee alongwith interest before the Assistant Collector (Nazul)DDA. On representation of M/S Kwality Caterers, the Hon'ble Lt. Governor appointed Mr. Justice P.N. Khanna to act as an arbitrator between DDA and M/s Kwality Caterers. Since M/s Kwality Caterers did not pay the agreed licence fee and also raised certain unauthorised construction, the licence was not renewed/extended beyond 31.12.1989 and notice to resume the possession was issued to them. M/s Kwality Caterers filed a suit before the High Court and the High Court vide its order dated 23.5.91 he restrained DDA from taking forcible possession of suit premises. The case is still pending before the High Court. The proceedings for eviction under the Public Premises Act were also initiated before the Estate Officer, which were also stayed. The Arbitrator has also given the award in favour of M/s Kwality Caterers, which was also challenged by the DDA in the High Court. The same is also still pending before the Hon'ble High Court of Delhi.

Shri P.L. Lamba of M/s Kwality Caterers has applied to the DDA for out of court settlement of his cases and has desired that he should be heard in person. Accordingly, Shri Lamba was called and he was heard in person in detail

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by the Committee on 11.6.93. The Committee discussed the matter in detail and adjourned the meeting for 16-6-93 for further discussion in the matter. On 16.6.93, Deputy Chief Legal Adviser, Director(Works), Commissioner(LM), Commissioner(LD) and Commissioner (Housing) were present in the meeting. The Committee discussed all the pros and cons of the matter in detail and adjourned the meeting to 23.6.93 for further discussion in the matter. On 23.6.93, Chief Legal Adviser, Commissioner(LD), Commissioner (Housing) Director(Works) attended the meeting, the Committee has proposed the following recommendations :-

1. That the amount due from the licencee as per the terms and conditions of the licence for the period from 1.11.82 to 31.12.89 is as follows :-

(a)	From 1.11.82 to 31.12.82 at the rate of 10% of the gross turnover.	Rs.3,466/-
(b)	From 1.1.83 to 31.12.89 @ Rs.15.85 lacs per year.	Rs.1,10,95,000/-
	Total (a+b)	Rs.1,10,98,466/-

Against this, the arbitrator has awarded Rs.69,65,750/-. The licencee will pay half of the difference, working out of Rs.20.66 lacs in addition to the amount awarded.

2. That with regard to "Angithi", as demanded by DDA in arbitration proceedings, the licencee will pay a fee of Rs.4,000/- per month for the period from 1.4.85 to 31.12.89 amounting to Rs.2,28,000/-.

3. That the licencee will forgo all claims as to difficiencies, past or present and make no such claims for the future.

4. That the licencee will make no claims as to tenancy or any status other than that of licencee.

5. That the DDA will renew the licence with effect from 1.1.90 for a period of 8 years on the licence fee of Rs.18.00 lakhs for 1990 whereafter the licence fee will increase at the rate of 10% per annum over the previous year. The licence shall be renewed for a further period of of 5 years on the expiry of the 8 years period aforesaid on the same terms and conditions provided the licencee is agreeable to the renewal and the DDA is satisfied that he has paid the licence fee due from him regularly and in time. The licencee shall furnish a bank guarantee equal to the sum of the licence fee for the maximum period allowed by bank and will get the bank guarantee renewed from time to time at least one month before expiry.

6. That if the premises or any part thereof is used for commercial purposes other than those for which it is being used at present, the minimum guaranteed amount at indicated at (5)above will be paid.

7. That on all amounts payable to DDA as per above from 1.11.82 to 31.12.92, the licencee will pay interest at the rate of 12% per annum on delayed payments. Thereafter, he will pay interest at the rate of 18%per annum of the delayed payments.

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III. Rest of the cases listed for consideration could not be discussed as the Members were pre-occupied and the remaining cases will be taken up in the next meeting.

1.(A.P.Sinha)
Principal
Commissioner

2.(S.M.Gupta)
Chief Legal
Adviser

3. (S. Roy)
Commissioner
(LD) &(S&T)

4. (U.S.Jolly)
Commissioner
(LM)
(Not Present)

5.(A.J.S.Sahney)
Commissioner
(Housing)

6. (Harish Chandra)
Financial Adviser
(Housing)
(Not Present)

7. (S.M. Madan)
Director
(Works & Monitoring)

APPENDIX 'K' TO ITEM NO. 6/96

This is a case of 'Out of Court Settlement.' Minutes of the meeting of the Committee on 'Out of Court Settlement' chaired by former Principal Commissioner, Shri A.P.Sinha, may be seen at 334-331/C. Recommendations of the Committee, in 7 paragraphs, are at 333-332/C. Broadly speaking, the Committee has recommended that against DDA's claim of about Rs.111 lakhs upto 31.12.1989, the licensee would pay Rs.89.65 lakhs in respect of the main restaurant. In addition, the licensee would pay Rs.2.28 lakhs for "Angithi" @ Rs.4,000/- per month from 1.1.85 to 31.12.89. DDA would renew the licence w.e.f. 1.1.90 for a period of 8 years on licence fee or Rs.18 lakhs for 1990 whereafter the licence fee will increase @ 10% per annum over the previous year. The licence shall be renewed for a further period of five years on expiry of the 8 year period aforesaid on the same terms and conditions, provided the licensee is agreeable to the renewal and the DDA is satisfied. The licensee has to furnish a bank guarantee which would be invoked in case any part is used for commercial purposes, other than those for which permission has been given. There is an interest clause in para 7 of the recommendations. **The Committee has not said that the aforesaid recommendations were accepted by the ex-licensee during the discussions with him.**

2. Finance Member has suggested some changes in para 5 and 6 of the recommendations. While change in para 5 is nominal increase in the amount from Rs.18 lakhs to Rs.18.23 lakhs as the base licence fee for 1990; change in para 6 stipulates prior permission of the DDA for any change in the use of the premises. The stipulation suggested by F.M. in para 6 should be in addition to the stipulation suggested by the Committee. In other words, prior permission of DDA shall **be necessary for any change in the use**

Contd.../-

of premises. In case, if he does so, the bank guarantee stipulated in para 5 would be liable to be invoked apart from other action.

3. Incidentally, the Authority has taken a decision to auction the Tower Restaurant in ASIAD Village complex on lease for 30 years.

4. If the recommendations of the Committee are accepted in toto and everything goes satisfactorily, the present licensee would continue upto 1990 + 8 years + 5 years = 2003 i.e. for about 10 years more from now. The licensee has already run his restaurant for the last 11 years.

5. The claim of the licensee has been that he had made considerable investments and he should be allowed to run the restaurant for a considerable period to get adequate return on his capital. He reiterated it when the ex-licensee saw me on 30.7.1993 when Commissioner(LD) was also present. This arguement has considerable force. If this is accepted, the maximum that can be done is to agree to a stipulation to renew the licence in 1998 for a further period of 7 years as against 5 years recommended by the Committee. Other aspects remaining the same as recommended by the Committee and FM. In such matters, as I am not able to be very specific in my recommendations, LG may take a final decision in the matter.

[S.P.Jaichanwal]
Vice Chairman.
12.8.1993.

Lt.Governor.

Pl. see my comments in the margin of the Committees recommendations.

2. Sri P.L. Lamba has asked me for a personal hearing. I will hear him early next week and would be glad if V.C. and F.M. would also be present, tentatively 12.30 P.M. on Thursday, 19 Aug.

V.C. Sd/- 15/8

F.M.

Sd/-
Lt. Governor

LG was pleased to discuss this case with VC and FM on 19.8.1993. After going through the salient features of the Committee's recommendations and hearing the Proprietor of Kwality Caterers, following additional points were also agreed to between DDA and Kwality Caterers:

(i) Kwality Caterers will give a bank guarantee for four months licence fee and it will be renewed by Kwality Caterers well in time before its expiry and keep the bank guarantee alive throughout the period of the licence.

(ii) DDA will renew the licence for a further period of ten years on the expiry of eight years from 1.1.1990 on the same terms and conditions provided the licensee is agreeable to the renewal and the DDA is satisfied that he has paid the licence fee due from him regularly and in time.

(iii) The premises will be used only for coffee shop and restaurant as stated in the acceptance letter issued to Kwality Caterers. Any other use of the premises in violation of this letter will invoke termination of the licence and penalty equivalent to licence fee of next 12 months.

(iv) The arrears of licence fee as due under the terms of the Committee's recommendations will be paid by Kwality Caterers to DDA in monthly instalments by December, 1994, i.e. in 16 instalments. These instalments will be worked out adding simple interest @ 18% p.a. on the arrears due as on 30th August, 1993. The bank guarantee operative upto December, 1994 will accordingly be calculated on four months normal licence fee plus four months arrear instalments inclusive of interest.

(v) Kwality Caterers' request for parking arrangements may be considered adopting a reasonable and practical approach looking to the facility required by the numerous clients who will visit the restaurant and will need parking.

(K.N.Khandelwal)
Finance Member
19.8.1993

21/8

APPENDIX 'L' TO ITEM NO. 6/96

Finance Member

To appreciate the issues being addressed in this file, a background is given below for kind information of VC.

LG had appointed Arbitrator on the representation of M/s. Kwality Caterers vide his order dated 2.2.1989 in File No. FE14(26)/86/AGVC/KWII. Before the Arbitrator, the terms of reference for adjudication were as under:

(i) Whether the deficiencies allegedly pointed out by M/s. kwality Caterers fall within the ambit and scope of the agreement and, if so, to what extent M/s.Kwality Caterers has suffered losses on that account and the extent of remission to which they are entitled by way of compensation;

(ii) The principal amount of licence fee with interest as payable to the DDA under the agreement while making allowance for the alleged deficiencies as per terms of reference No.1 and also the amounts already received by the DDA;

(iii) the amount payable to the DDA on account of use and occupation of the land with interest, if any, on account of the bar-be-que "Angithi" set up by M/s. kwality Caterers on the open place of land next to the Coffee Shop-cum-Restaurant not forming part of the original deed pertaining to Coffee Shop-cum-Restaurant between the parties.

....

DDA made following claims.

(a) The licence fee from 1.11.82 to 31.12.82 @ 10% of the gross turnover or whatever DDA decides, from 1.1.83 onwards Rs. 7.00 lakhs per annum for ground floor and Rs.8.85 lakhs per annum for first floor if whole of it was used for comercial purpose. The above licence fee was to be paid or 10% of the gross turn over whichever was higher. The minimum guaranteed fee was Rs. 15.85 lakhs per annum;

(b) DDA also claimed that M/s. Kwality Caterers is unauthorisedly running a bar-be-que restaurant under the name of "Angithi" on open land adjacent to main restaurant building and for this, they must pay Rs. 4,000/- per month as Lease Fee w.e.f. 1.4.85;

(c) DDA claims interest @ 18% per annum on the amount of arrears".

2. After considering all the submissions by both the parties, Arbitrator in his award of August, 1992 decided as below:

(a) The claim of M/s. Kwality Caterers in respect of various alleged deficiencies does fall within the ambit and scope of agreement;

(b) The amount of licence fee to be paid to DDA by M/s. Kwality Caterers is Rs. 33,65,750/- for the period from 1.11.82 to 31.12.86 and @ Rs.1,00,000/- per month w.e.f. 1.1.87 onwards upto 30.7.92. This is for the Coffee Shop-cum-Restaurant after making allowance for the deficiencies determined as above and is inclusive of the licensee fee for "Angithi" upeo 31.3.85. Any sum over and above this (claimed by DDA) shall be remitted. Thus, Arbitrator has awarded Rs. 69,65,750/- upto 31.12.89 out of DDA claim of Rs. 1,10,98,466/-;

(c) There shall be no interest upto 31.7.92;

(d) M/s. Kwality Caterers are not entitled to any other compensation;

....

(e) For the unauthorised use of 100 sq.yds. for "Angithi" dispute was settled by the Arbitrator by asking the caterer to pay Rs. 4,000/- per month from April, 1985;

The licence fee for the Angithi restaurant w.e.f. 1.4.85 shall be in addition to the fee for the Coffee Shop-cum-Restaurant;

(f) Arrears of licence fee if still unpaid, shall be paid within three months from this day (i.e. 10.8.92). After the expiry of 3 months if any arrears upto 31.7.92 remain unpaid, they shall carry interest @ 18% per annum till the same are paid;

(g) The total amount already received by the DDA upto 28.2.92 is Rs. 96,32,000/- which along with any other sum, which may have been paid by M/s.Kwality Caterers (after verification) has to be adjusted with the amount due from M/s. Kwality to DDA;

(h) The M/s. Kwality Caterers shall pay to DDA a fee of Rs. 4,000/- per month w.e.f. 1.4.85 for the use and occupation of the land for the bar-be-que Angithi. This shall be in addition to the payment as in para (e) above.

3. The award was challenged in January, 93 in the High Court. M/s. Kwality Caterer requested in June, 93 for out of court settlement. The Out of Court Settlement Committee consisted of the following officers:

1. Principal Commissioner;
2. CLA;
3. CLD;
4. Commr. (H);
5. Commr. (LM);
6. FA(H);
7. Director (Works & Monitoring).

4. This Committee had the legal opinion of the CLA in the deliberations and after weighing the pros and cons of fighting out the case in the long drawn battle in the High Court, the Committee recommended to settle on certain terms and conditions.

5. The Committee headed by the then Principal Commissioner Shri A.P. Sinha recommended:

...

(1) That the amount due from the licensee as per the terms & conditions of the licence for the period from 1.11.82 to 31.12.89 is as follows:

(a)	From 1.11.82 to 31.12.82 @ 10% of the gross turn over.	Rs. 3,466.00
(b)	From 1.1.83 to 31.12.89 @ Rs.15.85 lakhs per year	Rs. 1,10,95,000.00
	Total (a + b) :	Rs. 1,10,98,466.00

Against this, the Arbitrator has awarded Rs.69,65,750/-. The licensee will pay half of the difference, working out of Rs. 20.66 lakhs in addition to the amount awarded;

(2). That with regard to "Angithi", as demanded by DDA in arbitration proceedings, the licensee will pay a fee of Rs.4,000/- per month for the period from 1.4.85 to 31.12.89 amounting to Rs.2,28,000/-;

(3) That the licensee will forgo all claims as to deficiencies, past or present and make no such claims for the future;

(4) That the licensee will make no claim as to tenancy or any status other than that of licencee.

(5) That the DDA will renew the licence w.e.f. 1.1.90 for a period of 8 years on the licence fee of Rs. 18.00 lakhs for 1990, whereafter the licence fee will increase @ 10% per annum over the previous year. The licence shall be renewed for a further period of 5 years on the expiry of 8 years period aforesaid on the same terms & conditions provided the licensee is agreeable to the renewal and the DDA is satisfied that he has paid the licence fee due from him regularly and in time. The licensee shall furnish a bank guarantee equal to the sum of the licence fee for the maximum period allowed by bank and will get the bank guarantee renewed from time to time atleast one month before expiry;

(6) That if the premises or any part thereof is used for commercial purposes other than those for which it is being used at present, the minimum guaranteed amount as indicated at (5) above will be paid;

....

(7) That on all amounts payable to DDA as per above from 1.11.1982 to 31.12.1992, the licensee will pay interest @ 12% per annum on delayed payments. Thereafter, he will pay interest @ 18% per annum of the delayed payments.

6. The recommendations of the Committee were seen by the then VC and because of the representations made by Shri Lamba, a meeting was held in the chamber of LG where a decision was taken that the arrears of licence fee **as due under the terms of the Committee's recommendations** will be paid by M/s. Kwality Caterers to DDA in monthly instalments by December, 1994 i.e. in 16 instalments. These instalments were to be worked out at simple interest @ 18% per annum on the arrears due as on 30.8.93 (clause v of LG's approval dated 24.8.93 at page 44/C).

7. The calculations were made provisionally and were intimated to M/s. Kwality Caterers for an amount of Rs. 1,51,07,315/- (page 185/C). This was based on the basis of the details of payments made by M/s. Kwality Caterers as verified till that time in Finance. M/s. Kwality Caterers had been subsequently representing in meetings with FM & VC that no interest should be charged on the arrears till his meeting with LG i.e. upto 31.8.93. After lot of discussions, the Committee's recommendations were minutely reviewed at my level and to work out the amount of "**licence fee as due under the terms of the Committee's recommendations**", a note was put up by me at page 23 to 25/N. The Committee headed by A.P. Sinha had used the following phrase in its recommendations in para 7 " that on all amounts payable to DDA **as per above** from 1.11.82 to 31.12.92, licensee will pay interest @ 12% per annum on delayed payments. Thereafter, he will pay interest @ 18% per annum of the delayed payments". In para 4 of my note dated 28.9.94 at page 24/N, looking to

the history of the case and the recommendations in paras 1 to 6 by the Committee, a harmonious interpretation was suggested by me for para 7. This para is reproduced below for ready reference.

8. The Arbitrator has awarded Rs. 69,65,750/- upto 31.12.89 to DDA against DDA's claim of Rs. 1,10,98,466/-. DDA did not talk of interest amount and it appears that the Arbitrator has specifically disallowed any interest in the operating part of his award. In fact, the award provided that there shall be no interest upto 31.7.92 and for any arrears of Licence Fee unpaid, it was to be paid within three months from 10.8.92 and after the expiry of three months, the arrears was to carry interest at 18% per annum. The phrase " on all amounts payable to DDA as per above from 1.1.82 to 31.12.92" can be given the meaning that the Committee intended to charge interest of 12% on delayed payments for the arrear after 1.1.90. Since the Committee in para 1 has finally settled the Licence Fee arrear as Rs. 69,65,750/- plus, Rs. 20,66,000/- and did not talk of any interest arrear upto this period in this para. Thus, the harmonious interpretation looking to the history of the arguments putforth by DDA and the awards given by the Arbitrator and the Committee's recommendation in para 1, this calculation will give a figure of interest arrears upto 31.8.93 as Rs. 24,37,579/-.

9. From September, 94, somehow these calculations could not be finalised and the matter was again discussed in VC's Public Hearing in April, 95 wherein he agreed to adopt the harmonious interpretation referred to in para above (para 4 of page-24/N).

10. Incidentally, it may be mentioned that

till the terms recommended by the Committee are accepted by DDA as well as by M/s. Kwality Caterers, it has no legal binding on either of the parties as per the legal opinion in DDA. In January, 1993, CLA had recommended to challenge Arbitrator's award in the court and the Out of Court Settlement Committee considered the matter on the request of M/s. Kwality Caterers in June, 93 and made its recommendations on 23.6.93. This Committee consisted of the then CLA Shri V.K. Jain also, on whose opinion in January, 93, DDA had gone to the court. The award under challenge was given by Arbitrator Justice Khanna (retired Judge of Delhi High Court). the Committee had recommended the settlement after a careful weighing of chances of winning the case in the court. The experience has been that Arbitrator's award are mostly upheld by the court. In this case much more chance of DDA loosing would have weighed with the Committee because of the fact that the Arbitrator was Justice Khanna.

11. On the basis of the interpretation suggested by me, calculations have been discussed with M/s. Kwality Caterers and they appeared to be inclined to accept this calculation climbing down from their earlier stand that no interest is payable upto 31.8.93. These calculations are given in the statements " A" & "B" placed at page 240 - 244/C respectively. Statement "A" gives the commutation of licence fee due upto 31.8.93 as per the calculations earlier made on provisional (A-P) basis and as per the calculation finally based on harmonious interpretation (A-F) accepted in principle by the then VC in April, 95. The amount outstanding as on 31.8.93 works out to Rs. 1,14,42,391/- (inclusive of interest @ 18% for 16 monthly instalments) as per (A-F) and equated monthly instalments payable from 1.9.93 to 31.12.94 works out to Rs. 7,15,149/- per month. Accordingly,

Page 243/c

Page 243/c.

in terms of the Committee's recommendation, amount of bank guarantee required would be Rs.36,69,401/-.

Page 241/c.

12. In the intervening period, M/s. Kwality Caterers had paid Rs. 1,09,61,068/- between January, 94 to 31.3.95. The amount outstanding as per correct interpretation as on 30.6.95 would work out to Rs. 10,18,830/-. It may be mentioned that the DDs were sent by M/s. Kwality Caterers to Land Disposal Branch and from Management to Accounts and to Bank it took some time before the DDs were actually credited in DDA's accounts. M/s. Kwality Caterers have represented that since DD is as good as cash and no instructions were ever issued to them to deposit the DDs directly in the bank through challans they should be given credit for these amount from the date of receipt of the DD in DDA. But we have been adopting date of encashment only as date of credit for our calculations.

13. I would submit that a copy of the Committee's recommendations along with calculation made by us on the harmonious interpretation of the Committee's recommendations headed by Shri A.P. Sinha, be supplied to M/s.Kwality Caterers for their acceptance. Since the Audit had floated a draft para on the Out of Court Committee's recommendations, it would be advisable that before DDA conveys its final acceptance to settle the issue in withdrawing the case from the court, the matter is placed before the Authority for information.

14. It may be mentioned that by adopting a pragmatic approach, implementation of Out of Court Settlement Committee's recommendation will mean immediate gain Rs. 20.66 lakhs on account of

calculations checked
Sr AO(CL)
14/6/95

in terms of the Committee's recommendation, amount of bank guarantee required would be Rs.36,69,401/-.

Page 241/c.

12. In the intervening period, M/s. Kwality Caterers had paid Rs. 1,09,61,068/- between January, 94 to 31.3.95. The amount outstanding as per correct interpretation as on 30.6.95 would work out to Rs. 10,18,830/-. It may be mentioned that the DDs were sent by M/s. Kwality Caterers to Land Disposal Branch and from Management to Accounts and to Bank it took some time before the DDs were actually credited in DDA's accounts. M/s. Kwality Caterers have represented that since DD is as good as cash and no instructions were ever issued to them to deposit the DDs directly in the bank through challans they should be given credit for these amount from the date of receipt of the DD in DDA. But we have been adopting date of encashment only as date of credit for our calculations.

13. I would submit that a copy of the Committee's recommendations along with calculation made by us on the harmonious interpretation of the Committee's recommendations headed by Shri A.P. Sinha, be supplied to M/s.Kwality Caterers for their acceptance. Since the Audit had floated a draft para on the Out of Court Committee's recommendations, it would be advisable that before DDA conveys its final acceptance to settle the issue in withdrawing the case from the court, the matter is placed before the Authority for information.

14. It may be mentioned that by adopting a pragmatic approach, implementation of Out of Court Settlement Committee's recommendation will mean immediate gain Rs. 20.66 lakhs on account of

calculations checked
Sr AO(CL)
14/6/95

principal amount against the Arbitrator's award and also earning of interest on delayed payment taking the crucial date as 1.1.90 which itself means an interest gain also of Rs.12.05 lakhs upto 31.7.92.

Submitted for consideration and orders.

[K.N.Khandelwal]
Finance Member
14.6.95.

VC

LG may kindly see the comprehensive note of FM which covers various aspects of this case. I intend to agree with his views. FM's advice that before DDA conveys its acceptance to settle the issue in withdrawing the case from the court, the matter should be placed before the Authority for information, appears to be correct.

2. For LG's approval.

(Ashok Pahwa)
Vice Chairman.
20.6.95.

Lt.Governor.

Seen. Thanks.
The delay that has occurred is appalling.

20.06.95

Fin Member

23/6
Action be taken immediately to convey

Extracts taken from File No- FE 14(26)93/AGIC

Statement showing the details of Amt due / Interest due. Amount received / Interest payable as per committee's recommendations approved by Hon'ble L.G

1.11.82 to 31.12.89 No Interest
Ref 1.1.90 to 31.12.92 @ 12% PA

Sl No	Calender year	Total Amt due	Total Amt paid	Interest due to DDA	Interest payable by DDA	Difference of Interest
1.	1.11.82 to 31.12.89 (No Interest as per Harmonious Interpretation)	9260108=00	6932000/-	—	—	—
2.	1.1.90 to 31.7.92 @ 12% P.A	1823000 + 200530 + 1286734 upto 7/92 5115034	2100000/-	7,21713-48 on O/S + 556016-00 1.1.90 to 31.12/90 + 370980 1.1.91 to 31.12/91 + 51469-32 upto 7/92	326233-33 (1/1/90 to 31/12/90) 164200-67 (1/1/91 to 31/12/91) 5100=00 (1/1/92 to 31/7/92)	Rs 120644-80
	Total	1,43,75142=00	9032000/-	17,00178-80	495534 -	Say Rs 12.05 Lacs

SAO (CL) 14/6/95

Extracts taken from File No- FE 14(26)93/AGHC

Statement showing the details of Amt due / Interest due. Amount received / Interest payable as per Committee's recommendations approved by Hon'ble L.G

1.11.82 to 31.12.89 No Interest
wef 1.1.90 to 31.12.92 @ 12% PA

Sl No.	Calender year	Total Amt due	Total Amt paid	Interest due to DDA	Interest payable by DDA	Difference of Interest
1.	1.11.82 to 31.12.89 (No Interest as per Harmonious Interpretation)	9260108=00	6932000/-	—	—	—
2.	1.1.90 to 31.7.92 @ 12% P.A	1823000 + 200530 + 1286734 upto 7/92 = 5115034	2100000/-	721713-48 on O/S + 556016-00 1.1.90 to 31.12.90 + 370980 1.1.91 to 31.12.91 + 51469-32 upto 7/92 = 1700178-80	326233-33 (1.1.90 to 31.12.90) + 164200-67 (1.1.91 to 31.12.91) + 5100=00 (1.1.92 to 31.7.92) = 495534	Rs 1204644-80 say Rs 12.05 Lacs
	Total	14375142=00	9032000/-			

Sr AO (CL)
14/6/95

Dy.CAO(LC)/Director(LC)/F.M. may kindly see the orders of Commissioner(LD)/F.M., DDA dt.13.10.93 in the linked Legal file No. PA/LA/IV/Legal/90/1303. As per decision taken, the amounts of licence fee of Angithi Restaurant from 1.1.90 onwards, have been deleted. The revised calculations are as under :-

1. In the linked file no.PA/LA/IV/Legal/90/1303, the Management Wing has desired to calculate :

i) Upto date amount recoverable from M/s Kwality Caterers.

ii) Amount of Bank Guarantee

The file was sent to Management Wing to verify whether the payments of Rs.1,01,33,000/- as claimed by M/s Kwality Caterers, have already been deposited by M/s Kwality Caterers, in DDA. The file was again sent back to Finance Wing with the orders that payments may be verified from the records available and if anything is due, the same can be recovered from M/s Kwality Caterers by mentioning in the demand letter as 'Provisional'.

2. An attempt has been made to calculate the amount recoverable from M/s Kwality Caterers together with the amount of Bank Guarantee. The details of calculations are given as under :-

		As per earlier Provisional calculation (A-P)	(A-F) Statement as per F.M. note 24/N(no interest upto 31.12.89)
I.(i)	Licence fee for the main Restaurant upto 31.12.89 (as per minutes of the Committee for out of court settlement see page 331-C to 334-C in the linked file PA/LA/IV/Legal/90/1303)	Rs.69,65,750.00	✓ 69,65,750.00
ii)	+ add 50% of the difference of (1,10,90,466 (-) 69,65,750)	20,66,358.00	✓ 20,66,358.00
IIIrd	Licence fee of Angithi Restaurant from 1.4.85 to 31.12.89 @ Rs.4000/- P.M.	2,28,000.00	✓ 2,28,000.00
		92,60,108.00	✓ 92,60,108.00

Sr Asstt (LC) 8/11/93

Dy.CAO(LC)/Director(LC)/F.M. may kindly see the orders of Commissioner(LD)/F.M., DDA dt.13.10.93 in the linked Legal file F PA/LA/IV/Legal/90/1303. As per decision taken, the amounts of licence fee of Angithi Restaurant from 1.1.90 onwards, have been deleted. The revised calculations are as under :-

1. In the linked file no PA/LA/IV/Legal/90/1303, the Management Wing has desired to calculate :

i) Upto date amount recoverable from M/s Kwality Caterers.

ii) Amount of Bank Guarantee

The file was sent to Management Wing to verify whether the payments of Rs. 1,01,32,000/- as claimed by M/s Kwality Caterers, have already been deposited by M/s Kwality Caterers, in DDA. The file was again sent back to Finance Wing with records available and if anything is due, the same can be recovered from M/s Kwality Caterers by mentioning in the demand letter as "Provisional".

2. An attempt has been made to calculate the amount recoverable from M/s Kwality Caterers together with the amount of Bank Guarantee. The details of calculations are given as under :-

	As per earlier recommended calculation (A-P)	(A-F) As per statement as per F.M. note 24/N (no interest upto 31.12.89)
I.(i) Licence fee for the main Restaurant upto 31.12.89 (as per minutes of the Committee for out of court settlement see page 331-C to 334-C in the linked file PA/LA/IV/Legal/90/1303)	Rs.69,65,750.00	69,65,750.00
ii) + add 50% of the difference of (1,10,98,466 (-) 69,65,750)	20,66,358.00	20,66,358.00
III(i) Licence fee of Angithi Restaurant from 1.4.85 to 31.12.89 @ Rs.4000/- P.M.	2,28,000.00	2,28,000.00
	92,60,108.00	92,60,108.00

Sr Asstt 8/1/94

Acp)

	B/F	92,60,108.00	B/F 92,60,108.00	
I.	Licence fee of main restaurant from 1.1.90 to 31.12.90 (inclusive of Anghithi)			
IV	Licence fee of main restaurant from 1.1.91 to 31.12.91 (18,23,000 X 110/100)	18,23,000.00	18,23,000.00	
V	Licence fee of main restaurant from 1.1.92 to 31.12.92 (20,05,300 X 110/100)	20,05,300.00	20,05,300.00	
		22,05,830.00	22,05,830.00	
VI	Interest recoverable from Kwality Caterers 1.11.82 to 31.12.92 @ 12% p.a. on Rs.1,52,94,238.00 (charging interest on the settled amount in Para 1 & 2 of Committee Recommendations)	1,52,94,238.00	1,52,94,238.00	* Taking figures of para 1 & 2 as fine settlement as on 31.12.89 for all the dues upto 31.12.89
VII	Less Kwality Caterers principal recd. upto 31.12.92 = 90,32,000/- + interest upto 31.12.92 = 53,42,294.00	83,10,280.95 2,36,04,518.95	19,08,493.68* 1,72,02,731.68	** No interest credited to Kwality for amount recd. upto 31.12.89
		1,43,74,294.00	95,32,534.00**	
XII	Balance due on 31.12.92 recoverable from Kwality Caterers	92,30,224.95	76,70,197.68	
IX	Licence fee from 1.1.93 to 31.8.93 @ 24,26,413/-	16,17,608.67	16,17,608.67	
	Total	1,08,47,833.62	92,87,806.35	
X	Interest due for the period from 1.1.93 to 31.8.93 @ 18% PA	12,16,815.58	8,60,656.30	
	Total (due as on 31.8.93)	1,20,64,649.20	1,01,48,462.65	
XI	Interest due for 16 monthly instalments on average due date method 16+½ =17/2 = 8½ months @ 18% p.a.(simple interest)	15,38,242.70	12,93,928.98	
	Total	1,36,02,891.90	1,14,42,391.63	
XII	16 equated monthly instalments payable from 1.9.93 to 31.12.94	8,50,180.75 p.m	7,15,149.45	
XIII	Amount of Bank Guarantee/Security			
	i) 4 months normal licence fee @ Rs.2,02,201/- p.m.	8,08,804.00	8,08,804.00	
	ii) 4 months arrear instalments @ Rs.8,50,180.75 p.m.	34,00,723.00	28,60,597.80	
	Total	42,09,527.00	36,69,401.80	

In view of para 4 at page 3/N the above amounts are provisional subject to verification of credits appearing in our records.

Sr AO (CL)

Acp)

I.	Licence fee of main restaurant from 1.1.90 to 31.12.90 (inclusive of Anghithi)	B/F	92,60,108.00	B/F 92,60,108.00	
IV	Licence fee of main restaurant from 1.1.91 to 31.12.91 (18,23,000 X 110/100)		18,23,000.00	18,23,000.00	
V	Licence fee of main restaurant from 1.1.92 to 31.12.92 (20,05,300 X 110/100)		20,05,300.00	20,05,300.00	
VI	Interest recoverable from Kwality Caterers 1.11.82 to 31.12.92 @ 12% p.a. on Rs.1,52,94,238.00 (charging interest on the settled amount in Para 1 & 2 of Committee Recommendations)		22,05,830.00 1,52,94,238.00	22,05,830.00 1,52,94,238.00	
VII	Less Kwality Caterers principal recd. upto 31.12.92 = 90,32,000/- + interest upto 31.12.92 = 53,42,294.00		83,10,280.95 2,36,04,518.95	19,08,493.68* 1,72,02,731.68	* Taking figures of para 1 & 2 as fine settlement as on 31.12.89 for all the dues upto 31.12.89
VIII	Balance due on 31.12.92 recoverable from Kwality Caterers		1,43,74,294.00	95,32,534.00**	** No interest credited to Kwality for amount recd. upto 31.12.89
IX	Licence fee from 1.1.93 to 31.8.93 @ 24,26,413/-		92,30,224.95	76,70,197.68	
X	Interest due for the period from 1.1.93 to 31.8.93 @ 18% pa	Total	16,17,608.67 1,08,47,833.62	16,17,608.67 92,87,806.35	
XI	Interest due for 16 monthly instalments on average due date method 16+½ =17/2 = 8½ months @ 18% p.a.(simple interest)	Total (due as on 31.8.93)	12,16,815.58 1,20,64,649.20	8,60,656.30 1,01,48,462.65	
XII	16 equated monthly instalments payable from 1.9.93 to 31.12.94	Total	15,38,242.70 1,36,02,891.90	12,93,928.98 1,14,42,391.63	
XIII	Amount of Bank Guarantee/Security		8,50,180.75 p.m	7,15,149.45	
	i) 4 months normal licence fee @ Rs.2,02,201/- p.m.				
	ii) 4 months arrear instalments @ Rs.8,50,180.75 p.m.		8,08,804.00	8,08,804.00	
		Total	34,00,723.00 42,09,527.00	28,60,597.80 36,69,401.80	

In view of para 4 at page 3/N the above amounts are provisional subject to verification of credits appearing in our records.

Sr AO(CL)

Statement B (P) -63-

Amount Due of DDA as on 31.8.93 — Rs. 1,03,17418.65 (X)

(Y) This amount is provisional and as per discussion with FM/DDA. This is yet to be approved by Competent Authority

Add 18% Interest w.e.f. 1.9.93 to 31.3.95 (19 Months) — Rs. 29,40464.00

Rs. 1,32,57882.55

Less Amount deposited by M/s Kwality Caterers and interest @ 18% P.A. on the mode of charging on diminishing balance

Rs. 25 Lacs(16.2.94 to 31.3.95)		Rs. 5049111/-
Rs. 20 Lacs(6.6.94 to 31.3.95)		Rs. 295000/-
Rs. 15 Lacs(25.8.93 to 31.3.95)		Rs. 162581/-
Rs. 5 Lacs (4.10.94 to 31.3.95)		Rs. 4,4274/-
Rs. 25 Lacs(13.1.95 to 31.3.95)		Rs. 97,984/-
Rs. 19,61068	on 29.3.95	Rs.1104750/- (c)

A +B + C — 90,00000 + 1961068 + 1104750 (-) = 1,20,65818

Rs. 11,92,065/-

(Int. for 3 months 1-4-95 to 30.6.95) — 53643.00

Amt. due as on 30.6.95 — 12,45,708.00

Sr AO(CL) 9/6/95

Statement B (P)

Amount Due of DDA
as on 31.8.93 Rs. 1,014,8462.65 (x)
(x) (Provisional and as per discussion with Fin/DDA. This is yet to be affirmed by Competent Authority)
Add 18% interest u.s.o.f. 1.9.93 to 31.3.95 Rs. 28,92,312.00

Rs.1,30,40774.65

(If we take date of receipt of DD/Pay orders and allow interest @ 18% PA to quality (on the mode of charging on diminishing balance)

Rs. 25 Lacs (13.1.94 to 31.3.95)	5,47,984/-	(Interest has been given to m/s Kwality Caterers from the date of receipt of DD/ Pay orders through covering letter of DDA.
Rs. 20 Lacs(29.4.94 to 31.3.95)	3,32,000/-	
~~12x8x2%~~		
Rs. 15 Lacs(12.8.94 to 31.3.95)	1,72016/-	
Rs. 5 Lacs(9.9.94 to 31.3.95)	50500/-	
Rs. 25 Lacs(10.1.95 to 31.3.95)	101613/-	
Rs 1961068 on 29.3.95		
	1204113/-	

A+B+C 90,00000 + 1961068 + 1204113 = (-) 1,21,65,181/-

8,75,594/-

Instt. for 3 months 1.4.95 to 30.6.95 + 39402.00

Amt. due as on 30.6.95 Rs. 9,14,996/-

9/6/95
Sr AO(CC)
9/6/95

Statement B (as per harmonious interpretation)

Amount Due of DDA as on 31.8.93 — Rs 1,01,48,462-65 (M)

(Provisional and as per direction mtg Fin/DDA This is yet to be approved by the competent Auth.) + Rs 28,92,312 = as

(+) Add 18% interest wef 1.9.93 to 31.3.95

Rs 1,30,40,774-65 / Say 1,30,40,775/-

[If we take date of encashment of DD/Payorders and allow interest @18% PA to M/s Kwality

Rs 25 Lacs (16.2.94 to 31.3.95) Rs 504911/-

Rs 20 Lacs (6.6.94 to 31.3.95) Rs 395000/-

Rs 15 Lacs (25.8.94 to 313.95) Rs 162581/-

Rs 5 Lacs (4.10.94 to 31.3.95) Rs 44274/-

Rs 25 Lacs (13.1.95 to 31.3.95) Rs 97984/-

Rs 1961068 on 29.3.95 Rs 1104750/-

A+B+C 9000000 + 1961068 + 1104750 = (+) 12065818

9,74,957/-

Add Instt. for 3 months 1.4.95 to 30.6.95 + 43,873/-

Rs 10188830/-

Sr Adv(CL)

Statement B (as per harmonious interpretation)

Amount Due of DDA as on 31.8.93 — Rs 1,01,48,462-65 (R)

(Provisional and as per directions with Fin/DDA This is yet to be approved by the competent Auth.) + Rs 28,92,312 = as

(+) Add 18% interest w.e.f. 1.9.93 to 31.3.95

Rs 1,30,40,774-65 / Say 1,30,40,775/-

[if we take date of encashment of DD/Payorders and allow interest @18% PA to m/s Kwality

Rs 25 Lacs (16.2.94 to 31.3.95) Rs 504911/-

Rs 20 Lacs (6.6.94 to 31.3.95) Rs 295000/-

Rs 15 Lacs (25.8.94 to 31.3.95) Rs 162581/-

Rs 5 Lacs (4.10.94 to 31.3.95) Rs 44274/-

Rs 25 Lacs (13.1.95 to 31.3.95) Rs 97984/-

Rs 1961068 on 29.3.95 Rs 1104750/-

A+B+C 9000000 + 1961068 + 1104750 = (+) 12065818

974957/-

Add Int. for 3 months 1.4.95 to 30.6.95 + 43873/-

Rs 1018830/-

Sr Adl (CL)

APPENDIX 'M' TO ITEM NO. 6/96

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास सदन
VIKAS SADAN
आई. एन. ए.
I. N. A.

Registered A. D.

No.F.1(75)/92/Impl/AGVC/ 3490

From: Dy.Director(CE),
Delhi Development Authority.

नई दिल्ली
New Delhi-110023.....7/7/95

To

Sh. P.L.Lamba,
Managing Director
M/s Kwality Caterers
29, Hamman Road,
New Delhi-110001.

Sub: Licence fee of Cofee-cum-Restaurant t AGVC(M/s Kwality Caterers).

....

Sir,

With reference to your letter dated 13.7.94 on the subject cited above, I am to inform you that the case has been seen by L.G.,Delhi and it has been decided that a copy of Sh.Sinha Committee Recommendation alongwith calculation approved by L.G. on 20.6.95 be sent to you so that your acceptance can be placed before Authority for consideration and approval . The calculation sheets in 2 parts(Statement 'A' and B' are given as under:-

Statement -A

I.(i)	Licence fee for the main Restaurant upto 31.12.89.	Rs.69,65,750.00
(ii)	Add 50% of the difference to (1,10,98,466(-) 69,65,750)	Rs.20,66,358.00
II.	Licence fee of Angiti Restaurant from 1.4-85 to 31.12.89 @ 4000/.P.M.	2,28,000.00
		Rs. 92,60,108.00
III.	Licence fee of main restaurant from 1.1.90 to 31.12.90	18,23,000.00
IV	Licence fee of main restaurant from 1.1.91 to 31.12.91	20,05,300.00
V	Licence fee of main restaurant from 1.1.92 to 31.12.92	22,05,830.00
		1,52,94,238.00
VI	Interest recoverable from Kwality caterers 1.1.90 to 31.12.92 @ 12% p.a. C.B as on 31.12.89(9260108-6932000) @ 23,28,108.00	19,08,493.68
		1,72,02,731.68
VII.	Less Kwality Caterers principal recd. upto 31.12.92=90,32,000/- + interest upto 31.12.92	95,32,534.00

contd....

VIII.	Balance due on 31.12.92 recoverable from Kwality Caterers.	7670,197.68
IX.	Licence fee from 1.1.93 to 31.8.93 @ 24,26,413/-	16,17,608.67
	Total	92,87,806.35
X	Interest due for the period from 1.1.93 to 31.8.93 @ 18% p.a. C.B as on 31.12.92 in r/o Licence fee (1,52,94,238-90,32,000 =)62,62,238/- (due as on 31.8.93).	8,60,656.30
	Total:	1,01,48,462.65
XI	Interest due for 16 monthly instalments on average due date method 16+1/2= 17/2=8½ months @ 18%p.a.(simple interest)	12,93,928.98
	Total:	1,14,42,391.63
XII	16 equated monthly instalments payable from 1.9.93 to 31.12.94	7,15,149.45
XIII	Amount of Bank Guarantee/Security	
i)	4 months normal licence fee @ Rs.2,02,201/- p.m.	8,08,804.00
ii)	4 months arrear instalments @ Rs.7,15,149.45 p.m.	28,60,597.80
	Total	36,69,401.80

Rupees thirty six lacs sixty nine thousand four hundred one and Paise eighty only.

Statement B:

Amount due of DDA as on 31.8.93 Rs.1,01,48,462.65

(+) Add 18% interest w.e.f. 19.93 to 31.3.95 Rs. 28,92,312. 00

Rs.1,30,40,774.65

say 1,30,40,775/-

Amount deposited by M/s Kwality Catezers

	Interest
Rs.25 Lacs(16.2.94 to 31.3.95)	Rs.50,4911/-
Rs. 20 Lacs(6.6.94 to 31.3.95)	Rs2,95,000/-
Rs.15 Lacs(26.8.94 to 31.3.95)	Rs.1,62,581/-
Rs. 5 Lacs(4.10.94 to 31.3.95)	Rs. 44274/-
Rs.25 Lacs(13.1.95 to 31.3.95)	Rs. 97,984/-
Rs.1961068 on 29.3.95	Rs. 1104750/-
A +B + C 90,00000 =1961068+1104750 =(-)	12,055,818
Add Intt.for 3 months 1.4.95 to 30.6.95	9,74,957/- + 43,873/-
	Rs.10,18,830/-

Yours faithfully,
Dy.Director(CE).

7/295

VIII.	Balance due on 31.12.92 recoverable from Kwality Caterers.	7670,197.68
IX.	Licence fee from 1.1.93 to 31.8.93 @ 24,26,413/-	16,17,608.67
	Total	92,87,806.35
X	Interest due for the period from 1.1.93 to 31.8.93 @ 18% p.a. C.B as on 31.12.92 in r/o Licence fee (1,52,94,238-90,32,000 =Rs62,62,238/- (due as on 31.8.93).	8,60,656.30
	Total:	1,01,48,462.65
XI	Interest due for 16 monthly instalments on average due date method 16+1 1/2= 17/2=8½ months @ 18%p.a.(simple interest)	12,93,928.98
	Total:	1,14,42,391.63
XII	16 equated monthly instalments payable from 1.9.93 to 31.12.94	7,15,149.45
XIII	Amount of Bank Guarantee/Security	
i)	4 months normal licence fee @ Rs.2,02,201/- p.m.	8,08,804.00
ii)	4 months arrear instalments @ Rs.7,15,149.45 p.m.	28,60,597.80
	Total	36,69,401.80

Rupees thirty six lacs sixty nine thousand four hundred one and paise eighty only.

Statement B:

Amount due of DDA as on 31.8.93 Rs.1,01,48,462.65

(+) Add 18% interest w.e.f. 19.93 to 31.3.95 Rs. 28,92,312. 00

Rs.1,30,40,774.65
say 1,30,40,775/-

Amount deposited by M/s Kwality Caterers	Interest
Rs.25 Lacs(16.2.94 to 31.3.95)	Rs.50,4911/-
Rs. 20 Lacs(6.6.94 to 31.3.95)	Rs2,95,000/-
Rs.15 Lacs(28.8.94 to 31.3.95)	Rs.1,62,581/-
Rs. 5 Lacs(4.10.94 to 31.3.95)	Rs. 44274/-
Rs.25 Lacs(13.1.95 to 31.3.95)	Rs. 97,984/-
Rs.1961068 on 29.3.95	Rs. 1104750/-
A +B + C 90,00000 +1961068+1104750 =(-)	12,065,818
Add Intt.for 3 months 1.4.95 to 30.6.95	9,74,957/- + 43,873/-
	Rs.10,18,830/-

Yours faithfully,
Dy.Director(CE).

VIII.	Balance due on 31.12.92 recoverable from Kwality Caterers.	7670,197.68
IX.	Licence fee from 1.1.93 to 31.8.93 @ 24,26,413/-	16,17,608.67
	Total	92,87,806.35
X	Interest due for the period from 1.1.93 to 31.8.93 @ 18% p.a. C.B as on 31.12.92 in r/o Licence fee (1,52,94,238-90,32,000 =Rs62,62,238/- (due as on 31.8.93).	8,60,656.30
	Total:	1,01,48,462.65
XI	Interest due for 16 monthly instalments on average due date method 16+1 1/2= 17/2=8½ months @ 18%p.a.(simple interest)	12,93,928.98
	Total:	1,14,42,391.63
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i)	4 months normal licence fee @ Rs.2,02,201/- p.m.	8,08,804.00
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	Total	36,69,401.80

Rupees thirty six lacs sixty nine thousand four hundred one and paise eighty only.

Statement B'

Amount due of DDA as on 31.8.93	Rs.1,01,48,462.65
(+) Add 18% interest w.e.f. 19.93 to 31.3.95	Rs. 28,92,312. 00
	Rs.1,30,40,774.65
	say 1,30,40,775/-

Amount deposited by M/s Kwality Caterers	Interest
Rs.25 Lacs(16.2.94 to 31.3.95)	Rs.50,4911/-
Rs. 20 Lacs(6.6.94 to 31.3.95)	Rs2,95,000/-
Rs.15 Lacs(26.8.94 to 31.3.95)	Rs.1,62,581/-
Rs. 5 Lacs(4.10.94 to 31.3.95)	Rs. 44274/-
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Rs.1961068 on 29.3.95	Rs. 1104750/-
A +B + C 90,00000 =1961068+1104750 =(-)	12,055,818
Add Intt.for 3 months 1.4.95 to 30.6.95	9,74,957/- + 43,873/-
	Rs.10,18,830/-

Yours faithfully,
Dy.Director(CE).

APPENDIX 'N' TO ITEM NO. 6/96

Registered A.D.

No.F.1(75)/82/Impl/AGVC/ 5355

From: Dy.Director(CE),
Delhi Development Authority.

27/10/95

To

Sh. P.L.Lamba,
Managing Director,
M/s Kwality Caterers,
29, Hanuman Road,
New Delhi-110001.

Sub: Renewal and regularisation of the licence fee for running of cafee shop-cum-restaurant in the Asian Games Village complex.

....

Sir,

In continuation of this office letter of even number's dated 17.5.94 and 7.7.95 on the subject cited above, I am directed to request you to kindly send your consent if the recommendations of the Committee appointed by the Vice Chairman, Delhi Development Authority for out of court settlement are acceptable to you and also withdraw the case from the court, so that your acceptance can be placed before the Authority for consideration and approval within 30 days from the date of issue of this letter. Further action will be taken after receipt from your side.

Yours faithfully,

Dy.Director (CE),
Delhi Development Authority.

APPENDIX 'N' TO ITEM NO. 6/96

Registered A.D.

No.F.1(75)/82/Impl/AGVC/ 5355

27/10/95

From: Dy.Director(CE),
Delhi Development Authority.

To

Sh. P.L.Lamba,
Managing Director,
M/s Kwality Caterers,
29, Hanuman Road,
New Delhi-110001.

Sub: Renewal and regularisation of the licence fee for running of coffee shop-cum-restaurant in the Asian Games Village complex.

....

Sir,

In continuation of this office letter of even number's dated 17.5.94 and 7.7.95 on the subject cited above, I am directed to request you to kindly send your consent if the recommendations of the Committee appointed by the Vice Chairman, Delhi Development Authority for out of court settlement are acceptable to you and also withdraw the case from the court, so that your acceptance can be placed before the Authority for consideration and approval within 30 days from the date of issue of this letter. Further action will be taken after receipt from your side.

Yours faithfully,

Dy.Director (CE),
Delhi Development Authority.

APPENDIX 'N' TO ITEM NO. 6/96

Registered A.D.

No.F.1(75)/82/Impl/AGVC/ 5355

From: Dy.Director(CE),
Delhi Development Authority.

27/10/95

To

Sh. P.L.Lamba,
Managing Director,
M/s Kwality Caterers,
29, Hanuman Road,
New Delhi-110001.

Sub: Renewal and regularisation of the licence fee for running of cofee shop-cum-restaurant in the Asian Games Village complex.

....

Sir,

In continuation of this office letter of even number's dated 17.5.94 and 7.7.95 on the subject cited above, I am directed to request you to kindly send your consent if the recommendations of the Committee appointed by the Vice Chairman, Delhi Development Authority for out of court settlement are acceptable to you and also withdraw the case from the court, so that your acceptance can be placed before the Authority for consideration and approval within 30 days from the date of issue of this letter. Further action will be taken after receipt from your side.

Yours faithfully,

Dy.Director (CE),
Delhi Development Authority.

APPENDIX 'O' TO ITEM NO. 6/96

Kwality CATERERS

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344156, 6447154

Head Office :
29, HANUMAN ROAD
NEW DELHI—110001
Grams : LAMBASON
Phones : 3341160, 311163
Fax. : 91-11-3733869

15th November, 1995

The Deputy Director (CE)
Delhi Development Authority,
I.N.A.
New Delhi

07940

SUB: Renewal and regularisation of the Licence Fee for Coffee Shop-Cum Restaurant in the Asian Games Villabe complex.

Dear Sir,

With reference to your letter No. F.1(75)/82/Impl/AGVC/5385 dated 27.10.1995 on the subject above, we have to confirm as under:-

(i) The recommendations of the committee appointed by the Vice-Chairman, DDA for out-of-court settlement are acceptable to us.

(ii) The civil case arising out the Arbitration Award pending in the High Court at Delhi shall be withdrawn.

Yours faithfully,

(P.L. LAMBA)

ITEM NO. 7/96

Sub: Penalty/Composition fee in respect of Mohan Cooperative Industrial Estate Ltd.

A-19.02.1996

F.No.6-A(71)84/LSB(I)/K-940/Legal

P R E C I S

Allotment of land in Mohan Cooperative Industrial Estate was made during the year 1966-67 by the Delhi Administration. After the necessary development, the possession of the plots were delivered to the individual sub lessee. As per the terms of lease deed the construction on the plot is required to be completed within two years from the actual date of execution of perpetual sub lease. But in this society the sub lessees could not complete their respective buildings on the plots due to non providing of the essential services and particularly the electrification by the D.E.S.U. Keeping in view of the circumstances of this Society, general exemption was given by the Hon'ble Lt. Governor for grant of extension of time for completing the construction without levy of composition fee from time to time i.e. upto 1984, then upto 1986 and then upto 31.12.1991.

2. But still there are a number of requests for grant of further extension of time without levy of any penalty and the allottees are also requesting to treat the year of default w.e.f. 1.1.1992. The matter has been examined in detail by management and the Finance Branch. A survey has also been got conducted to find out the exact position of vacant plots at the site with a view to ascertaining how much plots are lying vacant. The survey report revealed the following positions:

Contd./..

ITEM NO. 7/96

A-19.02.1996

Sub: Penalty/Composition fee in respect of Mohan Cooperative Industrial Estate Ltd.

F.No.6-A(71)84/LSB(I)/K-940/Legal

P R E C I S

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2. But still there are a number of requests for grant of further extension of time without levy of any penalty and the allottees are also requesting to treat the year of default w.e.f. 1.1.1992. The matter has been examined in detail by management and the Finance Branch. A survey has also been get conducted to find out the exact position of vacant plots at the site with a view to ascertaining how much plots are lying vacant. The survey report revealed the following position:

Contd./..

a)	Total number of plots	337
b)	Built up plots	137
	i) Electric meter provided by DESU.	115
	ii) Generator installed	16
	iii) Factories found locked	6
c)	Plots under construction	40
d)	Vacant plots	160

3. The matter has also been examined by the Finance Wing, keeping in view the financial implication. After examination of all issues, mainly the non-availability of the electricity/power supply by D.E.S.U., which is the basic need for running an industry, it has been considered to extend the penalty free period by one year more i.e. upto 31.12.1992. No relaxation on this account will be applicable to the old cases where penalty has already been paid. Further, the year beginning from 1.1.93 will fall in the actual year of counting from the date of execution of perpetual sub lease for calculating the composition fee.

4. The matter is put up before Authority for approval of the proposal in para 3 above.

R E S O L U T I O N

Resolved that the proposals contained in para 3 of the Agenda item be approved. Simultaneously, a survey be conducted to ascertain details of the properties which have changed hands unauthorisedly.

***

ITEM NO. 8/96

A-19.02.1996

Sub: Constitution & Powers of Sports Management Board. (File No.F1 (014)/SFSC/89).

PRECIS

The Authority vide Resolution No.33 dated 16.5.89 agreed in principle to develop sports complexes at Hari nagar, Paschim Vihar, Rohini, Ashok Vihar, Saket & Asian Games Village and a good sports complex in trans yamuna area near Vivek Vihar for which Delhi Administration would provide funds to DDA (Appendix 'P' Page No. 74-77)

2. Vide item No. 88 dated 12.10.89(App. No.'Q' P.No.78-82) Authority has informed that for the administrative control of the sports complexes, a **Management Board had been established which** in addition to sports activities would also be responsible for its day-to-day maintenance and upkeep. The maintenance of sports facilities was proposed to be managed with a self-financing budget.

3. The expenditure of capital nature was proposed to be met out of Nazul II account. Green environment would continue to be maintained by the Hort. Department, being part of green area and would not be charged to sports administration.

4. Since 1989, seven sports complexes, the details are at(App.'R' P-83-84 which gives name of each complex, area, date of its opening, sports facilities, number of members etc. have been developed. The eighth sports complex which is in Vivek Vihar area called the Yamuna Sports Complex is under development.

5. Although the Sports Management Board, under the Chairmanship of LG with VC,FM & EM being its members has been functioning since 1989 and was brought to the notice of Authority (para 11, Agenda 88/89), its constitution and powers have not been formally ratified by the Authority. Rules & Regulations for the first complex i.e. Siri Fort Sports Complex(App.'S' P-85-92)duly vetted by the Legal Department i.e. CLA and Finance Department were seen by the VC on 5.4.89. From the perusal of the records, it is revealed that somehow it was not placed as a specific item before Authority. However, based on these Rules & Regulations the complexes have been functioning without any problem for over six years. The Sports Management Board has

Contd/.....

ITEM NO. 8/96

A-19.02.1996

Sub: Constitution & Powers of Sports Management Board. (File No.F1 (014)/SFSC/89).

PRECIS

The Authority vide Resolution No.33 dated 16.5.89 agreed in principle to develop sports complexes at Hari nagar, Paschim Vihar, Rohini, Ashok Vihar, Saket & Asian Games Village and a good sports complex in trans yamuna area near Vivek Vihar for which Delhi Administration would provide funds to DDA (Appendix 'P' Page No. 74-77)

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Contd/.....

also been amending or reviewing some of the Rules in its meetings from time to time depending upon the requirement.

6. Over a period of time, the SMB by virtue of L.G. being its chairman, has become a nodal policy formulating body, coordinating the development of sports infrastructure and planning of sports activities by the DDA in Delhi.

7. The above referred Sports Management Board is being assisted by Director (Sports) who is also the ex-officio Administrator of the DDA Sports Complexes as per rules. The Sports Management Board is supposed to meet quarterly and Director (Sports) coordinates the meetings. He is practically working as Member Secretary of the Sports Management Board, it is, therefore, proposed that Director (Sports) may be inducted in the Sports Management Board as Member Secretary.

8. Constitution & powers of SMB as given in App **'T' P-92A** are submitted for approval of Authority.

9. Authority is requested to grant ex-post facto approval to the following:

a) Rules & Regulations as amended from time to time already in force given in (APP. **'U' Book-let (Cont. pages 4-30**

b) Delegation of Financial powers exercised so far as per (Appendix **'V'** Page No **93-95**)

10. The matter is placed before the Authority for approval.

R E S O L U T I O N

Resolved that the proposals contained in paras 8 and 9 of the Agenda item be approved.

***

APPENDIX 'P' TO ITEM NO. 8/96

No. 33

A-16.5.89

SUB: Construction of Sports Complexes.

(COMMR.(PLG.)/89/116

(PRECIS)

Among the important objectives of the DDA, an important item is to provide (apart from Water Supply, Electricity etc.) other services and amenities and also do any other things necessary or expedient for such developments and incidental thereto. The other services and amenities cover a number of activities which are meant tomake the life of those people living in the development areas better and full. The Master Plan for Delhi provides better environment and recreational areas in different part of the city. The development of sports activities are meant not only to develope the physical and mental capabilities of the peoples, but also to channelize their energy into more useful participation in group activities and sports.

In the past, the DDA was associated with the creation of a number of sport facilities for which it has been rightly given necessary approbation. It is proposed to provide necessary sports facilities in different part of Delhi. For development of any such sports facilities some plan of action is needed.

It is also proposed to add children's facilities in about 20 places where children can safely play to develope healthy habits and team spirit.

...2..

The sites selected for the sports complexes would be Hari Nagar, Paschim Puri, Rohini, Ashok Vihar, Saket & Asian Games Village. In all these places except in Games village, grounds are to be provided for play fields with a minimum facility for a few indoor games. The seating arrangements will be provided economicaly with earth mounds or timber-cum-steel tiers of movable nature. Additional facilities can be added in stages in 3 to 4 years. In addition to the above, a good sports complex will be provided in Trans Yamuna Area near Vivek Vihar for which Delhi Admn. will provide funds to DDA. The DDA Engineering Deptt. will construct all these sports facilities. While the sports facilities will be constructed from the funds of DDA (Except Trans Yamuna Area), it would be necessary to provide such facilities which may have to be financed to some extent on a self financing or supporting basis. Efforts will be made to provide in Delhi the facilities of all nature dispersed in different parts of Delhi; some item like squash etc. which are very popular in some countries but are not popular in our country will also be introduced in some places. These sports complexes will be constructed within the green areas keeping the character however the same. This will also mean better maintenance of the green areas.

The children parks also will be provided at 20 places. The places suggested are listed below:-

...3/--

South.

1. Hauz Khas Picnic Hut Complex.
2. Nehru Place District Park.
3. Dhaula Kuan.
4. Dakshin Puri.

North:

1. Pitam Pura Distt. Park Complex.
2. Ashok Vihar Ph.III.
3. Sarojini Nagar.
4. Rohini Complex.
5. Mangol Puri.
6. Jahangir Puri.

West.

1. Janakpuri Distt. Park.
2. G-17, Distt. Park.
3. Tagore Garden Distt. Park.
4. Paschim Puri.
5. Vikas Puri.

Ext.

1. Vivek Vihar (Ext.).
2. Society Area Bhatti Enclave.
3. Trilok Puri Sanjay Lake Complex.
4. Society Area Mandavali Fazalpur.
5. North of G.T./Bidhala Bagh.

Two sport complexes (Apart from the Trans Yamuna Area Complex) and six children parks shall be taken up in the year 1989-90. Approximate cost of construction of sports complex will be about 60 to 80 lacs each and children parks about 5 to 10 lacs each. In the first instance, in the year 1989-90, DDA will make a provision for taking up the construction of two sports

complexes and six children parks out of those mentioned above.

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for construction of Sports Complexes be agreed to in principle. It, however, further desired that a committee consisting of V.C., Shri O.P. Wadhwa, Shri Ramji Lal, Finance Member, Engineer Member and Commissioner(Plg.) be constituted to go into the details of the scheme.

....

complexes and six children parks out of those mentioned above.

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for construction of Sports Complexes be agreed to in principle. It, however, further desired that a committee consisting of V.C., Shri O.P. Wadhwa, Shri Ramji Lal, Finance Member, Engineer Member and Commissioner(Plg.) be constituted to go into the details of the scheme.

....

APPENDIX 'A' TO ITEM NO. 8/96

NO. 88 Sub:- Constn. of Sports Club in Asian Games Village Complex in SIRI FORT AREA. (EM 1 (52)89/17021.

12.10.89 .....

PRECIS

Alongwith the development of housing, commercial, industrial & institutional areas, the DDA has special objective of providing and prompting development of various infrastructural facilities, providing better environment & recreational areas and better health services etc. As a part of this, DDA has planned to provide sports complexes in various areas scattered all over Delhi for boosting the sports activity to develop the physical & mental capabilities of the people and to induce fraternity amongst the people of Delhi.

2. The Authority, in its meeting held on 16.5.89 vide agenda item No. 33 at (Appendix 'OO' Pages 308-310) agreed in principle to develop six sports complexes in Delhi, the Sixth one is at Asian Games Village in Siri Fort Area on a 30 hect. stretch of green land, wherein facilities for practice to various sportsmen were earlier provided during 1982 Asian Games; A fulfledged sports club has been planned and is being developed as a part of the development of green in this area.

Following sports facilities are being developed.

i) Golf Driving Range (For 60 positions).

ii) Football Field.

iii) Hockey Field.

iv) Basket Ball Court (2 Nos.)

v) Volleyball Court (2 Nos.)

vi) Lawn Tennis Court (6 Nos.

vii) Squash Court (2 Nos.) + three in future.

viii)Table Tennis.

ix) Billiard.

x) Badminton.

xi) Swimming Pool.

xii) Health Club.

3. The above facilities are being provided as Phase-I of the development. Some of these facilities and other facilities shall be extended in the expansion programme in Phase-II. Some of the facilities have already been developed like Golf Driving Range, Football and hockey fields, basketball and volleyball courts, lawn tennis (2courts). DDA had invited the applications for registration of member ship and there has been an overwhelming response. 4330 members have already been registered and another 1170 members are in the waiting list for membership. There has been a very good response for the games for which facilities have already been developed. Not only the members, but the educational institutions in the neighbourhood have also approached for using basket ball & lawn tennis courts for their regular teams.

4. The capital collected so far by way of registration fee amounts to Rs.68.32 lacs. In addition a capital of Rs.16.28 lacs is likely to be realised by way of additional registrants awaiting membership. Special games fees will be collected for each game like tennis, squash, pool etc.

5. As per the estimates prepared for development of these sports facilities in this club following capital expenditure has been assessed:-

i) D/O Golf Driving Range.....Rs.85.00lacs .

ii) D/O Addl. facilities for Squash, Table Tennis, Billiard, Badminton, Lawn Tennis etc.....Rs.200.00lacs

iii) C/O Swimming Pool & its appurtenances. .....Rs. 45.00lacs

Total..... Rs.330.00lacs.

6. The Golf Driving Range has been developed on a land patch of about 2 hac. and has essentially open lawns, well developed as green. It is lit to facilitate practice at night also.

7. For additional indoor facilities, permanent structures are being constructed to accommodate the facilities of Squash Court, table tennis, gymnastics, billiards etc. This building will also accommodate administrative block. The other existing facilities of football & hockey field, volleyball, basket ball and lawn tennis courts have been improved and the additional lawn tennis courts area being set up. The essential services like Water Supply, Sewerage, Drainage, Roads, external electrification etc. are also being provided. The land-scaping & horticulture work is also in progress. The required parking facilities have also been planned and are being developed. The approach road to the area has already been provided. The capital cost indicated above includes the initial cost of sports goods as well.

8. Swimming Pool Complex will have the main pool of standard size, flat floor with clahorination facilities now with wading pool, a toilet-cum-change block & other appurtenant structures. The planning of this is almost completed. Treatment plant etc. will be added in Phase-II.

9. This expenditure of capital nature is proposed to be met out of Nazul- IIA/C-development of greens.

10. The Planning of this sports complex is mostly

being done by HUP Wing of DDA. The Swimming Pool will be designed by a consultant. The construction/development work is being carried out by the team of DDA Engineers.

11. For the Administrative control of the Sports Club, a management board has been established which in addition to sports activity will also be responsible for its day to day maintenance and up keep. The maintenance of the sports facilities are proposed to be managed with with a self financing budget.

12. The economics based on present membership works out as under:-

1. INCOME.

Yearly Revenue likely to be available.

i)	by way of monthly subscription.	Rs.4,43,800/-
ii)	through hoardings.	Rs.1,00,000/-
iii)	through licence fee from per shop.	Rs.1,44,000/-
iv)	Fee from guest/casual member.	Rs. 50,000/-
	Total:-	Rs.47,32,800/-

2. EXPENDITURE.

Maintenance of services & up keep of sports complex facilities.	Rs.44,50,000/-
Administrative expenditure.	Rs. 2,82,800/-
Total:-	Rs.47,32,800/-

13. The green environment will however be continued to be maintained by the Horticulture Deptt. being part of green area and will not be charged to be Sports Administration. However expenditure on electricity, lighting, water consumption maintenance, personnel and expenditure on infrastructure maintenance and up keep like cleaning, servicing personnel,

T&P, Sweeping, Attandants etc. will be paid by the Sports Administrator, but without any Deptt. charges which is otherwise charged in any deposit work.

R E S O L U T I O N

Noted for information.

3.	**BARI Nagar**(West Delhi) Near Bus Depot, in the old "Beri Wala Bagh". Though in a crowded industrial area yet quite popular)	6.40	18.5.91	4500	Same as above Sr.No.1 less Hockey.	Skating Rink, Children Library, Cricket Practice Pitches.	Yoga; Taekwondo/ Karate	Multigym Facility, Club size Swimming Pool.
4.	**PASCHIM VIHAR** (West Delhi) (In the midst of residential colonies, it is the smallest Complex, surrounded by eucalyptus trees.	2.96	22.5.91	2187	Same as Sr.No.1 less Hockey & Sports shop.	Cricket Practice pitches; Mini Fitness Centre.	Aerobics; Yoga Taekwondo.	Skating Rink, Gymnasium.

APPENDIX 'R' TO ITEM NO. 8/96 -83- (Ref Para 6 of Para)

CHART SHOWING DETAILS OF SPORTS COMPLEXES

Sl.No.	Name & Location of Complex	Area (Hectr)	Date of Commencement	Membership	Facilities Available	Special Attraction	Special Classes	Facilities to be added during 95-96
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	SIRI FORT (South Delhi) (In Asiad Village Complex; boasts of beautifully landscaped and well maintained lawns, courts & grounds).	13	29.3.89	6547	Tennis, Tennis practice wall, Badminton Squash, Table Tennis, Billiards/Snooker, Basket Ball, Hockey, Cricket, Football, Carrom, Jogging Track, Snack Bar, Pro-shop/ Sports Shop, Children Park.	Golf Driving Range, Olympic Size Swimming Pool, Air Rifle Shooting Range, A.C Billiards Room, Croquet.	Aerobics, Yoga Teekwondo/ Karate	Covered Badminton Court, Skating Rink, Toddlers Pool, Extn. of change Room at Swimming Pool.
2.	SAKET (South Delhi) (In the midst of Residential Colonies of Saket & Press Enclave. Its unique feature is being far from the main, tucked away in the ambience of lush green environment.	7.60	26.5.90	5234	Same as above (Sr.No.1) Less Hockey	Horse Riding School, Cricket Practice Pitches, A.C. Billiards Room.	Yoga, Taekwondo/ Karate	Olympic size Swimming Pool & Multigym.
3.	HARI Nagar (West Delhi) Near Bus Depot, in the old "Beri Wala Bagh". Though in a crowded Industrial area yet quite popular.	6.40	18.5.91	4500	Same as above Sr.No.1 less Hockey.	Skating Rink, Children Library, Cricket Practice Pitches.	Yoga, Taekwondo/ Karate	Multigym facility, Club size Swimming Pool.
4.	PASCHIM VIHAR (West Delhi) (In the midst of residential colonies, it is the smallest Complex, surrounded by eucalyp-	2.96	22.5.91	2187	Same as Sr.No.1 less Hockey & Sports shop.	Cricket Practice Pitches, Mini Fitness Centre.	Aerobics, Yoga Taekwondo.	Skating Rink, Gymnasium.

APPENDIX 'A' (contd)

CHART SHOWING DETAILED OF SPORTS COMPLEXES

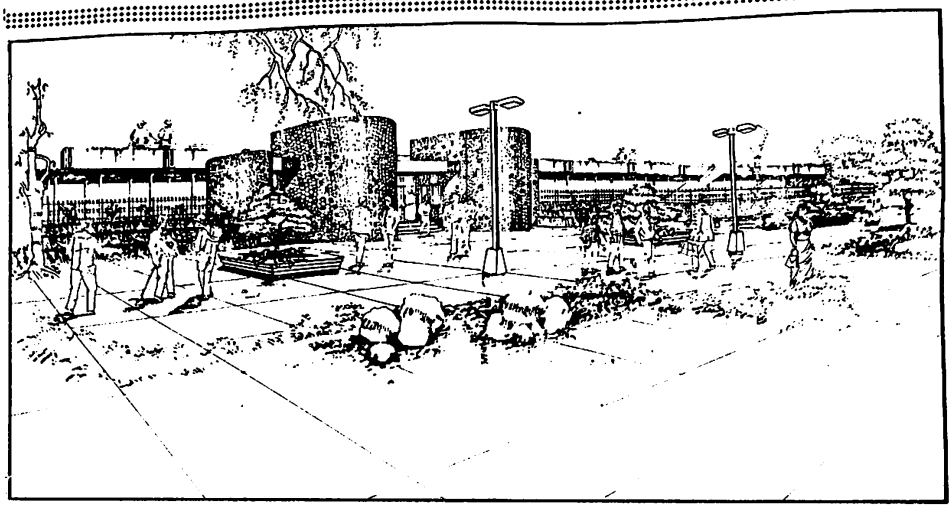
Sl.No.	Name & Location of Complex	Area (Hectr)	Date of Commencement	Membership	Facilities Available	Special Attraction	Special Classes	Facilities to be added during 95-9
1.	2.	3.	4.	5.	6.	7.	8.	9.
5.	**ROHINI** (North Delhi) (In the midst of residential colony of Rohini).	6.8	2.6.90	3600	Same as Sl.No.1 less Sports shop	400 Mtr.cinder Athletic Track	Yoga/ Taekwondo	Administrative Block, Covered Badminton Courts, Olympic size Swimming Pool.
6.	**ASHOK VIHAR** (North Delhi) (Also known as Major Dhyan Chand Sports Complex located on the banks of Western Yamuna Canal & surrounded by eucalyptis trees.	4.28	26.6.91	3933	Same as Sr.No.1 Less Hockey	Cricket Practice Pitches, Mini Fitness Centre.	Yoga, Taekwondo Karate	Skating Rink.
7.	**POORV DELHI KHEL PARISAR** (Easter Delhi) (In Tahirpur, near Guru Teg Bahadur Hospital. First Complex in Transs Yamuna Area)	3.2	17.2.93	970	Same as Sl.No.1 less Pro-shop & Snack Bar	Skating Rink	Skating, Taekwondo	Children Park, Cricket, Practice Pitches.

APPENDIX 'S' TO ITEM NO. 8/96

Annexure "D"

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX



Rules & Regulations

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

I INTRODUCTORY

Siri Fort Sports Complex is being set up by the Delhi Development Authority for development and growth of Sports in Delhi. The name of the body will be Delhi Development Authority — Siri Fort Sports Complex. To begin with, it will have a flood-lit Golf Driving Range. Facilities for Health club, Gymnastics, Squash, Table Tennis, Billiards, Tennis, Basket ball, Volley ball will be provided during 1989. Facilities for other sports will be added in due course.

II OBJECTIVES

The objective of the DDA-Siri Fort Sports Complex (hereafter called the Sports Complex) are:

(a) to induce sports activities and spirit of mutual help and goodwill among citizens of Delhi in general and Members of the body in particular.

(b) to promote various sports e.g. Golf, Squash, Table Tennis, Billiards, Badminton etc. apart from other games, athletic sports and pass times.

(c) to provide and maintain Golf practice range, Squash courts, Health centre, Pavillion, Dining Hall, Kitchen, Conference Hall, Refreshment Room, Workshop etc. and other conveniences in connection therewith and to furnish and maintain the same to be used by Members and other persons either gratiously or for payment.

(d) to buy, prepare, supply, sell or deal in all kinds of apparatus/materials used in connection with games provided by the Sports Complex.

(e) to purchase, hire, make or provide and maintain all kinds of furniture, implements, tools, utensils, linens, stationery, cards and other things required in connection with the running of the complex.

(f) to hire and employ any Managers, staff required for day to day running of the Complex and to pay to them as per service conditions as may be agreed upon.

(g) to invest and deal with the money of the Complex not immediately required on sound investment as may be approved by the Management Board and to retain the funds in the nationalised Banks as may be determined from time to time.

(h) to work under overall control, supervision and direction of the Management Board set up by the Hon'ble L.G. of Delhi for promotion of Sports facilities in Delhi.

(i) to do all other lawful things as are incidental or conducive for the attainment of the above objectives.

III MEMBERSHIP

(i) There will be various categories of Membership as defined in the succeeding paragraphs:

(a) Corporate Membership-Indian/Foreign
(b) Annual Hoarding Membership-Indian/Foreign
(c) Individual Membership-Indian/Foreign
(d) Casual Membership
(e) Honorary Membership

(ii) Any individual not less than 21 years of age shall be eligible for becoming a regular Member.

(iii) Every application for Membership shall be made in writing, signed by the individual addressed to the Administrator of the Sports Complex in the prescribed form which can be procured from the office of the Sports Complex on payment of Rs. 10/- or US $ 1 *(Annexure B)*.

(iv) The entrance fee and subscription for Membership will be as per details given in form X & XI. These are subject to revision as may be decided by the Management Board from time to time.

IV TERMINATION

Membership shall be terminated for any of the following reasons.

(a) On the Members request.

(b) For non-payment of Sports Complex dues for a period of 2 months or more. The Management Board will not be responsible for non-receipt of letters by the Members on incorrect address.

(c) For mis-conduct or any act considered prejudicial to the good name and smooth functioning of the Sports Complex or infringement of rules and regulations and bye-laws of the Sports Complex, if he is adjudicated, bank currupt or insolvent.

(d) If being a subject of a foreign state whether war has been declared between India and State for which he is a subject.

(e) If he is convicted for any offence considered as mis-conduct or moral Turpitude by the Management Board.

(f) If in the judgement of the Chairman/Vice Chairman, DDA,the continuance of the Membership is Prejudicial to the interests of the Sports Complex.

V GUEST MEMBER

Guest can be brought by Members but they can avail facilities of the Complex only as per bye-laws of the Complex and with the permission of the Administrator. The name of the guest and that of the Member will be entered in the book kept for the purpose. Normally, one guest may be allowed twice in a week on payment of Rs. 15/- per guest (for foreigners US $ 3). The rates may be revised from time to time.

VI MANAGEMENT

The management of the affairs and care of the Sports Complex shall be vested with the Management Board consisting of the following; under the Chairmanship of L.G. of Delhi:

1. Vice-Chairman of the D.D.A.
2. Finance-Member of the D.D.A.
3. Engineer-Member of the D.D.A.

The Management Board will be assisted by an Advisory Committee set up by the Management Board and Administrator of the Complex appointed by the Management Board.

VII MEETINGS: The Management Board shall ordinarily meet under the directions of the Chairman DDA atleast once in quarter. Three Members will form the quorum.

(ii) Role of the Advisory Committee will only be suggestive and recommendatory. The Management Board will be at liberty to accept or reject the proposals as the case may be.

VIII FINANCIAL: The Administrator shall be responsible for arranging to keep proper accounts of the collection of the Sports Complex, of the expenditure incurred for the objectives of the Sports Complex. The Sports Complex shall be financially self supporting and any funds taken from DDA Main Headquarter shall be treated as loan bearing interest at such rate as may be decided by the VC/DDA. The Members shall pay their bill to the Cashier on presentation. In case of default, the matter can be placed before the Management Board by the Administrator for such action as may be deemed fit. The Administrator will also be empowered to levy interest at reasonable rates as may be determined by the Management Board in case of belated payments.

Separate accounts of the Sports Complex shall be prepared and maintained in the form as may be approved by the VC/DDA. The Accounts of the Sports Complex will be subject to Audit by the Statutory Auditors of the DDA.

IX GENERAL

The Management Board shall have powers from time to time to make, alter and repeal all such bye-laws as they may deem necessary or convenient for the proper conduct and management of the Sports Complex.

The timings of opening and closing of Sports Complex and of any facility provided therein will be as per orders of the Management Board. Normally timings will be 7 AM to 9 PM. Management Board may set apart specific timings/days for use of facilities by Juniors, for Coaching and training too. Management Board may also prescribe specified days on which guests cannot be allowed.

X ENTRANCE FEE & SUBSCRIPTION FEE FOR MEMBERSHIP

(A) FOR CORPORATE MEMBERSHIP:—

Two nominees will be allowed to use the facilities.

(B) ANNUAL HOARDING MEMBERSHIP:—

Public Sector and reputed Commercial firms will be allowed to put up one Hoarding. They can also nominate one Member for a calendar year without any additional charge.

(C) MEMBERSHIP FEES

I.	Individual Membership:	
	(i) For Indians	Rs. 1500/-
	(ii) For Foreigners	US $ 500
II.	Corporate Membership:	
	(i) Indian Companies	Rs. 25,000/-
	(ii) Foreign Companies	US $ 3000
III.	Hoarding Membership:	
	(i) Indian Companies	Rs. 50,000/-
	(ii) Foreign Companies	US $ 5000

(D) TEMPORARY MEMBERSHIP:

Temporary Membership for a minimum period of (three) 3 months may be allowed on payment of entrance fee of Rs. 500/- subject to the availability of the vacancy and in priority as may be decided by the Management Board.

(E) CASUAL MEMBERSHIP:—

Casual Members may be allowed by the Administrator subject to the payment of Rs. 25/- per day and other charges as may be prescribed.

(F) HONORARY MEMBERS:—

All previous and present Chairman, Vice-Chairman, Finance-Member, Engineer-Member of D.D.A. will be Honorary Members. Similarly, DDA officers/staff who have served the organisation for 3 years minimum at any point of time may be given Membership subject to the condition that the number of such Members shall not exceed the prescribed percentage of the total Membership. Separate rate for such membership will be provided.

(G) Spouses of the members and minor children can also use the facilities.

XI MONTHLY SUBSCRIPTION

For individual and Corporate Members:

For Indians	Rs. 100/-
For Foreigners	US $ 25

Use of Sports equipments/balls.

Golf balls will be provided at the Driving range:

(i) Rs.15/- for a bucket of 50 balls for Indians.

(ii) US $ 2 for a bucket of 50 balls for Foreigners.

Rates for use of other sports equipments will be prescribed separately.

DELHI DEVELOPMENT AUTHORITY

where city building is an unending process

Application No.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

Form for Individual Membership

1. (a) Name (Block Letters) _____
   (b) Father's/Husband's Name _____
   (c) Date of Birth _____
   (d) Nationality _____
2. PROFESSION OR OCCUPATION _____
   (a) If member of the Diplomatic Corps, state designation or rank and name of the diplomatic mission. _____
   (b) If a foreigner, state the country & period of stay in India. _____
   If in business, state name of company & applicant's position in it. _____
   (d) If in industry, name of unit & applicant's position in it. _____
   (e) If any other case, state nature of profession or occupation. _____
3. Permanent Office Address _____
   Telephone No. Office _____ Residence _____
4. Present Residential Address _____
   Telephone No. Office _____ Residence _____
5. Permanent Address. _____
6. Names of other Clubs of which applicant is a member. _____
7. Last University, College or School attended with years. _____
8. Married or single. _____
9. If married, children on date with age. _____
10. I have/ have not previously applied for membership of the Siri Fort Sports Complex.
11. MY GOLF HANDICAP IS _____ (If Handicap is being declared, please attach certificate).
12. I wish to become a member of the Siri Fort Sports Complex and agree to abide by its rules and regulations as may be prescribed by DDA from time to time.
13. I enclose herewith a Draft No. _____ dated _____ drawn on Bank _____ in favour of DDA for an amount of Rs. 1500/-/US Dollars 500.

14. Date: _____

Signature of Applicant

15. I, being regular member of the Delhi Golf Club/Services Club/Air Force Club/Gymkhana Club/Chelmsford Club/Roshanara Club propose the above Membership. I know the applicant for _____ years and consider him/her suitable to be a member of the Siri Fort Sports Complex.
    Name of Proposer with Membership No. _____
    Signature of Proposer _____

Application No.

ACKNOWLEDGEMENT SLIP
DELHI DEVELOPMENT AUTHORITY

Received from Mr./Ms. _____ Application for the Individual Membership of Siri Fort Sports Complex and a Dratt No. _____ dated _____ drawn on Bank _____ in favour of DDA for an amount of Rs. 1500/-/US Dollars 500.

(Signature of Receiving Clerk with stamp)

Application No.

DELHI DEVELOPMENT AUTHORITY
SIRI FORT SPORTS COMPLEX
Form for Corporate Membership

1. (a) Name of the Company _____
   (b) (i) Address of the Registered Office _____
   (ii) Telephone Nos. _____
   (c) Act under which Registered _____
   (d) Place where Registered _____

2. Particulars of the Two Nominees who will use the facilities

	Nominee (1)	Nominee (2)
(a) Name		
(b) Father's/Husband's Name		
(c) Date of birth		
(d) Nationality		
(e) Status in the Company		
(f) Permanent Address		
(g) Present Address		
(h) Name of other Clubs of which applicant is a member		
(i) Married or single		
(j) If married, children on date with age		

We agree to abide by the rules & regulations of the Siri Fort Sports Complex as prescribed by DDA from time to time,

Signature of Nominee (1) _____ Signature of Nominee (2) _____

3. We enclose herewith a Draft No._____ dated drawn on Bank_____ in favour of DDA for an amount of Rs. 25,000/- /US Dollars 3000.

4. Date:_____ (CHAIRMAN/MANAGING DIRECTOR)

Application No.

ACKNOWLEDGEMENT SLIP
DELHI DEVELOPMENT AUTHORITY

Received from M/s._____ Application for theCorporate Membership of Siri Fort Sports Complex and Draft No._____dated_____ drawn on Bank_____ in favour of DDA for an amount of Rs. 25,000/-/US Dollars 3000 .

(Signature of Receiving Clerk with stamp)

Application No.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

Form for Hoarding Membership

1. (a) Name of the Company _____
   (b) (i) Address of the Registered Office _____
   (ii) Telephone Nos. _____
   (c) Act under which Registered _____
   (d) Place where Registered _____

2. Particulars of the Nominee who will use the facilities
   (a) Name _____
   (b) Father's/Husband's Name _____
   (c) Date of birth _____
   (d) Nationality _____
   (e) Status in the Company _____
   (f) Permanent Address _____
   (g) Present Address _____
   (h) Name of other Clubs of which applicant is a member _____
   (i) Married or single _____
   (j) If married, children on date with age _____

   I agree to abide by the rules & regulations of the Siri Fort Sports Complex as prescribed by DDA from time to time.

   _____
   Signature of Nominee

3. We enclose herewith a Draft No._____ dated _____ drawn on Bank_____ in favour of DDA for an amount of Rs. 50,000/-/US Dollars 5000.

4. Date:_____ (CHAIRMAN/MANAGING DIRECTOR)

Application No.

ACKNOWLEDGEMENT SLIP
DELHI DEVELOPMENT AUTHORITY

Received from M/s._____ Application for the Hoarding Membership of Siri Fort Sports Complex and a Draft No._____ dated_____ drawn on Bank_____ in favour of DDA for an amount of Rs. 50,000/- /US Dollars 5000 .

(Signature of Receiving Clerk with stamp)

दिल्ली विकास प्राधिकरण

APPENDIX 'T' TO ITEM NO.8/96 Annexure - 'X'

A. Costitution of Sports Management Board, D.D.A.

1. Lt. Governor (Chairmen, DDA)	Chairman
2. V.C., D.D.A.	Member
3. F.M., D.D.A.	Member
4. E.M., D.D.A.	Member
5. Director (Sports)	Member Secretary

B. Powers and functions of Sports Management Board

1. Sports Management Board will be responsible to sup-ervise :-

a) Planning and development of sports infrastructure in Delhi as per provisions of Master Plan.

b) Maintenance and administration of Sports Complexes and other infra-structure such as sports fields and multigyms developed by D.D.A.

c) Financial Management of the Sports Complexes.

2. Sports Management Board is authorised to make such rules & regulations and to take such other steps which are necessary to carry out the responsibilities mentioned in para I.

3. Sports Management Board will not only have full powers to deal with the funds generated by the Sports Complexes but will also be competent to delegate these powers to the officers as and when required.

4. The powers to amend the rules & regulations can ~~also~~ be delegated by the Sports Management Board ~~if deemed necessary.~~ as the ve

5. The Sports Management Board will be authorised to take steps which are deemed necessary to provide the sports facilities to the citizens of Delhi and to promote the sports as such.

Annexure 'II'

(37)

APPENDIX 'V' TO ITEM NO. 8/96

DELHI DEVELOPMENT AUTHORITY
SPORTS COMPLEXES

F1(012)SFSC/91

Date. 24.9.91

The Management Board, Sports Complexes has been pleased to delegate financial powers to the officers of the Sports Complexes as follows:-

1. TO HIRE & EMPLOY ANY MESSANGER/STAFF REQUIRED FOR DAY TO DAY RUNNING OF THE COMPLEX AND TO PAY THEM AS PER SERVICE CONDITIONS AS MAY BE AGREED UPON INCLUDING CREATION OF POSTS

Powers Delegated to -	Extent of Powers	Remarks
Finance Member -	Full Powers	
Director (Sports)-	To hire any messanger/Khallasi/Beldar of Group 'D' on daily casual wages/contract.	The service conditions will be applicable similar to those of DDA employees.

2. TO INVEST & DEAL WITH MONEY OF SPORTS COMPLEX NOT IMMEDIATELY REQUIRED ON SOUND INVESTMENT DISBURSEMENT AND TO RETAIN FUNDS IN THE NATIONALISED BANKS.

Finance Member - Full Powers

3. TO BUY, REPAIRS, SUPPLY, SELL, OR DEAL IN ALL KINDS OF APPARATUS/MATERIALS USE IN CONNECTION WITH GAMES PROVIDED BY THE SPORTS COMPLEX

Finance Member -	Full Powers
Director (Sports)-	Rs.20,000/- ata time Rs.1,00,000/- per annum.
Secy/Man.(Coord) -	Rs.5,000/- at a time; Rs.25,000/- per annum.
Manager -	Rs.100/- at a time; Rs.1,000/- per annum.

4. ALL FINANCIAL ASPECTS CONNECTED WITH SPORTS COMPLEX

Finance Member. - Full Powers.

5. The Powers delegated to various officers shall be as under :-

S.No.	Item/Head	Limit	Dir.(Sports)	Secretary/ Man(Coord)	Manager
a)	Maintenance & marking of courts/lawns, play fields etc.	At a time Per annum	Rs.10,000/- Rs.50,000/-	Rs. 2,000/- Rs.10,000/-	Rs. 500/- Rs.5,000/-
b)	Fixture & Furniture purchase	At a Time Per annum	Rs.10,000/- Rs.50,000/-	Rs. 2,000/- Rs.10,000/-	-- --

--2/-

S.No.	Item/Head	Limit	Dir.(Sports)	Secretary/ Manager (Coord.)	Manager
c)	Repair of Furniture.	At a time-	Rs. 5,000/-	Rs. 1,000/-	--
		- Per annum-	Rs.25,000/-	Rs. 5,000/-	--
d)	Printing	- At a Time-	Rs.10,000/-	Rs. 5,000/-	--
		- Per annum-	Rs.50,000/-	Rs.25,000/-	--
e)	Stationary Purchase	- At a time-	Rs.10,000/-	Rs. 2,000/-	--
		- per annum-	Rs.50,000/-	Rs.10,000/-	--
f)	Civil Work	- At a time-	Rs.25,000/-	Rs. 5,000/-	--
		Per annum-	Rs.2,00,000/-	Rs.25,000/-	--
g)	Electrical Work	- At a time-	Rs.20,000/-	Rs. 2,000/-	--
		- per annum-	Rs.1,00,000/-	Rs.10,000/-	--
h)	Horticulture Work	- At a time-	Rs.20,000/-	Rs. 2,000/-	--
		- per annum-	Rs.1,00,000/-	Rs.10,000/-	--
i)	Postage	- At a time- per annum	Full powers	--	Rs. 2,000/-
				--	Rs.10,000/-
j)	Misc. Work not covered in above heads like; i) Repair of Typewriter/ Computer ii) Roller Repair iii) Imprest advance & its recoupment iv) etc.			Full Powers- Rs. 1,000/- At a time - Rs.10,000/- per annum	
K)	Pay & Allowances		Full powers	--	--
l)	G.P.F./Festival		Full Powers	--	--
m)	O.T.A.		Full powers	--	--
n)	Honorarium/Special pay		upto Rs.300/- at a time to any individual	--	--
o)	Cheque/Payment above		Rs.5,000/-	upto Rs.5,000/-	--

--3/-

The Secretary/Manager(Coordination) are further declared as DDO upto Rs.5,000/- at a time and shall be responsible/accountable for attesting such entries. The undersigned shall continue to work as D.D.O for cash with no limit. The monthly cash Book shall continue to be closed by the undersigned. Various SO (Accounts) shall ensure that proper Accounts system, is maintained regularly. The cheque books shall be kept under the safe custody of various SO (Accounts).

ALOK SWARUP
DIRECTOR (SPORTS)

Copy to:-

1. PS to VC
2. PS to FM
3. PS to EM
4. AO (F & E)/ Estt.
5. Manager (Coord.) Sports Complexes
6. Secretary, SFSC/SSC/PVSC/ RSC
7. S.O. (Accounts), SFSC/SSC/HNSC/PVSC/RSC/AVSC.
8. Manager, SFSC/SSC/HNSC/PVSC/RSC/AVSC.
9. Guard File.
10. Policy File.

ITEM NO. 9/96

SUB: **Disposal of Commercial Plots through tenders - extension of time for depositing the balance premium.**

No. F. 48(03)94/CL.

A-19.02.1996

PRECIS

The Rule-8 of the DDA (Disposal of Developed Nazul Land) Rules, 1981, inter-alia, provides the mode of allotment of Commercial Land either by auction or by tender. While Rule-26 to 32 of the Nazul Rules, 1981 deal with the disposal of Commercial Plots through auction, the Rule - 33 to 41 of the said Rules, provide the method of disposal of the plots through invitation of tenders. Thus the DDA can adopt the method of auction and /or tender for the allotment of the Commercial Plots,

2. For the last 26-27 years, DDA has been alloting the Commercial plots through open auctions. However, for the last 4-5 years, the disposal rate of the plots through the auction came down, it was felt necessary to try the method of tender for the disposal of plots together with the auctions. Accordingly, with the approval of the Authority vide Resolution No. 39/93 & 9/94, respectively, tenders were floated for sale of Commercial/Industrial plots as envisaged in Rule-33 of the Nazul Rules,1981.

3. During the past two years, ten Commercial plots including Tower Plot at Jhandewalan, 3 Five-Star Hotel Plots and 21 Industrial Plots have been allotted through tenders and in near future also tenders will be floated for the disposal of Commercial/Hotel Plots.

4. One M/s Land Mark Builders Pvt. Ltd. who were the highest tenderer by offering an amount of Rs. 8,05,50,000/- against the reserve price of Rs. 6.53 crores in respect of Commercial plot No. 07 in District Centre Laxmi Nagar on 17.06.94, had to pay the balance premium of Rs. 5,95,50,050/- (after adjusting the earnest money of Rs. 2.10 crores paid on the date of tender) by 29th September,1994. However, the said premium was deposited by the alottee on 7.10.94 i.e. late by 8 days.

Since the delay in deposit of the premium was marginal - only eight days, it was proposed to request the Central Government to condone the delay and to make the suitable amendment in Rule-40 of the Nazul Rules, 1981 to empower the Vice-Chairman, DDA to extend the last date of payment upto 180 days subject to payment of interest charges by the allottee on belated payment of the premium as is applicable in auction cases under Rule-29 of the Nazul Rules, 1981. With the

Contd/-.....

approval of the Vice-Chairman, DDA, a refernece No. F.48(03)94/CL/767 dated 7.03.95 was made to the Ministry of Urban Affairs to condone the delay of eight days in respect of Plot No.07 in DC Laxmi Nagar and to empower the Vice-Chairman, DDA, Hon'ble Lt. Governor and Jt. Secretary, MOUD to extend the last date of payment of the premium upto 30 days 31st to 90 days & 91st to 180 days respectively subject to payment of interest charges by the allottee (Appendix 'W' to page No. 98-99)

6. The Desk Officer (DD), Ministry of Urban Development vide his letter No.J-13036/5/95-DDIA dated 30th March,1995 (APPendix 'X' Page No. 100) while enquiring the reserve price of plot No.07 in DC Laxmi Nagar, had advised to place the matter before the Authority in the first instance.

7. The matter was re-examined in consultation with Finance Member and it was felt that the Government of India be requested to amend the Rule-40 of the Nazul Rules, 1981 as has been done in Rule-29 of the said Rules in auction cases by the Central Government vide letter No. H-11017/91/87-DDVA dated 31st January, 1989 (Appendix 'Y' page No. 101)

8. In view of above, the matter is placed before the Authority for consideration and orders that :

(i) The Central Government be reuested to amend the Rule-40 of the DDA(Disposal of Developed Nazul Land) Rules-1981 by adding a proviso thereto as under :

"Provided that the Vice-Chairman may extend the last day of payment, where he is satisfied that sufficient reasons exist for doing so, upto a maximum of 180 days subject to payment of interest on the balance amount at the rate of 18% per annum where the delay is 30 days or less and 25% per annum for a period exceeding 30 days."

(ii) To request the Ministry to condone the delay of eight days in making the payment of premium of plot No.07 in DC Laxmi Nagar by the allottee.

R E S O L U T I O N

Resolved that the proposals contained in para 8 of the Agenda item be approved.

***

APPENDIX 'W' TO ITEM NO. 9/96

DELHI DEVELOPMENT AUTHORITY
VIKAS SADAN, I.N.A.

From: Sudripto Roy,
Commissioner(LD).

No.F.48(03)94/CL/ 767
Dated 7.3.95

To : Shri R.K. Singh,
Director(DD),
Government of India,
Ministry of Urban Development,
Nirman Bhawan, New Delhi-110011.

Sub : Disposal of Plot No.07 in Laxmi Nagar, District Centre.

Sir,

Tenders were floated for the disposal of some Commercial plots and the tenders were to be submitted upto 1.00 PM on 17.6.94.

Two tenders were received in respect of Plot No.07 in DC Laxmi Nagar and M/S Land mark Builders(P) Ltd. were highest bidder by quotting their offer for Rs.8,05,50,000/-. Since the offer of the said party was above the reserve price, their tender was accepted and allotment cum demand letter requiring the tenderer to deposit the balance 75% premium of the plot (after adjusting the earnest money of Rs.2.10 Crores) to the tune of Rs.5,95,50,000/- by 29.9.94 was issued on Ist July, 94.

The tenderer vide his letter dated 21.9.94 requested to grant him fifteen days(period to deposit the balance premium as aforesaid but since as per the clause-40 of the DDA(Disposal of Developed Nazul) Rules 1981, the Vice-Chairman, DDA is not empowered to extend the date of payment, the requisite extension of time could not be granted to the tenderer.

The tenderer, however, deposited the balance premium amounting to Rs.5,95,50,000/- on 7.10.94 i.e. late by eight days. He has also submitted the lease papers duly stamped after paying Rs.48.33 lacs Stamp Duty to the State.

The matter was submitted to the Vice-Chairman, DDA who has desired to submit the case before the Government for condonation of eight days' delay in depositing the balance premium by the auction purchaser subject to his paying interest charges 18% P.A. on belated payment of the premium.

contd.....7.

The Vice-Chairman, DDA has further desired to request the Government to authorise VC/LG to extend the period for payment under Rule-40 of Nazul Rules, 1981 as under:-

i) Upto 30 days beyond the stipulated date of payment with interest charges @ 18% per annum. - Vice-Chairman

ii) Upto 31 to 90 days beyond the stipulated last date of payment with interest @25% P.A. -Lt. Governor

iii) Beyond 90 days but upto 180 days. -Jt. Secretary, MOUD.

It is, therefore, requested that the Government of India, Ministry of Urban Development may kindly like to condon the delay of eight days in making the balance premium of plot No.07 in District Centre Laxmi Nagar by the tenderers M/S Land Mark Builders(Pvt.) Ltd. by relaxing Rule-40 of the Nazul Rules. 1981 and also delegate the powers to extend the last date of payment of the premium to the VC, LG & JS(MOUD) as detailed in the last para of page-1 as such delegations have already been made by the Government in auction cases (Rule-29 of the Nazul Rules, 1981).

The decision of the Govt. may kindly be communicated at the earliest.

Yours faithfully,

Sd/

(SUDIPTO ROY)
COMMISSIONER(LD)

(APPENDIX 'X' TO ITEM NO. 9/96)

No. J.13036/5/95-DDIA
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 30th March,95

The Commissioner (LD),
DDA,Vikas Sadan, INA,
New Delhi.

Sub: Disposal of plot No.07 in Laxmi Nagar District Centre.

Sir,

I am directed to refer to your letter No. F.48(03)9/CL/767 dated 7.03.95 on the above subject and to say that before the proposal is examined further, the following information may please be furnished :-

(i) What was the reserve price of Plot No. 7, Laxmi Nagar District Centre ?

(ii) Whether the proposal to relax Rule 40 of Nazul Land Rules for acceptance of balance amount of premium from M/S Land Mark Builders (Pvt.) Limited has the approval of the Authority. If not, the matter amy first be placed before the Authority for approval.

(iii) Whether the proposal to delegate the powers to extend the last ate of payment of the premium to the V.C.,L.G. and Jt. Secy., in. of Urban Development has the approval of the Authority. If not, the matter may first be placed before the Authority for approval.

Yours faithfully,

Sd/-

(V.K. MISRA)
DESK OFFICER

(APPENDIX 'Y' TO ITEM NO. 9/96)

NO.: H-11017/91/87-DDVA
Government of India
Ministry of Urban Development

New Delhi, the 31st Jan.,1989.

Shri A.K. Guha,
irector (CL),
Delhi Development Authority,
Vikas Sadan, New Delhi.

Sub: Cases about delayed payment of 75% of the Shop.

Sir,

I am directed to refer to your letter No. F.56(2)87/Impl. dated 4.10.88 on the subject mentioned above and to say that a Gazeette Notification has been issued amending the DDA (Disposal of Developed Nazul Land) Rules, 1981. According o the amendment, a provice has been added to Rule 29 as under:-

"provided th t the Vice-Chairman, may extend the last day of payment where he is stasfied that sufficient reasons exist for doing so, upto a maximum of 180 days subject to payment of interest on the balance amount at the rate of 18% per annum where the delay is 30 days or less and 25% per annum for a period exceeding 30 days."

It is presumed that the past cases will now be disposed of accordingly as the stand of DDA has been that such cases are to be dealt with under DDA (Disposal of Developed Nazul Land) Rules 1981 rather than DDA (Management & Disposal of Housing Estates) Regulation, 1968. I am to request you to confirm this.

Yours faithfully,
Sd/-
(Rajinder Singh)
Under Secretarty (DD)

DELHI DEVELOPMENT AUTHORITY
Office of the Director(CL)

No.F.1(36)89/Impl. Dated:2.2.89.

Copy to above order is hereby forwarded for information & necessary ction to:

1. O.S.D. to V.C. for kind information.
2. Finance Member, DDA
3. Chief Accounts Officer(10 copies of A.O.s)
4. Financial Advisor(Housing)(10 copies of AOs)
5. Dupty Director (CL).
6. upty Director (CE).
7. Dupty Director(Rohini-LSB).
8. Dupty Director (OSB)
9. Dupty Director(LSB Residential).
10. Dupty Director (Industrial).
11. **Deputy Director(Lands)**
12. **Addl. Commissioner(Lands).**

(A.K. GUHA)
DIRECTOR(CL)

ITEM NO. 10/96

-19.02.1996

Sub: Allotment of residential/commercial/industrial (other than housing) properties by way of auction or tender.

No. F. 1(1)/95/AO(CL).

P R E C I S

Under rules 26 and 33 of DDA (Disposal of Development Nazul Land) Rules, 1981, residential, commercial, industrial, other than housing properties are also allotted by way of auction or by inviting tenders in the manner as prescribed under rule 27 & 34 of the Rules. Accordingly, public notices are issued in the local leading newspapers in different languages giving minimum 30 days period with following details :

Detail of Auction:

a) Number of plots
b) Size of plots
c) Area & Zone of plots
d) Time date and place where the terms and conditions of auction and other details, including the terms & conditions required to be fulfilled and fees payable for participation in the auction can be had by the intending purchasers.
e) The time, date and place of auction; and
f) Such other details as the Authority may consider proper.

Detail of Tender:

a) Number of plots.
b) Size of plots.
c) Area & Zone of plots.
d) Time, date and place where from the terms and conditions of the tender and other details, including the terms & conditions required to be fulfilled and the fee payable for participation in the tender, by the intending tenderers.
e) The time, date and place of receipt of tender, including the last date for receipt thereof.
f) The time, date and place of opening tender; and
g) Such other details as the Authority may consider proper.

2. As per normal practice, the terms/conditions of auction/tender are made available for sale after a week or ten days of the issue of public notice in the press. At present, the reserve price of each property is neither indicated in the public notice nor in the terms/conditions. The reserve price is disclosed at the time of auction/opening of tender.

3. On publication of notice, the intending buyers immediately enquire about the reserve price so as to make up their mind for participating in the auction/tender. Thus, it has now been felt necessary that we may also indicate the reserve price of each property in the public notice for information so as to have more transparency and also to achieve the object effectively. Income tax Deptt. announces the Reserve Price through advertisement itself while auctioning properties.

4. Under clause (f) & (g) of Rule 27 & 34, Authority's approval is required to give details of reserve price in the public notice and in the terms/conditions of auction/tender. Therefore, the proposal is placed before the Authority for consideration and approval.

RESOLUTION

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

***

While confirming the minutes of the meeting of the Authority held on 19.2.1996, Authority further amended/added the following paragraph of the minutes of the item No. 10/96 vide Resolution No. 35/96 dated 22.03.1996 :

" However, if for reasons of difficulty in determining reserve price or with a view to study the market for disposal of old shops or plots, V.C. considers it appropriate not to publish any reserve price in the press advertisement for tender, in such cases no reserve price will be given in the Advertisement.

ITEM NO. 11/96

Subject: Allotment of alternative plots to the squatters of Dargah Pir Ratannath, Jhandewalan to be rehabilitated under Gadgil Assurance Scheme and as per general policy. F.No.s.4(12)55-O.S.B.

A-19.02.1996

P R E C I S

(App. 'Z' P.No.108-111)

The Authority in its resolution No.30 dated 30.4.74 observed that a chunk of land in Jhandewalan was occupied by Pirs and their followers were using the land since Partition and resolved that the said area of about 3803 sq. yards should be allotted to Dargah Pir Rattannath on leasehold basis. It was also resolved that the land under existing structures and the appurtenant to the structures would be allotted at the rate of Rs.1 lakh per acre while remaining area would be kept as 'Green' on annual licence basis at the rate of Rs.1/- per sq. yards and the occupiers of the existing structures other than the structures of Dargah will be removed and alternative accommodation allotted to them as per Gadgil Assurance. It was also resolved that those who are not covered by the Gadgil Assurance will be allotted alternative accommodation as per ' general policy' in respect of squatters on ' public land'.

2. DDA had handed-over the possession of the plot of land measuring 1318.67 sq. yards on 5.1.77 and an area of 145 sq. yards was handed-over on 6.1.78. The total area thus handed-over is 1463.67 sq. yards. The premium of land was received. The lease deed was executed on 9.6.80 for this area. The representatives of Dargah Pir Rattannath continued writing to DDA for getting possession of remaining area out of 3803 sq. yards where a large number of squatters had occupied the land. This was to be kept as green as per resolution of the Authority dated 30.4.74.

Contd..

3. The survey was conducted and it was found that 120 families were in occupation of the land to be allotted to Dargah Pir Rattannath. Out of 120 families, 36 families were found eligible in Gadgil Assurance & balance 84 were to be allotted plot in resettlement colonies who were treated as squatters on public land.

4. The matter was placed before the Technical Committee on 10.3.92 and the Technical Committee decided the issues as under:-

(i) The apputenant piece of land measuring 2340 sq. yards be allotted for development as green by changing the prescribed land use thereof from religious to green.

(ii) The size of alternative plots to be allotted by the DDA to the persons now in occupation thereof should be 60 sq. mtrs. in respect of those covered by the Gadgil Assurances and 35 sq. mtrs. in respect of others, as per the decision already taken in this regard in 1987.

(iii) The area where these alternative plots were carved out in Vikas Puri be inspected jointly by the Area Planner and DLM to assess extent of encroachments thereon and draw up suitable proposals for (a) implementation of the Pir Rattannath Clearance Scheme as above; and (b) removal of the said encroachments in Vikas Puri.

5. The matter was then placed before the Screening Committee in its meeting held on 3.7.93 in Item No. 70/ 93 and it was recommended to approve the layout plan for pockets A & B existing near Janak Park and Jail Road and the eligibility, cost and other aspects will be examined separately by the Lands Department.

6. Accordingly, the claims of 36 persons were scrutinised and finally the draw of lots for allotment of plots each

Contd..

measuring 60 sq. mtrs. in area at G-8 Janak Park was held on 28.4.94. After the allotment, the perspective allottees were requested to make the payment of premium at the rate of Rs.419/- per sq. mtrs. i.e. pre-determined rate for Vikas Puri, West Zone prevailing in the year 1988-89. The Authority of Dargah was also requested to make the payment of annual licence fee for the period from 30.4.74 to 29.4.95 for an area of 2340 sq. yards in furtherance of Authority's Resolution No.30 dated 30.4.74. The payment of Rs.50,000/- towards licence fee was made by the Dargah to DDA.

7. Commissioner(Planning) devised a scheme for re-settlement of both types of squatters. Two pockets of land namely Pocket A and Pocket B were carved out near Janak Park and Jail Road, respectively. 36 plots each measuring 60 sq.mtr. in area were carved out in Pocket-A, Janak Park for re-settlement of the squatters covered under Gadgil Assurance Scheme while 86 plots of each measuring 35 sq. mtrs. in area were carved out in Pocket-B near Jail Road for resettlement of the squatters who are not covered under Gadgil Assurance Scheme. The allotment of 84 plots is to be made and the premium to be charged from the squatters is to be decided. The Authority in its resolution No.266 dated 16.10.70 resolved that one plot be allotted to one person, paying damages to the Authority. The damages as such are to be charged from all the 120 squatters on the anology of the cases where land has already been regularised in favour of other squatters under Gadgil Assurance Scheme. The matter is, therefore, to be placed

Contd..

before the Authority for consideration of the following:-

a) Differential premia of Rs.166 per sq. mtr. alongwith interest @ 18% thereon from 1.4.89 till the date of deposit is to be demanded as the pre-determined rate for 1988-89 was approved as Rs.585 per sq. mtrs. instead of Rs.419/- per sq. mtr. Besides above, interest @ 18% per annum is to be charged from 1.4.89 till the date of deposit of premium i.e. upto 1994 in case of 36 squatters who have made the payment of premium @ Rs.419/- (Rupees Four Hundred Ninteen only).

b) Rate of premium to be charged from 84 squatters who are not covered under the Gadgil Assurance Scheme may be the market rate prevailing at the time of issue of allotment-cum-demand letter.

c) Both types of squatters will make the payment of damages since their unauthorised occupation of land to DDA at the rate already decided for regularisation of such cases under the Gadgil Assurance Scheme.

R E SO L U T I O N

Resolved as follows:-

i) Proposals contained in paras 7(a) and 7(c) of the Agenda item be approved;

ii) Further information on squatters mentioned in para 7(b) of the agenda item including their relationship, if any, with the allottees covered under the Gadgil Assurance Scheme should be collected; consideration of proposals given in para 7(b) of the agenda would be taken up in the light of this information.

***

APPENDIX 'Z' TO ITEM NO. 11/96

No. 30 A.30.4.74.

Subject:- Allotment of land to 'Pir Rattan Nath' at Jhandewala.(S/4(12)/55)

After the partition of the country, a piece of land in Jhandewala Estate was occupied by 'Pir Rattan Nath', who heads a religious 'Gaddi' which has a branch at Kabul also. To get the occupation of land regularised, 'Pir Ratten Nath' approached the Ministry of External Affairs, which referred the case to the Ministry of Health, Government of India. The Government of India advised the then Delhi Improvement Trust to consider the request of 'Pir Rattan Nath' favourably.

2. The then Delhi Improvement Trust vide its Resolution No.102, dated the 21st March, 1957, decided that 3803.77 sq. yds. of land should be allotted to Pir Rattan Nath on payment of premium at the rate of Rs. 50/- per sq. yd. with 2-1/2 per cent per annum as ground rent, on perpetual lease basis. It was also stipulated that the Pir would construct buildings according to the plan approved by the Trust/Delhi Development Authority.

For Office Use Only

3. The Pir represented against the above decision particularly in regard to the price to be charged and the matter was again considered by the Delhi Development Authority vide its Resolution No. 462 dated 6.11.1958. It was decided by the Authority that the request of the Mahant for allotment of land should be turned down because a good portion of the land was likely to be affected by road widening project. In respect of squatters, who were the followers of the Pir, it was observed that the point whether or not these persons were eligible for alternative accommodation in terms of the 'Gadgil Assurances' should be examined separately.

Contd...../-

4. The case again came up for consideration of the Authority after certain observations of the Chief Commissioner/Ministry of Works and Housing were intimated to it after it had become clear that in the final alignment of the road, only a small portion of the land would be affected. Vide its resolution No. 277, dated the 24th June, 1963, the Authority resolved as under:-

> "Resolved that provisionally there was no objection in alloting the proposed land to the Dargah of Pir Rattan Nath subject to the Dargah getting itself registered under the Societies Act of 1960 clearly laying down its aims and objects also. However, after the Dargah gets itself so registered, before a final decision is taken, the matter would need to be referred to the Authority once again for final consideration."

5. The matter dragged on. It came up for consideration of the Standing Committee of the Authority on 21.12.65. This consideration was preceded by the Minister for Works and Housing's letter No. 9(7)/65-PM/1384 dated the 18th October'65 (Appendix 'K' PAGES A-23 & A-24) suggesting that the Pir was not in a position to comply with the condition in regard to the registration of the Society etc. because of the traditional way in which the Dargah had been administered from its inception by the various Pirs who occupied this Gaddi. This suggestion, however, did not find favour with the Delhi Development Authority. Accordingly reply was sent by the then Chief Commissioner to the then Minister for Works and Housing vide his D.O. No. 50-CCH/66, dated the 17th January, 1966 (Appendix 'L' PAGES A-25 to A-31.).

For Office Use Only

Contd...../-

6. Representations were received from time to time from the Pir. The Vice-Chairman also visited the site. The case needs to be settled immediately because the Pir and his followers are using the land since partition.

7. The basic point for consideration is whether the condition of registration of Society or creation of Trust should be enforced or not. The insistence of the Pir is that since the 'Gaddi' is a religious one, he cannot creat a Trust or form a Society in tradition of the 'Gaddi'. In this connection, the Delhi Development Authority may consider whether the basic objective of ensuring that the land is not sold would be fulfilled if the land is allotte on leasehold basis and it is stipulated in the lease that it would be used for religious purposes and would not be transferred by the Pir to any one else without the permission of the Authority. If the Authority's decision on th issue is available, the matter could be pursued further. In any case, since the Pir and his followers are occupyin the land, it is necessary that final decision in the matte is taken one way or the other.

For Office Use Only

While considering this matter, the Authority may also indicate whether the allotment be made to Pir Nattan Nath subject to the following conditions:-

i) The Society to which the land is to be allotted may be got registered so that there is no problem about succession later.

ii) The layout/ construction plans may be made subject to scrutiny of the D.D.A. and as far as possible no pucca structures allowed to be put upon the land.

RESOLUTION

It was resolved that -

(i) The area (about 3803 sq.yds.) should be

Contd...

allotted to Pir Rattan Nath Gaddi on leasehold basis, subject to the condition that no transfer or alienation of the property would be allowed without prior permission of the Authority.

(ii) The land under existing structures and the land appurtenant to the structures would be allotted at the rate of Rs.one lakh per acre while the remaining area would be kept as 'green' and allotted on annual licence basis at the rate of Re.1/- per sq.yd. This 'green' area would be maintained as 'green' to the satisfaction of the Authority by Pir Rattan Nath Gaddi and will be utilised for 'congregational' purposes on special occasions.

(iii) The occupiers of the existing structures other than the structures of the Dargah will be removed and alternative accommodation allotted to them as per 'Gadgil Assurance.' Those who are not covered by the Gadgil Assurance, will be allotted alternative accommodation as per 'general policy' in respect of squatters on 'public land'.

Verified

Attested

30/8/95

(B.K. BANSAL)
Assistant Secretary
Delhi Development Authority

ITEM NO. 12/96 Sub : Allotment of additional space to the shopkeepers of Kingsway Camp Scheme - fixation of rates for the additional area in the cases where original lessees sold out their shop plots.

A-19.02.1996

File No. F.15(10)88/CL/Pt.II.

P R E C I S

BACKGROUND: Vide Resolution No. 21 dated 24.3.94, it was resolved by the Authority that allotment of additional land to the Shopkeepers of Kingsway camp Scheme be made on payment of Rs.514 per Sq. yards (Rs. 614.75 per sq.mtr.) together with interest @ 18% per annum from the date when this rate was fixed, till the date of payment and that in any case, the total plot area was not to exceed 100 sq. yards (APPENDIX 'AA' P-114 to 115-A)

2. Pursuant to the said Resolution, allotment-cum-demand letter for the additional area were issued to these shopkeepers on 17.11.94 at site. Most of the Shopkeepers have deposited the additional premium demanded from them.

ISSUE NO. 1 It came to notice that a number of shopkeerpers in Kingsway Camp Area had sold their shop plots allotted to them by the L&DO and some of them have applied for grant of sale permission in favour of the purchasers.

ISSUE NO. 2 As per Clause C of the lease deed executed between L&DO and the Shopkeepers, no unearned increase would be leviable in the event of first sale of the plot.

ISSUE NO. 3 In one of such cases, where the allottee/Lessee has sought the permission to sell the plot, the Vice-Chairman inter-alia observed that the decision of the Authority to allot additional land at concessional rates of Rs.514 per sq. yards (Rs.614.75 per sq. mtrs.) will not be applicable in those cases where the original lessees have already sold their shops/property (APPENDIX 'BB' Page - 116). VC had further observed that if the petitioners/applicants are different from the original lessees, it will not be the first transfer of land and unearned increase will be relisable.

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3. In all such cases where the lessees have applied/are applying for grant of sale permission of the shop/plots in Kingsway Camp Scheme, a condition is being incorporated in the sale permission letter that the transferee/purchaser will not be eligible for allotment of additonal land at concessional rates.

After due examination, the Finance Department has worked out the rate of Rs.12781/- per sq. yards for 100 FAR(Rs.15286/- per sq.mtr. for 100 FAR) (APPENDIX 'CC' Page No. 117 to 118).

Accordingly, the matter is placed before the Authority for consideration and decision:-

i) The additional land may be allotteed to the shopkeepers/lessees of Kingsway Camp who have got their names mutated on record as owner of these properties in or before 1988, @Rs.514/-per sq.yds (Rs.614.75 per sq.mtr.) + 18% interest as decided by the Authority vide resolution No. 21 dated 24.3.94.

ii) In all such cases where there has been 2nd or 3rd sale before 1988 the regularisation rates will remain the same i.e. Rs.514/- per sq. yards (Rs.614.75 per sq. mtr.)+ interest @18% but unearned increase for each transaction would be seperately levied.

iii) Where the changes have taken place after 1988, the allotment of additional land may be made at the market rate of Rs.12,781/- per sq. yards for 100 FAR (Rs.15286/- per Sq. mtr. for 100 FAR), as approved by the Finance.

iv) In those cases, where the agreements to sell have been executed by the persons other than the original allottees/lessees in r/o the plots in the scheme, unearned increase would be chargeable.

R E S O L U T I O N

Resolved that proposals given in para 3 of the Agenda item be approved.

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APPENDIX 'AA' TO ITEM NO. 12/96

ITEM NO. 21/94

A-24.03.94

Subject:- Allotment of additional space to the Shop-keepers of Kingsway Camp Scheme.

File No. F15(10)88/CL.

P R E C I S

In order to provide better accomodation and business facilities to the refugees from West Pakistan who were residing or doing their business in Kingsway Camp Area, the scheme of re-development of the said area was formulated by the Government of India, Ministry of Rehabilitation and the same was transferred to MCD in 1966 for the implementation.

2. Vide its Resolution No.1008 dated 5.1.67, it was resolved by the MCD to retain the existing shops in Kingsway Camp area and to enhance the area of 233 shop plots as details below :-

Location	Area of shop plot originally allotted.	Proposed enhanced area of the plot	Additional area to be allotted.
Hudson Line			
a.16 plots	15'X30' 450 SFT.	15'X60' 900 SFT.	450 SFT each
b.94 plots	15'X37' 555 SFT.	15'X60' 900 SFT.	345 Sft. each
Outram Line			
a.59 plots	15'X37' 555 SFT.	15'X60' 900 SFT.	345 Sft. each
b.64 plots	10'X22' 220 SFT.	10'X60' 600 SFT.	380 Stf. each

3. The scheme was subsequently transferred to DDA from MCD in 1980 for the execution thereof without any cost/ charges paid by the DDA.

4. The shopkeepers of the area has been pressing hard to implement the scheme in accordance with the provision made in MCD Resolution No.1008 dated 5.1.67.

5. During spot inspection it was found that most of the shop keepers had already constructed pucca/temporary structure on the open land available in the rear of the shops. In other words the additional area proposed to be allotted to them as per the resolution of MCD, has already been encroached upon by them.

6. During year 1988 & 1989, 21 shop plots were shifted from the inner side of Kingsway Camp Scheme and given the alternative allotments @ Rs.514/- per sq.mtrs.

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7. The finance has worked out the rate of Rs.11,872/- per sq.mtr. for the additional land to be allotted to these shop keepers. For 233 plots, the total land premium would have been Rs.(233X40X11,872) = Rs.11.06 cr.

8. The Screening Committee has already approved a modified plan of the area advising that the FAR of these shop plots be kept 180 by allowing the ground floor area for shops and Ist floor & Barsati floor for Residence. They have further proposed that the physical possession of 60% of the rear side of the plot be handed over to the shop keeper and the front 40% area kept reserved for pool parking.

9. The Kingsway Camp shop owners are neither ready to pay the market rate for the additional land to be allotted to them nor willing to accept 60% plot area as suggested by the Screening Committee in their meeting held on 21.1.92, on the grounds that the land/scheme was transferred to DDA free of cost and that DDA can not revise the Layout Plan in contrary to MCD's resolution No.1008 dated 5.1.67.

10. The matter was discussed in the meeting chaired by VC, DDA on 13.12.93 and it was decided that all the shop keepers may be allotted additional land as per the Resolution of the MCD as it would not be fair to implement the recommendations of Screening Committee at such a later stage. As regard the rates to be charged it was decided to constitute a committee under the Chairmanship of Finance Member who may take up the matter with shop owners' Association and to finalise the rates for additional land. Minutes of the meeting dt. 14.1.94 at (Appendix 'B' P.No. 16-17).

11. The matter examined by the Committee in their meeting held on 14.1.94 when the representatives of shop owner's Association were also present. The Committee was of the view that since the cost of land from other shop keepers in the Kingsway Camp area had already been recovered by the DDA @Rs.514/- per sq. mtr. and the scheme was transferred to DDA free of cost for implementation, it would not be just to recover the land cost from the remaining shop keepers at the current market rate. The committee, therefore, concluded that the recovery for additional space may be made @ Rs.514/- per sq.mtr. for 100 FAR together with interest @ 18% per annum, from the date the rate of Rs. 514/- per sq.mtr. was fixed till the date of receipt of the premium. The Committee

has also desired to place the matter before the Authority for consideration. (Appendix 'B' P.NO. 16-17) minutes of the meeting 14.1.94). The total land premium for addl. land would thus be of the order of Rs.(233X40X1100) = 93 lakhs.

Accordingly, the matter is placed before the Authority for consideration and decision :-

i) on the rate to be charged for addl. land to the allottees of 233 plots.

ii) whether any damages are to be charged for occupation of land in excess of land allotted.

R E S O L U T I O N

It was resolved that allotment of additional land be made on payment of Rs.514/- per sq.mt.,together with interest @18% per annum from the date when this rate was fixed, upto the date of payment.

It was further resolved that allotment of additional area be made on the rear side of the plots. Total area in any case, including the additional area, should not exceed 100 sq.yds. Allotments be made in such a manner that the right of way is not affected.

Additional allotments as resolved above be made only after clearing all encroachments beyond 100 sq.yds. by the shop-keepers and after recovering damages for such areas.

***

APPENDIX 'BB' TO ITEM NO. 12/96

From overleaf:

Identity of the petitioner, seeking permission for sale, should be established beyond any doubt. In other words, it should be established that the present petitioners are the original lessees. Thereafter, if the petitioners are the original lessees, a proposal should go to LG for permission to sell without realising unearned increase in terms of the lease agreement with the petitioners.

2. If the petitioners are different from the original lessees, it will not be the first transfer of land and unearned increase will be realisable.

3. It may be clearly noted that the permission will be only in respect of the land which was originally given on lease. The decision of the Authority to allot additional land to the original lessees at a particular rate will not be applicable in those cases in which the original lessees have already sold the property. I am saying so on the ground that a fairly low rate for additional land was fixed by the Authority on compassionate ground, as they have gone through a trauma. Evidently, this concession cannot be extended to the purchasers of the property from the original lessees. This aspect may be kept in mind in similar other cases also. I have already asked Dir.(CL) to issue an internal instruction for the benefit of the officers in the Commercial Lands Deptt.'

[S.P.Jakhanwal]
Vice Chairman.
13.1.1995.

Commr.(LD).

Director (CL)

Please put up draft of internal instructions as discussed
23/11/95

JD(CL)

for

23/11

SO(CL)

APPENDIX 'CC' TO ITEM NO. 12/96

The file has been treferred regarding charging of market rates for allotment of additional land in pursuance of Resolution Item No. 21/94. Copy of the Resolution No. 21/94 is available on the file at page 66/c. The issues are briefly that the Resolution has been passed for charging Rs. 514/- sq.mtrs. together with interest @ 18% per annum from the date when this rate was fixed upto the date of payment. The basis for figure of Rs. 514/- are available in the minutes of the meeting held on 14.1.94. Further the basis for figure of Rs. 514/- seems to be in the note approved by the then VC at page 11/n ante on 25.9.87. It is submitted for kind information that the rate of Rs. 514/- is originally approved per sq.yd. and it seems that inadvertant typing in the minutes dated 14.1.94 as well as in the Agenda and subsequently in the Resolution it is recorded as note per sq.mtr. Therefore, it is presumed that the rate approved in the Resolution, if read with the original note at page 11/N is Rs. 514/- per sq.yds. Therefore, while applying the Resolution the same may be treated accordingly can be informed.

The second issue is whether rate is on plot area basis or on FAR basis. Again for this if the Resolution read with the Agenda Item then Rs. 514/- is for 100 FAR. However, if it is read with the original note at page 11/N no reference to FAR appears in the Account file. However, there was subsequent discussion on the file from the page 11/N onwards for application of market rates on FAR basis and FAR is said to be 180 of the plot area wherein ground floor is meant for shop and 1st and 2nd floors are meant for residential purposes as mentioned in the para 8 of the Resolution. Neverthless the original proposal at page 11/N, of the Account file does not mention anything about FAR, therefore, it has to be for plot area. Moreover, even the proposal of Rs. 514/- at page 11/N is based on the Authority Resolution No. 177 dated 23.9.83 which also does not refer to the issue of FAR. A copy of the Resolution No. 177 is available at page 45-47/C. Therefore, it could well be

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presumed that the latest Resolution also does not consider the issue of FAR and the rate approved was for plot area.

Issue regarding market rates: The market rate for nearby area i.e. Gujrawala is Rs. 15286/- per sq.mtr. for 100 FAR. After approval Management would be informed accordingly.

F.M. may kindly see for orders.

Sd/-
(P.R.DEVI PRASAD)
DIRECTOR(LC)

FM.

As proposed.

Sd/-
(Finance Member)
10.6.95

ITEM NO. 13/96

A-19.02.1996

Sub: Construction of 320 MIG/176 MIG Houses at Jahangirpuri. Demolition of 56 MIG Dus and write off of the infructuous expenditure on the construction of already demolished 72 Dus and now to be demolished 56 Dus.

E.M.2(1)83/Confdl./656/MIG/Pt.

P R E C I S

The above work was awarded to M/S W.S.Constn. Co. vide letter No.F.54(727)AEII/DDV/DDA/1046-51 dated 11.03.82. The date of start of the work as per agreement was 21.03.82 and date of completion was 20.03.83. During progress, the work was inspected by Ex. Engineer(QC) on 10.02.83 and the quality of brick work, RCC work, plaster and steel work was found poor. The brick work and RCC work was found to be sub-standard by Quality Control Wing on account of peela bricks, out of plumb, hollow-joints, cracks and naked steel in the RCC work. The agency was requested vide letter No.F.54(727) AEII/DDV/DDA/2398-2400 dated 12.03.83 for rectification of defects pointed out by EE(QC). The agency did not take any action for rectification of defects, therefore, the agency was again requested to rectify the defects pointed out by this office letter No.F.23(64)83/DDV/DDA/3153-56 dated 02.04.83. The above mentioned defects observed during inspection of QC Wing were intimated to Addl. Chief Engineer vide letter No.CE(QC)70/83/DDA/1064-67 dated 05.04.83. The work was also inspected by Fact Finding Committee on 02.05.83 and they also found the quality of work to be very poor.

2. The agency was requested again vide letter No. 23(64)83/DDV/DDA/3503-05 dated 14.04.83 to rectify the defects. Another request was made to the agency vide letter No.23(64)83/DDV/11390-91 dated 18.08.83 to rectify the defects. Vide No.F.54(727)EE/DDV/DDA/ 15821-22 dated 22.12.83 the agency was informed yet

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again about the poor quality of the work which was produced by them. When the agency failed to rectify the defects, notices under clause 2,3 and 14 were issued to the agency vide letter No.54(727)AEII/DDV/1652 dated 23.02.84.

3. On the basis of observations made by QC Cell & the Fact Finding Committee about the poor/sub-standard quality of the work and defective foundation, the detailed investigation was entrusted to CBRI vide letter No.F.54(727)DDV/DDA/4432-37 dated 16.06.84 by EE to suggest the ways and means for salvaging the houses after rectification of defects. CBRI submitted their report in June-1985.

4. Show cause notice under clause-14 was issued to the agency vide No.F.54(727)AEII/DDV/3678 dated 28.08.85. CBRI had suggested that in the blocks where the structure has gone beyond two storeyed, the portion above two storeyed should be dismantled and only two storeyed structure be constructed after strengthening of the foundation as well as super-structure. It was also suggested by CBRI that the blocks which were at G.F. level, should be dismantled upto foundation and be taken afresh. On the basis of these recommendations of CBRI a Committee was formed by Engineer-Member, DDA consisting of CE(QC)/CE(Design) and CE(NZ) to finally decide after inspection for accepting the recommendations of CBRI.

5. On the recommendation of the Committee and CBRI, VC/DDA on 15.05.86 approved demolition of 7 blocks viz. 7,8,14,15, 16,19 and 20 upto foundation where the construction work had been done upto FF roof level. Two blocks numbering 9 & 10 were to be demolished totally where construction was above FF roof level.

6. Accordingly the requirement of demolition of the above 9 blocks and strengthening of remaining 11 blocks was also intimated to the agency vide letter No.F.54(727)EE/DDV/DDA/84-85/5636 dated 21.07.1986. But the agency did not start rectification work and strengthening of the foundation of remaining 11 blocks. Show cause notice under clause 3(a)(b) & (c) of the agreement was issued to the agency vide No.F.54(727)AEII/DDA/6414 dated 17.09.86. Final notice for taking up the work of rectification and strengthening at the cost of contractor was also issued vide No.F.54(727)AEII/DDV/7 dated 02.01.1987. No rectification work was, however, done by the contractor.

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7. The tenders for rectification of defects and strengthening were called vide No.F.54(78)AEII/DDA/ND-8/4584 dated 18.12.87 and work was awarded to Sh. Ramesh Chander Gupta vide letter No-F.54(392)EE/ND-8/1186 dated 10.05.88. The time allowed for carrying out the work was 4 months. The estimated cost of the work was Rs.3,20,144/- & the tendered amount was Rs.10,53,178/-. However, the original agency M/S W.S. Constn. Co. obtained stay orders from Hon'ble High Court. Sh. Ramesh Chander Gupta had executed the work for Rs.1,74,559/- only before the stay was granted by the Court. The stay was vacated on 09.10.90 and the agency Sh. Ramesh Chander Gupta vide letter dated 05.02.1991, after vacation of the stay-order, refused to do the work as the rates of material and labour had gone up. Ultimately, this contract was closed on 08.07.1991 by SE/CC-12.

8. The work of 320 MIG houses at Jahangirpuri(original contract) was rescinded vide letter No. F.54(727)AEII/ND-8/DDA/2870 dated 05.01.89. The agency M/S W.S. Constn. Co. was requested to attend the site for joint measurement on 25.01.89. Due to no response, the agency was again requested vide No.F.54(727)ND-8/DDA/88-89/3129 dated 14.02.89 to attend the site for joint measurement on 22.02.89. This time also the agency failed to attend the site and ultimately the work was measured and intimated to agency.

9. Out of 128 defective flats constructed by M/S W.S. Constn. Co. the demolition of 72 flats was taken up in April, 1989 and completed by employing two agencies namely M/S Narender Constn. Co. & M/S Vijayender Constn. Co.- The agency M/S W.S. Constn. Co. was also intimated about the demolition vide No. F.54(727) EE/ND-8/88-89/3814 dated 25.04.1989. However, no survey report was initiated. Now survey report of 72 houses (already demolished) is enclosed at (Appendix 'DD' P.NO. 125). The work of rectification of defects and strengthening of the remaining 56 flats was awarded to M/S J.B. Builders after closing the earlier contract awarded to Shri Ramesh Chander Gupta vide letter No. F.54(616)EE/ND-8/91-92/521 dated 07.08.92. In the mean time the condition of the houses had further deteriorated as intimated vide No.F.4(21)SE/CC-11/DDA/3616-17 dated 25.11.92 by S.E./CC-11 together with a proposal of completely demolishing the partially built-up structure of these 56 DUs, which would fecilitate construction of 176 fresh DUs. Engineer Member vide his letter No.EM.2(1)83/Confdl./656/MIG/1914-18 dated 08.02.93 constituted another committee comprising of

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CE(QC), SE(Design) & CE(NZ) to re-examine the site and submit the report. The report was submitted vide No.PA/CE(QC)/94/DDA/140-43 dated 28.01.1994 in which the committee unanimously recommended demolition of incomplete 56 flats (56 flats are still existing at site) which were in dilapidated condition as the structure was beyond economical repair. Hence the contract of M/S J.B. Builder was closed on 28.07.94 by SE/CC-XI.

10. Meanwhile the layout was revised on 22.12.89. In the revised plan the site for block no.15&16 was shifted but the site for block no. 16 was encroached. It is mentioned that in the revised plan in place of block no.15&16, a C.S.C. had been proposed.

11. After demolition of 72 flats, tender for constn. of 136 MIG Houses were called on 24.1.91 and the work was awarded to Sh.H.P. Gupta with date of start as 10.5.91 as per agreement and date of completion as 9.5.92. Sh. H.P. Gupta constructed 120 flats instead of 136 flats. One block of 16 units could not be constructed due to encroachment.

12. Chief Engineer(NZ) directed SE/C-XI to prepare the survey report and also to contact Architect to prepare the layout plan showing 4 storeyed houses(176 nos). The revised layout plan had been prepared by the Architect in 8/94. The survey report is at (Appendix 'EE' P.No. 126 - 129) for demolition of 56 flats existing at site is enclosed for seeking approval of the competent authority to write off the loss. The then staff Shri B.R. Sehgal, EE, Sh. R.V. Bansal, AE & Sh. J.K. Nayyar, JE have been issued major penalty charge sheets. Appropriate action against the delinquent officials who are responsible for huge financial loss to the Authority will be taken immediately after the disciplinary proceedings are finalised.

13. So far action against the agency is concerned M/S W.S. Constn. Co. has been debarred from tendering in DDA by the Secy. Contractor's Registration Board vide No.CRB/44 dated 11.06.84. M/S W.S. Constn. Co. was registered with Haryana (PWD).

14. The agency M/S W.S. Constn. Co. had approached High Court for appointment of Arbitrator. On the directions of the High Court, EM/DDA appointed Shri V.D. Tiwari, Arbitrator for this Work. The claim of the agency is for Rs.26.10 lacs and the counter-claim of the department are for Rs.2,04,05,175/- which

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include the stipulated material issued to the agency for Rs.15,16,920/- and secured advance Rs.9,10,371/-. There is no deficiency of stipulated material issued to the contractor. But the material of secured advance is not available since the rescision in 1989. NO FIR was lodged by the then staff.

15. The agency, who had initially executed these flats, through the intervention of Hon'ble High Court of Delhi got an Arbitrator appointed to adjudicate upon his claims worth Rs.26.10 lacs when DDA issued notices to the agency to rectify the defective work. The claims include balance payments towards work done, payments on account of 10(c) for increase in labour wages, increase in cost of bricks, balance payment on account of difference in part-rates paid/full rate assessed, payment of extra/substituted items of RCC in foundations, security deposit, damages as profit to be earned for remaining works to be done on account of breach of contract on part of Respondent and pendete-lite interest etc. The Arbitrator gave an award of Rs.4,21,247/- alongwith interest @14% P.A. from 14.06.88 to date of publication. The department feels that the Arbitrator has misconducted on his part of awarding the above claims except the increase in cost of bricks and claim for profit in the work remaining to be done, had the work not been rescinded. If the rescission is in order then their claim of security, payments on account of 10-C for increase in wages of labour, and part rates and payment towards work done cannot be released as the contractor is liable to compensate DDA as per section 73 of contract Act-1972. The counter claims of DDA preferred before Arbitrator amounting to Rs.2,04,05,175/- included the amount spent on rectification, for claiming penalities imposed on contractor under terms of agreement, forfeiture of security deposit, payments made as secured advance on materials brought at site, recovery for work included at risk & cost and damages suffered by Deptt. etc. were disallowed except material found short. The award published proved malafide intentions of arbitrator who has favoured the contractor only inspite of the fact that factual position with specific exhibits were brought to the notice of the arbitrator. The award is being challenged with the help of legal assistance of of CLA/DDA and with the help of lawyers.

16. As per the survey reports prepared by the CE(NZ), DDA has incurred an infructuous expenditure of Rs.14,05,637/- upon the construction of 72 DUs already demolished and another Rs.27,50,634/- now required to be demolished. These expenditure

Contd.../-

figures of Rs.14,05,637/- and Rs.27,50,634/- pertaining to the 72 and 56 MIG houses respectively include expenditure incurred on construction as well as demolition besides cost of watch and ward- ward. These figures has been worked out after taking into account the anticipated credit for the material which would be obtained after dismantling of the structures.

17. It is also worth mentioning here that it would be expedient to preserve some authentic evidence in the shape of the samples of material etc. before undertaking demolition of the dilapidated structure, which could be of vital importance to protect deptt.'s interest at a future date for which the deptt. would issue instructions to the field staff:-

i) to take sufficient photographs of project the status as existing at site.

ii) to issue instructions to site staff to take adequate samples of materials to establish the quality.

18. In view of the facts given in the foregoing paragraphs, it is proposed that:-

i) Approval may be accorded for dismantling the dilapidated structure of 56 MIG DUs.

ii) Approval may be accorded to write off the loss of Rs.14,05,637/- incurred for the construction etc. on the 72 DUs already demolished and Rs.27,50,634/- incurred for the construction etc. on 56 DUs now to be demolished.

The matter is placed before the 'Authority' for its consideration and approval of the proposals contained in para-18 above.

R E S O L U T I O N

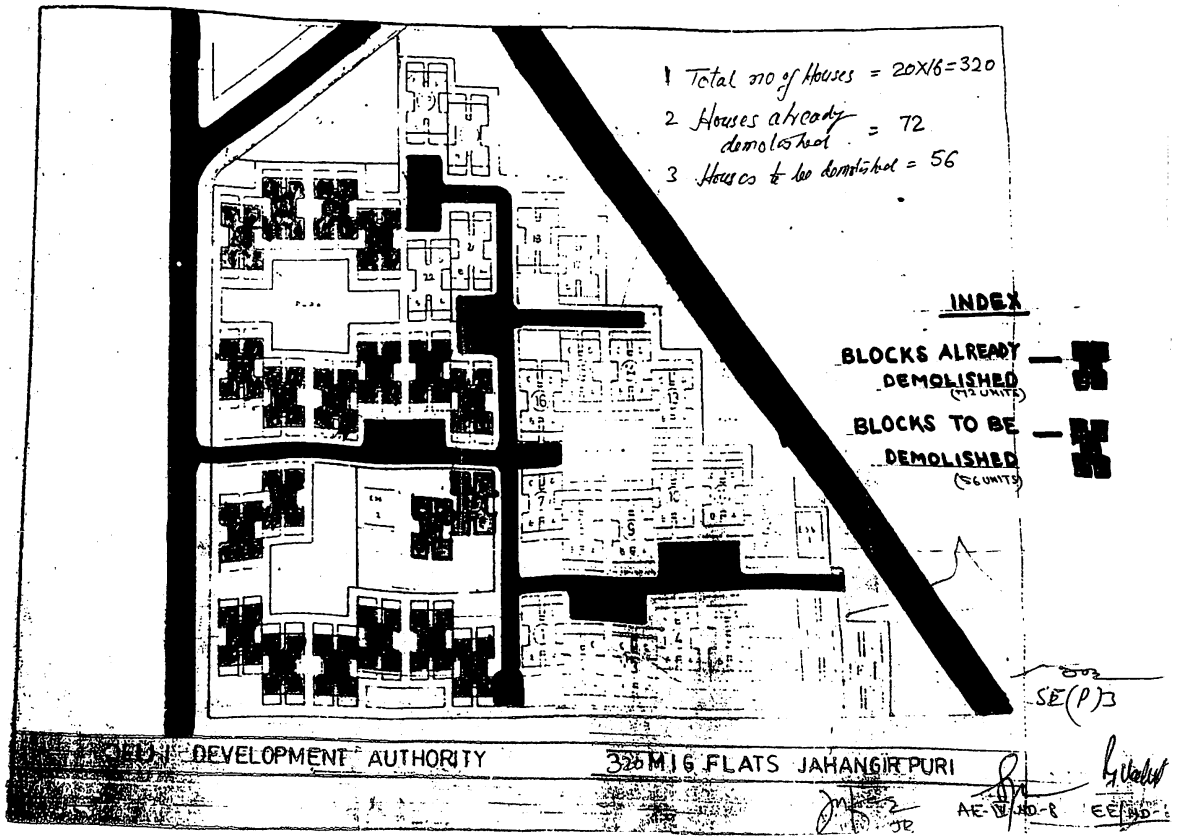
Resolved as follows:-

(a) that proposals contained in para 18 of the agenda item be approved without prejudice to DDA's rights of recovering the damages from the Contractor through whatever means;

(b) steps indicated in para 17 of the agenda item be taken with the view to preserve authentic evidence which could be of vital importance for protection of DDA's interests.

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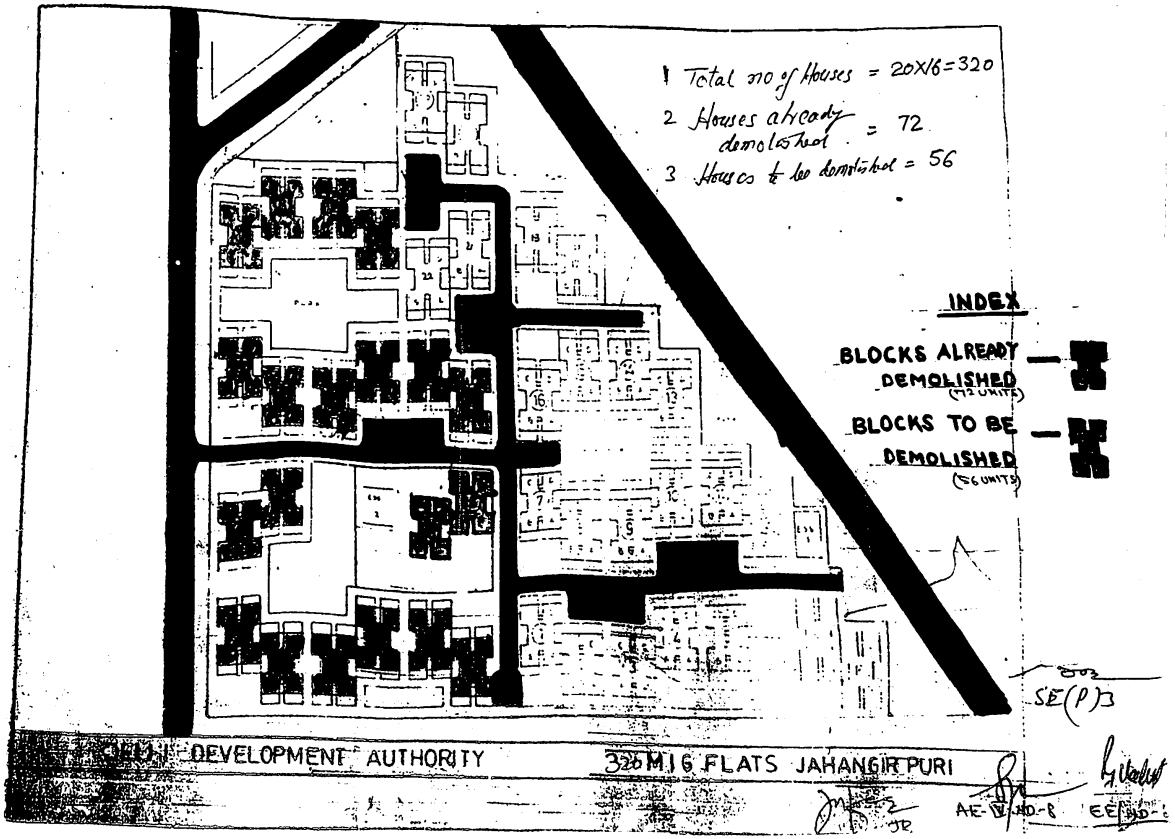
APPENDIX 'DD' TO ITEM NO.13/96



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AE-IV/ND-II EE/ND-

APPENDIX 'DD' TO ITEM NO.13/96



APPENDIX 'EE' TO ITEM NO. 13/96

NAME OF WORK : C/O 320/176 MIG Houses at Jahangirpuri.
SH: Demolition of 56 MIG Houses.

Division : N.D.-8/S.D.IV

DRAFT SURVEY REPORT

Sl. No.	Description of Articles.	Value on the books Rate	Amount	Date of receipt / Period of execution	Remarks by the Officer in-charge explaining the cause of articles becoming un-service able.	Remarks of order of Divisional Officer.	Order of Supdtg. Engineer.
1.	11 Partially constructed deficient blks. (3x2 storeyed. 8x single storeyed)= 3 x 2 x 4 8 x 1 x 4 = 56 flats	Detail as per Annex 'A' attatched	27,50,634/-	Work executed between 21.3.82 to 9.12.82. Recommended by 2 CEs(QC)&NZ) & SE(D) to demolish the depleted structures.	As per detailed report vide letter No.PA/CEQ(QC) 94/DDA/140-43 dt.28.1.94.	It is on a/c of the work poorly executed by the contractor M/S WS Constn. Co. & is not acceptable to the deptt. thus work as i it is executed will have to be dismentled.	I agree with EE's recommendations. The Survey Report is submitted for obtaining approval of competent authority to write off 56 DUs by dismentlement.

The quantities actually executed at site are taken only for 11 partially constructed defective blocks which are to be dismentalled out of total 20 blocks under Gr.II. Agency : M/S W.S. Constn. Co.

Sd/
EE/ND-8

Sd/
SE/CC-11

Sd/
A.E.(P)

Sd/
EE(P)I

Sd/
SE(P)III

Forwarded please.

Sd/-
C.E.(NZ) 26.5.95

Name of Work : C/O 320/176 MIG Houses at Jahangirpuri
SH: Demolition of 56 MIG Houses.

S.No.	Description	Amount
1.	The total expenditure incurred for the work executed as intimated by EE/ND-8	22,82,691/-
2..	Cost to be incurred for dismentalling the un-acceptable work.	3,97,072/-
3.	Diff. in cost of stipulated material chargeable direct to work.	20,731/-
4.	Cost of watch & Ward	5,44,860/-
		32,54,354/-
	Credit due to the material available after dismentalling(-)	5,03,720/-
	Total	27,50,634/-

Sd/-
EE/ND-8

Sd/-
SE/CC-11

DRAFT SURVEY REPORT

Name of work : C/O 320 MIG Houses at Jahangirpuri.
SH: Demolitiolition of 72 MIG Houses.

Division : N.D.-8/S.D.-I

S.NO.	Description of articles	Value on the books. Rate	Amount.	Dt.of receipt	Remarks by the officer incharge explaining the cause of articles becoming unserviceable.	Remarks of the divisional officer.	Order of SE
I.	9 partially constructed defective blocks were totally demolished & upper floors of 11 blks. which were at different levels were also demolished. 7 x 4 : 28 2 X 8 : 16 3 X 4 : 12 8 X 4/2: 16 72 50 % flats have been considered because height of brick work was between lintel/roof level & no roof was laid.	Details per annex. 'A'.	Rs.1405637/-	Work executed between 21.3.82 to 9.12.82. Recommendation by three CEs (QC) (NZ) & Design) to demolish the depleted structure.	As per direction of VC/EM vide their order dt. 15.5.1986.	It is an account of work executed by the contracter M/S W.S. Constn. Co. & not acceptable to deptt. Thus the work as it was executed has been dismantalled & redone.	I agree with EE/ ND.8 recommendation. The survey report is submitted for obtaining approval of competent authority to write off 72 DUs dismentalled.

Sd/
J.E.

Sd/
A.E./ND.8

Sd/
EE/ND-8

Sd/
SE/C-XI:DDA

Sd/-
C.E.(NZ)/DDA

Name of Work : Survey report of 72 MIG flats at Jhangirpuri.

S.No.	Description		Amount
1..	Total expdr. incurred for the work executed as intimated by EE/ND.8		10,48,793/-
2.	Total expdr. incurred for dismentalling the unacceptable work.		2,58,368/-
3.	Diff. in cost of stipulated material chargeable directly to work.		24,326/-
4.	Cost of watch & ward.		2,34,000/-
			15,65,487/-
5.	Credit due to the material available after dismentalling.	(-)	1,59,850/-
			14,05,850/-

Sd/
A.E.-IV/N.D.-8

Sd/-
Ex. Engineer/N.D.-8;DDA.

ITEM NO.
14/96
dt-19.02.1996

Sub : Modification in Development Control Norms for School for Handicapped.

F.9(3)95-MP

PRECIS

A site measuring 5000 sqm. has been allotted to 'Handicapped Children's parent association in Sector 5 of Dwarka Phase-I for construction of a school for handicapped. The Architect of the School has represented for relaxation in ground coverage from maximum permissible 33% to 50% of the school building area, which is 2000 sqm.

2. The Master Plan of Delhi-2001 provides 1 school for handicapped for a population of 45,000. One school for 400 students is prescribed to have a total area of 5000 sqm. Out of which 2000 sqm. is for school building and the remaining 3000 sqm. for play area The Master Plan also provides that the school for handicapped shall have the same norms as the primary schools which are given below:

Maximum ground coverage	33%
Maximum floor area ration	100
Maximum height	14 m

3. The Architect of the school have represented that this school is meant for handicapped (spastics) where it is desirable and advantageous to restrict/ minimise vertical movement as the children are generally not self-ambulant (they have to be helped about). In the representation, the Architect has further pointed out that they would utilise the enhanced coverage in the building area and not touch upon the play area.

4. The request of the Architect is founded on fact that for handicapped children it is much more difficult for them to move up and down vertically as compared to horizontal movement. The contention is quite understandable and can be appreciated. It may be observed here that relaxing of permissible coverage upto 50% in the case of school for handicapped children is need based requirement. It would be a deviation from the prescribed norms as given in the MPD-2001. Once, approved and processed, this shall apply to all such schools.

Contd...

5. The proposal was considered by the Technical committee vide item no.94/95 held on 21.11.95 The Technical Committee recommended the relaxation of the norms in respect of ground coverage from 33% to 50% for such schools keeping the other controls as per MPD-2001 to the Authority for processing under section 11-A of the DD Act,1957.

6. The proposal is placed before the Authority for its consideration and approval of para '5' above.

RESOLUTION

Resolved that proposals contained in para 5 of the Agenda item be approved.

***

ITEM NO. 15/96

A-19.02.1996

Sub : Change of land use of an area measuring 15.38ha. (38 acres) from 'industrial' to 'commercial use' (6.07 Ha) and residential use (5.54 ha) at Jangpura New Delhi - Hindustan Prefeb Ltd. F.20(8)88/MP

P R E C I S

Reference is invited to the letter dt.6.7.94 (App 'FF' P.No. 135) from Chairman and Managing Director, Hindustan Prefab Ltd., a Govt. of India enterprise for processing of change of land use for 15.38 hect. (38 acres) of land in Jangpura, out of which 9.31 hect. (23 acres) is used for factory purposes and 2.0 hect. (5 acres) is used for residential purposes. Attention is also invited to the letter dt.29.12.93 (App. 'GG' P.No 136) from Ministry of Urban Development vide which 'no objection' for redevelopment of ⅓ of the land for commercial exploitation has been requested.

2. The land use of the area as per MPD-2001 is 'light industries' and it is requested to change the land use to 'commercial/residential'.

3. The proposal is to use ⅓rd i.e. about 9 acres of land for commercial purposes with 100 FAR, generating out 40,000 sq.mtrs. of floor space, so that company can re-induct new technology from the proceeds of commercial use. The site is unapproachable from all the sides but could have access from Mathura Road by way of a clover - leaf flyover which will be provided by HPL as per the specifications and sections suggested in the proposal or alternative suggested by DDA. The clover-leaf proposal has conceptual approval from the Ministry of Surface Transport.

4. The proposal was earlier considered by the Technical Committee in its meeting held on 10.5.95 vide item no.23/95 and it was recommended to process the change of land use of land measuring 15.38 ha. (38 acres) for 'residential use' 9.31 ha. (23 acres approx.) and 'commercial use' 6.07 ha. (15 acres approx.) with the

Contd./....

ITEM NO. 15/96

A-19.02.1996

Sub : Change of land use of an area measuring 15.38ha. (38 acres) from 'industrial' to 'commercial use' (6.07 Ha) and residential use (5.54 ha) at Jangpura New Delhi - Hindustan Prefeb Ltd.
F.20(8)88/MP

P R E C I S

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2. The land use of the area as per MPD-2001 is 'light industries' and it is requested to change the land use to 'commercial/residential'.

3. The proposal is to use ⅓rd i.e. about 9 acres of land for commercial purposes with 100 FAR, generating out 40,000 sq.mtrs. of floor space, so that company can re-induct new technology from the proceeds of commercial use. The site is unapproachable from all the sides but could have access from Mathura Road by way of a clover - leaf flyover which will be provided by HPL as per the specifications and sections suggested in the proposal or alternative suggested by DDA. The clover-leaf proposal has conceptual approval from the Ministry of Surface Transport.

4. The proposal was earlier considered by the Technical Committee in its meeting held on 10.5.95 vide item no.23/95 and it was recommended to process the change of land use of land measuring 15.38 ha. (38 acres) for 'residential use' 9.31 ha. (23 acres approx.) and 'commercial use' 6.07 ha. (15 acres approx.) with the

Contd./....

following conditions:-

i) It would be essential to add one lane on either side of existing fly over for which expenses are to be borne by HPL ltd.

ii) The area for which change of land use is recommended will be developed as per development control norms stipulated in MPD-2001.

iii) Addl. costs towards improvement of the road network is to be borne by HPL Ltd. and accordingly, scheme is to be prepared by HP Ltd.

5. The decision of the Technical Committee was communicated to HPL vide letter dated 7.9.95. HPL has forwarded their scheme for the development of HPL factory land in Jangpura with the following :-

i) In fact HPL has 28.689 acres of land and the remaining land on both sides of Mathura Road is meant for approach road to HPL complex as per plan 686 approved by the Ministry of Surface Transport in 1956 when Mathura Road over bridge was constructed. This land was given to HPL for Care & Maintenance by L&DO.

ii) The Board of Directors of HPL in their meeting held on 31.8.95 decided that HPL factory land be developed in phases as under:-

i) Commercial office complex 6.07 Ha. (15 acres)
ii) Residential 5.54 Ha. (13.689 acres)
iii) Approach road to HPL complex 4.04 Ha. (10 acres (Land lying on both sides of Mathura road).

6. The proposal was considered by the Technical Committee vide item no.97/95 held on 21.11.95. The Technical Committee recommended that in light of the fact that the case had already been considered earlier by the Technical committee, and that the proposal had administrative approval from the Govt. for phased shifting, the Technical committee agreed to the revised proposal for the change of land land use for an area measuring 6.07 hect. from 'light manufacturing' to 'commercial and for 5.54 Hect. from 'light manufacturing use' to 'residential' with the observation that the cost on im-

contd....

provement of road network would be borne by HPL and the facilities for residential use shall be provided as per MPD-2001.

7. The proposal is placed before the Authority for its consideration and approval of para '6' above and for processing the case under section 11-A of D.D.Act.

RESOLUTION

Consideration of this item was deferred on the request of Member Secretary, NCR, Planning Board.

***

APPENDIX 'FF' TO ITEM NO. 15/96

HINDUSTAN PREFAB LIMITED
(A Govt. of India Enterprise)
Jangpura, New Delhi - 110013(India)

Suddhodan Roy,
Chairman & Managing Director.

HPL/CMD /55
6 July 94

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

Sub: Change in land use of HPL factory land in Jangpura for commercial exploitation./

Ref: Ministry of Urban Development's letter No. O-17034/9/93-PS dated 29.6.94 (copy enclosed)./-

Dear Sir,

Hindustan Prefab Limited is functioning as a Govt. of India Enterprise under the Administrative control of Ministry of Urban Development.

2. HPL is in possession of land ad-measuring 28.639 acres in Jangpura, New Delhi. This land is leased by L&DO. On about 5 acres of land there is a residential staff colony of HPL and on the remaining 23.639 acres of land, the factory operations are being carried out.

3. The Ministry of Urban Development vide letter No. O-17034/9/93-PS dated 29.12.93 has granted no objection for redevelopment of 1/3rd of factory land for commercial exploitation. HPL proposes to construct office complex on 1/3rd of this land.

4. The existing land use as per Master Plan No. 2001 is light induatrial.

5. You are now requested to kindly convey the approval for change in land use from light industrial to commercial/residential.

Thanking you,

Yours faithfully

Sd/-

(S. Roy)
Chair & Mg. Director

Engl : As above.

APPENDIX 'FF' TO ITEM NO. 15/96

HINDUSTAN PREFAB LIMITED
(A Govt. of India Enterprise)
Jangpura, New Delhi - 110013(India)

Suddhodan Roy,
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Thanking you,

Yours faithfully

Sd/-

(S. Roy)
Chair & Mg. Director

Engl : As above.

APPENDIX 'GG' TO ITEM NO. 15/96

No. 017034/9/93-PS
Government of India
Ministry of Urban Development
(Shahri Vikas Mantralaya)

To

Dated New Delhi 29.12.93

The Chairman-cum-Managing Director,
Hindustan Prefab Limited
Jangpura,
New Delhi 110 014

Sub: Import of machinery for manufacture of hollow core slabs from France under the Indo-French Cooperation programme in Housing and Building Technology.

Sir

I am directed to refer to your d.o. No. HPL/CMD/DO/637, dated 07.12.1993, and to state that the Government has no objection to the import of French machinery for the manufacture of hollow core slabs by Hindustan Prefab Limited. The proposal may be posed to the French protocol. This will, however, be subject to the following conditions:-

i) The proposal may be got approved by the Board of Directors

ii) A propoer market survey may be conducted to establish that HPL will have regular contracts for a period of time for this products.

As regards redevelopment of 1/3rd of factory land, the Government has no objection to exploit the full potential of the land subject of course to various safeguards so that the desired return flow out of the project. This is also subject to condition that there will be no initiative required by HPL in developing this property.

Yours faithfully

sd/-
(R.K. Dhir)
Consultant (W)
Tel No. 3019004

ITEM NO 16/96 A-19.02.1996

Sub: Change of land use of an area, measuring 3.45 ha. (8.52 acres) from 'public and semi-public facilities' to 'residential' (Nurses Hostel) at Sriniwaspuri, New Delhi.

F.20(3)93-MP

P R E C I S

References is invited to the Authority Resolution No. 29/94 dated 24.03.1994 (Appendix 'HH' P-139 to 140) vide which change of land use of an area, measuring 4.05 ha. (10 acres) from 'public and semi-public facilities' to 'residential' (Nurses Hostel) and be kept in view while finalising Zonal Plan of the area.

2. The Government of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Government under Section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objections/ suggestions from the public for the proposed change of land use. The Under Secretary to the Government of India, Ministry of Urban Affairs and Employment had conveyed the approval of the Central Government vide letter No. K-13011/15/94-DDIB dated 21.09.1994 (Appendix 'II' P-141). Accordingly, a public notice was issued on 29.04.1995 (Appendix 'JJ' Page - 142).

3. In response to the public notice, only one objection/ suggestion has been received from Director (T), DDA and sent to the Dy.Land and Development Officer, Government of India for their comments. The Dy.Land and Development Officer, Government of India vide Letter dated 20.10.1995 has observed that the actual area, as per the joint survey conducted by the Land and Development Office works out to only 3.45 ha. (8.52 acres) instead of 4.05 ha.(10 acres), indicated earlier has requested for amendment in the area.

Contd...../-

4. The amended proposal has been considered by the Technical Committee in its meeting held on 28.11.1995 and the Technical Committee agreed with Land and Development Officer's corrections and further, recommended to the Government of India, Ministry of Urban Development Affairs and Employment to issue a final notification for the proposal change of land use of an area, measuring 3.45 ha. (8.52 acres) from 'public and semi-public facilities' to 'residential' (Nurses Hostel) at Sriniwas Puri, New Delhi, Under Section 11 of Delhi Development Act, 1957.

5. The proposal is placed before the Authority for its consideration and approval of para '4' above.

RESOLUTION

Resolved that proposals contained in para 4 of the agenda item be approved.

***

APPENDIX 'HH' TO ITEM NO. 16/96

ITEM NO.
29/94

A-24.03.94

Sub : Change of land use of an area measuring 4.035 hect.(10 acres) from 'public and semi public facilities' to 'residential' (Nurses Hostel) at Sriniwas Puri, New Delhi.

F.20(3)93-MP

P R E C I S

A reference is received from the Dy. Land & Development Officer, Govt. of India, vide letter No.L-II-18(36)/156 dt.23.4.93 (Appen. 'V' P.No. 76) which has been requested to propose the change of land use of an area measuring 10 acres from 'public and semi public facilities' to 'residential' at Sriniwas Puri, New Delhi for construction of nurses hostel.

2. The proposal has been examined and it has observed that the land use of the site in question is earmarked for 'recreational' as per draft Zonal Development Plan for Zone 'F' (South Delhi-I) and in the MPD-2001 is shown for 'public and semi public facilities'. The proposed site is fully free from encroachments.

3. The proposal has been considered by the Technical Committee in its meeting held on 8.2.94 and the Technical Committee has recommended to the Authority for approval of change of land use of an area measuring 4.035 hect.(10 acres) from 'public and semi public facilities' to 'residential' (Nurses Hostel) at Sriniwaspuri, New Delhi.

4. The proposal is placed before the Authority for approval of para '3' above for further processing as per DD Act.

R E S O L U T I O N

Resolved that the proposal as contained in para 3 of the Agenda note be approved and may be kept in view while finalising Zonal Plan of the area.

***

H. K. BABBAR 26/4/94
Assistant Secretary
Delhi Development Authority

(APPENDIX "V" TO ITEM NO. 29/94)

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAWAN : NEW DELHI

NO. LII-18(36)/118 - DATED: 23/4/93

To

27.4.93 511 MP

The Deputy Director (MP),
Delhi Development Authority,
Vikas ~~Sadan, I.N.A.~~, Minar I.T.O
NEW DELHI.

SUB: Change of land use from "Public -Semi Public" to Residential in respect of plot measuring 10 acre in Sriniwas Puri allotted to the Min. of Health & Family Welfare for the construction of Nurses Colony.

For Office Use Only

Sir,

A plot of land measuring 10 acres has been allotted on 25/27.11.1992 in Sriniwas puri, shown as red in plan No. LDO2054/1 to the Ministry of Health and Family Welfare for construction of residential quarters for Nurses Colony vide this office letter No. LII-18(36)/446 dated 25/27.11.1992. A copy of the said allotment letter was also endorsed to your office.

C.P.W.D. have now informed vide their letter No. CAI/10/Land-92/74 dated 4.3.1993 that the land use of this plot in MPD-2001 is under the head "Public & Semi-Public"and it will have to be changed to "Residential."

You are, therefore, requested to take action immediately for changing the land use from "Public & Semi-Public" to "Residential" in respect of the said land allotted to Ministry of Health and Family Welfare.

Yours faithfully

(LABH SINGH CHANE)
DY. LAND & DEVELOPMENT OFFICE

27.4.93

Enclosure Plan.

APPENDIX 'II' TO ITEM NO. 16/96

No.K-13011/15/94-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 21st September, 1994

OFFICE MEMORANDUM

Sub: Change of land use of an area measuring 4.035 ha. (10 acres) from 'public and semi-public facilities' to 'residential' (Nurses Hostel) at Srinivaspuri, New Delhi.

.....

The undersigned is directed to refer to your letter No. F.20(3)/93-MP/447 dated 9.6.94 on the above mentioned subject and to convey the approval of the Government under Section 11-A of Delhi Development Act, 1957 for issuing public notice inviting objections/suggestions from the public for the proposed change of land use.

2. This issues with the approval of Minister for Urban Development.

(S.C.Sagar)
Under Secretary to the Govt. of India

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

APPENDIX 'JJ' TO ITEM NO. 16/96

No. F.20(3)93/MP/

DATED 29.4.95

PUBLIC NOTICE

The following modifications, which the Central Government proposes to make in the Master Plan/Zonal (Divisional) Development Plans for Delhi, are hereby published for public information. Any person having any objection/ suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block ,INA, Vikas Sadan, 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.

MODIFICATIONS:

i) "The land use of an area, measuring 4.035 ha. (10 acres) falling in Zone(division) 'F' (South Delhi-I) and bounded by Ring Road and existing Petrol Pump in the North,Public and Semi-public facility area in the East, Sriniwas Puri in the South and existing Cambridge School in the West, is proposed to be changed from'public and semi public facilities to 'residential'(Nurses Hostel)."

ii) "The land use of an area measuring 92 ha. (227.24 acres) and bounded by agricultural green land in the North, supplementary drain and Outer Ring Road in the South,Mukundpur village and agricultural green in the East and Milk Dairy colony and agricultural green in the West, is proposed to be changed from 'rural use'to 'recreational'(84 ha.(Bhalswa Lake Complex) and 'commercial'(8 ha.)".

iii)"The land use of an area measuring 1 ha. (2.47 acres) falling in Zone (division)'H' (North-West Delhi -1)and bounded by Haiderpur Extension and district park in the North-East, district park in the East Westren Yamuna Canal in the South and 30m. wide road and neighbourhood park in the West, is proposed to be changed from 'recreational'(district park) to 'public and semi-public facilities (cremation/ Burial Ground)".

2. The plans indicating the proposed modifactions will be available for inspection at of office of the Joint Director,Master Plan Section, 6th Floor, Vikas Minar, I.P.Estate, New Delhi on working days within the period referred above.

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

NEW DELHI -23
DATED 29-4-95

ITEM NO. 17/96

A-19.02.96

Sub : Change of land use of an area measuring 0.40ha. (1.0 acre) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar opposite Aurobindo College New Delhi.

F.20(9)95-MP

P R E C I S

A request was received from the Chief Engineer DWS & SD/MCD Undertaking allotment for additional land measuring 0.65 ha. (1.6 acres) for extension of the existing overhead tank and construction of reservior and booster pumping station, after considering 6m depth of water in the ground reservior.

2. The proposal was considered by the Technical Committee in its meeting held on 26.11.91 vide item No.194/91 and it was agreed to consider the allotment of this land measuring 0.65 ha. (1.6 acres) subject to availability of suitable alternative site for a Bus Terminal in consultation with DTC. After joint site inspection a site measuring 4000 sqm. was identified just across the water tank and adjacent to Aurobindo College. The land use of the site under reference is earmarked for 'recreational' (district park and open spaces) as per MPD-2001 as well as in the Draft Zonal Development Plan for Zone 'F' (South Delhi-I)

3. The proposal was again considered by the Technical Committee in its meeting held on 31.3.92 and the Technical Committee recommended the change of land use of an area measuring 0.4 ha. from 'recreational (district park)' to 'transportation (Bus terminal)'. There has been delay in submitting the case to the Authority which is mainly due to the fact that the file remained attached with file no.F.23(5)90/IL (Allotment of additional land to water deptt.,MCD), since it was originally earmarked for DTC terminal in the Facility Centre No.29 scheme. Presently the site is predominently undeveloped with wild/rainy season, green growth. However, for an entry from this side to the large District Park in the rear, a 6 mtr. strip with jogging track may be provided alongwith the boundary of Aurobindo College, retaining the area of the proposed bus terminal as 4000 sq.mtr.

Contd..../-

4. The proposal was considered by the Technical Committee in its meeting held on 21.11.95 vide item no.96/95. The Technical Committee recommended the change of land use of an area measuring 0.4 hā. (1 acre) from 'recreational' (district park) to 'transportation' (bus terminal) for processing under section 11-A of DD Act 1957, with the suggestion that the terminal be used by DTC and other agencies under State Transport Authority.

5. The proposal is placed before the Authority for its consideration and approval of para '4' above.

R E S O L U T I O N

Resolved that proposals contained in para 4 of the agenda item be approved.

***

ITEM NO 18/96

A-19.02.96

Sub : Change of land use of an area measuring 37.5 ha. from 'Rural Use' to 'Utilities' (400/220KV grid sub-station) at Revenue Estate of Village Mundka, West Delhi.

F.No.F.6(1)95-MP.

P R E C I S

Reference is invited to the letter dt.17.5.95 from E.E.(Plg.)IV DESU requesting for acquisition of land measuring 37.5 ha. (750m x 500m) for establishing of a 400/220KV grid sub-station in the Revenue Estate of Village Mundka in West Delhi. The proposal is stated to be part of 8th plan and is envisaged to improve the power position in the rural blocks of Nangloi, Najafgarh and West Delhi.

2. The site for the 400/220 KV grid sub-station proposed by DESU has been examined with regard to provisions of MPD-2001 and proposed urban extension 2001. The land use of the site under consideration as per MPD-2001 is rural. The site falls outside the proposed urban extension 2001. According to the programme of urban extension area between Rohtak Road and north of Dwarka is not yet conceived as a sub city development project and, hence the proposed ESS would not serve any planned development and would only improve the power situation for rural blocks of Najafgarh and Nangloi.

3. The policy with regard to provisions of electric sub-station in rural Delhi has not been favoured by DDA in past, mainly on account of its likely impact on encouraging unauthorised development in peripherial area. Hence, in this case also it would be preferred that the proposed electric sub-station is taken up as part of proposed extension rather than meeting the load of rural areas.

4. As per the provisions of MPD-2001, utilities are permissible in all use zone including rural zone. The matter was considered in the Technical Committee held on 21.11.95 and the following decision was taken:-

i) the proposed sub-station would also take into account the future load for the proposed urban extension in north of Dwarka sub city project and south of Rohtak Road.

Contd.....

ii) No lower order sub-station i.e. 66KV/33KV/11KV would be developed by DESU in the proposed urban extension and rural area in the vicinity without obtaining permission from DDA.

iii) Considering the quantum of land being very large for this sub-station, the Technical Committee recommended to process the change of land use of the area measuring 37.5 ha. from 'rural' to 'utilities (sub-station)' under section 11-A of the D.D.Act,1957.

5. The proposal as in para '4' above is placed for consideration of the Authority.

R E S O L U T I O N

Resolved that proposals contained in para 4 of the agenda item be approved.

***

ITEM NO. 19/96
A-19.02.96

Sub: Change of land use of an area measuring 47 ha. (116 acres) from 'rural use' to 'public and Semi-public facilities' (Sport Training Centre)' near Ghevera Mour on Rohtak Road in West Delhi.
No. F. 20(6)/95-MP.

P R E C I S

Reference is invited to the Authority resolution No.18/95 dated 23.02.1995 (Appendix 'KK' Page No. 149 to 150) vide which change of land use of an area measuring 47 ha. (116 acres) from 'rural use' to 'public and semi-public' facilities (Sports Training Centre)' subject to that

i) 30 mt. wide green buffer to be proposed along NH-10 after maintaining the approved right of way;

ii) the height of development be restricted to maximum 15 m. (4 storey). The overall scheme of the area with self-contained facilities should be got approved from DDA and DUAC, besides concerned local body/deptt.; and

iii) the case be further processed for change of land use for total scheme.

2. The Govt. of India, Ministry of Urban Affairs and Employment, was requested to convey the approval of the Central Govt. under section 11-A of the Delhi Development Act,1957 to issue a public notice for inviting objection/ suggestions from public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of the Central Govt. vide letter No. K-13011/9/95-DDIB dated 26.07.1995 (Appendix 'LL' page No. 151) Accoordingly, a public notice was issued on 14.10.1995 (Appendix 'MM' page No. 152)

3. No objection/suggestions has been received in response to the public notice. Accordingly, the Govt. of India, Ministry of Urban Affairs and Employment will now be reuested to issue a final notification under Section 11 of Delhi Development Act, 1957.

Contd...../-

4. The proposal is placed before the Authority for approval of proposal in para '3' above.

RESOLUTION

Resolved that proposals contained in para 3 of the agenda item be approved.

***

APPENDIX 'KK' TO ITEM NO. 19/96

ITEM NO. 18/95
A-23.02.95

Sub: Proposal for construction of a sports school near Ghewra Maur on Rohtak Road in West Delhi by Directorate of Education, GNCTD.

No. F. Dir.(NCR&UE)/94/P.118.

P R E C I S

1. A proposal has been received from the Directorate of Education, GNCTD for construction of a Sports School near Ghewra maur on Rohtak Road in West Delhi. The proposal is on two pockets of land measuring about 61 Acres & 80 Acres, on Rohtak Road near Ghewra Maur, in West Delhi. Subsequently, a Communication has been received from Directorate of Education, GNCTD where the proposal has been modified suggesting the development of Sports School in 116 acre instead of 61 acres on the South of NH-10.

2. The land under consideration (as shown in the plan laid on table) was examined in the Planning Deptt. of DDA, with regard to the provisions of MPD-2001 as well as the Urban extension Plan 2001. The pocket of 80 Acs. is part of the Urban Extension; the other pocket (61 Acs./116 acre) South of Rohtak Road is outside the Urban Extension. The land use of these two pockets is Rural Zone.

3. The proposal for the establishment of the Sports School was discussed in the Technical Committee of the DDA in its meeting held on 27.01.1995. The Technical Committee recommended as follows:

FOR SPECIMEN ONLY

i) The Technical Committee recommended the proposed location of the Sports School subject to change of land use of the area which may be acquired.

ii) After keeping the R/W of NH-10, 30 mts. wide green buffer would be provided alongwith NH-10.

iii) The height of Development be restricted to max. 15m. (4 storey). The overall scheme of the area with self-contained facilities should be got approved from DDA and DUAC, besides concerned local body/deptts.

iv) The case be further processed for change of land use.

4. In view of the recommendations of the Technical Committee contained in para 3, the case is put up for consideration of the Authority to approve processing the change of land use of 61 Acs. of land which would be sufficient for the Sports School, from 'Rural' to 'Public & Semi public Facilities (Sports

Contd/-....

Training Centre)' under the provisions of Delhi Development Act - 1957, with other conditions, as specified in para 3 above.

R E S O L U T I O N

Resolved that proposal for establishing a Sports School in 116 acres of land as proposed by the Govt. of N.C.T.D. be approved subject to the recommendations contained in para -3 of the agenda item. Amendments to the Master Plan, which may thus be necessitated be carried out simultaneously.

Further resolved that follow-up action be initiated without waiting for formal confirmation of minutes.

*****

FOR PUBLIC USE ONLY

APPENDIX 'LL' TO ITEM NO. 19/96

No.K-13011/9/95-DDIB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

....

New Delhi, dated the 26th July, 1995

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

Sub: Change of land use of an area measuring about 116 acres from 'Rural use' to 'Public and semi-public facilities' (Sports Training Centre) near Ghevera Maur on Rohtak Road, New Delhi.

.....

Sir,

I am directed to refer to your letter No.F.20(6)/95-MP/272 dated 7.4.95 on the above subject and to convey the approval of Central Government under Section 11-A of Delhi Development Act, 1957 for issuing a public notice for inviting objections/suggestions from the public for the proposed change of land use.

Yours faithfully,

(R.Viswanathan)
Under Secretary(DD)

APPENDIX 'MM' TO ITEM NO. 19/96

DELHI DEVELOPMENT AUTHORITY

No. F.20(6)95/MP

Dated: 6.10.95

PUBLIC NOTICE

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

MODIFICATION

"The land use of an area, measuring 47 Ha.(116 acres) bounded by N.H.10 (Rohtak Road)in the North, Madanpur drain and existing village road in the east , agricultural land falling in the revenue eastate of villages Hiran Kudna and Tikri Kalan in the South and existing Nilwad Road and the revenue estate of Village, Tikri Kalan in the west, is proposed to be changed from 'rural use zone'to 'public and semi-public facilities'(Sports Training Centre)"

2. The plan indicating the proposed modification will be available for inspection at the office of the Joint Director,Master Plan section,6th floor, Vikas Minar, I.P.Estate, New Delhi, on all working days within the period referred above.

(V.M.BANSAL)
COMMISSIONER-CUM-SECRETARY

NEW DELHI
DATED: 14.10.95

ITEM NO. 20/96

A-19.02.96

Sub : Change of land use of an area measuring 8.74 ha from 'Recreational' (Regional Park) to 'Residential' at village Pulpahladpur, New Delhi.

F.20(6)86/MP/Pt.I

P R E C I S

The Authority vide Resolution no.58 dated 27.7.89 (Appx 'NN' P-155-156) approved the processing of change of land use of an area measuring 13.97 ha. from 'recreational' (Regional Park) to 'Residential' at village Pulpahladpur, New Delhi.

2. The same was referred to the Ministry of Urban Development for approval of Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/suggestions from the public which was conveyed vide MOUD letter no.K-13011/4/93-DDIB dated 11.4.94 (Appx 'OO' P-157...) Accordingly, a public notice inviting objections/suggestions from the public was issued on 27.8.94 (Appendix 'PP' P-158)

3. In response to public notice, no objection/suggestion has been received. However, in view of the fact that the area under reference forms part of the Southern Ridge and notified as 'Reserved Forest' the matter has been reviewed. The entire area of 13.97 ha. is divided into two pockets as given below:-

POCKET	TOTAL LAND AREA	Nos OF DUS	AREA NOT UTILISED	AREA UTILISED FOR RES.USE
A	4.07	316 (MIG)	1.73	2.34 ha.
B	9.90	608 (Janta) 128 (LIG)	5.23	4.67 ha.
Total	13.97 ha.	1052	6.96 ha.	7.01 ha.

The unutilised area measuring 1.73 ha. in pocket 'A' is required for construction of additional flats for proper circulation, services etc. while the unutilised area of pocket 'B' measuring 5.23 ha. may remain under recreational use. As such, out of total area measuring 13.97 ha. change of land use of area measuring 8.74 ha. (7.01 + 1.73 ha) may be processed from 'Recreational' (Regional Park) to 'Residential' Use.

Contd...../-

4. The proposal was considered by the Technical Committee in its meeting held on 21.11.95 vide item no.98/95. The Technical Committee recommended that out of total area 13.97 ha., area measuring 8.74 ha. be processed for change of land use from 'Recreational' (Regional Park) to 'Residential Use'.

5. The proposal is placed before the Authority for its consideration and approval of para '4' above and to recommend to Govt. of India for final notification.

RESOLUTION

Resolved that action on proposals contained in para 4 of the agenda item be taken after obtaining exemption for the area from the provisions of the Forest Act from the Forest Settlement Officer.

***

APPENDIX 'NN' TO ITEM NO. 20/96

No. 58 dated 27.7.89 Sub: Proposal for change of land use from 'recreational'(regional park) to 'residential' in Pul Pehladpur. (F.20(6)86/M.P/Pt-I

P R E C I S

Initially in 1985, 2 pockets namely A and B were identified for the use of construction of group housing schemes for Janta and LIG flats. These two pockets are located in the South of Mehrauli Badarpur Road in the land earmarked for 'recreational' (regional park) in the Master Plan 1962 as well as in the draft PDP-2001 (Modified). The draft scheme was formulated by the Chief Architect, DDA on the basis of the proposal modified by the engineering department to utilise these pockets for the construction of houses. In all 608 Janta flats and 128 LIG flats were proposed to be constructed. The area of pocked A is 4.5 Hac. out of which 0.43 Hac. is reserved for widening of Mehrauli Badarpur Road. This pocket lies on the South of Mehrauli Badarpur Road and West of road leading to Surajkund. The other pocket is located in between village Badarpur and Union Territory of Delhi on the East of the Road leading to Surajkund. This pocket measures about 9.9 Hac. In 1986 there was a Parliament Question No.4517 dated 31.8.86 for the utilisation of green area for the construction of houses. As per the available information, it was informed that three schemes for the construction of houses were formulated namely (a) at Pulpahlad 608 Janta and 128 LIG flats, (b) 228 SFS flats in Cat.II and III at Saibjuljaib and 252 SFS flats near Airforce Station Tughlakabad. Further it was informed that scheme at Pulpahladpur and Airforce Station were dropped. Regarding the construction of SFS houses at Saibjuljaib, the DDA vide its Resolution No.771 dated 21.8.86 had already taken the decision for the processing of change of land use.

...

APPENDIX 'NN' TO ITEM NO. 20/96

No. 58 dt. 27.7.89 Sub: Proposal for change of land use from 'recreational'(regional park) to 'residential' in Pul Pahladpur. (F.20(6)86/M.P/Pt-I

P R E C I S

Initially in 1985, 2 pockets namely A and B were identified for the use of construction of group housing schemes for Janta and LIG flats. These two pockets are located in the South of Mehrauli Badarpur Road in the land earmarked for 'recreational' (regional park) in the Master Plan 1962 as well as in the draft PDP-2001 (Modified). The draft scheme was formulated by the Chief Architect, DDA on the basis of the proposal modified by the engineering department to utilise these pockets for the construction of houses. In all 608 Janta flats and 128 LIG flats were proposed to be constructed. The area of pocked A is 4.5 Hac. out of which 0.43 Hac. is reserved for widening of Mehrauli Badarpur Road. This pocket lies on the South of Mehrauli Badarpur Road and West of road leading to Surajkund. The other pocket is located in between village Badarpur and Union Territory of Delhi on the East of the Road leading to Surajkund. This pocket measures about 9.9 Hac. In 1986 there was a Parliament Question No.4517 dated 31.8.86 for the utilisation of green area for the construction of houses. As per the available information, it was informed that three schemes for the construction of houses were formulated namely (a) at Pulpahlad 608 Janta and 128 LIG flats, (b) 228 SFS flats in Cat.II and III at Saibjuljali and 252 SFS flats near Airforce Station Tughlakabad. Further it was informed that scheme at Pulpahladpur and Airforce Station were dropped. Regarding the construction of SFS houses at Saibjuljali, the DDA vide its Resolution No.771 dated 21.3.86 had already taken the decision for the processing of change of land use.

...

2. In January, 1988, this area was again inspected by the Vice-Chairman, DDA alongwith the officers of the DDA and it was observed that this is an acquired land and it was observed that this site should be used for the construction of 800 hou of LIG/MIG after processing the change of land use from green to 'residential'. It was observed that this site is prone up for unauthorised encroachment.

The matter came up before the Tech. Committee in variou meetings and was not agreed upon for the change of land use, however, in the last meeting of the Tech. Committee held on 31.1.88, it was decided that the matter be put up to VC, DDA.

3. VC, DDA discussed the proposal with the Hon'ble Lt. Gove Delhi/Chairman, DDA and explained that this piece of land is likely to be encroached in case we do not go ahead with the construction of houses. Further, that this is not the first time we will be doing it. For Office Use Only has been done in the past man times and change of land use has been done post-facto. L.G. agreed that and at the same time desired that the matter shou be discussed with the Secretary, Ministry of Urban Developmen also. V.C., also discussed the proposal with Secretary, Ministry of Urban Development who agreed that in view of the situation on the ground we may proceed ahead, further action be taken for the change of land use. The matter is placed before the Authority for its consideration.

4. The matter is placed before the Authority for the approval of change of land use from 'recreational' (Regional park) the two pockets mentioned as 'A' and 'B' for the area measuring 13.97 HAC.

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R E S O L U T I O N

Approved.

APPENDIX 'OO' TO ITEM NO. 20/96

No.K-13011/4/93-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 11th April, 1994

Office Memorandum

Sub: Change of land use of an area measuring 13.97 ha. from 'recreational' to 'residential' at Village Pahladpur, New Delhi.

....

The undersigned is directed to refer to your office letter No.F.20(6)/86-MP Pt.I/111 dated 27.2.92 on the above mentioned subject and to convey the approval of the Government under Section 11-A of Delhi Development Act, 1957 for issuing public notice inviting objections/suggestions from the public for the proposed change of land use.

This issues with the approval of the Minister of Urban Development. Further action taken in the matter may be intimated to us in due course of time.

(S.C.Sagar)
Under Secretary to Govt. of India

To

Sh.P.V.Mahashabdey
Joint Director(MP)
D.D.A.
Vikas Minar
I.P.Estate
New Delhi

13/4/94

UTI

APPENDIX 'PP' TO ITEM NO. 20/96

No.F.20(6)/86-MP

Dated: 27.8.94

DRAFT PUBLIC NOTICE

The following modifications, which the Central Government proposes to make in the Master Plan/Zonal Development Plan for Delhi, are hereby published for public information Any person having any objections/suggestions with respect to the proposed modifications may send the objections/ suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi within a period of 30 days from the date of issue of this notice. The person making objection/ suggestions should also give his name and complete postal address.

MODIFICATIONS:

"The land use of an area measuring 13.97 ha. (34.50 acres) at village Pul Pahlad Pur in two pockets i.e. (i) Pocket A measuring 4.07 ha. (10.05 acres) and bounded by Mehrauli Badarpur Road on the North-West, 'Rural Use' zone of the South-West and South East and 30m wide road on the North-East and (ii) Pocket B measuring 9.90 ha. (24.25 acres) bounded by Built up area on the North-West, 30m wide road on South-West, Delhi Union Territory boundary on South East, and 'Rural Use' zone on the North-East, is proposed to be changed from 'Recreational' (Regional Park) to 'Residential'."

The Plan indicating the proposed modification will be available for inspection at the office of the Joint Director, Master Plan Section, Vikas Minar, 6th floor, I.P.Estate, New Delhi on all working days within the period referred above.

(V.M.BANSAL)
Commissioner-Cum-Secretary
Delhi Development Authority

ITEM NO. 21/96

A-19.02.1996

Sub :Change of land use of an area measuring 27.25 ha. (67.30 acres) from 'rural use' to (i)residential 4.69 ha. (ii) transportation (airport) 18.16 ha. (iii) transportation (45 mt. wide road) 3.40 ha. (iv) recreational (for heritage scheme around Sultan Garhi monument) 1.0 ha. in South of Mehrauli Mahipalpur Road, New Delhi.

F.3(61)90-MP

P R E C I S

Reference is invited to the Authority resolution no.5/94 dt.22.2.94 (Appx.'QQ' P-161-163) vide which the change of land use of an area measuring 27.25 ha. from 'rural use' to 'transportation' was approved.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/s suggestions from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/8/94-DDIB dt. 23.9.94 (appx.'RR' P-164.) Accordingly, a public notice was issued on 10.12.94 (appx.'SS' Page-165)

3. In response to the public notice only one objection/ suggestion was received from Director(ZP) which has been examined and the comments of Planning Deptt. are given (Appendix.'TT' Page -166).

4. The proposal was discussed in the Technical Committee meeting held on 19.12.95 wherein it was decided that

> "Change of land use of an area measuring 27.25 ha. (67.30 acres) from 'rural use' to 'transportation' (Airport) with the proposed break-up i.e. (i) residential 4.69 ha. (ii) transportation (airport) 18.16 ha. (iii) transportation (45m wide road) 3.40ha. (iv) recreational (for heritage scheme around Sultan Garhi monument) 1.0 ha. in South of Mehrauli Mahipalpur road was recommended for further processing for issue of final notification".

Contd...../-

5. The proposal in para '4' above is placed before the Authority for approval and recommendation to the Govt. of India, Ministry of Urban Affairs & Employment for issue of final notification under Delhi Development Act,1957.

RESOLUTION

Resolved that proposals contained in para 5 of the agenda item be approved.

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APPENDIX 'QQ' TO ITEM NO.21/96

ITEM NO. 5/94

A-22.02.94

Sub: Change of land use of an area measuring 27.25 ha. from 'rural use zone' to 'transportation' (Airport) in the south of Mehrauli-Mahipalpur Road, New Delhi..

F.3(61)/90-MP

PRECIS

International Airports Authority of India has submitted the proposal for change of land use of an area, measuring about 27.25 ha. from 'rural use zone' to 'transportation' (Airport) Phase II, in the south of Mehrauli-Mahipalpur Road, New Delhi.

2. The Technical Committee in its meeting held on 27.7.1991 observed as under:

> "It was pointed out that International Airports Authority of India had earlier acquired a large chunk of land for operational purposes for which a Master Plan had been formulated and approved. On the other hand, the site under reference at Rangpuri, had been acquired mainly for the relocation of village Nangal Dewat and other human settlements falling within the area of IAAI Complex. Further, the prescribed land use thereof was 'residential'. As such the committee felt that the proposal to use a part of the site for accommodating Airport infrastructure and related activities might neither be viable nor appropriate. Keeping these aspects in view, the Technical Committee desired that the IAAI should make a detailed presentation of the said Master Plan, so as to facilitable an examination of the proposed change of land use in the Rangpuri site in the light of its total requirements and also the comprehensive land use plan proposed for the Airport project".

3. In response to the above decision of the Technical Committee, a meeting was held between DDA and IAAI under the chairmanship of Vice-Chairman, DDA on 9.2.1993. Decision was taken about 24 mt. approach road and additional provision for 45 mt. wide proposed Master

Contd..

Plan road running along the 'Spinal Injury Hospital Boundary and simultaneous linking to the proposed Express Way'. Accordingly, Engineer Member, IAAI submitted the revised/modified comprehensive scheme and land use break up of Phase-II, as under:

	Total area of Phase-II	27.25 Ha.
(i)	Residential	4.69 Ha.
(ii)	Airport Infrastructure (Transportation)	13.98 Ha.
(iii)	Area under 45 Mtr. wide proposed road.	3.40 Ha.
(iv)	Land transferred to Ministry of Agriculture by IAAI.	4.18 Ha.
(v)	Area required for heritage scheme around Sultan Garhi Monuments.	1.00 Ha.

4. The proposal was again considered by the Technical Committee in its meeting held on 18.8.1993 and it was observed that the land which was acquired at this location for IAAI was with a view to rehabilitation/relocate the existing settlements coming within the International Airport Complex and to provide Airport related activities which could not be located within the Airport Complex. Therefore, the Technical Committee recommended for processing change of land use of an area measuring 27.25 Ha. (Phase-II of the schemes) to 'transportation' (Airport) from Rural Use Zone. Further, while formulating the detailed layout plan, Master Plan Road and area under 'heritage scheme' be incorporated. Though the Technical Committee has recommended change of land use for 27.25 ha. but IAAI has a scheme only for 23.07 Ha. and remaining 4.18 ha. has been transferred to Ministry of Agriculture

5. The proposal as in para 4 above is placed before the Authority for its consideration and approval for change of land use.

RESOLUTION

Resolved that the proposals as contained in para 4 of the item be approved subject to the following :-

i) Land measuring 4.18 ha. transferred by the IAAI to the Ministry of Agriculture need not be deleted and should form part of the changed land use.

ii) The area measuring 4.69 ha. marked as "residential" could be utilised towards meeting the requirements of rehabilitation of the evicted villagers also, if need be.

iii) Boundaries of the area be clearly notified while inviting objections.

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APPENDIX 'RR' TO ITEM NO. 21/96

No.K-13011/8/94-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 23rd September, 1994

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

Sub: Change of land use of an area measuring 27.25 ha. from 'rural use zone' to 'Transportation' (Airport) in the South of Mehrauli-Mahipalpur Road, New Delhi.

The undersigned is directed to refer to your letter No.F.3 (61)/90-MP/516 dated 8.7.94 on the above mentioned subject and to convey the approval of the Central Government under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use.

Yours faithfully,

(S.C.Sagar)
Under Secretary to the Govt. of India

dt.: 10-12.94

No. F.3(61)90-MP

APPENDIX 'SS' TO ITEM NO.21/96

PUBLIC NOTICE

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

MODIFICATION

" The land use of an area measuring 27.25 hect.(67.30 acres) bounded by Indian Spinal Injury Hospital and rural area in the North Sultan Garhi Tomb and Rural area in the South and East, and residential & rural area towards the West is proposed to be changed form 'rural use Zone' to 'transportation'(airport)' with the following break up;

i)	Residential	4.69 ha.
ii)	Transportation (airport))	18.16 ha.
iii)	Transportation (45m wide road)	3.40 ha.
iv)	Recreational (for Heritage scheme around Sultan Garhi mounment)	1.0 ha.

2. The plan indicating the proposed modification will be available for inspection at the office of the Jt. Dir., Master plan Section, Vikas Minar, 6th floor, I.P.Estate New Delhi on all working days within the period referred to above.

(V.M.BANSAL)
COMMOSSIONER-CUM-SECRETARY, DDA.

APPENDIX 'TT' TO ITEM NO. 21/96.

OBJECTION/SUGGESTION RECEIVED IN RESPECT OF CHANGE OF LAND USE OF AN AREA MEASURING 27.25 HA.(67.30 ACRES) FROM'RURAL USE ZONE'TO'TRANSPORTATION' (AIRPORT) IN THE SOUTH OF MEHRAULI-MAHIPALPUR ROAD,NEW DELHI.

	OBSERVATIONS	COMMENTS
1.	It is erved that the area of 27.25 ha. is proposed for change of land use from'rural use zone'to'transportation'(Airport) with the break up of 4 components,each of which are different use zones,and should not be clubbed together to form one use zone under the heading of 'tranportation'. It is suggested that the proposed change of land use should be from'rural use zone'(A-3) to i. Residential(RD) ii. Transportation(Airport)(T-1) iii. Transportation(45 mts. road)(T-6) and iv . Recreational.	As per the use zone designated in MPD-2001 Airport (t-1) and Road Circulation(T-6) fall under the category of Transportation. Hence the change of land use of the area measuring 27.25 ha. (67.30 acres) from'rural use zone'(A-3) to i. Residential,ii. Transperation(Airport) (T-1) iii Transportation(T-6) and iv. Recreational, as suggested be agreed.

Item No. 22/96

A-19.02.96

Sub :Change of land use of an area measuring 26 ha. and 4.40 ha from 'agricultural & water body' (Use Zone A-4) to 'manufacturing' (use zone M-2)- Fly ash brick plant only) at Badarpur and Rajghat Power House.

F.3(56)89/Pt.I

P R E C I S

Reference is invited to the letter no.K-13011/3/92-DDIB dt.12.9.94 from Under Secy. MOUA&E (App 'UU' P-169) directing to issue a fresh public notice for change of land use from 'agricultural and water body' (Use zone A-4) to 'manufacturing' (Use Zone M-2) instead of Manufacturing (Use zone M-1) for fly ash brick plant at Rajghat and Badarpur Thermal Power Station.

2. A public notice was issued on 29.7.95 vide notification no.F.3(56)MP/Pt.I for inviting objections/suggestions for the proposed change of land use, details as given below:

i) The land use of an area measuring about 26 ha. (64 acres) bounded by existing cart-tract in the North, Jaitpur drain in the South Bund of Ash Dyke Area (Phase-III) in the East and drain from Jatipur Dyke Area phase-I in the West, is proposed to be changed from 'agricultural and water body' (Use Zone A-4) to 'manufacturing (Use Zone M-2).

The land use of an area measuring about 4.04 ha. (10 acres) forming part of zone 'O' (River Yamuna) and bounded by DESU fly ash ponds in the North, Rajghat Thermal Power Station in the South, River Yamuna in the East and Rajghat (Samadhi Complex) in the west, is proposed tobe changed from 'agricultural and water body' (Use Zone A-4) to 'manufacturing (Use Zone M-2)".

3. In response to the public notice, two objections/suggestions have been received. In addition, there has been a news item in Indian Expresse dt. 8.11.95. The objections/suggestion received and the news item appeared in the Indian Express have been examined and the details given in(Appendix 'Vv' Page -170-)

4. The proposal was discussed in the Technical Committee meeting held on 19.12.95 under item no.108/95 and recommended the change of land use of an area measuring 26 ha. and 4.40 ha. from 'agricultural and water body' to 'manufacturing' (M-2) fly ash brick plant only for further processing for issue of final notification.

5. The proposal contained in para '4' above is placed before the Authority for its approval and recommendation to the Govt. of India, Ministry of Urban Affairs & Employment for issue a final notification under Delhi Development Act,1957.

RESOLUTION

Resolved that proposals contained in para 5 of the agenda item be approved. Before implementation of the Scheme it may be ensured that the proposed Fly Ash Brick Plants are not violative of the industrial policy of the Delhi Govt. and the directions of the Supreme Court regarding setting up of heavy/medium industries in Delhi.

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APPENDIX 'UU' TO ITEM NO. 22/96.

No.K-13011/3/92-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 24th September, 1994

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

Sub: Change of land use of an area measuring 26 ha.(64.22 acres) from 'Agricultural and Water Body' (Use zone A-4) to 'Manufacturing' (Use zone M-1) for fly ash brick plant near Badarpur Thermal Power Station, New Delhi.

.....

Please refer to your office letter No.F.3(56)89-MP/15 dated 5.1.94 on the above mentioned subject reqeusting for issuing a corrigendum to the notification dated 11.11.93 to the effect that the change of land use should have been notified from 'Agricultural and Water Body' (Use zone A-4) to 'Manufacturing' (Use zone M-2) instead of 'Manufacturing' (Use zone M-1).

2. The matter has been examined in the Ministry. Since in the public notice issued on 20.3.93 the change of land use was notified for 'Manufacturing' (Use zone M-1) and objections/suggestions invited accordingly, it has been decided that DDA should follow the procedure laid down under Section 11-A of DD Act afresh for correcting the change of land use to 'Manufacturing' (Use zone M-2) instead of 'Manufacturing' (Use zone M-1).

3. Action may be taken accordingly under intimation to this Ministry.

Yours faithfully,

(S.C.Sagar)
Under Secretary

APPENDIX 'VV' TO ITEM NO. 22/96.

S.No.	Name of the objector		Objection	Comments
1-	Diredtor(T)/DDA		The objection mainly relates to the circulation system proposed for such a use coming up in the Planning Zone 'O'(River Bed Area).	The Planning of Zone 'O' is being undertaken separately which will take care of required circulation system for such activity alongwith other proposed land uses.
2-	Director(ZP)	i)	As per MPD 2001,Fly Ash Brick plant i.e. for storage of ash and for industry to manufacture fly ash bricks is not permissible under manufacturing M-2.	In the MPD-2001, there is no mention of Fly Ash Brick Plant, however clay processing is part of manufacturing use Zone M-2. As such this activity will be covered in manufacturing use Zone M-2.
		ii)	As per MPD-2001 (page 124 of Gazzate) no now extensive industrial units shall be permitted except in existing identified extensive industrial areas.	This activity is a need based actifity, in order to reduced quantum of land required for Fly Ash disposal.
3-	News Item Indian Express dt. 8.11.94.		Annexure (i)	Annexure (ii)

ITEM No. 23/96 Sub : Standard cross-section for 20m, 40m & 80m R/W roads in Urban Extension.

A-19.02.96 File No.F.5(6)95-MP

P R E C I S

1.0 INTRODUCTION

Delhi's road network is planned on a ring and radial concept. It has a hierarchical pattern of road network for orderly movement of the traffic. Standard cross-sections are essential for safe and smooth movement of traffic and orderly growth of urban space. The capacity of roads is also dependent on the design of the cross-sections.

1.1 BACKGROUND

Earlier standard cross sec tions for 80ft., 100ft., 150ft., 200ft., and 300ft. were developed by TCPO vide drawing no.C/M/88 dated 25.4.72. These cross sections are being generally followed for the implementation of the roads by the concerned local bodies. These cross sections need to be re-examined in view of the huge growth of the vehicles, integration of MRTS system and segregation movements of different modes of traffic for increased efficiency and safety.

The Narela Project Wing had prepared standard cross-sections for their project which were studied in the Transportation Unit and discussed it in the Pre Technical Committee meeting held on 4.8.95. As per the Pre Technical Committee meeting and discussion with Director(Narela Project) cross sections for 20m, 40m & 80m roads have been developed as per details given below:-

2.1 20M R/W Roads

These roads shall be predominately access and sub-collector roads in residential/institutional/commercial areas. Slow, light and medium motor vehicles would generally ply on these roads. Such roads attracts onstreet parking. No public transport vehicles are envisages to ply on these roads.

Contd....2/-

2.1.1 CROSS SECTIONAL DETAILS - 20M R/W

Keeping in view the above said requirements, a two lane 7.50M wide C/W is proposed with 4.0M wide parking lane and 2.25M wide footpath on either sides of parking lanes. Trees shall be planted in the footpath and along parking bays to provide shade to pedestrain and vehicles. Electric poles shall be erected on both sides.

2.1.2 LAYING OF UNDERGROUND/OVERHEAD SERVICES - 20M R/W

Only local underground and overhead services are envisaged along such roads. These may be laid below the foorpath/parking lane, S.W.drains may be laid along the edge of the R/W in footpath portion. The water supply and sewerage lines may be laid on either sides and not on the same side. The electric poles be erected at 20-25M centre to centre distance depending upon the length of the road.

2.2 40M R/W ROADS

These shall be predominately sub-arterial and arterial road at the zonal and inter zonal level. Slow, light, medium heavy vehicles would ply on these roads. HTV's and public transport buses shall be plying on these roads. Such road may be abutting continuous development with large number of accesses care shall have to be taken that a separate service road is provided on either sides to restrict the flor of local traffic on main C/W's. The junction/interaction of local byelanes/road with such roads be avoided and these may be connected to the service roads.

2.2.1 CROSS SECTIONAL DETAILS -40M R/W

6 lane divided carriage way (3 lanes of 11M width on either side), 3M wide inner footpath, 4.5M wide service road and 1M width for S.W.Drain & Electric Poles is proposed on either side of the central verge. Width of centre verge is taken as 1M & only low height shrubs are proposed to be planted. No other footpath is proposed as the same is not of much use due to regular accesses from the adjoining properties. The lane adjoining the inner footpath shall be for public transport vehicles, the 2nd (middle) lane shall be for light and medium vehicles and the 3rd lane abutting the C/W for overtaking. The slow vehicles shall use the service road along with the local traffic. On the bus stops, a recessed bay of 2

to 2.5M wide shall be provided for uninterrupted flow of traffic on such location, the R/W of the road be increased, if this is not possible, the width of service road be reduced. High speed Tramway Tracks on single column may be adjusted in the central verge as and when required with 5.50M clearance from road level.

2.2.2 LAYING OF UNDERGROUND/OVERHEAD SERVICES - 40M R/W

Local and trunk services may have to be provided alaong such roads. The local services may be provided below the service road and inner footpath depending upon the diameter and depth of the services. The portion of road between 1M from property line upto inner footpath shall be a service corridor. No local services shall be laid below the main carriageways. Only streetlight poles may be permitted in the central verge. Overhead G.T. Lines upto 66KV with a narrow base of 4M may be permitted on the one side in the inner footpath. These shall be planted in the inner footpath after duly considering the location of underground/overhead services.

2.3 80M R/W ROADS

These roads shall form part of the Macro Arterial Network at the city/regional level. 40M wide green belt buffer along this R/W is also proposed at some places. Regional, zonal and local level traffic shall ply on these roads. The vehicles modes using such roads shall be articulated trailors, heavy, medium, light and slow vehicles. Such roads may also integrate corridor for high speed Trams and MRTS.

2.3.1 CROSS SECTIONAL DETAILS - 80M R/W

On roads which have no green buffer - 12M wide central verge, 10M wide (3 lanes - 2 of 3M each and 1 of 4M) for light, medium/HTV's 7.5M wide C/W (2 lanes) for public transport, 4.5M wide inner footpath, 4.5M wide C/W for slow moving/cycles. 1.5M wide outer footpath, 4.5M wide service road and 1M for S.W.Drain/light poles are proposed on either side of the central verge. All the different C/W's are segregated by verges as shown in the standard cross sections details. Wherever continuous green areas are proposed alaong these roads, the service road may not be constructed and may be used for tree plantation.

On raods which have 40M wide green belt on both sides and developments are existing/proposed thereafter, the service road, footpath and storm water drain may be taken along the edge of the property line. The space reserved for the service road, footpath and storm water drain in the standard cross sec tion may be used for H.T. Line pylons.

The C/V of 12M width can be used for High Speed Tram and MRTS in future.

2.3.2 LAYING OF UNDERGROUND OVERHEAD SERVICES - 80M R/W

The local services may be laid below the services road on either sides after leaving 1.50M from property line. The trunk services may be laid below the green belt. Where the green belt along the road is not proposed, the services may be laid below the service road, slow moving/cycle track and inner footpath. The High Tension Pylons may be erected in the inner footpath on the both sides.

3.0 The case was discussed in the Technical Committee meeting held on 26.9.95 in which the following decision was taken:-

> "It was decided that comments from MCD, NDMC, Road Managing Authority, PWD, Engineer Member, DDA and Chief Architect,DDA be obtained and the matter be brought thereafter before the Technical Committee".

3.1 The details mentioned under para-2 alongwith a copy of the draft cross sections were sent to Chief Planner, TCPO, Engineer Member,DDA, Engineer-in-Chief, MCD, Chief Engineer (PLg.) DESU, Chief Engineer(T&T) Minis try of Transport, Chief Engineer Zone-I PWD, Chief Architect,DDA DCP(Traffic) and Addl.Commr.(AP & DC)DDA. The comments of various agencies are placed as (Appendix 'WW' page 177-196).

4.0 PHASING OF IMPLEMENTATION

In 20M R/W roads, initially a two lane 7.5M wide C/W may be constructed. After the development works are completed, parking lanes may be developed.

In 40M, 80M R/W roads, the initial development should be started from the construction of service road on either sides leaving the area in the middle for future development in order to avoid encroachment. Near the intersections the service roads shall be joined in the centre in a two lane C/W to meet the main road in a 'T' junction. Further development of the road should start from the extreme edges

of the C/W and the future widening be left in the centre to avoid encroachments.

Standard cross sec tion may be used in guidelines for preparation of detailed 'Road Development Plans' for all Master Plan roads. These plans be prepared by the Project Planner/Road owning agencies and got approved by DDA. Road Development Plans shall form the basis of the phased development of the road.

5.0 The case was discussed in the Technical Committee meeting held on 28.11.95 under item no.102/95 in which the following decisions were taken:-

i) The proposed cross sections provide guidelines for main carriageway for roads of different R/W, laying of underground over ground service and the tree plantation. Other details viz. parking lanes, cycle tracks, service road & footpaths be provided as per the developments on the either side of the road.

ii) In the 20M R/W road 7.50M C/W be developed in the initial phase. Further developments be taken up after laying the services and development on either side.

iii) In the 40M and 80M R/W roads, 5.50M wide carriage way be constructed from the edge of the main carriage way initially. Further widening & development of road be taken after the services have been laid.

iv) Suitable management measures be taken up to protect the road R/W.

6.0 After the case was discussed in the Technical Committee meeting, observations of Ministry of Transport were received. On the basis of their observations received from the Ministry, following modifications in the cross sections have been suggested:-

<u>20M R/W Roads</u>

Parking lane width is proposed to be reduced from 4M to 3M. The balance 1M width is added to footpath and storm water drain to make it 3.25M wide.

<u>40M R/W Roads</u>

Central Verge width has been increased from 1.0M width to 1.20M as per IRC norms. 0.20M adjustment is made in the inner footpath, to make it 2.80M wide.

.....6/-

80M R/W Roads.

Width of service road is increased from 4.50M to 5.0M. The width of the cycle tracks/slow moving track is reduced from 4.50M to 4M.

7.0 The cross sections as approved by the Technical Committee and further modified as per para '6' are placed before the Authority for consideration.

R E S O L U T I O N

Resolved that proposals contained in para 7 of the agenda item be approved.

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APPENDIX 'NW' TO ITEM NO. 23/96

Annexure - I
pages 1-18

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER (DESIGN)
CENTRAL DESIGN ORGANISATION

No. CE(D)/GC(90)-13/MP.01/88/DDA/1435 Dated: 9th October, 1995.

Subject:- Standard road cross sections for 20 M, 40 M and 80 M R/W roads in urban extension in Delhi.

Reference:- Director(T) letter No.F.5(6)95MP/673 dated 27.9.95.

This is with reference to Engineer Member's remarks given on the above mentioned letter wherein he had desired to examine the matter with respect to

i) MCD standard sections
ii) IRC standard sections.

for considerations by the Technical Committee. As desired, the matter was also discussed with Shri M.L. Sareen, Engineer-in-Chief, MCD in his Chamber on 6.10.95. However, item wise comments are placed below at Annexure 'A'.

Encl: As stated.

[Y.L. BANKA]
CHIEF ENGINEER [DESIGN]

ENGINEER MEMBER, DDA.

Sh Ashok Kumar
Urgent Director(T)

Chief Engineer (Design) be also called when the above item is to be considered in the Technical Committee

JD(T) 16/10/95

Comments on the proposed standard cross sections for 20M, 40M and 80M Right of Way roads in Urban Extension:

INTRODUCTION:

In addition to the comments given by the Director(T), DDA, it is stated that Delhi Traffic has increased manifold and that wider metalled width should be considered. Segregation of fast moving from medium/slow moving vehicles would ensure efficient flow on highways thereby reducing the possibility of traffic hold ups. A phased programme for the construction of the metal width needs to be worked out in the interest of economic construction of the road network. On both sides of the roads within the city area, encroachments have been observed making widening of roads very difficult subsequently. Aboriculture along both the edges of the road should be planned properly so that the roads look smart/beautiful and that laying of services is not hindered.

BACKGROUND:

Modified MCD norms exist for roads since 27.9.79 in respect of 9.14 M, 12.19 M, 13.71 M, 18.29 M, 24.38 M and above right of way roads separately for residential as well as industrial roads. (Refer Hand book on Public Housing Construction and Management by Er. R.L. Hans, pages 202 - 211). Copy of the said norms is enclosed for ready reference. Whereas MCD charges deficiency at the time of taking over of maintenance of these roads in respect of any deviations from the said norms. Master Plan roads with 30 M Right of Way and above fall under the jurisdiction of State PWD whose construction is to be funded from the plan funds. Only two lane width of the Master Plan roads are constructed by DDA for approaching the new areas. A phased programme should indicate the location of two lanes wide roads to be constructed initially and the remaining portion be maintained as green till completed.

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Director(T), DDA has reported that standard cross section for 24M, 30M, 45M, 60M and 90M were developed by TCPO on 25.4.72. The said widths have been approximated whereas the actual Right of Way shown in the approved cross sections as 24.38M, 30.48M, 45.72M, 60.92M, 91.44M respectively for 80 ft., 100 ft., 150 ft., 200 ft., and 300 ft. right of way. The cross section for 60M and 90 M is required to be modified for future roads providing for 12 M wide MRTS corridor as per the proposed 80 M Right of Way Cross Section. Further comments on each of the cross section are given as under:-

1. 20 M Right of Way Road:

A) Cross Section proposed by Director(T), DDA.

i)	Main carriage way	= 7.0 M.
ii)	Parking lane on either side	= 2 x 3.5 M
iii)	Raised footpath including SW drain on either side.	= 2 x 3.0 M

B) As per MCD norms - (18.29 M - 24.37 M) R/W:

i)	Main carriage way	= 7.32 M (including .23 M brick edging).

C) As per IRC-69-1977 (Fig. 8) (copy enclosed).

i)	Carriage way	= 7.5 M
ii)	Cycle track on either side.	= 2 x 3.25 M
iii)	Footpath (raised side walk) on either side.	= 2 x 3.0 M

.....contd.....3/-

2. 40 M Right of Way Road:

A) Cross Section proposed by Director(T), DDA:

(*) i) Main carriage way on either side (2x3 lanes). = 2 x 11.0 M

ii) Central Verge = 1 M.

iii) Footpath on either side = 2 x 3.0 M

iv) Service roads on either side. = 2 x 4.5 M

v) SW drain and electric poles on either side. = 2 x 1 M

(*) The camber shown in the cross section proposed by Director(T) is sloping from middle of carriage way towards sides which may cause drainage problem along the central verge. Section should be modified to show camber of the carriage way sloping from central verge towards SW drain under footpath for economic considerations.

B) As per MCD norms:

MCD specifications are approved only upto 24.38 M R/W roads.

C) As per IRC-69-1977 (Fig.5)

i) Main carriage way on either side. = 2 x 7.0 M.

ii) Median (Central Verge) = 2 - 5 M.

iii) Parking lane on either side. = 2 x 3.0 M.

iv) Cycle track on either side. = 2 x (2 - 3 M).

v) Side walk on either side. = 2 x 2.5 M.

3. 80 M Right of Way Road:

A) As proposed by Director(T), DDA.

i) Carriage way for MMV/LMV on either side. = 2 x 10 M

ii) Carriage way for public transport on either side (Separated from MMV/LMV carriage way by .5 M) = 2 x 7.5 M.

iii) MRTS corridor = 12 M

iv) Inner footpath on either side. = 2 x 4.5 M

v) Cycle track/SMV on either side. = 2 x 4.5 M.

vi) Outer footpath on either side. = 2 x 1.5 M.

vii) Service road on either side. = 2 x 4.5 M.

viii) SW drain and electric poles on either side. = 2 x 1 M.

However, in cases where green strips are feasible on either side of 80 M R/W road, Director (T) has proposed shifting of footpath/service road/SW drain to the outer limits and increased the width of SMV/cycle track.

Regarding camber shown sloping towards separaters between MMV and LMV land public transport, remarks as given at (*)/page 3 may please be considered.

B) As per MCD norms:

NIL

C) As per IRC-69-1977 ~~(Fig.1)~~

NIL

NOTE: Only sketchy details have been shown in the IRC cross-sections upto 45 M R/W. For providing additional facilities, overall dimensions should be suitably increased.

SECTION-I

ROADS, FOOTPATHS AND STORM WATER DRAINS

I. ROADS

A. Residential

S.No.	Specifications applicable prior to 26.9.79	Specifications applicable after 27.9.79 (Modified)	Remarks
1	2	3	4
1.	15ft wide right of way service lanes: Metal width not less than 8'-0" 4-1/2" soling 4-1/2" metal 2 coats of bitumen painting	1. 4.577 metres(15ft) right of way service lane: i) Metalled width not less than 2.44 metres(8ft.) ii) 0.1143 metres(4-1/2") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii) 0.1143 metre(4-1/2") thick stone aggregate base-course WBM as per IRC Specifications. iv) 2 cm.(3/4") thick premix carpet with seal coat of premixed stone dust.	

1	2	3	4
		v) 0.2286 metre(9") wide brick-on-edge edging on either side. vi) CC(M-150) channel 8cm. thick and 30cm. wide with gola of 8 cm. radius laid over a bed layer of 8cm. thick 1:5:10 c.c. top surface finished with a floating coat of neat cement. vii) The space between brick edging and c.c. channel on both sides shall have brick-on-edge flooring.	
2.	20ft. wide right of way service lanes: Metalled width 10ft.plus 9" brick-on-edge on either side. 4-1/2" soling 4-1/2" metal 3/4" bitumen carpet	2. 6.098 metres(20ft.) right of way service lane: i) Mettaled width 3.48 metres(10ft.) ii) 0.1143 metre(4-1/2") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii) 0.1143 metre(4-1/2") thick stone aggregate base-course of WBM as per IRC Specifications. iv) 2cm.(3/4") thick premix carpet with seal coat of premixed stone dust.	

1	2	3	4
		v)0.2286 metre(9") wide brick on edge edging on either side. vi)CC (M-150) channel 8cm. thick and 30cm. wide with gola of 8 cm. radius laid over a bed layer of 8cm. thick 1:5:10 cement concrete top surface finished with a floating coat of neat cement. vii)The space between brick edging and CC channel on both sides shall have brick-on-edge flooring.	
3.	Roads with right of way 30 feet: Metalled width plus 9" thick edging on either side. 6" soling 6" metal (water bound 3" thick each layer). 3/4" carpet.	3. 9.14 metres(30ft.) right of way roads: i)3.66 metres(12ft.) metalled width with 0.2286 metre(9") wide brick-on-edge edging on either side. ii)0.1016 metre(4") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii)0.2032 metre(8") thick stone aggregate base-course of WBM as per IRC Specifications (to be laid in two layers). iv)2cm.(3/4") thick premix carpet with seal coat of premixed stone dust.	

1	2	3	4
4.	Service roads with right of way 40 feet: 18ft. metalled width plus 9" thick edging on either side. 6" soling 7-1/2" metal (water bound 4-1/2" & 3" thick separately) 1" carpet.	4. 12.19 mtrs.(40ft.) and less than 13.71 mtrs.(45ft.)right of way roads: i)7.32 mtrs.(24ft.) metalled width with 0.2286 mtr.(9") wide brick-on-edge edging on either side. ii)0.1524 mtr.(6") stone aggregate sub-base course of WBM as per IRC Specifications. iii)0.2032 mtr.(7-1/2") stone aggregate base-course of WBM as per IRC Specficiations(to be laid in two layers) iv)2.5cm.(1") thick premix carpet with seal coat of premixed stone dust.	The change in metalled width is to adopt two lane width since 18 ft. width is not standard width.
5.	Service roads with right of way 60 ft. 22ft. metalled width plus 9" brick-on-edge on both sides. 6" soling. 7-1/2" metal. 1-1/2" thick asphaltic concrete.	5. 13.71 mtrs.(45 ft.) and less than 18.29 mtrs.(60 ft.) right of way road. i)7.32 mtrs.(24 ft.)metalled with 0.2284 mtr.(9") wide brick-on-edge on either side. ii)0.1524 mtr.(6") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii)0.2032 mtr.(7-1/2") thick stone	The change in metalled width from 22 ft. to 24 ft. is to adopt standard two lane width.

1	2	3	4
		aggregate base-course of WBM as per IRC Specifications (to be laid in two layers). iv) 5cm.(2") thick Bituminous Macadam (B.M.) with seal coat of premixed stone dust.	
6.	Roads with right of way above 60 ft. and upto 79 ft. 22 ft. metalled width plus 9" brick on-edge on either side. 9" soling 7-1/2" metal (WBM 4-1/2" & 3" thick separately). 1-1/2" thick Asphaltic concrete.	6. 18.29 mtrs.(60 ft.) and less than 24.38 mtrs.(80 ft.) right of way road. i) 7.32 mtrs.(24 ft.) metalled with 0.2286 mtrs.(9") wide brick-on-edge edging. ii) 0.1524 mtr.(6 mtr.) thick stone aggregate sub-base of WBM as per IRC Specifications. iii) 0.2667 mtr.(10-1/2") thick stone aggregate base-course of WBM as per IRC Specifications (to be laid in three layers). iv) 5 cm.(2") thick Bituminous Macadam(BM) with seal coat of premixed stone dust.	The change in metalled width from 22 ft. to 24 ft. is to adopt standard two lane width.

1	2	3	4
7.	Roads with right of way 80 ft. and above. 9" soling. Metalled width 24 feet. soling 9" 7-1/2" metal. 1" carpet.	7. 24.38 mtrs.(80 ft.) and above right of way road. i) 14.64 mtrs.(48 ft.) metalled width. ii) 0.1524 mtr.(6") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii) 0.2667 mtr.(10-1/2") thick stone aggregate base-course of WBM as per IRC Specifications (to be laid in three layers). iv) 5 cms.(2") thick Bituminous Macadam (BM) with seal coat of premixed stone dust. v) 3.048 mtrs.(10 ft.) wide raised foot path on both sides of the carriageway as per Specifications given hereinafter.	The change in metal width is to adopt standard X-section for 80 ft. wide road. Such roads normally carry heavy amount of traffic which needs a metalled width of 48 ft. for easy flow of traffic.

1	2	3	4
		aggregate base-course of WBM as per IRC Specifications (to be laid in two layers). iv)5cm.(2") thick Bituminous Macadam (B.M.) with seal coat of premixed stone dust.	
6.	Roads with right of way above 60 ft. and upto 79 ft. 22 ft. metalled width plus 9" brick on-edge on either side. 9" soling. 7-1/2" metal (WBM 4-1/2" & 3" thick separately). 1-1/2" thick Asphaltic concrete.	6. 18.29 mtrs.(60 ft.) and less than 24.38 mtrs.(80 ft.) right of way road. i)7.32 mtrs.(24 ft.) metalled with 0.2286 mtrs.(9") wide brick-on-edge edging. ii)0.1524 mtr.(6 mtr.) thick stone aggregate sub-base of WBM as per IRC Specifications. iii)0.2667 mtr.(10-1/2") thick stone aggregate base-course of WBM as per IRC Specifications (to be laid in three layers). iv)5 cm.(2") thick Bituminous Macadam(BM) with seal coat of premixed stone dust.	The change in metalled width from 22 ft. to 24 ft. is to adopt standard two lane width.

1	2	3	4
7.	Roads with right of way 80 ft. and above. 9" soling. Metalled width 24 feet. soling 9" 7-1/2" metal. 1" carpet.	7. 24.38 mtrs.(80 ft.) and above right of way road. i)14.64 mtrs.(48 ft.) metalled width. ii)0.1524 mtr.(6") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii)0.2667 mtr.(10-1/2") thick stone aggregate base-course of WBM as per IRC Specifications (to be laid in three layers). iv)5 cms.(2") thick Bituminous Macadam (BM) with seal coat of premixed stone dust. v)3.048 mtrs.(10 ft.) wide raised foot path on both sides of the carriageway as per Specifications given hereinafter.	The change in metal width is to adopt standard X-section for 80 ft. wide road. Such roads normally carry heavy amount of traffic which needs a metalled width of 48 ft. for easy flow of traffic.

NOTES

(a) Roads with right of way 80 ft. and above passing through residential colonies should have raised foot paths on either sides.

(b) Where it is necessary for practical requirements to do the road work in two stages then it is advisable to do a coat of bitumen painting after leaving the first layer of water bound macadam.

(c) Brick-edging – 9" wide shall be provided beyond the metalled width of roads in item (2) to (5) above.

(d) Brick pitched drains with adequate discharging capacity shall be provided on both sides of the road.

(e) Where raised footpaths are not provided, berms shall be properly dressed to slope towards the side drains.

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1	2	3	4
8.	Service lanes/Walkways having right of way less than 15 ft. Nil	8. Service lanes/Walkways having right of way less than 4.57 mtrs.(15 ft.). 0.1143 mtrs.(4-1/2") thick cement concrete (M-150) over 0.1143 (4-1/2") dry brick ballast in complete width with c.c.(M-150) channel 8 cms. thick and 30 cm. wide with gola of 8 cm. radius laid over a bed layer of 8 cms. thick 1:5:10 cement concrete top surface finished with floating coat of neat cement.	
B.	Industrial		
	Roads with right of way 40 ft. to 66 ft. 32 ft. metalled with plus 9" brick edging on both sides. 9" soling 7-1/2" metal (WBM 4-1/2" loose thickness first layer and 3" thick second layer).	1. Roads with right of way 12.19 mtrs. (40 ft.) to 18.29 mtrs.(60 ft.) i)Metalled width 7.32 mtrs.(24 ft.) plus 0.2286 mtrs.(9") brick-on-edge edging on both sides. ii)0.1524 mtrs.(6") thick stone aggregate base course of WBM as per IRC Specifications. iii)0.2667 mtrs.(10-1/2") thick stone	

3	4	
1-1/2" bituminous carpet.	aggregate base course of WBM as per per IRC Specifications (to be laid in three layers). iv)5 cms.(2") thick bituminous macadam (BM) with seal coat of premixed stone dust.	
60 ft. and upto 100 ft. right of way roads: 33 ft. metalled width plus 9" brick-on-edge on either side. 9" soling. 7-1/2" metal (WBM 4-1/2" and 3" thick separately). 1-1/2" thick asphaltic concrete.	2. 18.29 mtrs. (60 ft.) and upto 24.08 mtrs.(79 ft.) right of way roads: i)14.64 mtrs.(48 ft.) metalled width plus 0.2286 mtr.(9") wide brick-on-edge edging on either side. ii)0.1524 mtr.(6") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii)0.2667 mtr.(10-1/2") thick stone aggregate base-course of WBM as per IRC Specifications. iv)5 cm.(2 inches) thick Bituminios macadam (BM) with seal coat of premixed stone dust.	The change in metalled width is to adopt standard 4 lane width of 48 ft. and also to cater to the need of heavy traffic plying on such roads.

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NOTES

(a) Brick edging 9" wide shall be provided beyond the metalled width of roads in item No.1 & 2 above.

(b) Brick pitched drains with adequate discharging capacity shall be provided on both sides of the road.

(c) Where raised foot-paths are not provided berms shall be properly dressed to slope towards the drains.

3. 80 ft. and above right of way roads:	3. 24.38 mtrs.(80 ft.) and above right of way roads: i)14.64 mtrs.(48 ft.) metalled width plus 0.2286 mtrs.(9") wide brick on-edge edging on either sides. ii)0.1524 mtr.(6") thick stone aggregate sub-base course of WBM as per IRC Specifications. iii)0.2667 mtr.(10-1/2") thick stone aggregate base-course of WBM as per IRC Specifications (to be laid in three layers). iv)5 cms.(2") thick Bituminous macadam (BM) with eal coat of premixed stone dust. v)3.048 mtrs.(10 ft.) wide raised foot-paths on both sides of the carriage way as per Specifications given hereinafter.	

I.R.C-14 © I.R.C-64-1977

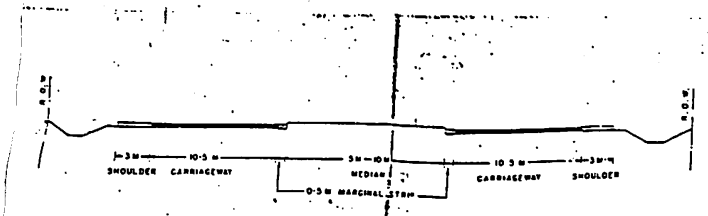


FIG. 1 EXPRESSWAY
(6-LANE DIVIDED)

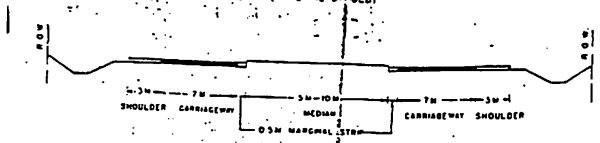


FIG. 2 EXPRESSWAY
(4-LANE DIVIDED)

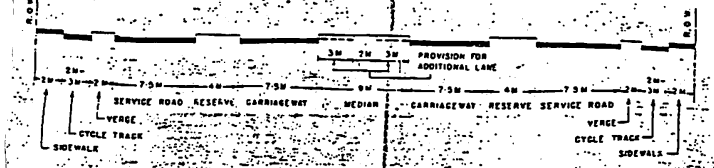


FIG. 3 ARTERIAL STREET
(4-LANE DIVIDED)

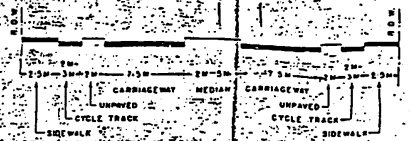


FIG. 4 SUB-ARTERIAL STREET
(4-LANE DIVIDED)

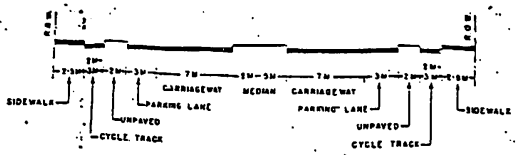


FIG. 5 SUB-ARTERIAL STREET WITH EXTRA PARKING LANE
(4-LANE DIVIDED)

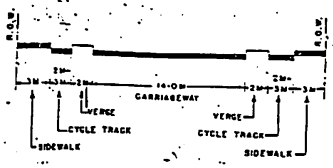


FIG. 6 COLLECTOR STREET
(4-LANE UNDIVIDED)

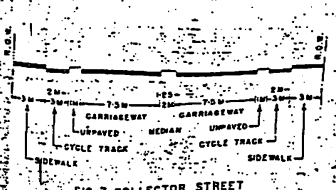


FIG. 7 COLLECTOR STREET
(4-LANE DIVIDED)

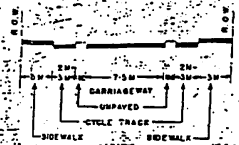


FIG. 8 COLLECTOR STREET
(2-LANE)

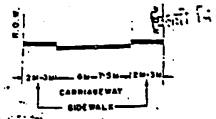


FIG. 9 LOCAL STREET WITH SIDEWALK
ADJACENT TO CARRIAGEWAY

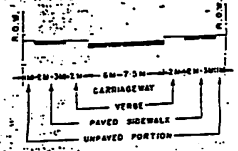


FIG. 10 LOCAL STREET WITH SIDEWALK
AWAY FROM CARRIAGEWAY

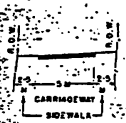


FIG. 11 LOCAL STREET (CUL-DE-SAC)

NOTES

1. THESE ARE ONLY TYPICAL CROSS-SECTIONS. RIGHT OF WAY LIMITS AND INDIVI... ELEMENTS OF CROSS-SECTION MAY VARY ACCORDING TO NEEDS AND RECOM... DATIONS IN PARA 6 OF THE STANDARD.
2. POSITION OF ROADSIDE TREES AND LIGHTING POLES ETC. IS NOT SHOWN. TH... CAN BE SUITABLY FITTED ACCORDING TO SITUATIONS.

TYPICAL CROSS SECTIONS OF URBAN ROADS

DELHI DEVELOPMENT AUTHORITY
ZONAL PLAN BRANCH

No. F.5(6)95/MP/

Oct.4th, 1995.

Sub: Standard road cross sections for 20M, 40M and 80M R/W roads in urban extension in Delhi.

With reference to Dir.(TT) no.F.5(6)95/MP/673 dt. 29.9.95, the following are the observations in respect of Standard road cross sections for 20M, 40M and 80M wide roads.

i) The possibility of level difference for cycle tracks/pedestrian paths may be examined. Raising the level by 1.2 m. would ensure their safety and also curtail the noise.

ii) The possibility of providing dedicated tracks for two wheelers and busways may be examined.

iii) Provisions of SW drain and electric poles adjacent to gravity line, needs to be considered, keeping in view the problems of drainage, subsequent covering of drains, possibility of encroachments and also danger of flooding of the front set backs within the premises.

iv) Space for street furniture, bus steps and signage may be provided and their planning and designs should be integral with the Alignment plan.

v) Whereas the drawing indicates standard cross sections for 160 m wide road, neither the agenda item nor the subject title of drawings indicates so.

(A. K. JAIN)
DIRECTOR(ZP)
4.10.95

ADDL.COMMR.(DCB)

Dir(TT)

JD(T)

DELHI DEVELOPMENT AUTHORITY
NARELA PROJECT

No:Dir/NP/93/196/Pt.I/39/ Dated:26-10-95

SUB: STANDARD ROAD CROSS SECTIONS FOR 20MTR., 40 MTR.,& 80 MTR. R/W IN URBAN EXTENSION IN DELHI

REF:F.5(6)95-MP/673 dtd. 27-9-95

With reference to above, the following comments are made:

1. In the proposed cross-section of 80 mtr. road right of way with 40 mtr. green belt, on either side and on the extreme outer edges of the green belt, service road and footpath is shown. The service road and footpath should be provided getting/ leaving 40 mtr. green belt. Alternatively this should be avoided as the circulation pattern of the adjacent adjoining scheme will guide the provision of service road and footpath.

2. The position of the services shown on the plan in the report needs to be examined by the Engineering Wing. It is, therefore, felt that necessary comments may be obtained from the concerned Engineering Department.

3. In the MPD-2001, other road right of ways are also stipulated for urban extension area, viz., 12 mtr., 28 mtr., 60 mtr., & 100 mtr.
The cross sections of these roads may also be prepared. Cross-section of 80 mtr. wide exclusive cycle track may also be prepared.

(A.K. GUPTA)
DIRECTOR(NARELA)PROJECT

DIRECTOR(T)

JD(T)

AD(T)

Town and Country Planning Organisation
Government of India
Ministry of Urban Affairs and Employment

F.No. F.40-3/93-TCPO/TT(Misc)

'E' Block,
Vikas Bhawan,
I.P.Estate,
New Delhi-110 002

Date. 31st Oct., 1995

To,

Shri Santosh Auluck,
Commissioner Planning,
Delhi Development Authority,
Vikas Minar, I.P.Estate,
New Delhi - 110 002

Sub: Cross Sections of 20.0m, 40.0m and 80.0mts R.O.W roads in Delhi Urban Extension Areas.

Sir,

With reference to letter no. F.5(6)95 MP/673 dated 27/9/95, kindly find enclosed the views/comments of this organisation on the subject. While expressing the views on the subject, it is kept in mind the necessity of not only to accommodate the growing number of vehicles on the roads but also the overall road width to serve the pedestrians, cyclists and other needs.

Yours Faithfully,

(B.C.Datta)
Town and Country Planner

Ph.011-331 7663
011-331 7615

TOWN AND COUNTRY PLANNING ORGANISATION
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
GOVERNMENT OF INDIA

Sub:Standard road cross sections of R.O.W 20.0m, 40.0m and 80.0mfor implementation in Delhi's Urban Extension areas.

Ref:Vide DDA letter no.F.5(6)95 MP/673 dt.27/09/95.

Reference above, the following are TCPO's observations; It is not clear from the note as to whether this hierarchy of roads has been approved for the urban extension areas. It is our considered opinion that provision made for the width of the road is quite liberal. This not only will add to the high development and maintenance cost of roads but also may in all possibility invite encroachment for not being able to exersize control. Another deficiency which has been noticed is that the cross sections does not provide any bicycle tracks though, of late, specially in urban extensions these are favoured for improving urban environment. It is not clear whether the bicycle tracks are integrated as a part of transportation plan, if so, there may not be any requirement for separate provision of bicycle tracks in the standard cross sections. Also, there will be need for lower order level streets below the sub-collector level roads in the residential areas for providing access.Apart from these general comments, the following comments are given on specific cross sections.

Cross Section of 20.0 m R.O.W.:

1. Instead of main Carriage Way(C/W) being 7.0m, it could be 7.5m as suggested by IRC.

2. DDA has suggested two parking lanes in this 20.0m R.O.W which may further endanger the safety of local traffic movement and add to multiple accidents involving many motor vehicles. Instead, it is suggested that one lane C/W for parking space and two lanes bicycle track of 2.25m each may be provided on both sides of the kerb stone line following IRC recommendations. In case of Commercial and Institutional use as referred in the note, there should be one lane limited for on-street parking lane along the Kerb stone in a 45% angle. Further, there is necessity of making provisions for separate off-street parking space with proper Landscaping for visitors of Commercial and Institutional areas.

3. Suggested cross section for 20m R.O.W is as follows; 2.5m footpath on either side, 7.5m C/W in the middle, one side reservation for on-street parking 3.0m wide, bicycle track of 2.25m on both sides of footpath and the Kerb line.

Cross Section of 40.0 m R.O.W.:

1. 40.0 m R.O.W. road has been designed as divided C/W, two lanes either way should be adequate enough to take care of vehicular traffic movement. However, there may be necessity for reserving 2.5m as a bicycle track. In case, bicycle tracks have been provided as a separate network, the same track including verge(3.5m) may be kept reserved for future C/W expansion to be used as an additional track. If an exclusive bus lane on either side is required, the same can be designed as 4.0m lane by reducing the central verge by 0.5m from the centre line.

2. Instead of keeping the median as 1.0m, which is considered too narrow for urban extension, the same can be increased atleast 2 to 3 metres which can be used for landscaping without obstructing the line of sight especially at intersections, making provision for electric poles for lighting purposes, improving pedestrian safety. This will help to accommodate right turning vehicles at the intersections(at traffic signals) by tapering the median suitably.

The cross section should include widths like service road 4.5m, footpath 3.0m, bicycle track 2.5m, verge(between C/W and cycle track)1.0m, two lanes C/W 7.5m, and median 1.5m on either side of the centre of the road.

3. There is need to increase the width of footpaths in cross sections in case of constructing pylon for HT line on the footpath. Separate cross sections may also be drawn at points of bus stops, with bus bays space reservations while showing R.O.W. However, in the interest of urban environment and pedesrtian safety, it would be desirable to lay H.T.Cable underground.

Cross Section of 80.0 m R.O.W.:

1. It is felt that a lower order road between 40.0m and 80.0m as proposed in DDA note, should be an intermediate road in an hierarchy to act as arterial or distributor in urban areas. At present such a road adequately takes care of movement of mixed traffic even in the existing urban areas.

2. The suggestion of reserving a corridor for MRTS is a welcome addition in the cross-section for the future. However, it is to be ensured that additional R.O.W is provided at station sites. TCPO do not agree on the necessity of two lanes reserved for public transport in a divided C/W as this will create an unsafe situation for passenger movement because of the propensity of the drivers to speed up. This is more so in the event of deregulation in Public Transport. It would be better to reserve one lane for Public Transport which will act as a 3rd lane(also act as an exclusive bus lane for increasing the carrying capacity for bus passenger transit) without a verge. This will allow overtaking and safe manuevering only at the bus stops.

3. Outer footpath can also be made as 4.0m in the cross section with the provisions of green buffer(preferably with tall, dense trees) of atleast two rows of trees with properly landscaped walk ways. This will also act as a noise barrier, be aesthetically pleasing for adjoining residential areas. Storm Water Drain(S.W), instead of being at the edge of R.O.W., should be provided between the side of service road(S.R) and outer footpath.

The suggested cross-section should be S.R. 4.5m, S.W. Drain 1.5m, outer footpath 4.0m, cycle/smv 4.0m, kerb stone 0.5m, inner footpath 4.5m, P.T 4.0m(exclusive bus lane), 3 lanes with width of 11.0m for motor vehicles of all types with peak hour restrictions for HTV, and MRTS 6.0m from the centre line.

तार : "भारतपथ"
Telegram : "ROADIND"
Fax No. 382849

अ०,सं० प्रप० सं०
D.O. No. RW/NH-29013/11/94-DLH/ OR

जल भूतल परिवहन मंत्रालय
MINISTRY OF SURFACE TRANSPORT
(सड़क पक्ष)
(ROADS WING)

A. P. Bahadur,
Superintending Engineer
(Traffic & Transportation)
Telephone No.3739086.

नई दिल्ली-110001, दिनांक 199
New Delhi-110001 the 8th Nov. 1995

Dear Shri Kumar,

The Standard Road Cross Sections for 20M, 40M and 80M. R/W in Delhi forwarded with your letter No.F.5(6)/95-MP/673 dated 27.9.1995 were briefly discussed by Shri Saluja on telephone about a fortnight back. The comments on the same are enclosed for your consideration.

With regards,

Yours sincerely,

(A. P. Bahadur)

जावाबात टिकाई (1)
नं० 783 तारीख 29-11-95

Shri Ashok Kumar,
Director (TT), D.D.A.
Vikas Minar,
New Delhi -110002.

OFFICE OF DIR. (TT)/I&D
Diary No. A-1226
Dated 28/11/95

Comments on the Standard Road Cross Sections for 20M, 40M, 80M and 160M R/W roads in Urban Extension in Delhi.

1. 20 m. R/W Roads.

(i) The Parking lanes on both sides of the carriageway are welcomed. Since these parking lanes would be provided at public expenses, the question of social justice and equity needs to be considered. The 3.5m. width of the parking lane wouldbe able to accommodate the parking of vehicles only at 45 degree angle. It is therefore suggested that in order to save the space, the parking lane width should be restricted to 2.5m. for parallel parkings.

(ii) The tree plantation is shown in the moddle of the side walk(footpath). This is not desirable, as it would force the pedestrians to walk in a zig zag manner. It is therefore suggested that the tree plantation shouldbe confined within 0.5m. width of side walk abutting the parking lane(in the line of electric poles). The width for side walk should be increased from 3m. to 3.5m. (1m. width saved in the parking lane which can be distributed into 0.5m. for tree plantation and remaining 0.5m. to side walks). The 3.5m. side walk shouldbe for both pedestrian as well as cyclists.

(iii) The cross sections show only the width of different lanes. It is prequired that other details such as cross slopes, width of storm water drains etc. would be indicated in detail, separately.

2. 40m. R/W Roads.

(i) 1 m. width of the central verge is quite inadequate keeping also in view the recommendations contained in IRC:86 1983 ("Geometric Design Standards for Urban Roads in Plains). This should be increased to minimum 2m. which would also be able to accommodate the columns for the proposed High Speed Tramway tracks.

(ii) The overhead transmission towers shown on the side walks would force the pedestrian to walk on the carriageway. Also one column of the tower is shown to encroach on the service road. The footpath and service roads shouldbe kept free from these impediments.

(iii) After the removal of the locations the transmission tower on the side walks, the tree plantation should be shown at the extreme edge of the side walks towards service roads.

(iv) The width of the service road may at least be kept as 5m. i.e. intermediate lane in accordance with IRC : 73 - 1980 ("Geometric Design Standards for Rural Highways").

(v) The side walks should be designated to be used for pedestrians and cyclists.

3. 80m. R/W Roads.

(i) The width of the carriageway as 10m. does not conform to any lane configuration. This may be kept as minimum 10.5m. for 3 lane carriageway in accordance with IRC : 86 -1983.

(ii) A separate carriage way for public transport may not be required for all the roads having 80m. R/W. Therefore, showing these in the standard cross sections should reviewed. Moreover the provision of dedicated carriageway for public transport is normally a part of the overall transport planning for the city so that these are for specific origins and destinations. These aspects should duly be considered before providing for the dedicated carriageway for public transport. The median width of 0.5m. between the carriageways for public transport and for the light motor vehicles should be increased to the minimum of 1.2m.

(iii) The overhead transmission towers are shown on the footpath. If these transmission lines/towers are to be provided within right ofway for these roads, the space for them should be separately earmarked, so that footpaths for the pedestrians are free from these impediments.

(iv) The tree plantation on the footpaths should be at one edge instead of in the middle. There appears to be no justification for providing two footpaths one inner and the other outer. There shouldbe only one path for pedestrian where maximum movement occures.

(v) The 4.5m. width of the cycle track needs review. IRC :86 -1983 as well as IRC :11 -1962 (Recommended practices for Design and Layout of Cycle Track) recommends the width of cycle track as 2m. with provision for additional lanes of 1m. width, wherever required.

(vi) The width of service roads may be kept as 5m. instead of 4.5m.

(vii) The location for electric poles/lines are not adequate. One additional row of electric poles is considered necessary on the width shown as inner footpath.

4. 160m.R/W Roads.

(i) This cross section has not been discussed in either the forwarding letter or in the background note.

(ii) The carriageway width should be increased to minimum 10.5m. instead of 10m. Similarly median width should be minimum 1.2m. instead of 0.5m/1m.

(iii) The cycle track should preferably be provided along with service roads to be away from traffic and thereby giving perceived safety.

(iv) There appears to be no justification for providing footpath at 3 locations, it shouldbe provided only at one location preferably adjacent to the carriageway for public transport, which is likely to have maximum pedestrian movement.

(v) The overhead transmission towers are appropriately shown on dedicated width of 5m. Same arrangements should be adopted for the overhead transmission towers on the roads having 40m. and 80m. R/W.

ITEM NO. 24/96

A-19.02.96

Sub : Request from CPWD for relaxation in gross density from 250 PPH to 300 PPH for construction of general pool housing type AV & VI quarters near Vasant Vihar.

F.3(38)95-MP

P R E C I S

Reference is invited to the letter of Senior Architext (CPDO) CPWD dt.29.9.95 requesting DDA for relaxation of density from 250 PPH to 300 PPH for their scheme near Vasant Vihar for construction of general pool housing accommodation. Subsequently, the matter was further discussed in the chamber of Secretary (UD) on 5.10.95 when the request was made to expedite the approval by DDA.

2. Earlier an overall plan for an area measuring 26.82 Ha. prepared by CPWD was approved by DDA for 24.2ha. vide letter no.F.23(6)81-Bldg. dt.26.2.86 with a density of 288 PPH. The present proposal has been received for the construction in the remaining area of 2.6 ha. consisting of 126 type V and 21 type VI quarters. As per MPD-2001, the land us e of the land under reference is gross residential with prescribed density of 250pph.

3. The proposal was discussed in the Technical Committee meeting held on 9.1.96 and the Technical Committee agreed for relaxation in gross density from 250 pph to 300 pph for construction of type V & VI general pool housing by CPWD near Vasant Vihar and recommended to process the amendment in MPD-2001 at one time exception.

4. The proposal contained in para '3' above is placed before the Authority for consideration and its processing further under section 11-A of D.D.Act,1957.

R E S O L U T I O N

Resolved that proposals contained in paras 3 & 4 of the agenda item be approved as a one time exception.

***

ITEM NO. 25/96 dt. 19.02.96

Sub : Proposal of Kabristan/Burial Ground on the West of Marginal Bund Road near Laxmi Nagar, Trans Yamuna Area.

F.20(4)91-MP

P R E C I S

Reference is invited to the decision of the Technical Committee meeting of 2.6.89 item no.10 vide which the change of land use of an area measuring 1.0 ha. in the East of Marginal Bung Road, Ramesh park near Laxmi Nagar was recommended from 'recreational use' to 'Public and semi-public facilities' (graveyard/kabristan).

2. The matter was further examined in detail in July,1993 when it was observed that the site recommended by the Technical Committee was located near to the thickly populated residential area. The site was not found suitable and therefore, joint inspections were carried out with the representatives of Muntazima Committee, Laxmi Nagar with a view to identify an alternative site within 2-3 Kms from Laxmi Nagar.

3. A site has been identified on the Western side of the marginal bund road near Laxmi Nagar as there is no other suitable land available inthe vicinity. The location being acceptable to the Muntazima Committee, the proposal was considered by the Technical Committee in its meeting held on 9.1.96 vide item no.04/96. The Technical Committee approved the modified proposal subject to change of land use of an area measuring 1.0 ha. (2.47 acres) falling in zone 'O' from 'agriculture & water body' (River & Water Body) to ' public and semi-public facilities' (Kabristan/ burial ground) and also acquisition of the land on priority.

4. The matter is placed before the Authority for consideration of proposed change of land use contained in para '3' above for processing under section 11A of Delhi Development Act,1957.

R E S O L U T I O N

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

***

ITEM NO. 26/96

A-19.02.96

Sub : Building plans for additions/alterations at 16, Pandit Pant Marg, New Delhi.

F.16(8)95-MP

P R E C I S

Chief Architect,NDMC vide his letter no.B-50/4/15/CA/BP dated 1.6.95 had requested to clarify as to whether property no.16, Pandit Pant Marg falls within the Luyens' Bungalow Zone area & also desired to quote the development control norms to be followed for this premises.

2. The case has been examined with regard to MPD-62, MPD-2001, Zonal Dev. Plan for Zone 'D' also also LBZ boundary. Detailed comments are as under:

i) The said premises falls in the residential area of Zonal Dev. Plan (MPD-62). The land was was however, changed from 'residential' to 'public and semi-public facilities' by a notification issued by Govt. of India in the year 1979.

ii) MPD-2001 again shown the land use as 'residential'.

iii) In the draft zonal plan of zone 'D' the land use of the plot is shown for 'public and semi-public facilities', as per the Govt. of India Notification of 1979.

3. The property under reference falls within the proposed boundary of LBZ approved by the Authority vide resolution no.77/94 dt.19.9.94 & also the guidelines issued by the MOUA&E vide letter dt.6.10.95. Application of development controls will be according to the established use. The norms applicable will be same as in other areas in case of 'public and semi-public use'. In light of the facts stated above and land use position notified in the year 1979, the land use is required to be reverted to 'public and semi-public facilities', and will require due process again for change of land us e from 'residential' to 'public and semi-public facilities'.

Contd.../-

4. The matter was discussed in the Technical Committee meeting held on 23.1.96 where it was recommended for processing of change of land use described in para '3' above for an area measuring 0.97 ha. (2.4 acres) from 'residential' to 'public and semi-public facilities'.

5. The matter is placed for the consideration of the Authority for further processing under section 11A of Delhi Development Act,1957.

R E S O L U T I O N

Resolved that proposals contained in paras 3 & 5 of the agenda item be approved.

***

ITEM NO. 27/96

A-19.02.96

Sub : Construction of electric sub-station for the Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi.

F.20(6)84-MP

P R E C I S

Reference is invited to the letter no.K-13011/12/92-DDIB dt.25.9.95 (App.'XX'/ from Under Secretary, MOUA&E enclosing the minutes of the meeting held under the chairmanship of Addl.Secy.(UD) on 26.7.95 regarding relaxation of norms for the proposed construction of electric sub-station for Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi. Attention is drawn to the para no.4 of the minutes, which is reproduced below:- /P.No.203-204)

> "It was therefore, decided that the Delhi Division in the Ministry would process the proposal for the following relaxations, so that the plans for electric sub-station could be sanctioned:
>
> i) Relaxation of ground coverage from 25% permissible under MPD-2001 to 40%.
>
> ii) Relaxation of the set back for the triangular plot from 6mxz3mx3m to 4mx3mx0m respectively.
>
> It was further decidede that the Ministry would ask the DDA to notify the relaxation after obtaining approval of the competent authority in the Ministry immediately, Action in this regard should be initiated & completed by the Delhi Division within two weeks".

2. Govt. of India, vide its notification dt.24.5.93 changed the land use of an area measuring 7611 sqm. comprising of four bungalow plots (AB-18,19,20,21) and a triangular piece of land, from 'residential' to 'govt. office (Lawyers chamber) with 25% ground coverage, 100 FAR and parking @ 3 car spaces per 100sqm. of built up area. Subsequently, Govt. of India vide notification dt.8.12.94 increased the FAR from 100 to 125 height upto 18.5m and decreased parking norms from 3 car spaces to 1.33 car space per 100 sqm. of built up area for only plot no.AB 20-21.

The proposed Electric sub-station measuring 601.31 sqm. forms part of the triangular piece of land covered in the notification dt.24.5.93. Remaining part of the triangular piece of land has been included in the Lawyers' chamber scheme and the building is under construction.

Contd.../-

3. The provisions as per MPD-2001 and the proposal submitted by CPWD are as under:

i)	Ground coverage	Max. 25%	37.5%
ii)	Set backs		
	a) Front	Min. 6m	4m
	b) side(north) (abutting lawyers chambers)	Min. 3m	NIL
	c) Side (East)	Min. 3m	3m.
iii)	Height	One storey	One storey

4. The proposal was considered by the Technical Committee vide item no.10/96 dt.23.1.96 and the following relaxation in the development control norms were agreed and recommended for processing as modifications in MPD-2001 (Appendix 'YY' P.No. 206 - 207).

i) Ground coverage from 25% to 40%
ii) Front set back from 6m to 4m

5. The proposal contained in para '4' above is placed for consideration of the authority for further processing under section 11A of the Delhi Development Act,1957.

R E S O L U T I O N

Resolved that proposals contained in para 5 of the agenda item be approved.

***

APPENDIX 'XX' TO ITEM NO.27/96

No.K-13011/12/92-DDIB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

....

New Delhi, dated the 25th September, 1995

To

Sh.C.P.Rastogi
Director(Plg.)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

Sub: Relaxation of norms for construction of Electric Sub-Station for Supreme Court Lawyer's Chambers at Bhagwan Das Road.

....

Sir,

I am directed to invite your attention to para 4 of the minutes of the meeting held on 26.7.95 circulated vide Endorsement No.17024/9/91-W2(Vol.II) dated 8.8.95 (copy enclosed) and to request you to furnish your comments on the proposal regarding relaxation of norms for construction of Electric Sub-Station for Supreme Court Lawyer's chambers at Bhagwan Das Road, New Delhi.

Yours faithfully,

(R.Viswanathan)
Under Secretary(DD)

Encl : As above

MINUTES OF THE MEETING HELD IN THE ROOM OF SHRI N.P. SINGH, ADDITIONAL SECRETARY ON 26.7.95 TO CONSIDER THE PLANS FOR ELECTRIC SUB-STATION FOR THE SUPREME COURT LAWYERS' CHAMBERS AT BHAGWAN DAS ROAD.

PRESENT

Ministry of Urban Affairs & Employment

1. Shri N.P. Singh, Additional Secretary.
2. Shri B.S. Minhas, JS(UA)
3. Shri R.K. Singh, Director(DD)
4. Shri V.V. Ramanathan, US(W)
5. Shri Chand Kumar, D.O.(W-2)

Ministry of Law & Justice

6. Shri S.K. Nayak, Joint Secretary.

Supreme Court

7. Shri H.S. Kapoor, Additional Registrar

D.D.A.

8. Shri C.P. Rastogi, Director(Plg.)

N.D.M.C.

9. Shri S.D. Satpute, Chief Architect.
10. Shri K.L. Sehgal, CE(P).

C.P.W.D.

11. Shri M.B. Saxena, CA-I.
12. Shri Subhash Kapoor, Sr. Architect.
13. Shri Ashok Khurana, SSW(NOZ) I.
14. Shri M.K. Mathur, CE(E) II.
15. Shri N.Nagarajan, SE(E), DCEC VI.

It was noted that the triangular piece of plot, measuring 601.31.Sqm., was allotted for construction of electrical sub-station by

.../..

the NDMC, including electrical service requirements of the CPWD. This plot was in addition to the plot Nos.AB-20 and AB-21, Bhagwan Das Road, which had earlier been allotted for construction of lawyers' chambers for the lawyers of the Supreme Court.

2. It was noted that the drawings for the electric sub-station involved a coverage of 225 Sqm., out of the total plot area of 601.31 Sqm. Thus, the coverage is 37.5% against 25% permissible under MPD 2001. It would, therefore, be necessary to relax the ground coverage from 25% to 40% to enable construction of the electric sub-station.

3. In the proposed plans for electric sub-station on the triangular plot, the set-backs provided are 4 m, 3 m and 0 m respectively. The MPD 2001 norms require a set-back of 6 m, 3 m and 3 m. However, since the triangular plot is treated as part of and contiguous to the adjoining plots on which the Lawyers' chambers are to be constructed and since 6 m set-back has already been provided for the main building, a set-back of 0 m for one side of the triangular plot has been provided in the plans drawn up for the electric sub-station.

4. It was, therefore, decided that the Delhi Division in the Ministry would process the proposal for the following relaxations, so that the plans for electric sub-station could be sanctioned:-

(i) Relaxation of ground coverage from 25%, permissible under MPD, 2001, to 40% ;

(ii) Relaxation of the set-backs for the triangular plot from 6m x 3m x 3m to 4m x 3m x 0m respectively.

It was further decided that the Ministry would ask the D.U.A. to notify the relaxations, after obtaining approval of the competent authority in the Ministry, immediately. Action in this regard should be initiated and completed by the Delhi Division, within 2 weeks.

....

No.17024/9/91-W2(Vol.II)
GOVERNMENT OF INDIA
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT
(WORKS DIVISION)

New Delhi, the 8.8.95

Copy to all present.

(CHAND KUMAR)
DESK OFFICER (W-2)

APPENDIX 'YY' TO ITEM NO. 27/96

Sl.NO. 2/Item NO.10/96/TC

Minutes of the Technical Committee Meeting Held on 23/1/96

Sub : Constn. of electric sub-station for the Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi.

File No.F.20(6)84-MP

-.-.-.-.-.-.-

Reference is invited to the letter of Under Secretary, No.K-13011/12/92/DDIB dt.25.9.95 alongwith the minutes of the meeting held under the chairmanship of Addl.Secy.(UD) on 26.7.95 requesting DDA to allow examination to relax norms for the proposed construction of electric sub-station for Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi. The attention is drawn to para no.4 of the minutes, which is reproduced below:

"It was, therefore, decided that the Delhi Division in the Ministry would process the proposal for the following relaxations, so that the plans for electric sub-station could be sanctioned:

i) Relaxation of ground coverage from 25% permissible under MPD-2001 to 40%.

ii) Relaxation of the set back for the triangular plot from 6m x 3m x 3m to 4m x 3m x 0m respectively.

It was further decided that the Ministry would ask the DDA to notify the relaxation after obtaining approval of the competent authority in the Ministry immediately. Action in this regard should be initiated & completed by the Delhi Division within 2 weeks".

2. The matter has been examined. Initially, landuse of an area measuring about 7611 sqm. comprising of four bungalow plots (AB-18, 19, 20 & 21) and a triangular piece of land was changed from 'residential' to 'government office' (Lawyers chamber) with 25% ground coverage, 100FAR and parking @ 3 car space per 100 sqm. of built-up area, vide its notification dt.24.5.93. Subsequently, Govt. of India vide its notification dt.8.12.95 had increased FAR from 100 to 125, height upto 18.5 mtrs. and decreased parking norms from 3 car space to 1.33 car space per 100 sqm. of built-up area for only plot no.20 & 21. The proposed electric sub-station covers an area 601.31sqm. which forms part of the triangular piece of land covered in the notification dated 24.5.93 for which request is under consideration for ESS with relaxation desired. Remaining part of the triangular piece of land has been included in Lawyer's Chamber scheme and the building is under construction.

3. As per MPD-2001 the required set backs are 6 mtrs. in the front and 3 mtr. in all the sides. The permissible ground coverage is 25%. In the scheme supplied by CPWD the following controls have been provided:-

i) Ground coverage	37.5%
ii) Set backs	
a) front (west)	4 mtrs.
b) side (north) (side abutting lawyers chamber)	Nil
c) side (east)	3 mtrs.
iii) Height	One storey

4. The matter was discussed with the Sr.Architect,CPWD who has given further clarification that no boundary wall will be constructed between sub-station and the lawyers chamber block. The 6 mtrs. set back provided for lawyers chamber plot will be paved area and can be used for emergency circulation. Considering the position pointed out in the letter the set back towards lawyers chamber can easily be relaxed. Now, only relaxation would be in the following 2 controls:-

i) Ground coverage to be relaxed from 25% to 40%
ii) front set back from 6 mtr. to 4 mtr.

5. It has been pointed out during the discussion that it is a Time Bound Project and being reviewed by the Bench of Hon'ble Supreme Court as the service building is required to be completed by March 1996.

6. The matter is submitted for consideration of the Technical Committee.

"DECISION"

The Technical Committee agreed for following relaxation of:-

i) Ground coverage from 25% to 40%.

ii) Front set back from 6 mtr. to 4 mtr.

These may be further processed as modifications in MPD-2001. It was also decided that no boundary wall will be constructed between the sub-station plot and lawyers' chamber plot(under construction) for emergency circulation/fire.

21/1/96

31/01/96

Member Secretary
Technical Committee
Delhi Development Authority

ITEM NO. 28/96
19.02.96

Sub : Allotment of land measuring 7.697 acres in Chanakayapuri to Civil Services Society for Senior Secondary School.
F.9(1)95-MP

P R E C I S

Reference is invited to the letter no.J-13017/9/94-LD dt.18.1.96 from Jt.Secy., Govt. of India, MOUA&E to change the land use of an area measuring 3.11 ha. (7.697 acres) comprising of plot nos.34,35 & 36 situated in Chanak puri Diplomatic Area, allotted to Civil Services Society for construction of a Senior Secondary School. It has been informed that the allotment was modified and now plot no.40, has been inter changed with plot no.35 which was earlier allotted to the Embassay of Uzbekistan. (App. 'ZZ' Page- 210)

2. Earlier the Jt.Secy., Govt. of India vide his letter dt.12.5.95 forwarded the proposal for change of land use of plot nos.34, 35 & 36 which was discussed by the Technical Committee in its meeting held on 19.5.95. The Technical Committee recommended to consider the case under Special Permission to the Authority.

In the meantime Engineer Officer, L&DO MOUA&E vide his letter dt.22.8.95 informed about the change in allotment and accordingly requested for considering the change of land use from residential (foreign mission) to educational (school) for the plot nos.34,36 & 40, as plot no.35 stood allotted to the Embassy of Uzbekistan and accordingly, the Civil Services Society was allotted plot no.40 across the 24mtr. right of way. Accordingly the proposal covering plot no.34, 36 & 40, measuring 3.11 hect. (7.697 acres) was considered and approved.

3. The proposal covering plot nos.34,36 & 40 (7.697acres) was considered and approved by the DDA vide resolution no.86/90 dt.11.9.95 as 'Special Permission' under clause 8(2)A of MPD-2001 for an integrated school. (App. 'A-I' P-211 to 212).

Contd...../-

4. The case is placed before the Authority for consideration and approval for 'Special Permission' under clause 8(2)A of MPD-2001 for construction of an integrated school on plot nos.34, 35 & 36, Chanakayapuri covering an area of 7.697 acres.

R E S O L U T I O N

Resolved that proposals contained in para 4 of the agenda item be approved.

***

APPENDIX 'ZZ' TO ITEM NO. 28/96

भारत सरकार
शहरी कार्य और रोजगार मंत्रालय
शहरी विकास विभाग
GOVT. OF INDIA
MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT

M.S. SRINIVASAN
Joint Secretary

नई दिल्ली - 110 011 तारीख 1996
NEW DELHI - 110 011 DATED 1996

D.O. No. J-13017/9/94-LD

Dated : 18.1.96

Dear Shri Anil Kumar

Kindly refer to the correspondence resting with Commissioner (Planning) D.O. letter No. F.9(1)/95-MP/721 dated 6.9.95 regarding allotment of land measuring 7.697 acres to Civil Services Society for Sr. Secondary School in Chanakyapuri, New Delhi. In this connection, in partial modification of this Ministry's letter of even number dated 16.6.95 it has been decided to allot a contiguous area consisting of plot numbers 34-35 and 36 in Chanakayapuri for setting up of the school for children of transferred officers in Delhi. Accordingly the allotment was modified on 19.12.95 in which process plot No. 40 earlier allotted to the school has now been allotted to the Embassy of Uzbekistan. A copy of the site plan indicating the area finally allotted to the institute is enclosed.

2. I request you to get the change of land use processed accordingly and advise the Ministry about the action taken in the matter early.

With regards,

Yours sincerely,

(M.S. Srinivasan)

Shri Anil Kumar
Vice-Chairman
Delhi Development Authority
Vikas Sadan
I.N.A.
New Delhi : 110023

APPENDIX 'A-I' TO ITEM NO. 28/96

Item Sub : Allotment of land measuring 7.697 acres in Chankya-
No. Puri to Civil Services Society for Senior Secondary
86/95 School.
F9(1)95-MP

A-11.09.1995

L E T C I S

Joint Secretary, Govt. of India, Ministry of Urban Affairs & Employment vide his letter no.J-13017/9/94-UD dt.12.5.95 requested Vice-Chairman,DDA to notify the land use of an area measuring 3.12 ha. (7.697 acres) comprising plots no .34,35 & 36, situated in Chankyapuri Diplomatic Area which had been allotted to Civil Services Society for a Senior Secondary School on recommendation of the Committee of Secretaries. (Appendix.....'X' P.No. 100)

2. The matter was discussed in the Technical Committee meeting held on 19.5.95 vide item no.30/95 and it was recommended to put up the case to the Authority for consideration as a case of Special Permission. L & DO was regeusted to send the details regarding allotment of land. L&DO vide letter dt.22.8.95 informed that previously contiguous plot nos.34,35 & 36 (total area 7.697 acres) were allotted to the Civil Services Society and DDA was requested for change of land use from 'residential' (foreign mission) to 'educational' (school). However, since plot no.35 alongwith part of plot no.34, measuring 1 hect. stands allotted to Embassy of Uzbekistan, plot no.40 measuring 1 hect. located across 24 mt. wide r/w road was allotted to the Society to compensate the area.

3. The matter was considered by the Technical Committee held on 29.8.95 vide item no.64/95, and the Technical Committee recommended that plot no.34,36 & 40 in Chanakyapuri area measuring in all 7.697 acres and as allotted to Civil Services Society for an integrated school consisting of Sr.Sec.School, primary school and residential hostel to be considered as 'Special Permission' under clause 8(2)a of MPD-2001 and accordingly the matter be put up to the Authority.

Contd...



The matter is now, therefore, placed before the Authority for consideration and approval of the above proposals.

R E S O L U T I O N

Resolved that the proposals contained in para 3 of the Agenda item be approved.

***

ITEM NO. 29/96 A-19.02.96

Subject : Policy regarding residential telephones. F.No.F.8(13)94/Telephone.

PRECIS

As per instructions issued by the Govt. of India, Ministry of Finance vide O.M. No.F.7(3)-E(Coord.)/87 dated 2.4.1987 (App. A-II P.No. 215), the officers of the level of Deputy Secretary in the pay scale of Rs.3700-5000/- and above fall in entitled category for the purpose of facility of residential telephone. The officers below this level fall in non-entitled category and such officers can be provided with residential telephones upto 25% of Group 'A' officers.

2. Presently, 110 Group 'A' officers of DDA, falling in non-entitled category are having residential telephone/reimbursement facility. There are 330 Group 'A' officers in DDA falling in non-entitled category and only 83 officers of non-entitled category are entitled if the Govt. of India instructions referred to above were to be strictly observed.

3. In the C.P.W.D. all the Executive Engineers who fall in non-entitled category, but are posted in field are being provided residential telephones and the restriction of 25% is not being applied on them.

4. The policy being followed by the C.P.W.D. is proposed to be adopted for Executive Engineers in DDA who fall in non-entitled category but are posted in field Divisions. Wherever residential telephones cannot be provided by the office, re-imbursement of rental as well as call charges as per DDA's policy is proposed to be allowed to such officers who have got telephones installed at their residences on their own. Technical Officers to Chief Engineers and Engineer Officers to Engineer Member, DDA are proposed to be covered under this category as they too are required to be available and functional after office hours.

5. Facility for installation of residential telephone/re-imbursement of rental/call charges to Group 'A' officers of non-engineering cadres viz.

.....contd.

From pre-page.

Administration, Finance, Planning, Horticulture etc. is in future proposed to be restricted to 25% of Group 'A' officers of non-entitled category strictly as per Govt. of India's instructions contained in O.M. referred to above.

6. The proposals contained in para 4 & 5 above have been approved by the Competent Authority, with the concurrence of Finance Department, DDA. Finance Member, DDA while consenting to these proposals has, however, observed that the Authority may be informed of this policy.

7. The matter is accordingly placed before the Authority for kind information.

RESOLUTION

Resolved that proposals contained in paras 4 & 5 of the agenda item be approved w.e.f. 1.4.1995.

***

From pre-page.

Administration, Finance, Planning, Horticulture etc. is in future proposed to be restricted to 25% of Group 'A' officers of non-entitled category strictly as per Govt. of India's instructions contained in O.M. referred to above.

6. The proposals contained in para 4 & 5 above have been approved by the Competent Authority, with the concurrence of Finance Department, DDA. Finance Member, DDA while consenting to these proposals has, however, observed that the Authority may be informed of this policy.

7. The matter is accordingly placed before the Authority for kind information.

R E S O L U T I O N

Resolved that proposals contained in paras 4 & 5 of the agenda item be approved w.e.f. 1.4.1995.

***

From pre-page.

Administration, Finance, Planning, Horticulture etc. is in future proposed to be restricted to 25% of Group 'A' officers of non-entitled category strictly as per Govt. of India's instructions contained in O.M. referred to above.

6. The proposals contained in para 4 & 5 above have been approved by the Competent Authority, with the concurrence of Finance Department, DDA. Finance Member, DDA while consenting to these proposals has, however, observed that the Authority may be informed of this policy.

7. The matter is accordingly placed before the Authority for kind information.

RESOLUTION

Resolved that proposals contained in paras 4 & 5 of the agenda item be approved w.e.f. 1.4.1995.

***

APPENDIX 'A-II TO ITEM NO. 29/96.

No.F.7(3)-E(Coord)/87
Government of India
Ministry of Finance
Department of Expenditure

New Delhi, the 2nd April, 1987.

OFFICE MEMORANDUM

Subject: Economy in administrative expenditure of Government-provision of residential telephones consequent on revision of pay scales.

The undersigned is directed to state that under the existing orders the facility of a residential telephone is generally restricted to officers of the rank of Deputy Secretary and above. Below the rank of Deputy Secretary not more than 25% of Group 'A' officers can be provided with residential telephones. In other words, officers of the level of Deputy Secretary and above fall in the entitled category for the purpose of facility of residential telephones, and the officers below this level belong to the non-entitled category.

The Government have notified Rs.3700-125-4700-150-5000 as the revised scale of pay for the post of Deputy Secretary. The same scale of pay has been notified for several other categories of posts/services whose pre-revised scales were lower than that of the Deputy Secretary. The question has, therefore, arisen whether all the officers whose pay-scales have been equated with that of the Deputy Secretary, may be extended with the facility of a residential telephone. The matter has been carefully considered and it has been decided that officers in the Secretariat and Headquarters offices in the revised scale of pay of Rs.3700-125-4700-150-5000 and above may be allowed the facility of residential telephone. In the case of field offices outside the Secretariat, proposals for providing residential telephone to officers in the pay scale of Rs.3700-125-4700-150-5000 and above will be examined and decided on merits by the Financial Advisers concerned. For Group 'A' officers below the rank of Deputy Secretary, the provision of residential telephones will continue to be restricted to 25% of the number of such officers.

The Ministry of Home Affairs etc. are requested to bring the above instructions to the notice of all concerned under them.

Sd/-
(M.S. MATHUR)
DIRECTOR

To

All Ministries/Departments of the Govt. of India etc.

ITEM NO. 30/96

A-19.02.96

Sub: Revision of the procedure for disposal of DDA flats constructed in South Delhi/Modifications in the pricing formula. (F.No.F.2(11)/96-Coprdn.(H).

INTRODUCTION

P R E C I S

1. Under the existing procedure, flats constructed by DDA in different parts of Delhi are disposed of on overall 'no profit no loss basis'. There is no relation between the market price that the flats may fetch and the price charged by the DDA. This leads to a situation where flats in popular and developed localities such as of South Delhi are sold at the same price as the one charged for flats in new and upcoming localities viz. Dwarka, Rohini, Narela etc. Flats in new localities are not being easily sold. On the other hand, there exists great demand for the flats constructed in South Delhi localities because (i) these localities are quite popular and (ii) market prices of the flats in South Delhi are very high. While adhering to the principle of disposal of the flats on an overall 'no profit no loss basis', through this proposal a mechanism of disposing of the flats in South Delhi at prices close to the market prices is being proposed. The surplus resources generated from the disposal of the flat in the revised manner being proposed shall be utilised for subsidizing the Janta and LIG flats in the new and upcoming localities to make them easily affordable.

PROPOSAL:

2. Built up properties like flats and shops are disposed of under the DDA Management and Disposal of Housing Estates Regulation 1968. Regulation 5 reads as under:

> " The disposal of a property shall be effected by either hire-purchase or sale or in such other manner and subject to such terms and conditions as may be decided by the Authority from time to time".

contd....

DDA is already disposing of built up shops through auction under the above provision of the aforesaid Regulations. It is proposed that here-in-after the left over and other flats constructed in South Delhi localities under the various categories shall be all disposed of through auction. The reserve price shall be fixed on the formula adopted for the shops. The extent of subsidy to be given to Janta and LIG allottees shall be decided thereafter depending upon the surplus generated every year.

3. Further, for flats allotted on OTA basis in South Delhi, the disposal price of the flats shall be worked out differently.

Under the existing policy, in working out the disposal prices of the flats, land is charged for SFS, MIG, LIG and Janta categories at 1.5, 1.25, 0.75 and 0.5 of the break even rate determined for different project areas. The present average land rates for house cost are:

	Dwarka	Narela	Rohini	Other areas
SFS :	2158.71	1815.00	-	
MIG :	1798.93	1510.00	1610.00	As per Dwarka
LIG :	1079.36	0905.00	0965.00	
Janta :	0719.57	0605.00	-	

(Rates are all in Rupees)

The disposal price of land through auction in South Delhi at present is more than Rs.20,000/- to Rs.25,000/- per square meter. It is proposed that while working out the disposal price of the flats allotted in South Delhi by other than auction mode, the disposal price shall be worked out by charging land component at following rates :

SFS :	25% of the average market price	Prevailing in South Delhi
MIG :	20% of the average market price	"
LIG :	15% of the average market price	"
Janta :	10% of the average market price	"

The cost of superstructure shall be charged as per existing formula. These prices will be applicable to allotments made under OTA etc. where demands are raised after this proposal is approved by Authority.

contd.....

4. On acceptance of the above proposal, certain difficulties are, however, likely to be experienced in respect of flats which already stand allocated/allotted. Many applicants keep on representing in extension/for restoration/regularisation of the delays in the making of the payments.

It is felt that where-ever allotments have been made and terms and conditions of allotment conveyed to applicants either alongwith the demand letter or by incorporating them in the scheme brochure, the requests for extension/regularisation/restoration shall be governed under the existing policy/delegation of power.

5. Localities falling in South Delhi are well known, however, VC, DDA will decide in respect of any locality which may be on the border of a zone. Dwarka Sub-City will not be included in South Delhi.

6. The above proposals are submitted for consideration and approval of the Authority.

R E S O L U T I O N

Resolved that proposals contained in paras 2, 3, 4 & 5 of the agenda item be approved subject to the following :-

i) Open auction of SFS flats in South Delhi be taken up after satisfying the requirements of existing SFS registrants, if any;

ii) Auction of Janta, LIG and MIG flats located in South Delhi be restricted to the wait listed registrants only;

iii) Other usual conditions regarding non-owning of residential property in Delhi etc., shall continue to govern these allotments/auctions.

***

While confirming the minutes of the meeting of the Authority held on 19.02.1996, Authority modified the minutes of Item No. 30/96 vide Resolution No. 35/96 dated 22.03.96 as under :

" Decision on item No. 30/96, regarding auction of SFS/MIG/LIG/Janta Flats, be placed before the Authority for reconsideration ; till then the system in vogue shall continue".

ITEM NO:
31/96

SUBJECT: FLOATING OF A NEW HOUSING SCHEME FOR OFFERING 300 SFS CAT.II FLATS TO SINGLE WORKING WOMEN .F.1(Misc)SFS/95

P R E C I S

A-19.02.96
INTRODUCTION AND NEED FOR THE SCHEME

This is a scheme to provide about 300 SFS Cat.II flats to single working women by announcing a separate housing scheme. The general public was given an opportunity to apply for SFS, Cat.II flats under 8th Self-financing Scheme which remained open in the period May-July, 1995. Despite an offer of about 3000 flats, only 1933 flats were allocated/allotted under this scheme due to low response. Sufficient flats are thus available due to low response. Sufficient flats are thus available for offering to applicants of the proposed scheme.

2. There is a demand in Delhi for meeting the housing requirements of working women. Accommodation in women's Hostels available for this target group is for a temporary duration and inadequate to meet the demand. Though, they are eligible to apply in general housing schemes, it is felt that their housing needs require a special consideration. The National Housing Policy also makes a mention of housing needs of the women and paying adequate attention to them in devising of different programmes. It is, therefore, felt that DDA may provide an exclusive opportunity to the working women to own DDA Cat.II SFS flats (eligibility to be prescribed) by announcing this special scheme.

DETAILS OF THE SCHEME

3. Following shall be eligible to apply under this scheme :-

i) Working women

ii) Widows, divorcees, women judicially separated (including those who have pending court cases pertaining to divorce) and who are working. In case they have children, applicants should not be dependent upon them.

iii) Over 35 years of age.

4. It is proposed to allot about 300 flats available for allotment in Sector 18 & 19, Rohini which are nearing the stage of completion. If the number of applications received under the scheme goes up efforts shall be made to augment the number of flats to be offered under the scheme.

....2..

5. The cost of these flats ranges from 6.5 lakhs to 8.5 lakhs. Possession of the flats will be given after full payments has been received by the DDA.

6. A brochure containing the application form shall be released under the scheme and eligible applicants shall apply together with the initial deposit of Rs.25,000/-. The allotment will be made through draw of lots and if there are unsuccessful applicants, initial deposit made shall be refunded to them within six months from the date of closing of the scheme. The allotment of these flats shall be made on freehold basis. Necessary documents to establish the eligibility shall be asked while inviting applications.

7. A concept paper on the proposed scheme as described in this agenda note was sent to Govt. of India for seeking approval. By Ministry of Urban Affairs and Employment letter No.K-20014/8/95-DDIIA dated 9.1.1996 (App. A-III P-221). it has been conveyed that the scheme may be formally announced by the D.D.A.

8. The matter is now placed before the Authority for consideration and approval to the proposed scheme.

R E S O L U T I O N

Consideration of this item was deferred with the following observations on the broad framework of the Scheme:-

i) The term 'working women' be elaborated;

ii) Justification for restricting the scheme to the applicants above the age of 35 years be examined;

iii) Conditionality of residing/working in Delhi for a fixed number of years be explored.

***

APPENDIX 'A-III' TO ITEM NO. 31/96

R. K. SINGH,
DIRECTOR (DD),
TELE. NO. 3019028.

भारत सरकार
शहरी कार्य और रोजगार मंत्रालय
GOVT OF INDIA
MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT

D.O. No.K-20014/8/95-DDIIA

नई दिल्ली-110011, तारीख 9.1.1996.
Dated New Delhi-110011, the 199 199

Dear Sir,

Please refer to Principal Commissioner D.O. letter No.F.1(Misc.)/Cat./II dated 27th December, 1995 regarding the scheme for offering houses to the working women.

The concept paper on the scheme has been perused by Hon'ble Minister for Urban Development who has desired that immediate action be taken to announce the scheme formally. I am, therefore, to request you to kindly take immediate action in this regard.

With regards,

Yours sincerely,

(R. K. Singh)

Shri Anil Kumar,
Vice Chairman,
DDA, Vikas Sadan, INA,

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

1. P R E C I S

From time to time need arises to make re-allotments of plots to LIG, MIG and EWS categories of allotees 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 alternatives plots in /Developed Areas:

For Developed areas, for isolated allotments a detailed Cost Benefit exercise on the lines of Dwraka/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. Authoirty 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 'S-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

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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 Alternative	90	2.00
		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 worksout 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 subsequest years or to any of the past years is required for adminsitrative reasons for Rohini Ph I & Ph II, the method proposed in the preceeding paras would be adopted with the approval of VC.

5. Submitted for the consideration of the Authoirty.

R E S O L U T I O N

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

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APPENDIX 'A-IV' TO ITEM NO. 32/96

ITEM NO. 60/95
A-18.07.95

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.

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.

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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

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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:

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(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 my 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.

ITEM NO. 33/96

A-19.02.96

Subject: Revision of rates of FCA/FTA payable to various categories of officials/officers in D.D.A. F.No.8(4)87/P.B.II/Pt-III

P R E C I S

DDA had in 1991 constituted a Committee on the subject under the Chairmanship of Secretary, DDA. Recommendations of that Committee were partially accepted by the L.G. and made applicable w.e.f. 1.2.94. The touring duties by various officers/officials were categorised by this Committee and the some increases in the prevailing rates of FTA/FCA were given to various categories as indicated below :-

S.No.	Category	Increase
1.	Extensive touring	25%
2.	Normal touring	10%
3.	Occassional touring	5%
4.	Marginal touring	No increase

2. A number of representations from various Unions/Associations were received for increase of FTA/FCA and the V.C., DDA constituted a Committee in October, 1995 for examining revision/admissibility of FTA/FCA; comprising of the following officers :-

1.	Commr.(Personnel)	Chairman
2.	Commr-cum-Secretary	Member
3.	C.A.O., DDA	Member
4.	Sr. A.O.(F&E)	Convenor

3. The charge of both the posts i.e. of Commr.(P) and Commr.-cum-Secretary is held by Shri V.M. Bansal. Sr. A.O.(F&E) was substituted by O.S.D.(P).

4. The Committee examined all the representations received from various Unions/Associations and others and heard them in person. After due deleberations and discussions, the

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Committee made the following main recommednations. The detailed report of the Committee is appended below as (App. 'A-V' P.No. 231 - 246A).

i) The category of Accountants/Asstt.Accounts Officers who are posted in Divisions and posted outside Vikas Sadan and Vikas Minar be included in the list of marginal touring and recommended FCA/FTA @ Rs.253/- and Rs.203/- respectively at present.

ii) The Mates/NTS may be restored the cycle allowance which they were entitled prior to their categorisation from Group'D' to Group'C'.

iii) S.O.(Hort.) be placed at par with the JE(Civil/Field) and included under Extensive Touring category.

iv) The remaining categories of Group'C' staff other than those who are already in receipt of the FCA/FTA will not qualify for grant of FTA/FCA.

v) Cycle allowance to Group'D' employees be considered for revision as and when it is revised by the Central Government.

vi) The following categories may be re-classified from one category of touring to the other, shown as under :-

S.No.	Category	From	To
1.	Photo Officer	Occassional	Normal
2.	Asstt.Landscape Architect/AD(LS)	Marginal	Normal
3.	Manager/Asstt.Managers posted in Sports Complex.	Not included in any category by earlier Committee.	Marginal
4.	Jt.Directors/Dy.Directors posted in Personnel Branch.	-do-	Marginal

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vii.) The Committee has further suggested that following organisational arrangements may be carried out in order to ensure that the travelling is reduced to minimum.

a) F.MW/E.M./P.C./Commr.(P)/C.A. may review and order horizontaligation of work so that the planning, Engineering and Horticulture staff is stationed in one integrated complex so that need to travel is reduced to the minimum.

b) Ex. Engineers and other Branch Officers having official vehicles should allow use of their vehicles for the staff for official work.

c) Maximum use of modern equipments such as fax/telephone etc. should be made in order to minimise the requirement of travelling.

viii) After taking into consideration the cost escalation and all other relevant factors since the implementation of earlier Committee report, the Committee recomends the following increase in various categories as under, over and above the present rates of MCA/FCA/FTA :-

Extensive Touring	10%
Normal	7%
Occassional	4%
Marginal	NIL

The matter is placed before the Authority for consideration and approval of the proposals containg in Para-4 of the Agenda.

R E S O L U T I O N

Resolved that recommendations of the FCA/FTA Committee dated 14.02.96 be approved.

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APPENDIX 'AV' TO ITEM NO. 33/96.

DELHI DEVELOPMENT AUTHORITY

Report of the Committee for revision in FTA/FCA Rates.

Vide E.O.No.3755 dated 13.10.95, VC, DDA constituted a Committee on Revision/Admissibility of FTA/FCA comprising of the following officers:

1. Commr.(Personnel) Chairman
2. Commr.-cum-Secretary Member
3. C.A.O.,DDA Member
4. Sr.A.O.(F&E) Convener

It was also desired by VC that the committee would submit its report within a priod of three months. The charge of both the posts i.e. of Commr.(P) and Commr.-cum-Secretary is held by Shri V.M.Bansal. C.A.O. vide his letter No.FE.21(8)91-FTA/908 dt. 30.10.95 addressed to Commr.(P) also requested that since all the relevant records are available with Personnel Branch and the representations of the various unions were with Personnel Branch, some person from the Personnel Department should be the Convenor of the Committee and not the Sr.A.O.(F&E). It was therefore decided that Sh. V.K.Jain, OSD (Personnel) may be co-opted as member who would also function as convenor of the committee.

The representations received from various Unions and the individuals were considered by the Committee in its various meetings held from time to time. The representatives of DDA Engineers Association, DDA Engineers Welfare Council . DDA Accounts Personnel Association DDA Mates Welfare Association and others, whose representations were available on record were also called before the committee to furnish detailed justifications in support of their demand for increase in FTA/FCA rates and also for inclusion of their names afresh. The individual representations received from various officers/officials from time to time and which were

available on record were also considered by the Committee for revision of their entitlement or for considering inclusion of their names afresh by the Committee.

While examining the historical background of payment of car allowance/FTA/FCA in DDA, it was observed that the LG had constituted a Committee some times in 1982 under the Chairmanship of the then FM,DDA, FA, NDMC and Chief Accountant, MCD, for examining the grant of conveyance allowances to the employees of DDA, NDMC and MCD in relaxation of SR-25. The report submitted by that Committee and its recommendations were accepted by Delhi Admn. in Jan.1985. However the list of categories of posts considered eligible for grant of conveyance allowance was, it would be seen, left to the individual organisations and a letter was accordingly sent for this purpose by Delhi Admn. on 18.1.85.

Briefly speaking, in the Central Govt., officials of categories performing touring duties are entitled to monthly conveyance allowance as laid down under SR-25 subject to fulfilling certain conditions. The basic condition is that the Govt. officials must be required to travel extensively from his HQ. under conditions which do not render him ineligible for daily allowance. Accordingly unless the monthly average running on duty is more than 200 Kms. no conveyance allowance is payable. Also journeys between the residence and place of work is excluded from official duty.

A Committee was constituted by DDA in 1991 under the Chairmanship of Sh. Ranbir Singh, the then Secretary of DDA.

Recommendations of that Committee were partially accepted by the L.G.,Delhi and the same were made applicable w.e.f. 1.2.94. The touring duties by various officers/officials were categorised as under and the following increase in the existing rates of FTA/FCA was made against various categories.

Sr.No.	Category	Increase
1.	Extensive Touring	25%
2.	Normal Touring	10%
3.	Occasional Touring	5%
4.	Marginal Touring	No increase

The said committee had also recommended three-tier system of FTA/FCA in DDA to continued while as per Govt. of India instructions contained in SR-25, there is only two-tier system. In the said 3 tier system, the first category belongs to officials/officers who perform journey through their own Motor Car (M.C.A.) and the second category who perform journey through own motor cycle/Scooter (F.C.A.) and the third category called the FTA who perform journey through other modes of conveyance. The Committee is unanimous that for the purpose of categorisation and entitlement and the modes of FTA/FCA, present system is practicable as no log books etc. are feasible and practically possible. However, where certain representations have been received from various individuals/unions/Associations, certain modifications in the categorisation of journey are suggested in the succeeding paras.

In order to assess the rates being paid by the other similarly placed departments/organizations, the committee studied the rate structure of CPWD, PWD, Delhi Admn., MCD, NDMC & DESU. In CPWD and PWD Delhi Admn. no fixed travelling allowance is payable. Such claims are regulated by them on the basis of the maintenance of log books and as per table of rates laid down below SR-25. These rates have been fixed by the Govt. of India in the year 1991 and are tabulated below:-
:

RATES BELOW SR-25

Average monthly travel on official duty	Rates of Conveyance p.m. for journey by: From 1.12.1991	
	Own Motor Car	Other Modes
201 to 300 Km.	Rs.375.00	Rs.125.00
301 to 450 Km.	Rs.560.00	Rs.160.00
451 to 600 Km.	Rs.690.00	Rs.215.00
601 to 800 Km.	Rs.810.00	Rs.250.00
Above 800 KM.	Rs.1000.00	Rs.285.00

The rates payable in MCD, DESU & NDMC are tabulated as under:

(A) Rate Payable in MCD

	M.Cycle	Car	Other Modes	Cycle Allowance to Gr.D
1. Those holding Scale of 3700-5000 and above	1/3rd of MCA if through other modes	800/- max.	--	--
2. Those holding Scale of 3000-4500/- & above	-do-	695/-	--	--
3. M.Cycle All. to AEs/JEs etc.	230/-	--	185/-	--
4. Class IV	--	--	35/-	40/-

Rates Payable in DESU

1. Those holding Scale at par with 3700-5000 & above	--	1150/-max.	--	--
2. Those holding post of EEs.& at par	440/-	1000/-	330/-	--
3. AEs & at par	440/-	770/-	330/-	--

4. JE/Inspector & other performing field duties & P.S.	440/-	--	330/-	--
5. Stenos	230/(Min)	--	115/-(Min.)	--
	330/(Max)	--	165/-(Max.)	--
6. Class IV	--	--	55/-	--

(C) Rates payable in N.D.M.C.

1. HOD ie those holding scale at par with 3000-4500 & above	330/-	1100/-	--	--
2. Other performing Touring Duties ie. JEs, Inspectors etc.	330/-	--	210/-	--
3. Class IV	--	--	50/-	63/-

In DDA, the total number of Employees falling under various categories of Touring is as under:-

1.	Extensive Touring	2414
2.	Normal Touring	1189
3.	Occasional Touring	180
4.	Marginal Touring	673
	Total	4456

The Committee also examined the demands from DDA Engineers Association & DDA Engineers Welfares Council whose main demand in this regard is to link the rates of FTA/FCA based on the minimum consumption of petrol and inputs. In support of their demands, they placled the following facts before the committee.

a) "In 1981, FTA/FCA paid to the junior-most category was Rs.150/- p.m. and that the cost of one litre petrol was Rs.5.44 which was equivalent to 27.50 litre of petrol. At present FTA/FCA payable to that junior most category is Rs.253/- & Rs.288/- p.m. respectively. Considering the present cost of petrol it is equivalent of 16.50 litre petrol. In addition to the above the cost of maintenance & runing of the vehicle have also increased considerably. Taking into consideration the increase in cost of petrol since then and the increase in the maintenance & service, it comes to about Rs.800/- p.m. to Rs.950/-.

b) The other demand is to fix the minimum quantity of petrol for re-imbursement and for automatic increase so that the issue has not to be referred to the committee time and again and that as soon as there is any statutory increase in the rates of diesel/petrol, the same should automatically become payable to them.

c) It was further observed by the Committee that in one of the letters addressed to VC,DDA the Association has demnded the removal of disparity in rate structure for FCA/FTA in field and planning and has demanded similarity in rates."

All the above aspects were examined by the committee and the same are discussed in succeeding paras.

Accounts Personnel

The demand of DDA Accounts Personnel Association was also considered by the Committee for inclusion of the Accountants/AAOs in the list of FTA/FCA afresh. The Association has represented that the Accountants/AAOs posted in various Engg.Divisions have to travel for performance of their official duties to Headquarter, Vikas Sadan, Vikas Minar, High Court, Supreme Court & the Arbitrators and various panel lawyers etc. The Accountant/AAOs posted in Internal Inspection Cell as well as Head Quarters have to visit various Divisions offices situated outside the Headquarters. After due deleberations the committee observed that the category of Accountants/Asstt.AOs who are posted in ~~field~~/divisions and those who are posted outside the Vikas Sadan and Vikas Minar only be included in the list of marginal touring and recommended FCA/FTA @ Rs.253/- and Rs.203/- respectively at present. Any subsequent increase in the rates in the abovesaid category shall also be applicable in their case.

Mates

The representatives of DDA Mates Welfare Association were also invited and during the discussion they submitted that uptil 15.11.91, they were falling under 'D' category of employees and were eligible for cycle allowance of Rs.30/- p.m. which is payable to group 'D' employees in DDA. After classification of scale of Mates in Group 'C' the cycle allowance was withdrawn. The Committee felt that disadvantage suffered by then on their classification from Group 'D' to 'C' may be removed and they may be allowed to draw the cycle allowance as before.

The committee examined various joint representations from the SOs (Hort.). It has been seen that their name has not been placed in any of the touring category by the earlier committee while they are performing field duties at par with J.E.(Field) and as such they are entitled for increase in rates under extensive touring category. It is understood that they were allowed the benefit of extensive touring under the orders of VC subsequently. The committee is of the view that they be also placed under extensive touring category at par with J.E.(Field) for any classification in future.

A number of representations from the Landscape Wing were also examined by the Committee. They have been placed under the Normal Touring Category by the earlier Committee. They have represented that since headquarter of the Landscape Wing are located at Vikas Minar, they have to travel whole of Delhi in connection with their official duty. As such they should be considered for increase in the Extensive Touring Category. Similar Representations have also been

received from the Architects posted in the Building section and the Architects & planners posted in main Plg. Wing at Vikas Minar. All such representations and other representations received from other wings have been tabulated by the Committee in the Succeeding paras;

The reference as received from Asstt.Dirrector (Welfare) as forwarded by him vide UO No.F.3(1)95-SWS-302 dt. 31.10.95 forwarding therewith the minutes of the meeting held with the representatives of DDA Karamchari Loktantrik Union was also considered by the Committee. The said Union has demanded that FTA may be sanctioned to all Group'C' employees of DDA. The Committee also considered the demand of DDA Sarv Shreni Sharmik Union (Regd) relating to similar issue. The committee examined this issue and the following recommendations are made:

Group 'C' employees working in various wing of DDA belong to following categories:-

Ministerial	Technical
i) Assistants	i) JEs
ii) UDCs	ii) Head Draftsman
iii) LDCs	iii) Draftsman
iv) Data Analysts	iv) Surveyors
v) Data Assistants	v) Naib Tehsildar
vi) Cashier	vi) Kanungo
vii) Asstt. Cashiers	vii) Patwari
viii) Telephone Operator	viii) Machineman
ix) Stenographer	ix) Compositors
x) PAs	x) Operators
xi) Ferro Printers	xi) Photographers
xii) Asstt.Security Officer	xii) F.Is
xiii) Head Security Guards	XIII) AFIs
	xiv) Supervisory chainman

Out of the above, the following category of personnel are already getting fixed CA/TA:-

i) JEs
ii) Surveyors
iii) Naib Tehsildar
iv) Photographers
v) Patwaris
vi) Head Security Guard (Field)
vii) Field Investigators
viii) Asstt.Field Investigators
ix) PAs
x) Stenographer
xi) Kanungos

Most of the remaining categories are confined to desk duties. Whenever they are required to travel occassionaly, they are entitled for re-imbursement of actual conveyance charges as admissible from time to time, subject to maximum ceiling as may be prescribed by Govt. of India. At present the maximum ceiling is Rs.150/- per month.

As per Govt. of India instruction contained in SR-25, the eligibility criteria for fixed conveyance allowance is that one must perform journey in connection with official duty for more than 200 Kms in a month. The distance between the residence and place of duty is not included in journey performed.

FTA/FCA to such category of personnel is not paid by any of the local departments such as CPWD, PWD, NDMC and MCD.

Since the remaining categories of group 'c' employees donot fulfil the above conditions, the same are not eligible for grant of Fixed conveyance/ travelling Allowance.

In discharge of official duties, concerned employees of DDA have to travel in the Union Territory of Delhi. As per Govt. of India Rules, if the official travels beyond a radious of 16 km., he is entitled to claim TA and DA under certain circumstances. While the travelling in case of CPWD, local PWD and NDMC is confined to certain limits within Delhi, the travelling by DDA officials can be equated at par with MCD officials as MCD covers most of the area Union territory of Delhi. In connection with the maintenance of colonies, they have to visit the new housing pockets/projects as are developed by DDA and subsequently transferred to MCD. Their offices are also scatered all over Delhi like DDA. The minimum rate of FTA/FCA in MCD for the field staff (JEs/Inspectors) is Rs.185/- and 230/- p.m. respectively w.e.f. 1.8.91 whereas in DDA the same is Rs.248/- and Rs.282/- respectively w.e.f. 1.2.94. The maximum rate of MCA in MCD is Rs.800/- whereas in DDA, the same is Rs.1000/-. The rates of FCA/FTA have not been revised in MCD since 1.8.91.

The Committee also studied the increase in Petrol prices during the last five year which is tabulated below:

1991	Rs.12.25 per litre
1992	Rs.14.64 " "
1993	Rs.15.71 " "
1994 (2.2.94	Rs.16.78 " "
1995 (levy of Local ST)	Rs.16.95 " "

Between 1993 and today the petrol prices have gone up by 7.90% only.

Although there has not been substantial increase in the rates of petroleum products since 1994 i.e. after submission of the report of the earlier committee, yet the committee is of the opinion that considering various factors of cost escalation and the

increase in touring duties with the planning of far flung areas such as Papankala, Jasola & Narela etc., there is justification for increase in FCA/FTA rates to the extent as discussed in the concluding paras.

For the purpose of classification of the touring duties the committee is unanimous that the committee should adopt the classification done by the earlier committee i.e. Extensive Touring, Normal Touring, Occassional Touring and Marginal touring, since it is difficult to assess the touring in the absence of log books not being maintained in DDA.

The Cycle allowance payable to Group 'D' has been always considered seperately by thge Authority and is presently being paid on par with the Govt. of India. This may be considered as and when the Govt. of India announces revision of cycle allowance for its employees.

The Committee also examined a reference received from Commr.(Plg.) for enhancement of FTA rates of Survey Khallasis attached with Surveyors. The total number of such category deployed in various projects such as PPW/HPW, Narela, Rohini and Dwarka is stated to be 175. At present they are in receipt of FTA amounting to Rs.41/-. Commr.(Plg.) had recommended that they should be reimbursed atleast equivalent to All-Route DTC pass i.e. 150/- p.m. since they have to travel extensively and sometimes they have to change 2-3 buses to reach their destination. It has also been stated that these survey-khallasis have also to carry survey instruments (File No.PA/JD(S)/92/21 refers). The name of this category has been placed in the extensive touring by the earlier committee at Sl.No.25. The Committee after careful consideration is of the opinion that the survey khallasis may be allowed FTA of Rs.41/- p.m. and reimbursement of actual conveyance charges as at present depending upon the exigencies of work.

Considering all the pros and cons, the recommendations of the Committee are as under :-

(i) The category of Accountants/Asstt.AOs who are posted in ~~Field~~/Divisions and ~~those who are~~ posted outside Vikas Sadan and Vikas Minar only be included in the list of marginal touring and recommended FCA/FTA @ Rs.253/- and Rs.203/- respectively at present.

(ii) The Mates/NTS may be restored the cycle allowance which they were entitled to prior to their categorisation from Group 'D' to Group 'C'.

(iii) SO(Hort.) category be placed at par with JE(Civil/Fields) and included under Extensive Touring Category.

(iv) The remaining categories of Group 'C' staff other than those who are already in receipt of the FCA/FTA do not qualify for grant of FTA/FCA for the reason discussed in the detailed report.

(v) Cycle allowance group 'D' employees be considered for revision as and when it is revised by the Central Government.

(vi) The following categories may be re-classified from one category to other as shown against each :-

Sl.No.	Category	From	To
1.	Photo Officer	Occassional	Normal
2.	Asstt.Landscape Architect/AD(LS)	Marginal	Normal
3.	Manager/Asstt. Managers posted in Sports Complex	Not included in any category by earlier Committee.	Marginal
4.	Jt.Directors/ Dy.Directors posted in Personnel Branch.	- do -	~~Occassional~~ marginal

(vii) the Committee further suggests that following organisational arrangements may be carried out in order to ensure that the travelling is reduced to minimum.

a) F.M/E.M./P.C/Commr.(P)/C.A. may review and order horizontaligation of work so that the planning, Engineering and Horticulture are stationed in one integrated complex in order to see that need to travel is reduced to the minimum.

b) Ex.Engineers and other Branch Officers having official vehicles should allow use of their vehicles for the staff ~~invariably~~ for office work.

c) Maximum use of modern equipments such as fax/telephone etc. should be made in order to minimise the requirement of travelling.

(viii) After taking into consideration the cost escalation and all other relevant factors since the implementation of earlier committee report, the committee recommends the following increase in various categories as under over and above the present rates of MCA/FCA/FTA :-

Extensive Touring	10%
Normal	7%
Occassional	4%
Marginal	NIL

The revised rates would be rounded off to the nearest rupee. The present rates which are effective from 1.2.94 are tabulated in Annexure 'A' attached. The categories as re-defined in Para (i) & (vi) above shall also be eligible for increase under revised categories from the date of implementation of the present report of the committee.

14/2/96
(R.D. Sharma)
Sr. AO (Sports)

14/2/96
(V.K. JAIN)
O.S.D.(P)
Convenor

14/2/96
(J.K. PURI)
C.A.O.
Member

(V.M. BANSAL)
Commr.(P) cum Secretary
Chairman

ANNEXURE "A"

Statement showing the rates of MCA/FCA and FTA Admissible to various officers/officials of D.D.A. effective from 1.2.1994.

Extensive Touring Category

Sr.No.	Post	MCA	FCA	FTA
1.	S.Es (Field)	1000/-	--	288/-
2.	Director (Buldg.)	1000/-	--	288/-
3.	Director (L.M.)	1000/-	--	288/-
4.	Project Planners	719/-	288/-	288/-
5.	Jt.Director (Survey)	719/-	288/-	288/-
6.	Dy.Director (Hort.)	869/-	288/-	288/-
7.	Dy.Dir.(Survey)	719/-	288/-	288/-
8.	Dy.Dir.(Buldg.)	869/-	288/-	288/-
9.	Directors (Hort.)	1000/-	--	288/-
10.	Dy. Director (LPB)	869/-	288/-	288/-
11.	Dy. Director (N.L.)	869/-	288/-	288/-
12.	L.A.C. (D.D.)	719/-	288/-	288/-
13.	E.E. (Field)	869/-	288/-	288/-
14.	A.E.(Field)/Survey/Buldg.)	656/-	288/-	288/-
15.	A.D.(Hort.)	656/-	288/-	288/-
16.	J.Es(Field/Buldlg.)	--	281/-	281/-
17.	Head Security Guard(Field)	--	--	41/-
18.	C.O.(Damages)	869/-	288/-	288/-
19.	Tehsildar (Field)	--	288/-	288/-
20.	Naib Tehsildr (Field)	--	--	228/-
21.	Kanungo (Field)	--	--	221/-
22.	Patwari (Field)	--	--	194/-
23.	Chainman & Supervisory Chainman	--	--	41/-
24.	Photographer	--	--	261/-
25.	Khalasi (Vig./Survey)	--	--	41/-

Normal Touring Category

Sr.No.	Post	MCA	FCA	FTA
1.	Director (Personnel)	880/-	--	253/-
2.	Director (Works)	880/-	--	253/-
3.	Director (I.R.& S.W.)	880/-	--	253/-
4.	Director (Nazarat)	880/-	--	253/-
5.	Director (Vig.)	880/-	--	253/-
6.	Director (Work-charged)Estt.	880/-	--	253/-
7.	Director (P.R.)	880/-	--	253/-
8.	Directors (Housing)	880/-	--	253/-
9.	Director (Land)	880/-	--	253/-
10.	Director (L.C.)	880/-	--	253/-
11.	Director (Plg.)	880/-	--	253/-
12.	Director (M.M)	880/-	--	253/-
13.	Director (Systems)	880/-	--	253/-
14.	Director (DC & P)	880/-	--	253/-
15.	Director (C.L.)	880/-	--	253/-
16.	O.S.D. to VC	880/-	--	253/-
17.	S.E. (Planning)	880/-	--	253/-
18.	S.E.(Q.C)	880/-	--	253/-
19.	S.E.(Design)	880/-	--	253/-
20.	S.E. (Vig.)	880/-	--	253/-
21.	Jt. Director/Addl.Secy.(Enf.)	880/-	--	253/-
22.	Jt. Director (Plg.)	764/-	--	253/-
23.	E.E. (Plg./Q.C./Design/Vib.& Trg.)	880/-	--	253/-
24.	Dy. C.L.A.	633/-	--	253/-
25.	Sr. Architect			

26.	Sr. Landscape Architect	633/-	--	253/-
27.	Dy. Director (Land)	633/-	253/-	253/-
28.	Dy.Director (Plg.)	633/-	253/-	253/-
29.	Dy. Director (Pub.)	765/-	253/-	253/-
30.	Sr.Law Officer	633/-	253/-	253/-
31.	Architect	633/-	253/-	253/-
32.	Landscape Architect	633/-	253/-	203/-
33.	A.D. Survey	578/-	253/-	253/-
34.	A.D.(Plg.)	578/-	253/-	253/-
35.	Asstt. Architect	578/-	253/-	203/-
36.	Research Officer	--	253/-	203/-
37.	A.E.(Design)	578/-	253/-	253/-
38.	A.E.(Vig.)	578/-	253/-	253/-
39.	A.E.(Plg.)	578/-	253/-	253/-
40.	A.E.(Q.C.)	578/-	253/-	253/-
41.	A.E.(Auto)	578/-	253/-	253/-
42.	Architect Asstt.	--	253/-	203/-
43.	AOs other than Hd. Qtr.	578/-	253/-	231/-
44.	J.E.(Plg.)	--	248/-	248/-
45.	J.E.(Design)	--	248/-	248/-
46.	J.E.(Q.C)	--	248/-	248/-
47.	J.E.(Vig.)	--	248/-	248/-
48.	Jr.Law Officer	--	253/-	203/-
49,	Legal Asstt.	--	253/-	203/-
50.	Asstt. Settlement Officer	--	253/-	253/ -
51.	F.I/A.F.I.	--	200/-	171/-
52.	Surveyors	--	253/-	203/-
53.	Add. Chief Architect	880/-	--	253/-

Occassional Touring Category

Sr.No.	Post	MCA	FCA	FTA
1.	Medical Officer	--	--	--
2.	Dy. C.A.O.	604/-	--	221/-
3.	Dy. F.A.(H.)	604/-	--	221/-
4.	To to C.E.	730/-	242/-	242/-
5.	A.E.(Trg.)	551/-	242/-	242/-
6.	Dy. Director (P & C)	730/-	242/-	242/-
7.	All JDs & DDs of Land & H. Deptt.	--	242/-	242/-
8.	Protocol Officer	--	--	--
9.	Photographic Officer	--	242/-	221/-
10.	Sports Coordinator	--	221/-	221/-
11.	Research Asstt.	--	--	--
12.	Planning Asstt.	--	242/-	194/-
13.	Accounts Officer	551/-	242/-	221/-
14.	Librarian	--	--	204/-
15.	Documentation Officer	--	--	204/-
16.	Supdt. (Welfare)	--	--	--
17.	Economist/ Land Economist	--	--	--

Marginal Touring Category

1.	Dy. Director (Systems)	525/-	230/-	210/-
2.	Dy. Secretary (Hindi)	--	--	--
3.	Sr. Research Officer	--	--	--
4.	Asstt. Landscape Architect	--	230/-	219/-
5.	Private Secretary	--	210/-	185/-
6.	P.A.	--	210/-	185/-
7.	Steno Grapher	--	210/-	185/-

-- Representatives of DDA -- time to
Associa

ITEM NO.
34/96
dt-19.02.96

Sub: Report on the follow up action on the resolutions passed by the Authority in its meetings held during the quarter Ist October-95 to 31st December-95.
No. F. 2(06)/95-MC/DDA.

P R E C I S

On the basis of information furnished by Heads of Departments, Report on the follow up Action on the resolutions passed by the Authority in its meetings held during the last quarter of the year 1995 (on 16.10.1995) is submitted for kind information of the Authority. The Report is appended at (Appendix 'A-VI' page No. 248 - 261)

R E S O L U T I O N

Noted.

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APPENDIX 'A-VI' TO ITEM NO. 34/96

REPORT ON THE FOLLOW - UP ACTION ON THE RESOLUTIONS PASSED BY THE AUTHORITY IN ITS MEETING OF 16.10.95.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
1.	104/95 16.10.95	Directions of the Ministry of the Urban Affairs & Employment regarding posts of Chief Engineer in the Delhi Development Authority. No.F.7(95)/93/PB.I	Resolved that proposals contained in para 7 of the Agenda Item be approved.	The matter has been taken up with the Ministry on 9.11.95 & 3.1.96.
2.	105/95 16.10.95	Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters. No.F6(36)94/SQ/DDA	Resolved as follows: a) All existing rules and instructions of the Directorate of Estates, Ministry of Urban Affairs and Employment, on the subject, be deemed to have been adopted in DDA; b) In future, all rules and instructions of the Directorate of Estates be made applicable in DDA, mutatis-mutandis.	Chief Secretary, Govt. of N.C.T.D. has been requested for seeking the approval of LG, Delhi in his capacity as Administrator of Union Territory of Delhi on 24.11.94, followed by reminder dt.11.12.95.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
3.	106/95 16.10.95	Allotment of Petrol Pump and Gas Godown Sites. No.F.13(44)/91/Pt./CRC/DDA.	Resolved that the "Scheme for allotment of Petrol Pump and Gas Godown Sites in Delhi" be approved with the modification that special allotments on priority, as envisaged in para 5 of the Scheme, (may be made normally)only in the cases involving special compassionate circumstances.	Noted.
4.	107/95 16.10.95	Preparation of the Master Plan for Delhi perspective-2021. No.F.36(01)PPR/95.	Position as brought out in the Agenda Item was noted and following observations were made: i) The MPD-2021 be finalised by March 1999, ii)Year-wise details of Action Plan and requirement of funds be projected to the Govt. of India for sanction under the Central Plan, iii)A representative of the Delhi Slum Board be also nominated to the Steering Committee, iv) Steering Committee be authorised to co-opt members from any other department/ Agency. Subject to the above, proposals contained in para 6 of the Agenda were approved.	Noted for compliance. Under process. Action has been completed Action has been completed

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
5.	108/95 16.10.95	General Policy for providing of statues in DDA Parks/ Complexes. No.F.20(1)/86-MP.	Resolved that a Committee, having also the representatives of Ministry of Urban Affairs and Employment and Govt. of Delhi, be constituted under the Chairmanship of Vice-Chairman, DDA to consider requests for installation of statues in the DDA parks/areas. The Committee shall keep the following aspects also in view while considering such requests: i) Aesthetic appeal, historical perspective, and overall appropriateness of the proposals, ii) Sensitivities of the residents of the area (if considered appropriate or necessary, views of the neighbourhood public be invited through notice etc.) iii) Not more than one statue to be normally permitted in a park.	Constitution of the Committee has been notified.
6.	109/95 16.10.95	Cadre Review of Group 'D' Cadre - revision of Scale of pay. No. F.7(113)/95/PB/Pt.I	Resolved that the proposals contained in para 5 of the Agenda Item be approved.	Necessary action has been taken and circulated on 14.11.95.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
7.	110/95 16.10.95	Grant of higher pay scales with re-designation to the left out Assistant Categories. No.F.1(11)/89/P.E.IV/Pt.	Resolved that the proposals contained in para 7 of the Agenda Item be approved.	Action has been taken and orders issued on 9.11.95.
8.	111/95 16.10.95	Liberalised Scheme of payment of one time Ground Rent in lump sum by the lessees/sub-lessee as against annual payments provided for in the lease deed. No.F.B-1(29)/95-96.	Resolved that the proposals contained in paras 3 & 4 of the Agenda item be approved.	The matter has been taken up with the Ministry on 10.11.95 for Govt.'s approval.
9.	112/95 16.10.95	Proposal to change the land use and to declare 'Development Area' for PVC & Solid Waste Complex at Tikri Kalan, Rohtak Road. No.F.Dir./NB/95/239-1.	Steps taken for development of the complex at Tikri Kalan were explained; the following observations were made: i) Proceedings of the court case regarding acquisition of land be got expedited, ii) Financing of the scheme be tied up with the Delhi Financial Corporation without any further delay and duly publicised,	Court cases are being vigrously pursued. Next date of hearing is fixed for 1/3/96. Tie-up with Delhi Financia Corporation has since been done.

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
			iii) All administrative aspects of the scheme be publicised for the benefit of the public. With the above observations, the Authority approved the proposals contained in paras 4, 4.1. and 4.2. of the Agenda item.	Wide publicity has been given to the scheme by the D.F.C.
10.	113/95 16.10.95	Construction of staff quarters in village Nangloi, Delhi-Relaxation of norms of coverage FAR and Height etc. No.F.3(39)/91-MP.	Resolved that proposals contained in para 3 of the Agenda item be approved.	The matter has been referred to the Govt. of India, Min. of U.A.&E. on 6.11.95 to issue a final notification releasing the development control norms for the plot as one time exception.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
11.	114/95 16.10.95	Amendment in MPD-2001 Nursery School sites to be utilised for Nursery School and other facilities. No.F.1(7)/80-MP.	Resolved that proposals contained in para 6 of the Agenda item be approved.	The matter has been referred to the Govt. of India, Min. of U.A.&E. on 6.11.95 for conveying the approval u/s 11-A of the DD Act, 1957 to issue public notice for inviting objections/suggestions for the proposed change of land use.
12.	115/95 16.10.95	Planning of zone 'O' (River Yamuna) use of reclaimed land in Phase-I. No.F.10(1)/94-MP.	Proposals contained in paras 5, 6 and 7 of the Agenda Item were approved in principle with the following observations: 1) Presentation of the scheme be also made before the Ministry of Environment & Forests for possible funding by the Govt. of India under Yamuna Action Plan, spedially with reference to the river bund and boulevard. 2) Planning activity for spiritual park, hotels & Convention Centre be immediately taken up after consultation with the Ministry along with action in parallel for completion of procedural formalities relating to change in land-use etc. 3) International competition be invited after receipt of necessary clearances from the Ministry.	The matter has been referred to the Min. of UA&E on 29.11.9 for conveying the approval U/S 11-A of the DD Act-1957 tc issue public notice for inviti objections/suggestions for the proposed change of land use as well as permission/clearance for holding the International Competition. Action on other decisions is is under process.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
13.	116/95 16.10.95	Conceptual plan for Rehabilitation of Slum Dwellers. No.F.PS/CLM/DDA/95/2495.	The proposal was approved in principle with the following observations: a) Operational action plan to implement the scheme be formulated without delay; b) To start with, projects under the scheme be prepared for the five most important land sites that may be considered amenable for the scheme proposed; c) Initial expenditure on the schemes be met out of the Urban Development Fund; Plan funds be also sought from the Central Govt. for infrastructural development and the slum clearance subsidy scheme; d) Suitable relaxations in the FAR and density be agreed to, in order to make the scheme economically viable; e) Delhi Slum Board be also suitably involved and consulted in the preparation of projects under the scheme.	Under process.

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
14.	117/95 16.10.95	Annual Accounts of DDA for the year 1994-95. No.F.6(21)/95/Acs.	Annual Accounts for the year 1994-95 were noted and it was resolved that the same be sent to the AG(Audit), Delhi, for necessary action.	Annual Accounts of the DDA for the year 94-95 have been sent to AG (Audit) Delhi on 27.10.95.
15.	118/95 16.10.95	Change of land use of an area measuring 12.55 ha. (31 acres) from 'recreational' to 'residential' at INA, New Delhi. No.F.20(11)/92-MP.	Resolved that proposals contained in para 5 of the Agenda item be approved.	The matter has been referred to the Govt. of India, Min. of UA&E on 6.11.95 for conveying the approval u/s 11-A of the DDAct-1957 to issue public notice for inviting objections/suggestions for the proposed change of land use.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
16.	119/95 16.10.95.	Change of land use of an area measuring 3228 sq. mtrs. from "District Park" to "Service Centre" (LPG Godowns). No.F.20(18)/95-MP.	Resolved that proposals contained in para 2 of the Agenda item be approved.	The matter has been referred to the Govt. of India, Min. of UA&E on 6.11.95 for conveying the approval u/s 11-A of the DD Act, 1957, to issue public notice for inviting objections/ suggestions for the proposed change of land use.
17.	120/95 16.10.95	Development Norms for Indira Gandhi National Centre for Arts at Janpath- Relaxation of height upto 33 mtr. No.F.16(16)/89-MP.	In view of the proposals contained in para 5 having been recommended by the Central Vista Committee, Delhi Urban Arts Commission and the Technical Committee, it was resolved that these be recommended to the Govt. of India for final decision as this land formed part of the heritage zone.	The matter has been referred to Govt. of India Min. of UA&E on 6.11.95.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
18.	121/95 16.10.95	Utilisation of Govt. land in Dev Nagar area/change of land use. No.F.20(29)94-MP.	Resolved that proposals contained in para 5 of the Agenda item be approved.	The matter has been referred to the Govt. of India, Min. of UA&E on 6.11.95 for conveying the approval u/s 11-A of the DD Act-1957 to issue public notice for inviting objections/ suggestions for the proposed change of land use.
19.	122/95 16.10.95	Change of land use of an area measuring 3.79 ha. from 'Residential' to 'Commercial' (non hierarchical) at Dheerpur. No.F.20(16)/95-MP.	Resolved that proposals contained in para 3 of the Agenda item be approved.	The matter has been referred to the Govt. of India, Min. of UA&E on 6.11.95 for conveying the approval u/s 11-A of the DD Act-1957 to issue public notice for inviting objections/ suggestions for the proposed change of land use.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
20.	123/95 A-16.10.95	Resettlement of squatters of Bhoomiheen Camp near A-4 and A-5 Pocket, Kalkaji. No.F.1046(AC/AP).	Resolved as follows:- (a) Proposals contained in para 2 of the Agenda item be approved; (b) 30 acres of land near village Tehkand be utilised for resettlement of Bhoomiheen Camp Squatters and other Jhuggi dwellers by way of allotment of multi-storey tenements and not residential plots. (c) The implementation of the scheme should now be expedited.	The matter has been referred to the Govt. of India, Min. of UA&E on 6.11.95 for conveying the approval u/s 11-A of the DD Act-1957 to issue public notice for inviting objections/suggestions for the proposed change of land use.
21.	124/95 A-16.10.95	C/O 265 DUs (53 MIG + 212 LIG) Dus at Trilokpuri, Pkt.V (A) Dismantling of 163 houses (out of 40 MIG + 160 LIG) and(b) to write off the loss. No.F.EM.8(40)92/QC/E2/Vol.I.	Resolved as follows:- (a) Proposals contained in para 12 of the agenda item be approved without prejudice to DDA's rights to recover the damages from the Contractor through arbitration, Court proceedings or whatever other means; (b) Dismantling of houses be coordinated with the Arbitrators inspections. (c) Steps indicated in para 8 of the agenda be essentially taken as it is expedient to preserve authentic evidence which could be of vital importance for protection of DDA's interests.	Under process.

S.NO.	ITEM NO. & NO.	SUBJECT	RESOLUTION	REMARKS
22.	125/95 16.10.95	C/O 7000 houses at Trilokpuri-Trans Yamuna Area. SH: C/O 300 DUs (60 MIG + 240 LIG) in Trans Yamuna Area at Trilokpuri, Group-B (Actually taken up 52 MIG + 208 LIG) write off of losses for 220 houses (44MIG + 176 LIG). No.F.EM.10(1)/94/QC/EZ/DDA & F.30(15)/94/FO/EZ.	Resolved as follows:- (A) Proposals contained in para 14 of the Agenda item be approved without prejudice to DDA's rights to recover the damages from the Contractor through arbitration, Court proceedings or whatever other means; (b) Dismantling of houses be co-ordinated with the Arbitrator's inspections; (c) Steps indicated in para 12 of the agenda be essentially taken as it is expedient to preserve authentic evidence which could be of vital importance for protection of DDA's interests.	Under process.
23.	126/95 16.10.95	Cost benefit analysis of Rohini Phase-III and determination of land premium for the year 1995-96. F.2(3)/94-95/AO(Project).	Resolved that Cost benefit analysis and land premium rates as indicated in para 10 of the Agenda item be approved.	The matter has been referred to the Ministry on 21.11.95 for notificatio

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
24.	127/95 16.10.95	Allotment of about 3500 Janta flats under the Scheme to be called 'Janta Housing Scheme - 1995'. F.2(82)/95/Coordn.(H).	After detailed discussions, the Janta Housing Scheme, 1995 was approved, in principle. It was resolved that:- (a) 576 flats constructed under the incremental housing pattern be offered to the retiring Govt. employees; (b) Janta flats be offered to the general public, as per criteria laid down in the Agenda item; (c) All allotments be made on cash down basis, or through tie up with the Central Bank of India or any other Housing Finance Institution; (d) The matter of electrification of these flats be taken up with the GM, DESU, immediately; (e) Implementation of these Schemes be taken up after obtaining approval of the Ministry of Urban Affairs & Employment.	Janta Housing Registration Scheme has been announced which shall remain open upto 29.02.96. This has been done after the approval of the Ministry. Under Process.

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
25.	129/95 16.10.95	Policy for permitting Petrol Pumps and Gas Godowns on Private Land in the Union Territory of Delhi. No.F.13(44)/91/CRC/Pt.III.	Resolved as follows:- I. Proposals contained in the agenda item be approved in principle in order to secure overall development of Delhi; II. Detailed scheme for implementation of these proposals and the regulations thereof be formulated in consultation with the MCD and approval of the Ministry be sought for these regulations.	Under Process.

Secretary
Delhi Development Authority
22.3.96

22.03.96.
Chairman,
Delhi Development Authority

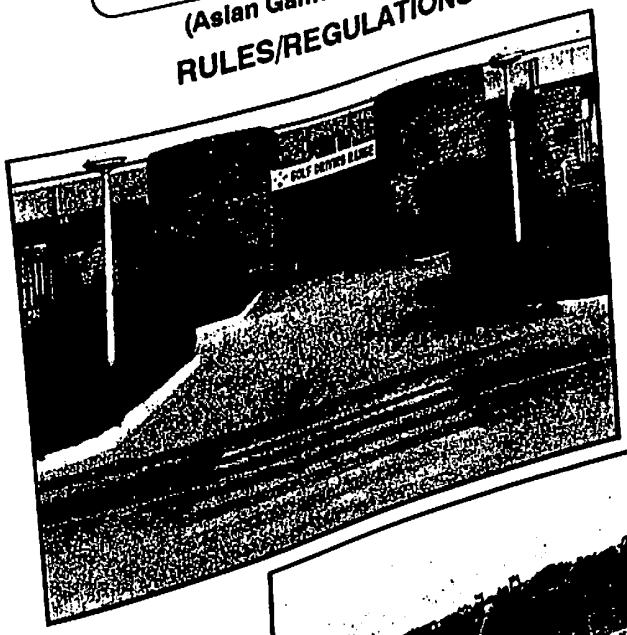
ANNEXURE 7

APPENDIX 'U' TO ITEM NO. 6/96

SIRI FORT SPORTS COMPLEX

(Asian Games Village, New Delhi - 110049)

RULES/REGULATIONS & BYE-LAWS







DELHI DEVELOPMENT AUTHORITY
NEW DELHI

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DELHI DEVELOPMENT AUTHORITY
SIRI FORT SPORTS COMPLEX

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the Hon'ble L.G. of Delhi for promotion of sports facilities in Delhi.

(e) To do all other lawful things as are incidental or conducive for the attainment of the above objectives.

(f) The Management Board shall have powers from time to time to make, alter and repeal all such rules/byelaws as they may deem necessary or convenient for the proper conduct and management of the Sports Complex.

4. Membership

Various categories of membership are given below and are defined in succeeding paragraphs. Membership in respect of all categories will be approved by or on behalf of Management Board.

(a) Individual Membership; Indian/ Foreign

(b) Corporate Membership; Indian/ Foreign

(c) Dependant Membership

(d) Casual Membership (Pay & Play)

(e) Temporary Membership

(f) Honorary Membership

(g) Staff Membership (DDA Staff only)

(h) Guest Member

5. Individual Membership

Any individual above 21 years of age shall be eligible for becoming a regular member. The membership once granted shall not be transferred. Individual member can nominate his/her spouse and children (between the age of 5 years to 21 years) as dependant. It is necessary to nominate dependants at the time of applying for individual membership. The monthly subscription in respect of dependant members @ Rs.20/- each shall be effective from the date of approval of individual membership. The total monthly subscription shall thus be calculated as per the family details given by the member. The dependant members once nominated are liable to be continued as dependant members till they attain the eligible age for individual membership. The Management Board however reserves the right to refuse or accept the membership of the dependants.

6. Dependants

6.1 Spouse and legal children - between the age of 5 years & 21 years, are eligible to become dependant members. Dependants, however, have to be nominated by the member and their details disclosed in the application form/bye-laws form at the time of applying for any category of membership.

6.2 Any member who gets married after obtaining the membership of the Complex may get his/her spouse included as dependant from the date of marriage. Similarly, children on attaining the age of 5 years are permitted as dependants. The onus of including the name of dependants, their payment etc. lies with the members. The monthly subscription in such cases shall be effective from the month of their getting married or children attaining the age of 5 years.

6.3 Unless payment of subscription for dependants is made from the date of approval

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

RULES & REGULATIONS

1. Introduction

Siri Fort Sports Complex, has been set up by the Delhi Development Authority as a part of development and growth of Sports in Delhi. The name of the body will be Delhi Development Authority Siri Fort Sports Complex.

The Complex has a flood lit Golf Driving Range and Air Rifle/Pistol Shooting Range apart from other sports facilities like Tennis, Squash, Table Tennis, Badminton, Billiards, Basket Ball, Cricket, Hockey etc. Facilities for other sports will be added subsequently.

2. Objectives

The objective of the DDA Siri Fort Sports Complex (here-in-after called the Sports Complex) are:-

(a) To provide recreational & healthy environment to the citizen of Delhi as per the requirement of Master Plan.

(b) To induce sports activities and spirit of mutual help and goodwill among citizens of Delhi in general and in members of the body in particular.

(c) To promote various sports e.g. Golf, Squash, Table Tennis, Billiards, Air Rifle/Pistol Shooting, Badminton, Taekowondo/Karate, Aerobics, Skating, Yoga, Gymnastics and other team games.

3. General Objectives

(a) To buy, prepare, supply, sell or deal in all kinds of apparatus/ materials used in connection with games provided by the Sports Complex.

(b) To purchase, hire, make or provide and maintain all kinds of furniture, implements, tools, utensils, linen, stationary, cards and other items required in connection with the running of the Sports Complex.

(c) To hire, engage and employ markers, coaches, instructors, groundsmen and other staff required for day to day running of Complex and to pay to them as per service conditions as may be agreed upon.

(d) To work under overall control, supervision and direction of the Management Board set up by

14. Membership of widows/widowers of deceased individual Members

In the case of widow/widower of a deceased individual member who applies to be admitted as an individual member, she/he may be made a member subject to the approval of Director (Sports). No entrance fee shall be payable in such cases. However, previous outstanding dues will be settled before membership is allotted.

15. Membership Card

15.1 Each member (except for casual member/guest) and dependants will only be permitted to play on production of membership card. Separate membership cards for members and dependants are required to be made on payment. Member's/dependant's coloured photograph of size 1"x 1½" has to be affixed on the card . Facilities of getting one self photographed are available in the Complex on specific days & time which is notified in advance. Payment for membership cards is as under:

(a) When photographed in the Complex, Rs.20/- or,

(b) When photograph provided by the Member, Rs.12/-.

15.2 Loss of card will invite a penalty of Rs.25/- plus additional charges as prescribed above for making a duplicate card.

16. Entrance Fee & Subscription for Membership

The following are the rates for entrance fee and monthly subscription. These are subject to revision from time to time.

	Indian	Foreigner	Subscription for dependants
Corporate Membership			
(a) Entrance Fee (Non-refundable)	Rs.30,000/-	$ 3000	—
(b) Monthly subscription including dependents	Rs.150/-	$ 25	Rs.20/- per month per dependant US $5 per month per dependant (Foreigners)
Individual Membership			
(a) Entry Fee (Non-refundable)	Rs.3,000/-	$ 500	
(b) Monthly Subscription	Rs.50/-	$ 25	Rs.20/- will be paid for each dependant as applicable for others.
Staff Membership			
(a) Entry Fee (Non-refundable)	Rs.750/-	—	
(b) Monthly Subscription	Rs.25/-		

of individual membership, dependant cannot use the facilities of the Complex and will not be issued with membership card.

6.4 Dependants will cease to be a dependant member on attaining the age of 21 years. They must surrender their membership card.

6.5 The individual Member intending to enroll their dependants as members at a later stage shall have to pay the monthly subscription of Rs.20/- per individual with retrospective effect i.e. from the date of approval of individual Membership.

7. Membership of Sons/Daughters on attaining the age of 21 years

On reaching the age of 21 years the son/daughter of a member who having used the Complex previously as a dependant may apply for individual membership should he/she wish to continue the use of Complex. Depending upon the availability of vacancies, the Management Board may approve individual membership.

8. Corporate Membership

Public sector and private commercial firms are eligible for Corporate Membership. One nominee will be allowed to use the facilities on monthly subscription of Rs.150/- including subscription for dependants. The sponsoring firm may get the name of nominee changed by giving prior intimation and take approval before change of nominee is effected.

9. Casual Membership (Pay & Play)

Casual membership may be allowed by Complex-in-Charge subject to payment of Rs.25/- per day and other charges as may be prescribed from time to time. This category of membership will be allowed subject to availability of sports facilities.

10. Temporary Membership

Temporary membership can be obtained for a period of 3 months on one time non-refundable payment of ~~Rs.500/-~~ 1500/- for Indian nationals and Rs.~~1000/-~~ 1350/- for foreigners. In addition Rs.60/- per dependant will be chargeable. Payments are to be made in advance by way of Bank Drafts. Temporary members are not allowed to bring guests.

11. Honorary Membership

Past and present Chairman, Vice-Chairman, Finance Member, Engineer Member will be honorary members.

12. Staff Membership

This type of membership is only restricted to staff members of the DDA.

13. Guest Members

Guests can be brought by regular member to avail facilities of the Complex as per bye-laws of Complex subject to payment of Rs.15/- per day as guest fee. The name of the guest and that of the member will be entered in the book kept for the purpose. The duty-incharge has all the right to refuse or accept the guest membership.

NOTE : Application for membership will be made on prescribed form which can be purchased from the office of the Sports Complex on payment of Rs.10/-.

defaulters list on the Complex Notice Board for another 15 days and thereafter his membership will automatically stand terminated.

21. Re-admission of Members

Re-admission of membership is normally not permitted except in exceptional cases applied within a period of two years subject to the satisfaction of Director (Sports) and on payment of 1/3rd of the current membership entrance fee along with upto date payment of arrears including the period for which membership remained under cancellation.

22. Dishonoured Cheques

Members whose cheques deposited with the Complex, are dishonured due to either "Refer to Drawer", "funds not catered for" and "stoppage of payment" by member or for any other reason will be required immediately to issue another cheque or pay their dues in cash along with a penalty of Rs.20/-. In the event of payment not being made within the specified period as given in the rules, membership is liable to be terminated.

23. Notices to Members

In all cases where it is necessary to give notice to members under any of the Rules, it shall be sufficient that such notice be sent or posted to their last known address, save as otherwise provided.

24. Infraction of Rules & Bye-Laws

The Management Board will be empowered to suspend a member and dependants for infraction of the Rules & Bye-laws and disqualify him/her for using the Complex for any purpose.

25. Conduct of Members

In case the conduct of a member or dependants in the premises of the Complex shall, in the opinion of the Complex Incharge be injurious to the character and interest of the Complex, his/her membership with the Complex shall be suspended pending decision of the Management Board.

26. Absentee Membership

26.1 Members who may be remaining temporarily out of Delhi/Country for a minimum period of six months at a time may apply for outstation/absentee membership. This will commence only from the date of their departure and/or subject to the receipt of written communication alongwith some documentary proof in the form of office order, transfer certificate, passport/visa etc. Absentee membership will be approved on the surrender of cards which can be reclaimed on return by the member.

26.2 Dependants will also be treated as outstation/absentee members alongwith the member. Dependents, however, can be granted permission for being outstation/absentee members separetely if dependants are staying outside, for studies etc. subject to providing proof and surrendering of cards.

26.3 Not using the Complex for any reason is no excuse for claiming absentee membership.

26.4 Satellite towns like NOIDA, Faridabad, Gurgaon, Ghaziabad, Bahadurgarh,

7. Payment of Subscription

No bills will be sent to the members. Dues s per the rate of subscritpion may be sent by heque or paid in cash to the Accountant/ ashier of the Sports complex. Subscription ay be paid monthly or in advance for a quar- r, six months or for full year.

8. Exemption for Subscription

18.1 Honorary members including ependants shall not be liable to pay any en- ance fee or monthly subscription.

18.2 Likewise, sportspersons of DDA nd officials who are working in Sports Com- exes in various capacities are exempt from aying subscription including for their depen- ants for as long as they are working in Sports omplexes.

18.3. D.D.A. Engineers, Architects, etc. no are associated with the development of orts Complexes would also not be charged onthly subscription till such time they are sociated with Sports Complexes. However, onthly subscription for their dependants ould be payable at normal rate. Such cases processed and approved individually by r. (Sports) on receipt of written request from e members.

Termination of Membership

Membership shall be terminated for any the following reasons:-

(a) On the Member's request.

(b) For non-payment of Sports Complex dues for a period of 3 months or more. The Management Board will not be responsible for non-receipt of letters by the members.

(c) For mis-conduct or any act considered prejudicial to the good name and smooth functioning of the Sports Complex or infringement of rules and regulations and bye-laws of the Sports Complex or if he is a adjudicated, declared bankrupt or insolvent.

(d) If being a subject of a foreign state where war has been declared between India and the state for which he is a subject.

(e) If he is convicted for any offence considered as misconduct or moral turpitude by the Management Board.

(f) If in the judgement of the Chairman/Vice Chairman, DDA, the continuance of the Membership is prejudicial to the interest of the Sports Complex.

20. Non-Payment of Dues

Any member who does not pay his subscription dues for a period of three months i.e. for one quarter will be sent a registered notice addressed to his last known address as per records of the Complex asking him to clear it within 15 days of the issue of reminder. If the member fails to pay the dues within the stipulated period, his name will be put up in the

etc. are treated as being within Delhi.

26.5 Monthly subscription for absentee membership is Rs.10/- per member & Rs.5/- for each dependent.

27. Use of Complex by recognised School/ Colleges/Institutions

Permission to Schools/Colleges to use the facilities of the Complex can be granted on batch booking basis for a period of one month. This is applicable to games like Basket Ball, Football, Hockey, Volleyball, Table Tennis, Badminton, Squash etc. on nominal charges for each category per hour/per month. This permission will be granted subject to availability of grounds.

28. Copies of Rules & Bye-Laws

28.1 A copy of the Rules & Bye-laws will be available in the Complex Administrative office for any reference and shall be furnished to members of the Complex on payment of Rs.20/- each on demand.

28.2 Any person who has taken up membership of the Complex is bound by the rules, regulations and bye-laws of the Complex.

29. Timings

The timings of opening and closing of Sports Complex and of any facility provided therein will be as per order of the Management Board. Normally timings wil be 6.00 AM to 9.00 PM in summer & 6.30 AM to 8.30 PM in winter. Management Board may set apart specific timings/days for use of facilities by juniors, for coaching and training too. Management Board may also prescribe specified days on which guests may not be allowed.

NOTES:

It shall be the responsibility of the applicant to enquire about the approval of his membership within 30 days from the date of submission of application form if approval/non approval of membership is not received. Non-receipt of such a letter shall not tentamount to any claim of the member.

No bills will be sent for monthly subscription. Members will be required to clear their dues on or before the 10th of every calender month.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

BYE-LAWS

Definition

1. The term 'member' as used in these 'Bye-Laws' includes Individual, Corporate, Temporary, Casual, Staff member and Honorary Members.

Working Days & Timings

2.1 The Complex will remain open on all days of the week except on days as specified by the Management from time to time and three National Holidays (i.e. 26th Jan., 15th Aug. & 2nd Oct.).

2.2 The Complex will also partially remain closed on Holi (forenoon); Dussehra & Deepawali (after 3 pm). The Complex will normally remain open from 6.30 AM to 8.30 PM in Winters i.e. 1st Dec. to 28th Feb. & from 6 AM to 9 PM in Summers i.e. 1st March to 30th Nov.

3. Detailed timings for various sports/activities would be as approved by the Management Board. These will, however be notified from time to time.

4. The Administrative/Accounts Offices of the Complex shall, however, remain closed on every Sunday, 2nd Saturday & all Gazetted Holidays.

5. Management Board may prescribe specified days on which guests cannot be allowed as also set apart specific timings/days for use of facilities by sports persons for coaching & training.

Complex Staff

6. Members, their guests and dependents shall not abuse any of the Complex staff or use violence whatsoever to any person/member of the staff. In the event of the member having any occasion to find fault with any person of the staff of the Complex, a report of the case should be made in writing to the Secretary on the next working day or enter the same in the Complaint Book kept with the Manager. The Secretary may either deal with the case or refer it to the Management Board as may be found necessary.

7. The Complex staff will not be sent on any errand or with message or otherwise withdrawn from his place of work by any member, dependants or guests.

Tipping of Staff

8. No member shall give any money by way of tips to any Complex staff. The staff/Complex employee is prohibited to solicit or accept gratuities.

Supply of Plants, Seedings & Saplings

9. No sale of plants, seedings & saplings is permitted. Members will not ask any Mali or any staff for the same. Malies are forbidden to

20. The Sports Complex shall not be held responsible for the loss of any vehicle or any belongings or fitments either kept inside or fitted in the vehicle.

21. As and when token system is started members will invariably obtain the car parking token from the Security Guards at the entrance gate at the time of entry to the Sports Complex, and surrender the same when taking the vehicles out of the Complex. No vehicle will be allowed to leave the Complex premises unless the car parking token is surrendered. Members losing token will be liable to pay Rs.10/- towards the cost thereof and permitted to take the vehicle only with the permission of the Secretary or Manager.

Overspeeding in the Complex

22. All vehicles including cycles when unattended must be locked and parked at owner's risk.

23. While entering the Complex, Cars/Scooters/Motorcycles must be slowed to a speed of not mroe than 20 km. per hour. Overspeeding on the Complex roads is not permitted.

Dress Regulations

24. Members will ensure that proper decorum with regard to wearing of dress in the Complex is always maintained. Under no circumstances will the gentlemen be permitted to visit the Complex in Salwar Kameez/Kurta, Kurta Pyajama, Vest, Chappels/Bathroom Slippers or dressing gowns etc.

25. Proper Sports kit will be worn for each sports/games as designated in the bye-laws.

Refreshment

26. Snack bars where light refreshments are available shall be established at suitable places for the convenience of members.

Drinking & Smoking

27. Consuming liquor or alcholic drinks in the premises of the Complex is strictly prohibited. Smoking is also restricted to certain area only. Members are requested to cooperate and avoid indulging in either drinking or smoking.

Sports Bye-Laws

28. These are given at Appendices attached as under:

S.No.	Game	Appendix	Page/s
1.	Golf Driving Range	'A'	15
2.	Air Rifle/Pistol Shooting Range	'B'	16
3.	Tennis	'C'	17
4.	Squash	'D'	18
5.	Badminton	'E'	19
6.	Table Tennis	'F'	20
7.	Billiards/Snooker	'G'	21
8.	Cricket	'H'	22
9.	Hockey/Football	'I'	23
10.	Basket Ball	'J'	24
11.	Sports for Schools/ Colleges/Public Institutions etc.	'K'	25
12.	Yoga	'L'	26
13.	Karate/Teakowondo	'M'	27
14.	Aerobics & Carrom	'N'	28
15.	Summary of Bye-laws	'O'	29

7. supply plants, flowers etc.

Breakages

10. Full value will be charged for all breakages of the Complex property by members, their guest & dependants, or their servants. However, if in the opinion of the Management, the breakages are wilful, the members may be required to pay upto six times the value of the article.

8.

Suggestions & Complaints

11. Suggestions and complaints, if any, will be entered in Suggestion/Complaint Book kept for this purpose and can be obtained by any member from the Manager. The suggestion/complaint will be looked into by the Secretary and the Management Board and disposed off accordingly. Spouses and dependant children are, however, not permitted to enter any suggestion or complaint in the suggestion/complaint book. This may be done by the members themselves.

Property of the Complex

12. Properties of the Complex such as furniture, corckery or other equipment will not be issued/lent to any member or to any organisation outside the Complex premises.

Pets

13. Dogs/pets are not to be allowed in any part of the Complex. For violation of this bye-law, the owner of the dog/pet may be charged/fined upto Rs.500/- for each violation.

Cycles/Scooters

14. Cycling on the lawns, courts and riding Scooters & Motorcycles is not permitted within the grounds of the Complex. Cycles & Scooters/Motorcycles will be parked in the Cycle/Scooter park.

Notices

15. Any notice intended for the Notice Board of the Complex must be sent to the Complex Incharge for approval and initialed by him before being placed on the Notice Board. Members are not permitted to put any notice. Notices will not normally be left on the Board for more than a week.

Payment

16. The Management will not be responsible for payments made in cash, unless such payments are made to cashier against a proper receipt.

17. Cheque cannot be encashed by members. The use of Complex funds for encashing of members cheques is strictly forbidden.

Parking Of Vehicles

18. Members will park Cars/Scooters/Motorcycle in the proper area specified for the purpose.

19. Members/dependents shall be liable to pay the following penal charges in case of incorrect parking in the "no parking area" specified as such:

(a) Motor Car Rs.50/-

(b) Motorcycle/Scooter/Cycle Rs.25/-

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Air Rifle/Pistol Shooting Range

1. The Shooting Range may be used by members and dependants. For others i.e. guests & casual members the range may be used on payment as prescribed in the Rules.

2. Members, dependants and guests are required to enter their name, Membership Number & arrival time in the register maintained with the Shooting Range professional.

3. Membership Cards/receipts for casual/guest membership will be shown on request by Complex staff.

4. Shooting Charges

a) Rs.5./- for 15 Pellets

b) Rs.2/- for 10 Pellets for Staff Members only

c) Coaching Fee Rs.5/- for 15 minutes.

Air Rifle/Pistol is provided free of charge for firing alongwith a paper target.

5. Timings - As per the Complex timings.

a) Summer (1 Mar. to 30 Nov.) 6 AM to 9 PM

b) Winter (1 Dec. to 28 Feb.) 6.30 AM to 8.30PM

6. Dress - Decent Sports dress or shooting wear.

7. Smoking is strictly prohibited in the Range Area.

8. Spectators are not permitted in the firing area. They must remain behind the railing in the spectators area and obsere silence.

9. Safety Precautions must be strictly observed. Weapon must always be pointed towards the target area.

10. Pro/Coach reserves the right to stop firing in case of infringement of rules/safety precautions.

(Note: Air Rifle Shooting Range including Snack Bar in the Range is given on license to a professional who is responsible for its smooth operation and maintenance. Should there be any complaint or suggestion, the same may be written in the complaint/suggestion Book maintained with the licensee.)



DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Golf Driving Range

1. Golf Driving Range may be used by Members and their dependants. Guest may be brought by members only. Dependants cannot bring guests. Guest fee is Rs.15/- per day. Receipt will be obtained for a guest by the member.

2. Casual member may use the Range on payment of Rs.25/- per day. Receipt will be obtained.

3. Members, dependents, guests will be required to enter their Name, Membership No. and arrival time in the Register maintained at the Pro-shop in Golf Range.

4. Charges for balls and Golf clubs are:

	For Members	For Staff Members
a) 50 Golf balls in Bucket	Rs.20/-	Rs.5/-
b) Each Golf stick if required	Rs.5/-	Rs.5/-

5. Coaching by professional/Marker is available on a payment of Rs.20/- for half hour for members and Rs.5/- for staff members for half hour.

6. Timings - As per the Complex timings.
a) Summer (1 Mar. to 30 Nov.) - 6 AM to 9 PM
b) Winter (1 Dec. to 28 Feb.) - 6.30 AM to 8.30 PM

7. Dress - Decent Sport Dress. Wearing dhoties and payjama/kurta is not permitted. Bike shoes should not be used while playing on the rubber mats.

8. Smoking - Smoking is not permitted in the playing area.

9. Spectators - Spectators are not permitted in the playing area.

10. Silence will be observed in the playing area.

11. Chairs will not be brought in the playing area.

12. Play will be stopped on ringing of long bell when balls are being collected by pickers and play can be restarted on short bell.

13. Golf green is available for practice free of any charge.

14. Membership Cards/receipt for casual members/guests will be shown on request by Complex officials.

15. Golf Driving Range including Golf Pro-Shop and Snack Bar located in the Lobby is given on license to a Golf professional who is responsible for running and maintaining it. Should there be any complaint or suggestion, members may write it on the complaint book available with the licensee.

16. Members may also inform of any complaint/suggestion to Manager/Asstt. Manager and if need be, give in writing to Secretary, Siri Fort Sports Complex.



DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Tennis

1. Members & dependants may use Tennis courts on a payment of Rs.20/- per month per individual.

2. Member/dependents will enter their name & membership number in the Register maintained with the attendant along with the time of arrival before playing. Membership Cards/Receipt will be shown to Attendant/ Marker on demand.

3. Priority to play will be on "first come first serve" basis. Two courts will however, be specifically reserved for members as per timings given below. Should the courts be free during these timings, others may play but will vacate as soon as a member arrives.

4. Temporary & casual members & guest will not have any priority after 6 PM & 7 PM during winter & summer respectively.

5. Period of Play - Play will be permitted for half hour or a set whichever is earlier. A tie breaker will be played at 5 all. Should there be rush of members, only a short set, i.e. not more than 11 games will be permitted to be played.

6. Warming up - Only 3 minutes warming up play is permitted which will be included in 30 minutes play period.

7. Signles - Singles will only be played if no doubles or "made up four" is waiting.

8. Playing Gear - Own Tennis racquets and Balls are to be brought by members/dependents for play.

9. Ball Boys - No ball boys are permitted or will be employed.

10. Smoking - Smoking is not permitted in the court area.

11. Dress - White shirt/T shirt, white short & tennis shoes will be worn for play. Track suit is permitted only in winter for warming up.

12. Coaching - Marker's services will be available for coaching. However, only group coaching will be undertaken. Rates are Rs.20/ - per month per person. In addition, balls can be hired on cash payment of Rs.40/- per month from the Marker. Timings for coaching has to be fixed with the Marker atleast a week before the commencement of every month but not later than 25th of every month.

13. Practice Wall - A practice wall, consisting of half courts is available for practice. A maximum of two persons can practice on each half court. If other members are waiting to practice, the use of wall will be restricted to 10 minutes at a time.

14. Timings:
Summer - (1st Mar. to 30th Nov.)
6 AM to 10 AM & 3 PM - 9 PM
Winter - (1st Dec. to 28 Feb.)
6.30 AM to 11 AM & 2 PM - 8.30 PM
(Monday Closed)

NOTES:

1. One court reserved for marker for group coaching from 3 PM to 7 PM in Summer, from 2 PM to 6 PM in Winter.

2. Remaining courts reserved for members only from 7 PM to 9 PM in Summer, 6.30 PM to 8.30 PM in Winter.

3. Temporary/Casual members & guests restricted to use the courts after 7 PM & 6.30 PM in Summer and Winter respectively.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Squash

1. Members & depedants may use the Complex courts as per timings given below on payment of Rs.20/- per month.

2. Casual Members & guests may use the court on payment for the day as per prescribed rates. They will however, not be permitted use of courts after 6 PM and 7 PM in Winter and Summer respectively.

3. All those intending to play will enter their name, membership number & arrival time in the Register maintained with the Attendent/Marker.

4. Membership Card/receipt of payment will be shown to the Attendent.

5. Priority of Play - It will be on 'First come first serve' — basis. Attendant/ Marker will allot the court.

6. Period of Play - 30 minutes or one game, whichever is earlier. Not more than 3 minutes knocking/warming up is permitted which will be inclusive of 30 minutes period of play.

7. Reserved Court - Nos. 1 and 2 courts will be reserved for individual members only after 6 PM and 7 PM in Winter and Summer respectively.

8. Sports Gear - Own squash racquets & ball has to be brought by players themselves.

9. Dress - Short, Shirt/T shirt and Sports shoes is only permitted for play. Track suit may only be own worn for warming up. Black soled shoes are not permitted.

10. Smoking - is not permitted in the court or in the spectators gallery.

11. Timings - As per Complex timings except from 1 PM to 2 PM when courts will remain closed.

NOTES:

1. No. 1 & No. 2 courts reserved for individual members after 7 PM in Summer and 6 PM in Winter.

2. Temporary/casual members & guests restricted to use the courts after 7 PM & 6 PM during Summer and Winter respectively.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Table Tennis

1. Members & dependants may use the facility as per timings given below. Guests and casual members may also use the facility on payment as per prescribed rates.

2. Timings — As per Complex timings except from 1 PM to 2 PM when courts will remain closed.

3. All those intending to play will enter their names, membership No. & time of arrival in the Arrival Book maintained with the Attendant.

4. Membership card will be shown on demand by the Complex official.

5. Priority of Play - Playing is permitted on "first come first served" basis. Attendant will supervise proper use of tables. In the event of rush, singles may not be permitted and instead 'doubles' will be allowed.

6. Period of Play - Play is permitted for 20 minutes or one game whichever is earlier. Warming up time is a maximum of 3 minutes inclusive in 20 minutes.

7. Playing Gear - Own Table Tennis bats and balls will be brought by the players.

8. Dress - Short/track lower, T shirt and sport shoes is permitted when playing.

9. Smoking - Smoking is strictly prohibited.

10. Proper decorum to be observed as under:-

(a) When table not in use, switch off the lights.

(b) Observe silence.

(c) Vacate the table on completion of game/time.

(d) Observe dress regulations.

(e) Register your name and membership No. alongwith arrival time.

(f) Do not stand along the sides of the walls. Be seated on the chairs provided.



DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Badminton

1. Members & dependants may play in the Badminton courts as per timings given below.

2. Casual members & guests may use the courts on payment for the day as per prescribed rates. They will however, not be permitted to use the courts after 6 PM & 7 PM in Winter & Summer respectively.

3. All those intending to play will enter their name, membership number & arrival time in the Register maintained with the Attendant. Membership Card/receipt of payment will be shown to the Attendant.

4. Priority of Play - It will be on 'First come first serve' basis. Attendant will allot the court as per serial No. of the arrival Register. Court are earmarked as under:

a) No.1 Courts- for Members	(When a court is unoccupied, others may play but will vacate on arrival of Legitimate Category).
b) No.2, Court- for Spouses	
c) No.3 Court-for dependants	

5. Period of Play - 20 minutes or one game whichever is earlier; 3 minutes warming up is permitted. This is inclusive in overall time of 20 minutes.

6. Singles - will only be played if no 'doubles' is waiting.

7. Sports Gear - Own racquets and shuttle cocks are to be brought by players.

8. Dress - Short or Track lower with T shirt & sports shoes.

9. Timings - As per Complex timings except from 1 PM to 2 PM when courts will remain closed.



DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Billiards/Snooker

1. Facilities of Billiards Room are available to members, their dependants, temporary/casual/guest members only.

2. Dependants below the age of 12 years are not allowed in the billiard room.

3. Members will be required to show their Cards/payment receipt of the day to the Marker/Complex official and enter the details of membership/timings etc. In the Register kept for the purpose before playing.

4. A charge of Rs.10/- per half hour or part thereof will be levied for the use of a table irrespective of which kind of game or number of players. Payment will be by cash/coupons. No refund of money will be made if lights go off or due to some other unforeseen circumstances play is not possible.

5. No member will start the game with the marker when other members are waiting for a table but a game which has been commenced earlier may be permitted to be completed. A member playing with the marker, pays for the game.

6. When the table is already occupied, members desirous or playing shall enter their name on the board provided for the purpose and must be present on completion of the previous game or forfeit their turn.

7. A table may not be reserved for any sort of game for more than 30 minutes.

8. In case a player plays in a manner which is likely to cause damage to the table, the marker is empowered to stop the game and not permit that person to play any further.

9. Players are not permitted to sit, lie or place glasses on the table.

10. Smoking is strictly prohibited in the Billiard Room.

11. Spectators are required to observe silence when the play is in progress.

12. In case of any damage caused to the Table or its cloth either by a member or his dependants or his guest or by a casual member, the member will be responsible to make good the loss. If the damage so caused is a major one, he will be charged such further amounts as the Management may determine. If in the opinion of the Management, the damage was wilful, upto six times the value may be charged.

13. Timings - Billiard Room will remain open during the following hours daily except Monday which is observed as closed day:

Summer Timings - 11.00 AM to 9.00 PM
Winter Timings - 10.30 AM to 8.30 PM
(Lunch Break) - (1 PM to 2 PM)

14. Coaching - Markers are permitted to coach. Coaching fee will be Rs.10/- per half hour. 11 AM to 1 PM is coaching time by Markers.



DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Cricket

1. There is one main pitch on the Cricket ground, which is avaialble to members and reputed clubs/firms on hire for a day for matches. The pitch is not available for practice. As and when, practice pitches are constructed, members will be permitted to use those for practice.

2. These bye-laws are primarily for the Main pitch on the Cricket Ground.

3. Hire charges for one day are Rs.850/- to be paid at the time of booking plus Rs.50/- for groundsmen to be paid in cash before the play.

4. Booking has to be done in advance and hiring charges paid by cheque or in cash.

5. Booking however has to be reconfirmed two days prior to the match as last minute concellation due to official priority engagement take precedent. Rights of giving the ground on hire are reserved with the Management.

6. The following will be provided.
   (a) Pitch rolled
   (b) Flags on the boundary and marking with lime.
   (c) Screen
   (d) Score Board

7. No seating arrangement will be provided.

8. Food will not be cooked within the premises. Pre-cooked food packets may be brought. However, no litter should be left behind.

9. Smoking in the Cricket field is not permitted.

10. Consumption of alcoholic beverages is strictly prohibited.

11. Dress - Proper Cricket dress will be worn for play.

12. Playing Equipment /Gear - The team has to bring their own sports equipment/Gear.

13. Banners/Advertisement - Putting up of banners/advertisement board is not permitted unless specific permission in writing is obtained.

14. Pitching of shamianas and tents is not permitted. Seating arrangement on a side as indicated on the ground by the Manager for a maximum of 50 persons may be made under Team's own arrangements. Dinners/lunches being hosted for Board meetings or other functions is not allowed.

15. No vehicles are allowed in the ground.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SRORTS COMPLEX

SPORTS BYE-LAWS



Basket Ball

1. Members & dependants may play on the Basket Ball Court as per timings of the Complex. Non-members with either come as guest or as casual member on payment of prescribed charges.

2. Timings -

Summer - (1st March. to 30th Nov.) 6 AM to 9 PM

Winter - (1st Dec. to 28th Feb.) 6.30 AM to 8.30 PM

(Use of court may not be avaialble between 9 AM to 3 PM if allotted to Schools/Colleges).

3. Organised team play is permitted from 6 PM to 8 PM (during Summer) & from 5 PM to 7 PM in winter. Management reserves the right to allot the court for the same.

4. Dress - Shirt T-shirt/Vest and Shorts/Track lower & sports shoes. Ladies may wear "salwar kamij" or shirt & skirts.

5. Own Basket Ball will be brought by individual/team.

6. Smoking is not permitted in the court.

7. Membership Card/Receipts for the play will be shown on request by Complex officials.

8. Discipline & playing decorum will be maintained during the play. Any infringement of Complex rules/Bye-laws may debar a person the use of facility.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS



Hockey/Football

1. Hockey/Football grounds is available embers & dependents for playing as per gs given below:-

Timings:

.00 AM to 9.00 AM (Winter/Summer)
:00 PM to 5.00 PM (Winter)
PM to 6 PM (Summer)

Ground may be put out of play for nance for certian period which will be in advance.

Own hockey stick and ball/football has ought by individuals/team.

Hockey/football ground will be used ised games during day time between 3 PM.

5. Management reserves the right to allot the ground for organised teams/matches in the evening.

6. Dress - Proper kit i.e. short, shirts and sports shoes are only permitted. Track suit may be worn during warming up period only.

7. Smoking is not permitted in the play field.

8. Discipline and playing decorum will be maintained during the play and within the premises of the Complex. Any infringement of Complex Rules/Bye-laws may debar a person the use of facility.

9. Coaching - Whenever coaching facility is made available, specific Bye-laws will be notified for the same.





DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

Bye-Laws for utilising Hockey, Football, Volleyball & Basket Ball play fields by Schools/ Colleges/Public Institutions/Clubs

1. Schools, Colleges, Public Institutions/ Sports Club may use the Complex grounds for playing Hockey, Football, Volleyball & Basket-ball after obtaining permission from the Management.

2. Use of above play field will be restricted between 9 AM to 3 PM daily except Saturday/Sunday & Gazetted holidays.

3. Application for permission has to be signed by Headmaster/Principal or Head of the Department/President of the Club etc.

4. Utilisation of above facility is subject to approval by the Management Board and advance payment of Rs.100/- per game-facility per hour on a monthly basis.

5. Prior booking for the period will be done in advance with the Manager (Sports).

6. Entry will be restricted to players who must come as a group & leave as a group.

7. Group of players will be escorted by a teacher/coach.

8. Maintenance of discipline & Rules/ Bye-laws of the Complex will be strictly adhered to. Smoking in the field is prohibited.

9. Time schedule will be stricty enforced.

10. Spectators are not allowed. No annual function or inter class matches etc. will be permitted in the Complex. Only practice can be conducted on these fields.

11. Management Board/Administrative official reserves the right to cancel the use of facility without any notice.



DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Yoga

1. Yoga classes will be conducted for members and dependants in the Complex either outdoor or inside the Main Building (Yoga/Aerobic Hall) by qualified instructors on payment as per prescribed fee.

2. Timings for the classes will be notified from time to time.

3. Dress - Decent apparel, preferably loose clothing may be worn - which are more comfortable. No shoes will be allowed inside the practice area.

4. Duries/Mats are to be brought by participants themselves for Yoga practice.

5. No body except participants are permitted inside the practice area/Yoga Hall when a class is in progress. Spectators may watch from outside.

6. Smoking is strictly prohibited during Yoga classes.

7. Silence will be observed while practicing Yoga.

8. Strict discipline will be maintained in the class. Yoga teacher reserves the right to stop practice and may ask a participant to leave for indiscipline or misbehaviour.

9. Special classes under the Yoga teacher may be run from time to time.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Karate/Taekowondo

1. Members, their dependants may join Karate/Teakowondo classes on payment of prescribed fee.

2. Karate/Teakwondo classes will be conducted as follows:-

Days	Timings
Tuesday & Thursday & Saturday	5 PM to 6.30 PM (Winter) 6 PM to 7.30 PM (Summer)

3. Players/Participants should be present in the practice area ten minutes before commencement time.

4. Dress

(a) Participants are permitted to attend only in proper white Karate/Teakowondo uniform.

(b) Own uniforms are required to be brought.

(c) No shoes shall be allowed inside the practice area.

5. Finger/toe nails of participants should be properly cut.

6. Nobody except participants shall be allowed inside the practice area. Spectators may watch from outside the arena.

7. Smoking is strictly prohibited inside the playing area.

8. Strict discipline as per rules will be maintained in the class. Coach/Incharge reserves the right to stop practice or expel a player for misbehaviour or for not observing the rules.

DELHI DEVELOPMENT AUTHORITY

SIRI FORT SPORTS COMPLEX

SPORTS BYE-LAWS

Aerobics

1. Members and dependants may join Aerobic Classes on payment of Rs.50/- per month. Non members may be permitted on payment of Rs.100/- per month subject to availability of vacancies in the class.

2. Payment of monthly charges will be made at the Reception for which receipt should be obtained by the participant.

3. Aerobic classes will be conducted 5 days a week (Monday & Friday being observed as closed days) between 5.30 PM to 6.30 PM. Timings however are subject to change.

4. Attendance will be marked by the Aerobic Instructor. Participants are requested to arrive 10 minutes earlier than the start of class.

5. Dress - Decent sports wear or aerobic dress may be worn.

6. Only participants are permitted inside the class area.

7. Smoking is strictly prohibited inside the class area.

8. Strict discipline as per rules will be maintained in the class. Coach/Instructors reserves the right to stop practice or expel a participant for misbehaviour or for not observing the rules.

Carrom

1. Members, their dependants may use Carrom facility available at the Complex.

2. Timings: All days during the period of Complex opening timings.

3. Dress: Decent sports or other dress.

4. Carrom Boards are available but set of Carrom pieces may be collected at the Rception on depositing Membership Card by the member/dependant wishing to play. The Membership Card will be returned once Carrom pieces are deposited back at the Reception.

5. A maximum period of 30 minutes play is permitted at one time. If two persons are playing, they will permit a "four-some" to be made, immediately the game in progress is over, should others be waiting.

6. Noise should not be made when play is in progress. Smoking is prohibited in Carrom Room.

7. Light should be switched off when the game is over.

8. Membership Cards/Receipts may be shown to Complex officials on request.

SUMMARY OF IMPORTANT BYE-LAWS & SCHEDULE OF SPORTS/GAMES AT SPORTS COMPLEX

Sports/Games (b)	Timings (c)	Days (d)	Dress (e)	Other Bye-Laws (f)
Golf Driving Range	Winter] 6.30 AM to 8.30 PM Summer] 6 AM to 9 PM	All days	Decent Sports/ Golf wear	a) Pro charges of Rs.20/- for 50 balls (Rs.5/-for staff members) Coaching Rs.20/- for 1/2 hour (Rs.5/- for staff members) b) Silence will be observed c) Spectator are not permitted in the driving area.
Air Rifle/Pistol Shooting range	Same as S.No.1	All days	Decent Sports/ Shooting wear	a) Pro charges Rs.5/- for 15 pellets Rs.2/- for 10 pellets for staff members b) Pro coaching Rs.5/- for 15 minutes. c) Strict safety precautions to be observed.
Tennis	6 AM - 10AM & 2Pm -8.30 PM 6 AM - 10 AM & 3 PM - 9 PM	Monday closed	White Shirt/T-Shirt (White Skirt/Skirt, White Salwar Kamiz for ladies) & Tennis Shoes, (Track Suit for warming up only in winter permitted).	a) Additional Charges - Rs.20/- per month each player. b) Group Coaching by Marker Rs.20/- per month & additional Rs.40/- for Tennis balls hiring. c) Reserved Courts - One court for Coaching by marker from 2 PM to 6 PM (Winter) & 3 PM - 7 PM (Summer). Two courts for members only after 6 PM (Winter) & 7 PM (Summer). Reserved Courts - No.1. & 2 Courts reserved for members after 6 PM (Winter) & 7 PM (Summer) Black soled shoes are not permitted Reserved Courts No.1. for Members No.2. for Spouses No.3. for Dependants
Squash	Same S.No.1 (Courts closed between 1 PM to 2 PM)	All days	Short, Shirt/T-shirt & Sports Shoes/ Salwar Kamiz for ladies (Track Suit for warming up in winter only).	a) Silence to be observed b) Lights to be switched off when Table not in use. c) Standing next to walls not permitted.
Badminton	Same as S.No.4	All days	Same as S.No.4	a) Additional Charges b) Rs.10/- per half hour for use of Table c) Rs.10/- per half hour for coaching.
Table Tennis	Same as S.No.4.	All days	Short/Track lower, Shirt T-Shirt/Sports Shoes, (Salwar Kamiz for ladies)	a) Coaching from 10.30 to 1 PM by Marker. b) Hire charges Rs.850/- per day plus c) Rs.50/- for groundsmen
Billiards Snooker	10.30 AM - 8.30 PM (Winter) 11 AM-9 PM	Monday closed	Decent Clothes.	a) Booking must be re-confirmed 2 days prior to the date b) Putting up of Banner/Advertisement not permitted.
Cricket	9 AM to 5 PM	On specific Booking	Cricket dress	c) Cooking in the premises is not permitted. d)

S.No. (a)	Sports/Games (b)	Timings (c)	Days (d)	Dress (e)	Other Bye-Laws (f)
9.	Hockey/ Football	Same as S.No.1.	All days	Same as S.No.4.	Organised Team play between 4 Pm - 6 PM (Winter) & 5 PM. 7 PM (Summer).
10.	Basket Ball	Same as S.No.1.	All days	Same as S.No.4.	Organised Team play to 6 PM - 8 PM (Summer) & 5 PM. 7 PM (Winter).
11.	Sports for College/ School teams (Football, Basket ball, Hockey etc).	10 Am to 3 PM	On specific Booking	Decent Sports dress is allowed for students	a) Students must be accompanied by School/College teachers. b) Discipline will be maintained.
12.	Yoga	6.30 to 7.30 AM (Summer) 7 AM to 8 AM (Winter)	All days except	Decent Apparel	a) Rs.20/- per month member & Rs.30/- per month for non member if vacancy in b) Except participants, others not permitted in practice area. c) Silence to be observed.
13.	Teakowondo/ Karate	5 PM to 6 PM (Winter) 6 PM - 7 Pm (Summer)	Tuesday, Thursday & Saturday	Prescribed Uniform	a) Rs.20/- per member/dependant b) Own Uniform to be brought by participants. c) Participant to report 10 mins before commencement time.
14.	Aerobics	5.30 PM to 6.30 PM	All days except Monday & Friday	Sports wear	a) Class charges Rs.50/- PM for member Rs.100/- PM for non-member depending on vacancy.
15.	Carrom	Same as S.No.1.	All days	Decent dress	Set of Carrom pieces can be collected for Reception on depositing of Membership Card.

GENENAL INFORMATION FOR ALL GAMES:

1. *Charges for guests and casual Members are Rs.15/- per day & Rs.25/- per day per person respectively. Please obtain receipt for payment made from the Reception.*
2. *Members to maintain decorum & dress regulations.*
3. *Members to enter their name, membership number & arrival time in the Register maintained at each facility.*
4. *Cards/Receipts be shown to Complex Official on request.*
5. *Own playing gear, i.e. rackets, balls, bats, shuttle cocks, etc. to be brought by players.*
6. *Timings are subject to change. Notice for the same will be put up on Notice Board.*
7. *Litter not to be thrown any where. Waste baskets be used.*
8. *Silence to be observed in sports area.*
9. *Smoking strictly prohibited in Courts/playing area. Alcoholic drinks not permitted in the Complex.*
10. *All are requested to be courteous to Complex Staff.*
11. *Detailed bye-laws available at each sports facility.*
12. *Members are requested to adhere to Complex bye-laws. Complex In-charge may debar a member/dependant a guest from use of Complex facility for infringement of rule/regulation & bye-laws.*
13. *Administration reserves the right to close the facility for maintenance/holiday. Notice for the same will be put up on Notice Board.*
14. *Complaint/Suggestion Book available with Manager.*
15. *Management Board reserves the right to change bye-laws as necessary.*

SPORTS COMPLEX, Siri Fort
d.d.a. Site Plan

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SCALE - 1:2000	SENIOR ARCHITECT	CHIEF ARCHITECT

TOTAL AREA OF SCHEME 30.0 HAC.

April, 1993

Price : Rs.20/-

