

215

MINUTES of MEETINGS

FROM: - 03-09-1997

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

List of the agenda items ~~has~~ been discussed in the meeting of the Delhi Development Authority held on - 03.9.1997 at 10.00 a.m. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	Pages
<u>GENERAL ADMINISTRATION</u>			
1.	40/GA/97	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16th July, 1997. <u>No. F. 2(2)/97-MC/DDA.</u>	1-19
<u>LAND DISPOSAL/MANAGEMENT.</u>			
2.	21/LDM/97	Allotment of Alternative Plots to the squatters of Dargah Peer Rattan Nath Jhandelwala to be rehabilitated under Gadgil Assurance Scheme and as per General Policy. <u>No. F. S.4(12)55/OSB.</u>	1-7
<u>FINANCE AND ACCOUNTS :</u>			
3.	19/F&A/97	Involvement of Private Developers in land development, construction infrastructure provision and disposal thereof. <u>No. F.AO(W)III(40)93-94/Pt.</u>	1-2
<u>PLANNING/ARCHITECTURE:</u>			
4.	28/Plg/97	Change of land use of an area measuring 0.40 hact. (1.00 acre) from 'Recreational use' to 'Transportation' (Bus Terminal) at Malviya Nagar, New Delhi. <u>No.F.20(9)/95-MP</u>	1-5

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

List of the Supplementary Agenda Items has been discussed in the meeting of the Delhi Development Authority held on 3rd September, 1997 at 10.00 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
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GENERAL ADMINISTRATION :

- |    |          |   |       |
|----|----------|---|-------|
| 1. | 43/GA/97 | Regularisation of period w.e.f. 28.7.94 to 15.2.95 as either compulsory waiting period by way of sanction of kind of leave due in respect of Sh. Jagdish Chander, Field Investigator, DDA - Implementation of findings of National Commission of SC/ST. | 1-42  |
|    |          | <u>No. F.4(38)81-PB.II</u>  |       |
| 2. | 44/GA/97 | Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 9.06.97.   | 43-48 |
|    |          | <u>No. F.2(6)/97/MC/DDA.</u>  |       |
| 3. | 45/GA/97 | Sanction for prosecution U/S 197 Cr. PC is to be accorded against S/Shri D.P. Bahuguna, the then Director (LM) & Shri Satbir Singh, the then Tehsildar DDA (Since retired).   | 49-53 |
|    |          | <u>No. F.25(5)/82/Vig.</u>  |       |

PLANNING & ARCHITECTURE :

- |    |           |  |     |
|----|-----------|--|-----|
| 4. | 30/Plg/97 | Amendment in MPD-2001 regarding period of completion of Zonal Plan (P-148 Gaz. of India dated 1.08.1990. | 1-4 |
|    |           | <u>No. F. 20(5)/94/MP.</u>   |     |

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

List of the 2nd Supplementary Agenda Items has been discussed in the meeting of the Delhi Development Authority held on 3rd September, 1997 at 10.00 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
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GENERAL ADMINISTRATION :

- |                              |          |   |      |
|------------------------------|----------|---|------|
| 1.                           | 46/GA/97 | Recruitment Regulations for the post of Commissioner and cadre review of DDA Administrative Wing. | 1-60 |
| <u>No. F.7(335)/87-PB.I.</u> |          |   |      |

PLANNING & ARCHITECTURE :

- |                           |            |   |     |
|---------------------------|------------|---|-----|
| 2.                        | 33/Plg/97  | Proposed change of land use of an area measuring 28.3 ha. (70 acres) from 'agricultural and water body' (A-4) to 'Public and Semi-public facilities' (Police firing range) at Wazirabad, Delhi. | 1-2 |
| <u>No. F.3(20)/91-MP.</u> |            |   |     |
| 3.                        | 34/Plg./97 | Development control norms for nursery School plots proposed to be utilised for other community facilities.  | 3-5 |
| <u>No. F.1(7)/80-MP.</u>  |            |   |     |

ENGINEERING DEPTT.

- |                                 |           |  |     |
|---------------------------------|-----------|--|-----|
| 4.                              | 6/Engg/97 | Details of unsold commercial properties and future strategy for speedy disposal. | 1-4 |
| <u>No. F. EM.3(16)/95/Vol.I</u> |           |  |     |

LAND DISPOSAL/MANAGEMENT

- |                                |           |   |     |
|--------------------------------|-----------|---|-----|
| 5.                             | 23/LDM/97 | Allotment of Alternative Plots to the persons whose land is acquired under the scheme of Large Scale Acquisition Development and Disposal of land in Delhi. | 1-2 |
| <u>No. F. 1(07)/93/LSB(R).</u> |           |   |     |

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

List of the 3rd Supplementary Agenda Items has been discussed in the meeting of the Delhi Development Authority held on 3rd September, 1997 at 10.00 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
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PLANNING & ARCHITECT.

1. 35/Plg./97 Scheme for permitting Motels in 'Rural' Use Zone/Green Belt' in Delhi. 1-26

No. F. 20(4)/83-MP/Vol.II

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

Sub: Minutes of the meeting of the Delhi Development Authority held on 3.09.97.

The following were present :

**CHAIRMAN**

1. Shri Tejendra Khanna,  
Lt. Governor, Delhi.

**VICE-CHAIRMAN**

2. Shri P.K. Ghosh.

**MEMBERS**

3. Shri Swaroop Chand Rajan,  
Member, Delhi Legislative Assembly,  
GH-9/138 Paschim Vihar,  
NEW DELHI.
4. Shri Sahab Singh Chauhan,  
Member, Delhi Legislative Assembly,  
B-4/81, Yamuna Vihar,  
Delhi.
5. Shri Ramvir Singh Bidhuri,  
Member, Delhi Legislative Assembly,  
House No.1, Tughlakabad,  
New Delhi.
7. Shri Mahabal Mishra,  
Councillor, M.C.D.,  
RZ-DI/41, Vinod Puri,  
Vijay Enclave, New Delhi-45.
8. Dr. Nivedita P Haran,  
Dir. (DD),  
Min. of Urban Affairs & Employment.
10. Shri K.P. Lakshmana Rao,  
Finance Member,  
D.D.A.
11. Shri R.K. Bhandari,  
Engineer Member,  
D.D.A.
12. Shri V.K. Duggal,  
Commissioner, MCD.
13. Shri D.S. Meshram,  
Chief Planner,  
T.C.P.O.

SPECIAL INVITEES

3. Smt. Suman Swarup,  
Principal Secretary (UD),  
Govt. of Delhi.
4. Shri Virender Singh,  
Principal Secretary (Finance),  
Govt. of Delhi.
5. Shri Sanat Kaul,  
Secretary (L&B),  
Govt. of Delhi.
6. Shri Pradip Mehra,  
Secretary to L.G., Delhi.

ALSO PRESENT TO :

1. Sh. S.K. Sharma,  
Principal Commr, DDA.
1. Smt. Anita Chaudhary,  
Chief Legal Advisor.  
D.D.A.
3. Shri A.K. Acharya,  
O.S.D. to L.G.,  
DELHI.

D.D.A. OFFICERS

1. Shri Arvind Kumar.  
Commissioner (Pers.).
2. Shri Vijay Risbud.  
Commissioner (Plg.).
3. Shri Gyanesh Kumar,  
Commissioner (Hsg.).
4. Shri U.S. Jolly,  
Commissioner (L.M.).
5. Shri Shanker Banerjee.  
C.A.O.
6. Shri Bijender Rai,  
C.V.O.
7. Smt. Ila Singh,  
F.A.(H).
8. Shri H.K. Babbar,  
Asstt. Secretary.

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on September 3, 1997 at 10:00 hours at Raj Niwas

GENERAL ADMINISTRATION

Item No.40/BA/97

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16th July, 1997 No.F.2(2)97/MC/DDA

Minutes of the Authority meeting held on 16-7-97 were confirmed with the following additions/amendments against different agenda items:

Item No.16/LDM/97

Sub: Sub-letting of plot No. A-37, Mohan Cooperative Industrial Estate to M/s American Express India (P) Ltd. F.15(27-MCIE)73/SL/LSB(I)

The minutes in para (c) of this item shall now read as under:

"[c] Keeping, however, in view that the activity proposed to be carried out falls within the definition of industry, the Authority resolved to approve the proposals contained in the agenda item on payment of special charges by the applicants, equivalent to the amount of unearned increase, details of which shall be given in the next meeting of the Authority.

Sh Mahabal Mishra did not agree to this decision and desired that his dissent be recorded."

26

LAND DISPOSAL/MANAGEMENT

Item No.21/LDM/97

Sub: Allotment of alternative plots to the squatters of Dargah Peer Rattan Nath Jhandewalan to be rehabilitated under Gadgil Assurance Scheme and as per General Policy.  
No.F.S.4112155/OSB

Sh Sahab Singh Chauhan and Sh Swaroop Chand Rajan pointed out that the squatters have not yet been shifted from the old site. They also wanted to know whether the rates proposed to be charged were for the year 1989 or 1997. After detailed discussions, the Authority resolved as follows:

- [a] Joint inspection of the old and new sites be conducted by the Principal Commissioner and the non-official members,
- [b] Records of allotments earlier made under the Gadgil Assurance Scheme be examined and proposals submitted to the Authority in the light thereof. Representatives of the squatters may be heard by the Principal Commissioner and the non-official members, while making final recommendations in the matter.

FINANCE AND ACCOUNTS

Item No.19/F&A/97

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

*26*

This item was withdrawn in view of a recent communication on the subject received from the Addl Secretary, Ministry of Urban Affairs & Employment.

PLANNING/ARCHITECTURE

Item No.28/Plg/97

Sub: Change of land use of an area measuring 0.40 hact [1.00 acre] from 'Recreational use' to 'Transportation' [Bus Terminal] at Malviya Nagar, New Delhi.  
No.F.2019195-MP

Accepting the suggestion of Sh Sahab Singh Chauhan, the LG directed that agenda items relating to change of land use must contain complete details of the number and nature of objections/suggestions received and must expressly state that all statutory requirements have been complied with. It was also desired that the name of the user department should always be indicated in the agenda.

After making these observations, the Authority approved the proposals contained in para 3 of the agenda item.

Item No.29/Plg/97

Sub: Change of land use of 8.569 hac from "Agricultural and rural use zone" to "public and semi-public facilities [School]" for Jawahar Navodaya Vidyalaya at Jaffarpur Kalan in Najafgarh Block Delhi.  
No.F.911192/MF

Accepting the suggestions of Sh Mahabal Mishra, the Authority decided to have the following additional information before taking a final view in the matter!

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- [i] Justification for change of land use of 8.569 hectares of land,
- [ii] Ownership details of the land in question,
- [iii] Constitution and Memorandum/Articles of Association of the Navodaya Vidyalaya Samiti, Jaffarpur.
- [iv] Background of the founder members and the functionaries who control/supervise functioning of the Samiti.

GENERAL ADMINISTRATION

Item No.41/GA/97

Sub: Relaxation in Recruitment Regulations for the post of Deputy Director (Publicity).  
No.F.7[225]88/PB-I

I. Sh Sahab Singh Chauhan felt that there was no need to change the RRs, because several departmental candidates were eligible for promotion under the existing RRs. He apprehended that change of RRs was meant to benefit a particular individual.

Sh Swaroop Chand Rajan suggested that a comparative chart of the old and new rules should be put up so as to have better appreciation of the proposed changes.

II After detailed discussions, the Authority resolved as follows:

- i] The candidates must possess requisite qualification on the date of promotion,

*Sh*

- [ii] Relaxation in basic qualification can not be permitted,
- [iii] Qualifications for the post should be specifically defined; words such as "equivalent qualification" etc need to be deleted, and
- [iv] The Vice-Chairman and the non-official members should examine the relevant files and decide whether any departmental candidates are eligible under the existing RRs.

The case be put up to the Authority with the above information.

Item No.42/BA/97

Sub: Recommendations of the Advisory Council made in its meeting of 26-3-97.  
No.F.1[2]97/AC-MC/DDA

Recommendations of the Advisory Council were noted.

FIRST SUPPLEMENTARY AGENDA

GENERAL ADMINISTRATION

Item No.43/BA/97

Sub: Regularisation of period w.e.f. 28-7-94 to 15-2-95 as either compulsory waiting period by way of sanction of kind of leave due in respect of Sh Jagdish Chander, Field Investigator, DDA - Implementation of findings of National Commission of SC/ST.  
No.F.4[38]81/PB-II

Facts of the case were discussed in detail. The Authority felt that the behaviour of Sh Jagdish Chander was

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-8-

unbecoming of a Government employee. However, keeping in view that he belongs to the Scheduled Caste community, it would be desirable to adjust the period of absence as the leave of kind due. Moreover since the National Commission for SC/ST has ordered treating this period as compulsory waiting, the Authority desired that entire matter be looked into in greater detail by the non-official members who may also provide an opportunity of hearing to Sh Jagdish Chander.

Item No.44/GA/97

Subl Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 9-6-97.  
No.F.2[6]97/MC/DDA

Report on the follow-up action was noted.

Item No.45/GA/97

Subl Sanction for prosecution U/s 197 Cr PC is to be accorded against S/Bhri D.P Bahuguna, the then Director [LM] and Sh Satbir Singh, the then Tehsildar, DDA [since retired].  
No.F.25[5]82/Vig.

Sh Sahab Singh Chauhan and Sh Swaroop Chand Rajan felt that DDA should not sanction prosecution against its officers as the Govt of India had not agreed to the CBI request to prosecute the deputationist officers, facing similar charges. On a query by the LG, the CVO informed that no financial loss had been caused to the DDA because allotment of land had already been cancelled. CVO also informed that the CBI has requested the Secretary [UD] for early sanction of prosecution against these employees. *Sh*

II In view of the fact that no financial loss had been caused and that the officers proposed to be prosecuted retired more than 15 years back and also keeping in view the fact that the Central Government was yet to sanction prosecution against officers facing similar charges, it was decided by the Authority that the CBI may be asked to present all the facts of the case to the LG whereafter final decision could be taken in the next meeting of the Authority. The Authority observed that this course of action had become necessary to avoid differential treatment to its officers. Opportunity of hearing may also be afforded to both the officers.

PLANNING & ARCHITECTURE

Item No. 30/Plg/97

Sub: Amendment in MPD-2001 regarding period of completion of Zonal Plan [P-148 Gazette of India dated 1-8-90].  
No.F.20(5)94/MP

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

Item No. 31/Plg/97

Sub: Zonal Development Plan for Zone "D" [New Delhi area].  
No.F.1(5)97/ZP.

Commr (Plg) allayed the apprehensions of Chief Planner, TCPO that petrol pump sites and the shopping areas were being proposed in excess of the norms. He explained that these provisions were being made as per ground realities.

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II While approving the draft zonal plan for Zone-D, the Authority desired that efforts should be made for increasing the green areas while doing the micro level planning.

Item No.32/Plg/97

Sub: Relaxation in building height from 12.5 mtr to 24 mtr for issuing NOC in property No. 7361/A, Ram Nagar on main Qutab Road, New Delhi for construction purposes.  
No.F.3[204]61/MP

Sh Sahab Singh Chauhan, pointed out that a similar proposal of increase in height had been recently rejected by the Ministry of Urban Affairs & Employment.

After detailed discussions, it was decided that it would be appropriate to first consult the DUAC in the matter whether it has any reservation to the increase in height in the area. The agenda item be thereafter brought to the Authority, if necessary.

ENGINEERING DEPARTMENT

Item No.5/Engg/97

Sub: Effective functioning of the Works Advisory Board.  
No.F.1[76]1/Pt.27/Pt.

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

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- 11 -

## SECOND SUPPLEMENTARY AGENDA

### GENERAL ADMINISTRATION

#### Item No.46/GA/97

Subj Recruitment Regulations for the post of Commissioner and cadre review of DDA Administrative Wing.  
No.F.7[335]87/PB-I

Sh Sahab Singh Chauhan and Sh Swaroop Chand Rajan pointed out that the Recruitment Regulations of the post of Commissioners had not been finalised since inception and sought immediate implementation of the Tikku Committee Report. The Vice-Chairman informed that a copy of the Report had already been sent to the Ministry because final decision in the matter had to be taken by the Government.

Formal approval of the Report by the Authority shall be taken up in its next meeting.

## THIRD SUPPLEMENTARY AGENDA

### PLANNING & ARCHITECTURE

#### Item No.35/Pla/97

Subj Scheme for permitting motels in "Rural Use Zone/Green Belt" in Delhi.  
No.F.20[4]83/MP/Vol-II

The Finance Member felt that in addition to the conversion charges and the plan permission fee, provision has also to be made for levy of development and betterment charges while permitting motels in rural use zone/green belt. The members requested for deferment of this item as

26



they wanted more time to study the agenda. It was thus decided to defer further discussion on this item for the next meeting of the Authority. It was also felt that it will be appropriate to simultaneously discuss these proposals in the Ministry.

II Meanwhile, however, it was felt that the competent authority should be permitted to sanction the plans under the 1993 notification, after obtaining from the applicants a legal undertaking, bank guarantee, and whatever other documents as may be felt necessary for securing our right to recover such charges as may be notified from time to time by the Government, DDA, Civil bodies or other competent authorities while permitting sanction of plans.

Other Agenda items:

Remaining agenda items could not be taken up for discussion. These shall be discussed in the next meeting of the Authority.

OTHER ISSUES (NOT CONTAINED IN THE AGENDA)

1 In response to the suggestions given by Sh Sahab Singh Chauhan, it was decided that:

(a) Regarding Agenda Items:

(i) agenda of the meeting should be circulated at least 10-days in advance. Any agenda items circulated thereafter shall not be taken up for discussion without permission of the Chair,

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- [ii] agenda sponsoring departments must ensure that it contains all relevant facts and details necessary for arriving at the correct decision,
- [iii] agenda items must indicate what specific proposals need approval of the Authority and the justification thereof, and
- [iv] heads of the Departments shall personally ensure the authenticity of the facts and shall be responsible for the same.
- [b] Computer Data Base:

All references received from the Ministers, MPs and the Members of the Authority/Council should be attended on priority. All such references must be acknowledged and final replies sent by the heads of department, in a time bound manner.
- [c] The LG also desired that all files where DDA officers do not agree with the suggestions/recommendations of the non-official members must be put up for his orders.
- [d] Transfer policy:

Sh Sahab Singh Chauhan drew the attention of the Authority to the information received from the Personnel Department regarding staff working in the

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same department for more than 5 years and pointed out that transfer policy guidelines were not being implemented.

2[a] Reservation of parking sites/allotment of shops:

Sh Swaroop Chand Rajan pointed out that parking sites had not been reserved for the SC/ST, ex-servicemen, physically disabled, as earlier decided by the Authority

[b] He also drew the attention of the Authority to its decision to allot the undisposed of shops at reserve price and pointed out that this decision had also not been implemented.

[c] Clearing the project sites:

While emphasising the need to clear jhuggies from the project sites, Sh Rajan requested for early clearance of about 25 jhuggies from the residential plots in A-4 block of Paschim Vihar. LG desired removal of these jhuggies by <sup>the</sup> end of the month.

Removal of jhuggies:

3[a] Sh Ramvir Singh Bidhuri pointed out that even though the land measuring about 20 bighas in Village Tehkhand, Okhla Phase-I was being allowed to be encroached upon during the last 2 years, it was not being allotted for the use of a school. He desired that an enquiry should be held for the continuing encroachments in this area.

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Use of Gaon Sabha land:

[b] Sh Bidhuri also suggested that Gaon Sabha lands in Urban Villages should be utilised for facilities like Barat Ghar and Community Centres etc.

[c] He also requested for immediate provision of land for cremation grounds in Sarita Vihar, Badarpur and Madanpur Khadar.

II LG advised that our planning norms must keep pace with the ground realities. Entire planning should be practical and land should be immediately made available for essential public facilities like cremation ground etc.

5[a] Sh Mahabal Mishra suggested that the widows/legal heirs of the deceased employees must be given compassionate appointment in DDA, as per Government policy.

[b] Sh Mishra pointed out that no action had been taken against Sh D B Sharma, Asstt Director [Survey] for irregular sanction of prosecution by him in 250 cases.

CVD was asked to enquire into the matter and submit a report to the LG.

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

*Sh*

ITEM NO.  
40/GA/97

SUB: CONFIRMATION OF THE DRAFT MINUTES OF THE MEETING OF  
THE DELHI DEVELOPMENT AUTHORITY HELD ON 16TH JULY,  
1997.

No. F. 2(2)/97-MC/DDA.

P R E C I S

Confirmation of the minutes of the meeting of the  
Delhi Development Authority held on 16th July 1997 at Raj  
Niwas, Delhi. The minutes of the said meeting are appended  
at (Appendix 'A' Page No. 2-19).

R E S O L U T I O N

Minutes of the Authority meeting held on 16.07.97  
were confirmed with the following additions/amendments  
against different agenda items:

Item No. 16/LDM/97

Sub: Sub-letting of Plot No. A-37, Mohan Coopera-  
tive Industrial Estate to M/S American Express  
India [P] Ltd.  
NO. F.15(27-MCIE)/73.SL.LSB(I).

The minutes in para [c] of this item shall now read  
as under:

"[C] Keeping, however, in view that the activity  
proposed to be carried out falls within the  
definition of industry, the Authority resolved to  
approve the proposals contained in the agenda item  
on payment of special charges by the applicants,  
equivalent to the amount of unearned increase,  
details of which shall be given in the next meeting  
of the Authority.

Sh. Mahabal Mishra did not agree to this decision  
and desired that his dissent be recorded".

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APPENDIX 'A' TO ITEM NO. 40/GA/97.

DELHI DEVELOPMENT AUTHORITY  
[OFFICE OF COMM-R-CUM-SECY]

Sub: Minutes of the meeting of the Delhi Development Authority held on 16-07-97.

The following were present:

CHAIRMAN

- 1 Sh Tejendra Khanna  
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Ghosh

MEMBERS

- 3 Sh Swaroop Chand Rajan  
Member, Delhi Legislative Assembly
- 4 Sh Sahab Singh Chauhan  
Member, Delhi Legislative Assembly
- 5 Sh Ramvir Singh Bidhuri  
Member, Delhi Legislative Assembly
- 6 Km Deevagya-Bhargava  
Councillor, MCD
- 7 Sh Mahabal Mishra  
Councillor, MCD
- 8 Sh B S Minhas  
Joint Secretary  
Ministry of Urban Affairs  
& Employment
- 9 Sh V Suresh  
Chairman-cum-Managing Director  
HUDCO
- 10 Sh K P Lakshmana Rao  
Finance Member, DDA
- 11 Sh R K Bhandari  
Engineer Member, DDA
- 12 Sh V K Duggal  
Commissioner, MCD

SECRETARY

Sh V M Bansal  
Commissioner-cum-Secretary



ITEM NO.  
40/GA/97

SUB: CONFIRMATION OF THE DRAFT MINUTES OF THE MEETING OF  
THE DELHI DEVELOPMENT AUTHORITY HELD ON 16TH JULY,  
1997.

No. F. 2(2)/97-MC/DDA.

P R E C I S

Confirmation of the minutes of the meeting of the  
Delhi Development Authority held on 16th July 1997 at Raj  
Niwas, Delhi. The minutes of the said meeting are appended  
at (Appendix 'A' Page No. 2-19).

R E S O L U T I O N

Minutes of the Authority meeting held on 16.07.97  
were confirmed with the following additions/amendments  
against different agenda items:

Item No. 16/LDM/97

Sub: Sub-letting of Plot No. A-37, Mohan Coopera-  
tive Industrial Estate to M/S American Express  
India [P] Ltd.  
NO. F.15(27-MCIE)/73.SL.LSB(I).

The minutes in para [c] of this item shall now read  
as under:

"[C] Keeping, however, in view that the activity  
proposed to be carried out falls within the  
definition of industry, the Authority resolved to  
approve the proposals contained in the agenda item  
on payment of special charges by the applicants,  
equivalent to the amount of unearned increase,  
details of which shall be given in the next meeting  
of the Authority.

Sh. Mahabal Mishra did not agree to this decision  
and desired that his dissent be recorded".

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APPENDIX 'A' TO ITEM NO. 40/GA/97.

DELHI DEVELOPMENT AUTHORITY  
[OFFICE OF COMM-CUM-SECY]

Sub: Minutes of the meeting of the Delhi Development Authority held on 16-07-97.

The following were present:

CHAIRMAN

- 1 Sh Tejendra Khanna  
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Ghosh

MEMBERS

- 3 Sh Swaroop Chand Rajan  
Member, Delhi Legislative Assembly
- 4 Sh Sahab Singh Chauhan  
Member, Delhi Legislative Assembly
- 5 Sh Ramvir Singh Bidhuri  
Member, Delhi Legislative Assembly
- 6 Km Deevagya Bhargava  
Councillor, MCD
- 7 Sh Mahabal Mishra  
Councillor, MCD
- 8 Sh B S Minhas  
Joint Secretary  
Ministry of Urban Affairs  
& Employment
- 9 Sh V Suresh  
Chairman-cum-Managing Director  
HUDCO
- 10 Sh K P Lakshmana Rao  
Finance Member, DDA
- 11 Sh R K Bhandari  
Engineer Member, DDA
- 12 Sh V K Duggal  
Commissioner, MCD

SECRETARY

Sh V M Bansal  
Commissioner-cum-Secretary

Sh Pradip Mehra  
Secretary to LG, Delhi

- 1 Sh Shashi Kant Sharma  
Principal Commissioner, DDA
- 2 Sh A K Acharya  
OSD to LG, Delhi
- 3 Sh U S Jolly  
Commissioner [LM], DDA
- 4 Sh Gyanesh Kumar  
Commissioner [Housing], DDA
- 5 Sh Brijinder Rai  
Chief Vigilance Officer, DDA
- 6 Sh Shanker Banerjee  
Chief Accounts Officer, DDA
- 7 Smt Anita Choudhary  
Chief Legal Adviser, DDA
- 8 Sh K T Gurumukhi  
Addl Town Planner, TCPO
- 9 Sh P R Devi Prasad  
Director [LC], DDA
- 10 Smt Ila Singh  
Financial Adviser [H], DDA
- 11 Sh Chander Ballabh  
Addl Commissioner [Pig], DDA
- 12 Sh H K Babbar  
Asstt Secretary, DDA

- 4 -

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on July 16, 1997 at 10:00 hours at Raj Niwas

GENERAL ADMINISTRATION

Item No.30/GA/97

Suh: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 9-6-97.  
F.2121/97-MC/DDA

Minutes of the Authority meeting held on 9-6-97 were confirmed with the following observations/amendments:

(i) Item No.22/GA/97:

The LG assured Sh Sahab Singh Chauhan, M.L.A., that the R K Tikku Committee Report shall be made available to the members within, one month.

(ii) Item No.4/LDM/97:

I Following suggestions given by Sh Swaroop Chand Rajan, MLA were deliberated upon:

(a) 50% of the play area should be earmarked, free of payment, for providing general sports facilities like Volley Ball, Foot Ball etc to the people belonging to lower income groups,

(b) Allotment period of 11-months may be too short to attract any meaningful participation from reputed parties.

- 4 -

- 5 -

[c] Preference in allotment should be given to those with outstanding contribution to the cause of sports.

II The Authority decided that the proposed policy should be further discussed with the possible entrepreneurs, whereafter revised proposals be brought before the Authority.

Item No.31/6A/97.

Subj: Departmental action against Shri R K Gupta. Joint Director [Retd] DDA in Case No. 25[87-DLI] under the provision of rule 9 [ii] [a] of the CCS Pension Rules.  
F.25[301/87-Vig.

On a query by Sh Sahab Singh Chauhan. MLA, the Vice-Chairman explained that defence submissions of the charged officers were being given due consideration. However, to ensure complete justice, it was decided that the CVD shall invite the members and place all the facts of the case before them. If necessary, the charged officers could also be given an opportunity of hearing. The punishment thus proposed by them shall be put up for decision of the Authority.

Item No.32/6A/97

Subj: Departmental action against Shri U M Soperna. Joint Director [since retired] under rule 9 of CCS Pension Rules, 1972.  
F.26[698]/85/Vig.

The Vice-Chairman explained that defence submissions of the charged officers were being given due

-16-

consideration. However, to ensure complete justice, it was decided that the CVO shall invite the members and place facts of the case before them. If necessary, the charged officers could also be given an opportunity of hearing. The punishment thus proposed by them shall be put up for decision of the Authority.

Item No.33/BA/97

Sub: Departmental action against Sh V P Soni, Executive Engineer [since retired] under the provision of rule 9 [ii] [a] of the CCS Pension Rules.  
F.27[259]/86-Vig.

The Vice-Chairman explained that defence submissions of the charged officers were being given due consideration. However, to ensure complete justice, it was decided that the CVO shall invite the members and place facts of the case before them. If necessary, the charged officers could also be given an opportunity of hearing. The punishment thus proposed by them shall be put up for decision of the Authority.

Item No.34/GA/97

Sub: Departmental action against Sh R C Yadav, Asstt [since retired] under the provision of rule 9 [ii] [a] of the CCS Pension Rules.  
F.27[629]/88/Vig.

The Vice-Chairman explained that defence submissions of the charged officers were being given due consideration. However, to ensure complete justice, it was decided that the CVO shall invite the members and place facts of the case before them. If necessary, the charged



- 3 -

officers could also be given an opportunity of hearing. The punishment thus proposed by them shall be put up for decision of the Authority.

Item No.35/GA/97

Sub: Departmental action against Sh Som Prakash, Deputy Director now PS [retired] under the provisions of rule 9 of the CCS Pension Rules.  
F.27(497)/88/Vig.

The Vice-Chairman explained that defence submissions of the charged officers were being given due consideration. However, to ensure complete justice, it was decided that the CVO shall invite the members and place facts of the case before them. If necessary, the charged officers could also be given an opportunity of hearing. The punishment thus proposed by them shall be put up for decision of the Authority.

Item No.36/GA/97

Sub: Departmental action against Sh Som Prakash, Deputy Director [now PS] Retired, DDA under the provision of the rule 9 of the CCS Pension Rules.  
F.27(227)/91-Vig.

The Vice-Chairman explained that defence submissions of the charged officers were being given due consideration. However, to ensure complete justice, it was decided that the CVO shall invite the members and place facts of the case before them. If necessary, the charged officers could also be given an opportunity of hearing. The punishment thus proposed by them shall be put up for decision of the Authority.

Item No.37/BA/97

Sub: Action Taken Report on the suggestions/recommendations of the Authority meeting of 31-3-97.  
F.2[6]/97-MC/DDA

Noted.

Item No.38/BA/97

Sub: Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 31-3-97 [1st Quarter of 1997]  
F.2[6]/97-MC/DDA

Noted.

It was decided that in future follow-up action on Authority resolutions shall be reported in the very next meeting of the Authority.

LANDS DISPOSAL/MANAGEMENT

Item No.12/LDM/97

Sub: Proposal for denotification of Jama Masjid Area [DDA Development Area No. 165 from the Development Area of the Authority].  
F.14[9]96/CRC/DDA

It was felt that in addition to the Jama Masjid area, a large number of other "development area" lands too thus had, with the passage of time, been fully built-up / leaving no further scope for planned development. The Authority, therefore, decided that:

[i] All such development areas [leaving aside the outlying areas] need to be identified, so that a view could be taken in totality,

- (iii) Final surveys of the development areas proposed to be denotified should be conducted at the time of their transfer to the MCD. Their plans should be simultaneously drawn indicating the number and the extent of encroachments/squatters at the time of denotification.

Item No.13/LDM/97

Sub: Allotment of additional land to Sant Nirankari Mandal on the analogy of Item No. 82/93.  
F.14198169/CRC/DDA/NL/Pt-III

Resolved that proposals contained in paras 5 & 6 of the agenda item be approved.

Item No.14/LDM/97

Sub: Policy for allotment of land to recreational/sports clubs.  
F.13141/95-IL

Resolved that the proposals relating to allotment of land to the Residents' Welfare Associations be approved subject to the proposed allotments being within 4000 sq. mts.. These allotments shall be further subject to the following conditions:

- (i) Sponsorship from the State Government shall be a pre-requisite,
- (iii) Facilities like Bar Room, Card Room and Restaurant etc shall not be permitted; only Snack Bar could be allowed, and

- [iii] Development control norms as applicable to the Club buildings shall be applicable to such allotments.

Item No.15/LDM/97

Sub: Disposal of parking sites on licence fee basis proposal for increasing the period of licence from 11 months to three years with in-built annual escalation factor.  
F.99[7]87/CE/Pt-XIII

Facts explained in the agenda item were appreciated. The Authority, however, desired that revised proposals should be put up after conducting the following exercise:

- [i] The possibility of making such allotments to the Ex-servicemen, SC/ST and the handicapped should be explored through the DG Re-settlement, Rajya Sainik Board, SC-ST/OBC Commissions etc,
- [ii] Yearly increase in the licence fee could be fixed at around 20 per cent or linked to the RBI prime lending rates.

[I] It was also decided that details of DDA's parking sites should be made available to the members.

Item No.16/LDM/97

Sub: Sub-letting of plot No. A-37, Mohan Cooperative Industrial Estate to M/s American Express India (P) Ltd.  
F.15[27-MCIE]73/SL/LSB[1]

Pros and cons of the proposals contained in the agenda item were discussed in detail.

[a] It was felt that MCD was the competent authority to initiate action for violations, if any, in the building bye-laws.

[b] Sh Mahabal Mishra, MCA, wanted to know the exact area of the plot and the period of tenancy. He also wanted to know whether the present landlords had got the leasehold rights transferred in their name after making necessary payments to the DDA. A question was also raised whether the entire area of the plot could be sub-let and whether the proposed activity was at all allowed in the premises. It was explained that the development of computer software is a white collar industry and comes under the definition of "industry". Regarding other points raised by Sh Mishra, the information was decided to be provided in the next meeting of the Authority.

[c] Keeping, however, in view that the activity proposed to be carried out falls within the definition of industry, the Authority resolved to approve the proposals contained in the agenda item on payment of special charges by the applicants, equivalent to the amount of unearned increase, details of which shall be given in the next meeting of the Authority.

Item No.17/LDM/97

Sub: Details of unsold commercial properties and future strategy for speedy disposal.  
F.25[6]/97-CE

Following decisions were taken to dispose of the vacant built-up commercial properties:

I [i] All the vacant built-up commercial properties be advertised in the newspapers alongwith details of their reserve price. These properties could be disposed of if the open offers are above the reserve price,

[ii] If the offers are below the reserve price, in that event, negotiations shall be held by the Empowered Committee already constituted for the purpose. This Committee may decide to make allotments above the "base price",

[iii] Allotments, if any, proposed to be made below the "base price", shall be made with the approval of the Authority on the recommendations of the Empowered Committee.

These decisions shall apply to the unsold, built-up, commercial properties.

II It was also decided that details of the incomplete commercial properties which have remained under construction beyond their scheduled period of construction be compiled and put up in the next meeting of the Authority.

Item No.18/LDM/97

Sub: Auction of Plot No. 192, Block-G, Prashant Vihar Residential Scheme. Regularisation of delay in payment beyond 180 days.  
F.38[5]95/LSB[R]

Resolved that proposals contained in the agenda item be approved. Restoration charges and interest shall also be recoverable.

Item No.19/LDM/97

Sub: Charging of composition fee on account of non-construction of building over plot by the Kirti Nagar Timber Traders.  
F.6A[188]/67-LSB[1]

I Resolved that the proposals contained in para 4 of the agenda item be approved on charging composition fee for each year next to the terminal year by adding 50 per cent of the rate of composition fee for the terminal year, as per policy earlier approved by the LG in case of residential allotments.

II It was also decided that following information be provided to the Authority!

- [i] Reasons for delay in construction,
- [ii] The terms and conditions of allotment,
- [iii] Nature and extent of construction expected from the allottees.

FINANCE & ACCOUNTS

Item No.14/F&A/97

Sub: Disposal of DDA built-up shops - regarding delegation of powers for approval of disposal [reserve] price thereof.  
F.21[Misc]HAC/96

This item was withdrawn.

Item No.15/F&A/97

Sub: Fixation of pre-determined rate [PDR] plots in Rohini-III for the year 1996-97 through cost benefit analysis regarding.  
F.2[8]/96/AD/P

The cost benefit analysis and the land premium rates of Rohini-III for the year 1996-97, as proposed in the agenda item, were approved by the Authority for notification by the Government of India.

Item No.16/F&A/97

Sub: Cost Benefit Analysis of Narela and determination of land premium for the year 1996-97.  
F.B-II/1[6]/96

The cost benefit analysis and pre-determined rates of Narela for the year 1996-97, as proposed in the agenda item, were approved by the Authority for notification by the Government of India.

Item No.17/F&A/97

Sub: Proposal for pricing of alternative shops/built up space for special category persons when DDA could not give possession of allotted shop/built up space for no fault of allottee.  
FE.14[4]/93/AD[CE]

Resolved that the proposals contained in the agenda item be approved.

Item No.18/F&A/97

Sub: Involvement of Private Developer in land development, construction, infrastructure provision and disposal thereof.  
F.AO[W]III[40]93-94/PT

Consideration of this item was deferred.



HOUSING DEPARTMENT

Item No.2/Hsq/97

Subj: Status of flats lacking basic amenities, such as electricity and water.  
F.2[16]/97-Coordn[Housing]

The information was noted. LG informed that concerned Authorities have already been advised to provide these amenities without any further delay.

SUPPLEMENTARY ITEMS

GENERAL ADMINISTRATION

Item No.39/GA/97

Subj: Daily allowance to non-official members of the Delhi Development Authority and the Advisory Council.  
F.1[2]/96-97/MC-AC/DDA

The Authority authorised the LG to take appropriate decision in the matter.

PLANNING & ARCHITECTURE

Item No.26/Plg/97

Subj: Change of land use of an area measuring 1.0 acre at Mehrauli Road, New Delhi from "Public and Semi-public facilities" [Education & Research] to "Residential".  
F.16[42]/74-MP/Vol-II

Resolved that proposals contained in para 6 of the agenda item be approved. In view of the directions of the Hon'ble Supreme Court of India, it was decided to initiate follow-up action in the matter without awaiting confirmation of minutes.

Item No.27/Plq/97

Sub: Proposal for denotification of 247 Colonies/  
Pockets/Schemes out of the list of 3821 from  
Development Area of the Authority.  
F.15[8]/96-MP/Pt

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

LAND DISPOSAL/MANAGEMENT

Item No.20/LDM/97

Sub: Allotment of alternative plots to the squatters of  
Dargah Peer Rattan Nath, Jhandewalan to be  
rehabilitated under Gadgil Assurance Scheme and as  
per General Policy.  
F.S.4[12]/55/OSB

Consideration of this item was deferred.

OTHER POINTS RAISED BY THE MEMBERS:

1 Improvement of Sports Complexes:

Sh Swaroop Chand Rajan, MLA, suggested various  
improvements in DDA's Sports Complexes. It was decided that  
a 5-member Spot Verification Committee shall be constituted  
by the VC to visit all the Sports Complexes and to make  
valuable suggestions for their improvement. Members shall  
send proposals for constitution of the Committee to the  
VC/Secy, DDA within 15-days.

Recommendations of this Committee shall be placed  
before the Authority.

2

Computer Data Base for complaints!

LG desired that all the complaints received in DDA should be entered into a computer data base. Complaints received from the Prime Minister's Office, Ministers, MPs, Government Departments, other VIPs, MLAs and Members of the Authority/Council, need to be regularly monitored.

II

Follow-up action on the complaints/petitions given by the members of the Authority/Council should be discussed by the VC in monthly meetings with the members.

3

Integrated development of Urban Villages!

LG reiterated that micro plan of each Urban Village should be finalised early, keeping in view the requirements of the rural population. He reminded that he had ordered preparation of integrated development plans of these villages in the very first meeting of the Authority held under his chairmanship.

4

Allotment of residential plots!

Sh Ram Vir Singh Bidhuri, MLA, pointed out that DDA was changing the zone and size of alternate residential plots against the recommendations of the Delhi Government.

LG desired that an agenda item on the subject be put up in the next meeting of the Authority.

5 Encroachments in Yamuna Vihar, B-4 Block:

Sh Sahab Singh Chauhan, MLA, pointed out that due to non-availability of police force, the area cleared from encroachment in Yamuna Vihar was being re-encroached upon. LG expressed his concern in the matter and desired UDA to take immediate steps in consultation with senior police officers.

II He also reiterated that fencing of lands should be done simultaneous with the removal of encroachment.

6 Allotment of residential plots:

Sh Sahab Singh Chauhan, MLA, requested that residential plots, lying unallotted in Yamuna Vihar, Block B-4, should be disposed of immediately.

7 Regularisation of unauthorised colonies:

On a query by Sh Ram Vir Singh Bidhuri, MLA, LG desired that the list of unauthorised colonies proposed for regularisation should be circulated to the members. He assured that this matter will be settled in accordance with the final directions of the Courts.

II Sh Bidhuri also wanted to know the status of unauthorised colonies situated on the development area/DDA land.

8 Denotification of development area nos. 171 & 172.

Sh Mahabal Mishra, MC., pointed out that the lands required by DDA for Dwarka Project had since been acquired and there was no justification now in retaining the development areas 171 and 172. He suggested that these development areas should be denotified so that MCD could provide civic amenities to the residents.

II It was decided that the matter be examined and an agenda item be brought before the Authority, in the next meeting.

9 Conversion of Nursery School sites.

Sh Sahab Singh Chauhan, MLA, indicated that the Institutional lands earmarked for nursery schools were not in demand and the same were, therefore, being encroached upon. His suggestion that such nursery school sites should be considered for allotment to primary, middle and higher secondary schools was appreciated and the VC was advised to get this matter examined at an early date.

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

ITEM NO.

21/LDM/97

A-3-9-97

SUB: Allotment of alternative plots to the squatters of Dargah Peer Rattan Nath Jhandewalan to be rehabilitated under Gadgil Assurance Scheme and as per General Policy.

No. F. S.4(12)55/088.

**P R E C I S**

There are two kinds of squatters existing at Dargah Peer Rattan Nath, Jhandewalan. 36 squatters belonging to Category-A and are covered under the Gadgil Assurance Scheme, while 84 had squatted after the crucial date for determining the eligibility for regularisation under Gadgil Assurance Scheme. Exercises were attempted to re-settle both types of squatters at Janak Park and Jail Road. Two pocket of land namely Pocket-A and Pocket-B were carved out near Janak Park and Jail Road, respectively. 36 plots each measuring 60 sq. mts. in area were carved out in pocket-A Janak Park for re-settlement of the squatters covered under Gadgil Assurance Scheme of 'A' Category while 84 plots each measuring 35 sq.mts. in area were carved out in Pocket-B near Jail Road for re-settlement of the squatters who are not covered under Gadgil Assurance Scheme. The allotment of 84 plots is to be made and the rate of 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 analogy of the cases where land has already been regularised in favour of other squatters under Gadgil Assurance Scheme. The matter was therefore, placed before the Authority for consideration of the following :-

- a) Differential premium 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.mtr. instead of Rs. 419/- per sq. mtr. Besides above, interest @ 18% p.a. is to be charged from 1.4.89 till the date of deposit of premium upto 1994, in case of 36 squatters who have made the payment of premium @ Rs.419/- (Rupees Four Hundred Nineteen only).

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- 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 letters.
- 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.

The Authority in its resolution No.11/96 resolved that :-

- i) Proposals contained in above sub-para a & c of the Agenda be approved.
- ii) Further information on 'b' squatters mentioned in above sub para 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 above sub para 'b' of the Agenda would be taken up in the light of this information.

In compliance with the said resolution of the Authority, inspection was carried out and it was revealed that the squatters who are not covered under the Gadgil Assurance Scheme are the next generation of the squatters of Category-A, mentioned hereinabove. The inspection report showing the inverse relationship is at (Appendix 'A' page No. 3-7).

The matter was discussed with Accounts Wing and it was observed that since we have already given benefit of concessional rates to 36 occupants who are covered under Gadgil Assurance, the same benefit should not be extended to their relatives.

It is, therefore, being placed before the Authority for consideration of allotment of alternative sites to 84 squatters, who are not covered under the Gadgil Assurance Scheme, on the basis of market rate prevailing at the time of issue of allotment-cum-demand letter and in addition they will also make the payment of damages since they are in unauthorised occupation of land to DDA at the rate decided for regularisation of such cases under Gadgil Assurance Scheme.

#### RESOLUTION

Sh. Sahab Singh Chauhan and Sh. Swaroop Chand Rajan pointed out that the squatters have not yet been shifted from the old site. They also wanted to know whether the rates proposed to be charged were for the year 1989 or

Contd/.....

: 2 A :

1997. After detailed discussions, the Authority resolved as follows :

- (a) Joint inspection of the old and new sites be conducted by the Principal Commissioner and the non-official members,
- (b) Records of allotments earlier made under the Gadgil Assurance Scheme be examined and proposals submitted to the Authority in the light thereof. Representatives of the squatters may be heard by the Principal Commissioner and the non-official members, while making final recommendations in the matter.

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APPENDIX 'A' TO ITEM NO. 21/LDM/97

(84 occupants to be considered for alternative allotment of plots)

S. No.	House No.	Name of Occupants	Father's Name	Relationship
1.		Shri Khan Chand	Shri Hira Lal	Brother in law of Inder Raj
2.		Shri Radha Krishan	Shri Prem Chand	Son
3.		Shri Jai Ram	Shri Prem Chand	Son
4.		Shri Suresh Chand	Shri Prem Chand	Son
5.		Shri Krishan Lal	Shri Khem Chand	Son
6.		Shri Charan Jeet	Shri Khem Chand	Son
7.		Shri Janak Raj	Shri Khan Chand	Grand son of Sain Ditta
8.		Shri Khusi Ram	Shri Arjun Dass	Brother of Subha Ram
9.		Shri Ram Singh	Shri Shamsher Dass	Son in law of Sobha Ram
10.		Shri Avtar Singh	Shri Ram Singh	Grand son of Sobha Ram
11.		Shri Guru Bahsh	Shri Ram Singh	-do-
12.		Shri Ganga Ram	Shri Arjun Dass	Nephew of Sobha Ram
13.		Shri Brij Mohan	Shri Sobha Ram	Son
14.		Shri Ram Narayan	Shri Inder Raj	Son
15.		Shri Bal Raj	Shri Khem Chand	Son
16.		Shri Pishamber Nath	Shri Khem Chand	Son

Contd.../-

S. No	House No.	Name of Occupant	Father's Name	Relationship
		Shri Uttam Prakash	Shri Khem Chand	Son
17.		Shri Jagan Nath	Shri Bal Raj	Grand son of Suk Devi
18.		Shri Padam Nath	Shri Panna Nand	Son
19.		Shri Hari Ram	Shri Karam Chand	Son
20.		Shri Brij Mohan	Sri Karam Chand	son
21.		Shri Chander Prakash	Shri Karam Chand	Son
22.		Shri Purnam Chand	Shri Dargahi Ram	Son
23.		Shri Jai Ram	Shri Dargahi Ram	Son
24.		Smt. Umila Devi	w/o Sh. Hari Chand	Daughter
25.		Shri Kailash Chand	Sh. Shiv Nath	Son
26.		Shri Devki Nandan	Shri Shiv Nath	Son
27.		Shri Suraj Prakash	Shri Gopi Chand	Brother in law of Shiv Nath
28.		Shri Bhola Nath	Shri Suraj Prakash	Nephew of Shiv Nath
29.		Shri Hari Ram	Shri Suraj Prakash	-do-
30.		Shri Hari Saran	Shri Shombhar Nath	Son
31.		Smt. Sangeeta	w/o late Shri Jagdish Nath	Daughter-in-law of Shombhar Nath
32.		Smt. Sangeeta	w/o late Shiv Prakash	-do-
33.				

S. No.	House No.	Name of Occupant	Father's Name	Relationship
34.		Shri Shyam Lal	Shri Shanker Das	Son
35.		Shri Sita Ram	Shri Shanker Das	Son
36.		Shri Vishaw Nath	Shri Shanker Das	Son
37.		Shri Ram Saran	Shri Shanker Das	Son
38.		Shri Chander Shukher	Shri Shanker Das	Son (Died)
39.		Shri Shiv Ram	Shri Shanker Das	Wife Mrs. Chandrawali Son
40.		Shri Paras Ram	Shri Goni Chand	Brother-in-law of Jan Kaur
41.		Shri Raj Kumar	Shri Paras Ram	Nephew of Jan Kaur
42.		Shri Dina Nath	Shri Sant Ram	Son
43.		Shri Sevak Ram	Shri Sant Ram	Son
44.		Shri Shambh Nath	Shri Guru Das Mal	Son
45.		Shri Som Nath	Shri Guru Das Mal	Son
46.		Shri Ram Saran	Shri Brij Lal	Son
47.		Shri Shri Ram	Shri Brij Lal	Son
48.		Shri Ved Prakash	Shri Sain Das	Son
49.		Shri Ganesh Das	Shri Sain Das	Son

S. No.	House No.	Name of Occupant	Father's Name	Relationship
		Shri Kedar Nath	Shri Wasturi Lal	Son
50.		Shri Kul Raj	Shri Manohar Lal	Son
51.		Shri Gauri Shanker	Shri Manohar Lal	Son
52.		Shri Radhey Shyam	Shri Manohar Lal	Son
53.		Shri Om Prakash	Shri Roop Chand	Son
54.		Shri Gauri Shanker	Shri Roop Chand	Son
55.		Shri Ram Kishore	Shri Roop Chand	Son
56.		Shri Tej Ram	Shri Ram Chand	Son
57.		Shri Ved Prakash	Shri Parbji Mal	Gadgil
58.		Smt. Sheela Rani	w/o Shri Mohan Lal	Daughter
59.		Shri Om Prakash	Shri Govind Ram	Son
60.		Shri Ganesh Das	Shri Govind Ram	Son
61.		Shri Dharam Vir	Shri Govind Ram	Son
62.		Shri Ram Prakash	Shri Govind Ram	Son
63.	J-1150	C/o Dhooli Devi	Shri Govind Ram	Son
		Shri Lachman Das	Shri Niranjan Das	Son
64.		Shri Seva Ram	Shri Kashi Ram	Nephew of Arjun Das
65.	J-1148	Shri Shiv Das	Shri Balam Ram	Son of Palak Ram
66.		Shri Chaman Lal	Shri Shiv Das	-do-
67.				

68.	Shri Girchari Lal	Shri Balak Ram	Son
69.	Shri <del>Devender</del> Kumar	Shri Girchari Lal	Son
70.	Shri Jyoti Prakash	Shri Balak Ram	Son
71.	Shri Anant Ram	Shri Balak Ram	son
72.	Shri Ved Prakash	Shri Balak Ram	Son
73.	Shri Daulat Ram	Shri Balak Ram	Son
74.	Shri Shri Ram C/o Jaloke Devi	Late Shri Wool Chand	Gadgil
75.	Shri Jyoti Prakash	Shri Wool Chand	Brother of Jaloko Devi
76.	T-447 Shri Mohan Lal C/o <del>Rukum Chand</del>	Late Sh. Rukum Chand	Gadgil
77.	Shri Kamal Nain	Shri Mohan Lal	Grandson
78.	Shri Harbhajan	Shri Mohan Lal	Grandson
79.	Shri Santhosh	W/o Late Shyam Sunder	Daughter-in-law
80.	Smt. Satya Devi	W/o Late Shri Shiv Narayan	Daughter-in-law
81.	Shri Bhagwan Das	Sh. Sohan Lal	Son
82.	Shri Shiv Shanker	Shri Sohan Lal	Son
83.	Shri Ram Dayal	Shri Sohan Lal	Son
84.	Laxmi Narayan	Ram Chand volire	Pujari

ITEM NO  
19 / F&A/97  
K-3-9-97

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

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

PRECIS

Delhi Development Authority in its meeting held in September, 1995 and February, 1996 had approved the scheme of involvement of private developer in land development, construction, infrastructure provision and disposal thereof. The scheme has been referred to the Govt. of India, Ministry of Urban Affairs and Employment. The Govt. of India has constituted a Committee under the Chairmanship of Shri N.P. Singh, Secretary, Ministry of Urban Affairs & Employment who is seized of the matter at present. A draft paper was prepared and sent by DDA to Ministry of Urban Affairs & Employment in July, 1996 for consideration of the Committee. The said paper was placed before the Authority vide agenda item No. 115/96 for kind information. The agenda item submitted to the Authority in September, 95 vide item No. 102/95 and draft paper submitted to the Authority vide agenda item No. 115/96 (App. 'A' P.No. 2.) inter alia mention that the scheme is proposed to be taken up in sector 18, Dwarka. It is now proposed to use sector 18 of Dwarka for DDA SFS housing and auction plots and whenever the Govt. of India finalises the policy of involvement of private developer in land development, construction and disposal thereof land in some other sector of Dwarka will be allotted for the purpose.

The proposal to take up construction of houses in sector 18 may kind be approved by the Authority accordingly.

R E S O L U T I O N

This item was withdrawn in view of a communication on the subject received from the Addl. Secretary, Ministry of Urban Affairs & Employment.

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ITEM NO.

115/96

6.9.96

SUB:- Appendix 'A' to Item No. 19/P&A/97  
Involvement of Private Developer in land development,  
construction infrastructure provision and disposal thereof.

File No. AO(W)III(40)/93-94/Pt/OR/626/96

P R E C I S

1. Delhi Development Authority in its meeting held in Sept., 1995 and Feb., 1996 had approved the scheme of involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof. The Scheme was referred to the Govt. of India, Ministry of Urban Affairs and Employment.
2. The Govt. of India has in the meantime appointed a Committee under the chairmanship of the Additional Secretary (MOU&E) to examine all the related aspects of involving private developers. A draft paper has been prepared and sent by DDA to the MOU&E vide No. AO(W)III(4)/93-94/ dated 26th July, 1996  
(Appendix 'A' Page No. 2-22)
3. The proposal deals with two modes:
  - (i) Where land is to be assembled by DDA and allotted to the Developer on leasehold basis for development, construction, infrastructure provision and disposal.
  - (ii) Where land assembly is to be done by the Developer themselves in addition to the development, construction, infrastructure provision and disposal.
4. The role of the DDA, the Developer, the legal issues and other matters have been brought out in the paper. Also the amendment needed in Nazul Rules and delegations of powers needed to grant exemption to developer under Urban Land Ceilings & Regulation Act have been suggested.
5. The Govt. of India has been requested to notify the necessary enabling provisions to take up at least the project already approved by the Authority for Dwarka Sector-18.
6. Submitted for kind information.

R E S O L U T I O N

Noted

ITEM NO.

115/96

6.9.96

SUB:- Involvement of Private Developer in land development, construction infrastructure provision and disposal thereof.  
Appendix 'A' to Item No. 19/P&A/97  
File No. AO(W)III(40)/93-94/Pt/OR/626/96

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R E S O L U T I O N

Noted

measuring 0.40 hact. use' to Transporta- a Nagar, New Delhi.

Authority resolution  
endix 'A' page  
ge of land use of an  
) from 'Recreational'  
) at Malviya Nagar

of Urban Affairs and  
the approval of the  
11-A of the Delhi  
a public notice for  
r Secretary to the  
Urban Affairs and  
oval of the Central  
011/13/96-DDIB dated  
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issued on 3.05.1997 at  
)

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the proposed change  
40 hact. (1.00 acre)  
tion' (Bus Terminal)  
College, New Delhi.

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Sahab Singh Chauhan  
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ITEM NO.

115/96

6.9.96

Appendix 'A' to Item No. 19/P&A/97  
SUB:- Involvement of Private Developer in land development,  
construction Infrastructure provision and disposal thereof.

File No. AO(W) III(40)/93-94/Pt/OR/626/96

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R E S O L U T I O N

Noted

ITEM NO.

115/96

6.9.96

Appendix 'A' to Item No. 19/P&A/97  
SUB:- Involvement of Private Developer in land development, construction infrastructure provision and disposal thereof.  
File No. AO(W) III(40)/93-94/Pt/OR/626/96

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5. The Govt. of India has been requested to notify the necessary enabling provisions to take up at least the project already approved by the Authority for Dwarka Sector-18.
6. Submitted for kind information.

R E S O L U T I O N

Noted

ITEM NO.  
28/Plg./97  
A-3997

Sub: Change of land use of an area measuring 0.40 hact. (1.00 Acre) from 'Recreational use' to Transportation' (Bus Terminal) at Malviya Nagar, New Delhi.

No. F.20(9)/95-MP.

P R E C I S

Reference is invited to the Authority resolution No. 17/96 dated 19.02.1996 at (Appendix 'A' page No. 2-3) approving the change of land use of an area measuring 0.40 hact.(1.00 acre) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar (Opp. Aurobindo Marg.), New Delhi.

2. The Govt. of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Government under Section 11-A of the Delhi Development Act, 1957 to issue a public notice for 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 Govt. vide their letter No. K-13011/13/96-DDIB dated 28.02.1997 at (Appendix 'B' page No. 4). Accordingly, a public notice was issued on 3.05.1997 at (Appendix 'C' page No. 5).

3. No objection/suggestion has been received in response to the public notice. Now the Govt. of India, Ministry of Urban Affairs and Employment will be requested to issue a final notification under Section 11 of Delhi Development Act, 1957 for the proposed change of land use of an area measuring 0.40 hact. (1.00 acre) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar, opposite Aurobindo College, New Delhi.

4. The proposal as contained in para '3' above is placed before the Authority for its consideration and approval.

R E S O L U T I O N

Accepting the suggestion of Sh. Sahab Singh Chauhan the LG directed that agenda items relating to change of land use must contain complete details of the number and nature of objections/suggestions received and must

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expressly state that all statutory requirements have been complied with. It was also desired that the name of the user department should always be indicated in the agenda.

After making these observations, the Authority approved the proposals contained in para 3 of the agenda item.

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APPENDIX 'A' TO ITEM NO. 28/Plg./97

ITEM Sub : Change of land use of an area measuring 0.40ha.  
NO. (1.0 acre) from 'Recreational' to 'Transportation'  
17/96 (Bus Terminal) at Malviya Nagar opposite Aurobindo  
College New Delhi.  
A-19.02.96 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 reservoir and booster pumping station, after considering 6m depth of water in the ground reservoir.

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 predominantly 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.

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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 ha. (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 BRC 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.

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- 4 -  
**APPENDIX 'B' TO ITEM NO. 28/PLG/97.**

No.K-13011/13/96-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)  
.....

. New Delhi, dated the 28th February, 1997

To

The Commissioner(Plg.)  
DDA, Vikar Minar  
I.P.Estate, New Delhi.

Sub: Change of land use of an area measuring 0.40 ha.(1.00 acre) from 'recreational' to 'transportation' (Bus Terminal) at Malviya Nagar Opposite Aurbindo College, New Delhi.

Sir,

I am directed to refer to your office letter No.F.20(9)95-MP/1250 dated 7.11.96 on the above subject and to convey the approval of Central Govt. for issue of public notice for inviting objections/suggestions from the public under Section 11-A of Delhi Development Act, 1957 for the proposed change of land use.

Yours faithfully,

*L.K. Gupta*  
(K.K.Gupta)  
Under Secretary(DD)

for further action

Ac/ECB

100/MD

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5-3-97

5/03/97

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**APPENDIX 'C' TO ITEM NO. 26/Plg./97.**

**DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)**

Dated: 23.4.97

No.F.20(9)95-MP

**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 objection/suggestion with respect to the proposed modification may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi with 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 0.40 ha. (1.00 acre) falling in Zone 'F' (South Delhi-I), bounded by Distt. Park in the North, Shivalik CHBS in the East, 24 M R/W road in the South and Aurobindo College in the West, is proposed to be changed from 'Recreational' to 'Transportation' (Bus Terminal)".
  - ii. "The land use of an area, measuring 0.80 ha. (2 acres) located in Sector-V, Rohini, falling in zone 'H' (North West Delhi-I) and bounded by 45 M R/W road in the North, 18 M R/W road in the East, Recreational/green buffer in the South and West, is proposed to be changed from 'Residential' to 'Public and semi-public facilities' (Cremation ground/Burial ground) (PS-7).
2. The plans indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

(V.M. BANSAL)

COMMISSIONER-CUM-SECRETARY,  
DELHI DEVELOPMENT AUTHORITY

New Delhi.

Dated: 3.5.97



ITEM NO2  
29/Plg/97

A-3.9.97

SUB: Change of land use of 8.569 hec. from  
"Agricultural and rural use zone" to  
"Public and Semi public facilities  
(School)" for Jawahar Navodaya Vidyalaya  
at Jaffarpur Kalam in Najafgarh Block  
Delhi.

F.2(1)92/NP.

### P R E C I S E

1.

#### Background

- i) Navodaya Vidyalaya Samiti is an autonomous Organisation of the Ministry of Human Resources development. Vide their letter dt. 31.3.97 the Samiti has requested for change of land use for 8.569 hec. instead of 3.9 hec. from 'Agricultural and rural use' to 'Public and Semi Public facilities (School).'
- ii) The Authority in its meeting on 18.7.97 approved the proposed change of land use for 3.9 hec. as per the norms of the Integrated School in MPD-2001. The proposal after approval of the Authority stands submitted to the Ministry for No objection to invite objections/suggestions.

2.

#### Observations

- i) The Samiti vide its letter dt. 19.11.96 addressed to Secy., Ministry of Urban Affairs & Employment requested for the change of land use of the entire 8.569 hec. instead of 3.9 hec. earlier approved by the Authority as per the norms of MPD-2001. The reasons for special consideration required as stated in the letter, are as given below:-
  - a) Navodaya Vidyalaya Samiti is an autonomous Organisation of the Ministry of Human Resources Development.
  - b) Navodaya Vidyalaya Samiti Jaffarpur is a residential school with staff residences in the form of a self contained campus. Presently more than 200 such Vidyalaya: are already running in newly constructed complexes on land of areas ranging from 8 to 10 hec.

- c) A number of buildings including staff residences dormitories etc, are already in advanced stage of construction.

In view of these Ministry of U.A.E. vide its letter dt. 31.3.97 have requested that the matter be put up to the Authority for its consideration.

3. **PROPOSAL**

In view of the facts given in para 2 above, the proposal for change of land use of 8.569 hec. from 'Agricultural and rural use zone' to 'public and semi public facilities (School) within the MPD-2001 norms of Education campus is put up for consideration/approval of the Authority.

**R E S O L U T I O N**

Accepting the suggestions of Sh. Mahabal Mishra, the Authority decided to have the following additional information before taking a final view in the matter:

1. Justification for change of land use of 8.569 hectares of land.
2. Ownership details of the land in question,
3. Constitution and Memorandum/Articles of Association of the Navodaya Vidyalays Samiti, Jaffarpur.
4. Background of the *founder* members and the *functionaries* who control/supervise functioning of the Samiti.

ITEM NO.

41/GA/97

A.3.9A.7

Sub: Relaxation in Recruitment Regulations for the post of Deputy Director (Publicity).

No. F.7(225)/88/PB.I.

P R E C I S

The Recruitment Regulations for the post of Dy. Director (Publicity) (Previously known as Editor (House Journal) as approved by the Authority vide its Resolution No. 32 dated 27.02.1990 are at (Appendix 'A' page No. 21-23). As per the R.Rs. the post was to be filled up by deputation/contract failing which by direct recruitment. However, to remove stagnation in different cadres of DDA, the Authority vide its resolution No. 77/96 approved for its filling up through departmental promotion and relaxed the age limit at (Appendix 'B' page No. 24-26). Accordingly, applications were called from the departmental candidates for the post. However, no applicant was able to fulfil the essential requirements as laid down in R.Rs. for the post.

2. As the basic purpose of the Authority's resolution no. 77/96 has not been served, so it was decided to examine whether the R.Rs. can be relaxed to accommodate departmental candidates to a extent which will not dilute the standard of performance required. The issue was examined in the department and as per the recommendations of the Director (P.R.), a revised R.Rs have been proposed which are placed at (Appendix 'C' page No. 27-29).

3. The proposal is placed before the Authority to approve the revised R.Rs for the post of Dy. Director (Publicity) as contained in at (Appendix 'C' page No. 27-29).

R E S O L U T I O N

1. Sh. Sahab Singh Chauhan felt that there was no need to change the RR's because several departmental candidates were eligible for promotion under the existing RR's. He apprehended that change of RR's was meant to benefit a particular individual.

2. Sh. Swaroop Chand Rajan suggested that a

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comparative chart of the old and new rules should be put up so as to have better appreciation of the proposed changes.

II\_ After detailed discussions, the Authority resolved as follows:

- i) The Candidates must possess requisite qualification on the date of promotion,
- ii) Relaxation in basic qualification can not be permitted.
- iii) Qualifications for the post should be specifically defined; words such as "equivalent qualification" etc. need to be deleted, and
- iv) The Vice-Chairman and the non-official members should examine the relevant files and decide whether any departmental candidates are eligible under the existing RRs.

The case be put up to the Authority with the above information.

APPENDIX 'A' TO ITEM NO. 41/GA/97.

No. 32 Subject: Framing of Recruitment Rules for the post of Security Officer, Assistant Security Officer, Head Security Guard, Security Guard, Manager (Printing Press), Bindery Assistant, Machine Attendant, Machine Man Gr. I, Machine Man Gr. II, Machine Man Gr. III, Book Binder Gr. I, Book Binder Gr. II, Compositor Gr. I, Compositor Gr. II, Director (PR), Deputy Director (PR), Editor/Deputy Director (Publicity), Artist, Information Officer, Regular W/C Sanitary Inspector, Regular & workcharged Assistant Sanitary Inspector, Regular & workcharged Sanitary Guide and Regular & workcharged Sweeper.  
(P.NO. B4/DD/P) III/884RR./Pt. I

A-27.2.90

P R E C I D

The draft Recruitment Rules for the posts mentioned above were examined by a Committee constituted by the authority vide its Resolution No. 69, dated 13.6.83. The members of the committee were as follows:

- |   |          |
|---|----------|
| 1. Shri Ramji Lal, Member, MCD            | Chairman |
| 2. Shri R.L. Pardsep, Jr. Secy, Minof UD. | Member   |
| 3. Finance Member, DDA                    | Member   |
| 4. Engineer Member, DDA                   | Member   |
| 5. SH: EBN Ribeiro, Chief Planner, TCPO   | Member   |
| 6. Secretary, DDA                         | Member   |
| 7. Commissioner (Personnel), DDA          | Member   |

The said committee under the chairmanship of Shri Ramji Lal examined the provisions of the draft Recruitment Rules for the following posts:

S.NO.	Name of the posts	Pay scale
1.	Security Officer	Rs. 2000-3500/-
2.	Assistant Security Officer	Rs. 1400-2300/-
3.	Head Security Guard	Rs. 950-1400/-
4.	Security Guard	Rs. 750-940/-
5.	Manager Printing Press	Rs. 2000-3500/-
6.	Bindery Assistant	Rs. 800-1150/-
7.	Machine Attendant	Rs. 750-940/-
8.	Machine Man Gr. I	Rs. 1320-2030/-
9.	Machine Man Gr. II	Rs. 1200-1800/-
10.	Machine Man Gr. III	Rs. 950-1400/-
11.	Book Binder Gr. I	Rs. 1150-1500/-
12.	Book Binder Gr. II	Rs. 950-1500/-
13.	Compositor Gr. I	Rs. 1200-1900/-
14.	Compositor Gr. II	Rs. 950-1500/-
15.	Director (PR)	Rs. 3700-5000/-
16.	Deputy Director (PR)	Rs. 3000-4500/-
17.	Editor/Dy. Dir (Publicity)	Rs. 3000-4500/-
18.	Artist	Rs. 2200-4000/-
19.	Information Officer	Rs. 2200-4000/-
20.	Regular/WC Sanitary Inspector	Rs. 1200-2040/-
21.	Regular/WC Asstt. Sanitary Insp.	Rs. 950-1400/-
22.	Regular/WC Sanitary Guide	Rs. 800-1150/-
23.	Regular/WC Sweeper	Rs. 750-940/-

contd.....

A copy of the draft Recruitment Rules as approved by the Committee are placed at (G.M. No. 23-72) and it is mentioned that out of the above 23 RR's, which were examined and approved by the Committee, RR's in respect of the following six categories are already in existence which were approved by the Authority vide resolution No. 7 dated 2.2.51 and No. 9, dated 23.12.55:

1. Security Officer;
2. Assistant Security Officer;
3. Head Security Guard;
4. Security Guard;
5. Sanitary Inspector;
6. Assistant Sanitary Inspector.

These six RR's have again been examined by the Committee as they needs certain modifications. The modifications made in these RR's have been discussed and approved by the Committee. The difference between the old RR's and the proposed RR's have been mentioned at Annex 'C' (Pages 73 to 78)

In the remaining categories, there were no RR's approved by the Authority. However, there were proposed RR's on the basis of which we use to make recruitments. These proposed RR's were discussed by the Committee and the same have been approved with slight modifications where needed.

RR's in respect of the following two categories have been prepared afresh and approved by the Committee:

1. Sanitary Guide/Sanitary Mate
2. Sweeper.

The proposed RR's of above 23 categories are placed before the Authority for consideration and approval before they are finally notified.

As regards, composition of DPC for the purpose of promotions in different categories, although the composition of senior level DPC under the chairmanship of VC and junior level DPC under the chairmanship of F.M. has already been indicated in the concerned Recruitment Rules. However, keeping in view the facts about pre-occupation of V.C. in certain more important matters it is proposed that power of composition of senior level/junior level DPC under the chairmanship of either V.C. or F.M./E.M. or any other officer nominated by V.C. by delegated to V.C.

#### RESOLUTION

.....

The Authority was informed that the proposal in regard to the recruitment rules for the Security Staff and Sanitary Staff is being withdrawn for further examination in view of some observations made by G.M., ISBT. The Authority further resolved that the proposal contained in the agenda item for approval of recruitment rules of the following categories be approved:-

1. Manager, Printing Press.

2. Bindery Assistant.
  3. Machine Attendant.
  4. Machine Man Gr.I.
  5. Machine Man Gr.II.
  6. Machine Man Gr.III.
  7. Book Binder Gr.I.
  8. Book Binder Gr.II.
  9. Compositor Gr.I.
  10. Compositor Gr.II.
  11. Director(PR).
  12. Deputy Director(PR).
  13. Editor/Deputy Director(Publicity).
  14. Artist.
  15. Information Officer.
- .....

ITEM NO.  
77/96

SUB: Removal of stagnation in different cadres of DDA.  
No. F. PS/CP/96/DDA/Stagnation.

P R E C I S

A-17.06.96

Extent of  
stagnation.

A study has been recently conducted about the extent of stagnation in the Ministerial, Revenue, Finance cadres of DDA. This study has revealed that there are a number of cadres where a large number of employees are waiting for promotion after putting in more than double the time period prescribed under the Recruitment Regulations. In some of the cadres employees have been stagnating even after serving for more than three times the period prescribed under the Recruitment Regulations, (RR's), for next promotion, (Appendix 'B-4, B-5' page No. 389-392 & 393)

Necessity of  
providing  
relief.

2. This severe stagnation is resulting in lack of motivation on the part of concerned officials. Ideally we are supposed to provide promotion to all those who complete the period prescribed under the RRs. We are, however, not in a position to propose providing of such a benefit even to those who have spent double the prescribed period, the number being very large. Necessity of providing some relief to such cadres, however, needs immediate consideration. This aspect of Personnel Management and Human Resource Development is placed for kind consideration of the Authority through this agenda item.

Reasons for  
stagnation.

3. Before considering proposals for removal of stagnation, the reasons for such acute stagnation need to be identified, which are mainly as follows :

- I. No vacancy in higher post/selection grade.
- II. Isolated posts where promotion avenues do not exist.

Proposal.

4. In order to provide some relief to the most stagnating cadres/isolated cadres of DDA tentative proposals against each cadre are submitted for consideration of the Authority in ( Appendix 'B-4, B-5, B-6, B-7 & B-8' page No. 389 to 402 )  
Proposals are based on the overall sanctioned strength of the cadre and the nature of work. Uniform policy cannot be adopted in all the cadres since each cadre has different role to perform. Precaution has been taken to identify only those cadres where stagnation is most acute. These proposals do not cover the Engineering cadres since cadre review report of the Engineering Deptt. has been approved



by the Authority and is presently under consideration of the Govt., Similarly, proposals for the Planning Deptt. are under review of Commr.(Plg.)<sup>28</sup> Account of a Govt. Direction dated 2.6.95 issued under Section 41(1) of DD Act and, as such, do not form part of these proposals, but for junior cadres where there is extreme stagnation - (Appendix B-8 P.No. 400-402)

5. Recommendations to remove stagnation :

Recommendations

I. Where there is no vacancy in higher post/Selection Grade.

- i) To upgrade a fixed number of posts in each of the identified stagnating cadres in the next scale of pay and fill them up as per provisions of the Recruitment Regulations. The up-graded employees shall not refuse to perform responsibilities of the posts so upgraded. Such employees will be given the new designation of the upgraded post and it will be promotion for all purposes.
- ii) To upgrade certain posts as personal to the stagnating cadres without treating it as promotion.

II. Proposals in case of Isolated posts.

In case of isolated posts where no channels of promotion exist, it is proposed to either merge them with other parallel cadres having avenues of promotion or to upgrade them in the same cadre. Minor relaxation in RRs would also be required in some cases. The isolated posts, detailed proposals and justification for their upgradation/promotion are given in (Appendix B-6 & B-7 Page 394-399 ).

No creation of posts.

6. Acceptance of these proposals will not amount to creation of any post. Nor there will be any increase in the staff strength of DDA. The proposals aim at upgrading certain posts for increased operational efficiency.

There will be negligible financial implications since the employees proposed to be upgraded are those who No financial have already put-in more than double the period prescribed lications. under the Recruitment Regulations. Their basic pay in the existing pay-scale has in all cases already exceeded the minimum of the pay scale of the next higher post.

7. In view of the above proposals contained in column No. 7 of (Appendix B-4toB-6, B-7 & B-8... Page No. 399to402) are submitted for kind approval of the Authority. Since Government of India, Ministry of Urban Development vide their letter dated 2nd June '95 have directed the DDA under section 41(1) of DD Act not to create any post or recruit any personnel without the specific prior sanction of Government, these proposals shall, therefore, be sent to the Ministry of Urban Affairs & Employment for their approval of the Authority. Proposals where only change of R.R.'S is proposed will not require Government's approval.

#### RESOLUTION

Resolved that, in view of extreme stagnation in these cadres, proposals contained in para 7 of the Agenda item be approved.

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APPENDIX 'C' TO ITEM NO. 41/GA/97.

Proposed RRs for departmental candidates.

1. Name of the post : Dy. Director (Pub.)
2. Number of Post : One
3. Classification : Group 'A'
4. Scale of pay : Rs.3000-100-3500-125-4500/-
5. Whether selection non-selection : Selection
6. a) Age : N.A.  
b) Whether benefits of added year of service admissible under Rule 36 of CCS (Pension) Rule-1972. : N.A.
7. Educational Qualifications : i) Degree of a recognised University or equivalent with English/Hindi as a subject.  
ii) Diploma in Mass Communication/Advertisement /Journalism/Public Relations from a recognised University/Institutions or equivalent. In case departmental candidates with equivalent diploma, diploma in journalism/PR from a recognised Institution to be done within two years of the promotion to the above post.  
iii) 5 years experience as Sub-Editor/3 years experience as Asstt. Editor of a reputed Magazine or news paper, any in house journal/publications of DDA.

DESIRABLE

- i) Familiarity with the requirement of various publicity media and their working.

contd...p/2

8. Whether age and : N.A.  
educational qualifications prescribed for the direct recruits will apply in the case of promotions and deputationists.
9. Period of Probation, : 2 years  
if any.
- 100 Method of recruitment, : Promotion  
whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.
11. If a DPC exists what is its composition. : 1. Principal Commr. - Chairman  
2. Chief Vigilance Officer  
3. Commr.(P) - Member Secy.  
4. Head of - Member to be Deptt. co-opted  
5. Representative - Nominated of SC/ST by V.C.
12. Saving : Nothing in these regulations shall effect reservations, relaxation or age limit and other concessions required to be provided for the SC/STs., Ex-Servicemen & other special categories of persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
13. Disqualification : No person  
a) Who has entered into or contracted a marriage with a person having a spouse living; or  
b) Who having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the post.  
Provided that the Central Govt./Delhi Development

Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person & other party to the marriage & that there are other grounds for so doing, exempt any person from the operation of this regulation.

14. Power to relax

: Where the Central Govt./Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

**ITEM NO.** Sub Recommendations of the Advisory Council made in its  
**42/GA/97** meeting of 26.03.1997.  
No. F.1(2)/97/AC-MC/DDA.

P R E C I S

Section-5 (1) Delhi Development Act, 1957 provides that the Authority shall constitute an Advisory Council for the purpose of advising the Authority.

2. Recommendations made by the Advisory Council meeting of 26.03.1997 are placed before the Authority (Appendix 'A' Page No. 31-38 ).

R E S O L U T I O N

Recommendations of the Advisory Council were noted.

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APPENDIX 'A' TO ITEM NO. 42/GA/97

LIST OF THE MEMBERS OF THE ADVISORY COUNCIL WHO  
ATTENDED THE MEETING HELD ON 26.03.1997. THE  
MEETING WAS PRESIDED BY SHRI TEJENDRA KHANNA,  
LT. GOVERNOR, DELHI.

1. Shri Vijay Goel,  
M.P. (Lok Sabha).
2. Shri J.P. Goel.
3. Shri Chattar Singh.
4. Shri Sunil Dev.
5. Shri P.K. Ghosh,  
Vice-Chairman, DDA.
6. Shri R.P. Sehgal,  
DG (Defence Estate),  
Ministry of Defence.
7. DG, (RD) & Addl. Secy.,  
Ministry of Transport. [Represented by Shri  
S.C. Sharma Chief Engineer ]

commr.-CUM-SECRETARY

Shri V.M. Bansal.

D.D.A. OFFICERS WHO ATTENDED THE MEETING.

1. Shri K.N. Khandelwal,  
Finance Member.
2. Shri S.K. Sharma,  
Principal Commissioner.
3. Shri Vijay Risbud,  
Commissioner (Plg.).
4. Shri Arvind Kumar,  
Commissioner, (Pers.).
5. Shri Deepak Narain,  
C.V.O.

Contd/.....

SECRET  
32

6. Shri S.D. Sharma,  
C.L.A.
7. Shri Shankar Banerjee,  
C.A.O.
8. Shri M.N. Khullar,  
Chief Architect.
9. Shri V.K. Datta,  
Director (System).
10. Shri Shamim Ahmed,  
Director (LM).
11. Shri R.L. Srivastava,  
Director (Housing).
12. Shri S.K. Bajaj,  
Director (Works)

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DRAFT MINUTES OF THE MEETING OF THE ADVISORY COUNCIL HELD ON  
26TH MARCH 1997 AT RAJ NIWAS, DELHI

Item No. 1  
1/AC/97

Confirmation of the minutes of the meetings of the Advisory Council held on 8-7-93 and 29-11-96.

F.1[2]96-97/AC-MC/DDA

Amendments proposed by Sh J P Aggarwal, MP and Sh T B Wardhwa, GM, MTNL were considered. It was decided to confirm the minutes, as circulated, with the following addition, proposed by Sh Chattar Singh, to para 3 [b] of the minutes:

"Sh Chattar Singh pointed out that unauthorised encroachments in the Industrial Area, Transport Centre and Parks of Mangolouri need to be attended to immediately."

Item No. 2  
2/AC/97

Measures taken for recovery of Hire Purchase instalment/penalty from the defaulting allottees of flats on Hire Purchase basis.

F.22[255]94/HAC/Pt.I

[1]

Measures taken to affect old recoveries and the announcement of "Penalty Relief Scheme" were appreciated. The Council, however, desired that:

[i] Further progress in the matter may be reported in the next meeting;

[ii] A copy of the Penalty Relief Scheme be circulated to the members. Suggestions for improvements, if any, made by the members should be placed before the next meeting of the Council.

Item No. 3  
3/AC/97

Requirement of infrastructural support for planned development of Urban Extension Area and Housing Programmes.

F.EM.3[125]89/Vol.15

The Council appreciated the need for closer co-ordination amongst different departments/organisations in Delhi. Lt Governor informed that he was seized of the matter and assured that such matters were now being attended by him at personal level. He informed the Council that Chairman, Delhi Vidyut Board had agreed to provide electricity connections to unelectrified DDA flats, on priority.

Item No. 1  
4/AC/97

Pre-budget survey for 1997-98.

F.4[3]/96-97/Budget

Contents of the pre-budget survey for the year 97-98 were noted.

OTHER ITEMS:

In addition to the items listed in the agenda, LG invited views from individual members for improving DDA's functioning. Following additional issues were discussed by the Council:

1. Removal of encroachments:

Sh Vijay Goel, MP expressed concern over increasing encroachments on Government land. He sought action against the erring officials during whose tenure unauthorised encroachments had come-up. Shri Chatter Singh drew attention of the Council to the encroachments in Mangolpuri Industrial Area. According to Sh J P Goel, unauthorised encroachments multiply under the garb of stay orders as the officers do not identify the exact details of land pockets under stay. Sh Sunil Dev drew attention of the Council to the continuing unauthorised encroachments in a park behind New Friends Colony.

The Lt. Governor assured the Council that no one will be spared for dereliction of duty. After detailed deliberations, the Council recommended the following measures:

(i) FIRs should be lodged with the local police in all cases of existing/new encroachments on DDA land, in addition to taking other measures;

(ii) Advertisements should be issued in newspapers within 7 days, informing the general public that encroachers of Government land will be prosecuted.

(iii) Inquiry should be conducted in specific instances of encroachment, pointed out by Sh Vijay Goel, MP in the last meeting. Action against delinquent officials should be initiated within 15 days.

## 2. Planning to be User-friendly!

Sh Vijay Goel, MP and Sh Chatter Singh highlighted the difficulties faced by the residents of Urban Villages. It was pointed out that DDA was notifying the villages as Urban without finalising their detailed land-use plans. LG emphasised that planning of the city has to be user friendly and should be done with public participation. He advised that Urban Villages should be planned in a manner that they become an integral part of the "Planning Grid" in the region. The Council made the following recommendations regarding the Urban Villages:

2.1] The land-use plans and detailed layouts of the existing Urban Villages should be prepared by DDA and put up in the next meeting of the Council.

2.11] No villages be declared as Urban without first finalising their "Planning Grid", in consultation with the Council and the Authority.

3. Maintenance of DDA Parks/Greens:

Sh Vijay Goel, MP and all other members expressed concern about the state of maintenance of DDA parks and greens. LG informed the Council that 1000 city wardens were being appointed to keep an eye on the functioning of official agencies. Non-performance by any of the Government functionaries will not be tolerated any more. This step will help improve the upkeep and maintenance of the public greens also. In addition to exercising better vigil on encroachments in green areas and other public lands. In this context, the LG felt that more field visits by DDA officers will also help improving the matters.

The Council recommended that immediate steps should be taken by DDA to improve the upkeep and maintenance of its parks and greens.

4. Technology upgradation:

The Council expressed concern over out-dated equipment and technology being used by DDA in its developmental and construction activities. The Council advised that DDA should immediately update itself and deploy the latest technology and tools

so that it's developmental and construction activities could be fully geared up and it's projects could be completed in much shorter time span.

5. Construction of Janta markets :

It was felt by the Lt. Governor that DDA should also develop Janta markets in different parts of the city in order to help the poor and weaker section of society. Shops / stalls in these markets could be allotted on rental basis, through draw of lots; detailed procedure for which could be separately finalised.

It was recommended by the Council that DDA should initially construct 5 such markets, specific proposals for which should be submitted in the next meeting of the Council.

6. Re-location of Jhhugi-Jhoparies:

The Council welcomed the Govt's decision to allot 10% of the land under different residential pockets to the Slum Deptt. for facilitating re-location / re-settlement of JJ dwellers.

Sh. Vijay Goel, M.P. suggested <sup>that</sup> a multi-storeyed re-location project be put up in his Constituency. Detailed proposals to this effect shall be separately put up to the V.C. by him.

7. Provision of Water Bodies:

VC expressed concern over lack of availability of sufficient water in Delhi. The LG felt that systematic development of Water Bodies in different areas of Delhi could perhaps be the only long term solution to this problem to bring about better water-harvesting and recharging of ground water aquifers.

The Council, therefore, recommended for providing Water Bodies for storage of water in different parts of Delhi. This water could be re-cycled for optimum utilisation. Areas adjoining such water bodies could also be developed into beautiful recreational spots.

8. Permission to construct additional room in DDA flats:

Sh Vijay Goel, MP, emphasised the urgent requirement of the expanding middle class and low income group families living in DDA flats and proposed that they may be allowed to put up an extra room. Sh Chattar Singh requested for similar facility in the group housing flats.

The Council recommended that the matter may be entrusted to some Consultants who may examine it under the parameters of the Master Plan, keeping in view the load bearing capacity of different structures. Based on the report of the Consultants, permissions could be considered by the DDA in individual cases, after charging necessary compounding fee etc.

ITEM NO.  
43/GA/97

A-3-9-97

Sub: Regularisation of period w.e.f. 28.7.94 to 15.2.95 as either compulsory waiting period by way of sanction of kind of leave due in respect of Sh. Jagdish Chander, Field Investigator, DDA - Implementation of findings of National Commission of SC/ST.

File No.F.4(38)81-PB.II.

P R E C I S

Sh. Jagdish Chander, F.I., while posted in Land Protection Branch, as per order No. PSC/LM/DDA/94/21 dated 20.1.94 of the then Commissioner (LM), was relieved by Dy. Director (LM)WZ, vide order No. F.2(21)93/DDA/767 dated 21.1.94 (Appendix-A & B page No.5 & 6). Sh. Jagdish Chander proceeded on Medical Leave w.e.f. 19.1.94 to 17.6.94 (150 days). The official was directed by the Dy. Director (LM)WZ vide his order No. F.2(2)93/DD(LM)WZ/2068 dated 23.6.94 to report to Joint Director (PB-II) for further posting (Appendix-C page No.7). The official failed to report for duty to PB-II and Dy. Director (LM) vide his order dated 11.8.94 informed that letter dated 23.6.94 served upon the official has been received undelivered (Appendix-D page No.8). He was again advised to join PB-II vide another letter dated 16.9.94.

Sh. Jagdish Chander vide his letter dated 12.9.94 informed about his illness and submitted medical certificate w.e.f. 24.6.94 to 27.7.94 for grant of medical leave (Appendix-E page no.9 to 15).

The then Commissioner (LM) wrote to Commissioner (Personnel) on 15.9.94 that his leave should not be sanctioned nor salary paid for periods of his absence and suggested to take appropriate disciplinary action (Appendix-F page no.16). The above referred to proposal was approved by the then Commissioner (P) vide order dated 21.9.94.

Sh. Jagdish Chander was issued a memo No.F.4(38)81/PB.II/2007-08 dated 17.10.94 by Personnel Deptt. and was directed to report for duty (Appendix-G page no.17). The official vide his letter dated 31.10.94 stated that transfer order has not been issued by Personnel Deptt. and in case order had been issued by the Personnel Deptt. he has no objection to report for duty in PB.II (Appendix-H page no.18 to 20). Further, the official wrote a letter to Commissioner (P) on 23.11.94 and again 8.12.94 for release of his salary as well as transfer from L.M. Deptt. (Appendix-I page no.21).

The official was transferred and posted in Landscape Unit vide E.O. No.31 dated 4.1.95 (Appendix-J page no.22). The official vide his letter dated 30.1.95 informed that he is not being relieved from

.....contd.

From pre-page.

L.M. Deptt. and accordingly Stand Relieved order of the official was issued vide E.O. No.611 dated 15.2.95 (Appendix-K page no.23). The official reported to his new place of posting on 16.2.95. Further, vide his representation dated 1.3.95 he represented for releasing of his salary for the intervening period.

Subsequently, the then Commissioner (P) vide her order dated 8.3.95 regularised the period w.e.f. 20.6.94 to 23.6.94 and 28.7.94 to 15.2.95 as compulsory waiting period for which Estt. order No.1046 dated 15.3.95 was issued to this effect (Appendix-L page no.24). Further the Commr.(P) vide her order dated 15.3.95 also sanctioned leave of the official for the period w.e.f. 24.6.94 to 27.7.94. While examining the issue of releasing the pay and allowances of the official, the Accounts Wing highlighted certain points with regard to regularisation of compulsory waiting period and subsequently suggested as approved by Finance Member, DDA vide order dated 10.7.95 to examine two aspects :

- a) The official may be asked to apply for the kind of leave due to him for the period under reference. Otherwise this period is to be treated as unauthorised absence.
- b) The matter may be referred to Ministry of Personnel for seeking clarification as to how this period is to be regularised (Appendix-M page no.25 to 27).

The matter was referred to Law Deptt. and C.L.A. vide his note dated 7.9.95 opined that the conduct of the official as reflected from above, is a clear cut case of unauthorised absence and appropriate disciplinary action should have been taken by the Deptt.. It was also pointed out that as per provision to FR-17 (1), if an official is absent from duty without any authority, he shall not be entitled to any pay and allowances during the period in question.

However, the then Commissioner (P) vide order dated 15.9.95 approved that the official be asked to apply for leave for the period after sanction of the same, salary can be released.

Further, as per order of the then Commissioner (P) dated 29.9.95, the E.O. No.1046 dated 15.3.95 related to regularisation of compulsory waiting period w.e.f. 20.6.94 to 23.6.94 and 28.7.94 to 15.2.95 respectively was cancelled vide E.O. No.3757 dated 16.10.95 (Appendix-N page no.28).

Besides this, vide letter No. F.4(38)81/PB.II/2456 dated

.....contd.



From pre-page.

16.11.95, Sh. Jagdish Chander was asked to apply for the leave for the period under reference (Appendix-O page no.29). However, the official failed to do so. The official vide his letter dated 12.12.95 stated that he attended the office during the period 20.6.94 to 23.6.94 and 28.7.94 to 15.2.95 and substantiated his claim showing the reference of 19 letters sent to L.M. Deptt. To assess the veracity of his claim, Director (LM) was requested to confirm the factual position. In turn, the DLM-II reported that as per attendance register the official put his attendance for 20.6.94 to 23.6.94, 28.7.94, 29.7.94 and 1.8.94 only.

On his complaint to National Commission for SC/ST, the Chairman, National Commissioner for SC/ST called V.C., DDA in this case on 11.7.96 (Appendix-P page no.30). Vide this office letter No. F.4(38)81/PB.II/947 dated 10.7.96, Sh. Jagdish Chander was again advised to apply for leave for deciding the matter (Appendix-Q page no.31-32).

The National Commission for SC/ST was apprised about the position of the case vide this office D.O. No.F.4(38)81/PB.II/869 dated 16.7.96 (Appendix-R page no.33 to 38).

The then VC, DDA appeared before the Commission on 19.7.96 and endorsed the minutes of the discussion held in the Commission to Commissioner (P) vide note No.PS/VC/AK(3)/1312-B dated 19.7.96. The said note reveals that VC, DDA apprised the Commission that question of payment of salary would arise only after the official makes an application for leave and sanction thereof depending on his leave entitlement. It was also submitted that in case the Commission passed any other direction, the matter will be placed before the Authority (Appendix-S page no.39).

The Director, National Commission for SC/ST vide reference No.C-8/Delhi-17/96-SSW-I dated 19.5.97 has forwarded the findings of the Commission given vide reference No.C-8/Delhi-17/96-SSW-I dated 7.5.97. The operative para of findings of the Commission is that since Sh. Jagdish Chander had been attending office regularly in LPB(W2) and his case has been recommended by Commissioner (P) for treating as compulsory waiting, therefore, the period under dispute should be treated as compulsory waiting and his salary and other dues paid accordingly (Appendix-T page no.40-42).

.....contd.

: 4 :

From pre-page.

The findings of the National Commission for SC/ST have been examined and as a decision had earlier been taken by the then VC, DDA that matter will be placed before the Authority, accordingly, matter is placed before the Authority to decide the issue whether to implement the findings of the Commission or advise the official to apply for kind of leave due to him for the aforesaid period of his absence from duty.

#### R E S O L U T I O N

Facts of the case were discussed in detail. The Authority felt that the behaviour of Sh. Jagdish Chander was unbecoming of a Govt. Employee. However, keeping in view that he belongs to the Scheduled Caste community, it would be desirable to adjust the period of absence as the leave of kind due. Moreover since the National Commission for SC/ST has ordered treating this period as compulsory waiting, the Authority desired that entire matter be looked into in greater detail by the non-official members who may also provide an opportunity of hearing to Sh. Jagdish Chander.

\*\*\*\*\*

Annexure - I

- 5 -

APPENDIX 'A&B' TO ITEM NO. 43/GA/97

DELHI DEVELOPMENT AUTHORITY  
COMMISSIONER (L.M.) OFFICE

No. PS CILM/ PDA 93/121

Dated: 20th Jan. '93

OFFICE ORDER

As Shri Jagdish Chander, F.I. (West Zone) is not performing his duties in the interest of Delhi Development Authority, he is relieved of his duties in Land Management (West Zone) with immediate effect.

(K.J. ALPHONS)  
COMMISSIONER (L.M.)

cc: Director (L.M.)  
cc: Dy. Director (L.M.) - West Zone.  
cc: Shri Jagdish Chander, F.I., HAM - West Zone.  
cc: Director (Personnel), PDA.

ANNEXURE-II

- 6 -

420  
28/11/94

**DELHI DEVELOPMENT AUTHORITY  
LANDS MANAGEMENT: WEST ZONE.**

No: P21(2)/F3/ODA/1767

Dt: 21/11/94

**G.B.R.L.R.**

Vide office orders No. PS/C(LM)/DDA/94/21 dated 20-1-1994, Shri Jagdish Chander, F.I./West Zone has been relieved from this office. He may, therefore, hand over the complete charge to Shri Lakhi Ram, F.I./Dwarka Zone immediately in compliance of the said orders.

(S.D. ARORA)  
BY. DIRECTOR (LM)/W.Z.

Copy for information & necessary action to:-

1. Commissioner (LM), DDA.
2. Director (Personnel), DDA.
3. Director (LM)/DDA.
4. D.D. (LM)/Coordn., DDA.
5. D.D. C.R. Cell, DDA.
6. A.O. (2)/Adm./Min. DDA.
7. F.I., Sh. Jagdish Chander
8. F.I., Shri Lakhi Ram.

BY. DIRECTOR (LM)/W.Z.

21/11/94

32222222

24/11/94

27/11

28/11

21/11/94

ANNEXURE-III

APPENDIX 'C' TO ITEM NO. 43/GA/97



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

संख्या :  
No.  
सेवा :  
From  
सेवा में  
To

F.2(2)93/DD(LM)WZ/2068

S.D. ARORA  
DY.DIR. (LM)WZ

नई दिल्ली

New Delhi-110023

23/6/1994

Shri Jagdish Chander,  
Field Investigator,  
O/o D.D. (LM)W.Z., DDA.

MEMO

In compliance with office order number PS/C(LM)/DDA/94/21 dated 20.1.94, you were relieved from this office vide order No. F.2(2)93/DD(LM)WZ/1767 dated 21.1.1994.

You are hereby again directed to report to J.D. (Personnel) II for further posting.

Sd/-  
( S.D. ARORA ) 23/6/94  
DY.DIR. (LM)WZ

Agst YDC  
Place in me  
for 27/7/94

Copy forwarded to AD(P) II

Remitted to J.D. for in Amritsar

i.e. 10/7/94  
through Sd/-  
Singh 10/7/94

AD(P) II  
17/7/94

Sd/-  
10-8-94  
16/8/94

- 8 -  
APPENDIX 'D' TO ITEM NO. 43/GA/97

ANNEXURE IV  
Confidential

29/6/94  
12/8/94  
दिनांक

DELHI DEVELOPMENT AUTHORITY  
LANDS MANAGEMENT: WEST ZONE

2138  
Letter No. F.2(2)93/DD(LM)2068 dt. 18.8.94.

Sh. Jagdish Chandra, F.I. was served a memo bearing No. F.2(2)93/DD(LM)2068 dt. 23.6.94 with the direction to report to Jt. Director(P)II as he was reported from this office on 21.1.94.

The posted authority has returned the same with the remarks.

(जाह जाह जाह जाह वा झ-चाना केने पद  
मास मती नही मिल्ले अने वापस)

We may forwarded the same to Jt. Dir. (P)II for taking further action at their end.

54183 DCP/2  
16-8-94

AD(P)II  
16/8  
J.D.(P)-II 11/8/94

JA Sh. Mehta

12/8/94

11-8-94

उचित माध्यम द्वारा

अथ

उपनिषद्वाक्य (५:२.)

सुभाष चंद्र बोस

5% 5% 5% 5% 5%

3769

12/9/54

निवेदन यह है कि मैं 28.7.94 से अगले कार्यालय में उपस्थित हो रहा हूँ तथा अपने सगान (Office Record) के बारे में जो अगले एक कमरे में बन्द कर रखा है प्रतिलिपि उसकी चाबी अपने व अ. 510 (w) से मांग रहा हूँ तथा उपना मेडिकल जो मैंने 1.11.94 को अंग दिया था उसके बारे में भी मुझे निवेदन कर रहा है कि आप मेरी इस प्रार्थना को तत्पर रिपोर्ट जैज दे ताकि मैं अपनी तन्मना ले सकूँ प्रन्तु वार - 2 निवेदन करने के बाद भी न तो मुझे रजिस्ट्र में हाजिरी लगायी जा रही है और न ही मेरी जुलाई व अगस्त माह की तन्मना बनाई जा रही है। यह मेरा सरासर उत्पीड़न है जो एक S/C कर्मचारी के साथ किया जा रहा है मुझे काम करने से रोका जा रहा है तथा मेरी तन्मना भी नहीं दी जा रही है। अतः आपसे पुनः प्रार्थना है कि मेरा उत्पीड़न रोका जाये ताकि, एक अनुसूचित जाति का व्यक्ति अपनी काम सचरु रूप से कर सके तथा मेरा परिवार आसानी से बच सके इस लिये मेरा मेडिकल

- 10 -

1011 York St.  
 (1011 York St.) - 1011  
 F. T. L. P. B. (CO)  
 Subhash Negar  
 (D. D. A.

ਸ੍ਰੀ ਰਾਮ ਦਾਸ

$$\frac{1}{2} \times 2 = 1$$

(1)

३. आनुशुचित जाति अ-महात्मा आश्रम  
पाचवी मंडिल माला, १९५४, अ. ४  
मोडिल माला

(12)

ब, गी ७-१२ (प्रश्न ३०)



- 11 -

**दिल्ली विकास प्राधिकरण**  
**DELHI DEVELOPMENT AUTHORITY**

**छुट्टी के लिए आवेदन-पत्र**  
**APPLICATION FOR LEAVE**

नोट : 1 से 11 तक की प्रविष्टियाँ सभी आवेदकों द्वारा अवश्य पूरी जानी चाहिए।  
Note : Items 1 to 11 must be filled in by all applicants

1. आवेदक का नाम तथा अनुभाग जिसमें वह कार्य कर रहा है। *Tagelish Chandra*  
Name of applicant and name of the Section in which he is working *Tagelish Chandra*
2. छुट्टियों के संबंध में लागू होने वाले नियम *As per rule*  
Leave rule applicable
3. वर्तमान पद *Field Investigator*  
Post held
4. वेतनमान *1600/-*  
Pay
5. वर्तमान पद पर मिलने वाला मकान किराया मत्ता, सवारी मत्ता तथा अन्य प्रतिपूरक भत्ते *As per rule*  
House rent allowance, conveyance allowance or other compensatory allowance drawn in the present post.
6. छुट्टी का प्रकार व अवधि और तिथि, जबसे आवेदक छुट्टी लेना चाहता है। *due to self illness*  
Nature and period of leave applied for and date from which required *N. H.*
7. यदि छुट्टी को अवधि बढ़ानी है उसका कारण *As per rule*  
If leave desired in extension, nature and day as of leave in continuation of which it is desired
8. छुट्टी से पहले/बाद में जोड़े जाने वाले रविवार तथा छुट्टियाँ *Self illness*  
Sundays and Holidays if any proposed to be prefixed/suffixed to leave
9. छुट्टी लेने का कारण *28.7-74*  
Grounds on which leave is applied for.
10. अंतिम छुट्टी के वापस आने की तिथि, उस छुट्टी का प्रकार और अवधि *As per rule*  
Date returns from leave and the nature of and period of that leave
11. मैं आगामी छुट्टी के दौरान स्वाक बचो के लिए मिलने वाली छुट्टियों से यात्रा को रिमायत का लाभ उठाना चाहता/चाहती हूँ। *As per rule*  
I propose/do not propose to avail myself of leave travel concession for the block years.....during the ensuring leave.
12. क) मैं यह बचन देता हूँ कि यदि मैं वर्तमान छुट्टी के दौरान या इसकी समाप्ति पर सेवा निवृत्त हुआ तो औसत वेतन/परिवर्तन छुट्टी पर प्राप्त किए गए छुट्टी के वेतन तथा वेप औसत वेतन/अर्द्धवेतन छुट्टी पर मिलने वाले छुट्टी के वेतन जो कि मूल नियम 81(ख)(2) संशोधित छुट्टी नियमावली 1933 के नियम 2 (ग) (3) उपबन्ध लागू न होने पर मुझे प्राप्त न होने के अंतर को वापिस कर दूंगा/दूंगी।  
I under take to refund the difference between the leave salary drawn during leave on average pay/commuted leave, and that admissible during leave, on if average pay/half pay leave, which what should not have been admissible had the provide to F.R. 81(b) (ii) rule II (C) (iii) of the Revised Leave Rules, 1933 not been applied in the event of my retirement from service at the end or during the currency of the leave.

क) मैं यह ज्ञापन देता हूँ/दिती हूँ कि यदि मैं छुट्टी के दौरान या इसकी समाप्ति पर स्वेच्छा से सेवा निवृत्त हुआ/हुई तो मैं "अर्जित छुट्टी" के दौरान प्राप्त किए गए वेतन को जो सुलभियम 81/अर्जित छुट्टी नियमावली, 1966 के नियम 2(क) के उपबन्ध लागू न होने पर मुझे प्राप्त न हो तो वापिस कर दूँगा/दूँगी।

h) I undertake to refund the leave salary drawn during "leave not due" which would not have been admissible, had F. R. 81/rule II(b) of the Revised Leave Rules 1966, not been applied in the event of my voluntary retirement from service at the end or during currency of leave.

आवेदक के हस्ताक्षर (दिनांक सहित)  
Signature of Applicant (with date)

13. शाखा अधिकारी की टिप्पणी व्यवसायिक सिफारिश।  
Remarks and/or recommendation of the Branch Officer

शाखा अधिकारी के हस्ताक्षर (दिनांक सहित)  
पद  
Signature (with date)  
Designation

छुट्टी की वाह्यता के सम्बन्धित प्रमाण-पत्र  
CERTIFICATE REGARDING ADMISSIBILITY OF LEAVE

14. प्रमाणित किया जाता है कि .....  
..... के नियम ..... के अन्तर्गत मांग्य है।  
Certified that.....  
for.....from.....to..... Period  
is admissible under rule.....of the.....

हस्ताक्षर (दिनांक सहित)  
लेखाधिकारी (संस्थापना)  
Signature (with date)  
Accounts Officer (E)

15. आवेदक के पद पर कार्य करने के लिए किया गया प्रवन्ध यदि कोई प्रस्तावित हो।  
Officiating arrangement if any proposed  
16. स्वीकृति प्रदान करने वाले अधिकारी के आदेश  
Orders of the sanctioning Authority

हस्ताक्षर (दिनांक सहित)  
पद  
Signature (with date)  
Designation

दि० वि० प्रा० प्रैस

Brijesh Chandra Sharma  
M. D.  
M. I. A. S.  
F.R.S.H. (U.K.)  
SENIOR CONSULTANT PHYSICIAN  
HEART, CHEST, T. B., ABD SPECIALIST  
Member of International Society of Physicians (U.K.)

Phone Clinic : 7724  
LAKURTI, CHOTA PATNA  
MEERUT CANTT.  
Phone Residence : 7724  
FIRST STREET, OPP. YADU HOTEL  
85, GANDHI NAGAR, MEERUT

Regd No. 15205

Dated 14/7/94

E. C. G. By Appointment

### MEDICAL CERTIFICATE

Signature of the Patient

I, Dr.

Shri/Smt/Km.

of

Residence

whose Signature is given above is suffering from

of

is absolutely necessary for the restoration of his / her health with effect from 14/7/94 to 27/7/94

DR. BRIJESH CHANDRA SHARMA

Signature of Member of Medical Committee

C.M.O.

Regd. Medical Practitioner

r. Brijesh Chandra Sharma

M. D.

M. I. A. S.

F.R.S.H. (U.K.)

SENIOR CONSULTANT PHYSICIAN

HEART, CHEST, T. B., ABD. SPECIALIST

Member of International Society of Physicians (U.K.)

Phone Clinic : 75214  
LALKURTI, CHOTA BAZAR  
MEERUT CANTT.

Phone Residence : 77387  
FIRST STREET, Opp. YADU HOTEL  
85, GANDHI NAGAR, MEERUT

Regd No. 15205

Dated 26/6/94

E. C. G. By Appointment

### MEDICAL CERTIFICATE

Signature of the Patient

I, Dr.

after careful Personal examination of the case hereby certified that

Shri/Smt/Km.

of

Residence

whose Signature is given above is suffering from

Insomnia

and I consider that absence from duty

of

is absolutely necessary for the restoration of his / her health with effect

from 24/6/94 To 13/7/94

DR. BRIJESH CHANDRA SHARMA

M.D. F.R.S.H. (U.K.)

Signature of Member of Medical Committee

C.M.O.:-

Regd. Medical Practitioner

**Dr. Brijesh Chandra Sharma**

**M.D.**

**M.I.A.S.**

**F.R.S.H. (U.K.)**

**SENIOR CONSULTANT PHYSICIAN**

**HEART, CHEST, T.B., ABD SPECIALIST**

**Member of International Society of Physicians (U.K.)**

Phone Clinic : 75224

LALKURTI, CHHOTTA BAZAR,

MEERUT CANTT.

Phone Residence : 77387

FIRST STREET, Opp. YADU HOTEL,

85, GANDHI NAGAR, MEERUT

Regd. No. 15205

Dated 27/12/54

E. C. G. By Appointment *Eve*

### FITNESS CERTIFICATE

Signature of Applicant.....

We the member of Medical Committee

I, *Meerut* Civil Surgeon of

I, Registered Medical Practitioner of

I Do, hereby certify that We/I have carefully examined

Shri. *Radish Chandra*

of *O.D.A. Delhi*

..... whose signature is given above  
has recovered from his/her illness and now fit to resume duties in Government Service.  
We/I also certify that before arriving at this decision, We/I have examined the original medical  
certificate(s) and statement(s) of the case (or certify copies thereof) on which leave was granted or  
extended and have taken these into consideration in arriving at our/my decision.

**DR. BRIJESH CHANDRA SHARMA**

**M.D. M.I.A.S.**

Signature of member of Medical Committee

**Civil Surgeon**

Regd. Medical Practitioner

ANNEXURE-VI

APPENDIX 'F' TO ITEM NO 43/DA/97 26446  
2649793

CONFIDENTIAL

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF DY. DIRECTOR (LM)WZ

No. F2(2)93/LM/West/2197

DT. 15.3.94

Shri Jagdish Chander, F.I. was relieved from this office on 21.1.1994 in compliance with Commr.(LM)'s orders dated 19.1.1994.

Shri Jagdish Chander, F.I. did not receive his relieving orders and proceeded on leave on medical grounds. The said orders were served at his residence but the same <sup>was</sup> also received back undelivered from the Postal Authority.

After a lapse of 2½ months he came to office on 23.6.94 and submitted his joining report in the Dak. His joining report and medical certificates were marked to D.D.(Personnel) and he was asked to report to Personnel Department vide this office Memo No. F2(2)93/DD(LM)/WZ dated 23.6.94 but the same was not received by him. The said orders were again sent to his residential address and the same were also received undelivered by the Postal Authority. A detailed note stating the above facts was sent to Jt.Dir.(P) on 12.8.94. The facts stated above <sup>was</sup> also sent to Dir.(P) in file No. F2(2)93 on 16.8.94 through Dir.(LM). Instead of approaching the Personnel Deptt., Sh. Chander is coming to this office time and again stating that he is on the strength of L.M.(West Zone) and also threatening for facing the dire consequences. <sup>is filing of FIR with Police</sup>

He has again left another letter dated 12.9.94 in the dak (original enclosed) asking for absentee statement.

Submitted for information.

Dir.(LM)

Commr.(LM)

Commr.(P)

(S.D. ARORA)  
DY.DIR.(LM)WZ  
15.9-94

Recd. 21/9/94  
29/9/94  
Please put up for disciplinary action  
22.9.94 AD(P) II  
25/9

SSA-10122  
9352/LM  
19/9/94  
3466 nir(P)  
22.8.94  
6914/C  
21-9-94  
4053  
20/9  
Comm (P)  
This name  
Sh. Jagdish  
Chander  
is coming  
to this  
office  
time and  
again  
stating  
that he  
is on the  
strength  
of L.M.  
(West  
Zone) and  
also  
threatening  
for facing  
the dire  
consequences.  
He has  
again left  
another  
letter dated  
12.9.94 in  
the dak  
(original  
enclosed)  
asking for  
absentee  
statement.

APPENDIX 'G' TO ITEM No. 43/GA/97

EXHIBIT-VII

REGISTERED A.D.

**DELHI DEVELOPMENT AUTHORITY  
(PERSONNEL BRANCH II)**

No. F4(38)81/PB.II/ 2007-08

Dt. 17-10-94

To,

Sh. Jagdish Chander,  
168 Abu Lane,  
Kalyani Kothi,  
Maurit Court, (U.P.)

M E M O

You have been relieved from Lands Management (WM) vide letter no. F21(2)93/DDA/1767 dt. 21.1.94. You were directed to report to PB.II vide letter No. F2(2)93/DD(LM)WM/2068 dated 23.6.94 and again directed vide letter no. F2(2)93/LM/West/2205 dated 16.9.94 but inspite of the same you have not joined so far. You are, therefore, finally asked to join your duties within seven days failing which disciplinary action will be taken against you.

Joint Director(P)II  
D.D.A.

Copy to:-

1. Dy. Director(LM)WM, Subhash Nagar, Maur, New Delhi for information.

Joint Director(P)II  
D.D.A.

[illegible]

विभाग की सेवाओं से दूर-दूर तक सेवा प्राप्त हो सके। यह पत्र शांतिपुर जूने 21-1-94

[illegible][illegible][illegible]

विद्यार्थक अन्वेषणानाम्नामक कर्तव्यविधि की जायेगी ।

21.1.94 से दिनांक के और दिनांक के ३१-१२-९४ तक के प्रत्येक दिन के लिए

पत्र क्रमांक 21.1.94 दिनांक 23.6.94 और 16.9.94 को

दिनांक 17.10.94 परीक्षा का समय 23.6.94 और 16.9.94 को लागू होने के लिए निर्धारित है।

संज्ञा संकेत २८-१०-९४ की दिनांक २८-१०-९४

महोदय,  
 मैं आप को यह संकेत दे रहा हूँ कि आप को 3881/1/जी-11/2007-08 का प्रमाण पत्र दे दिया है।

संयुक्त शिक्षक,  
महिला शांति  
विकास समिति,  
कोडुगुडी,  
नई दिल्ली।

'4 12/21

APPENDIX: H. XINENIX  
16/05/91 ON WETI OL

81 -

ANNEXURE-VIII



282-15

19

मेरे यहां पर कार्य करने को प्रमाणित भी किया था आपने इस प्रमाण के होते हुए भी आपने मुझे दिनांक 21.1.94 से रिलीव कैसे मान लिया मेरी समझ में नहीं आता मैं तो नरवर अपनी इश्टी पर जा रहा हूँ चार्ज भी अभी तक मेरे पास है दिनांक 2.8.94 तक मेने अपनी हाजरी भी रजिस्टर में लगाई थी दिनांक 3.8.94 से मेरे अधिकारी जो मुझसे इस कारण से नाराज है कि मेने उनकी गजी के अनुसार जवालापुरी के अवेध निर्माण को बिना मिराण्ड हुये उसे मिराया गया कि मुझे रिपोर्ट देने से इन्कार कर दिया था इस लिये वो रजिस्टर पर अब हाजरी नहीं लगाने दे रहें है । मैं प्रतिदिन अपनी उपस्थिति लिखकर श्री जोशी डायरेस्ट को दे रहा हूँ जिसकी आप जांच कर सकते है मुझे पांच माह से वेतन भी नहीं मिला है जिसके लिये मैं 4 टेलीग्राम भेज कर प्रार्थना कर चुका हूँ कि मुझे आर्थिक कठिनाईयों का सामना करना पड रहा है और मेरे बच्चे भूखो मरने के कगार पर खडे है ।

श्रीमान जी मेरे उपनिदेशक ने कहा था कि मैं या तो लैंड कमिशनर साहब से फंसला फैसला कर लू वरना हम तुम्हे न तो हाजरी लगाने देंगे और न तन्खाह के देने के लिये कोई कार्यवाही करेंगे ।

श्रीमान जी मेरे यह सहायक निदेशक परमजीत सिंह और उपनिदेशक एस0डी0अरोडा मुझे श्री अलफांस [कमिशनर एल0एम] के पास दिनांक 13-9-94 को ले गये थे और उन्होंने मेरी उनके कार्यालय में बातचीत कराई और मुझे इस शर्त पर कि मैंने जो उनके विरुद्ध अनुसूचित जाति अत्याचार निवारण अधिनियम में कार्यवाही कर रखी है यदि उसे वापस ले लू तो मुझे मेरे वेतन का भुगतान करा दिया जायेगा और मुझे परेशान नहीं किया जायेगा।

श्रीमानजी मैंने तो कभी भी आदेशों की आवेहलना नहीं की है यदि मेरा स्थानान्तरण किया जाता तो मैं अवश्य उसका पालन करता । आपका उपरोक्त पत्र त्रुटी पूर्ण है । उपनिदेशक का पत्र दिनांक 21.1.94 से मेरा स्थानान्तरण आदेश ही नहीं था।

उपाध्यक्ष डी0डी0ए के आदेश संख्या पी0एस0/डी0आर0आर0पी0/90/3/73 दिनांक 16.1.90 के अनुसार किसी भी कर्मचारी की पोस्टिंग ट्रांसफर केवल परामर्श और भिरा ही कर सकता

**'ṭāḥēle**

दिनांक - 31.10.94

1 2127-134

॥ हे प्रभु! तुलाचे धनसंग्रहण झाले आहे ही बातूनी ऐकून तू तूलाच म्हणालास ।

[illegible]

1 2 122

[illegible]

॥ श्री गुरुभ्यो नमः ॥

श्रीमान जी द्वारा संलग्न है श्री गुरुदेव राम जी उपदेशक का उपदेश प्रस्तुत करने के लिए उपर्युक्त विषयों के अन्तर्गत उपदेश दिए गए हैं।  
 4.3.94 के द्वारा करने के लिए दिए गए हैं।  
 उपर्युक्त विषयों के अन्तर्गत उपदेश दिए गए हैं।  
 उपर्युक्त विषयों के अन्तर्गत उपदेश दिए गए हैं।  
 उपर्युक्त विषयों के अन्तर्गत उपदेश दिए गए हैं।

॥ ॐ ॥

[illegible]

16/8/8  
44/11/88 H<sup>2</sup>  
21-11-88

[illegible]

24. පළමු වරට මේ වන විටදී සියලුම ප්‍රධාන දේශීය කුලකයන් මේ වන විට ප්‍රධාන වශයෙන්ම ඔවුන්ගේ ආදායම් මාර්ගයන් වෙනස් කර ගත්තේය. ඔවුන්ගේ ආදායම් මාර්ගයන් වෙනස් කර ගත්තේය. ඔවුන්ගේ ආදායම් මාර්ගයන් වෙනස් කර ගත්තේය.

1. 2. 3. 4. 5. 6.

॥ श्रीगणेशाय नमः ॥ ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥  
 ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥  
 ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥ ॐ नमो भगवते वासुदेवाय ॥

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॥३॥ श्री । नमो भगवते वासुदेवाय ॥ श्री गुरुभ्यो नमः ॥

જાગીરે કે રહે છે ! જાગીર પાલે પ્રે મેયન પીલેજા મળેજા મળેજા । ૧૫ જાગીર

गो कर्ण क्षत्रियं च तैश्च शूरा नृप राजा क्षीरसागरं च प्रापि ।

ॐ । ॐ : मास है भेटा वीरन नही दिवा वा रत है । उम प्रीति मास है न

1922 10 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1

மாண்புமிகு கல்வி அமைச்சர், திரு. என். சி. ஜெயராஜ், தலைவர் அவர்களின் கீழ்க் கீழ்க்கண்ட கேள்விகளுக்கு பதிலளித்தார்.

ಶ್ರೀ ಶಿವ ಶಾಸ್ತ್ರಿಗಳು ಸಿದ್ಧಪಡಿಸಿದ

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प्राप्त, १९५५

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‘**உயிர் உயிர்**

其，其

~~APPENDIX, I, TO ITEM NO. 43/GN/97~~

ANNEXURE-IX

ANNEXURE-X

APPENDIX 'J' TO ITEM NO. 43/GA/97.

DELHI DEVELOPMENT AUTHORITY  
( Personnel Branch II )

E.O. No.

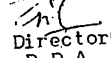
31

Dated: 4-1-95

The following F.I.'s are hereby transferred with immediate effect:-

<u>S.No.</u>	<u>Name of the official</u>	<u>From</u>	<u>To</u>
1.	Sh. Jagdish Chandra	Lands Management Deptt.	Landscape Unit (HUPW) vide Shri Banwari Lal Sharma
2.	Sh. Banwari Lal Sharma	Landscape Unit(HUPW)	Lands Management Deptt.

This issues with the approval of Commissioner(P), DDA.

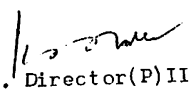
  
Jt. Director(P) II  
D.D.A.

Dated: 4-1-95

No. F.4(38)/81/PB-II/24

Copy forwarded for information and necessary action to:-

1. P.S. to Commissioner(P), DDA.
2. P.S. to Commissioner(LM), DDA.
3. P.S. to Director(P), DDA.
4. Director(LM), DDA
5. Jt. Director(CR), DDA.
6. S.R.O. (Landscape Unit) HUPW, DDA.
7. Dy. Director(LM), West Zone, DDA
8. Dy. Director(Welfare), DDA.
9. Dy. Director(Vig.), DDA.
10. Person concerned.
11. Personal file.
12. E.O. Book.
13. Ad. (ESH)/NG/P&E.

  
Asstt. Director(P) II  
D.D.A.

ANNEXURE-XI

APPENDIX 'A' TO ITEM NO. 43/GA/97

DELHI DEVELOPMENT AUTHORITY  
(PERSONNEL BRANCH-II)


E.O.No.

611

Dated: 15-2-95

In continuation of E.O.No.31 dated 4.1.95  
Sh. Jagdish Chander, F.I. stands relieved from  
Lands Management Department with immediate effect  
with the direction to report to Director(Landscape)  
HUPW.

This issued with the approval of Commissioner(P),  
D.D.A.

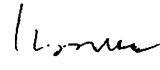
  
Joint Director(P) II  
D.D.A.

No.F.4(38)81/PB-II/pt./331-341

Dated: 15-2-95

Copy forwarded for information and necessary action  
to:-

1. P.S. to Commissioner(P)/DDA.
2. P.S. to Commissioner(LM)/DDA
3. P.S. to Director(P)/DDA.
4. Director(LM)/(Landscape)HUPW/DDA.
5. S.R.O. (Landscape unit)HUPW/DDA.
6. Joint Director(CR)Cell/DDA.
7. Dy. Director(LM) West Zone/DDA.
8. Dy. Director(Welfare)/DDA.
9. Dy. Director(Vigilance)/DDA.
10. Accounts Officer(Estt.)NG/P&E/DDA.
11. Person concerned.
12. Personal file.
13. E.O. Book.

  
Asstt. Director(P) II  
D.D.A.

APPENDIX 'L' TO ITEM NO. 43/GA/97

DELHI DEVELOPMENT AUTHORITY  
( Personnel Branch II )

E.O. No.

1046

Dated: 15-3-95

Commissioner(Personnel), DDA has been pleased to regularise the compulsory waiting period from 20.6.94 to 23.6.94 and from 27.7.94 to 15.2.95 in respect of Shri Jagdish Chandra, F.I. for purpose of pay and allowances.

( D.L. Bansal )  
Jt. Director(P) II  
DDA

No. F.4(38)/81/PB-II/186

Dated: 15-3-95

Copy to:-

1. P.S. to Commissioner(P), DDA.
2. Director/S.P.G. Planning, DDA.
3. P.A. to Director(P), DDA.
4. Dy. Director(LM) West Zone, DDA.
5. A.O.(NG) Estt./A.O.(PE)/P.A.O.(E/W), DDA.
6. Shri Jagdish Chandra, F.I. S.P.G.(Planning).
7. E.O. Book.

11. m  
Asstt. Director(P) II  
DDA.

From pre-page - 25 -

ANNEXURE-XIII

APPENDIX 'M' TO ITEM NO. 43/GA/97

As desired by Sr. A.O (F&E)  
on pre-page, main file bearing no.  
<sup>(copy of the file)</sup>  
FA (38) & PB-II is enclosed herewith  
for S.M.A. / Oeser.

Supdt (PB-II)

AD (PB-II) (OL)

Sd/- PI-15

Sg. A.O (F&E) cc

YAC  
SH

5.7.95

It is a typical case. Full facts of the case are mentioned in J.D. (P) II note at P-8/9/N and the same may kindly be perused;

It is surprising that Sh. Jagdish Chander, F.I. has stated that he was attending his duty regularly in the office of Dy. Dir. (LM) WZ, but the Dy. Dir. (LM) WZ's orders dt. 23.6.94 and 16.9.94 giving him directions that he should report to P.B. II for further posting were not received by him. These orders were also sent to him at his residential address but received back undelivered. No disciplinary action was taken against the official for disobedience on his part or other officials responsible for this situation.

Sh. Jagdish Chander, F.I. has not obeyed the orders of his immediate superiors Commr. (LM)/Dy. Dir. (LM) (WZ) and had not marked his attendance anywhere since 20.6.94. Had Sh. Jagdish Chander obeyed the orders of the Dy. Dir. (LM) WZ and reported to P.B. II in June, 94 for further posting or he would have approached Personnel Branch to sort out the problem. His posting could have been decided in June, 94 itself. Thus not only the administrative lapses but also the lapses on the part of the official have created this situation that Commr. (P) has regularised the period from 20.6.94 to 23.6.94 & 28.7.94 to 15.2.95 as waiting period. Regularisation of this period as waiting period is not in order.

Since Sh. Jagdish Chander has not marked his attendance anywhere in the official record, the

best course of action would have been to ask him to apply for the kind of leave due to him for this period and sanctioned him leave. Otherwise the further such Govt. orders, under which a period an official who has not attended the duty, not obeyed the orders of the superior officers, and not marked his presence anywhere in the official record for such a long period can be treated as waiting period, are available in Finance Wing. Hence, Commr. (P) may be advised to refer this case to Min. of Home Affairs to seek clarification as to how this period is to be regularised.

*[Signature]*  
 (R.D. Gupta)  
 Sr. A.O. (Secy)  
 17/7/95

I agree.

F.M. (cc)

13.7.95

12.7.95

13.7.95

*[Signature]*  
 J.D. (cc)  
*[Signature]*  
 14.7.95

The observations of the Finance Deptt., duly approved by the F.M. vide his orders dated 10.7.95 above, may kindly be returned.



Finance has suggested the following

solutions:-

1. The official may be asked to apply for the kind of leave due to him for the period under reference, otherwise this period is to be treated as unauthorised absence.
2. The matter may be referred to ministry of Personnel for seeking clarification as to how this period is to be regularised.
3. Commr(Pers) may kindly be requested to pass orders that which suggestions given by the finance is to be implemented.
4. It may also be seen for orders we may cancel E.O. NO. 1046 dated 15.3.95 vide which the said period was regularised as compulsory waiting period.

Submitted Please

14/10/95

17/11/95  
18/12/95

Supdt(P)-II  
J.D.(P)-II  
J.D.(P)-II  
Dist(P)-III

We cannot back the option of C.L.A.

25.7.95

Commissioner

It may be simplest ask him to avail of leave kindly advise.

18/11/95  
14/12/95  
17/11/95

1371/50132  
14/7/95  
3809m/P  
21.7.95  
4043/cp  
26/7/95

1331C/A  
1/8/95  
687/MS  
2/8/95

ANNEXURE - XIV

- 28 -

APPENDIX 'N' TO ITEM NO. 43/GA/97

DELHI DEVELOPMENT AUTHORITY  
(Personnel Branch-II)

E.O. No. 3757

Dated: 16-10-95

E.O. No. 1046 dated 15.3.95 regularising the compulsory waiting period from 20.6.94 to 23.6.94 and from 28.7.94 to 15.2.95 in respect of Shri Jagdish Chandra, F.I. is hereby cancelled and he should be paid for this period only after sanction of leave.

This issues with the approval of Commissioner(P), D.D.A.

( SUMAN VERMA )  
Director(Personnel)  
D.D.A.

No. F.4(38)/81/PB-II/246

Dated: 16-10-95

Copy to:-

1. P.S. to Commissioner(P), D.D.A.
2. Director(Area Planning), D.D.A.
3. A.O.(PE), D.D.A.
4. Shri Jagdish Chandra, F.I.(Area Planning)
5. E.O. Book.

(unc)  
Dy. Director(P) II  
D.D.A.

APPENDIX 'O' TO ITEM NO. 43/GA/97

P/4(20)/01/PO-II/2452

16/11/95

**M.M.O.**

Shri Jagdish Chandra, P.I. is hereby informed that it has been decided that the salary for the period 20.6.94 to 23.6.94 and 28.7.94 to 15.2.95 will be released only after sanctioning of leave as per H.O.No.3757 dt.16.10.95. He is, therefore, hereby asked to apply for the leave for the period 20.6.94 to 23.6.94 and 28.7.94 to 15.2.95 within 10 days from the date of receipt of this memo.

2  
16/11/95  
By: (P.I. Madan)  
Director (P.I.)

Shri Jagdish Chandra,  
Area Planning  
Vikas Minor,  
Raj. Bahadur

Copy to Accounts Officer (Planning Bst.), PDA,  
Vikas Minor for information and necessary action.

2  
16/11/95  
By: (P.I. Madan)  
Director (P.I.)

9.6.11.1 42... 21.12.21  
59 61 21

THROUGH SPL. MESSENGER  
OUT TODAY

APPENDIX 'Q' TO ITEM NO. 43/GA/97

F.4 (38)81/PB.II /RVI

10.7.96

V.M. BANSAL  
COMMISSIONER (PERSONNEL)

Shri Jagdish Chander,  
Field Investigator,  
Area Planning Survey Unit-II,  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

Sub: Representation made to the National Commission for  
Scheduled Caste & Scheduled Tribes and representat-  
ion to the Vice-Chairman, DDA.

-----

This has reference to your representation made to the  
National Commission for Scheduled Caste and Scheduled Tribes  
and also to the Vice-Chairman, DDA, in his staff hearing, on  
21.5.1996, regarding release of salary for approximately six  
months in 1994 and allegedly objectional language used by the  
then Commissioner (Land Management).

The matter has been examined once again and it has been  
found that vide Order No.F.21(2)93/DDA/1767 dated 21.1.1994 by  
DD(IM), issued in pursuance of CIM's order No.PS/C(IM)/DDA/94/21,  
dated 20.1.94, you were directed to handover the charge to another  
official; copy of these orders was endorsed inter-alia to the  
Personnel Deptt., DDA. Your having proceeded on medical leave upto  
17.6.94 delayed the compliance of these orders which were reiter-  
ated by DD(IM/WZ) on 23.6.1994 directing you to report to Personnel  
Department for further posting. Subsequently, on non compliance,  
Personnel Deptt. directed you to report for duty vide memo dated  
17.10.94. Finally you reported for duty only on 16.2.95 subse-  
quently to E.O. No.31 dated 4.1.95, read with E.O. No.611 dated  
15.2.95.

...2/-....

( V.M. BUIZAL )  
COMMISSIONER (PERSONNEL)

has been considered necessary.

(Lead Management) using objectionable language, no action  
As for the complaint against the then Commissioner  
be processed accordingly, without any delay.

28.7.94 to 15.2.1995 so that the release of your pay could  
sanction of leave for the period 20.6.94 to 23.6.94 and  
You are once again advised to formally apply for  
dated 16.11.1995.

to this effect has already been sent to you vide our letter  
the period is regularized after sanction of leave. Advice  
released till you apply the leave for that period and till  
the salary for the period you were not on duty can not be  
has been examined at length and a decision was taken that  
of absence from 20.6.94 to 23.6.94 and 28.7.94 to 15.2.95  
Your request for release of salary for the period

: 2 :



- 33 -

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
विकास सदन  
Vikas Sadan,  
बाई.एन.ए.  
I.N.A.

**APPENDIX 'R' TO ITEM NO. 43/GA/97**

इ० विश्व मोहन बंसल  
आयुक्त एवं सचिव

**Br. VISHWA MOHAN BANSAL**  
Commissioner-cum-Secretary

Phone : 462-3598

&  
Commr. (Personnel)

नई दिल्ली-110023 16.7.96  
New Delhi-110023.....199...

D.O. no. F.4(38)SI-IV-II/111

Dear *Shri Jagdish Chandra*,

Kindly refer to your d.o. letter No. UP/6(2)/SCTC/94-APCR dated 1.7.1996 regarding alleged harassment of Shri Jagdish Chandra, Field Investigator, DDA.

2. At the outset, it is submitted that DDA holds the National Commission for SC and ST in the highest esteem and has always taken necessary steps to safeguard rights and interests of DDA's SC/ST employees. Letters of the Commission have always been given due respect and its letters dated 4.3.94, 6.4.94, 11.10.94 & 21.1.95 were replied by us on 13.6.94 and 17.5.95 (copies enclosed). As regards the grievance of Shri Jagdish Chandra, following facts would make our position clear:

- a) Shri Jagdish Chandra was surrendered by Commr.(LM) on account of his poor performance through his Order dated 20th Jan. '94. Formal orders relieving him were issued by the Dy. Director, Lands Management (West Zone) on 21st Jan. '94, advising him to hand over the charge to Shri Lakhi Ram, Field Investigator. Shri Chandra rather than complying with the orders submitted a leave application on medical grounds after two months i.e. on 22.3.94 applying for leave w.e.f. 19.1.94.
- b) After expiry of his medical leave, he received the relieving orders on 23rd June '94 (this has been admitted by him in his letter dated 23.6.94). In spite of this, he did not report to the Personnel Deptt. for posting. The only period when his attendance was marked in the Lands Management Deptt., was from 20.6.94 to 23.6.94, although he claims that he was attending the office but was not allowed to mark his presence. All letters/memos sent by the Lands Management and the Personnel Deptt. at his residential address during 23.6.94 to 15.2.95 were received back undelivered.
- c) On 8.12.94, Sh. Jagdish Chandra met the Commr. (Pers.) and requested for transfer from the Lands Management Deptt.; knowing fully well that the Lands Management Department had passed orders on 21.1.94 that he ~~has been relieved~~. In order to resolve the issue, the Personnel Deptt. issued his transfer orders from the Lands Management Deptt. on 4.1.95. Personnel Deptt., on 15.2.95, also issued orders that Shri Chandra stands relieved from the Lands Management Deptt..

Contd..p/2..

3. The salary to Shri Jagdish Chandra from 28.7.94 to 15.2.95 has not been paid and he is representing for release of this salary. Following aspects need consideration while deciding the claim of Shri Chandra:

i) Shri Jagdish Chandra did not report for posting in the Personnel Deptt. even after the Lands Management Deptt. relieved him on 21.1.94. He did not report to the Personnel Deptt. even after receiving these orders on 23rd June '94.

ii) He was not on duty during this period, either in the Personnel or the Lands Management Deptt. and the letters/memos issued to him on 23.6.94, 16.9.94 & 17.10.94 at his residential address were received back undelivered.

4. In spite of this, an attempt was made by us to regularise the period from 28.7.94 to 15.2.95 by treating it as compulsory waiting. Orders for release of salary for this period were also issued on 15.3.95, under intimation to the Commission. However, our Finance Deptt. thereafter advised that Sh. Chandra cannot be paid salary for this period as he was not on duty. According to the Finance Deptt. this period, could at best, be regularised by sanctioning the leave of the kind due. We have consulted our Law Deptt. also and it has been advised that salary for this period can be released only after sanctioning the leave of the kind due. This period could not, therefore, be treated to be the period spent on duty. Shri Jagdish Chandra was thus requested on 16.11.95 and 10.7.96 to apply for leave for this period so that the whole matter could be resolved without any delay. Commission may kindly consider advising Sh. Chandra, accordingly.

5. Any impression that justice has been denied to Shri Jagdish Chandra on account of his being an SC employee is not correct. Orders of postings, transfers or placements do not indicate whether an employee is SC, ST or of any other category. Identification of any employee as SC or otherwise cannot be made in day to day office dealings.

Contd..p/3..



- 35 -

- 3 -

It is also relevant to mention that Sh. Chandra alleged disrespect to an SC employee by the Commr. (LM) on 16.2.94; Commr. (LM) had issued his relieving orders on 20.1.94 (Sh. Chandra was on medical leave w.e.f. 19.1.94 to 27.7.94).

With regards,

Yours sincerely,

(V.M. BANSAL)

Encl: As above.

Sh. D. Kumar,  
Director,  
National Commission for Scheduled  
Castes and Scheduled Tribes,  
Floor V, Loknaya Bhawan,  
New Delhi-110003.

encl: as above.

( D.P.S. (L.M.H.) )

Yours respectfully,

With reference to your letter of 4.3.94 on the subject noted above, I am to enclose herewith the paras reply as desired.

Sir,

Sub: Harassment to S.C. employees of D.P.A.

Shri S.V. Singh,  
DY. Secretary,  
National Commission for SC/ST,  
Floor V, Loknaya Bhawan,  
New Delhi-110 003.

D.P.S. (L.M.H.)  
DIRECTOR (L.M.H.)

F.10(22)94/BD/LM(W-2)/2663

- 36 -

GT-13/6/94

PARWISE REPLIES TO THE COMPLAINT FILED  
BY SHRI JAGDISH CHANDRA, FIELD INVESTIGATOR  
IN THE NATIONAL COMMISSION FOR SC AND ST.

COMPLAINT

REPLY

1. In para one Sh. Jagdish Chandra, F.I. has alleged that he has been harassed being a S.C.
2. In para two he has alleged about the demolition programme of P.V.C. market.
3. In paras three and four, he has alleged that DD(LM) had asked Sh. Jagdish Chandra to change his report and he was also threatened for complaint to Commr.
5. In para five of his complaint he has alleged that Commr.(LM) has also insulted him being a SC employee.

This is in-correct. No harassment has been caused while performing duty by Sh. Jagdish Chandra, FI in L.T.B.

As per orders of V.C., programme for removal of P.V.C. sacks and other kabari items from road bums in Paschim Vihar was fixed for 6.1.94, but the same could not be carried out due to non availability of police force. The programme was again fixed on 10.1.94. With the report of S.D-7, the file was submitted to DD(LM)EZ that the items lying on road bums have been removed. On inspection, it was found that major items were still lying on road bums. Therefore, it was decided to re-fix the programme on 23.2.94. As per copy of the Diary report dt. 23.2.94 from the S.D-7, the remaining items were also removed.

The allegation made by Sh. Jagdish Chandra is false as at no point of time he was asked to change his report made by him as is evident from file No. F.10(85)93/EZ which was submitted to Commr.(LM) after removal of the sacks from the road bums. No such threat was ever given to him.

No such remarks were passed.

*So*  
24/1/94

- 38 -

F.4(38)/81/PS-II/709-710

17/5/95

Suman Verma,  
Director(Personnel).

The Joint Secretary to the  
Lt. Governor, Delhi,  
Raj Niwas,  
Delhi.

Sub: Problem faced by Sh. Jagdish Chander, F.I.

Sir,

With reference to Hon'ble L.G.'s D.O. letter dated 28th February 1995 to Shri Ram Dhan, Chairman, National Commission for Schedule Caste and Schedule Tribes, Govt. of India, New Delhi on the subject cited above and copy endorsed to V.C., DDA alongwith enclosure vide No. F.100(2)/M-95/535/2081 dated 1.3.1995. I am directed to inform you that pending problems in respect of Shri Jagdish Chander, F.I. have since been solved.

Yours faithfully,

( SUMAN VERMA )  
Director (Personnel)

Copy forwarded for information to:-

Shri Ram Dhan, Chairman National Commission for Schedule Caste and Schedule Tribes, Govt. of India, New Delhi, Lok Nayak Bhawan- with reference to his D.O. No. UP/6(2)/94/APCR dated 17.2.95 addressed to Hon'ble L.G., Delhi and Chairman, DDA.

( SUMAN VERMA )  
Director (Personnel)

कार्यक आदेश  
दिनांक 24/7/96  
1441

APPENDIX 'S' TO ITEM NO. 43/GA/97.

DELHI DEVELOPMENT AUTHORITY.  
(Office of the Vice-Chairman)

I appeared before the Chairman, National Commission for SC & ST, today at 4.00 p.m. (the hearing, however, commenced at about 5.00 p.m.) in response to the Commission's letter dated July 1, 1996, placed below. The Chairman was apprised that factual position has already been submitted vide our Commissioner(Personnel)'s letter of July 16. It was highlighted that as Shri Jagdish Chandra had received his relieving orders from LM Deptt. on 23.6.94 (as admitted by him in writing), he had no claim to continue in the LM Deptt.; he did not even comply with the directions of the Personnel Deptt. issued in October, 1994 for reporting to the Personnel Deptt. As such, our final decision was that Shri Jagdish Chandra cannot be treated on 'compulsory leave.' The question of payment of salary would, therefore, arise only after he makes an application for leave and the sanction thereof depending on his leave entitlement. It was also submitted that should the Commission pass any other direction, we shall be able to do nothing better than placing the matter before the Authority.

2. The Chairman also noted that as far as other grievances of Shri Jagdish Chandra regarding misconduct against the SC person by the then Commissioner(LM) were concerned, the matter is already under investigation by the Police and as such, DDA, at this stage, was not required to follow-up this matter.

3. The Chairman observed that necessary communication on this subject would follow; further action in the matter would need to be taken on receipt of the same.

*Anil Kumar*  
(Anil Kumar)  
Vice-Chairman.  
19.07.1996.

No.PS/VC/AK(3)/

Commissioner(Personnel)

PS DD/PD 19/7

दिल्ली विकास प्राधिकरण

24/7  
24/7  
24/7

1596/DDP/12  
23/7/96

3945/CLD  
19/7/96  
at 6-30 p.m.

APPENDIX 'T' TO ITEM NO 43/GA/97 भारत सरकार (A/S)

राष्ट्रीय अनुसूचित जाति तथा अनुसूचित जनजाति आयोग

GOVERNMENT OF INDIA

NATIONAL COMMISSION FOR SCHEDULED CASTES AND SCHEDULED TRIBES

निदेशक कार्यालय  
भारतीय सं. 10/6/97  
विभागीय

भारतीय विकास प्रा. सं. 10/6/97  
केंद्रीय विकास प्रा. सं. 10/6/97  
P-1474  
26/5/97

पंचवीं मंजिल, लोकनायक भवन  
नई दिल्ली-110003  
Floor V, Loknayak Bhawan  
New Delhi-110003  
17 May 1997

To,

The Vice-Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
INA, New Delhi

Sub; Representation of Shri Jagdish Chander regarding non payment of Salary for the period from 16-11-95 to 10-7-96.

Sir,

I am to enclose findings of the National Commission for SC & ST dated 7-5-97 in the matter of Shri Jagdish Chander, field investigator, DDA. It is requested that Compliance Report may please be sent to this Commission at an early date.

Yours faithfully,

(Surinder Singh)  
Director

This letter pertains to  
V.C. Office.

Ac (Gen) 10/6/97  
10/6/97

DD (V.C. Secy) (on leave)

O.S.D. to V.C.

CC (Pers.)

7-5/97 (21)  
13/5/97

DDO  
Pl. exam. & implement  
and send a compliance  
report.

10/6/97

10/6/97

10/6/97

BEFORE THE NATIONAL COMMISSION FOR SCHEDULED  
CASTES AND SCHEDULED TRIBES

5th Floor, Loknayak Bhawan  
New Delhi

Dt. May 7, 1997.

(A Constitutional body exercising powers of Civil Court  
under Article 338 of the Constitution of India)

File No.: C-P/Delhi-17/96-SSW-I

PROCEEDINGS / FINDINGS / ORDER SHEET

Petitioner

Respondent

Shri Jagdish Chander,  
Field Investigator,  
Delhi Development Authority  
(168, Abulane, Meerut Cantt)

Vice Chairman,  
Delhi Development Authority.

In the matter of Harassment of transfer and non-payment

of salary ~~Shri Jagdish Chander, F.I., D.D.A.~~ -

Shri Jagdish Chander, Field Investigator in Delhi Development Authority had represented to the Commission on 31.1.94 alleging that he was abused by caste name, threatened to be removed from service by Shri K.J.Alphonse, Commissioner (IM), DDA on 16.1.94 and harassment was caused to him due to his transfer and non-payment of his salary for the period 2.8.94 to 15.2.95.

2. The National Commission for SC/ST examined the case and accordingly FIR No.548/96 dated 6.8.96 was lodged at Hauz Khas Police Station, New Delhi.

3. It is seen that no transfer orders were issued in favour of Shri Jagdish Chander. DDA had issued relieving order No.PS/C(LM) DDA 94-121 dated 20.1.94. Shri Jagdish Chander had already proceeded on leave from 19.1.94 and joined duties on 20.6.94. He was served relieving orders on 23.6.94. Shri Jagdish Chander protested against his relief from I.P. Branch

Chairman  
(H. Hanumanthappa)

5. The National Commission for SC/ST is of the view that since Shri Jagdish Chander had been attending office regularly in LPB (West Zone) and his case has been recommended by Commissioner-cum-Secretary for treating as compulsory waiting, therefore the period under dispute should be treated as compulsory waiting and his salary and other dues paid accordingly.

4. The Commissioner-cum-Secretary, DDA vide letter No. F.4(38)81-PB II/869 dated 16.7.96 intimated that attempts were made to regularise the period 2.8.94 to 15.2.95 by treating it as compulsory waiting. Orders for release of salary were also issued on 15.3.95 but Finance Department advised that Shri Jagdish Chander cannot be paid salary for the above period giving the reason that he was not on duty. The Department advised that the period could at best be regularised by sanctioning leave of the kind due to him. The views of the Law Department were that that period could be settled only after sanctioning leave of any kind due.

on the ground that no transfer orders had been issued to him. Shri Jagdish Chander proceeded on leave from 24.6.94 to 27.7.94. He joined duty again on 28.7.94 in I.P. Branch. The leave and joining was sanctioned by I.P. Branch. Shri Chander was not allowed to mark attendance from 2.8.94. On 15.2.95 he was transferred from I.P. Branch to Planning Department vide DDA E.O.No.F.4(38)81/PBII/24 dated 4.1.95 and thereafter relieved on 15.2.95 and the petitioner joined duties in Planning Department on 16.2.95. Since the matter was under dispute, Shri Jagdish Chander represented to the DDA from time to time and attended the office regularly. But salary for the disputed period of 2.8.94 to 15.2.95 has not been settled/regularised so far.



ITEM NO.  
44/0A/97

A.8.9.97

SUB: Report on the follow up action on the resolutions passed by the Authority in its meeting held on 9.06.1997.

No. F. 2(6)/97/AS-MC/DDA.

P R E C I S

On the basis of information furnished by Head of Departments, Report on the follow up action on the resolutions passed by the Authority in its meetings held on 9.6.97 is submitted for kind information of the Authority. The Report is appended at (Appendix 'A' Page No. 44-48 )

R E S O L U T I O N

Report on the follow-up action was noted.

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- 44 -  
APPENDIX 'A' TO ITEM NO. 44/GA/97

REPORT ON THE FOLLOW UP ACTION ON THE RESOLUTIONS PASSED  
BY THE AUTHORITY IN ITS MEETING HELD ON 9/06/97.

S.NO. ....  
& DATE .....

S U B J E C T

R E S O L U T I O N

R E M A R K S

GENERAL ADMINISTRATION

21/GA/97  
9/06/97

Filling up post of section holder  
in Machine Section in the DDA  
printing press - Amendment in RRs  
of Section holder.

No.F.2(24)/90-PB-IV

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

Decision implemented.

23/GA/97  
9/06/97

Amendment in the Recruitment  
Regulations for the post of  
Chief Estimator (Civil/Elect./  
Mech.).

No.F.7(23)/88/PB-I/Pt.

Shri Sahab Singh Chauhan,  
MLA was of the view that  
the proposed amendment to  
the Recruitment Regulations  
was not desirable. He was  
of the view that all posts  
in DDA should be manned by  
departmental employees.  
However, keeping in view the  
fact that proposed amend-  
ment did not effect the  
promotion aspects of the  
departmental employees, the  
Authority resolved to approve  
the proposals contained in para-3  
of the agenda item.

under Secy.(IA),  
CMCTD has been  
intimated the  
decision of the  
Authority vide  
letter No.F7(19)/  
97/Pt.C/para./1679  
dated 26/8/97.

PLANNING & ARCHITECTURAL

19/11/97  
9/06/97

Proposed residential area near  
PVC Bazar, Tikri Kalan, Mohitak  
Road.

No.F.1(B)/93/ZB.

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

Ministry has been  
requested on 28/7/97  
to convey the approval  
of the Central Govt.  
u/s 11-A of DD Act, 1957  
to issue a public notice  
for visiting objection/  
suggestions.

20/11/97  
9/06/97

Modified Draft Zonal Develop-  
ment Plan for Zone 'A' (other  
than walled city).

No.F.1(B)/93/ZB.

Proposals contained in the  
agenda item were approved  
with the following stipu-  
lations:

Ministry has been  
requested on 8/8/97 to  
convey the approval of  
Central Govt.

a) Any major redevelopment  
scheme which may affect  
the public at large shall  
not be taken up without  
specific approval of  
the Authority.

b) Elected Members be explained  
detailed provisions and  
implications of the Zonal  
Development Plan by the  
Comm. (Pig.)

Meeting being fixed.

21/Plg./97  
9/06/97

Draft Zonal Development  
Plan for Zone 'F' (South  
Delhi).

No.B.1(22)/92/2P.

22/Plg./97  
9/06/97

Amendment in MPD-2001  
modification in MPD-  
2001 with reference to  
Development Control Norms  
for the School for  
handicapped in Delhi.

No.F.9(3)/95-MP.

- Resolved that proposals contained  
in the agenda item be approved  
with the following stipulations:
- a) Any major redevelopment scheme  
which may affect the public  
at large shall not be taken  
up without specific approval  
of the Authority.
  - b) Elected Members be explained  
detailed provisions and  
implications of the Zonal  
Development Plan by the  
Commr. (Plg)

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

MOUAE has been  
requested on 24/8/97  
to convey the appro-  
val of Central  
Govt.

Meeting being fixed.

MOUAE has been  
requested on 24/7/97  
to convey the final  
notification for  
the proposed amend-  
ment in MPD-2001  
under Section 11  
of the ID Act, 1957.

24/PJG/97  
9/06/97

permission to increase the  
RMR 150 for construction of  
additional floor at WHO  
building, I.P. Estate, New  
Delhi- Amendment in MPD-2001.

No.F.20(11)/95-MP.

Resolved that proposals  
contained in para 3 of the  
agenda item be approved as  
the WHO brings benefits  
of the international health  
facilities to India. It  
was also decided that WHO  
should be asked to complete  
the project in a time  
bound manner.

MDU&E has been  
requested on 24/7/97  
to convey the final  
notification for the  
proposed amendment in  
MPD-2001 under Section  
11 of the PD Act. 1957.

25/PJG/97  
9/06/97

Issue of revised guidelines  
by the Ministry of Urban  
Development vis-a-vis  
proposal of building plans  
of Cooperative Group  
Housing Societies dealt  
during that period.

No.F.23(14)88/PJG.

Resolved that proposals  
contained in para 6 of the  
agenda item be approved  
with the observations that  
the proposal pertains to  
relaxation as per Master  
plan norms and does not  
involve any revision of  
guidelines.

Under process.

2.

3.

4.

5.

ENGINEERING DEPARTMENT

2/899/97  
9/06/97

District Centre Saket- To write off the infructuous expenditure incurred on consultancy by a private Consultant and on laying of part services which had to be abandoned due to the revision of the layout plan.

No.F.M.12(4)/95/M.E./DA.

Under process.

It was explained that revision of plans and change in guidelines for District Centres (under the MPD-2001) were the causes for infructuous expenditure. Neither the consultants nor any one in DA was, therefore, responsible for this.

The Authority, however, decided to ask for a "Special Audit" by the CAG as to whether any responsibility in the matter lay on any of the officials. Authority Members shall be informed of the visit of the audit team.

ITEM NO.

45/GA/97

A-3-9-97

SUB: Sanction for prosecution U/s 197 Cr. PC is to be accorded against S/Shri D.P. Bahuguna, the then Director (LM) & Shri Satbir Singh, the then Tehsildar DDA (Since retired).

NO. F.25(b)/82/vig.

P R E C I S

S/Shri OP Bahuguna & Satbir Singh, Tyagi were working as Director (LM) and Tehsildar respectively during the year 1978. During the said period, they entered into the criminal conspiracy alongwith Shri G.P. Sakhlecha, the object of which was to fraudulently or dishonestly allot a commercial plot of land to Shri Om Prakash Sakhlecha S/o Shri V.K. Sakhlecha, the then Chief Minister of MP by abusing their official position as public servant and prepared or got prepared false records purporting to show that Smt. Saraswati Devi Boyla, sister of Shri Om Prakash Sakhlecha had unauthorised possession over DDA land to be entitled to alternative accommodation by showing the false demolition proceedings.

2. Whereas Shri Satbir Singh Tyagi was instructed by S/Shri L.K. Joshi, D.P. Bahuguna and I.K. Sharma during August 1978 to show unauthorised possession of Shri Om Prakash Sakhlecha over the DDA land in order to draw proceedings of damages and eviction to enable them to allot a commercial plot in favour of Shri Om Prakash Sakhlecha.

3. Whereas on 16.8.78, Shri P.C. Gupta (Approver) was called by Shri Bahuguna in the presence of Shri Joshi and I.K. Sharma and a slip containing the names of Smt. Saraswati Devi and Ravinder Kumar was given to him the directions that their unauthorised possession at Ashok Nagar, D Block, Naiwala Estate should be shown and a complaint be got prepared showing such unauthorised possession to draw the proceedings of damages and eviction.

4. Whereas Shri Tyagi got prepared a complaint dated 16.8.78 by Shri Jagdish Prasad purporting to have been made by one Shri Nand Kishore alleging that Smt. Saraswati Devi Boyla and Ravinder Kumar were having unauthorised

Contd....

possession of DDA land behind house No. T-2236, D Block  
 Arhok Nagar. Shri P.C. Gupta (approver) gave a false report  
 regarding such unauthorised possession at the instance  
 of Shri Tyagi.

5. whereas on 24.8.78 Shri P.C. Gupta (approver) was  
 called by Shri Jeehi in his room who directed him to submit  
 false report to the fact that unauthorised possession  
 over DDA land which were being used for commercial  
 purpose. Accordingly Shri P.C. Gupta prepared false  
 report and submitted the same alongwith revised proforma  
 to the EO through Shri S.S. Tyagi.

6. After the Damages collector had submitted a report on  
 29.2.78, that the aforesaid unauthorised possession could  
 not be located by him in the aforesaid locality, the  
 Estate Officer marked the file to Shri S.S. Tyagi with the  
 directions that Raju Patwardi should be detailed to point  
 out the unauthorised possession in the area. Shri P.C. Gupta,  
 alongwith Shri Sohan Pal, process server submitted another  
 false report on 15.9.78 asserting that the unauthorised  
 possession being used for commercial purpose by Sarwati  
 Devi and Ravinder Kumar were still in existence. The  
 Estate Officer then issued fresh show cause notice U/s  
 7 FV Act on 25.9.78 for assessment for damages and  
 eviction proceedings.

7. whereas on 12.10.78 Shri O.P. Saklecha submitted a pet-  
 ition before the Estate Officer claiming that Sarwati  
 Devi was in actual possession of 150 sq. yards of land and not  
 50 sq. yards of land. He also filed a power of attorney dated  
 12.10.78 before the EO on 16.10.78. The power of attorney  
 purported to have been issued by Sarwati Devi Boyala  
 authorised Shri Om Prakash Saklecha to represent her before  
 the EO.

8. The said power of attorney dated 12.10.78 was executed  
 before Shri R.S. Khanna, MM New Delhi and this power of attorney  
 Shri I.K. Sharma made false endorsement that the signature  
 of Smt. Sarwati Devi were made in his presence. The signature  
 of Sarwati Devi were found to be in the hand writing of

Contd....



Shri O.P. Saklecha.

9. Whereas Shri Joshi called Shri P.C. Gupta (approver) on 8.11.78 and directed him to submit a report to the fact that Smt. Saraswati Devi was in unauthorised possession of 150 Sq. yards of land instead of 50 sq. yards and the approver accordingly submitted a false report on 8.11.78 mentioning that Smt. Saraswati Devi was in unauthorised possession over 150 sq. yards of which 50 sq. yards was built up area. The estate officer therefore, cancelled the show cause notice dated 25.9.78 and ordered for issue of fresh show cause notice. On 17.11.78 Sh. O.P. Saklecha made payment of Rs. 4623.75 as damages.

10. Whereas various notices issued by the Estate Officer were being handed over by Shri P.C. Gupta (approver) either to Shri D.P. Bahuguna or Shri L.K. Joshi who after serving them on Om Prakash Saklecha, returned them to Shri P.C. Gupta. The eviction notice dated 16.10.78 was also similarly served on Om Prakash Saklecha and eviction order dated 23.11.78 was passed by the Estate Officer. This eviction order was addressed to Shri Jai Kishan Sikri, ASO (I) for eviction of the party from unauthorised occupation of DDA land. This eviction order was received by Shri Tyagi but he never passed it on for execution to Shri Jai Kishan Sikri. There is no execution report of this eviction order in the file.

11. Whereas Shri Om Prakash Saklecha submitted application dated 13.11.78 and 27.11.78 to the Vice-Chairman, DDA mentioning that the possession of land in unauthorised occupation of Smt. Saraswati Devi Boyla had been resumed by the DDA on 27.11.78 without providing any alternative accommodation. He also requested for allotment of an industrial plot of 400 sq. yards in her favour at Okhla Industrial area at reserve rates. In fact, there has been no resumption of land by the DDA on 27.11.78 as the same was never in unauthorised occupation of Saraswati Devi and on 27.11.78 no demolition eviction took place in Ashok Nagar, Naiwala Estate, New Delhi, as is clear from the records

Contd...

of mobile Demolition Squade of Delhi Police, Land Protection Branch DDA, demolition diary of land owing agency and Rojnamcha of Patwari.

12. Shri Om Prakash Saklecha submitted another application dated 13.12.78 requesting for an allotment of 600 sq.yards of land but the request was not acceded to.

13. Whereas a complaint purported to have been sent by Ram Narain of New Rohtak Road, New Delhi was received in the DDA to the effect that O.P. Saklecha had made false declaration to the DDA for procuring allotment of industrial plot in Okhla Ind. Area and on receipt of this complaint the matter was examined and VC cancelled the allotment on 2.6.79. The cancellation letter was issued to Sarwati Devi on 11.6.79.

14. Whereas a representation purported to be from Smt. Sarwati Devi was received in DDA wherein it was mentioned that the cancellation was not proper and the same should be withdrawn. But this representation was rejected and it has been found that the signatures of Sarwati Devi on this representation were in the hand writing of Shri O.P. Saklecha.

15. Thus, there is sufficient oral and documentary evidence available to establish that D.P. Bahuguna and S.S. Tyagi alongwith others entered into criminal conspiracy, the object of which was to cheat DDA and cause wrongful gain to Smt. Sarwati Devi by abuse of official position as public servant. There is sufficient evidence on records that Shri Bahuguna, Director (LM) and SS Tyagi, Tehsildar, DDA called the approver Shri P.C. Gupta who working under them in his room and gave him a slip of paper containing the names of Sarwati Devi and Ravinder Kumar for preparing false complaint showing unauthorised occupation of Smt. Sarwati Devi and Ravinder Kumar.

16. Whereas the said acts constituted offences punishable under Section 120-B R/W Sec. 420, IPC 5(2), r/w 5(1)(d) of the prevention of corruption Act 1947 and substantive offences

Contd....

: 53 :

punishable u/a 420/511/468/471 r/w Section 468 IPC U/S 5(3)(A) of the prevention of Corruption Act, 1947 (Act. II of 1947). The matter was placed before the Authority on 9.6.97 and it was decided by the LG that this case should be examined by the Committee consisting of VC, DDA, Shri Sahib Singh Chauhan, MLA, Sh. Mahabal Mishra, Member of Authority, Commissioner (P), Chief Vigilance Officer. The members of the Committee VC, DDA, Shri Sahib Singh Chauhan, MLA (Authority Member) and Shri Mahabal Mishra, Councillor, MCD and CVO recommended this case on 7.7.97 for granting prosecution sanction.

Now the matter is placed before the Authority for according their approval for granting prosecution sanction against S/Shri D.P. Bahuguna, DLM (Retd.) and S.S. Tyagi (Tehsildar-Retd.).

#### RESOLUTION

Sh Sahab Singh Chauhan and Sh. Swroop Chand Rajan felt that DDA should not sanction prosecution against its officers as the Govt. of India had not agreed to the CBI request to prosecute the deputationist officers, facing similar charges. On a query by the LG, and CVO informed that no financial loss had been caused to the DDA because allotment of land had already been cancelled. CVO also informed that the CBI has requested the Secretary (UD) for early sanction of prosecution against these employees.

II) In view of the fact that no financial loss had been caused and that the officers proposed to be prosecuted retired more than 15 years back and also keeping in view the fact that the Central Government was yet to sanction prosecution against officers facing similar charges, it was decided by the Authority that the CBI may be asked to present all the facts of the case to the LG whereafter final decision could be taken in the next meeting of the Authority. The Authority observed that this course of action had become necessary to avoid differential treatment to its officers. Opportunity of hearing may also be afforded to both the officers.

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ITEM NO

30/P18/97

A-3-997

SUB:

Amendment in MPD-2001 regarding period of completion of Zonal Plan (P-148 Gaz. of India, dated 1.08.90).

No. F.20(5)/94/MP.

P R E C I S

Reference is invited to the Authority Resolution No.5/P18./97 dated 31.03.1997 (Appendix 'A' Page No. 3) vide which the period of preparation of Zonal Plans A to H was extended upto 31.07.97 in place of 'within max. period of 3 years. After hearing of public objections/suggestions, the decision of the Authority has been referred to the Ministry for final approval and notification as per the provisions of Delhi Development Act, 1957.

2. Govt. of India, Ministry of Urban Affairs and Employment vide letter No. K-13011/19/96-DDIB, dated 22.07.1997 (Appendix B Page No. 4) has requested to seek the approval of the Authority for extension of time limit, as the earlier approved time extension has already approached.

3. The draft zonal plans for B planning zones (A to H)

have been approved by the Authority for inviting objections/suggestions, out of which 4 zonal plans (A (Part), B, C & E) have been approved by the Authority for final approval/ notification of the Min. of Urban Affairs & Employment.

Contd...../-

The rest of the zonal plans are under different stages of processing/approval, as per the provisions of Delhi Development Act, 1957.

4. In view of the facts above, the proposal is to extend the time limit of finalising the zonal plans for zone A to H from earlier approved dated 31.07.1997 by one year i.e. 31.07.1998. This, if approved, by the Authority shall require substituting the words 'within max. period of 3 years' on page 148 (RHS) of the Gaz. of India dated 1.08.90 to 'upto 31.07.1998'.

5. The proposal is placed before the Authority for consideration and approval of para 4 above.

R E S O L U T I O N

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

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APPENDIX 'A' TO ITEM NO. 30/P19/97.

ITEM NO. Sub: Amendment in MPD-2001 regarding period of completion of  
21/9/97 Zonal Plan (P-148 Gazette of India dated 1.08.90)

21.3.97 No. F. 20(5)/94-MP.

P R E C I S

Reference is invited to the Authority Resolution No. 130/93 dated 21.09.93 (Appendix 'A' Page No. 14-16) vide which the draft Zonal Development Plan for Zone -'F' (South Delhi-I) was approved. It was also resolved that to delete the words "within maximum period of 3 years" (Page 148 of the Gazette of India dated 1.08.90) under the heading 'Zonal (Divisional) Plan'.

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 Delhi Development Act, 1957 to issue a public notice for inviting objections or suggestions from the public for the proposed amendment in the MPD-2001. The Govt. of India, Ministry of Urban Affairs and Employment, conveyed the approval of the Central Govt. vide their letter No. R-13011/19/96-DDIB dated 28.05.96 granting the extension of the time limit of three years (from 1.08.90) for preparation of draft Zonal Development Plan for Zone 'A' to 'H' upto 31.07.97. (Appendix 'B' Page No. 17-19). Accordingly, a public notice was issued on 3.08.96 (Appendix 'C' Page No. 1).

3. Neither any objection nor suggestion has been received in response to the public notice. The Govt. of India, Ministry of Urban Affairs and Employment will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for the proposed amendment in the MPD-2001 on page 148 (RHS) of Gazette of India dated 1.08.90 under the heading 'Zonal (Divisional) Plan' by substituting the words "Upto 31.07.97" in place of "within maximum period of three years".

4. The proposal is placed before the Authority for consideration and approval of para '3' above.

R E S O L U T I O N

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



APPENDIX 4-B TO THE GOVERNMENT OF INDIA

Appendix B

भारत सरकार  
गाहरी कार्य और रोजगार मंत्रालय  
गाहरी रोजगार और गरीबी उपशानन विभाग  
Government of India  
Ministry of Urban Affairs and Employment  
Department of Urban Employment and Poverty Alleviation

Dr. Nivedita P. Haran  
Director (DD)  
Tel: 3019028  
Fax No. 3014459

नई दिल्ली-110011, तारीख 199  
Dated New Delhi-110011, the 199

D.O.No.K-13011/19/96-DDIB

Dated: 22.7.97

Dear Shri Risbud,

Please refer to the meetings held by me with the officers of DDA, TCPO, MCD, etc. to review the progress regarding preparation of Zonal Plans for various Zones under NPD-2001.

2. As per the provisions of Master Plan, Zonal Development Plans for Zones A to H are required to be notified within a period of three years from the date of notification of the Master Plan-2001. As this stipulated as well as the extended period has now expired, you are requested to have the resolution of the Authority adopted for extension of time limit in this regard and forward the same to us for further consideration and necessary action.

With regards,

Yours sincerely,

*Nivedita P. Haran*  
( DR. NIVEDITA P. HARAN )

Shri Vijay Risbud,  
Commissioner (Planning),  
DDA, Vikas Minar,  
New Delhi.

निदेश (प्रौद्योगिकी विभाग)  
श्री विजय रिस्बुद  
दिनांक 25.7.97

गुप्त प्रतिलिपि प्रेषण  
श्री विजय रिस्बुद  
दिनांक 25.7.97

ITEM NO.  
31/Plg/97

Sub: Zonal Development Plan for Zone 'D' (New Delhi Area).

A-3-9-97

No. F.1(5)/97/ZP.

P R E C I S

1.0 Background

1.1 The Draft Zonal Plan of Zone 'D' was approved by the Authority vide Resolution No. 103/93 dated 27.07.1993 u/s 10 of D.D.Act for inviting objections/suggestions.

1.2 The Draft Zonal plan for Zone 'D' as approved by the Authority was published vide public notice No. F.1(5)/91/ZP dated 26.08.94 for inviting objections/suggestions within 90 days from the date of Public Notice.

1.3 In response to the publication, in all 25 objection/suggestions were received from the public, out of which 6 are received from Govt. organisations/depts. and 19 from the general public.

1.4 These were considered by the Screening Board constituted by the Authority on 8.01.97. The representations of Govt. organisations and private individuals who have filed their objections were heard in person.

2.0 Examination/Action Taken

2.1 Summary of objections/suggestions received, recommendations of the Screening Board and the actions required to be taken is placed at (Appendix ' A ' page no. Booklet (1-36 ) ).

Contd...../-



2.2 Based on the recommendations of the Screening Board, the draft Zonal plan published earlier has been modified. The salient features are as under :-

2.2.1 The Text/Plan has been modified and placed at (Appendix 'A' page No. Booklet (1-36) ).

2.2.2 Minor modifications as detailed out in action taken report of the Screening Board have also been made. (Appendix 'B' Page No. Booklet (1-16) ).

2.2.3 Change of land uses which are under consideration in the Ministry for final notification will be incorporated as and when notified. However, final notifications upto 31.07.1997 have been incorporated.

2.2.4 Suggestions of the Transportation Unit of DDA with regard to the MRTS, have been incorporated in the plan.

2.3. The Under Secretary/DD/MOU&E vide his O.M. No. A-13011/31/90-DDIB dated 16.07.97 has intimated regarding the constitution of a working group under the Chairmanship of Commr. (Plg.) DDA with the members from NDMC, CPWD & TCPO to go into the details of LBZ boundary, applicable development control norms and for proposals for the intensive utilisation of land in the LBZ area (Appendix C page No. 8-9 ). The report of the group shall be processed separately for suitable incorporation.

2.4 The Policy of mixed landuse is being reviewed. The proposals of draft zonal Plan in respect of mixed landuse are within the existing framework in MPD-2001. However, any modifications in Master Plan shall be deemed to have been included as part of the Zonal Plan.

Contd/.....

### 3.0 Recommendations

The draft Zonal Plan of Zone 'D' modified on the basis of the recommendations of the Screening Board, is placed before the Authority for its consideration and approval.

### R E S O L U T I O N

Commr. (Pig.) allayed the apprehensions of Chief Planner, TCPO that Petrol Pump sites and the shopping areas were being proposed in excess of the norms. He explained that these provisions were being made as per ground realities.

II) While approving the draft Zonal Plan for Zone-D, the Authority desired that efforts should be made for increasing the green areas while doing the micro level planning.

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• **1**

4. The Group may devise its own procedure for day-to-day functioning and take the assistance of any other person as it may deem fit.

*K. K. Gupta*  
(K K Gupta)

Under Secretary to the Govt. of India

To

- ✓ 1. The Commissioner (Plg), DDA, Vikas Minar, New Delhi.
2. The Chief Planner, TCPO, Vikas Bhavan, I P Estate, New Delhi.
3. Director (DD), MOUAE
4. The Chief Architect I, CPWD.
5. The Chief Architect, NDMC, Palika Kendra, New Delhi.

ITEM NO. Sub:  
32/Plg./97

A 3.9.97.

Relaxation in building height from 12.5 mtrs. to 24 mtr. for issuing NOC in Property No. 7361/A Ram Nagar on Main Qutab Road, New Delhi for construction purposes.  
No. F. 3(204)/61-MP.

P R E C I S

This item was considered in the Authority's meeting held on 27.08.1996 vide item no. 94/96 and the following decision was taken at (Appendix 'A' page No. 12-13).

Resolved that 'proposal contained in Para 7 of the agenda item be approved.

2. While confirming the draft minutes of this meeting, the Authority on 31.03.1997 decided vide item No. 1/GA/97 that:

The Authority decided that the agenda item and the related papers be circulated to the new members, for comments. If no specific comments are received from them within 15 days the draft minutes shall confirmed.

3. A Copy of the Agenda item was sent to the following members on 7.04.97

- i) Shri Sahab Singh Chauhan.
- ii) Shri Ramvir Singh Bidhuri.
- iii) Shri Swaroop Chand Rajan.

Shri Sahab Singh Chauhan, vide his letter dated 22.04.1997 Conveyed following comments (Appendix 'B' Page No. 14).

"I disagree with proposal of item No. 94/96 and I agree with item No. 101/96"

4. While confirming the draft minutes of the Authority meeting held on 31.03.1997, the Authority decided to defer confirmation of minutes on this to the next meeting of the Authority. Planning department has now again requested for decision of the Authority for onward transmission to the Ministry.

Contd/.....

The matter is accordingly placed before the Authority for taking a final view in the matter regarding confirmation of draft minutes on item No. 94/96 of the Authority meeting held on 27.08.1996 or to take what ever other decision in the matter, as may be felt appropriate

#### R E S O L U T I O N

Sh. Sahab Singh Chauhan pointed out that a similar proposal of increase in height had been recently rejected by the Ministry of Urban Affairs & Employment.

After detailed discussions, it was decided that it would be appropriate to first consult the DUAC in the matter whether it has any reservation to the increase in height in the area. The agenda item be thereafter brought to the Authority, if necessary.

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Appendix A - Item No. 32/Plg/97

ITEM Sub: Relaxation in building height from 12.5m to 24m  
NO. for issuing NOC in property No. 7361/A Ram Nagar on  
94/96 main Qutab Road, New Delhi for construction purpose.  
(F.3(204)/6I-MP)

A-27.08.96

PRECIS

1. M/S Dewan & Sons Investment Pvt. Ltd. requested DDA to issue NOC to MCD to process building plans for construction of Cinema/Commercial Complex with 300 FAR on plot of land measuring about 5000 sq. yds. fronting Qutab Road. The company has also filed a case in Delhi High Court CWP No. 647 of 1995 which was decided in favour of his predecessor M/s Goodwill India Ltd. that DDA should give no objection for sanction of plans for constn. of commercial building with 300 FAR on the plot.
2. M/s. Goodwill India Ltd. submitted plans to MCD in 1961 for construction of a commercial complex and to avail of 300 FAR permissible at that time. The MCD advised that the plans could be entertained provided clearance was obtained from the Delhi Development Authority from the land use and ownership point of view.
3. The issue of grant of NOC was considered in Technical Committee meeting held on 3.2.92 and subsequently on 6.9.94 wherein it was desired that an Urban Renewal Plan covering about 1.0 ha. of area be prepared by DDA and be brought before the Technical Committee along with information about the ownership of land and other inputs.
4. The urban renewal/redevelopment scheme was prepared for the area measuring 3.34 ha. which was considered by the Technical Committee meeting held on 6.2.96 (Appx. P. A. P. 3-8). The decision of the Technical Committee is as under:  
"AC(AP) was authorised to discuss with the owner of the property for achieving the spirit of the concept, may consider relaxation in the permissible height with a view to achieve the mandatory public open spaces and other facilities by compensating these areas."  
The decision of the Technical Committee was submitted on an affidavit in the High Court as directed by the Panel Lawyer, DDA CWP No. 647/1995.

Contd....2/-

5. In pursuance of the Technical Committee's decision, the issue was also discussed with Shri Raj Gopal of M/s. Dewan & Sons Investment (Pvt.) Ltd. in a meeting held with Commr. (Pig.) DDA on 15.4.96, wherein A.C.(AP), AC(DC&B) and other officers of the Planning Department were also present. In this meeting M/s. Dewan & Sons Investment (Pvt.) Ltd. was requested to give their suggestions in writing so that the matter could be decided.

6. M/s. Dewan & Sons Investment (Pvt.) Ltd. vide letter dt. 19.4.96, through their Advocate initially requested upon to honour the Authority Resolution of 1971 (which granted FAR 300 and ground coverage of 50%) but subsequently agreed for reduction of FAR from 300 to 250 and reduction of ground coverage from 50% to 45%. It was also submitted that for the road widening, if necessary, in the light of the Supreme Court judgement, as in case of 'Statesman' FAR be granted on the original plot area and open spaces may be carved out upon the petitioner's plot by giving appropriate relaxation in the FAR, ground coverage and height.

7. The proposal was considered by the Tech. Committee in its meeting held on 28.5.96 under item no. 56/96/TC and recommended the following observations for consideration of Authority:

1) The land use of the property for the commercial purpose permitted in the residential use zone but with the norms stipulated for residential area as per MPD-2001 i.e. 33.33% ground coverage & 83 FAR.

11) Relaxation in height from 12.5 to 24 m. for achieving this control and to accommodate permissible floor space with flexibility and parking requirement.

8. As per the provisions of MPD-2001 wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendations of Delhi Urban Art Commission and approval of Delhi Development Authority/Govt. of India.

9. The proposal is placed before the Authority for its consideration and approval of para 7 above for relaxation in height from 12.5m to 24m.

### RESOLUTION

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

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Appendix - 'B' to Item No. 32/Plg./97  
साहब सिंह चौहान Sahab Singh Chauhan

Member, Delhi Legislative Assembly  
B-5/378, Yamuna Vihar, Delhi-110053  
X-221, Brahmpuri, Delhi-53 X-2261601, 2261080



संदर्भ सं. 55/97/1  
Ref. No.

दिनांक 22/4/97  
Date

192-G-844  
22/4/97

supd- 22/4  
22/4

29/4/97

Dear Sh. Bansal,  
With reference to your letter No. F2(2)/(97-MC) DDA/34 dt. 7.4.97 regarding item no. 94/96 and 101/96 I disagree with proposal of item no. 94/96 and I agree with item no. 101/96. It is for kind information and necessary action.

Yours sincerely

Sh. V.M. Bansal  
Comm.-Cum Sec.  
DDA.

S Chauhan  
(Sahab Singh Chauhan)

SUB.: EFFECTIVE FUNCTIONING OF THE WORKS ADVISORY BOARD.

No. F. WAB 1(76)/Pt.27/Pt.

P R E C I S

Under para 4 of Authority's Resolution No. 56 dated 6th January, 1968, the Works Advisory Board comprising of :

- a) Vice-Chairman
- b) Engineer Member
- c) Finance Member
- d) Chief Engineer
- e) Chief Accounts Officer
- Chairman
- Member
- Member
- Member
- Member

was set up as a Advisory Body in the matter of acceptance of contracts and other miscellaneous matters relating to execution of works. Copy of Resolution No. 56 dated 6.01.1968 is annexed at Appendix 'A' page No. 3

2. In view of appointment of more Chief Engineers, on account of expanded activities of the Authority particularly in the field of housing, vide Authority Item No. 84 dated 4.10.1985 the constitution of the Board was revised as under:

- 1) Vice-Chairman
- Chairman of the Board.

Contd..p/2..

ITEM NO.  
5/mg/97  
A-3.9.97

BM, FM, CB(QC) & CAO

11)

E.O. to E.M.

11)

- Member
- Secretary

Copy of Resolution No. 84 dated 4.10.1985 is annexed at (Appendix 'B' page No. 4).

3. With a view to broad-base the constitution of the Works Advisory Board, it is proposed that Principal Commissioner, DDA may also be included as Member of the WAB. Accordingly, the proposal is submitted for consideration and approval of the Authority.

#### R E S O L U T I O N

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

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Copy of Resolution No. 56 passed at an ordinary meeting of the D.D.A. held on 1-1-68.

Subject: Financial Powers to be exercised by the officers of the "Construction Cell" of the Delhi Development Authority.

(No. F.1(12)/67-56)

The Delhi Development Authority vide its Resolution No. 584, dated 16-8-1967, accorded its approval to the creation of a construction cell for the Delhi Development Authority.

2. In para 3 of the Resolution it is mentioned that a Senior Engineer who would be vested with the powers of the Additional Chief Engineer of the Central Public Works Department would be necessary. However, nothing has been specifically mentioned in regard to powers to be exercised by the Executive Engineers and Asst. Engineers.

3. It is suggested that the various officers of the Delhi Development Authority, namely, the Asst. Engineers, Executive Engineers, Supdtg. Engineer, Chief Engineer and the Engineer Member be vested with powers as exercised by equivalent officers of the Central Public Works Department as per delegation made in the schedule to the Ministry of Works, Housing and Urban Development letter No. 23011(8)-RM/66, dated 23-11-1966. A schedule showing financial powers proposed to be delegated to the various officers of the Delhi Development Authority has accordingly been prepared and is placed at appendix 'A' to page 4 - 113 to 119.

4. It is also proposed to set up a Works Advisory Board of the Delhi Development Authority on the same lines as the Central Works Advisory Board of the Central Public Works Department. The members of the Board shall be as follows:-

5. The Standing Committee considered the matter in its meeting held on 21-12-1967 (Item No. 291) and recommended that:-

1) the proposal of financial powers to be exercised by the officers of the construction cell of the Authority, as given in appendix 'KK', pages 113 to 4-119, may be approved, and 11) the proposed Works Advisory Board of the D.D.A. as suggested in para 4 above may also be constituted.

6. The matter is now placed before the Authority for their approval to the recommendations of the Standing Committee as in para 5 above.

# RESOLUTION

Resolved that the recommendations of the Standing Committee as in paragraph 5 above be approved.



ITEM NO. : Relaxation of time limit of balance payment  
22/LDM/97 of premium in respect of residential properties.

4-3-97  
No. 236(10)B/158(B)

. P E E I S

As per Rule-29 of Delhi Development Authority (Nauli) Rules 1981, the auction purchaser whose bid has been accepted, shall pay as earnest money, a sum equivalent to 25% of his bid, with the balance to be paid within 15 days of the acceptance of the bid or within such period as the Vice-Chairman may specify in the public notice. Accordingly, the time prescribed for making balance payment of 75% in respect of residential plots is 60 days.

2. Until 1989, Nauli Rules did not make any provision for relaxation of time limit for making the balance payment of premium. Accordingly, in the past, cases involving delay beyond the prescribed period in the payment of balance amount of premium due, were referred to the Government of India for condonation, on merits. As per instructions issued by the Government of India, Ministry of Urban Development vide letter No. H-11017/91/DA dated 31.1.1989 (Appendix 'A', page No. 9) powers for condonation of such delays upto 180 days were delegated to the Vice Chairman, DDA on payment of interest at a rate of 18% p.a. for delays upto 30 days and @ 25% p.a. for delays exceeding 30 days and upto 180 days.

3. While considering the case of M/s Time Properties and promoters for relaxation of time limit for payment of balance premium, the Ministry of Urban Development vide their letter no. J-13037/41/82-DDI/DA dated 13.2.1989 (Appendix 'B' page No. 10) in respect of property disposed of by DDA where the delay was more than 180 days, the cases may first be examined by DDA on merits and in case they are found to deserve relaxation in the period of delay, this may be placed before the Authority and sent to the Government with the approval/ recommendation of the Authority.

There are four cases in which residential property was disposed of by way of open auction and the 75% payment was delayed beyond 180 days. Out of these 4 cases 2 cases are sub-judice and in one case we have informed the Hon'ble Court that the case for regularization of delayed payment is being submitted to the Authority for recommendation so that the Ministry can be requested for relaxation in time limit of payment. The rest are to be decided on merits having regard to the practical difficulties which have been brought out by the auction purchaser such as encroachments on purchased land prior to auction, financial losses, debilitating injury, serious illness and other unavoidable circumstances such as riots, etc. which impeded the allottee for making full payment in time and may be taken into account for condonation of delay.

6. There are four cases in which residential property was disposed of by way of open auction and the 75% payment was delayed beyond 180 days. Out of these 4 cases 2 cases are sub-judice and in one case we have informed the Hon'ble Court that the case for regularization of delayed payment is being submitted to the Authority for recommendation so that the Ministry can be requested for relaxation in time limit of payment. The rest are to be decided on merits having regard to the practical difficulties which have been brought out by the auction purchaser such as encroachments on purchased land prior to auction, financial losses, debilitating injury, serious illness and other unavoidable circumstances such as riots, etc. which impeded the allottee for making full payment in time and may be taken into account for condonation of delay.
- 11) It was further resolved that Government of India be moved to condone the delay in the case of plot no. SU-214 Pitampura which is the subject matter of Agenda Item, on payment of interest at the rate proposed above.
- 11) It was also resolved that as a matter of policy, delay in payment beyond one year should not be condoned in any case.
- 1) Resolved that recommendation be made to the Government of India to amend Nazul Rules in order to enable the Chairman, DDA to extend the time for making the payment of balance premium beyond 180 days and upto a period of one year, on payment of interest @ 36% per annum for the period delayed beyond 180 days.
- 11) It was also resolved that as a matter of policy, delay in payment beyond one year should not be condoned in any case.
- 11) It was further resolved that Government of India be moved to condone the delay in the case of plot no. SU-214 Pitampura which is the subject matter of Agenda Item, on payment of interest at the rate proposed above.
5. The matter was further discussed by the Authority at its meeting held on 13.12.90 and the following decisions were taken :-
4. The Authority vide its Resolution No.28 dated 27.2.90 (Appendix 'C' Page No. 11-14) while considering the aforesaid case desired that all such cases which are pending with the Land Department be consolidated and brought before the Authority after due examination.

7. The merits of each of the said four cases are discussed below:-

A. RESIDENTIAL PLOTS

Case No.1

- |   |   |
|---|---|
| a) Particulars of the plot  | Plot No. E-6 Parshant Vihar Residential Scheme.   |
| b) Date of auction  | 19.10.1984  |
| c) Bid Amount   | Rs. 4,27,000/-  |
| d) Earnest money deposited at the fall of hammer                          | Rs. 1,06,750/-  |
| e) Date of issue of the demand letter for balance 75% i.e. Rs. 3,20,250/- | Rs. 19.12.1984.   |
| f) Time given for depositing the balance amount.                          | 60 days i.e. by 18.2.1985.  |
| g) Actual date of payment   | According to Clause-II(2), the balance amount will have to be paid within 60 days of the issue of the demand letter. The highest bidder who failed to pay the balance within the period of 60 days shall forfeit the earnest money, and it shall be competent for the Vice Chairman to re-auction the plot. No extension of time beyond the period of 60 days will be given on any ground whatsoever. |

As the bidder failed to deposit the 75% premium within stipulated period, bid was cancelled on 10.5.85. The bidder deposited the balance premium on 15.11.85 and made request for restoration of the bid. The matter was referred to Finance for calculating the interest as well as Restoration Charges. The Finance observed that the case was not covered in the Regal Rules for restorations. The Auction Purchaser move to the court of law against not handing over the possession on the grounds that full payment made. The status quo has been ordered by the Hon'ble High Court. The matter is still sub-judice.

..contd...



Case No. 2

a) Particular of the plot	
Plot No. RD-8 Pitampura Dabhihi Block-N.	
b) Date of auction	4.4.1983.
c) Bid amount	Rs. 4,02,000/-
d) Earnest money deposited at the fall of hammer.	Rs. 1,00,500/-
e) Date of issue of demand letter for Rs. 3,01,500/-	14.6.1983
f) Time given for depositing the balance	60 days i.e. by 13.8.1983
g) Actual date of payment	13.2.1986.

Plot No. RD-8 Pitampura measuring 373.75 sq. mtr. was auctioned to Smt. Krishna Kumari Gupta in an open auction held on 4.4.83 for a total bid amount of Rs. 4,02,000/- . Earnest money of Rs. 1,00,500/- was deposited on the same day at the fall of the hammer. On 14.6.83 the auction purchaser was asked to deposit the balance 75% premium of Rs. 3,01,511/- (including the documentation charges of Rs. 11/-), within 60 days from the date of issue of the demand letter. The purchaser did not deposit the demanded amount within the stipulated time and final show cause notice was issued to her on 15.2.84. Since the auction purchaser failed to deposit the balance 75% premium, the bid was cancelled by the Commissioner (Land) vide orders dated 29.9.84. A number of requests for restoration of the plot were received and ultimately the bid was restored by the VC vide orders dated 20.6.85 subject to payment of balance premium of Rs. 3,01,000/- and interest @ 18% p.a. for delay in restoration charges amounting to Rs. 9343.75 and interest of balance premium. Accordingly, the demand letter was issued on 11.11.85 for payment of Rs. 3,10,854.95 with a clear stipulation to pay the demanded amount within 15 days of the issue of the said letter. The demand letter, however, also contained a stipulation that she was liable to pay interest @ 18% p.a. on 3,01,000/- from 12.8.83 until the actual date of payments and the amount of interest would be intimated to her after receipt of premium.

The payment of Rs. 3,01,000/- on account of balance premium and documentation fee of Rs. 11/- was made vide challan no. 68888 dated 13.2.86. However, the auction purchaser did not deposit the restoration penalty of Rs. 9343.75 ps. as well as the interest on delayed payment of balance premium which was to be communicated to her. In April, 1986, it was proposed to demand the overdue interest and restoration penalty, in consultation with the Finance Department, amounting to Rs. 1,37,936.25 ps. by way of interest for the delay of 2 years and 6 months in payment of balance amount and Rs. 9343.75 ps. by way of restoration penalty. But subsequently, the Finance Department in May, 1987 held a view that no such demand permitting acceptance of belated payments might be awaited from the Ministry of Urban Development.

The possession letter in respect of the above said plot was issued on 12.9.90 with the directions to take over the possession of the plot on 25.9.90 at 11.00 AM. Allottee has stated in his representation submitted to LG that after the removal of encroachment on 8.9.91 possession was handed over to her. There is no provision for relaxation in payment of premium under DDA (Disposal of Developed Nazul Land) Rules, 1981. However, this matter was referred to Ministry of Urban Development Govt. of India vide letter no. F.56(2)/87-Impl. dated 4.10.1988 who in turn issued a Gazette Notification amending the DDA (Disposal of Developed Nazul Land) Rules, 1981. According to the amendment, a provision has been added to Rule-29 as under :-

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

The lease deed in the instant case has since been executed in accordance with the orders of Hon'ble LG dated 16.10.1995 (P-95/N), the date of possession has been presumed as 9.8.91 as accepted by allottee herself in the representation submitted to LG.

The period of delay in payment is 2 years and 6 months which is to be regularised.

Case No. 3

- a) Particulars of plot C-1/44 Parshant Vihar  
Resdl. Scheme.
- b) Date of auction 20.11.1981.
- c) Bid Amount Rs. 1,34,500/-
- d) Earnest money deposited  
at the fall of hammer. Rs. 33625/-
- e) Date of issue of  
demand letter for  
Rs. 100386/- 7.1.1982.
- f) Time given for  
depositing the  
balance amount. 30 days i.e. by 6.2.82.
- g) Actual date of  
payment.
- 1) Rs. 5000/- vide challan  
no. 13366 dt. 6.2.82.
  - 2) Rs. 10,000/- vide challan  
no. 13380 dated 1.4.82.
  - 3) Rs. 40,000/- vide challan  
no. 34368 dt. 24.12.82.
  - 4) Rs. 10,000/- vide challan  
no. 34368 dt. 24.12.82.
  - 5) Rs. 6500/- vide challan  
no. 34364 dt. 27.9.82.
  - 6) Rs. 10,000/- vide challan  
no. 34364 dt. 27.9.82.
  - 7) Rs. 19375/- vide challan  
no. 8313 dt. 3.10.84.

Plot No. C-1/44 Parshant Vihar was purchased by Smt. Veena Aggarwal in an open auction held on 20.11.81 for a sum of Rs. 1,34,500/-. The 25% of the bid amount was paid by her at the fall of hammer. After confirmation of the bid by the VC, DDA demand letter for balance 75% premium was issued to her on 7.1.82 with a clear stipulation that the amount may be deposited within 30 days from the date of issue of the letter. The purchaser did not deposit the premium, within the given time and a reminder dt. 23.2.82. was

Contd...../-

issued to her for depositing the amount of 75% premium within a weeks time from the date of receipt of the said letter alongwith interest @ 18% pa. for the belated period.

The purchaser vide her letter received on 11.2.82 submitted third copy of challan for Rs.50,00/- deposited on 6.2.82 and requested for grant of more time for the payment of balance premium. The purchaser vide letter dated 20.3.82 was again asked to pay the balance premium of Rs. 95,886/- alongwith interest @ 18% p.a. within a week's time from the receipt of the said letter. A final notice was also issued to her on 20.5.82 as she did not deposit the demanded amount alongwith interest. The purchaser deposited a sum of Rs. 10,000/- on 1.4.82 and Rs. 40,000/- on 15.4.82. A sum of Rs. 10,000/- was also deposited by her on 21.8.82 and requested for one months time for payment of the balance amount/premium. The case was processed further and vide his order dated 26.6.82, the then Commissioner(I) communi-cated to the purchaser vide letter dt. 21.9.82. The purchaser at her own deposited a further sum of Rs. 6500/- and Rs. 10,000/- on 22.12.82 and 27.9.82 respectively requested for restoration of the plot in her favour. The purchaser made the payment of Rs. 19375/- on 3.10.1984 and again requested for restoration of the plot in question.

The case for restoration was processed and vide his order dated 11.10.84, the then VC ordered that the allotment should be restored only as per the established procedure after due recoveries of penalties/ interest etc. Accordingly, a sum of Rs. 18933.50 ps. was demanded from the purchaser towards interest and restoration charges as per advice of the Finance vide letter dated 15.3.85. The said amount was to be paid within 10 days from the issue of this letter. The purchaser deposited the said amount on 12.6.85. The possession of the plot no. C-1/44 Parshant Vihar was handed over to the auction purchaser on 17.3.86. After issue of perpetual lease deed papers for stamping purposes, the case was again referred to Finance for verifying the recoveries.

The Finance opined that ex-post facto approval of the Government may be sought in the case as the total delay in payment was of 2 years and 8 months the Mazul Rules do not provide for extension of time upto the said period.

Since the VC, DDA is empowered to condon the delay upto 180 days in such cases the case required approval of the Govt. of India, Ministry of Urban Development at it is a departure from the existing rules as a special case.

Case No.4

- |   |  |
|---|--|
| a) Particular of plot                             | Plot No. BH-31 Shalimar Bagh<br>(Paschimi ). |
| b) Date of auction                                | 23.1.1986.                                   |
| c) Bid amount                                     | Rs.58200/-.                                  |
| d) Earnest money deposited at the fall of hammer. | Rs.17050/-.                                  |
| e) Date of issue of the demand letter.            | 8.4.1986.                                    |
| f) Time given for depositing the balance amount.  | 60 days i.e. by 7.5.86.                      |

Agenda item submitted separately for the approval of Vice Chairman, DDA.

The proposal is submitted for consideration of the authority.

R E S O L U T I O N

Consideration of this item was deferred.

Annex-

Shri K. Guha,  
Director (C.I.),  
Delhi Development Authority,  
Villas Garden, New Delhi.

Re: Cases about delayed payment of 75% of the shop.

I am directed to refer to your letter no. F51(2)/7-881.  
dated 11.1.89 on the subject mentioned above, and to say that  
the above Notification has been issued amending the DDI.  
(Disposal of Developed Nazul Land) Rules, 1981. According  
to the amendment, a provision has been added to Rule 2C as  
under:-

Provided that the Vice-Chairman may extend the  
last date 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.

It is presumed that the past cases will now be disposed  
of accordingly as the stand of DDI has been that such cases are  
to be dealt with under DDI (Disposal of Developed Nazul Land)  
Rules 1981 rather than DDI (Management & Disposal of Housing  
Estates) Regulations, 1968. I am to request you to confirm this.

Yours Faithfully

(R. JENDER SINGH)  
ORDER SECRETARY (DD)  
DEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR (C.I.)

NO. F. 1(36)/89/Imp1.

Dt. 2nd Feb., 1989

Copy of the above order is hereby forwarded for information &  
necessary action to:-

1. O.S.D. to V.C. for information.
2. Finance Member.
3. Chief Accounts Officer (10 copies for file).
4. Financial Advisor (Housing) (10 copies for file).
5. Deputy Director (C.I.).
6. Deputy Director (C.I.).
7. Deputy Director (R&H-LSB).
8. Deputy Director (OS).
9. Deputy Director (S&Res.).
10. Deputy Director (Industrial).
11. Deputy Director (L&S).
12. Addl. Commissioner (Lands).

(K. GUHA)  
Director (C.I.)

No. J-13037/41/82-DDIB/IA  
Government of India  
Ministry of Urban Development  
Delhi Division

New Delhi, dated the 13.2.1989

For office use only  
The Vice-Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
Indra, New Delhi.

Sub: Relaxation of time limit for payment of balance premium in respect of plot properties disposed of by the DDA under the DDA (Disposal of Development Land) Rules, 1981.

In continuation of this Ministry's letter of even number dated 6.2.1989, enclosing a copy of the Notification dated 27.1.89 on the above subject, and directed to forward herewith a list of 24 cases, involving delay in the payment of 75% of the bid amount. In some cases such cases may be examined on individual merits and in case they are found to deserve relaxation in the period of delay they may be placed before the authority and sent to Government with the approval/recommendation of the authority.

2. DDA's four files as mentioned in last No. 2 are returned herewith.

Yours faithfully,

(M.R. SINGH)  
Desk Officer.

Enclosed above.

Copy for each file mentioned in the list.

APPENDIX 'C' TO FORM NO. 22/LRM/97

Relaxation of time limit for payment of balance premium in respect of plot No. 5, C.C., Wazirpur Industrial Area. (F.No. 40(1) 83-Impl./CL) \*\*\*\*\*

P R E C I S E

M/s Time Properties & Promoters purchased Plot No. 5 in Community Centre, Wazirpur Industrial Area in the auction held on 12.11.82 for Rs. 24,95,000/-. The position of the case briefly is as under:-

- 1) Particulars of the plot : Plot No. 5, Community Centre Wazirpur Industrial Area : 12.11.1982.
- 2) Date of auction : Rs. 24,95,000/-.
- 3) Bid amount : Rs. 6,50,000/-.
- 4) Earnest money deposited : at the fall of hammer
- 5) Date of issue of the demand letter for the balance amount of Rs. 18,45,050/-
- 6) Time given for depositing the balance amount : 45 days, i.e. by 6th May, 1983.
- 7) Terms & conditions of the auction

According to clause vi(a) of the terms and conditions of auction, extension of time for payment of balance premium beyond the period prescribed may be allowed subject to charging the following rate of interest and time schedule:-

1. With interest @ 18% p.a. -30 days
2. With interest @ 27% p.a. -next 30 days
3. With interest @ 36% p.a. -next 30 days

Extension beyond the above period shall not be allowed under any circumstances.

A. 27.2.90  
No. 28  
SUB:



matter for shifting of the school with M.C.D. examined and it was decided that we may pursue the alternative site is allotted to them. The matter was handed over vacant possession of the plot or an that they are ready to withdraw the case if D.P.A. of the plot. The auction purchaser further represented D.P.A. not to proceed for cancellation of the allotment Law and obtained an injunction order restraining the purchaser also filed a civil suit in the court of of the plot was handed over to them. The auction prepared to make the payment provided the possession auction purchaser further mentioned that they were of the plot even after making full payment by them. The difficult for the authority to hand over physical possession primary school had existed on the plot and thus it became their letter dated 15.7.83 indicating that a Municipal premium, the auction purchaser made a reference vide 3. Instead of making the payment of the balance 75% allowed.

further mentioned that no further extension will be for the 1st, 2nd and 3rd month respectively. It was 90 days with interest at the rate of 18%, 27% and 36% allowed to make the payment of the balance premium within letter dated 7.5.1983 for a period of 3 months and they were the auction purchaser requested for extension of time with 2. In view of the above terms and conditions of auction,

REVENUE DEPT. OF M.C.D.  
- 12 -  
- 11 -

After making efforts, the Primary School was shifted in January, 1985 as per field staff report dated 18.1.1985. The auction purchaser was, therefore, informed by the Deputy Director (CE) vide letter dated 21.3.1985 that decision on their request will be taken by this office after the withdrawal of the Court Case from the Court of Law unconditionally. The auction purchaser, however, sent a reply vide their letter dated NIL received in the office on 18.4.1985 mentioning therein that they will withdraw the case unconditionally, but D.D.A. must follow the case quickly and possession of the plot be given to them without any further delay on payment of balance premium without interest. A clear reply was again sent to the party that their request will be considered only after the Court Case was withdrawn from the Court of Law unconditionally. The auction bidder sent a letter dated 26.6.1985 informing that as per D.D.A.'s advice they have withdrawn the Court case from the Court of law on 21.2.1986 and requested DDA to accept the balance premium of the plot and arrange to hand over the possession of the plot in question. The case was examined and a reference was made to the Government of India, Ministry of Urban Development vide letter dated 23.9.1986 wherein it was requested that the matter may be examined by the Ministry and necessary directions for relaxation of Nazul Rules, 1981 may be intimated to D.D.A.

The item was withdrawn. However, the authority desired that all such cases which are pending with the Lands Department be brought before the authority after detailed and due examination as to reasons for delay in payment, persons responsible for permitting payments etc. beyond the due date and other relevant factors.

# RECOMMENDATIONS

1. Regarding relaxation of time for payment of balance premium by charging interest at the rates fixed by the Government.
2. In view of the details of the case as mentioned above, the matter is placed before the authority for consideration and orders for making recommendations to the Ministry.
3. Keeping in view the details of the case as mentioned above, the matter is placed before the authority for consideration and orders for making recommendations to the Ministry.
4. However, the Ministry desired that recommendations of the Government be sought and communicated to the Ministry. The case was accordingly submitted before L.C. and the L.C. vide his minutes dated 17.5.88 recommended the case to the Ministry of Urban Development for relaxation of Rule 27, 29 and 32 under Rules 45 (3) (4) of the DDA (Disposal of Developed Land) Rules, 1981 for allowing the auction purchaser, i.e., M/s Time Properties & Promoters to deposit the balance 75% premium along with the interest charges.
5. The Ministry of Urban Development vide their letter No. U-13037/41/82-DDB/1A dated 13.2.1989 returned the case mentioning therein that the cases where the delay is more than 180 days, the case may be examined by the DDA on individual merits and in case they are found to deserve relaxation in the period of delay, they may be placed before the authority and sent to the Government with the approval/recommendations of the authority. Finance Deptt. has also been consulted.
6. Keeping in view the details of the case as mentioned above, the matter is placed before the authority for consideration and orders for making recommendations to the Ministry.

Sub: Recruitment Regulations for the post of Commissioner and  
cadre review of DDA Administrative Wing.

File No. F.7(335)87-PB.1.

## P R E C I S E

Recruitment Regulations for the post of Commissioner were placed before the Authority as per Agenda Item No. 22/GA/97 on 9.6.97 Appendix-A page 2-4. The Authority deferred the consideration of the item in view of the information that a Committee has been constituted under orders of Ministry of Urban Affairs & Employment to finalise the pay scale and Recruitment Regulations for the post of Commissioner and other posts in the administrative cadre.

The Committee constituted under the chairmanship of Sh. R.K. Tibhu, IAS (Retd.) Secretary, Govt. of India, has submitted its report on 22.8.97. A copy of the report is enclosed as Appendix-B page 5-60.

The report has been sent to the Govt. of India for their consideration. Meanwhile, it is requested that the Authority may accept the recommendations of the Committee in principle so that further action can be taken by the competent authority after the implementation of the recommendations of Fifth Pay Commission and Government's decision on the report of the Committee.

## R E S O L U T I O N

Sh. Sahab Singh Chauhan and Sh. Swroop Chand Rajan pointed out that the Recruitment Regulations of the post of Commissioners had not been finalised since inception and sought immediate implementation of the Fifth Pay Commission Report. The Vice-Chairman informed that a copy of the Report had already been sent to the Ministry because final decision in the matter had to be taken by the Government.

Formal approval of the Report by the Authority shall be taken up in its next meeting.

\*\*\*\*\*

ITEM NO. 46/GA/97  
A-3-9-97

ITEM NO. Sub:  
22/GA/97  
9.6.97

Appendix-A to Item No.46/GA/97  
Recruitment Regulations for the post of  
Commissioners in DDA.  
No. F. 7(335)/87/PB.I.

P R E C I S

In DDA, at present, there are 6 posts of Commissioners including the post of Commissioner-cum-Secretary. These posts are being operated in the scale of Rs.3700-5000/-. Recruitment Regulations have not yet been framed for these posts. However, at present, these posts are manned as under :

- |   |   |   |
|---|---|---|
| a) By deputation from Central Govt.<br>in the rank of Dy. Secy./Director. | : | 4 |
| b) By promotion from Directors of DDA Cadre.                              | : | 2 |

There was a proposal earlier from DDA that the pay scale of the post of Commissioner should be at par with the Chief Engineers/Commissioner (Planning). Accordingly, an agenda item No.101/93 was brought to the Authority in its meeting held on 27.7.93. The Authority decided as under :

"Ministry of Urban Development may be approached for deciding the scale of pay of the post of Commissioners in DDA in the light of scales of Rs.5900-6700/- already allowed to Chief Engineers in DDA. After resolving the issue, R.Rs may be again placed before the Authority".  
( Appendix \* Page No. 23 -24 )

The matter was followed with the Central Government.

3. The matter was again placed before the Authority in its meeting held on 19.8.94 (in the context of observations of GAG in its Report of 1991-92) with the proposal that the scale of Rs.4500-5700/- may be approved for the post of Commissioner in DDA. However, on being informed by Sh. A.P. Singha, Jt. Secretary, Ministry of

.....contd.

\*\*\*\*\*  
of this committee.  
request of the Vice Chairman, till finalisation of report  
consideration of this item was, therefore, deferred on the  
Administrative cadres.

for the post of Commissioners and other posts in the  
Affairs and Employment) to finalise the pay scales and RRs  
under orders of the Minister/Secretary, (Ministry of Urban  
Vice-Chairman informed that a Committee had been constituted  
his views on this item in a letter written to the L.G. The  
Sh. Swaroop Chand Rajan, M.A. mentioned that he had expressed

# R E S O L U T I O N

kind approval of the Authority.  
6. Proposal in para 4 and R.Rs are submitted for

(Appendix  
Page No. 25 - 26  
Proposed Recruitment Regulations are at

Rs.500/- - p.m.  
cadre along with deputation allowance of  
Commissioner will get the pay scale of their  
However, the persons coming on deputation as  
Rs.4500-5700/- with a special pay of Rs.500/-  
the pay scale of Commissioners be kept at  
Rs.5900-6700/-. It is, therefore, proposed that  
Principal Commissioner, who is in the scale of  
The Commissioners, at present, are reporting to

a) The Government has decided that the pay scale of  
Chief Engineers, Commissioner (Planning) and  
Chief Architect should be Rs.5900-6700/-.  
However, these cadres are different from that of  
Administration where the Commissioners are  
posted. There can be no comparison between two  
separate cadres.

view of the following :  
Recruitment Regulations for the post of Commissioner in  
reference made by DDA, it is proposed to finalise the  
4. Although Ministry has not yet decided on the  
decision in the matter.

Urban development that the Ministry was in process of  
taking a view in the matter, the Authority deferred  
decision on this item. Ministry has not taken any

5/12/1974

While confirming the minutes of the meeting of the  
Authority held on 9.6.97, Authority further amended/added  
the following paragraph of the minutes of the Item  
No.22/CA/97 vide Resolution No.30/CA/97, dated 16.7.97.  
The LG assured Sh.Sahab Singh Chauhan, M.A that  
the R.K. Tikku Committee Report shall be made available  
to the members within one month.

APPENDIX 'B' TO ITEM NO. 46/GA/97

August 22, 1997

Tikku Committee Report on Recruitment Regulations and pay scales of Commissioners and on Cadre Review of DDA's Administrative Wing

By Office Order No. F.7(335)87/PB-I/1057 dated 19-5-97, DDA constituted a group consisting of the following to conduct a proper Cadre Review of the Administrative cadres of DDA:

Constitution of the Committee

- (i) R K Tikku  
Retd Secretary [Coordination]  
Cabinet Secretariat & Establishment  
Officer, Government of India
- (ii) Principal Commissioner, DDA
- (iii) Commissioner-cum-Secretary, DDA
- (iv) Commissioner [Personnel], DDA

2 The Committee held its meetings on 29th May, 3rd June, 12th June, 10th July and 8th August, 13th August, 18th August, 20th August and 22nd August 1997. Discussions and meetings were also held by Sh Tikku with different functionaries of DDA on 24th July, 25th July, 28th July, 31st July, 1st August, 4th August, 7th August, 8th August and 12th August, 1997. The Committee presented its report on 22nd August, 1997.

First Cadre review since inception

3 The Committee noted that no cadre review had been held in the past for the Administrative Cadres of DDA. According to the guidelines of the Department of Personnel Govt. of India, cadre review exercises should ordinarily be conducted every 5 years as the cadre review is an important

*Tikku*



part of personnel management in any organisation. It plays a vital role in the smooth functioning of the cadre and in maintaining the morale of its members.

Maximising  
Efficiency.

While conducting the present cadre review, the Committee has tried to ensure that it should lead to the manpower projections at the time of the review and result in recruitment planning on scientific lines, aiming at the rationalisation of the existing cadre structures; which have over the years come up without any systematic or scientific base. Cadre review report has been presented with the aim of maximising efficiency and improving morale of the staff and officers to achieve better effectiveness of all levels.

The cadre review has been conducted on functional-cum-structural considerations giving due considerations to the duties and responsibilities at the relevant levels. While undertaking this review, the Committee has attempted to bring about congruence between functional needs and legitimate aspirations of the administrative cadres of DDA on the pattern of organised cadres and the DOP&T guidelines.

4 The Committee has noted that the Cadre review of the Administrative wing of DDA had been ordered by the Government while examining the recommendations of the Committee headed by the Finance Member, DDA constituted for finalising the recruitment regulations for the posts of Comms. Committee has therefore given its recommendations

Revised

Recommendations in Chapters A&B Independent of each other.

on different cadres of the administrative wing in a separate Chapter-B of this Report; and the recommendation on Commissioners are presented in a separate Chapter A of this report. Recommendations in Chapter-B can perhaps be accepted at different levels within DDA and may not perhaps require reference to the Govt of India. For that reason these recommendations have been compiled in a separate chapter. [Chapter-B]. Recommendations regarding RRs and the pay scales for the post of Commrs are given in this Chapter-A of the Report. Chapters A & B of the Report are independent of each other. Acceptance of recommendations in Chapter-B are not related to implementation of recommendations in Chapter-A as Chapter-A recommendations are based on the present cadre strength and not on the proposed strength of different cadres.

Recommendations in Part A are based on existing cadre strength.

5 As mentioned above, no cadre review has ever been held in the past in respect of administrative wing of DDA and it appears that the existing cadre strength of various cadres has remained more or less constant in the last 12 to 15 years. The Committee has noted that during this period, on the Engineering side, the posts of Chief Engineers have been increased from 2 to 9, the post of Superintending Engineers have increased from 10 to 34 and the number of Executive Engineers have gone from 61 to 144. Similarly, in the Accounts Wing of DDA, the number of posts of Dy Chief Account Officers and equivalent have gone up from 2 to 8 and the posts of Accounts Officers have gone up from 31 to 52.

No increase in Admn. cadres - DDA's Budget increased from 203 Cr. to 1299 Cr.

*Part A*

- 8 -

It is also pertinent to mention that during the same period the budget provision of DDA has gone up from 203 crore to 1299 crores.

#### CHAPTER-A

##### Tikku Committee report on pay-scale and Recruitment Regulations of Commissioners

I The Committee has noted that whereas the cadre restructuring and cadre strength of the Engineering wings of DDA is more or less linked to and is on the same pattern as that of the CPWD and DDA's Accounts and Finance cadres observe parity with the office of the ABCR and Planning and Architecture cadres draw parity with the TCPO to a large extent; DDA's Administrative Wing has not been linked to any other established parallel cadre in the Govt of India or the Govt of Delhi. In such a situation, therefore, whereas cadre review for all the ministerial cadres is now being recommended every 5-years, in tune with the recommendations of the 5th Pay Commission; it has also been felt necessary to recommend that cadre restructuring and the pay scale hierarchy of DDA Administrative cadres should be on the pattern of the MCD.

Group A services  
to have parity with  
MCD.

DDA being a Central Autonomous body with a budget of about Rs. 1300 crore should restructure its group-A cadres on the pattern of Central Group-A Services before the next cadre review.

P. S. M.

II Recommendations in this chapter are based on

existing cadre structure, pay scales the number of posts in the Administrative Cadres of DA as on date and are, therefore, not linked to acceptance of recommendations in

Chapter-B of this Report.

Recommendations in Chapter-A are based on

prevailing hierarchy in parallel cadres of DA, RAs and pay-scales of equivalent and comparable posts in similar work - cultural organisations like MCD and the pyramidal structures retained by the Govt of India at the parallel levels and by the MCD with UPSC's approval over the years.

Norms, guidelines and the recommendations of the

5th Pay Commission on various issues have been kept in view

by this Committee while making recommendations regarding RAs and the pay-scales of the post of Comms. Recommendations

of the Committee are also in line with the DOP&T guidelines on cadre reviews and restructuring. Committee has also

studied recommendations of the Estimates Committee of the Parliament given in March, 1997 on the subject.

Guiding factors for Recommendation No. 1 regarding pay scales of Commissioners

III The Committee has noted that there have been

following different proposals about the pay-scales of

Comms:

- [i] these should be at par with the other heads of departments of DDA i.e. Commissioners should have same scale of pay as DDA's Chief Engineers, Commr [Plg] and Chief Architect.
- [ii] Commissioners should have parity with the scales given to the departmental officers of the MCD (being a similar and parallel organization) and because scales in feeder cadres in DDA and MCD are the same,
- [iii] scales should be on the pattern of equivalent officers of Central Sectt Service,
- [iv] Commissioners' scales should have parity with Central Group-A Services, DDA being a Central Government Autonomous body.

Recommendations of previous Committees

IV Having learnt that several high level Committees in the past have earlier examined this issue in detail, the Committee also studied recommendations of these Committees, as detailed below:

Committee headed by  
Sh. Deep Chand  
Sharma/Sh. Ram Lal  
(Members of the  
Authority).

- [a] This Committee was constituted by the Authority in its meeting held on 21-9-1987 to finalise the RRs of various posts in DDA. Recommendations of this Committee were accepted and RRs of a number of posts were notified.

*Page*

Committee headed by  
Sh. S.K. Mishra,  
Finance Member.

For Commissioners' RRs, however, the Committee comprised of Finance Member, Engineer Member, Commissioner [Housing] and Director [Personnel]. This Committee gave its report and made following recommendations:

[i] Directors with 8 years of service should be eligible for promotion to the post of Commissioners.

[ii] 50% posts of Commissioners should be reserved for the departmental officers.

[iii] Pay scale of Commissioners should be Rs. 4500-5700/-.

This structure was proposed 10 [ten] years back, in June, 1987.

Committee constitut-  
ed by LG, headed  
by Finance Member.

[b] Recommendations made in June 1987 were never put up to the Authority. After about 4 years another Committee was constituted on 1-4-91 by the LG. This Committee was to be headed by the new Finance Member, DDA. The Committee was advised to submit its report directly to the Authority.

This Committee took two years and gave its report on 3-6-93 [Annexure 11. Major recommendations of this Committee were:

*R.H.*

[i] promotion quota to the posts of Commrs should be initially 40%, to be gradually increased to 50%,

[ii] officers with a "total service" of 17 years in group-A, out of which 9 years should be at the level of Director in DDA, should be eligible for promotion,

[iii] pay scale of the post of Commr should be Rs. 5900-200-6700,

[iv] Commrs' pay scale should have parity with the scales of other departmental heads in DDA,

[v] DDA's Commrs should draw parity with the Dy Commr/Addl Commr of MCD who too are promoted from the scale of Rs. 3700-5000, as in the case of DDA Commissioners.

This Committee notes that the scale of Rs. 5900-6700 to DDA Commrs was recommended by this Committee on 3-6-93. This report has, however, not been put up to the Authority.

Scale of Rs. 5900-6700 for Commissioners was recommended on 3.6.93.

Decision of the Authority.

[c]

RRs of the post of Commrs were placed before the Authority for the first time in its meeting held on 27-7-93 [Annexure 2]. The Authority was not apprised of the recommendations of any of the above Committees. Agenda note did not propose any pay scale and left the decision on pay scale of the

P. J. J.

post to the Authority. The Authority examined the issue whether Commissioners' scales should have parity with the scales of DDA's Chief Engineers and finally decided:

"that the Ministry of Urban Development may be approached for deciding the scale of the post of Comrs in DDA in the light of the scales of Rs. 5900-6700 already allowed to the Chief Engineers in DDA. After resolving the issue, RRs may be again placed before the Authority."

The issue was again placed for discussion in the Authority meeting of 9-8-94 when the pay scale of Rs. 4500-5700 was proposed in the agenda note. This proposal was not in line with the Authority's recommendations in the meeting of 27-7-93 and with the stand communicated by DDA to the Government on 3-8-93. The Authority did not take any fresh decision as the Jt Secretary of the Ministry, Shri A P Sinha informed the Authority that "the Ministry was in the process of taking a view in the matter". [Earlier recommendations of the Authority were already under consideration of the Ministry].

The matter continued [d] to be unresolved.



Scales of other  
heads of Deptt.  
also reduced.

V In another related development, the Ministry directed DDA on 21-4-75 and down-graded the pay scales of Commr[Plg.] and Chief Architect from Rs.5900-6700 to Rs. 4500-5700.

Chief Engineers  
scales reduced.

The Ministry also issued a direction to DDA on 15-5-75 reducing the pay scale of DDA's Chief Engineers from Rs.5900-6700 to Rs. 4500-5700. The Ministry in a way provided parity of scales to the Commissioners by downgrading CE's scale to Rs. 4500-5700.

Scale of Rs. 5900-  
6700 restored to  
CE's and other  
Heads of Deptts.

VI The Govt however, on 16-9-76 withdrew its Direction and restored the scale of Rs. 5900-6700 to all these heads of departments. The scale of Rs. 5900-6700 to CEs thus became effective from 1-7-89, to the Commr [Plg] from 29-3-89 and to the Chief Architect with effect from 19-12-90. The Govt, did not however take any decision on the Authority's resolutions regarding the pay scale of Commissioners.

VII Other Important details for Recommendation No.1  
regarding pay scales of Commissioners!

Comparison with  
MCD cadres.

The Committee has also collected the following information about the cadre structure and promotional avenues in MCD, which is functionally the nearest parallel model:

3 posts at the  
level of Rs. 5900-  
6700 since 1.7.91

[i] On completion of 3 years of service in the pay scale of Rs. 4500-5700, Administrative Wing

*R. J. M.*

Officers of MCD are placed in the scale of 5900-6700. This provision has been introduced in MCD with effect from 1-7-91, later ratified by the UPSC on 17-3-92. MCD has thus provided 3 posts at the level of Rs. 5900-6700 since 1-7-91 for its departmental officers on completion of 3 years of service in the scale of Rs. 4500-5700. MCD has provided 3 posts at the level of Rs. 5900-6700 against 6 departmental posts at the level of Rs. 4500-5700. Against this DDA has 9 posts at the level of Rs. 4500-5700 for departmental officers of Administrative Wing with no post at the level of Rs. 5900-6700.

Automatic upgradation to Rs. 5900-6700 even when MCD base is small

[iii]

MCD has 23 posts in the scale of Rs. 3000-4500 and 10 posts in the scale of Rs. 3700 - 5000. It has 6 posts for departmental officers in the scale of Rs. 4500-5700 against which 3 posts are automatically upgraded to the scale of Rs. 5900-6700 on completion of 3 years of service by the departmental officers in the scale of Rs. 4500-5700.

DDA with 9 posts in Rs. 4500-5700 has no post in 5900-6700

[iii]

DDA has a much larger base having 41 posts in the scale of Rs. 3000-4500 and 13 posts in the scale of Rs. 3700-5000 and 9 posts for departmental officers in the scale of Rs. 4500-5700 in the Administrative Wing alone. It has, however, made no provision for upgradation of any of these 9 posts to the level of Rs. 5900-6700, as being done in MCD since 1-7-91.

*Ratified*

*Final*

On the introduction of selection grade in DDA, on the pattern of the Government of India, DDA has 9 posts in the pay scale of Rs. 4500-5700 since 1-1-86. DDA Directors who are in the scale of Rs. 3700-5000 get the scale of Rs. 4500-5700 on completion of 14 years of service in group-A. DDA has thus two categories of departmental Directors, one in the scale of Rs. 3700-5000 and second in the scale of Rs. 4500-5700. At present out of 8 departmental Directors in DDA two are in the scale of Rs. 4500-5700 and 6 are in the scale of Rs. 3700-5000. Next year, one more Director will be upgraded to

[iv]

In DDA - Commr. -  
2 Directors are in  
the same scale  
of Rs. 4500-5700

The Committee has also noted that DDA appointed two of its seniormost officers as Commrs about 4 years back on the advice of the Ministry. These officers entered the pay scale of Rs. 3700-5000 more than 14 years back and have been in the scale of Rs. 4500-5700 for more than 5 years. The Committee noted that similarly placed officers in MCD and DDA have been placed in the scale of Rs. 5900-6700 many years back without same avenues being available to DDA's Commissioners of Administrative Wing.

[iv]

Extreme stagnation  
in DDA/Comparison  
with MCD/CBs of  
DDA.

DDA Commissioners  
yet to be given  
the scale of the  
post.

the level of Rs. 4500-5700. In addition to 8 departmental Directors, there are 5 Directors on deputation who draw the pay scale of Rs. 3700-500 or Rs. 4500-5700 as per admissibility in their parent department. DDA has a total of 13 Directors in the pay scales of Rs. 3700-5000 and Rs. 4500-5700.

Commissioners and Directors must be in different scales.

(vi)

The Committee feels that it is imperative that the Commissioners are given the next higher scale of pay which is Rs. 5900-6700. This is necessary to maintain desirable difference between the reporting and the supervisory levels. On an average, two Directors and 7 Dy Directors report to one Commissioner. Presently DDA's Directors and Commissioners are in the same scale of pay.

Model Cadre Scale structure laid down by 5th Pay Commission

(vii)

Model cadre structure envisaged in the 5th Pay Commission Report is as under:

	Age of senior duty posts	Mandatory eligibility for grant of the grade
Senior Time Scale [STS]	30	5th year
Junior Administrative Grade [JAG]	30	9th year
Selection Grade [SG]	20	14th year
Senior Administrative Grade [SAG]	17	17th year
Higher Administrative Grade [HAG]	3	25th year

Patel

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Ideal Cadre struct-  
ure for DDA's  
Administrative Wing

Even though the DDA cadre strength has about 200 posts at the level of Supdt/Section Officer and above, it does not have a single post at the level of senior administrative grade i.e. equivalent to a joint Secretary in the Central Secretariat. Since the organisation is headed by an officer of the level of Additional Secretary to the Government of India, with the Lt. Governor being its Chairman, the Committee feels urgent necessity of posts in the Administrative Wing in the scale of Senior Administrative Grade. Moreover, there being as many as nine posts on the Engineering side in the senior

DDA base larger than  
MCD: yet no post  
in Rs. 5900-6700.

VIII

DDA has 41 posts of Dy Directors in the grade of Rs. 3000-4500, 13 posts of Directors in the grades of Rs. 3700-5000 and Rs. 4500-5700 and 6 posts of Commissioners.

As per the model cadre structure, the officers who started with group A scale of Rs. 2200-4000 are to be eligible for the scale of Rs. 5900-6700 in the 17th year. DDA Administrative Wing group-A service starts at the level of Rs. 3000-4500. Ideally speaking, DDA group-A officers who start at a much higher scale should be given the scale of Rs. 5900-6700 on entering 17th year from the date of their entry to the group A level, as proposed by the 5th Pay Commission.

administrative grade, the ideal cadre structure on the administrative side should have been that all the posts of Commissioners should be in the senior administrative grade so as to maintain balance and parity between Administrative and Engineering Cadres. Similarly all the posts of Directors in DDA should be equated with Director in the Central Secretariat and of Dy. Directors with Dy. Secretary. However, the Committee leaves this suggestion to be considered by the next Cadre Review Committee.

No implications  
on the working  
relationship with  
Principal Commi-  
ssioner.

IX

The Committee also examined the possible implications of sanction of the scale of Rs. 5900-6700 to Comms on the working arrangements in DDA with the Pr. Commissioner who too is in the scale of Rs.5900-6700. The Committee studied the working environment, work delegation and functional hierarchy in DDA and noted that 9 Chief Engineers in the pay scale of Rs.5900-6700 report to the Engineer Member who too is in the same scale. Commr [Plg] and Chief Architect, DDA too are also in the same scale as that of Engineer Member and they are accountable to EM for several functions.

The Committee also noted that members of the Authority are in the pay scale of Rs. 5900-6700 and there has been smooth functional relationship between them, the Principal Commissioner, all the

P. S. Ch

12/11/71

Keeping in view the functional requirements of the posts of Comms who have to interact with the senior-most functionaries of the Govt of India, Govt of Delhi, the Parliament, the State Legislature, the National Press and the fastly

Commissioners  
Recommendation No. 1 regarding pay scales of existing

the same scale of Rs. 5900-6700.  
Chief Executive, on a number of occasions, is in example is very appropriate since there even the functional difficulties all these years. MCD of Rs. 5900-6700 since 1-7-91 without any Administrative Wing have been given the pay scale example. In MCD 3 departmental officers of the studied by the Committee taking MCD as a very fine functional relationship aspects have also been creation of new posts.  
interchangeable as in MCD and will not amount to and Rs. 5900-6700 shall be functionally them. Comms' posts at the level of Rs. 4500-5700 Commissioners is being recommended as personal to functional difficulties. Moreover, the scale to the DDA Comms will not result in any administrative or firm view that pay scale of Rs. 5900-6700 to the of Rs. 5900-6700]. The Committee, therefore, is of Architect [all the officers are in the same scale Chief Engineers, Commr [Pig] and the Chief

expanding urban populace, and keeping in view all the facts given in paras IV to IX above, this Committee recommends that the scale of Rs. 5900-6700 should be released on personal basis to both the DDA Comms who were appointed as Commissioners in 1993. The scale should be given from the respective dates on which they completed 5 years of outstanding service in the pay scale of Rs. 4500-5700. This recommendation is in line with the proposed Recruitment Regulations.

Since initial pay scale of Rs. 4500-5700 being proposed to the Commissioners is the same as being drawn by senior-most Directors of DDA, the Committee has, therefore, recommended the scale of Rs. 5900-6700 on completion of a total outstanding service of 5 years in the scale of Rs. 4500-5700 without specifying any fixed number of years of service as Commissioner. It is, however, imperative for the applicability of this provision that the officer must have been duly appointed/promoted as a Commissioner. This is so because updation to the next scale of Rs. 5900-6700 has been linked to the total number of years of service in the next below scale of Rs. 4500-5700 and to the fact that the officer has been appointed/promoted as a Commissioner.

Even after acceptance of this recommendation DDA Commissioners shall still not be at par with their counterparts in MCD who were given this scale with effect from 1-7-91 or with their colleagues in DDA who were given this scale with effect from 1989.



DDA norms still  
stiffer than MCD.

The Committee could have recommended these scales on completion of 3 years of service by DDA Commissioners in the scale of Rs. 4500-5700, as in the MCD, but has decided to observe stiffer norms of 5 years of outstanding service in the scale of Rs. 4500-5700 by DDA officers; DDA being a Central autonomous body.

DDA Commissioners'  
norms still stiffer  
than DDA Chief  
Engineers.

The suggestion that the scale of Rs.5900-6700 be given to Commissioners on the pattern of Chief Engineers without requiring a fixed number of years of service at the level of Rs.4500-5700 as in case of Chief Engineers has also not been agreed to, as the Committee decided to be guided by the norms adopted by the MCD, as mentioned above.

Recommendations are  
below the norms  
adopted by MCD/  
Engineer cadres  
of DDA and the Model  
cadre structure

Above recommendations are based on the existing sanctioned strength of the Administrative Wing. On the acceptance of the above recommendation the scale of Rs. 5900-6700 shall be admissible only to two officers of DDA's Administrative Wing against the MCD where 3 officers of the Administrative Cadres are getting this scale since 1-7-91. Engineering/Planning Cadres are getting this scale for the last more than 8 years. Model cadre structure proposed by the 5th Pay Commission if strictly adopted in DDA will provide 9 posts in the pay scale of Rs. 5900-6700 in DDA's Administrative Wing, against the Committees recommendations of upgradation of 2 posts, without new creation of posts.

P. J. M.

Recommendation regarding Recruitment Regulations

Estimates Committee  
Recommendations.

[A] The Committee had the privilege of studying proceedings of the Estimates Committee of the Parliament which examined DDA during the years 1993 to 1996. Estimates Committee examined the job requirements of the posts of Commrs in detail and has made following major recommendations in its report given in March, 1997:

- [i] Recruitment Regulations should be finalised without any delay.
- [ii] Deputation posts may be filled up from departmental officers as far as possible.
- [iii] All departments should be headed by technically qualified personnel.

The Committee, therefore, feels that ideally speaking only those officers who have sufficient experience in the field of Urban Development should be taken on deputation. Estimates Committee has laid strong emphasis on technical qualifications for all such posts. However, keeping in view the difficulty in identifying such personnel, the Committee is of the view that preference should be given to the officers having experience in the field of Urban Development.

P. S. M.

All posts of Commissioners should be equal.

[B] The Committee is also of the view that there cannot be any distinction between the posts of Commrs filled up by way of deputation or promotion. All posts of Commissioners have to be inter-changeable. Apart from causing functional difficulties, compartmentalisation of promotional and deputation posts is perhaps legally untenable. VC, DDA has for functional reasons already requested the Government that assignment of work amongst Commrs should be left to the management. It is, therefore, felt that assignment of duties amongst Commissioners should be left to the VC/LG/Authority. Appointment by way of deputation or promotion should not be made against specific posts.

Percentage of deputation.

[C] The Committee is of the view that three out of 6 posts, including that of Secretary DDA, should be filled up through promotion and the remaining 3 posts by way of deputation. In MCD too this ratio is 50:50.

Deputation by Central Staffing Scheme.

[D] Whereas in MCD appointments against deputation posts are made by the MCD itself, the Committee feels that in DDA the present procedure of making appointments on deputation by way of Central Staffing Scheme with the approval of the ACC could continue from amongst Central Group-A officers eligible to be appointed as Director in the Govt of India.

*Patel*

Proposed norms  
are stiffer than  
MCD.

[C] Promotional posts should be filled up strictly by selection from amongst the DDA Directors drawn from all cadres including Director [PR] and Director [Systems] on completion of 10 years of service. Here too the Committee is proposing stiffer norms in comparison to MCD where this eligibility period is 7 years.

#### Recommendation No. 2

Keeping all the above factors in view, the Committee recommends RRs for the post of Commissioners in DDA as in Annexure 3 of this report. Recommendation number 1 at page number 16 of this chapter, regarding pay scales of existing Commissioners, has been made in accordance with these RRs.

#### Recommendation No. 3

The Committee has noted that during the last 40 years of DDA's existence, recruitment regulations of these post of Comms could not be finalised; although time bound schedules were fixed by the LG, Authority and the Govt of India on a number of occasions. The same must now be accepted as per recommendations of this Committee without any further delay as Comms are the heads of departments in the Administrative Wing of DDA and from them flows the hierarchy of all the other cadres, down the line.

COMMISSIONER CPJ  
[ARVIND KUMAR]

PRINCIPAL  
[S K SHARMA]

TR & LK  
RETD SECY (COORDN)  
CABINET SECT & ESTABLISHMENT  
OFFICER, GOVT OF INDIA  
[V M BANSAL]  
COMMR-CUM-SECY

CAG and the Estimates Committee of the Parliament have also desired early finalisation of recruitment regulations. Estimates Committee in their report of March, 1997 has even sought a compliance report in the matter. The Committee, therefore, expects that all its recommendations regarding recruitment regulations and pay scales of Comms will now be expeditiously accepted. Recommendations of this Committee shall perhaps be the final attempt in this direction.

The Recruitment Regulations Committee under the Chairmanship of Finance Member met on 24.1.93.

11-2-93 and 1-6-93 to finalise draft recruitment regulations for the post of

Commissioner in DDA. The following were present :-

1. Shri K.N. Khandelwal, Finance Member : Chairman
2. Shri S. Roy, Commissioner (L.D.) : Member
3. Shri Ranbir Singh, Secretary : Member
4. Shri P.N. Gupta, Commissioner (Pers.) : Member Secretary

2. The Committee was informed that at present there are five sanctioned posts of Commissioners in DDA viz. Commissioner (Land Disposal), Commissioner (Land Management), Commissioner (Housing), Commissioner (Personnel) and Commissioner (Systems & Training).

3. The Committee was further informed that Government of India, Ministry of Urban Development vide OM NO. A-11011/12/91-DDIA(part) dated 13th March, 1992 has issued directions under Section 41(1) of the Delhi Development Act that Authority shall appoint against the post of Commissioner (Lands), Commissioner (Housing) and Commissioner (Personnel) such officers whose names have been duly approved by the Ministry of Urban Development and by the Appointments Committee of the Cabinet.

4. At present the channel for the promotion of Commissioner is as under :-

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8. In DDA the scale of pay of the post of Chief Engineer, Commissioner(Planning) and Chief Architect has been revised to Rs.5900-6700/- whereas no decision has been taken for the post of Commissioner. A parity between two is desirable

7. In DDA and in similarly placed organizations, a parity is maintained in status and pay scale between the Engineering Wing and other wings via-a-via Management Wing.

6. The posts exempted were Commissioner (Housing), Commissioner(Lands), and Commissioner(Personnel). It was also pointed out that the posts of Commissioner(Systems & Training) and Commissioner (Land Management) have been re-designated at a later date i.e. after the exemption was sought from the Government of India.

5. The Government of India, Ministry of Personnel, PG and Pensions, Department of Pension & PW vide their letter No.4/24/88/P&PW(D) dated 23.8.1988 has exempted the posts of Commissioners from the rule of "immediate absorption" for a period of 5 years from 23.8.1988.

Commissioner  
 Director  
 Deputy Director  
 Assistant Director  
 Superintendent  
 Assistant  
 U.D.C.  
 L.D.C.

Res. / U.D.C.  
 LDC cum - N.A. & N.A.  
 91-100000  
 & words for the details  
 3/6

from several angles. We are, therefore, of the considered view that the scale of the pay of the post of Commissioner in DDA should be raised to Rs.5900-200-6700/-.

9. For promotion to the post of Chief Engineer, an officer is required to put in at least seven years of service at the level of Superintending Engineer and eight years of service at the level of Executive Engineer. In IAS etc. an officer is considered eligible for promotion to the scale of Rs.5900-200-6700/- only after 16 years of service. The parallel post on the Management side would be Deputy Director and Director.

10. In Municipal Corporation of Delhi, an officer with a total service of 9 years in scales of Rs.3700-5000/- and Rs.4500-5700/- are considered for appointment to the post carrying the scale of pay of Rs.5900-200-6700/- and designated as Additional Commissioner.

11. Accordingly, we recommend that before an officer is considered for promotion from DDA he should have put in 9 years of service at Director level and together he should have put in 17 years of service.

12. After considering the fact that there has to be a proper balance in the interest of efficient running of DDA with induction of fresh blood from outside on deputation basis through ACC and the need for encouraging local cadre and provide them assurance of suitable prospects to boost up their



morale, the committee felt that out of 5 posts of Commissioners 2 posts may be filled up by promotion from the DDA administrative cadre. In future if the number of post of Commissioner is increased at any stage, then the number of promotion quota posts could be increased to 50%.

*This should only be taken into consideration in the light of the educational qualifications required for the post of Commissioner.*  
2/6/53

13. We have also considered the fact that in DDA promotion is made from level of LDC onwards to various posts and a minimum qualification of graduation is required for promotion to the post of Director. We have taken into consideration various requirements of the post at Commissioner level. Preference may be given to such officers who have acquired Post Graduate Degree or Professional Degree like M.B.A. or LL.B. etc.

14. Accordingly, recruitment regulations for the post of Commissioners are placed below.

*Encl'd 16 remarks in margin*

*Indu Singh*  
(S. Roy)  
Commissioner (LD)

*W. Singh*  
(Ranbir Singh)  
Secretary

*P. N. Gupta*  
(P. N. Gupta)  
Commr. (Persl.)

*Remarks of some have a force and taken into account in the draft of Recd. Rules.*  
(K. N. Khandelwal)  
FINANCE MEMBER  
3.6.53

*Ranbir*

ITEM  
NO.

101/93

A-27.07.93

Subj: Recruitment Regulation for the post of  
Commissioner.

No. P.7(335)/87-PB-I.

P R E C I S

In DDA, at present, the following post of Commissioner  
are sanctioned :-

1. Commissioner (Personnel)
2. Commissioner (Housing)
3. Commissioner (Land Disposal)
4. Commissioner (Land Management)
5. Commissioner (Systems & Training)

2. At present the scale of pay of the post is Rs. 3700-  
125-4700-150-5000/- plus special pay of Rs. 500/- per  
month. Officers appointed as Commissioners are drawing  
pay in their own scale of pay.

3. The Government of India was earlier requested to  
upgrade the post of Commissioner in DDA and to keep  
parity between various departments of the D.D.A. i.e.  
the pay scale of the post of Commissioner should be  
brought at par with the Chief Engineer/Commissioner(plann-  
ing). Accordingly, in the proposed recruitment regula-  
tions placed at (Appendix 'O' to page No. 81-83)  
the column scale of pay has been left blank.

4. So far, the posts of Commissioner have been filled  
by transfer on deputation from I.A.S. Officers either  
from Union Territory Cadre or from other cadres.

5. The Government of India vide O.M. No. K-11011/12/  
91-DDIA (Pt.) dated 13.03.1992 issued directions under  
section 41(1) of the Delhi Development Act, 1957  
that the post of Commissioner (Lands), Commissioner(Hous-  
ing) and Commissioner (Personnel) will be filled only  
from such officers whose names have been duly approved

*W. S. M.*

by the Ministry of Urban Development and by the Appointments Committee of Cabinet. Copy of the letter is placed at (Appendix 'p' to page No. 84)

6. The Appointing Authority for the post of Commissioner in DDA is Lt. Governor, Delhi/Chairman, DDA in terms of S.O. No. 3987 as published in the Gazette of India dated 8.12.1979.

7. In the proposed recruitment regulations, it has been provided that 3 posts <sup>of</sup> Commissioner will be filled by transfer on deputation and 2 posts by promotion failing which by transfer on deputation. For promotion, Directors working in DDA who have put in atleast 8 years of service in the grade of Rs. 3700-125-4700-150-5000/- or Rs. 4500-150-5700/- and possess the minimum educational qualification of a Bachelor Degree from a recognised university have been made eligible. It has also been mentioned that preference will be given to such of the candidates who have Post graduate qualification or a degree in Law or M.B.A. or some specialised qualification equivalent to Post graduate level.

8. The recruitment regulations as approved by the Authority will also require the approval of the Central Govt. in terms of Rule 3(4) of the Delhi Development (Miscellaneous) Amendment Rules, 1981, before they are implemented.

9. The Authority may consider and approve the above proposal.

#### R E S O L U T I O N

After detailed discussion, the Authority decided that the Ministry of Urban Development may be approached for deciding the scale of post of Commissioners in the DDA in the light of the scales of Rs. 5900/- to 6700/- already allowed to the Chief Engineers in DDA. After resolving the issue R.Rs may be again placed before the Authority.

\*\*\*\*\*

RECRUITMENT REGULATIONS FOR THE  
POST OF COMMISSIONER  
IN DELHI DEVELOPMENT AUTHORITY

- |    |   |  |
|----|---|--|
| 1. | Name of post  | Commissioner                                     |
| 2. | No. of posts  | * 5  |
| 3. | Classification  | * subject to variation<br>dependent on workload. |
| 4. | Scale of pay  |  |
| 5. | Whether selection post<br>or non-selection post.  | Selection  |
| 6. | a) Age limit for direct<br>recruitment.   | Not applicable                                   |
|    | b) Whether benefit of any<br>added years of service<br>admissible under Rule 30<br>of CCS (Pension) Rules,<br>1972.   | Not applicable                                   |
| 7. | Educational and other<br>qualifications required<br>for direct recruitment.   | Not applicable                                   |
| 8. | Whether age and educa-<br>tional qualifications<br>prescribed for the<br>direct recruits will<br>apply in the case of<br>promotees and deputat-<br>ionists. | Not applicable                                   |
| 9. | Period of probation,<br>if any.   | Two years.                                       |

.....contd.

*R. S. Me*

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.
- By transfer on - 3 posts  
deputation.
- By promotion - 2 posts failing which by transfer on deputation.
- Note: If a departmental candidate is selected against the post required to be filled by transfer on deputation then such a candidate will be treated to have been promoted.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.
- Deputation
- Transfer on deputation from IAS officers appointed to JAG/Selection Grade.
- Promotion
- i) From Directors in DDA who have put in atleast 8 years of service in the grade of Rs.3700-125-4700-150-5000 or Rs.4500-150-5700 and possess the minimum educational qualification of a Bachelor Degree from a recognised University.
- ii) Preference may be given to such of the candidates who have Post-graduate qualification or a degree in Law or M.B.A. or some specialised qualification equivalent to Post-graduate level from a recognised university/institute.
12. If a DPC exists what is its composition.
- i) Vice-Chairman - Chairman  
ii) Engineer Member - Member  
iii) Finance Member - Member  
iv) Principal Commissioner - Member
13. Saving
- Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for Scheduled Castes and Scheduled tribes, Ex-servicemen and other special categories or persons in accordance with the orders issued by the Central Govt. Delhi Development Authority from time to time in this regard.

.....contd.

Page

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

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

14. Disqualification

15. Power to relax

From pre-para.

Annexure 3

RECRUITMENT REGULATIONS FOR THE POST OF COMMISSIONER IN DELHI  
DEVELOPMENT AUTHORITY

- |   |                  |   |
|---|------------------|---|
| 1 | Name of the post | Commissioner/Secretary                              |
| 2 | Number of posts  | 5 Commissioners and one post of Secretary [total 6] |
| 3 | Classification   | Group-A   |
| 4 | Scale of pay     | I <u>Departmental Commissioners</u>                 |

Departmental Commissioners on their initial appointment/promotion, shall continue to be in the pay scale of Rs. 4500-150-5700 which is present scale of Directors [Selection Grade], DDA and Deputy Commissioners, MCD and the pay scale of Rs. 5900-6700 shall be released to them from the date they completed a total of 5 years of combined outstanding service in the pay-scale of Rs. 4500-150-5700, as personal to them.

Number of posts at the level of Rs. 5900-6700 interchangeable with the posts in the pay-scale of Rs. 4500-5700 shall be restricted to 2 for the departmental officers.

II Commissioners on deputation

They shall draw the pay scale as per their terms of appointment and as per instructions of the DOP&T and the Ministry of Urban Affairs and Employment.

- |   |  |                |
|---|--|----------------|
| 5 | Whether selection post or non-selection post   | Selection      |
| 6 | [a] Age limit for direct recruitment   | Not applicable |
|   | [b] Whether benefit of any added years of service admissible under rule 30 of CCS [Pension] Rules, 1972                              | Not applicable |
| 7 | Educational and other qualifications required for direct recruitment   | Not applicable |
| 8 | Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists | Not applicable |

*Rule*

- 9 Period of probation, if any 2 years
- 10 Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods [i] 3 posts by promotion failing which by transfer on deputation.  
[ii] 3 posts by transfer on deputation.
- 11 In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made I Promotion  
All Directors in DDA with ten years of combined service in the grades of Rs. 3700-125-4700-150-5700 and Rs. 4500-150-5700 shall be eligible for promotion as Commissioner/Secretary.  
II Transfer on deputation  
[i] Officers of the IAS/Central Group-A Services eligible for appointment as Directors in the Govt of India.  
[ii] Preference shall be given to those officers having background in the field of Urban Development,  
[iii] Appointment to be made through the Central Staffing Scheme, with the approval of the ACC.  
[i] Vice Chairman - Chairman  
[ii] Engineer Member - Member  
[iii] Finance Member - Member  
[iv] Principal Commr - Member  
[v] Commissioner[P] - Convener
- 12 If a DPC exists, what is its composition for departmental promotions
- 13 Saving Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for Scheduled Castes and Scheduled Tribes, Ex-service-men and other special categories of persons in accordance with the orders issued by the Central Government, from time to time in this regard.
- 14 Disqualification No persons who has entered into or contracted a second marriage when his/her spouse is alive.
- 15 Power to relax No relaxation.

R. M. H.



\* The posts in the scales of Rs. 4500-5700 and Rs. 5900-6700 shall be functionally inter-changeable as in MCD where these provisions of Recruitment Regulations have been approved by the UPSC.

\* Authority approving similar pay scale for Commissioner in 1976

The Committee has noted that there was a post of Commissioner [Implementation] in DDA and Recruitment Regulations of this post were approved by the Authority on 4-7-76. The Authority at that time approved the pre-revised pay scale of Rs. 1600-100-2000-125-2250 for this post and the post could be filled up both by way of deputation or by way of promotion from amongst the Dy Commissioners/Directors in DDA in the scale of Rs. 1300-1800, by way of selection. The Committee thus noted that even in the year 1976, the Authority had taken a decision to place the post of Comms in DDA in level-II of Senior Administrative Grade which now is Rs. 5900-6700. This post was later kept in abeyance.

R. S. S.

August 22, 1997

CHAPTER-B

Tikku Committee report on cadre review of DDA's Administrative Wing

1 The Personnel Division of DDA has furnished to the Committee the details of the existing sanctioned posts in the Administrative Wing of DDA as given in Annexure 7.

In order to do a comparative study, the Committee obtained information about the details of the Administrative Wing of the MCD where promotions beyond a level are through the UPSC. The Committee also obtained information about the posts, their cadre strength and comparative figures in the Central Secretariat Services. Comparative study of these two comparative cadres forms the basis of this chapter. These two bodies were chosen on account of functional parity and hierarchical and administrative parance which DDA Admn. cadres have been consciously or unconsciously observing.

2 Besides considering the data about equivalent posts in parallel organizations, the Committee also considered the position brought out in a recent study by the DDA about the extent of stagnation in the ministerial, revenue and some other cadres of DDA based on which the Authority took certain decisions for some of the categories. The Committee also considered the representations received in the recent past from various Unions and Associations of DDA on the issues relevant to the report of this Committee.

*Ratna*

Ministerial Staff

3 DDA has at present a sanctioned strength of 1373 LDCs, 1134 UDCs, 251 Assistants and 86 Superintendents. According to the study conducted by the DDA about the extent of stagnation in ministerial cadres, more than 500 LDCs are waiting for promotion even though they have completed double the qualifying period for promotion to the next higher level.

According to the guidelines issued by Department of Personnel vide OM No. 12/8/90-CS.II dated 30-3-94, it has been decided that the clerical cadres of the Central Secretariat should be restructured by pooling all the posts in the grade of LDC and UDC and the strength of the 2 grades should be refixed in the ratio of 50:50. DDA follows Govt of India Rules mutatis-mutandis: with the adoption of these provisions, the strength of the two grades would be refixed as follows in DDA. It should have been done immediately after DOP&T instructions. It can in any case be done now:

UDC	-	1254
LDC	-	1253

4 In terms of the guidelines of Department of Personnel this restructuring will be subject to the following condition:

- (i) The interchangeability of functions, including typing, between LDCs and UDCs and flexibility in

*P. S. M.*

their deployment by DDA will continue as at present.

5 According to recruitment rules of DDA for the post of LDC, 75% of posts are filled by direct recruitment and 25% by promotion from regular grade-D employees. The Committee recommends that in accordance with the practice in Central Secretariat direct recruitment quota should be filled by the Staff Selection Commission examination. For the post of UDC the recruitment rules at present provide that all the posts will be filled up by promotion from the post of LDC with 5 years' regular service in the grade and they should have passed the typewriting test unless exempted. The Committee has noted that in partial modification of the old provisions DDA has already started filling up 25% posts of UDCs through limited departmental examination.

6 The Committee, therefore, recommends that 75% of the posts of UDCs should be filled by promotion from the post of LDC on the basis of seniority-cum-fitness and 25% should be filled on the basis of a limited departmental competitive examination as at present. The limited departmental competitive examination provides an opportunity for fast track promotion to the deserving LDCs.

7 The DDA has at present only 251 posts of Assistants against a total of 1134 posts of UDCs. This shows that the ratio of post of Asstt-UDC is almost 1:5. According to

R. J. M.

practice being followed in the Central Secretariat and other comparable organizations, the ratio of post of Asstt-UDC should be roughly 1:2. In view of the present structure of the cadres of Assistants and UDC, there is acute stagnation in the cadre of UDCs and more than 1/3rd of the UDCs are stagnating without promotion even after completing double the qualifying period for promotion. The Committee recommends that an attempt should be made ultimately to come to a stage where the number of posts of Asstts are roughly 50% of the post of UDCs. In view of the large gap at present it may not be possible to do this in the present cadre review. The Committee, therefore, recommends that, for the present, the ratio should be fixed at 33% of the post of UDCs. Since the posts of UDCs will be 1254, the Committee recommends that the strength of the cadre of Asstts should be fixed at 418. The Committee further recommends that at the time of next cadre review, which should take place after 5 years, this percentage should be 50% of the post of UDCs.

8 According to recruitment rules for the post of Asstts, 50% of the posts are to be filled up from such of the UDCs who are graduates and have put in 5 years' regular service in the grade and the remaining 50% of the posts are to be filled up from UDCs who have put in 8 years' of regular service in the grade. The rules also provide for appointment of officials holding analogous posts under the Government of India/Delhi Administration by transfer on

R. T. M.

deputation. The Committee recommends that the recruitment rules for the post of Asstts should be now in line with existing rules in the Central Secretariat. They have already been given the same pay scale earlier. The Committee has taken note of several representations which have been made by the unions against bringing officers on deputation for filling up ministerial posts. The Committee recommends that the existing provision which permits transfer on deputation on the post of Assistants should be deleted because there is no justification for bringing officers on deputation on these posts.

The Committee feels that filling up of fixed percentage of post of Asstts by direct recruitment would substantially improve the overall quality of this cadre. However, since the provision of limited departmental examination on the pattern of the Central Sectt. has been recently introduced and the present RRs of the post provide for promotion against 50% of the post and promotion by way of limited departmental examination for another 50% of post, we may not do for any further changes for the time being. At the time of the next cadre review, the RRs of this post could be further revised to fall in line with Central Secretariat.

9 According to practice followed in the Central Secretariat, the number of posts of Section Officers/Supdts is roughly 50% of the post of Asstts.

R. T. H.

Considering the fact that the number of posts of Supdts has to be fixed keeping in view the functional needs and the officer oriented working which DDA must shift to, the Committee feels that it may not be possible in present cadre review to fix the strength of Supdts at 50% of the post of Asstts. The Committee, therefore, suggests that, for the present, the number of posts of Supdts should be fixed at 1/3rd of the number of posts of Asstts i.e. 140. The Committee further recommends that in line with the practice followed in Government of India, 20% of the posts of Supdt should be filled by direct recruitment through the Civil Services Examination, Staff Selection Commission or through any other authorised body; and the remaining 80% by promotion from the post of Asstt; 40% by way of limited departmental examination from the Asstt and remaining 40% through departmental promotions as at present.

10 The DDA has at present 41 posts of Dy Directors and 55 posts of Asstt Directors. It would thus be seen that a total of 96 posts are available for promotion from the level of Supdt where the cadre strength is proposed to be fixed at 140. Since the percentage of posts available for promotion is adequate, the Committee does not recommend any increase in the number of posts of Dy Directors and Asstt Directors. Similarly, the number of posts available for promotion from Dy Director to Director are approximately 20%. Out of 13 posts at the level of Directors including the post of Director [PR] & Director [Systems] are with departmental officers. This percentage also appears to be in line with

Positive

the percentage existing in the Central Secretariat. Hence, no increase in the number of posts of Directors appears to be immediately necessary. Against these, 9 posts are at the level of Rs.4500-5700 [Selection Grade] and are available to the Group A officers. The number of posts of Commissioners has also been fixed after a detailed examination of the functional requirement and, therefore, requires no modification as at present.

REVENUE DIVISION:

11 Out of 364 revenue villages which comprise Delhi State, DDA is controlling land either fully or to a large extent in approximately 300 villages. The revenue staff of the DDA looks after the land records, its maintenance and other land related functions. This Division also processes the requisitions for acquisition of land and is dealing with all the litigation involving acquisition of land. The present sanctioned strength of the revenue staff is as follows:

Assistant Settlement Officer [2000-3500]	- 07
Tehsildar [1640-2900]	- 10
Naib Tehsildar [1400-2300]	- 24
Kanungo [1200-2040]	- 36
Patwari [950-1400]	- 90

12 It appears that there has been no increase in the sanctioned strength of the revenue staff in the last 8 to 10

P. S. M.



years although the workload has increased considerably due to the new work relating to Dwarka, Rohini, Narela and other projects.

13 As in the other wings of DDA, there is considerable stagnation at several levels in the Revenue division also. According to the study done by the Authority, almost 75% of the Patwaris are waiting for promotion even after completing more than double the qualifying period. The posts of Patwari and Kanungo correspond to the level of LDC & UDC on the clerical side. According to recent guidelines of the Department of Personnel, it has been decided that the ratio of posts of UDCs and LDCs should be 1:1. In order to ensure adequate growth opportunities to Patwaris, it would have been ideally desirable to follow the same principle on the revenue side and the ratio of posts of Patwari and Kanungo should be made 1:1. However, the Committee has been guided by the norms adopted by the Revenue Departments of the Delhi Govt. and the Department of Land & Building. Keeping their yardsticks in view the ratio of posts at different levels of hierarchy are recommended as under.

The Committee recommends that the revised cadre structure for these categories should be as follows:

Patwari to Kanungo [1:0.5]

14 So far as the cadre of Kanungo is concerned, a substantial percentage is waiting for promotion after having completed more than double the qualifying period. In the

Revised

existing cadre structure the number of posts in the next level of Naib Tehsildar, is roughly 66% of the number of posts in the level of Kanungo. It is felt that the number of posts in the next higher level should be at least 70% of the posts of Kanungo in the revised structure so as to provide adequate promotional avenues as in the case of Land & Building Department.

15 In the existing cadre structure while the posts of Patwari and Kanungo are equivalent to the posts of LDCs and UDCs, at the higher levels in the revenue side, an additional level has been introduced because the Naib Tehsildar is not equivalent to an Assistant and the Tehsildar is not equivalent to a Superintendent.

16 This matter has been examined by Government of National Capital Territory of Delhi and by its order dated 17-9-96 the pay scale of Grade-I of Delhi Administration Sub-ordinate Services i.e. the scale applicable to the post of Tehsildar has been revised from Rs. 1640-2900 to Rs. 2000-3200 with effect from 19-3-96. The Delhi Administration has thus equated the post of Tehsildar with the post of Superintendent. The Committee, therefore, recommends that the post of Tehsildar in DDA should also be equated with the post of Supdt. Ideally speaking, the post of Naib Tehsildar should also be upgraded and equated to the post of Assistant. However, since the GNCTD has not yet established this parity, the Committee recommends that the

Rajiv

matter may be examined in the light of decisions which Delhi Administration may take about the post of Naib Tehsildar. On functional basis the Committee considers that there is adequate justification for equating this post with the post of Assistant and with other similar post in the Government of NCTD.

17 The Committee has also noted that the number of posts of Tehsildars in the Land & Building Deptt. of the GNCTD is about 60% and in Revenue Deptt of GNCTD these are about 80% of the posts of Naib-Tehsildar. These figures are as on 1st April, 1997. The Committee therefore, on functional considerations recommends that this percentage in DDA too should be increased from the present level of 42% to 60%.

18 Above the post of Tehsildar, the DDA has 7 posts of Assistant Settlement Officers in the grade of 2000-3500. The Committee was given to understand that these posts were created with the intention of doing settlement work in respect of land in Delhi controlled by DDA. However, since this settlement work has not been undertaken, it is not possible to justify any increase in the number of posts of Assistant Settlement Officer. The Committee, therefore, recommends status-quo in the number of posts of Assistant Settlement Officers. This level has been always used as a level equivalent to Asstt Director and has several duties to perform and has to therefore continue.

P. S. L.

19 The level of Asstt Settlement Officer in the DDA is one of the three feeder levels for the post of Dy Director. The other levels which also serve as feeder levels to the post of Deputy Director are Asstt Director and Pvt Secy. The Committee, therefore, recommends that parity should be maintained between the level of Asstt Settlement Officer and Pvt Secy/Asstt. Director in future also.

PERSONAL STAFF DIVISION:

20 In the Division of Stenographers and personal staff, the DDA has at present 30 posts of Pvt Secy in the grade of 2000-3500, 58 posts of Personal Asstt in the grade of 2000-3200 and 427 posts of Sr Stenographers and Stenographers. The posts of Sr Stenographer are in the grade of 1640-2900 and of Stenographer in the grade of 1200-2040. As in the other cadres on the administrative side, there is acute stagnation in the Division of this staff also. In order to remove the stagnation and in line with the pattern which is followed by Government of India in the Central Secretariat, the Committee recommends that the ratio of posts between Stenographer, Sr Stenographers and the Personal Asstt should be 2:2:1. Since the total number of posts at these three levels at present is 471, the Committee recommends that the revised cadre structure should have the following strength:

Stenographers	-	190
Sr Stenographers	-	190
Personal Assistant	-	91

The Committee also recommends that promotions from PAs to PS should preferably be 75% from PA with 6 years

*Rajeev*

service and 25% from PAs with 3 years service by way of limited departmental examination, as in the case of promotion from Superintendents to Assistant Directors.

21 As indicated in our recommendation in the Revenue Division, the post of Pvt Secy is at present equated with Asstt Director and this equation should continue as it is one of the feeder level posts for the post of Dy Director. In order to provide adequate promotional avenues from the level of Personal Asstt, number of posts in the grade of Pvt Secy could be ideally increased. The Committee has, however, noted that if it were to go according to the norms laid down for personal staff of officers, number of posts of Pvt Secy had to be restricted to a smaller number which would be totally disproportionate to the very large number of posts of Stenographers at the lower level.

The Committee, therefore, recommends that the DDA may consider the advisability of designating 5% of PA's as Sr Personal Asstts in the same grade as that of Pvt Secy as personal to them after laying down specific guidelines for this purpose. This would be in line with the recommendations of the 5th Pay Commission regarding personal staff in the Central Secretariat. These posts will not add to the strength of the posts in the scale of PS for promotion as Dy Director.

The Committee is also concerned with similar stagnation at the levels of Supdts, Tehsildars and other parallel cadres in the Administrative Wing which are in the same pay scale as that of PAs. The criteria which is proposed to be adopted for designating 5% of PAs as Sr PAs

*Revised*

should also be adopted in these other parallel cadres like Suodts, Tehsildars etc. so that 5% of these posts are also redesignated as Sr Suodts<sup>or</sup> provided they too have put in similar number of extra years of service as in the case of PAs thus redesignated, in order to make parity of avenues in all the parallel cadres. It may be reiterated that after admissibility of the new pay scale posts at the present level and at the redesignated level will remain functionally interchangeable. This will not amount to either promotion or creation of new posts.

Similar provision could also be introduced for the PSs, ADs and other equivalent staff after ascertaining the extent of stagnation in each Cadre. Balance must, however, be maintained amongst all Cadres.

LEAVE RESERVE:

22 The Committee has noted that most of its work force is in late forties. On an average minimum about 10% of the group C & D staff remains on leave. Since the staff of DDA has been recruited on functional basis and there had been no cadre review in the past based on functional requirements, the Committee recommends provision of staff under the Leave Reserve Category.

ASSURED CAREER PROGRESSION:

23 5th Pay Commission has given lot of emphasis on the Assured Career Progression at different levels. This will go a long way in keeping up the morale of the Government

*Reserve*

employees and help improve the efficiency. The Committee recommends adoption of all such measures for providing assured career progression at all levels, specially for the employees of group C and D.

24 With the acceptance of the recommendation of this Committee the number of promotional avenues will increase at all levels starting from UDCs upto Supdts. Such increase would not deliver desired results unless the services of the deserving employees are duly recognized. The Committee, therefore, recommends all the 3 modes of filling up the promotional posts i.e. by way of promotion as per the existing RRs, promotions by means of limited departmental examination and direct recruitments through the Staff Selection Commission. Percentages under different modes should be determined, as far as possible, on the pattern of the Central Secretariat staff. While making these recommendations, the Committee is conscious of its responsibility towards the stagnating staff which is awaiting promotion for several years. Committee has, therefore, taken adequate steps to ensure that despite of filling up of some of the posts by Limited Departmental Examination and by Direct Recruitment, the number of posts under the promotional category will still be increased from the present level, after acceptance of these recommendations. In the absence of adoption of all the three modes of filling up of posts, the Committee does not recommend acceptance of its recommendations which may amount to filling up of additional posts only by way of promotions.

P. S. Ch

25 The Committee has noted that 5th Pay Commission has recommended merger of the scale of Rs. 2000-3200 and Rs. 2000-3500. This would imply that distinction between the Superintendents and Asstt Directors on one hand and PAs and Pvt Secys on the other hand will cease. The Committee finds that 5th Pay Commission has recommended solution to this anomaly which may crop up in certain Organisations. The recommendation of the 5th Pay Commission for such situations are that -

"In offices having posts both in the pay scale of Rs. 2000-3200 and Rs. 2000-3500/-, the former being promotion grade for the latter, the pay scale of higher post shall be revised to Rs. 2500-4000/-, if the functional considerations so dictate."

The Committee was of the view that functional considerations in DDA do dictate that the levels of the Asstt Directors, Pvt. Secys, Asstt. Settlement Officers etc. have to be retained in the functional interest of the Organization. The intermediary pay scale recommended by the Pay Commission should, therefore, be adopted in DDA at the time of implementation of the recommendation of the 5th Pay Commission.

TRAINING:

26 The Committee has studied the efforts put in by the DDA in training its personnel. However, it is felt that the training requirements of the staff are not being adequately

*Shiv*



taken care of. Whereas on one hand the training schedules and the course content is inadequate, on the other hand the staff and its officers have not taken much interest in training.

The Committee also notes that most of the time the staff on promotion is ill-equipped to understand the job requirements and responsibilities of the promotional post resulting in poor performance. The Committee, therefore, recommends that all promotions must essentially be coupled with training drills. The training content should be improved considerably and if necessary a study group for the purpose comprising of persons having experience in the field in the Deptt. of Personnel & Training should be constituted. The Committee also recommends the training of senior officers at fixed intervals in identified reputed Organizations on the pattern of the schedules adopted by the Department of Personnel & Training for Central Group A Services and for officers at senior levels.

27 Recommendations of the Committee will not result in increase in the staff strength except to the extent of small percentages of direct recruitment proposed by the Committee at certain levels; which is necessary for infusion of new blood in the Organisation.

#### RECOMMENDATIONS ON ISOLATED CADRES

28 [a] There are some isolated category of posts in the Administrative Wing which have no avenues of promotion. In

P. J. M.

some cases, even though one level of promotion is available, no promotions may actually be possible during the entire service career of the officials because of very small cadre strength. Details of such isolated posts alongwith the avenues of promotion available to them are as below :

- (i) Statistical Asstt -----> Sr Statistical Assistant
- (ii) Photographer -----> Photographic Officer
- (iii) Documentation Officer -----> Nil
- (iv) Assistant Librarian -----> Librarian

Authority had decided to give some avenues for the isolated posts vide resolution no. 77/96 by upgrading their pay scales. Approval of the Ministry of Urban Affairs & Employment in the matter is yet to be received.

(b) It has, however, been felt that mere upgradation of the posts may not be a solution to this problem. We must simultaneously provide some avenues of promotion to such categories. The Committee, therefore, recommends avenues for promotion to these categories as follows:

- (i) Statistical Asstt ----> Sr Statistical Asstt -----> Programmer-cum-Console Operator
- (ii) Photographer ----> Sr Photographer ----> Photographic Officer -----> Dy Director [PR]
- (iii) Documentation Officer ----> Dy Director [Publicity]
- (iv) Asstt Librarian -----> Librarian -----> Dy Director in the Administration Cadres

(c) Proposed avenues of promotion will, however, be subject to the incumbents fulfilling the required minimum

*Pr. M.*

<sup>-cc-</sup>  
criteria laid down for promotion to these posts under the Recruitment Regulations.

[d] In the case of proposed promotion of the Library Officer to the post of Dy Director, a provision needs to be made that the officer will put in a minimum number of years of service in the scale of Rs. 2000-3500 before being considered for the post of Dy Director. This period should be fixed keeping in view the number of years other officers placed in similar scales have actually to put in for the next promotion.

[e] Promotions in other isolated cadres should also be made keeping in view the number of years being spent by officials of other parallel cadres/scales for actually getting next promotion.

[f] Committee also recommends giving of next higher scale of pay as personal to the incumbents of isolated posts on completion of some minimum years of service in order to provide them assured career progression as recommended by the Fifth Pay Commission. This provision should, however, be made only if the concerned officials are unable to avail of the promotional avenues as suggested in para 2. Provision of higher scale must also keep pace with the provision of similar avenues to other parallel cadres and should not be done in isolation.

WELFARE INSPECTORS/COORDINATORS/INFORMATION OFFICERS

29 [a] The Committee considered the problems faced by some of the Departments of DDA in collection of information from

*Re: [Signature]*

numerous site offices. For example, Personnel Department does not have any designated staff who could be sent to the field to investigate the cases of compassionate appointment. At present these reports are either prepared by the field offices or by AFIs/FIs. Such reports not only take a lot of time but are prepared by officials not equipped to this job. Similar problem is faced by Co-ordination Department and the Public Relations Department where procurement of such information is a regular feature but there is no designated staff. Constant need to improve the existing system has, therefore, been repeatedly felt in these departments. Even the Staff Quarters Branch does not have any field staff to investigate the complaints of unauthorised occupation/misuse of quarters.

[b] In these circumstances dire need is being felt by these departments for a small group of officials who could be called Welfare Inspectors/Coordinators/Information Officers to carry out these Welfare/Coordination/Public Relations functions. Indian Railways has a separate set-up where such officials are assigned a specific area and they are expected to visit each unit in the area at fixed intervals of time for contacting the staff and ascertaining their grievances. They are also responsible for getting back to the staff after their grievance is solved. For this purpose grievance registers are available in each field unit where the staff records their grievances. In addition to the speedy redressal of staff grievances these Inspectors

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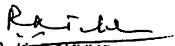
perform several related functions. It is proposed to have a similar cadre of Welfare [Personnel] Inspectors.

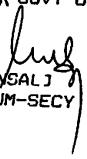
[c] Collection of information in the Coordination Department and in the Public Relations Department are two other important functions for which officials at the same level are required to be appointed, on similar pattern. These two functions, the Committee feels, are being neglected and required to be immediately attended to in view of increasing lack of coordination at various levels and the need to strengthen the field wing of the Public Relations Department. Similar staff is also necessary to provide feed back about the staff quarters of DDA located in far flung areas where number of complaints on several issues remain unattended. A Cadre of Coordinators/Information officers is also thus required to be constituted.

[d] Officials for these cadres can be selected from the existing staff of DDA after conducting suitability tests and giving them necessary training. It is proposed to have one Welfare/Personnel Inspector for each Civil and Horticulture Zone and one or two Inspectors for headquarters i.e. in Vikas Sadan and Vikas Minar. The requirement of Personnel Department has been projected at 10. Similar requirement for Coordination Department has been projected at 4, for the Public Relations Department at 4 and for the Staff Quarters Branch at 2. It is proposed to induct this staff in the grade of Assistant i.e. Rs. 1640-2900 from the staff in the grades of Rs. 1200-2040 and Rs. 1400-2300 belonging to the


Patti

Administrative/Accounts Wings of DDA. Further avenues of promotion for these cadres would be Sr Welfare Inspectors/ Sr Coordinators/Sr Information Officers in the grade of Superintendent as per RRs of comparable posts. Thereafter, they can be considered for promotion as Assistant Director alongwith all other eligible categories without disturbing inter-se parity, keeping in view the time spent by the officials in other parallel cadres/scales for similar promotions. All these posts can be created by diverting the vacant posts of AFIs. The Committee recommends acceptance of these proposals also.

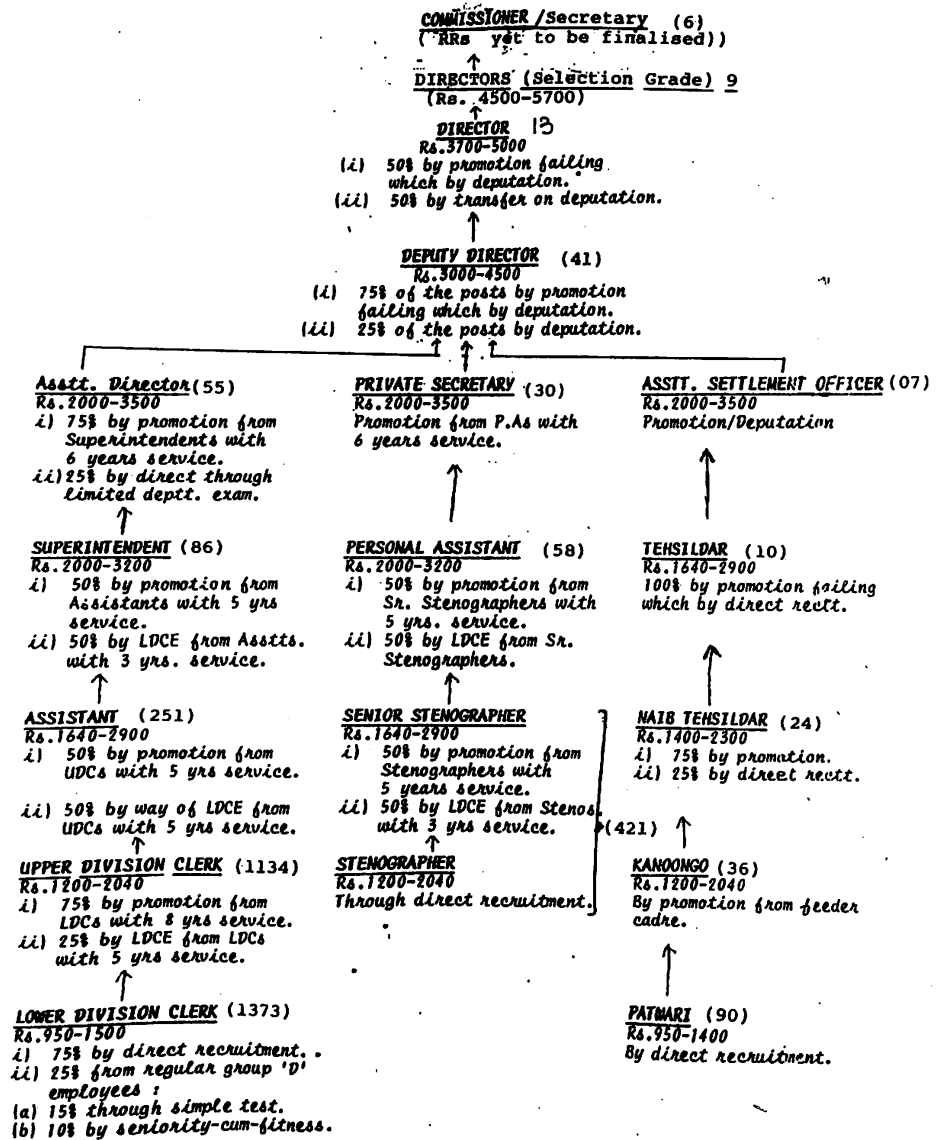
  
[R. K. TIKKU]  
RETD SECY (COORDN)  
CABINET SECTT & ESTABLISHMENT  
OFFICER GOVT OF INDIA

  
[V. M. BANSAL]  
COMMR-CUM-SECY

  
[S. K. SHARMA]  
PRINCIPAL COMMR

  
[ARVIND KUMAR]  
COMMISSIONER [P]

PROMOTIONAL CHART



: 1 :

ITEM NO. Sub : Proposed change of land use of an area measuring 28.3 ha (70 acres) from 'agricultural and water body' (A-4) to 'Public and semi-public facilities' (Police firing range) at Wazirabad, Delhi.

33/Plg./97

A-3-9-97

F.3(20)91-MP

P R E C I S

An area measuring 28.3 ha (70 acres) towards north of Wazirabad Road and west of marginal bund in the Revenue Estate of village Biharpur, Karawal Nagar, Delhi was identified after a joint inspection and land was handed over to the Police Deptt. in 1995.

2. The Police Deptt. has proposed to utilise this land (28.3 ha/70 acres) as Firing Range. The land under reference falls in Zone 'P' (North Delhi II) and the preparation of zonal plan is yet to be taken up. The land falls in use zone A-4 'Agricultural and Water Body' where Shooting/Firing Range is not a permitted use and will require change of land use, besides clearances from concerned agencies.

3. The salient details of proposed construction of the Project submitted by the Police Deptt. are as follows:-

- |      |                                    |                        |
|------|------------------------------------|------------------------|
| i)   | Proposed ground coverage           | 6,140 sqm. (2.17%)     |
| ii)  | Proposed FAR                       | 2.17                   |
| iii) | Protected area of shooting range.  | 140 x 140m             |
| iv)  | Max. height of the bldg.           | 6m (single storey)     |
| v)   | Details of proposed constructions: |                        |
|      | a) Barracks (7 nos.)               | 5040 sqm. (80x9m each) |
|      | b) Office block                    | 300 sqm.               |
|      | c) Officers room                   | 300 sqm.               |
|      | d) Toilets                         | 400 sqm.               |
|      | e) Medical room                    | 100 sqm.               |
|      | Total Area :                       | 6,140-sqm.             |

4. The proposal has been examined and the land is proposed to be utilised for the following two major activities:-

- |     |                       |         |
|-----|-----------------------|---------|
| i)  | Administrative area   | 8 ha    |
| ii) | Shooting/Firing Range | 20.3 ha |

Proposed development controls:

- |    |                         |                     |
|----|-------------------------|---------------------|
| a) | Maximum ground coverage | 5%                  |
| b) | Maximum FAR             | 5                   |
| c) | Maximum height          | 6 M (Single Storey) |

contd...../-



: 2 :

d) Other controls:

- i) No covered building will be constructed in Shooting Range area besides Watch and Ward tower(s).
- ii) 4-6 Watch & Ward residences upto 20 sqm. area be permitted and no other residential area will be allowed.
- iii) Basement will not be permitted

5. The proposal was considered by the Technical Committee in its meeting held on 17.7.97 under item no.36/97 and it was recommended to process the change of land use of an area measuring 28.3 ha (70 acres) from 'Agricultural and Water Body' (A-4) to 'Public and Semi-public facilities' (Police Firing Range) subject to obtaining clearances from Yamuna Committee, Central Water Commission, National Capital Region, Planning Board, Irrigation and Flood Deptt., Explosives and Fire Deptt., Department of Environment and Forests, GNCTD and Environment Impact Assessment Authority.

6. The proposal as contained in Para '5' is placed before the Authority for its consideration and approval.

R E S O L U T I O N

Consideration of this item was deferred.

ITEM NO. Sub : Development control norms for nursery school plots  
34/Plg./97 proposed to be utilised for other community facilities.

A-3-997 F.1(7)/80-MP

P R E C I S

Reference is invited to the Authority resolution no.114/95 dated 16.10.95 approving the proposal regarding development control norms for nursery school sites to be utilised for other uses as given below:

Maximum ground coverage	40%
Max. floor area ratio	100
Maximum height	11 M

The basement to the maximum extent of ground coverage if provided to be included in FAR.

2. The above proposal was forwarded to the Ministry of Urban Affairs & Employment on 10.11.95 for conveying approval of Govt. of India, under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public.

3. In response, the Under Secretary to the Govt. of India, MOUA&E vide his letter dt. 22.2.96 (P.N. '5') has intimated that the proposal will give rise to anomalous situation with two sets of development control norms applicable to the facilities like post office, health centres, etc. In order to ensure uniformity it may be necessary to substitute/delete the existing provisions relating to development control norms for these facilities specified in Master Plan.

4 The matter was examined and it was suggested that for the sake of uniformity and to avoid ambiguity, it will be appropriate to adopt the norms of nursery school sites for the other uses allowed on such sites as given below:-

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	8.0 M

Basement below ground floor and to the maximum of ground coverage shall be counted in FAR.

Contd/.....

: 4 :

5. The matter was considered by the Technical Committee in its meeting held on 17.7.97 under item no.26/97, which recommended that MPD-2001 norms for nursery school may be applicable for the plots of nursery schools, proposed to be utilised for other community facilities. While handing over possession it will be specifically stated that the plot is carved out from the plot of 'Nursery School' and development controls applicable are as per Nursery School.

6. The proposal as contained in para '5' above is placed before the Authority for its consideration and approval.

R E S O L U T I O N

Consideration of this item was deferred.

\*\*\*\*\*

: 5 :  
(APPENDIX "A" TO ITEM NO. 34/Plg/97)

64/6/14  
23/2/96  
No.K-13011/21/93-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)

...  
New Delhi, dated the 22nd February, 1996

To

Sh.P.V.Mahashabdey  
Joint Director(MP)  
Delhi Development Authority  
Vikas Minar  
I.P.Estate  
New Delhi

Sub: Amendment in MPD-2001 - Nursery school sites to be utilised  
for nursery school and other facilities.

Sir,

I am directed to refer to your letter No.F.1(7)80-MP/947-50 dated 10.11.95 on the above subject and to say that the revised development control norms for the Nursery School sites suggested by DDA will be applicable to the Nursery Schools as well as other facilities like Post Office, Community Hall-Cum-Library, Dispensary etc. which are permitted in Nursery School sites vide this Ministry's notification of even number dated 20.9.95. However, the development control norms for other facilities like Post Office, Community Hall, Health Centre etc. have been separately specified in the Master Plan vide page 163-164 of the Gazette Notification dated 1.8.90. The revised norms for the Nursery School sites will also be applicable to the other facilities mentioned above in case these facilities are located in the Nursery School sites. It will give rise to anomalous situation if two sets of development control norms are made applicable to the facilities like Post Office, Health Centres etc. In order to ensure uniformity, it may be necessary to substitute/delete the existing provisions relating to the development control norms for these facilities specified in the Master Plan. You are requested to examine this aspect and send the final recommendations of DDA as early as possible.

Yours faithfully,

27/2  
W-5  
(R.Vaswanathan)  
Under Secretary(DD)

ITEM NO.  
6/Engg./97  
A-3-9-97

SUB: Details of unsold commercial properties and future strategy for speedy disposal.

No. EM.3(16)/95/Vol.I.

P R E C I S

This item was considered by the Authority in its meeting held on 16th July 1997 vide item No. 17/LDM/97. Arising out of the discussion on this item it was also decided that details of the incomplete commercial properties be compiled and put up in the next meeting of the Authority.

2. Information in this regard has been compiled and is appended at (Appendix 'A&B' page No. 2-4). The same is placed before the Authority for kind information.

R E S O L U T I O N

Consideration of this item was deferred.

\*\*\*\*

Appendix-I

COMMERCIAL BUILDINGS IN PROGRESS

Sl.No.	Name of work	Zones					Remarks
		EZ	DRK	NZ	SEZ	SWZ	
1.	District Centre	1	7	-	1	-	1 3
2.	Community Centre	-	-	1	-	1	1 3
3.	Local Shopping Centre	1	1	3	-	5	- 10
4.	Convenient Shopping Centre	-	3	3	-	2	1 9
Total							25 Nos.

The details are given in Annexure I-A.

Commercial Project in Progress as on 1-4-97

Sl. No.	Project	Zone	Total	Remarks
I.	District Centre		3	
(i)	Saket	SEZ		
(ii)	Sector 3, Rohini	RZ		
(iii)	Mayur Vihar	EZ		
II.	Community Centre		3	
(i)	Road No. 44, Pitam Pura	NZ		
(ii)	Sector 3, Rohini	RZ		
(iii)	Block-G, Vikas Puri	SWZ		
III.	Local Shopping Centre		10	
(i)	Isolated Pocket 6, Nasirpur	DWK		
(ii)	Sainik Vihar, Pitampura	NZ		
(iii)	Pocket D(P), Pitampura	NZ		
(iv)	Rajya Sabha Society, Pitampura	NZ		
(v)	New Rajdhani Society	EZ		
(vi)	GHSC, Phase II, Vikas Puri	SWZ		
(vii)	Mian Wali, Paschim Puri	SWZ		
(viii)	Block F, Paschim Puri	SWZ		
(ix)	Plot No. 24420 MOR Land New Rajinder Nagar	SWZ		
(x)	CSC Area, Sector 8-10, 12, Indira Park, Mayapuri	SWZ		Incomplete work. Details given in Annex-II
IV.	Convenient Shopping Centre		19	
(i)	H-4, Vikas Puri	SWZ		
(ii)	Sector 9, Pocket 2, Dwarka	DWK		
(iii)	Sector 7, HAF, Dwarka	DWK		
(iv)	MLU, Sector 6, Dwarka	DWK		
(v)	CSC No.-5, Sector 14, Rohini	RZ		
(vi)	Plot No. 411-418, Deepali	NZ		
(vii)	Deepali, Pocket 14, Sector B-4, Narela	NZ		
(viii)	Pocket 10, Sector B-4, Narela	NZ		
(ix)	CSC at Plot No. 40-47, Block A-4, Paschim Vihar	SWZ		Incomplete work. Details given in Annex-II

# **COMMERCIAL BUILDING LIVING INCOMPLETE**

Annexure 1

No. Name of work	Utility of proposed building	Date since held up.	Name of Contractor	Details of reasons for held up.	When is it likely to be taken up.	Likely date of completion	Remarks
1.	2.	3.	4.	5.	6.	7.	8.
2.	3.	4.	5.	6.	7.	8.	9.
3.	4.	5.	6.	7.	8.	9.	10.

The construction of CSC has taken up in Jan 97 with stipulated date of completion as Oct 91. Part of the Shopping Centre was Single Storeyed and the part double Foundation shops/Offices. Single storeyed shops were issued and the contractor completed the work upto final level after which he abandoned the work and went into litigation. Litigation has recently been concluded. The balance work of single storeyed shops is likely to start by Sept 97 and shall be completed by Jan 98. As per prevailing practice, the plot of double storeyed portion is to be auctioned.

Jan 1998

Sept. 1997

As given in Remarks column.

Sh. V.K. Goyal

Dec '92

Shops-Cum-Office.

Shops-Cum-Office.

CSC at Plot No. 40-47 Block A-4 Paschim Vihar.

All hindrances work is new removed & work is in progress. likely to be completed by 30.4.98.

Work was initially delayed due to shifting of H.T. wire.

M/s. A.K. Manta & Company

Date of completion was July '97 present progress is 35%

Shops-Cum-Office

Shops-Cum-Office

Shops-Cum-Office

Q/o LSC near Sector 10 & 12 Vasant Kunj at National Landella Marg.



IFAM NO.  
23/LDM/97  
A.3.9.97

Sub: Allotment of Alternative Plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of land in Delhi.

No. F. 1(07)/93/LSB(R)

P R E C I S

1. In the meeting of the Authority held on 31.3.1997 before taking up formal agenda, the Hon'ble Lt. Governor invited suggestions from the newly elected members on improving DDA's working.
2. One of the suggestion given by Shri Ravvir Singh Bidhuri, MLA, was that DDA should, as far as possible, honour the recommendations of the GNCTD regarding the size of alternative residential plot and the allotment should preferably be made in close vicinity of the acquired land.
3. As per the procedure the allotment of alternative plot is made by draw of lots and all efforts are made to allot the plot of the recommended size and in the recommended zone as far as possible. However, due to paucity of land in South and East Zone, it has not been possible for the DDA to accommodate the recommendees of the said zones in the colonies developed in their respective zones.
4. In the year 1993 the whole issue of allotment of alternative plots to the eligible persons was reviewed and it was decided to divide the capital city of Delhi in three zones for the purposes of allotment of alternative plots and accordingly, at present the allotment of alternative plots is made as follows:
  - a) Recommendees of South Zone      Dwarka/Papankalan
  - b) Recommendees of East, North, Rohini  
West & Rohini Zones
  - c) Recommendees of Narela      Narela

CONF

- : 2 : -

5. The present position of pendency of recommendees for different zones is as follows:

	<u>Area in sq. yards</u>					<u>Total</u>
	<u>400</u>	<u>250</u>	<u>150</u>	<u>80</u>	<u>40</u>	
South	-	-	-	61	-	61
Bhini	306	685	-	3	489	1483
Narela	9	37	1	16	63	126

The matter is placed before the Authority for its information.

R E S O L U T I O N

Consideration of this item was deferred.

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ITEM NO. Sub : Scheme for permitting Motels in 'Rural Use Zone/Green Belt' in Delhi.  
35/P19./97  
E.20(4)83-MP Vol.II

A-3.9.97

**P R E C I S**

Reference is invited to the Central Govt.'s notification dated 16.6.95 with reference to the modification in the Master Plan for Delhi 2001 (Appendix: **'A' P-3-4.**) under section 11 sub-section (2) of Delhi Development Act, 1957 permitting motel as per the regulations on that behalf in the 'Rural Use Zone/Green Belt' and in commercial zones on National Highways and interstate roads (defined to main road which directly connect the National Capital Territory with the neighbouring states) or a minimum right of way of 20 mtrs. or service roads running parallel to them.

2. These regulations were in variance as per the Authority's earlier recommendations and were discussed in its meeting held on 18.7.95 vide item no.73/95 (Appendix: **'B' 5-8...**) and on 6.9.96 vide item no.126/96 (Appendix: **'C' 9-14...**). The Authority, besides recommending the change in Development Control and other issues also resolved to levy conversion and peripheral charges. Ministry was requested for consideration of the proposed amendments accordingly. In response to these proposed amendments, Director(DD), MOUA&E vide letter dated 6.3.97 (Appendix: **'D' 15..**) decided that the applications already received on 16.6.95 may be processed for further action in order to give the approved guidelines a fair trial. In case any other legal requirements are to be fulfilled in implementing the guidelines already communicated, may be intimated.

3. The matter has been examined in consultation with the Legal Deptt. and the following discrepancies/formal requirements in the notification dt.16.6.95 have been observed:

- i) The notification dt.16.6.95 does not specify as to under what powers conferred by law these regulations have been notified.
- ii) As the earlier regulations (Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels) Regulations-1977 (Appendix: **'E' P-16-23..**) are in force (for not having been superseded by the notification dated 16.6.95) the result is as today both these regulations (i.e. dated 16.6.95 and 1977) are in force/effect as far as Motels are concerned.

contd.....2/-

-: 2 :-

Ideally, the regulation No.6 of the 1977 Regulations pertaining to Motels is required to be deleted/superseded by the later regulations dated 16.6.95.

- iii) As the matter regarding levying of Plan Permission fee/conversion charges and working out formula on these aspects is under consideration, it is proposed that suitable clause may be included in the Regulations dated 16.6.95 paving way for levying these charges.

3. Attention is also invited to letter dated 25.6.97 (Appendix-3 dated 24.6.97) from Chief Regional Planner, NCR Planning Board addressed to Additional Town Planner, MCD wherein it has been pointed out that the Regional Plan 2001 NCR does not have any provision for location of Motels in the green belt/green wedge in the NCTD. The plan stipulates 100 mtr. green buffer on either sides of National Highways.

4. In order to make the Regulations dated 16.6.95 operational and fulfil legal requirements, corrigendum/addendum on the following lines needs to be issued:

- i) To take care of aspects indicated in para 3(i) & (ii) above, the following may be added in the beginning of the notification dated 16.6.95.

"In partial supersession" by way of deleting Regulations No.6 of the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standard) Regulations, 1977, "the Delhi Development Authority in exercise of the powers conferred by sub-section (i) of section 57 of the Delhi Development Act, 1957 (No.61 of 1957), with the previous approval of the Central Govt., hereby makes the following regulations".

- ii) To enable DDA to levy conversion charges and the Plan Permission Fee under these Regulations, the following may be added after sub Regulations (xi) of Regulations of 16.6.95:-

"(xii) while making an application under these regulations every applicant shall submit an undertaking agreeing to pay to DDA Plan Permission Fee/ conversion charges as may be determined by the DDA from time to time".

- iii) In view of the observations of Chief Planner, NCR Planning Board given in para 3.1, the regulations will involve modification in the Regional Plan 2001 NCR.

5. The proposal as contained in para '4' above is placed before the Authority for consideration and approval.

#### R E S O L U T I O N

The Finance Member felt that in addition to the conversion charges and the plan permission fee, provision has also to be made

Contd...../-

- 2 A -

for levy of development and betterment charges while permitting motels in rural use zone/green belt. The members requested for deferment of this item as they wanted more time to study the agenda. It was thus decided to defer further discussion on this item for the next meeting of the Authority. It was also felt that it will be appropriate to simultaneously discuss these proposals in the Ministry.

II      Meanwhile, however, it was felt that the competent authority should be permitted to sanction the plans under the 1995 notification, after obtaining from the applicants a legal undertaking, bank guarantee, and whatever other documents as may be felt necessary for securing our right to recover such charges as may be notified from time to time by the Government, IDA, Civil bodies or other competent authorities while permitting sanction of plans.

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APPENDIX 3A TO ITEM NO. 35/Plg./97.

DELHI DEVELOPMENT AUTHORITY

(Office of the Commissioner-cum-Secretary)

NOTIFICATION

New Delhi, the 16th June, 1995

"MOTELS

S.O. 550(1).— 1. Motels are permitted in Rural Zone /Green Belt and in Commercial Zones on National Highways and inter-State roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 mts. or service roads running parallel to them.

2. A motel located in Commercial Zones will be subject to the norms and building standards applicable to hotels.

3. A motel located in the Rural Zone/Green Belt shall be subject to the following norms and building standards :—

- (i) The minimum plot size shall be one ha.
- (ii) The minimum width of the drive-way used for entry into, and exist from, a plot shall be 9 mts.
- (iii) The minimum setback shall be 15 mts. in the front and 9 mts. from the sides and the rear. This shall be in addition to a green buffer from the road-width  $\frac{1}{2}$  and as specified by law.
- (iv) The FAR shall be 15, subject to a maximum floor space of 1500 sq. mts. each on the first and second hectares, and 5% of the area of the remaining land comprised in the site subject to a maximum of 1500 sq. mts.
- (v) The maximum ground-coverage shall be equivalent to FAR.
- (vi) The built-up structure shall not exceed the height of 9 mts.
- (vii) Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plant, filtration plant, electric sub-station, parking and other essential services.
- (viii) Parking space shall be provided on a minimum scale of 1.67 ECS per 100 sq. mts. of floor area, including the provision made in this regard in the basement.

THE GAZETTE OF INDIA : EXTRAORDINARY

[PART II—S. 8(1)]

- (k) Retail and service shops shall be limited to a maximum of 5% of floor area.
- (x) Water and electric supply, sewerage, drainage and other such infrastructure shall be provided on a scale and according to standards satisfactory to the building regulatory authority.
- (xi) All permissions and clearances for use of land which are usually required in a connection with approval of, or sanction for, development shall be obtained from the prescribed authorities.

[F. No. 20(4)/82-MP]

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

APPENDIX 'B' TO ITEM NO. 35/P19./97

ITEM NO.  
13/95

A-18.07.95

Sub: Proposal to permit motels in the National Capital Territory of Delhi. Amendments in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations for the provision of Motels.

NO. F.20(4)/83/MP.

P R E C I S

On the above subject, the Authority had recommended certain changes in MPD-2001, as well as the Hotel...Motel (Building Standards) Regulations 1977, vide Resolution No. 105/94, dated November 28, 1994 (AP...MM...205-213). The Ministry of Urban Affairs and Employment has approved the amendments to the MPD-2001 on June 16, 1995 (APP.'NN'-P.No 214-217), and to the Hotel...Motel (Building Standards) Regulations 1977 on June 14, 1995 (APP. 'OO' Page No. 218-223).

2. It may be pointed out that the recommendations made by the Authority have undergone certain alterations in the approval given by the Ministry. These changes are as follows:

Relating to Amendments in the MPD-2001

Authority's Recommendations

Motels were to be permitted on national highways and interstate roads of 60 metres width (right of way).

Ministry's Approval

Motels are permitted on national highways and interstate roads of a minimum width (right of way) of 20 metres, or service roads running parallel to them.

Note: An interstate road is defined as a road that directly connects the National Capital Territory with a neighbouring state.

Relating to Amendments in Hotel...Motel (Building Standards) Regulations 1977

Authority's Recommendations

a) Maximum size of the motel was 2 Ha. with a maximum width of 50 metres alongside the highway.

Ministry's Approval

There is no prescription on either the maximum size or the width of the motel alongside the highway.

b) The green buffer specifically indicated along the highways and was not to be considered as part of the motel plot.

The green buffer has been made into a general condition.

c) The maximum permissible floor area was 3,000 sqm.

The maximum permissible floor area for the first 2 Ha. of land is 3,000 sqm.; 5% of the area of the remaining land comprised in the



site is subject to a maximum of 1500 sqm. (Max. total = 4,500 sqm)

The basement is allowed to equal the ground coverage.

All permissions and clearances that are usually required are to be obtained, and the approval is to be made into a general condition.

d) Basement was restricted to 25% of the ground floor coverage.

e) Certain specific clearances and permissions, such as the ULCR and Delhi Land Reforms Act, were required.

### 3. Implementation Mechanism

With a view to facilitate the procedural clearances required by prospective entrepreneurs who desire to set up motels in terms of this notification, and also to ensure that no misuse or violation of the conditions and regulations stipulated in the notification are committed, it is proposed that DDA publish a brochure that contains all information required for the scheme's implementation. Specifically, the brochure will contain:

- a. The areas and roads (with full details) where the construction of motels would be permitted under the notification.
- b. The building regulations to which the construction of motels would be required to adhere.
- c. The application form for seeking permission for the proposal, along with a check-list of the information to be furnished.
- d. All clearance required as per law.

Applications received would be processed in a time-bound manner. Letter of permission (or for seeking clarifications with respect to deficiencies in the application) would be sent to the application within 15 days.

It will be the applicant's responsibility to submit his building proposal to the concerned organization. If the land lies within DDA's jurisdiction, then the proposal will be submitted to the building department of DDA; if the land lies within MCD's jurisdiction, then it will be submitted to the MCD building department.

4. Question of Conversion and Peripheral Development Charges

A. This is the first time that DDA is considering to permit commercial on privately held land in the rural use zones and green belt. For this reason, DDA may consider levying charges to offset any inequitable advantage to these landowners, vis-a-vis other agricultural landowners, whose property is acquired for the planned development of Delhi.

B. At present, land is acquired for Delhi's planned development, and the land, thus developed land is disposed of in accordance with the policies established by the government. The proposal to build motels on private land is a departure from current policies and it is important that appropriate conversion and peripheral development charges are laid. These charges may be determined by DDA and other concerned departments with the approval of the government.

5. The matter is placed before the Authority for consideration of the above proposals.

RESOLUTION

It was noticed that several recommendations made by the Authority had undergone changes at the time of approval by the Ministry. It was resolved that the Ministry be again requested to incorporate the following amendments in the MFD-2001 and the Hotel-Motel (Building Standards) Regulations.

- i) The minimum interstate roads should be of 60 metre right of-way since the provisions of smaller roads would qualify the roads running mainly within the GNCTD and some other small roads entering the adjoining states at unimportant locations which could lead to the development of commercial activities of insufficient standards in the name of foreign tourism promotion at odd areas in the rural use zones to create environmental and social problems.
- ii) The expression service roads running parallel should be omitted as it could create ambiguous interpretations.
- iii) Maximum size of the motel plots should be prescribed (2 hect.) with a maximum size of 3000 sqn. of floor area and with restrictions of basement to the extent of 25 per cent since bigger size motels would amount to giving sanction for normal hotels without sufficient infrastructural facilities in the rural use zone.
- iv) There should be a minimum width of 50 metre of the motel plot along the interstate road/highway. This would ensure the requisite set-back in a 2 ha. plot. A smaller width would result in a narrow plot wherein the set-backs will not be feasible.

Contd.... 204-A/-

- 8 -

The Authority further resolved that the conversion and peripheral changes as proposed in the agenda item be worked out adopting the formula already available with the DDA.

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*Verified*  
*Ch.*

*Attested*  
*24/1/86*  
M. K. BABBAR  
Assistant Secretary  
Public Development

APPENDIX 'C' TO ITEM NO. 35/Plg./97

NO. SUB: SCHEME FOR PERMITTING MOTELS IN RURAL USE ZONE/GREEN BELT  
IN DELHI : PROPOSAL FOR CERTAIN CHANGES/AMENDMENTS THEREIN.  
126/96  
6.9.96  
FILE NO : F.20(4)83-MP

P R E C I S

1. BACKGROUND:

Central Government notified the modification in the Master Plan for Delhi 2001 on 16.06.1995 under Sub-Section 2 of Section 11A of the Delhi Development Act, 1957 permitting Motel as per the regulations on that behalf in the rural zone/green belt and in commercial zones on National Highways and Interstate Roads (defined to mean road which directly connect the National Capital Territory with the neighbouring state) of a minimum width right-of-way of 20 meter or service roads running parallel to them. amendment/modification to Regulation No. 6 (for motel) of "The Hotel, Boarding Houses, Guest Houses, Hostels, Lodging House and Motels (Building Standard) Regulations 1977" were also notified on 16.06.1995. (Appendix A.P.No.7-B)

These modified regulations were found to be in variance as per the Authority's earlier recommendations and were discussed in its meeting held on 18.07.1995 under Item No. 73/95 (Appendix B.P.No.9-D). The Authority besides recommending the changes in Development Controls and other issues also resolved that conversion and peripheral charges be worked out. Accordingly vide letter dated 09.08.1995, Ministry was requested for reconsideration of the notified amendments. The matter has since been under consideration with Ministry of Urban Affairs and Employment; however discussion on the subject have been going on with the MOUAE as well as Ministry of Tourism. In the light of these discussion, the matter has been given further consideration in the Planning Department leading to formulation of revised proposals. These proposals are being submitted for consideration by the Authority.

2. REVISED CONCEPT:

The intensity of land development in terms of ground coverage, FAR and also height is generally proportional to its distance from the Urban Centre and also the land cost. It is a general planning principle that as we go away from the city's core area, height, ground coverage and FAR also correspondingly goes down. To what extent it should be prescribed, is a matter of planning judgement. Rural zones as envisaged in MPD are always in the state of transition and certain uses may have to be permitted albeit with lesser intensity of development not only on account of maintaining the character of that zone, but also to see

that the city grow in the right direction as has been envisaged for planning of social and physical infrastructure. In the case under reference, motels are proposed to be located on selected roads in rural zones/green belt according to planning norms which have been worked out based on above considerations and preliminary study and analysis of the applications received in DDA till date. About 70% of these applications are in the area around National Highway Number 8.

Based on the above concepts and also to meet the additional requirements of rooms following type of category of motels which are necessarily to be located on the identified roads in terms of builtup area and plot sizes need to be proposed:-

Category 'A': Motels of larger size : Proposed to be located on National Highways (90 meter R/W) and State Highways (60 meter R/W).

Category 'B': Motels of smaller size : Proposed to be located on identified roads of 30 meter R/W and above.

As per the information supplied by D.C. Delhi's office, a total of 10 roads including 3 NHs and 2 SHs have been identified and are having 5 numbers of more than 30 meter right-of-way roads and which directly connect the National Capital Territory with the neighbouring states. The roads identified for this purpose are indicated in the plan and the list of these roads is on Appendix 'C'. P.No.13.

### 3. DEVELOPMENT CONTROL NORMS PROPOSED:

While working out for the development control norms based on their locations, certain common norms are proposed whereas some norms have been proposed separately as described below:-

#### a) Common Norms : (For category 'A' and 'B')

##### (i) Minimum width of access and driveway road:

The minimum width of the driveway used for entry into and exist from a plot shall be 9 meters.

(ii) Basement:

Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plants, filtration plant, electric sub-station, parking and other essential services only.

(iii) Parking:

Parking shall be provided on a minimum scale of 3 ECS per 100 sqm. floor area. The increase in the minimum scale has been done as per the additional requirement in motels.

(iv) Retail and Service Shops:

Retail and service shops shall be limited to a maximum of 5% of the floor area.

(v) Minimum size of plot - 1 ha

b) Separate Norms:

In addition, the following separate norms are proposed for category 'A' and 'B' motels:

Category 'A' : Size of Plot:

- (i) Maximum 3 ha.
- (ii) Maximum permissible ground coverage - 20%.
- (iii) Maximum permissible FAR - 50.
- (iv) Maximum height - 15 meter.
- (v) Minimum Setback:

Front : 100 meter on National Highway and 60 meter on State Highway. (as per Regional Plan 2001)

Rear and Sides - 9 meter each.

Category 'B' : Size of Plot:

- (i) Maximum 2 ha.
- (ii) Maximum permissible ground coverage - 15%.
- (iii) Maximum permissible FAR - 25.
- (iv) Maximum height - 11 meter.
- (v) Minimum setback:

Front - 30 meter.

Rear and sides - 9 meter each.

A statement showing the variance to the above proposals with respect to development control/regulations notified on 17.06.1995 as also with the proposal recommended by the Authority's Resolution dated 18.07.1995 is annexed. (Appendix 'D', No. 14-17).

4. PROCEDURE FOR GRANTING PLANNING PERMISSION:

The applications alongwith necessary documents/plans that may be received in this regard will be scrutinised duly in accordance with the regulations and on payment of such conversion charges and betterment charges that may be notified by the Authority from time to time, planning permission may be granted subject to the following conditions:

- a) Planning permission shall be valid for a period of one year during which the applicant will have to take the necessary building/development permission from the appropriate Authority and commence the construction within one year and complete the development within 3 years from the date of this planning permission. Failing which the planning permission shall lapse unless it is renewed/ revalidated on payment of renewal/revalidation fees as may be decided by the Authority.
- b) All other conditions for clearance of use of land which are so required in connection with the approval of sanction for development shall be obtained from the prescribed authority.
- c) Provision of infrastructure such as water and electric supply, sewerage, drainage etc. shall be provided on a scale and according to the standard satisfactory to the building regulatory authority.
- d) Undertaking shall be required from the applicant for surrendering the land for road widening/increasing the right-of-way of road (including laying of underground/overhead services) when ever required in front of the motel.
- e) These conditions as laid down in the planning permission will automatically form the part of the conditions which may be stipulated by the Building Regulatory Authority.

5. MODIFICATIONS REQUIRED IN MPD-2001:

The Master Plan was modified by MOUAE in exercise of the powers conferred by Sub-Section (2) of Section 11-A of DDA Act, 1957 which was notified in the Gazette on 16.06.1995, therefore, the following modifications were added which is

reproduced below:

"Motel is permitted as per Regulations made on that behalf in the Rural Zone/Green Belt and in Commercial Zones on National Highways and Inter-State Roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 meters or service roads running parallel to them."

In the light of now revised proposal, above provisions in the Master Plan will also need to be modified. It may be pointed out that in future like motels public and semi-public facilities may also have to be considered. In view of this, it is proposed that the amendments be made on these lines. It was also felt that the lands in the rural use/green belt are basically agriculture and therefore for converting the use from agriculture to non-agriculture purposes conversion charged should be levied. It is, therefore, desirable that appropriate frame work in the MPD as well as the regulations to levy such conversion/betterment charges for setting up motels (and such other public semi-public facilities for which specific regulations have been framed by the Authority) may have to be provided on the following lines on page 155 (in left hand column) of the Gazette of India, extraordinary part - II, Section - 3, sub section (ii) dated 01.08.1970, under heading A-2 Rural Zone (including A-2) at the end of (b) (ii):-

"Setting up of motels (and such other public and semi public facilities for which specific regulations have been framed by the Authority) may be permitted by the Authority in Rural Zone/Green Belt by granting a planning permission including permission to convert the land use on payment of such conversion and other charges as notified by the Authority from time to time and subject to such other conditions as may be prescribed under the regulations on this behalf"

#### 6. MODIFICATIONS REQUIRED IN MOTEL REGULATIONS:

In the light of the approval of these proposals appropriate revision of regulations notified on 16.6.1975 (Appendix 'A' P.No.7-8) of motels will be necessary. Therefore, a revised notification in supersession to the said notification has been proposed simultaneously. (Framing of Regulations for other public and semi-public facilities would also be taken up separately). Proposed amended regulations for Motels is annexed. (Appendix 'E' P.No. P.No.18-20).



7. PROPOSED FURTHER ACTION:

- i. Approval from Government for necessary modification in MPD-2001 as proposed in Para '5'.
  - ii. Approval from the Government for revised regulations on motels as proposed in Para '6'.
  - iii. Conversion charges will be decided by the Authority and will be notified from time to time. After action (i) and (ii) above have been completed proposal for conversion charges and betterment charges will be put up to authority for notification under regulations.
8. The above proposals are placed before the Authority for its consideration and approval.

R E S O L U T I O N

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

Amendments, if any, shall be communicated in due course of time.

Sh. P.K. Ghosh,  
Vice-Chairman, DDA,  
Vikas Sadan, INA,  
NEW DELHI.

( DR. NIVEDITA P HARAN )

Yours sincerely,

With regards,

26.9.96 regarding proposals to permit models in the NCT of Delhi-  
amendment in MPB-2001 and Regulations on that behalf.  
Please refer to DDA's letter No.F.20(4)/83-MP/1082 dated  
26.9.96 regarding proposals to permit models in the NCT of Delhi-  
amendment in MPB-2001 and Regulations on that behalf.  
The whole matter has been considered carefully and it is  
felt that the applications already received by DDA under the  
guidelines approved by this Ministry on 15.6.95 may be processed  
for further action in order to give the approved guidelines a  
fair trial.  
In case any other legal requirements are to be fulfilled  
for implementation of the guidelines already communicated to you vide  
notification dated 16.6.95 in this regard, this Ministry may  
kindly be intimated.

DR. SHRI GHOSH

D.O. NO. K-11011/11/7B-BDIA/VA/1B  
of letter 110011, dated 6.3.1997  
New Delhi-110011, the  
199

Ministry of Urban Affairs and Employment  
Department of Urban Development  
Government of India  
New Delhi-110011  
with reply

DR. NIVEDITA P. HARAN  
DIRECTOR (BD)  
13019028

APPENDIX 'E' TO ITEM NO. 35/PLG/97.

\*\*\*\*\*  
\*THE HOTELS, BOARDING HOUSES,\*  
\*GUEST HOUSES, HOSTELS,\*  
\*LODGING HOUSES AND MOTELS\*  
\*(BUILDING STANDARDS)\*  
\*REGULATIONS. 1977\*  
\*\*\*\*\*

-17-

Published in part II, Section 3(ii) of the Gazette  
of India.

DELHI DEVELOPMENT AUTHORITY

No. D. 1(17)/74-M.P.

New Delhi-1, the 15th Jan., 1977.

NOTIFICATION.

In exercise of the powers conferred by sub-section(i) of Section 57 of the Delhi Development Act, 1957 (No. 61 of 1957), the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:-

SHORT TITLE, COMMENCEMENT AND INTERPRETATION:

- i) These regulations shall be called "The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging-Houses and Motels (Building Standards) Regulations 1977.
- ii) They shall come into force with immediate effect;
- iii) All words and expressions used in these regulations but not defined shall have the meanings assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be;
- iv) If any question arises relating to the interpretation of these regulations, it shall be decided by the Government.

DEFINITION:

2. In these regulations unless there is anything repugnant in the subject or context:-
  - (1) 'Act' means the Delhi Development Act, 1957 (No. 61 of 1957);
  - 2) 'Authority' means the Delhi Development Authority constituted under section 3 of the Act;
  - 3) 'Boarding House' means a building in which rooms are let out on a long term basis as compared to Hotels;
  - 4) 'Detailed Plan' means a plan prepared for an area within the frame work of the Master Plan and relevant Zonal Development Plan or Plans;
  - 5) 'Equivalent Car space' means the space required for the parking of mechanically-propelled vehicles and bicycles inclusive of ingress and egress to such spaces, expressed in terms of car spaces. Each such

Contd...2/

space is normally 32.52 square metres (350 sq. feet) within buildings and 23.23 square metres (250 sq. feet) outside buildings;

- 6) 'Guest House' means a building for Housing the staff of Government, semi-government, \*the Public Undertakings and Private Companies for short Durations;
- 7) 'Hostel' means a building in which rooms attached to 'Institutions' or otherwise are let out on a long term basis;
- 8) 'Hotel' means a building used for the lodging of 15 persons or more on payment with or without meals;
- 9) 'Lodging House' means a house in a residential area used for the lodging of less than 15 persons;
- 10) 'Master Plan' means the Master Plan for Delhi prepared and approved under the Act;
- 11) 'Motel' means a Hotel located near to main highways for catering to the convenience of persons travelling in mechanically-propelled vehicles;
- 12) 'Zonal Development Plan' means a plan prepared for a development zone under section 8 of the Act.

HOTELS :

3 (1) Hotels are permitted:

- a) On sites specifically shown for this use in the Master Plan;
- b) Within areas shown in the Master Plan for General Business and Commercial use, District Centres and Sub-District Centres; and
- c) Within areas shown in the Zonal Development Plans for Community Centres.

(2) The following Zoning Regulations shall apply to Hotels:-

- (a) for sites specifically shown for this use in the Master Plan:-
  - i) a floor area ratio not exceeding 150; however for sites in the vicinity of large recreational areas shown on the Master Plan, the floor area ratio should not exceed 200;
  - ii) a maximum coverage \*on ground and First floors shall be 30 percent and on remaining floors not exceeding 25 percent of the net plot;
  - iii) minimum set-backs of 15.24 metres (50 feet) in the front 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear.
  - iv) a maximum height of 36.60 metres (120 feet) from road

Contd...3/

level to the top of the building(excluding the lift-room and other mechanical equipment areas on the top of the building), unless otherwise specified by the Authority or by the Devel Urban Art Commission or as required by Airport Regulations;

- v) basements within minimum set-back lines and provided they are used only for the parking of vehicles and or the servicing and maintenance of the building; in case part of the basement is used for providing kitchen facilities, the same be taken into floor area ratio calculations;

- \*vi) Parking standards for a 5 Star Hotel:- 1.14 Car Spaces per 92.9 square metres(1000 square feet) of built up space within the curtilage of the building/basement, and an additional parking, where required, limited to the extent of 1.14 car spaces per 92.9 square metres(1000 - sq. feet) of the built up space, subject to the condition that 50 percent of the open space around the building should in any case, be left for greenery/landscaping.

Parking Standard for other hotels at an equivalent car space of at least 1.95 per 92.90 square metres (1000 - square feet) of floor area for uses like shopping, restaurants, banquetting and convention facilities inclusive of areas for circulation, kitchens storage and the like; and parking at an equivalent car spaces of at least 0.85 per 92.90 square metres(1000 square feet) of floor area for the Hotel. (This can be reduced where a public form of pooled parking exists to be availed of by the Hotel and if the extent of this is determined by the Authority).

- b) Within areas earmarked in the Master Plan for General-Business and Commercial use, District Centres and Sub-District Centres and for Community Centres in the Zonal Development Plans:-

- i) a maximum floor area ratio, a maximum coverage per floor, minimum set-backs and basement regulations as specified for these areas in the Master Plan, Zonal-Development Plan and the detailed plan as the case may be;

- ii) A maximum height as per item III-2 a(iv) above;
- iii) Parking provision as per item III-2a(v) above;

4) BOARDING HOUSES; GUEST HOUSES AND HOSTELS:

- i) Boarding Houses, Guest Houses and Hostels are permitted:
- a) within areas shown in the Master Plan for General Business and Commercial use District Centres and Sub-

- b) District Centres;  
within areas shown in the Zonal Development Plans for Community Centres;
- c) within areas shown for Residential use in the Zonal Development Plans or detailed Plans and if allowed by the Authority after special appeal and provided no such plot is less than 334.45 square metres (400 square yards) in net area and is located on a minimum 18.280 metres (60 feet) wide road.

In addition, Hostels are permitted within areas shown for Institutional use under the category of Public and Semi-Public facilities and for Government Offices in the Master Plan and or the Zonal Development Plans and in the Rural Zone of the Master Plan, provided that in each case the Hostel is attached to an Institution and its total floor area does not exceed 25 percent of the total floor area achieved on the institutional plot as per the Master Plan, Zonal Development Plans and Detailed Plans as the case may be.

- 2) The following zoning regulations shall apply to Boarding Houses, Guest Houses and Hostels not attached to Institutions:-

- a) within areas shown in the Master Plan for General Business and Commercial use, District Centres and sub-District Centres; and for Community Centres in the Zonal Development Plans:-
  - i) a maximum floor area ratio, a maximum coverage per floor, minimum set-backs and basement regulations as specified for these areas in the Master Plan, Zonal Development Plans and Detailed Plans as the case may be;
  - ii) a maximum height of 36.60 metres (120 feet) from road level to the top of the building (excluding the lift room and other mechanical equipment areas on the top of the building) unless otherwise specified by the Authority or by the Delhi Urban Art Commission or as required by Airport Regulation;
  - iii) parking at an equivalent car space of at least 0.85 per 92.90 sq. metres (1,000 sq. feet) of floor area. (This can be reduced where a public form of pooled parking exists to be availed of by the Boarding House, Guest House or Hostel and if the extent of this is determined by the Authority)
- b) Within areas shown for Residential use in the Zonal Development plans or detailed plans and wherein Group

Housing is permitted:-

- i) a maximum floor area ratio and a maximum coverage per floor as specified for Group Housing in the particular residential area in the Master Plan, Zonal Development Plans and Detailed Plans as the case may be;
  - ii) unless otherwise specified in the Detailed Plan; minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear;
  - iii) unless otherwise specified in the Detailed Plan, basement within minimum set-back lines and provided they are used only for the parking of vehicles and or the servicing and maintenance of the building;
  - iv) a maximum height of 24.38 metres (80 feet) from road level to the top of the building (excluding the lift room and other mechanical equipment areas on the top of the building) unless otherwise specified by the Authority or by the Delhi Urban Art Commission or as required by Airport regulations;
  - v) parking provision as per item IV-2a(iii) above.
  - c) within plots shown for Residential use in the Zonal Development Plans or Detailed Plan and not qualifying for Group Housing:  
Regulations shall be as specified for plotted residential development in the Master Plan, the Zonal Development plans and Detailed Plans as the case may be.
- 3) The following zoning regulations shall apply to Hostels attached to Institutions:-
- a) for the total net plot within areas shown for institutional use under Public and Semi-Public facilities and for Government Offices in the Master Plan and or Zonal Plans:-
    - i) the minimum set-backs and basement shall be as specified for the institutional use under the categories of public and semi-public facilities and Government Offices in the Master Plan, Zonal Development Plans and Detailed plan as the case may be;
    - ii) a maximum height of 36.60 metres (120 feet) from road level to the top of the building (excluding the lift room and other mechanical equipment areas on the top of the building), unless otherwise specified by the Authority or by the Delhi Urban Art Commission or as required by Airport Regulations;
    - iii) Parking provision as per item IV-2a(iii) above.



- b) for the total institutional plot as approved by the Authority in the Rural Zone of the Master Plan after special appeal:-
  - i) minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear or as specified in the Master Plan zoning Regulations in case of agricultural green belt/rural zone whichever is more;
  - ii) a maximum height of 7.62 metres (25 feet) from road level to the top of the building;
  - iii) parking at an equivalent car space of at least 0.85 per 92.90 square metres (1,000 sq. feet) of floor area.

5) LODGING HOUSES:

- 1) Lodging Houses are permitted on plots within areas shown for residential use in the Zonal Development Plans or Detailed Plans if allowed by the Authority after a special appeal.
- 2) The following zoning regulations shall apply to Lodging Houses:-
  - i) plots shall not be less than 334.45 square metres (400 square yards) in net area and is located on a minimum 18.288 metres (60 feet) wide road.
  - ii) other regulations shall be as specified for plotted residential development in the Master Plan, the Zonal Development Plans and detailed plans as the case may be.

6) MOTELS:

- 1) Motels are permitted within the Agricultural Green Belt and the Rural Zone of the Master Plan and if allowed by the Authority after special appeal; provided that
  - i) the Motel is located along roads declared as National Highways and the building is set-back by at least 400 metres (1,320 feet) from the right-of-way of such a highway;
  - ii) the motel is not within 1 K.M. (3,281 feet) from the unbanishable limits of Delhi and (iii) no two motels are within 1 K.M. (3,281 feet) from each other.
- 2) The following Zoning Regulations shall apply to Motels:-
  - i) a maximum plot size of 1.21 hectares (3.00 acres).
  - ii) a maximum floor area of 1,858 square metres (20,000 sq. feet);

Contd.....7/

- iii) minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear;
- iv) parking at an equivalent car space of atleast 0.85 per 92.90 square metres (1000 sq. feet) of floor area.

Sd/-  
( H.N. FOTEDAR )  
SECRETARY  
DELHI DEVELOPMENT AUTHORITY.

VIKAS MINAR,  
INDRAPRASTHA ESTATE,  
NEW DELHI-110002.

\*INDICATES AMENDMENTS MADE VIDE NOTIFICATION  
NO.F.1(17)74-MP Dated IST JULY 1978

Appendix - F to Item No. 35/Plg/97 राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION  
PLANNING BOARD

1st Floor, Zone-IV,  
India Habitat Centre,  
Lodhi Road, New Delhi-110003  
शहरी कार्य एवं रोजगार मंत्रालय  
Ministry of Urban Affairs & Employment  
Fax No. : 4642163  
Dated: 25.6.1997

No. K-14011/25(AP)/97-NCRPB

To  
Shri Shamsheer Singh  
Additional Town Planner,  
Municipal Corporation of Delhi,  
Nigam Bhawan,  
Kashmiri Gate,  
Delhi.

Sub: Establishment of Motels in Rural Areas of NCT-Delhi.

Sir,  
Please refer your letter no. TP/G/2021 dated 13.6.97 on the above subject. Please find enclosed the comments and observation of the NCR Planning Board on the proposal of establishment of motels in rural areas of NCT-Delhi.

Yours faithfully,

( R.C. Aggarwal )  
Chief Regional Planner  
Tel: 4642289

Encl: As above

COMMENTS AND OBSERVATIONS ON THE PROPOSAL OF ESTABLISHMENT OF MOTELS IN RURAL AREAS OF NCT DELHI

1. The copy of the notification No. K-13011/25/93-DDIB dated 16.6.95 has not been enclosed with the letter and the contents of the above notification is not read.
2. The motels can be defined as the camp to provide permanent or semi-permanent accommodation for enroute tourists which will have sleeping accommodation for visitors, housing for vehicles and services including catering for all tourists traffic and servicing and repairing to the vehicles. These are suited to areas remote from public transport facilities as well as in locations to which considerable travelling is necessary. Thus the motels are to be located away from the large towns. The motels are to be provided along the National highways where long distance traffic is available.
3. The motels as defined in the Master Plan of Delhi is a premise located near main highways and outside urbanisable limits for catering to the convenience of persons travelling by road.
4. The Regional Plan-2001 NCR do not provide any specific provision for location of motels in the green belt/green wedge in the NCT, Delhi. The Plan stipulates 100 meters green buffers on either side of national highways.
5. The rural areas of NCT Delhi falls within the green wedge/green belt of RP-2001 NCR which should be forested and wherever it is not possible for pressing reasons, it could be in the other forms of green. The development of motels along the highways and inter-state roads would defeat the objectives of the NCR Plan provision of green belt/green wedge.
6. The length of national highways outside the urbanisable limit of Delhi is approximately 0-2.5 kms. These distances are already congested because of various activities existing along this road. A location of motels which would generate large activities and employment would further aggravate the situation which will be contrary the objectives of Regional Plan-2001 for NCR.
7. The existing motels outside the NCT Delhi in Haryana and Rajasthan have been providing the motel facilities to the long distance travellers. On the other hand the travellers passing through or generating from Delhi may not require such facilities within Delhi since the same facilities are availed of by them while in Delhi Urban area itself. There is no justification for location of motels in the rural zone of Delhi.

8. The setting up of motels on the inter-state roads of minimum width (R/W) 20 meters or service road running parallel to them, do not qualify for setting up of motels..
9. The location/setting up of motels in Delhi's rural area seems to be a camouflaged way of locating five star hotels in the rural zone of Delhi. This is obvious from the newspaper reports about the Ashoka country resort at farm land at Rajokri which not only is unauthorised use of rural land but exerts immense pressure on the services of the area and is also nuisance to the residence of the area. In fact a site for commercial property of this type within the urban area could have cost anything between Rs.100-200 crores (as in the case of the latest hotel site auctioned by HUDCO in Andrew's Ganj area for Rs.227 crores) whereas the proprietor of the motel is getting the same return per room at a cost of a couple of lakhs for the site in rural area and is thus depriving the land owning agency and the MCD of the rightful price of land and the taxes to be paid for commercial establishment.

OTHER ISSUES (NOT CONTAINED IN THE AGENDA)

1 In response to the suggestions given by Sh Sahab Singh Chauhan, it was decided that:

[a] Regarding Agenda Items:

[i] agenda of the meeting should be circulated at least 10-days in advance. Any agenda items circulated thereafter shall not be taken up for discussion without permission of the Chair,

[ii] agenda sponsoring departments must ensure that it contains all relevant facts and details necessary for arriving at the correct decision,

[iii] agenda items must indicate what specific proposals need approval of the Authority and the justification thereof, and

[iv] heads of the Departments shall personally ensure the authenticity of the facts and shall be responsible for the same.

[b] Computer Data Base:

All references received from the Ministers, MPs and the Members of the Authority/Council should be attended on priority. All such references must be acknowledged and final replies sent by the heads of department, in a time bound manner.

[c] The LG also desired that all files where DDA officers do not agree with the suggestions/recommendations of the non-official members must be put up for his orders.

[d] Transfer policy:

Sh Sahab Singh Chauhan drew the attention of the Authority to the information received from the Personnel Department regarding staff working in the

same department for more than 5 years and pointed out that transfer policy guidelines were not being implemented.

2[a] Reservation of parking sites/allotment of shops:

Sh Swaroop Chand Rajan pointed out that parking sites had not been reserved for the SC/ST, ex-servicemen, physically disabled, as earlier decided by the Authority

[b] He also drew the attention of the Authority to its decision to allot the undisposed of shops at reserve price and pointed out that this decision had also not been implemented.

[c] Clearing the project sites:

While emphasising the need to clear jhuggies from the project sites, Sh Rajan requested for early clearance of about 25 jhuggies from the residential plots in A-4 block of Paschim Vihar. LG desired removal of these jhuggies by <sup>the</sup> end of the month.

Removal of jhuggies:

3[a] Sh Ramvir Singh Bidhuri pointed out that even though the land measuring about 20 bighas in Village Tehkhand, Okhla Phase-I was being allowed to be encroached upon during the last 2 years, it was not being allotted for the use of a school. He desired that an enquiry should be held for the continuing encroachments in this area.

Use of Gaon Sabha lands:

[b] Sh Bidhuri also suggested that Gaon Sabha lands in Urban Villages should be utilised for facilities like Barat Ghar and Community Centres etc.

[c] He also requested for immediate provision of land for cremation grounds in Sarita Vihar, Badarpur and Madanpur Khadar.

II LG advised that our planning norms must keep pace with the ground realities. Entire planning should be practical and land should be immediately made available for essential public facilities like cremation ground etc.

5[a] Sh Mahabal Mishra suggested that the widows/legal heirs of the deceased employees must be given compassionate appointment in DDA, as per Government policy.

[b] Sh Mishra pointed out that no action had been taken against Sh D B Sharma, Asstt Director [Survey] for irregular sanction of prosecution by him in 250 cases.

CVO was asked to enquire into the matter and submit a report to the LG.

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

*Sh*

*[Signature]*  
सचिव  
दिल्ली विकास प्राधिकरण  
नई दिल्ली

*[Signature]*  
अध्यक्ष 29/1/57  
दिल्ली विकास प्राधिकरण  
नई दिल्ली



