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DELHI DEVELOPMENT AUTHORITY
(SECRETARY'S OFFICE)

List of the agenda items to be discussed in the meeting of the Delhi Development Authority to be held on 07.07.1992 at 11.00 A.M. in Conference Room, 1st floor 'B' Block, Vikas Sadan, New Delhi.

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8. 81/92 Development Plan of Dwarka Project Change of land uses.
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(F.1(3)/85/P1.)

DELHI DEVELOPMENT AUTHORITY
(SECRETARY'S OFFICE)

List of the 1st supplementary agenda items to be discussed in the meeting of the Delhi Development Authority to be held on 07.07.92 at 11.00 A.M. in Conference Room, 1st floor, 'B' Block, Vikas Sadan, New Delhi.

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**DELHI DEVELOPMENT AUTHORITY
(SECRETARY OFFICE)**

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in the meeting of the Delhi Development Authority to be held
on 07.07.92 at 11.00 A.M. in Conference Hall, 1st floor, 'B' Block
Vikas Sadan, New Delhi.

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2.	93/92	Operation of the post of Chief (Horticulturist) at the level of Director for a limited period. (F.2(402)/68/GA./Vol. II)	175

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**DELHI DEVELOPMENT AUTHORITY
(SECRETARY OFFICE)**

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DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of Delhi Development Authority held on 7-7-92 at 11.00 A.M. in the Conference Room, Vikas Sadan, New Delhi.

The following were present:

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.P. Jakhanwal,

MEMBERS

3. Dr. P.S.A. Sundaram,
Jt. Secretary, MOUD.
4. Sh. P.V. Jayakrishnan,
Commissioner, MCD.
5. Sh. H.D. Sharma,
Engineer Member, DDA.
6. Sh. K.N. Khandelwal,
Finance Member, DDA.
7. Sh. D.S. Meshram,
Chief Planner, TCPO.

(represented by Sh.
K. T. Gurmukhi, A.C.T.P.,
TCPO.)

SPECIAL INVITEES

8. Sh. R.K. Takkar,
Chief Secretary,
Delhi Admn.
9. Sh. R.D. Kapoor,
Secretary (Finance),
Delhi Admn.
10. Sh. T.T. Joseph,
Secy. L&B & PWD,
Delhi Admn.
11. Smt. Meenakshi Dutta Ghosh,
Secy. U.I. & LSG,
Delhi Admn.
12. Sh. I.J. Talwar,
Secy. to L.G.,
Delhi.

ALSO PRESENT:

13. Sh. A.P. Sinha,
Principal Commr(I&M), DDA.
14. Sh. Rakesh Behari,
Commissioner (Lands), DDA.

15. Sh. K., K. Sharma,
Commissioner (H), DDA.
 16. Sh. K.J. Alphonse,
Commissioner (PST), DDA
 17. Sh. P.N. Gupta,
Commissioner (Personnel), DDA.
 18. Sh. Ravi Malik,
Commissioner (S&JJ)-II, DDA.
 19. Sh. V.K. Jain,
C.L.A., DDA.
 20. Sh. S.C. Gupta,
Director(DC&P), DDA.
 21. Sh. Ranbir Singh,
Secretary, DDA.
-

ITEM NO.

74/92
A-7.7.92

Sub: Confirmation of the minutes of the
meeting of the Delhi Development Authority
held on 11.06.92.

(F.2(2)/92/M.C./DDA)

P R E C I S

A copy of the minutes of the meeting of the Delhi Development Authority
held on 11.06.92 is annexed at (App. 'A' Page 2-7).

R E S O L U T I O N

Confirmed

DELHI DEVELOPMENT AUTHORITY
(Secretary's Office)

Minutes of the meeting of Delhi Development
Authority held on 11-6-92 at 3.30 P.M. at Raj Niwas.

The following were present:

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri S.P. Jakhanwal

MEMBERS

3. Shri R.V. Pillai,
Addl. Secretary (UD),
Ministry of Urban Development. (represented by
Dr. P.S.A. Sundaram,
Jt. Secretary).
4. Shri H.D. Sharma,
Engineer Member, DDA.
5. Shri K.N. Khandelwal,
Finance Member, DDA
6. Shri P.V. Jayakrishnan,
Commissioner, M.C.D.
7. Shri D.S. Meshram,
Chief Planner, T.C.P.O.

SPECIAL INVITEES

8. Shri R.K. Takkar,
Chief Secretary,
Delhi Administration.
9. Shri R.D. Kapoor,
Secretary (Finance),
Delhi Administration.
10. Shri T.T. Joseph,
Secretary L&B & PWD,
Delhi Administration.
11. Smt. Meenakshi Dutta Ghosh,
Secretary U.I. & LSG,
Delhi Administration.
12. Shri I.J. Talwar,
Secretary to L.G., Delhi.

ALSO PRESENT

13. Shri A.P. Sinha,
Principal Commissioner(I&M), DDA.
 14. Shri J.C. Gambhir,
Commissioner(Planning), DDA.
 15. Shri Rakesh Behari,
Commissioner(Lands), DDA.
 16. Shri Ranbir Singh,
Secretary, DDA.
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ITEM NO.
39-A/92

Sub: Confirmation of the minutes of the meeting of DDA held on 9-4-92 at Raj Niwas, Delhi.

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The minutes of the meeting of the Delhi Development Authority held on 9-4-92 were confirmed subject to the following:

"Resolution recorded against item No. 50/92 of agenda considered by the Authority on 9-4-92 be deemed to have been approved after incorporating draft vetted by the Legal Department of DDA which has been circulated alongwith the draft minutes".

ITEM NO.
41/92

Sub: External electrification in respect of DDA projects and scheme.
No. EM5(47)72/Vol.XXVI,

.....

The Authority decided that to avoid difficulties at the time of handing-over of services to DESU, the present system of execution of works of external electrification in respect of DDA schemes by DESU may continue. However, the matter regarding delays in electrification by DESU, which results in blockage of huge public funds invested in projects and non-delivery of completed works to beneficiaries, needs to be looked into and will be discussed in the coordination meeting which has been called by the Lt. Governor on 15-6-92 to sort out inter-departmental problems.

ITEM NO.
42/92

Sub: Review of progress & development of Dwarka Project 1991 - Allotment of land for various services.
No. PA/Commr.(DWK)91/51

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The Authority noted the progress of the Dwarka Project. To ensure that trunk services viz. water supply, sewage treatment, S.W. drains and electricity are made available as per schedule, it was decided that V.C., DDA will coordinate with Delhi Admn./M.C.D./W.S. & S.D.U. and D.E.S.U.

ITEM NO.
43/92

Sub: Construction of Master Plan Roads (30M/W and above).
No. EM.1(34)87/Vol.III.

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: 4 :

The Authority accepted in principle the proposal for construction of roads 30m and above in 'Development Areas' by DDA itself. However, modalities for funding the scheme from plan funds should be worked out in consultation with Delhi Admn. before implementing the decision.

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ITEM NO.
46/92

Sub: Proposed redevelopment of scheme of Janpath land area.
No. F.16(89)81-MP.

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ITEM NO.
47/92

Sub: Construction of flyover at the intersection of Outer Ring Road on J.B. Tito Marg.
No. F.5(19)81-MP.

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ITEM NO.
61/92

Sub: Revision of pay scale of Sr. Stenographers.
No. F.7(114)90/PB-I/Pt.

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Resolved that the proposal for revision of pay scale of Sr. Stenographers as well as revision of recruitment regulations for the posts of Stenographers and Sr. Stenographers be approved, subject to deletion of the words 'other staff' appearing in Col. No. 11 of recruitment regulations for the post of Stenographer.

ITEM NO.
66/92

Sub: Change of land use of 0.61 hect. of land (100 mts x 60 mts) bounded by district park on the north west south and 150 ft. wide road (Okhla road) in the east from 'recreational (District Park) to Public & Semi-Public facilities (Cremation & Burial Ground) at Kalkaji Extension, New Delhi.
No. F.3(65)89-M.P.

The Authority did not agree to the proposed change of land use. It further decided that the matter be reviewed for keeping the cremation ground/crematorium in the present location by planting rows of trees all around.

ITEM No.
67/92

Sub: Proposed change of land use from 'recreation' to 'residential' in Kilokri Sub-zone, D-18.
No. F.20(10)82-M.P.

.....

The Authority resolved to recommend to the Central Govt. change of land use from 'recreation' to 'residential' in Kilokri Sub-Zone, D-18 subject to the condition that the loss of 'recreational' land will be adequately compensated while formulating the zonal plan of this area.

ITEM NO.
69/92

Sub: Provision of water supply services in Rohini. Delay in construction of command tanks by MCD.
No. EM.3(2-R/81/Vol.XI).

.....

The Authority decided that the matter may be settled by V.C., DDA and Commissioner, M.C.D., mutually after looking into the facts.

ITEM NO.
65/92

Sub: Allotment of land measuring 4.0 hect. to Birla Academy in Instl. Area, Vasant Kunj-II (West of JNU).
No. F.12(1)70/Instl.

The Authority resolved that the proposal to ear-mark a plot for Birla Academy in Institutional area of Vasant Kunj Ph-II be approved subject to the following conditions:

- i) Birla Academy should submit detailed plans/scheme showing the utilisation of the proposed land and the same be placed before the Authority for its approval after examination/assessment of requirement of land.
- ii) The Academy should also intimate as to how they intend to fund the project including cost of land.
- iii) Possession of the land will be handed over only after development and after settling the terms and conditions of the lease, including the condition that no sale or transfer of the allotted land shall be permitted.

iv) The cost of land will be charged at the prescribed rates prevalent at the time of handing over possession. The cost of land will be charged at the prescribed rates prevalent at the time of handing over possession.

The Academy may be informed accordingly.

ITEM NO.
72/92

Sub;

Annual Action Plan of the DDA for 1992-93.
No. F.12(1)70/Instl.

Deferred.

ITEM NO.
73/92

Sub:

Utilisation of space in the Project for construction of Nigh Shelter, Community Haj Manzil.
No. PA/Commr/S&JJ-II/92/F-160.

The Authority considered the entire facts of the case in detail and having noted that, although the building in question has been made available to the Delhi State Haj Committee for housing the Haj pilgrims as a special case, it remains under the exclusive control of the Delhi Development Authority and, further, that the terms and conditions on which the building has been made available for the use of Haj pilgrims are yet to be decided. It resolved as follows:

1. The Delhi Development Authority should continue to keep the building in its control and possession and the arrangements made in this regard for the care and upkeep of the building should be reviewed and strengthened.

2. A proposal regarding the terms and conditions on which the building has been made available to the Delhi State Haj Committee for housing the Haj pilgrims should be brought before the Authority for approval in its next meeting.

3. In the context of the demand of the Delhi State Haj Committee that the entire building should be handed over to it on a permanent basis for locating the office of the Committee and for housing the Haj pilgrims and in view of the fact that the building has been constructed out of plan funds made available by Delhi Admn. under the scheme of Night Shelters and considering further the various aspects of the matter, the Chief Secretary, Delhi Admn. should seek the instructions/advice of the Govt. of India, Ministry of Home Affairs as regards the final disposal of the building.

Miscellaneous Items:

- i) In future, draft minutes after approval by the Chairman, DDA, should be circulated to the Members who may be requested to send their comments/suggestions, if any, within 10 days. If there is no response then action may be taken in accordance with the minutes. In case there are objections, the same should be placed before the Authority in its next meeting at the time of confirmation of minutes.
- ii) The meetings of Authority will be held on 1st Tuesday of every month.
- iii) It was decided that watch and ward system must be geared up for the protection of the acquired lands and a comprehensive proposal for strengthening/revamping the land protection machinery of DDA should be put up in the next meeting of Authority.

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ITEM NO.

75/92
A-7.7.92

Sub: Annual Action Plan of the DDA for the year 1992-93
(F.2(290)/92-P&C)

P R E C I S

Annual Action Plan of the D.D.A. for the year 1992-93 has been prepared. In the Action Plan 1992-93, the following new thrust areas have been identified to achieve the goal/objective during the year and proposed financial/physical targets have been shown in the (Appendix 'B' to page No. 10-15). The targets of these new thrust areas have also been communicated to the Ministry of Urban Development for reflecting in the Ministries compilation of the Annual Action Plan 1992-93. The proposed targets mentioned in the Action Plan will be reviewed quarterly to assess the achievements/progress etc. regularly.

FIELD OF ACTIVITIES

IDENTIFIED THRUST AREAS
OF ACTIVITIES TO ACHIEVE
THE GOAL & OBJECTS DURING
THE YEAR 1992-93

- | | | |
|-----|-----------------------------------|---|
| (a) | <u>Land Management</u> | <p>1. Acquisition of land for Dwarka Project Ph.II & Narela Project.</p> <p>2. Finalisation of survey and submission of proposal to Land and Building Deptt. for acquisition of 3520 hect. of lands for Rohini & Narela Projects.</p> |
| (b) | <u>Master Plan</u> | <p>3. Preparation of Zonal Plans for 4 Zones upto stage of submission to the Govt. for calling objections/suggestions.</p> |
| (c) | <u>Housing Schemes</u> | <p>4. Construction of new houses to be started during 1992-93 NEW STARTS.</p> <p>5. Houses to be completed during 1992-93.</p> |
| (d) | <u>Commercial Projects</u> | <p>6. New Commercial Projects to be started during 1992-93.</p> <p>7. Commercial Project to be completed during 1992-93.</p> |
| (e) | <u>Development of sites/Plots</u> | <p>8. Development of land in major areas. Vasant Kunj, Rohini, Narela, Deerpur, Jasola, Dwarka.</p> |
| (f) | <u>Horticulture Works</u> | <p>9. a) Tree Plantation.
b) Development of new lawns during 1992-93
c) Development of new children's Parks/Children corners.</p> |

Cont...

- | | | |
|----|---|---|
| g) | <u>New Technologies</u> | 10. Introduction of machnised/pre-fabricated construction technology for houses. |
| h) | <u>House Allotment</u> | 11. Giving possession letters to registrants.
12. Processing of conversion applications and issuance of conveyance deeds.
13. Environmental improvement in Urban Slums.
14. Construction of Jan Suvidha Plots. |
| i) | <u>Projects of Slum & JJ Department</u> | 15. Development of sites and services plots.
16. Development Works for 4000 flats to be initiated after completion of formalities. |

The matter is now placed before the Authority for information.

RESOLUTION

The Authority noted the information and observed:

- i) that DDA should arrange funds for acquisition of land in advance so that there is no delay in announcement of the awards by the Land Acquisition Collector.
 - ii) that against item no.16 of Annual Action Plan 1992-93 instead of "4000 flats" it should be "4000" plots".
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Appendix 'B' to Item No: 75/92

10

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACTION PLAN: 1992-93

Goal/objective to be accomplished	Name of activity/programme during the year for accomplishing goal/objective.	Schedule	Financial Targets (Lakhs of Rs.)	Performance physical Target.	Indicators Milestones	Other Indicators	Accountability Direct	Supervisory
1	2	3	4	5	6	7	8	9
LAND MANAGEMENT								
1. Planned Development of Delhi.	Acquisition of land for Dwarka Project Phase-II & Narela Project	Narela Project:	1095	73 Hect.	(a) Sec. 4,6,&17 notification by 30.6.92		Comar(L)	Pr.Comar. (T&H)
					(b) Possession in 2nd Quarter.			
		Dwarka Project Ph-II.	10875	727 Hect.	(a) Sec. 6,17 notification by 3rd quarter.		Comar(L)	Pr.Comar. (T&H)
			11970	800 Hect.	(b) Taking possession 4th qtr.			
2. Planned Development of Delhi.	Finalisation of survey and submission of proposals to Land & Bldg. Deptt. for acquisition of 3520 Hect. of lands for Rohini & Narela Projects.	(a) Rohini Project (Phase IV)	27000	1800 Hect.	Sec.4 Notification by 3rd quarter	Arrangement of Fin. through budgetary surplus & external loans	Comar(L)	Pr.Comar. (T&H)
		(b) Narela Project	25800	1720 Hect.	Submission of acquisition proposal by 4th Qtr.		CAD	F.H.
MASTER PLAN								
3. Implementation of Master Plan for Delhi (2001)	Preparation of Zonal Plans for 4 zones upto stage of submission to the Govt. for calling objections/suggestions	(a) Approval by Technical Committee by Dec.,92.					Dir(AP&B)	Comar. (Pig.)
		(b) Approval by the DDA by March, 1993					DD(DC&P)	

1	2	3	4	5	6	7	8
HOUSING							
4. Constr. of Houses to wipe out the pending list of registrants	(a) Construction of new houses to be started during 1992-93; NEW STARTS	During 1992-93	4936	1st qtr. - 6,000 2nd qtr. - 5,000 3rd qtr. - 7,000 4th qtr. - 6,700 Total 24,700	The following activities all through the year (a) Approval from Screening Committee (b) Issue of drawings. (c) preparation of PE & DE (d) Issue of NIT (e) Call of tenders (f) Award of work	Chief Architect/ Chief Engineer	EM
5. Constr. of Houses to wipe out the pending list of registrants	Houses to be completed during 1992-93		16398	1st qtr. - 400 2nd qtr. - 1400 3rd qtr. - 2800 4th qtr. - 3800 Total 8400	(a) Completion of civil/ electrical works (b) Trunk services by MCD (c) Electricity by DESU	Chief Engineer	
COMMERCIAL							
6. Construction of Commercial Complexes to achieve integrated development of the City	New commercial projects to be started during 1992-93.		694	District Centres - 3 Community Centres - 7 Local Shopping Centre- 24 Convsn. Shopping Centres 45 Total 79	The following activities all through the year 1. Approval from Screening Committee/DUAC 2. Issue of drawings 3. Preparation of P/E & D/E 4. Issue of NIT 5. Call of tenders 6. Award of work	1. Chief Arch. 2. Chief Engineer	Commer - 3
7. Construction of Commercial Complexes to achieve integrated development of the City	Commercial Project to be completed during 92-93		7569	District Centres - 1 Community Centres - 5 Local Shopping Centre- 26 Convsn. Shopping Centres 54 Total 86	1. Completion of civil works 2. Trunk services by MCD 3. Electricity by DESU	1. Chief Arch. 2. Chief Engineer	Commer - 3

1	2	3	4	5	6	7	8	9
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DEVELOPMENT OF SITES

8. Development of land to meet the Housing/Comm/Industrial/Instt. needs and integrated development of the city	Development of land in major area.		1595	Works in progress Dev. works will continue after March '93 also.	The following activities all through the year: 1. Approval from Scrng. Committee 2. Issue of Drawings/Layout Plans. 3. Preparation of PE & DE 4. Issue of NIT 5. Call of tender 6. Award of work.	1. Trunk Services a) Chief Architect by MCD. 2. Electricity by b) Engineers DESU	EM/VC
	(a) Rohini	10 years					
(b) Narela (c) Dheer pur (d) Jasola (e) Dwarka (f) Vasant Kunj		10 years	705	- do -	- do -	- do -	EM/VC
		5-10 years	250	- do -	- do -	- do -	EM/VC
		5-10 years	294	- do -	- do -	- do -	EM/VC
		10 years	4208	- do -	- do -	- do -	EM/VC
		5-10 years	1000	- do -	- do -	- do -	EM/VC
			8052	Dev. works to be started during this year			

1	2	3	4	5	6	7	8	9
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HORTICULTURAL WORKS

9. Ecological balance and integrated development of the city. (a) Tree Plantation

1st qtr. - Digging preparation of pits (8.75)
2nd qtr - 6,00,000
3rd qtr - 2.75000
4th qtr.

Digging of Pits	Plantation
1st qr 1.75	NIL
2nd Qr. 4.40	6.15
3rd Qr. 2.20	1.75
4th Qr. 0.40	0.85
8.75	8.75

Dir. (Hort.)
North & South

E.M.
V.C.

(b) Development of New Lawns During 1992-93

271 Acres.

a) Filling of earth
b) Grassing

Dir. (Hort.)
North & South

E.M.
V.C.

(c) Dev. of new childrens Parks/Children corners During 1992-93

35 nos.

a) Dev. of lawns
b) Providing play equipments for children

Dir. (Hort.)
North & South

E.M.

NEW TECHNOLOGIES

10. Introduction of new technologies Introduction of Mechanised/ pre-fabricated construction technology for houses During this year

To obtain and finalise offers for the new systems during the year

a) Chief Engineer
b) Chief Architect

HOUSE ALLOTMENT

1	2	3	4	5	6	7	8	9
11. To provide houses to the registrants.	Giving possession letters to registrants.	Continuous process spread over the year		7500 possession letters to be issued.			Asstt. Directors	Director (H) I. Director (H) II. Dy. Directors/ Jt. Directors concerned.
12. Grant of freehold rights.	Processing of conversion applications and issuance of conveyance deeds.	Within 90 days of receipt of an application complete in all respects		Contingent upon no. of applications to be received			Asstt. Directors	Director (H) I. Director (H) II. O.S.D. (H) Dy. Directors/ Jt. Directors concerned.
13. To provide minimum basic facilities in notified slum areas.	Environmental Improvement in Urban Slums.	To complete the ongoing works in Bhatti Mines and other areas & to initiate New Works.	200	To cover 38,000 slum dwellers.	1. To complete various works in Bhatti Mines by March '93. 2. To identify new works by June, 92. 3. Sanction of estimates and award of works by by Sept. 92 4. To initiate works by Dec., 92		Ex.Engineer	S.E(II)/Dir (S&J)
14. To provide Community Toilets/Baths in slum areas.	Constr. of Jan Suvidha Complexes	To commence the Jan Suvidha Complexes during 1992-93	50	7 Jan Suvidha Complexes	1. To transfer 7 sites from MCD by June, 92 2. To initiate constn. work by Sept., 92 3. To complete the complexes by March, 93		Ex.Engineers	S.E. (II)

1	2	3	4	5	6	7	8	9
PROJECTS								
15. Clearance of project land by squatters	Development of sites & services plots.		500	To complete on-going works of Dev. of 10,798 sites & services plots initiated in 1991-92 & to resettle 10798 squatter families from project sites under sites under encroachment and needed by land owning Agencies.	Shifting of 10,798 families to be completed by 4th Qtr. subject to availability of infrastructure.	NIL	Chief Engineer(s) Dir(S) for resettlement	Comm(S-I)
16. Clearance of project land by squatters	Development works for 4000 flats to be initiated after completion of formalities	1st Quarter ----- Procurement of land 2nd Quarter ----- Preparation of Plans. 3rd Quarter ----- Necessary planning & financial approvals. 4th Quarter ----- Commencement of dev. work at site.	200				Chief Engineer(s) Dir(S) for resettlement	Comm(S-I)

ITEM NO. SUB
76/92
A-7.7.92

Change of land use of an area measuring about 0.5 hect. from 'district parks' to 'utility' (Under Ground Reservoir) at Lawrance Road, Delhi.
(F.23(4)/80-Instl.)

PRECIS

Request has been received from Delhi Water Supply and Disposal Undertaking for allotment of land for under ground reservoir at Lawrance Road, Delhi. The site was inspected by the Director (Hort.) Director(DC&P) as desired by the Technical Committee in one of its meeting and the site was suggested for consideration and allotment of land measuring 0.8 hect. adjoining to the DDA temporary offices. The land use of the area is 'district parks' as per MPD-2001. In the proposed site there are no trees. MCD Water Supply Deptt. has also found the site suitable for their needs.

2. The proposal was considered by the Technical Committee in its meeting held on 10.12.90 and it was noted that the additional land for the Booster Pumping Station is on a higher side and should be reduced so that the playground area is not affected and land could be provided out of the plot occupied under the temporary offices of the DDA.

3. The modified proposal was again considered by the Technical Committee in its meeting held on 29.01.91. It was noted that the major portion of land presently occupied by the Engg. Division of the DDA for temporary offices in barracks is proposed for booster pumping station by the DWS & SDU. The Technical Committee, therefore, decided that after making necessary adjustments partly in the area occupied under the site offices and partly in 'green' be again put up before it.

4. The modified plan as per the above decision was considered by the Technical Committee in its meeting held on 1.7.91 and decided that as per revised layout plan (laid on table) plot 'A' be used for playground and maintained as such by Hort. Deptt. of DDA and plot 'B' be given to DWS&SDU except the existing structure used as a temple and plot 'C' be used for the DDA site offices.

contd.....

5. The proposal is placed before the Authority for its consideration and approval for use of an area measuring about 0.5 hect. as 'utility' (under ground reservior) as a case of special permission.

RESOLUTION

The Authority resolved that the proposal for use of a-n area measuring 0.5 hect. for 'utilities' (underground reservoir) out of the 'recreational' land-use be approved, as a case of 'special appeal'.

DELHI DEVELOPMENT AUTHORITY

Item No:
77/92
A-07.07.92

Sub: Allotment of houses to the registrants of 'Ambedkar Awas Yojna' under MIG, LIG and JANTA categories.
(F.4(300)/88-P&C(H))

PRECIS

In the year 1989, DDA announced a special scheme, named as "Ambedkar Awas Yojna - 1989", providing for registration of persons belonging to SC/ST exclusively. It was envisaged that registration under each category would be limited to the following numbers:

MIG	:	7000
LIG	:	10000
Janta	:	3000

(A copy of the brochure released under the MIG category is at App. 'C' . It may be noted that except for the difference in income criteria and amount to be deposited as registration deposit, other terms and conditions were common to the brochure issued for LIG & Janta categories registrations).

/draw under MIG
category

2. The draws to finalise the registration under the LIG and Janta categories were held on 24.10.1991 and 25.10.1991 respectively. The/ could not be conducted so far because of some court case.

3. After conducting the draws for LIG and Janta categories, the modalities of allotting flats to the successful registrants were specifically gone into. It was noticed that a conscious decision had not been arrived at regarding the order in which allotment of flats would be made to the AAY registrants vis-a-vis the backlog of registrants for allotment of similar categories of flats under the New Pattern Scheme - 1979. In the ordinary course, the NPS-79 Registrants would have prior claim for allotment as their scheme had been opened 10 years earlier. However, in view of the background relating to the formulation of AAY in 1989 as also the fact that the registrants under this scheme belong to the SC/ST communities for whom Govt. have retained the reservation quota in the matter of allotment of flats/plots upto an extent of 25% (Appendix 'D' P24-25), there is an equally compelling case for allotment of the registrants of AAY being made alongside the allotment of flats to

Contd....2

registrants of the NPRS scheme. The genesis of AAY is that in early 1989, Housing Department of DDA took stock of the allotments made to the SC/ST registrants of the NPR Scheme - 1979. It was noted that a large number of SC/ST registrants had already been allotted flats by that time. In view of the policy of reserving 25% of the flats released on each occasion for allotment to the SC/ST registrants and as the ratio of SC/ST registrants to the total number of registrants to begin with was less than 25%, the ratio of the backlog of SC/ST registrants to the backlog of general category registrants had thus come down very sharply by 1989.

4. The position as on 27.2.1989 was found to be as under:-

Category	General registrants	SC/ST Registrants	Ratio (in % terms)
MIG	28975	Nil	0%
LIG	45789	1076	2%
Janta	26745	3048	11%

5. The brochure of the NPR Scheme-1979 under the Clause 'Eligibility Conditions' ^{provided} for reservation of 25% of the flats exclusively for SC/ST.

If the requisite number of applications are not received from the aforesaid categories, the flats will be offered to the persons in the unreserved categories.

6. Since, at the time of registration, no ceiling limit was fixed on the number of applicants to be registered under the scheme, as many SC & ST applicants who were in need of houses and had applied in response to the scheme brochure, got an opportunity to register under the Scheme. So was the case with persons from other categories. As reservation in the allotment of flats upto 25% to the candidates of SC/ST was prescribed in the brochure, each time allotment of flats was made, 25% of the houses were allotted to SC/ST registrants. In this manner, SC & ST registrants got priority in allotment upto 25% in each release even though their total number was less than the aggregate no. registered under the Scheme. In this manner, a stage would soon be reached when all SC/ST registrants would have been covered leaving the subsequent allotment

of flats to be made to the registrants of unreserved categories only as per the terms of the brochure.

7. At this stage, it was thought fit to start a fresh registration exclusively for SC/ST applicants to make good the deficiency of SC/ST candidates under the 25% quota fixed under the NPRS: 1979. The following difficulties were envisaged in this direction:

- (i) The existing registrants who had booked for the flats in the similar category under NPRS might challenge the bonafides of opening a fresh registration for allocation of MIG/LIG/Janta flats;
- (ii) The opening of such a special registration scheme might not be legally sustainable if it were to be deemed to be the equivalent of giving out of turn allotment to the new SC/ST registrants.

8. In the meantime, a letter DO No.K.20014/5/88-DDIIA dated 11.4.1989 App. 'E' P-26 was received from the Additional Secretary, Ministry of Urban Development intimating the decision of the Central Govt. that DDA should invite applications from the members of the SC/ST in respect of such residential allotment schemes where the full reservation quota had not been utilised for want of sufficient number of registrants belonging to these categories. The decision was to be made applicable to all the categories of housing schemes i.e. Janta/LIG/MIG and SFS. This letter, however, also stipulated that wherever the terms and conditions included in the Scheme brochure provided that unutilised portion of the reservation quota should be absorbed in the general category, then the legal and related aspects of implementing the above decision would need to be examined by DDA. Meanwhile, DDA was directed to implement the decision in respect of such schemes where no such stipulation was made.

Contd....

9. The examination of the brochures of both NPRS - 1979 and the on-going SFS Schemes revealed that if requisite number of applications had not been received from the members of the reserved categories at the registration stage, the flats were to be offered to the persons in the non-reserved categories. The Law Deptt. of the DDA also pointed out that in view of this specific provision in the brochures, the question of there being any backlog for the SCs/STs under these various schemes did not arise. Considering all these aspects, therefore, it was decided not to announce the proposed registration of SCs/STs as a part of any existing scheme. Instead on the premise that there was no such bar in announcing a totally new scheme exclusively for allotment of flats to SCs/STs, the AAY was announced. The launching of the schemes was approved by the then Lt. Governor. It was decided to name the scheme as "Ambedkar Awas Yojna - 1989".

10. Though, announced as a new scheme, the number of persons to be registered categorywise under the AAY was nonetheless linked to the shortfall of the SC/ST registrants under NPRS. The process of inviting application etc. was thus set in motion preparatory to holding of draws.

11. The present backlog of registrants under the previous schemes who have so far not been allotted flats/plots is as under:-

	<u>Name of the Scheme</u>	<u>No.</u>
(i)	SFS-Vth Scheme(1982)	3948 (as on 31.3.1992)
(ii)	SFS VITH Scheme (1985)	9328 (.....do.....)
(iii)	New Pattern Scheme (1979)	53255 (.....do....)
(iv)	Rohini Plotted Scheme (1981)	41208 (as on 27.3.1991)

12 In addition, there are about 24000 EWS registrants of the Slum Deptt. of DDA for whom flats are to be constructed. Provision of houses/plots to the DDA registrants entails primarily the availability of land, laying of the infrastructural services, the most problematic of which are water supply, sewerage and electricity. DDA has drawn plans to clear the entire backlog of registrants of the above housing schemes by the end of the 8th Five Year Plan subject to availability of land, water and electric supply

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in the urban extension areas as specified in the 'Master Plan - 2001' which came into effect on 1.8.1990. While there can be no two opinions to provide houses to the needy SC/ST populace of the capital on urgent basis, it appears equally important to ensure first that all the existing commitments are made good in a time bound manner. This also needs to be kept in mind while taking a view on meeting the subsequent demand for housing arisen from SC/ST population. Further, the mounting criticism against DDA in not providing flats to its registrants of old schemes for all the years goneby also has to be accounted for.

13. The Law Deptt. of the DDA after examining afresh relevant provisions of the brochures of the NPRS - 1979, SFS-V, SFS-VI and Rohini Plotted Scheme have opined that as no ceilings were prescribed while inviting applications for registration under each of the above schemes, these schemes amounted to open ended registrations. Normally, reservation by percentage is made in cases where the total number is specified. As per interpretation of Law Deptt., while allotting flats/plots under each of the scheme, 25% of these are to be reserved for allotment of SC/ST registrants/have been given their allotments, the obligation by way of 25% reservations under the schemes would have been fulfilled. Finally, Law Deptt. has advised that once all the registrants from reserved category have been satisfied the remaining allotments/allocations have to be made to the registrants from non-reserved categories. To conclude, at the point of time, each scheme was announced, all the SC/ST applicants who wanted a DDA flat got an opportunity to register and accordingly, flats/plots were provided to them. There cannot thus be deemed to be any mandatory backlogs to be covered by fresh SCs/STs registrants under any of these schemes.

/and once this
has been done
and all the
SC/ST registrants

14. Under the AAY Scheme, registration was confined to flats under Janta, LIG and MIG categories only and not to SFS flats or Rohini residential plots. This was a conscious decision which was no doubt taken in the best interests of the SC/ST target group, the bulk of which would not fall within the range of affordability for SFS flats or have the capacity to construct houses of their own on Rohini residential plots. As there are no actual backlogs of SC/ST registrants under the SFS/Rohini residential scheme and considering

Contd.....

the large number of registrants of old schemes still awaiting allotment, considerations of equity as well as prudence would enjoin that no new housing scheme be announced till all the respective housing backlogs are cleared including now that under the AAY. In any case, the constraints both of land and infrastructural services would not permit any fresh registrations in the near future keeping in view the fact that DDA has also to allot residential land to the cooperative group housing (numbering 1400 in all) and provide serviced land for alternate residential plots, institution^{al} housing and squatter resettlement programmes. Once this is approved by the Authority, Ministry of UD will also be informed.

15. Specifically, with reference to the allotment of the flats to AAY registrants, it may be stated that there is the general expectation among these registrants that they would be considered for allotment of flats together with the registrants of NPRS - 1979. Further, in order also to ensure that persons of all communities live together in the DDA's housing estates, it would be desirable not to postpone allotment of AAY registrants till such time all remaining NPRS registrants are provided with flats. If this is not done, there will be pockets exclusively for the SC/ST registrants of AAY which is obviously not desirable from the social point of view.

- 16 (i) Accordingly, it is proposed that 25% of all Janta, LIG & MIG flats released after finalisation of the respective eligibility lists of AAY registrants for these 3 categories may be deemed to have been constructed exclusively under AAY and for SC/ST Registrants under NPRS:79 and allotted separately to AAY registrants and SC/ST NPS:79 Registrants through draw of lots.
- (ii) SC/ST NPRS:79 registrants will be given preference over AAY Registrants.
- (iii) No new registration scheme for plots and SFS flats exclusively for SC & ST be announced till the existing backlogs are substantially wiped off.

The matter is placed before the Authority for consideration and approval.

RESOLUTION

The Authority resolved that the proposal contained in para 16(i),(ii) and (iii) of the agenda item be approved with the following observations:

- a) Construction of houses under Janta, LIG, and MIG category in flats be stepped up so that the registrants of both the housing schemes are allotted flats during the 8th Five Year Plan.
- b) It is not desirable to postpone the allotment to the registrants of Ambadkar Awas Yojna since they belong to SC/ST category and deserve special consideration.

No. K-11011/58/78-DDI(A)
Government of India
Ministry of Works & Housing
(Nirman aur Awas Mantralaya)

New Delhi, January 2, 1979

To

- (1) Shri M.N. Buch,
Vice-Chairman,
Vikas Minar,
New Delhi.
- (2) The Chief Secretary,
Delhi Administration,
Delhi.
- (3) Shri S. C. Vaish,
Secretary (Land & Building),
Delhi Administration,
I.P. Estate,
New Delhi.
- (4) Shri Virendra Prakash,
Commissioner,
Municipal Corporation of Delhi,
Town Hall,
Delhi.

Subject: Report of the Committee of Experts on the working
of DDA (Baveja Committee) - Implementation of.

Sir,

I am directed to forward herewith a copy each of the report of the Committee of Experts on the working of DDA (Baveja Committee) and of the Empowered Committee appointed to examine the observations/recommendations contained in the report of the Baveja Committee. The Government have accepted the recommendations, subject to para below, made by the Empowered Committee in this behalf. You are requested to implement the decisions taken by the Empowered Committee urgently. If in implementing any of the decisions of the Empowered Committee, specific approval of the Government is called for, the same may please be sought separately.

(a) In regard to recommendation made in para 3.14 of the Baveja Committee Report (Item 44 of the report of Empowered Committee), the Government have decided that all reservations in the matter of allotment of plots and flats except the following should be abolished :

- | | | |
|-------|--|------------|
| (i) | Widows of defence personnel killed in action | 1 percent. |
| (ii) | ex-servicemen | 1 percent. |
| (iii) | Physically handicapped persons | 1 percent. |
| (iv) | Scheduled Castes and Scheduled Tribes. | |
- Present level
of 25 percent.

(b) As regards recommendation made in para 4.84 of the Baveja Committee Report (Item No. 102 of the report of the Empowered
.....2/-

Committee), the Government have decided that the status-quo may remain..

3. The DDA/Delhi Administration/MCD are concerned with the implementation of the recommendations/observations as indicated in the statement which gives the item Nos. of the report of the the Empowered Committee. You are requested to send quarterly report in regard to the implementation of these recommendations to the concerned desks of Delhi Division of this Ministry as indicated in the statement. The first report may indicate the position as on 31.3.1979.

4. If more copies of the reports are required, kindly send the requisite to this Ministry.

5. Kindly acknowledge receipt.

Yours faithfully,

Sd/-

(H.R. Goel)

Dy. Secy. to the Govt. of India

R.K. Takkar
Addl. Secretary.

Under this Ministry's letter of even number dated 23.2.89, the DDA has been requested to send the status paper on the status of allotment of flats and house sites to SC/STs in relation to their reservation quota and the allotments made in the general category from time to time.

The status paper had been suggested with a view to enable the Government to formulate a policy regarding floating a special scheme for registration of flats and plots for SC/STs only so as to deal with the backlog of utilisation of the reserved quota for them.

Unfortunately, the needful has not been done by the DDA all these months. On the other hand the matter was so urgent that Government have decided not to wait any longer. It has therefore been decided by the Government that the DDA should invite applications only from the members of the SC/STs in respect of such schemes for flats and plots where the full reserved quota has not been utilised for want of sufficient members of registrants belonging to these categories.

The above decisions will be applicable to all categories of housing schemes i.e. Janta, LIG, MIG and SFS.

It can happen that in some schemes the terms and conditions included in the brochure issued to the public provided that unutilised portion of the reserved quota should be absorbed in the general category. If that be so, the legal and related aspect of implementing the above decision may be examined and the Government suitably informed. In the meanwhile this decision may be implemented in respect of such schemes where no such stipulation has been made.

This matter may kindly be treated as very urgent and the Government may be informed about the action taken.

Yours sincerely,
Sd/-

(R.K. Takkar)

Shri K.S. Bains,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

Revision of rate of interest for working out of the disposal cost and also hire purchase instalments of flats under MIG/LIG/Janta categories.

(F.22(4)/72-HAC/II)

P R E C I S

1. For construction of flats under MIG/LIG/Janta categories, DDA does not get any subsidy or grants from Govt. of India or Delhi Administration. Expenditure on construction of these flats is met by DDA out of its own resources and by raising loans from financial institutions as and when required.

Costing of flats is done on the basis of 'No-profit-No-Loss'. As per the approved formula, DDA has been charging interest on the investments made by it for construction of flats. Earlier DDA was charging interest @ 7.5% per annum, which was revised in January 1985 to 9%, 7.5% and 6% per annum, for MIG, LIG and Janta flats respectively. Authority decided vide its Resolution No. 52 of 15.4.86 that guiding principle for charging interest will be actual cost/ liability to DDA in respect of interest on the capital and interest during construction period from the allottees of flats under various schemes. On this basis interest rates were subsequently revised to 12.60% per annum to be charged for a period of 20 months (average period of construction) for working out the final disposal cost of flats for all the three categories.

2. The rate of interest of 12.60% per annum being charged since April, 1986 is based on the average rate of interest on various loans taken by DDA outstanding as on 31st March, 1985. Since then bank rates have gone up considerably.

3. DDA has been disposing of the flats on 'No profit no loss' basis, where-as other organisation like CIDCO (Bombay), Ghaziabad Development Authority, Meerut Development Authority are charging profit element also while working out the disposal cost of flats. As per DDA's policy, 100% flats under Janta category, 75% flats under LIG category and 60% flats under MIG are allotted on hire purchase instalments basis, recovering the instalments in 20 years, 15 yrs. and 10 years respectively. In other words the resources of DDA invested in construction of flats in a span of 1-2 years, get recovered in 10 to 20 years in monthly instalments which naturally affect the resources position of DDA. For fresh construction, these funds are blocked under hire purchase scheme and are not available to be recycled. This capital has, therefore, to be immediately replenished at borrowing rates of the NHB or other financing Agencies. Thus the interest element in hire purchase and construction period has to be equal to the borrowing rates in the market to facilitate arranging substitute capital to carry on the construction activity unaffected and also to step it up.

Cont...2/-

4. To meet the expenditure specifically on housing side for the on-going and future schemes negotiations were held with a few financial institutions including National Housing Bank. It is indicated by National Housing Bank that interest will be charged @ 17% per annum on the loan that may be granted for the schemes/projects financed by them.

5. A table showing the approximate disposal cost as at present, the present instalment per month and proposed disposal cost at the revised rate of interest and instalment thereof is given below:-

Cat.	Appros. area in sq. mtrs.	Average Disposal Cost		H.P.Instts (Appx) per month				Period (Yrs)
		Present at interest rate of 12.60%(Rs.)	Revised at interest rate of 17% (Rs.)	14.1%(intt.12.60% Coll.charges 0.5% Gr.Ins.1.00%)	18.5%(Intt.17% Coll.charges 0.5% Gr.Ins.1.00%)	Initial Deposit (Rs.)	Instal-ment (Rs.)	
MIG	65	3,63,900	3,80,400	1,28,780	3,540	1,32,080	4,407	10
LIG	45	2,13,100	2,21,900	82,620	1,639	84,380	2,132	15
EWS	25	1,09,000	1,13,700	41,800	790	42,740	1,058	20

Note: (DDA recovers 20% of cost of construction and total land premium as initial deposit and the balance in instalments)

6. If an allottee is a Home Loan Account holder, the rate of interest charged by NHB/Comm. Banks for the loan is substantially lower; and for Janta & LIG categories the entire loan amount without the burden of initial deposit will be spread over 15 years at 13.5% & 14.5%, as given below:-

Cat.	Loan amount (Rs)(Appx)	NHB/HLA rate of interest	EMI (Rs) (Appx)	Period (Years)
LIG	2,00,000	14.50%	2,840	15
EWS	1,15,000	13.50%	1,482	15

Individual allottees will benefit by taking loan under NHB/HLA Scheme or Housing Finance Scheme of Banks by

- not being required to deposit a heavy amount right in the beginning (for HLA Scheme);
- getting 15 years period in case of MIG for repayment of loan instead of 10 years under DDA terms. GIC Griha Vitta Yojana in fact offers a repayment period upto 20 years.
-

Cont...3/-

- (c) Paying at 16.5% normal rate and 13.5% to 14.5% against HLA rate under NHB terms (Upto Rs.2 lakhs). Other home finance institutions are charging interest generally in the range of 16.5% upto Rs. 2 lakhs and 20% above Rs.2 lakhs in case the housing scheme conforms to NHB guidelines. In other cases, these rates will be 17.25% upto Rs. 2 lakhs and 21% above Rs. 2 lakhs.

7. The allottees/registrants are being requested to avail of HLA of NHB or Housing Finance Services of Banks. For DDA, it will mean reduction of administrative and accounting work for hire purchase allotments. Arrangement are being worked out with the Banks to facilitate the flow of their housing finance to DDA allottees.

8. In view of the detailed position explained in the above paras, it is proposed that (a) DDA may increase the present rate of interest from 12.6% per annum to 17% per annum while working out the current disposal cost of flats and hire purchase instalments under MIG, LIG and Janta categories without any change in the existing rate of collection charges @0.5%. (b) The revised rate may come into effect from the date of its approval. (c) For future the lending rate of interest for housing loans as fixed by NHB, will be adopted by DDA for costing purposes mentioned above.

9. The proposal has been seen by F.M.

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

RESOLUTION

The Authority resolved that the proposal to increase the present rate of interest from 12.6% p.a. to 17% p.a. for working out the current disposal cost of flats and for fixing the hire purchase instalments under MIG, LIG and Janta categories without any change in the collection charge @ 0.5% be approved w.e.f. 7.7.92. It was also decided that for future, the landing rate of interest for housing loans as fixed by NHB would be adopted by DDA for purposes of costing and for fixing hire purchase instalments.

ITEM
No.
79/92

Sub:

Change of land use of an area measuring ^{about 3 acres} from 'recreational use to residential use' for police lines near Race Course Area.

A-07.07.92

F.16(91)/77-M.P.

PRECIS

The Govt. of India, Ministry of Urban Development conveyed 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 for the proposed change of land use of an area, measuring 3 acres from 'Recreational use' to 'Residential use' for location of a police line with temporary construction and with the provision that the use of this land would revert back to 'Recreational use' after Delhi Police vacates the site and shift to an appropriate location vide letter No.K-20013/23/91-DDIB dated 25.10.91 (App.F.... pages....32.....) Accordingly, a public notice was issued on 7.12.91 (appendix ...'G'...page....33.....)

2. In response to this public notice, only one objection/suggestion has been received. This is from the Secretary, DUAC and he has stated that this matter has been considered by the Commission in its meeting held on 3.1.92 and the Commission noted that the plot is proposed to be used to house Delhi Police Security(VIP Security). Looking at the notification for temporary change of land use, the Commission wondered, if at all notification was really necessary in the case and therefore requested to clarify that whether the change of land use is necessary looking at the temporary nature of the project vide their letter No.11(2)/88-DUAC dated 21.1.92 (appendix... 'H'....page.34..)

In general, it may not always be necessary to process change of land use for temporary use but as MPD-2001 is silent on the issue it can be interpreted either way.

3. The proposal was discussed in the meeting of the Technical Committee in its meeting held on 31.3.92, and the Technical Committee recommended that matter be processed for final notification for change of land use.

4. The proposal is placed before the Authority to consider the proposals as contained in Appendix 1 and 2 and approve. NDMC rule also be apprised to adhere to the stipulations made in Appendix 1 and 2 while sanctioning the Building Plans.

5. The Authority may also decide whether any time limit is to be specified for keeping temporary structure in the approved land.

RESOLUTION

The Authority resolved that the proposal for change of land use of an area of about 3.0 acres on temporary basis from 'recreational use' to 'residential use' - Police lines, be recommended to the Govt. of India, for approval and notification under Delhi Development Act, 1957 subject to :

- a) that the use of the site will revert back to recreational use within a period of 10 (ten) years.
 - b) that the site during this period be used for construction of barracks of temporary nature only for police lines.
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APPENDIX ... 'R'.....TO ITEM NO...79/92.....

No.K-20013/23/91-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

.....

New Delhi, dated 25/6 October, 1991.

To

Sh. S.C. Gupta,
Director(DC&P)
Delhi Development Authority,
Vikas Minar, I.P. Estate,
NEW DELHI.

Subject: Permission for temporary construction by
Delhi Security Police in Chanakyapuri.

Sir,

I am directed to refer to your letters No.F16(91) 77-MP/F-978-DC&P dated 9.9.91 and No.PS/Div.(DC&P)91/78-F.1008 dated 13.9.91 and to inform you that the proposal to invite objections/suggestions under Section II-A of the Delhi Development Act, 1957 to the change of land use from 'Green' to 'Residential' has been approved. This is, however, subject to the condition that the development controls of the proposed building would conform to the development controls that may ultimately be formed in respect of Lutyen's Bungalow Zone and specific to the Delhi Police and the arrangement would be made to revert it back to 'green' as and when Delhi Police vacates the plot. While approving the building plans for the building, it may be ensured that the barracks proposed to be constructed on the plot do not become more or less permanent.

Yours faithfully,

(ARJUN DEV)
UNDER SECRETARY

Copy forwarded to Sh. R.K. Takkar, Chief Secretary, Delhi Admn. 5, Shyamnath Marg, Delhi for information and necessary action. His D.O. letter No.F.9(15)/87-H(P)Estt./1887 dated the 9th September, 1991 refers.

(ARJUN DEV)
UNDER SECRETARY

APPENDIX TO ITEM NO. 33

To be published in the Gazette of India Part II Section 3 sub section (ii) dated 7.12.91.

No.F16(91)77-MP

Dated: 2/XII/91

PUBLIC NOTICE

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

NOTIFICATION:

"The land use of an area measuring about 1.2 hect.(3 acres) falling in zone D-14 (Safdarjung Aerodramme and Race Course Area) and surrounded by Air Force Staff Quarters (Panchsheel Marg) in the North, existing Kushak Nallah (Race Course Area) in the East, recreational area in the South and play ground and open spaces(Vinnay Marg) in the West, is proposed to be changed from the 'recreational use' to 'residential use' for temporary construction for location of a police line with the proviso that this use of the land would revert back to 'recreational use' after Delhi Police vacates the site and shift to an appropriate location".

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th Floor, I.P. Estate, New Delhi, on all working days within the period referred to above.

Sd/-
(RANBIR SINGH) SECY.
DELHI DEVELOPMENT AUTHORITY.

VIKAS SADAN,
'D' Block, INA,
NEW DELHI.

APPENDIX...H'TO ITEM NO..34..

DELHI URBAN ART COMMISSION

Date: 21.1.92

No.11(2)/88-DUAC

The Dy. Director,
Master Plan,
Vikas Minar,
I.P.Estate,
NEW DELHI.

Sub: Publication of public notice regarding change
of land use

Sir,

Refer to your letter No.16(91)/77-MP dated 9.12.91 on the subject. The matter discussed by the Commission in its meeting held on January 3, 1992 and the following observations were made:

"The above notices as received from DDA as follows was placed before the Commission.

"The land use of an area measuring about 1.2 hect. (3 acres) falling in zone D-14 (Safdarjung Aerodrome and Race Course Area) and surrounded by a Air Force Staff Quarters (LPanchsheel Marg) in the North, existing Kushak Nallah(Race Course Area) in the East, recreational area in the South and play ground and open spaces(Vinay Marg) in the West, is proposed to be changed from the 'recreational use' to 'residential use' for temporary construction for location of a police line with the provision that this use of the land would revert back to recreational use after Delhi Police vacates the site and shift to an appropriate location."

The Commission noted that plot is proposed to be used to house Delhi Security Police(VIP Security). Looking at the notification for temporary change of land use, the Commission wondered, if at all, a notification was really necessary in the case? The Commission decided to convey these observations and obtain a clarification from DDA."

You are accordingly requested to clarify if the change of land use is at all necessary looking at the temporary nature of the project.

Yours faithfully,

Sd/-
(M.B. SAXENA)
SECRETARY

ITEM SUB : Change of land use of an area measuring
NO. 1.73 hect. from 'recreational use'
80/92 to 'residential use' for construction
A-07.07.92 of SFS Scheme (G.H.-12) at Paschim
Vihar.

(File No.F.3(32)/89-MP)

P R E C I S

Engineering Department of DDA identified three sites in Planning Division 'G' (West Delhi) for construction of about 3000 SFS flats. After identification of these sites, the land use of these pockets were examined with respect to the approved Zonal Development Plan and MPD-2001. The details are as below:

S.No.	Details of Pockets	Area in hect.	Land use as per Zonal Devp.Plan	Land use as per MPD-2001
1.	Pocket B(G-10)	2.82 hect.	Group Housing	Residential
2.	Pocket G.H.-4(G-17)	3.22 hect.	Group Housing	Residential
3.	Pocket G.H.12	1.73 hect.	Recreational (Green)	Recreational (Green)

2. It was observed that out of 3 pockets, one pocket is earmarked for 'recreational use'(green), both in the notified Zonal Development Plan and in MPD-2001. Therefore, to use this pocket for construction of self-financing flats, it was necessary to process the change of land use to 'residential use'. This pocket measures 1.73 hectare and bounded by Jawalपुरी PVC market in the north, SFS housing (G-13) in the east and District Park in the south and west.

3. The proposal for change of land use was discussed in the meeting of the Technical Committee, held on 10.9.91. The Technical Committee observed that this pocket was identified as suitable pocket for construction of houses when the DDA drew up a plan for construction of about 1.0 lakh houses in the year 1985. It was observed that the construction of flats on this site has been completed

without getting the prescribed land use changed in the Master Plan. The Technical Committee reiterated its earlier decision that no scheme should be taken without prior processing of change of land use wherever required, subject to these observations, Technical Committee recommended the case to the Authority for approval for change of land use from 'recreational use' to 'residential use' as a special case.

4. The proposal is placed before the Authority for its consideration and for postfacto approval to processing of change of land use, measuring 1.73 hect. from 'recreational' to 'residential use'.

R E S O L U T I O N

The Authority resolved that the proposal for change of land use measuring 1.73 hect. from recreational to residential (SFS flats GH-12) at Pasch vihar, be approved.

ITEM
No.
81/92
A-07.07.92

Subject : Development Plan of Dwarka Project -
Change of land uses.

(File No. F.20(10)84-MP)

P R E C I S

The Draft Development Plan of Dwarka (Papankala) Project was approved by the DDA vide its Resolution No.15 dated 14.4.88. The Authority resolved that the development may take place in the area already acquired, and for that area, change of land uses be processed. The Authority also resolved that Phase-II of the Project be also declared as the "Development Area" for the purpose of overall integrated planning. The area for Phase-I was already declared as Development Area (No.171) vide notification dated 28.11.86. Subsequently, Phase-II of Dwarka Project was also declared Development Area (No.172) vide Notification dated 20.7.88.

2. The matter for change of land uses was referred to the Govt. of India, Ministry of Urban Development vide Dy.Dir.(MP)'s letter dated 28.4.88 for their concurrence/approval for processing change of land uses of the lands falling in Phase-I of the Project. After the Government's approval, Public Notice was issued on 9.7.88 for inviting objections/suggestions on the proposed land use changes. (AppendixPages.....45.....).

3. In response to the Public Notice, in all, 27 objections/suggestions were received. These were considered by the Authority vide its Resolution No.139 dated 12.12.88 and the modified Development Plan, as recommended by the Technical Committee, was approved by the Authority for final processing of land use changes. The Authority also resolved that where the land is immediately required for services, linkages, accesses, flyovers and other needs, the same be also acquired by mutual negotiation by offering alternative accommodation in lieu of the land required for the development of the Project.

4. It was noted that Delhi Urban Arts Commission, while filing their objections on the proposed land uses, desired that the comprehensive Master Plan of the area be submitted to them for consideration and approval. Therefore, to explain the project to the Chairman and members of the Commission, a meeting was held on 22.12.88 in the Conference Room, Vikas Minar, DDA. The meeting was also attended by the Secretary, Ministry of Urban Development, Chief Secretary, Delhi Admn.; Commissioner, MCD; Administrator, NDMC and others. The Chairman, the members of the Commission felt that the DUAC could contribute for development of a pleasing and beautiful environment and pressed that for proper functions and other needs of such a large Project, demand careful studies and inputs at the level of specialised professionals. Therefore, it was decided that the project be submitted to the DUAC for their in depth studies and their considered views to improve upon the project.

5. The Commission in its meeting held on 17.11.89, discussed the total project and a number of observations were made and decided that a group be convened by one of its members to study the project with the following terms of reference:

- i)
 - a. to examine the concept with regard to relationship of the existing development pattern of the city;
 - b. traffic/circulation system;
 - c. infrastructure system consisting of electricity, water supply, drainage & sewerage etc.
 - d. urban design and landscape aspects with emphasis on open space system and street picture.
 - e. community facilities;
 - f. norms of development and their likely impact on open space system and the environment as well as infrastructure.

- ii) to make recommendations for additional inputs, if any, required.
- iii) to make recommendations for additional information and material, if any, required for meaningful consideration of the proposal.

6. To study the project with reference to above terms, the Group met a number of times wherein Commr.(Plg.) and other officers of the DDA were also associated. Finally, on the recommendation of the Group, the Commission suggested that DDA should:

Find out the best professional experts/talent available in the city and should appoint consultants in the field of town planning, environmental planning, architecture and urban design, landscape architecture, traffic and transportation planning, system and services planning etc. The Group also suggested to have an Advisory Group for a periodical review of the scheme, prepared by the consultants in order to help/expedite the finalisation and consideration by the Commission.

7. In pursuance to the above suggestion of DUAC, a Working Group and an Advisory Group were constituted in the DDA. After a number of meetings/discussions, the Working Group presented Stage-I Plan of the Project to the Technical Committee in its meeting held on 27.11.89 wherein the Technical Committee desired that the Working Group should further elaborate the land uses of the earlier scheme and wherever possible adjustments be made however, the scheme was accepted in principle. Later on, the Stage-I Plan was submitted to DUAC vide letter dated 26.12.89, as finalised by the Working Group. This was considered by the Commission in its meeting held on 16.1.90 and the approval was conveyed vide letter dated 15.2.90.

8. Based on the approval of Stage-I Plan received from DUAC and the observations made by the Technical

- ii) to make recommendations for additional inputs, if any, required.
- iii) to make recommendations for additional information and material, if any, required for meaningful consideration of the proposal.

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8. Based on the approval of Stage-I Plan received from DUAC and the observations made by the Technical

Committee in its meeting referred to above, the Stage-II plan was taken up by the Working Group in consultation with the Advisory Group. After finalising the plan, the same was submitted to DUAC. This plan was also considered by the Commission in its meeting held on 28.6.90 and their approval was conveyed on 4.9.90.

9. The Land Use proposals as worked out in the final structure plan (Stage-II) comprising Phase-I & Phase-II as considered by the Technical Committee and the DUAC are given in the table below:

Table A:		Land Use Proposals : (Phase-I)		
S.No.	Land uses	Area acquired (hect.)	Existing built area(hect.)	Total of (a+b) (hect.)
		(a)	(b)	
1.	Residential	911.56	1228.00	2139.56
2.	Commercial	79.56	50.00	129.56
3.	Govt. Use	33.07	-	33.07
4.	Public/Semi-public facilities	181.57	73.00	254.57
5.	Public Utilities	44.00	-	44.00
6.	Recreational	157.82	217.00	374.82
7.	Industrial	181.28	-	181.28
8.	Transportation	375.14	120.00	495.14
	Total	1964.00	1688.00	3652.00

Table 'B'		Land Use Proposals : (Phase II)	
S.No.	Land Uses	Area to be acquired(hect.)	
		(c)	
1.	Residential	765.13	
2.	Commercial	128.07	
3.	Govt. Use	3.16	
4.	Public/semi-public	102.61	
5.	Public Utility	73.50	
6.	Recreational	686.06	
7.	Industrial	-	
8.	Transportation	237.47	
	Total	1496.00	

Table 'C'

Land Use Proposals for Phase-I&II (Composite)

<u>S.No.</u>	<u>Land Use</u>	<u>Phase-I (a+b) hect.</u>	<u>Phase-II (c) (hect.)</u>	<u>Total (a, b, c) hect.</u>	<u>Percentage %</u>
1.	Residential	2139.56	765.13	2904.69	51.44
2.	Commercial	129.56	128.07	257.63	4.56
3.	Govt. Use	33.07	3.16	36.23	0.64
4.	Public/semi-public	254.57	102.61	357.18	6.32
5.	Public Utility	44.00	73.50	117.50	2.08
6.	Recreational	374.82	686.06	1060.88	18.78
7.	Industrial	181.28	-	181.28	3.21
8.	Transportation	495.14	237.47	732.61	12.97
	Total	3652.00	1996.00	5648.00	100.00

10. Meanwhile, the Authority vide its Resolution No.43 dt. 27.3.1991 resolved that as a policy, only 2% of the land be earmarked for "Service Industries" in Urban Extension Schemes. Considering this as a policy, land use under this category would be only 113 Ha. (i.e. 2% of the total project area) instead of 181.28Ha. Earlier, this land was forming part of Phase-I of the project. It is proposed that out of 181.28 Ha. only 45 Ha. is earmarked for such activities (Service Industries) in Phase-I and the remaining 68 Ha. (out of 113Ha.) is earmarked for Phase-II. Remaining land measuring 136.28 Ha. out of 181.28Ha. in Phase-I is proposed to be utilised for :

a) Residential Use	22.2 Ha.
b) Public & Semi-public use	54.13Ha.
c) Recreational Use	58.87Ha.
d) Utilities	1.08Ha.

Total: 136.28

As 68 Ha. of land in Phase-II is now earmarked for "Service Industries" within the land use category of commercial the adjustment in other land uses has been made accordingly.

10. b) In the structure plan, approved by DUAC 2 locations for sewerage treatment plant are indicated covering an area of 29.20 Ha. under the Public Utility use. During the discussions, CE(Design)DDA, WS &SDU, MCD, it was decided that only one site of about 40 Ha. will be sufficient to cater to the project instead of having two sites. The locations shown on the plan ^{was not} approved by National Airport Authority being in the vicinity of Air Funnel area. Therefore, an alternate location in consultation with National Airport Authority and others (CE(D), DDA and Engineers of WS & SDU, MCD) has been identified and earmarked in Phase-II of the project. This land is earmarked for residential use and partly for recreational use. Therefore, the change of land uses due to these adjustments have also been worked out.

c) The Project was also taken up by National Airport Authority of India for height zoning clearance for various sectors as this area of the project is located in Air Funnel zones. After a number of meetings and detail discussions with the officers of the Airport Authorities, height zoning have been fixed vide letter no.0-27/NOC/Gen/13073 dt. 24.10.90 for various sectors and approved by National Airport Authority.

d) The detailed sector plan mainly for Phase-I (total 18 in numbers) have been worked out and also discussed in the Screening Committee. Based on the detailed sector plans, certain adjustments/changes in the land uses have been made in the overall structure plan.

11. Thus, taking into consideration all the above mentioned adjustments land use proposals based on upto date structure plan was discussed in the meetings of Technical Committee held on 22.7.91^{& 4.11.91} and the Technical Committee approved the adjustments with the following observations:

"The proposals were discussed with specific reference to the consequential changes of land use that would be called for in the light of a recent decision of the Technical Committee that only 2% of land be earmarked for industrial sector use. As the matter was now pending with the Authority for consideration, it was felt that the question as to how the surplus land once earmarked for the industrial sector in Dwarka Phase I & II could be re-allocated amongst various competing land uses, would have to be held over until a final policy decision was taken by the Authority with aspect to land for industrial sector. Similar changes would have to be effected with respect to the land use pattern drawn up for other urban extension areas like Rohini and Narela".

Keeping in view the approval of the Technical Committee the land uses as now worked out for Phase I&II be merged as given in the table below and shown on the plan (laid on table).

TABLE 'A' CHANGE OF LAND USE - PHASE I

S.No.	Land Use	Area Hect. Phase-I (a)	Built up Area (hect.) (b)	Total Area (a+b)	Percentage
1.	Residential	916.87	1228.00	2144.87	58.75
2.	Commercial	106.81	50.00	156.81	4.29
	a) commercial	61.81			
	b) Service Centre	45.00			
3.	Govt. Use	62.51	-	62.51	1.71
4.	Public/semi-public	192.71	73.00	265.71	7.27
5.	Public Utility	43.68	-	43.68	1.20
6.	Recreational	264.10	217.00	481.10	13.17
7.	Transportation	377.32	120.00	497.32	13.61
	Total	1964.00	1688.00	3652.00	100%

TABLE 'B' PROPOSED CHANGE OF LAND USE PHASE-II

S.No.	Land Use	Area (hect.)	Percentage
1.	Residential	765.12	38.33
2.	Commercial	196.07	9.82
	a) Commercial	128.07	
	b) Service Centre	68.00	
3.	Govt. Use	3.16	0.16
4.	Public/semi-public	102.61	5.14
5.	Public Utility	95.08	4.80
6.	Recreational	533.08	26.71
7.	Transportation	300.15	15.04
	Total	1996.00	100%

The above proposals are placed before the Authority for its consideration and approval:

- a) Proposed land uses for Phase-I by reference to the Govt. of India, Ministry of Urban Development for their consideration, approval and for final notification for land uses given in Table 'A' for an area measuring 3652 hect., shown on the plan (laid on table).
- b) To refer to the govt. of India, Ministry of Urban Development proposed land uses given in Table 'B' for Phase II, for their approval/concurrence and afterwards, to issue a Public Notice for inviting objections/suggestions under Section 11A to change the land uses from 'rural use zone' to these specified land uses as indicated above in Table B and shown on the plan (laid on table).

R E S O L U T I O N

The Authority resolved that the proposal be approved for further processing under Delhi Development Act, 1957 and while making a reference to the Ministry of Urban Development, Govt. of India, a note about the buildings built-up areas referred to in para 12, table 1, of agenda item, be furnished.

Appendix 'I' to Item No. 81/92

DELHI DEVELOPMENT AUTHORITY

No.F.20(10)/84-MP

Dated the, 9.7.88

PUBLIC NOTICE

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

MODIFICATION

i) Area bounded by Railway line to Rewari on the South east, Agricultural green/Pankha Road on north, agricultural green on the north-west & south-west, measuring about 40 hec. is proposed to be changed from 'Commercial (warehousing/storage' to 'Residential' = (23 hec.) to recreational (distt.parks, play ground and open space' (14.30 hect.) and to 'circulation' (2.7 hect.).

ii) "Area bounded by Najafgarh Road on north west, Pankha Road/Janakpuri on north, Rewari Railway line on east/prop. express way on the south west, excluding the pocket detailed at s.no.(i) above, measuring about 3612.00 hec. is proposed to be changed from agricultural and rural use zone to:

a)	Residential	2120.0 hec.
b)	Commercial	129.0 he.
c)	Governmental	40.0 hec.
d)	Recreational	467.7 hec.
e)	Public & semi public facilities	240.0 hec.
f)	Circulation	615.0 hec.

TOTAL ... 3612.0 he.

2. The plan indicating the proposed modification will be available for inspection at the office of the Dy.Director(MP), Vikas Minar, 6th floor, I.P.Estate, New Delhi on all working days within the period referred to above.

Sd/--

SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
'B' BLOCK, INA
NEW DELHI

ITEM SUB : Change of land use of an area meas
 NO. about 9.09 hect. from 'agricultural
82/92 water bodies' to 'facility-cum-se
 A-07.07.92 centre' and declare 'development
 of the Authority West of Marginal
 Road and North of Wazirabad Road, Delhi.

(File No.F.20(4)/92-MP

P R E C I S

There is a piece of land, measuring about hectare bounded by Marginal Bundh Road and exis high tension line in the East, Wazirabad Road in South, site for Water Treatment Plant in the West land occupied by the C.R.P.F. in the North. The a is in between Forward and Marginal Bundh. The poc has been acquired by D.D.A. The land use of the poc is prescribed as 'agricultural and water bodies' MPD-2001.

2. In view of the overall deficiency in the inf structure of Trans Yamina Area (sub zone), a layo plan has been prepared for utilisation of this l as per details given below:

Total area of the scheme	9.09 ha.	%age
i. Area under facilities	4.7660 ha.	52%
- Fire Station	1.000 ha.	
- Police Station	1.400 ha.	
- Workshop(Truck/Bus)	0.3200 ha.	
- Sub-station(66 KV)	1.1100 ha.	
- Gas Godown/S.K.O./L.D.O.	0.1860 ha.	
- Telephone Exchange	0.6000 ha.	
- O.C.F.	0.1500 ha.	
ii. Area under Commercial Use	0.2360 ha.	2.61%
- Shopping(spare parts)	0.1280 ha.	
- Petrol Pump	0.1080 ha.	
iii. Area under Green	1.4300 ha.	15.73%
iv. Area under Circulation	2.6580 ha.	29.23%

3. The proposal has been considered by the Technical Committee in its meeting held on 16.7.90 and the Committee recommended change of land use of an area measuring 9.09 hect. from 'agricultural and water bodies' to 'facility-cum-service centre' and also declaration of this area as 'development area' of the Authority, keeping in view the following:

- The area is located in between Marginal and Forward Bundh.
- This is an acquired area and is suitable for making good the dearth of community facilities for the area.

4. The proposal is placed before the Authority for approval of change of land use of an area measuring 9.09 ha. from 'agricultural and water bodies' to 'facility-cum-service centre' as well as approval of declaration of this area (plan laid on table) as 'development area' of the Authority.

R E S O L U T I O N

The Authority resolved that the proposal for change of land use of an area measuring 9.09 hect. from 'agricultural and water bodies' to 'facility-cum-service centre between the forward and marginal bundh, North of Wazirabad Road as well as declaration of this area as 'Development Area', be approved.

ITEM NO: Sub:
83/92
A- 07.07.92

Policy for allotment of industrial plot in lieu
of acquisition of land in urban areas.
(F.No. 1(3)/85/Pt.)

PRECIS

Rule 19 of Nazul Rules, 1981 states:-
"In making an allotment of plot for an
industrial or commercial purpose, the
Authority shall be guided by the advice
of the L.A.A.C."

At its meeting held on 9.12.91, Land Allotment
Advisory Committee under the chairmanship of Chief Secretary,
Delhi Administration considered and approved the policy
for allotment of industrial plots to those whose urban land
has been acquired vide its resolution No. 8.04, dated 9.12.91.
A copy of the agenda note considered by the L.A.A.C.
and its resolution thereupon is annexed at (Appendix 'J'
Page No. 49-52) for approval of the Authority.

RESOLUTION

The Authority resolved that the recommendations of Land Advisory
Allotment Committee be approved subject to:

- i) Stipulation in advance of the land use of the land
to be vacated by shifting of non-conforming industries.
- ii) Policy has to be followed uniformly and not on case to case
basis.
- iii) NOC from pollution angle should be obtained.

(Agenda item for consideration of LAAC at its meeting held on 9.12.91)

AGENDA ITEM NO. 1

Policy for allotment of industrial plots in lieu of acquisition of land in urban areas

In the meeting of the Land Allotment Advisory Committee held on 25.04.89 Item No. 3 of the agenda for allotment of industrial plots in lieu of land acquired under the Scheme of Large Scale Acquisition, Development & Disposal of Land in Delhi, the case pertaining to acquisition of Khasra No. 733/2 & 733/1 in village Madipur was put up. The L.A.A.C. discussed this case at length and came to the conclusion that a policy for allotment of industrial plot in lieu of acquisition of urban property may be formulated in the first instance before the cases of these 6 units involved could be decided.

2. The issue of policy to be adopted for disposal of the developed industrial plots of Delhi for various categories viz. (i) to individuals whose land was been acquired; (ii) for shifting of industries from non-conforming areas; (iii) to industrialists who hold export/manufacturing licence; and (iv) to small scale industries was considered by the LAAC at its meeting held on 26.03.64, 04.04.64 and 21.04.64. With regard to the allotment of industrial plots to individuals whose land has been acquired, LAAC decided the following points to be considered before making allotment :-

- i) The aptitude of ex-owner of land.
- ii) His capacity to set up an industry on merits.
- iii) The land shall be allotted in developed industrial area at predetermined rates.
- iv) The size of the plot should have careful relation with the needs of the unit which the applicant proposed to set up and also it should not exceed 2/3 of the area acquired from him. If the assessed demand of industrialist is more than the market rate should be charged for the excess area.
- v) The applications for allotment under this category may be processed in the Office of Housing Commissioner, Delhi Admn., Delhi where relevant data in regard to acquired land is available.
- iv) Each case would then be put up for consideration before the Committee.

The above recommendations of LAAC were approved by the Authority vide its resolution no. 591 dt. 05.09.1964.

DDA Disposal of Nazul Lands Rules came into force in 1981. These rules provide different provisions as regards the maximum size of the alternative plot that can be allotted at predetermined rates. Thus, in essence, earlier resolution of restricting the size of the alternative plot 2/3 of the area acquired stand modified by the provisions

of Nazul Rules. The relevant rules No.6 of Nazul Rule is quoted below

"1. Allotment of Nazul land at pre-determined rates - subject to the other provisions of these rules the Authority shall allot Nazul land at pre-determined rates in the following cases namely:

- i) to individuals whose land has been acquired for planned development of Delhi after the 1st day of January, 1961 and which forms part of Nazul land.

Provided that if an individual is to be allotted a residential plot, the size of such plot may be determined by the Administrator after taking into consideration the area and the value of the land acquired from him and the location and the value of the plot to be allotted.

To industrialists or owners and occupiers of ware-houses who are required to shift their industries and ware-houses from non-conforming areas to conforming areas under the Master Plan, or whose land is acquired or is proposed to be acquired under the Act.

Provided that the size of such industrial plot shall be determined with reference to the requirement of the industry or ware houses set up or to be set up in accordance with the plan and such industrialists and owners of ware-houses have the capacity to establish and run such industries or ware houses and on the condition that the land allotted at pre-determined rates shall not, in any case exceed the size of the land which has been, if any, acquired from such industrialists or owners and occupiers of ware-houses and which form part of Nazul land..

Provided further that in making such allotment, the Authority shall be advised by the Land Allotment Advisory Committee."

3. The issue of the size of alternative industrial plot to be allotted in lieu of land acquired was again discussed in the last LAAC meeting held on 25.4.89. During discussions, at the said meeting, it was felt by the Committee that the maximum limit ceiling of 500 sq.mtr. may be desirable in view of the provisions of ULCR Act. LAAC also directed formulation of policy so that further allotment of industrial plots due to acquisition of urban property should be made as per criteria evolved. To formulate the policy, the matter was referred to the Land & Building Deptt. to give the comments on the said issue. A letter was hence sent to the Secretary, L&B Deptt. by Commissioner(Lands) on 4.10.90 wherein a suggestion was made that the land to be allotted under the said policy should be restricted to maximum size of 500 sq.mtrs. even if the area held by the unit over and above 500 sq.mtrs. at the old site (copy enclosed for ready reference). In response to the said letter dated 16.10.90. a letter was received from Jt.Secretary, Land & Building Department (Copy enclosed) wherein guidelines for exemption under the section 20 as per Urban Land (Ceiling & Regulation) Act was sent. However, a policy was not formulated by the Delhi Administration, Land & Building Deptt. in this regard.

In the meantime, the matter was referred to our Planning Deptt. with an advice to formulate a set policy restricting the maximum size of industrial allotment to 500 sq.mtr. In this regard the Planning Deptt. of DDA formulated the following criteria:-

Area under occupation
by the Unit

50 to 300 sq.mtr.
301 to 500 sq.mtr.
501 to 900 sq.mtr.
901 and above

Area to be
allotted

100 sq.mtr.
200 sq.mtr.
300 sq.mtr.
500 sq.mtr.

Cont...

4. For authorised functioning of any industrial unit, the following approvals are necessary:-

- i) Industrial approvals - either from Union Ministry of Industry or Industries Deptt., Delhi Admn. or Municipal Corporation of Delhi.
- ii) Land rights.
- iii) Confirmation of land use as per Master Plan.

While considering the size of alternative industrial plot, it is to be considered whether the cases of industrial units who are functioning with all the above three approvals are to be treated on a different footings. In addition, the units that were functioning with legal land rights and proper industrial approvals at the time Master Plan came into force and were rendered non-conforming because of the Master Plan would also stand on different footing. The size of alternative plot in such cases may have to be carefully considered with reference to the requirement of such a unit subject to the size of alternative plot to be allotted at three determined rates not exceeding the actual size of the land which has been acquired from the unit. The recommendations made by the Planning Deptt. for the lowest category would have to conform to the provisions of nuzal rules so that the size of the alternative plot does not exceed size of the land which has been acquired. The Planning Deptt. seems to have recommended size of 100 sq.mtr. for the block of 50 to 300 sq.mtr. of land under occupation of the unit which have been acquired on the ground that for running a viable industrial unit a plot of 100 sq.mtr. is the basic requirement. Providing for this modification, the recommended policy would be as follows:-

Area Under Occupation by the unit	Are to be allotted
50 to 300 sq.mtr.	100 sq.mtr. subject to the size of the alternative plot not exceeding the size of the land under occupation of the unit that has been acquired.
301 to 500 sq.mtr.	200 sq.mtr.
501 to 900 sq.mtr.	300 sq.mtr.
901 and above	500 sq.mtr.

The policy for alternative industrial plot as discussed above, was placed before the LAAC for consideration/approval.

RESOLUTION

8.04 The allotment of an alternative industrial plot to the person whose land is acquired or proposed to be acquired may be considered only in such cases where an industrial unit was functioning on the acquired land on a case to case basis with due regard to provisions of the Master Plan, industrial policies in force, availability of alternative industrial plot and other relevant factors. Provided that the size of the alternative plot would be determined as follows:-

Cont..

(a)	Area under occupation by the unit on the acquired land	Recommended Max Size
(i)	50 to 300 sq.mtr.	100 sq.mtr. subject to the of the alternative plot a pre-determined rates not exceeding the size of the under occupation of the that has been acquired. marginally excess land is for operational reasons, it be charged at prevalent market rates.
(ii)	300 to 500 sq.mtr.	200 sq.mtr.
(iii)	501 to 900 sq.mtr.	300 sq.mtr.
(iv)	901 and above	500 sq.mtr.

As alternative plot would be considered only if the industrial unit satisfied the following conditions:-

- (a) All industrial approvals had been obtained;
- (b) land title is clear;
- (c) Conforming land use, or who were functioning since prior to coming into force of Master Plan and where rendered non-conforming as a result of Master Plan provisions.

ITEM NO.

84/92

A-07.07.92

Sub: RECRUITMENT REGULATIONS FOR THE POST OF
DIRECTOR (LAND COSTING).
(F.7(226)/88-PB-I)

P R E C I S

One post of Director (Land Costing) was created in Delhi Development Authority vide Estt. Order No. 5046 dated 7.12.89 carrying a scale of pay of Rs.3700-125-4700-150-5000/- . The duties assigned to Director (Land Costing) are mainly as under :-

- a) Fixation of rates of land (commercial, industrial, residential and institutional) including the rates to be charged for the land to be allotted to Public Sector Undertakings, Local Bodies and Government Departments.
- b) Costing of built up properties (other than housing and shops falling in Housing colonies.
- c) Maintenance of detailed accounts of all the properties (built and unbuilt) allottee-wise for recovery of premium, ground rent, licence fee, other receipts etc.
- d) Financial scrutiny of the cases involving allotment, transfer, sale, mutation etc. referred by the Management Wing.
- e) Monitoring the progress of realisation of receipts under various Heads against the demands.

2. The Govt. of India was requested as required under Delhi Development (Miscellaneous Amendment) Rules, 1981, to approve the continuation of the post of Director (Land Costing) in the D.D.A.

.....contd.

From pre-page.

3. The Government of India vide letter No. K-11011/41/90-DDIA dated 24.7.90 conveyed the approval for continuation of the post of Director (Land Costing) in the scale of pay of Rs.3700-5000/-, subject to the condition that D.D.A. may ensure that a person qualified in Cost Accountancy man the job.
4. Shri G.S. Sodhi, Dy. C.A.O. was promoted to the post of Director (Land Costing) consequent to the recommendations of the D.P.C. vide Esstt. Order No. 5328 dated 29.12.89.
5. The Govt. of India's stipulation that the post be manned by a person qualified in Cost Accountancy was examined. The former Finance Member observed as under :-

"The role of Director (Land Costing) has not been understood/appreciated properly. The job he is doing is a job like any other officer in Finance & Accounts Wing. It does not require intricate knowledge of Cost Accounting which generally needed in manufacturing concerns etc. necessitating the appointment of a regular Cost Accountant. FA (Housing) is also doing costing of flats and shops. Other officers of the rank of Dy. Chief Accounts Officers and Accounts Officers are helping these officers in the field of costing. It will be wrong to presume that all these posts should be replaced by person having qualification of Cost Accounting.

ii) I may add further that the examinations prescribed in Finance & Accounts Wing do take care of the subject matter of costing like many chapters on other aspects of Finance & Accounts.

iii) In view of the above, neither a regular Cost Accountant is required for land costing purposes nor the officers of the Finance & Accounts Wing assigned with the job of land costing or flat costings are deficient in any manner in discharging this job effectively.

iv) I feel that there is some communication gap between DDA and the Ministry, which needs to be explained in detail to them."

.....contd.

From pre-page.

6. As Shri G.S. Sodhi is superannuating on 30.6.92, the D.D.A. approached Govt. of India, Ministry of Finance & Expenditure, Bureau of Industrial Costing to sponsor suitable names of officers with degree/diploma in Cost Accountancy so that the post can be filled on deputation, as none of the officer in DDA was having a degree in Cost Accountancy.

7. Chief Advisor (Cost), Bureau of Industrial Cost & Prices was also requested to sponsor names of suitable officers with degree/diploma in Cost Accountancy for appointment on deputation basis. A letter was also written to Chief Advisor (Cost), Ministry of Finance, Department of Expenditure on the same line. Both of them showed their inability to sponsor any suitable name.

8. Chief Adviser (Cost), Govt. of India, vide his D.O. letter No. A-22012/1/91-CAB(Vol.III) wrote as under :-

"The Officers working in the Cost Accounts Branch and other participating offices in Indian Cost Accounts Service are professionally qualified Cost Accountants/Chartered Accountants. We have been experiencing difficulty in filling up all the sanctioned posts in the Service. With the result the service is working with almost 50% of the sanctioned strength as on date. In view of this, we are not in a position to spare the services of any officer fulfilling the requirements as indicated in your D.O., at present."

9. The issue was again examined. The present F.M. has observed as under :-

"The Ministry's observation for filling up the post by a person qualified in Cost Accountancy is, in my opinion, neither a

.....contd.

necessary requisite for efficient discharge of his duties not will it be possible to attract a competent Cost Accountant for this job. In this connection, the Staff Inspection Unit also while making certain observation about the personnel management of this Wing did not recommend any suitable qualification for this post after the detailed work study conducted by them.

ii) Director (Land Costing) is like any other officer in the Finance & Accounts Wing of DDA and does not need the intricate knowledge of a Cost Accountant which is generally needed in manufacturing undertakings. The SAS examination which any person has to clear in DDA before he is inducted in Accounts cadre as Section Officer and then subsequently promoted as A.O. and Dy. C.A.O. has got reasonably sufficient exposure to the fundamentals of costing as there is one paper in Book Keeping and Costing in Part-II of the examination."

10. He has further suggested that the post may be filled by promotion from the D.D.A. Accounts cadre.

11. In view of the consistent view expressed by Finance Member and the fact that Dy. C.A.Os on their promotion will be able to discharge the duties of the post diligently and efficiently. The Govt. of India may be requested to remove the condition of qualification in Cost Accountancy.

12. The draft recruitment regulations for the post of Director (Land Costing) (is at appx. 'k' page 58 - 60). The mode of filling the post is shown by promotion failing which by transfer on deputation. The promotion will be from such of the Dy. C.A.Os who have put in 8 years of regular service in the grade. The period of 8 years has been suggested keeping the parity between Deputy Directors and Dy. C.A.Os. Both the posts are in the same scale of pay of Rs.3000-4500/-. A period of 8 years has been prescribed for

.....contd.

- 57:-

promotion to the post of Director from Dy.Director vide recruitment regulations which were approved by the Authority vide Resolution No.31 dated 13.3.1987.

13. The Authority may recommend removal of the condition that the post be filled only by an officer qualified in Cost Accountancy and approve the recruitment regulations for the post of Director (Land Costing).

RESOLUTION

The Authority resolved that the proposal be approved with the following modifications in Recruitment Regulations for the post of Director(Land Costing).

- i) Existing columns No. 10 may be read as 'Deputation/promotion.
- ii) The entry in column No.11 be replaced by the following:

" From such of the officers holding analogous posts under the Public Sector Undertakings/Organisations engaged in development of land/houses or the officers belonging to India Costs Account Service or from such DDA Officers holding the posts of Dy.C.A.O./equivalent on a regular basis for not less than a period of 8 years and who are well conversant with costing of land, commercial complexes, houses etc."

Deputation will normally be for a period of three years. However, if a DDA official is selected he will be deemed to be on promotion.

- 57 -

promotion to the post of Director from Dy. Director vide recruitment regulations which were approved by the Authority vide Resolution No. 31 dated 13.3.1987.

13. The Authority may recommend removal of the condition that the post be filled only by an officer qualified in Cost Accountancy and approve the recruitment regulations for the post of Director (Land Costing).

RESOLUTION

The Authority resolved that the proposal be approved with the following modifications in Recruitment Regulations for the post of Director (Land Costing).

- i) Existing column No. 10 may be read as 'Deputation/promotion.
- ii) The entry in column No. 11 be replaced by the following:

" From such of the officers holding analogous posts under the Public Sector Undertakings/Organisations engaged in development of land/houses or the officers belonging to India Costs Account Service or from such DDA Officers holding the posts of Dy.C.A.O./equivalent on a regular basis for not less than a period of 8 years and who are well conversant with costing of land, commercial complexes, houses etc."

Deputation will normally be for a period of three years. However, if a DDA official is selected he will be deemed to be on promotion.

**RECRUITMENT REGULATIONS FOR THE POST
OF DIRECTOR (LAND COSTING)
IN THE DELHI DEVELOPMENT AUTHORITY**

1. Name of post : Director (Land Costing)
2. No. of posts : One
* subject to variation from time to time.
3. Classification : Group 'A'
4. Scale of pay : Rs.3700-125-4700-150-5000/-
5. Whether selection post or non-selection post. : 'Selection'
6. a) Age limit for direct recruits. : 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 recruits. : Not applicable
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable
9. Period of probation, if any. : 2 years.

.....contd.

From pre-page.

10. Method of recruitment : By promotion failing which
whether by direct recruitment or by pro- by transfer on deputation.
motion or by transfer
on deputation and
percentage of the
vacancies to be fill-
ed by various methods.

11. In case of recruitment : Promotion :
by promotion/transfer/
deputation, grades
from which promotion/
transfer/deputation
is to be made. From such of the Dy. C.A.Os
who have put in 8 years of
regular service in the grade.

Deputation :

From such of the officers
belonging to Indian Costs
Accounts Service/ Indian
Civil Accounts Service/
Indian Audit and Accounts
Service holding analogous
posts.

12. If a DPC exists : Senior level Departmental
what is its Promotion Committee consis-
composition. ting of :-

- | | | | |
|------|--------------------------------|---|---------------------|
| i) | Vice-Chairman | - | Chairman |
| ii) | Finance Member | - | Member |
| iii) | Engineer Member | - | Member |
| iv) | Secretary | - | Member |
| v) | Commissioner (Per-
sonnel). | - | Member
Secretary |

.....contd.

From pre-page.

13. Saving

: Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and 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.

14. Disqualification

: No person shall enter into or contract a second marriage when His/Her spouse is alive.

15. Power to relax.

: When the Chairman, DDA 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 one of the provisions of these regulations in respect of any class or category of persons or posts.

ITEM No.	Sub: Constitution of the Delhi Development Authority
<u>85/92</u>	<u>No. 2(1)91 MC/DDA</u>
27.7.92	

P R E C I S

Section 3(1) of the Delhi Development Act, 1957 empowers the Central Government to constitute an Authority to be called as Delhi Development Authority. Under Section 3(2) (g) three persons are to be nominated by the Central Government to represent as members on the Delhi Development Authority. Dr. P.S.A. Sundaram, Joint Secretary, Ministry of Urban Development has been nominated by the Central Government vide notification No. K-11011/22/78-DDIA (Vol.II) dated 16-06-92 (Appendix 'L' page No. 62) to serve as a member of the Authority in place of Shri R.V. Pillai, Addl. Secretary, (U.D.).

2. The matter is placed before the Authority for information.

R E S O L U T I O N

The Authority noted the information.

(TO BE PUBLISHED IN PART II, SECTION 3(ii) OF THE GAZETTE)

No. K-11011/22/78-DDIA(Vol.II)
Govt. of India

Ministry of Urban Development

.....

.....

New Delhi, Dated the 16th June

NOTIFICATION

In exercise of the powers conferred by Sub-section (1), read with of sub-section (3) of section 3 of the Delhi Development Act 1957(61) of the Central Govt. hereby nominates Dr. P.S.A. Sundaram as Member of Delhi Development Authority and makes the following amendments in the notification of the Govt. of India, Ministry of Health No. 12-123/57- dated 30.12.1957, namely :-

In the said notification, in item no: 9 for the existing entry, following shall be substituted:-

In item no: 9- For Sh. R.V.Pillai, Addl.Secretary (UD) read Dr. Sundaram, Joint Secretary, Ministry of Urban Development .

(R. Bannerji)

Dy.Secretary to the G

To,

The Manager,
Govt. of India Press,
Mayapuri, Ring Road,
New Delhi. (With Hindi Version)

Copy forwarded to:-

1. L.G., Delhi.
2. Vice-Chairman, DDA, Vikas Sadan, INA, N. Delhi.
3. Secretary, DDA, Vikas Sadan, INA, N. Delhi.
4. Chief Secretary, Delhi Admn., 5-Sham Nath Marg, Delhi.
5. Engineer Member, DDA Vikas Sadan, INA, New Delhi.
6. Finance Member, DDA, Vikas Sadan, INA, New Delhi.
7. Commissioner, MCD, Town Hall, Delhi.
8. Shri Deepak Parekh, Managing Director, HDFC.
9. Chief Planner, TCPO, Vikas Bhawan, New Delhi.
10. Additional Secretary, Ministry of Urban Development.
11. Dr. P.S.A. Sundaram, Joint Secretary, Ministry of U.D.

(K.SURESH)
DESK OFFICER

ITEM SUB: POLICY FOR LOCATING INDUSTRIAL ACTIVITIES IN
NO. THE UNION TERRITORY OF DELHI.

86/92
A-7-7-92 F.20(2)/91-MP

PRECIS

Reference is invited to the Authority Resolution No.43 dated 27.3.91 appendix.'M'.....pages.67-71.....

vide which the policy implication of the decision of the Delhi Admn. to stop development of any new industrial estate in Delhi was discussed. Authority decided that as a principle, no new industrial estate needs to be developed in Delhi as means due to employment generation and encouragement of small scale industries and further, decided that provision of about 2% land in urban extension be examined for providing essential service/light industrial units required for Union Territory to be detailed out by committee comprising of Commissioner, Industries, Delhi Admn., with representatives of MCD, NDMC, TCPO and DDA.

2. The recommendations of the Committee under the Chairmanship of the Commissioner, Industries, Delhi Admn. are as under:

- (i) In order to meet the day to day needs of the community more commercial space would be necessary. Therefore, the space reserved for commercial use be increased by about 2%. The increase in area would be utilised for all such activities which do not perform manufacturing and are required to serve community need.
- (ii) List of activities which may be permitted in 2% area was also given by the Committee(appendix.'N'.....pages.72-74.....).

3. The recommendations of the Committee were studied by the Planning Wing of the DDA. To suitably adopt recommendations of the Committee with respect to the Master Plan, the Planning Wing made the following recommendations:

- (i) No more development of industrial areas in Delhi :would mean that all non-conforming light and extensive industrial units as per Master Plan for Delhi Perspective 2001, would have to close down/shift on their own to areas outside Delhi.

Contd...2/-

ii) 2% additional area for the commercial use as recommended by the Committee to be divided as under:

- | | |
|--------------------------------|-------|
| a) District Centre level | 1% |
| b) Community Centre level | 0.67% |
| c) Local Shopping centre level | 0.33% |

iii) These areas would be distinctly separate from the commercial areas and would be developed with the following controls:

- a) Ground floor coverage(overall 33%)
- b) F.A.R. 100%

The area would be developed as mixed use and 33% of the floor space would be used for residential activities.

iv) The permitted industrial activities would be as per provision of the Master Plan for Delhi Perspective-2001(in which the industrial units specified by the Committee are mainly covered.

v) In the land use plan earmarked for industrial use but not developed so far shall be utilised 50% per public and semi public and semi public activities and recreational area at Master Plan level and remaining 50% for residential. Case to case change of land use shall be processed.

4. The above recommendations of the Planning Department were discussed in the Technical Committee which also attended by Commissioner, Industries, Delhi Admn. Recommendations (i), (ii), (iii) and (v) were generally accepted by the Technical Committee, regarding recommendation(iv) Commissioner Industries was requested to give his detailed observations.

5. Subsequently, Chief Secretary, Delhi Administration sent a communication to the Vice-Chairman, vide his letter No.PACI/91/DDA/2040 dated 17.9.91(

..

...3/-

(appendix D P. 75-76) making the following observations about points (i) & (ii)

(a) It is not the intention of the Delhi Administration to ask industrial units in 'non-conforming' areas other than those which are hazardous/obnoxious are polluting beyond the limit that would not permit reduction through anti-pollution devices to shift from Delhi.

(b) What is really called for is an effort to concentrate large, heavy and medium units highly power incentives units and so on, and extend to them an attractive package of incentives so as to make easier for them to either close down their operations in Union Territory of Delhi or move elsewhere.

(c) As regarding permitting industrial activities in 2 percent additional area proposed by the Commissioner of Industries to accommodate service industries/establishments, I am of the view that this would be undesirable as this additional has been provided for a specific purpose and this should not be treated at par with the areas earmarked under the mixed land use concept to accommodate manufacturing industries.

6. The matter has been considered by the Technical Committee in its meeting held on 21.1.92. The following is recommended:

(a) Obnoxious polluting and hazardous industries are to be relocated/shifted within a period of three years from the date of promulgation of the Master Plan-2001 i.e. 31st July, 1993 and therefore, the policy for this is to be finalised by June, 1992. Simultaneously, a list of such industries is to be prepared by the Director of Industries, Delhi Admn.

(b) Secretary, NCR Planning Board may be approached to find out where new industrial estates are being developed elsewhere within NCR so that non-conforming industrial units in Delhi to be asked to shift/relocate their units from the present non-conforming sites in the residential units in Delhi.

4/-

(c) Delhi Administration(Directorate of Industries) would need to draw up a package of incentives so as to provide units who want to locate in the industrial estates to be developed by NCR simultaneously, those units which are not interested in re-location should be levied heavy penalties by DDA so as to induce them to leave the present non-conforming sites.

(d) The minimum number of additional industrial units would still be required to serve the needs of Delhi's population and even such if units are in the nature of extensive industries; they would have to be located within the Union Territory of Delhi. Therefore about 60 (sixty) ha. of land in different locations may be earmarked for this purpose. The industries which are to be allowed to be set up on this land would be from the list furnished in MPD-2001 (commercial centres). However, the specific types of industries could be further restricted when the individual applications are processed.

(e) The Directorate of Industries had formulated certain policies for promoting growth of specific industrial units in villages, it is felt that this would be contrary to the policy of Delhi Admn. as well as against the provisions of the Master Plan for Delhi-2001 and therefore Delhi Admn. should review this policy.

(f) MPD-2001 had identified 11 growth centres. No planning exercises had either been taken up or completed by MCD so far in any of the growth centres. It is essential to take up the development plans for these growth centres on priority, within the definite time frame to ensure that the industrial units do not come up indiscriminately within the village abadi areas and very well located within the growth centres.

(g) Development controls for additional commercial areas for service industry(service centres) to be as per para 3(iii).

The matter is placed before the Authority for approval of the recommendations contained in para '6' above as well as to recommend to make consequent amendments in MPD-2001.

R E S O L U T I O N

The Authority resolved that :

- a) There should be no provision for new industrial Estates in the Urban Extension Area of MPD-2001.
- b) Delhi Administration should identify the existing units which are hazardous/obnoxious, heavy and large and require to be closed down and shifted outside the Union Territory of Delhi.

Contd.

: 66-A :

- c) On receipt of the recommendations of Delhi Administration the (Local) Bodies will take necessary action for the closing or shifting of such industries. The closure or shifting of the industries thus identified, should be completed by 1.8.93 i.e. within three years of the coming into force of MPD-2001.
- d) Master Plan - 2001 had envisaged 6-7% of Urban Extension Area to be provided for industrial Estate. In view of (a) above (not having any new industrial Estates), the Master Plan land uses in Urban Extension area be readjusted as under:
- i) Additional 2% to be added in 'commercial' use for 'Service Industries';
 - ii) additional 3% to be added in the 'residential' use zone; and
 - iii) additional to the extent of 2% for 'Public and semi-public' use and 'recreational' use put together.
- Accordingly necessary amendment in MPD-2001 be taken up.
- e) MCD should take up the development of 11 growth centres in accordance with MPD-2001 on priority basis.

(APPENDIX 'M' TO ITEM NO. 86/92)

NO. 43 Sub:-Policy implications of the recent decision of Delhi Admn. to stop developing any new industrial estates in Delhi.
Date: 27-3-91. File No. F.20(2)/91/MP.

P R E C I S

1. BACKGROUND:

Chief Secretary, Delhi Administration vide letter No. 3/7/DFCS/2659 dated 6.12.1989 had conveyed the decision of the Administration to stop development of new industrial estates in Delhi (Appendix —W— page 110-111). While the decision will have a restraining effect on the growth of population in Delhi with a consequent reduction in the pressing demand for new housing units, its implementation would be difficult in the extreme unless adequate arrangements are immediately made for the location of new industrial ventures outside Delhi and shifting of existing ones from Delhi. The said policy decision also runs counter to many salient provisions of MPD -2001 which has since come into force.

2. PROVISIONS OF MPD-2001:

Based on the past trends, the generation of employment in different sectors by the year 2001 is expected to be 35% i.e. participation rate in urban Delhi and 33% in rest of the U.T. area. The projected work force in the manufacturing sector, which is likely to be much higher, is about 37%.

According to MPD -2001 the policy for location of industries in the city is given below:-

- 1) Location of hazardous and noxious industries will not be permitted in Delhi and existing units of this type are to be shifted out on priority within a maximum period of three years,

- ii) ii) No new heavy and large industrial units are to be permitted in Delhi. The existing heavy and large units will, therefore, be shifted to DMA and NCR. Modernisation of such units is permissible subject to certain conditions
- iii) No new extensive industrial units will be permitted except in the existing identified extensive industrial area. Existing non-conforming units of this type are to be shifted to the extensive industrial use zones within a maximum period of three years after the allotment of plots therein,
- iv) Light and service industries are permitted as part of commercial centres and in new industrial estates. Non-conforming units of this type with 20 or more workers are to be shifted to these industrial use zones within a maximum period of three years after allotment of plots, while the cases of industrial units with 10 to 19 workers in non-conforming areas are to be examined after 5 years with a view to relocating them in conforming use zones. Similarly, non-conforming units with 9 workers or less may continue in their present locations subject to review after 10 years. Households industries may, however, be permitted in residential, commercial and industrial use zones with certain conditions,
- v) In the next 2 decades, to meet the expanding need of industrial units, 16 new light industrial areas (1533 hect) are proposed for setting up specific types of industries. Extensive industrial activities in urban extension areas to be confined within about 265 hect. at 2 locations mainly to accommodate the existing incompatible industrial units.

3. PROVISION OF NCR REGIONAL PLAN FOR DELHI-2001

The relevant provisions of the NCR Regional Plan-2001 for the Union Territory of Delhi are as under:

contd..../-

- i) The comparative distribution of the work force in Delhi in 1981 (existing) and 2001 (proposed), in percentage terms is given as under:

Categories	Proportion of workers (%) in	
	1981 (Actual)	2001 (Proposed)
Primary Sector	1.29	1.50
Industry	29.19	20.00
Construction	6.39	5.00
Trade & Commerce	22.25	21.00
Transport, Storage & Communication	9.07	11.00
Other Services	31.47	31.50
Participation rate	32.20	35.00

- ii) The present policy of not promoting location of medium and large scale industries within Delhi should be continued. However, the small scale and house hold industries required for serving the city will be allowed to continue.

4. POLICY IMPLICATIONS:

Due to rapid advances in technology and the rate of urbanisation, a considerable change in the industrial sector has been taking place in Delhi. Electric and electronics industries as well as rubber, plastic and petroleum based industries are growing very rapidly. More than 77% of the industrial units existing in Delhi have less than 10 workers and are mainly catering to the service needs of the city. A large number of the existing industrial units are located in the non-conforming use zones which are proposed to be shifted to new locations in Delhi as per provisions of VPD-2001. The policy decision not to develop new industrial units in Delhi under these circumstances would have following implications:

- i) Most of the existing non-conforming industries proposed for shifting to the industrial use zones would now have to move into industrial areas located outside Delhi Union Territory or close down in due course;

- ii) In the alternative, these existing industrial units as well as new units of similar kind would try to accommodate themselves in villages and unauthorised colonies in the Union Territory, thereby defeating the objectives of planned development for industrial growth as laid down in MPD-2001,
- iii) With the increase in population there is increasing demand for service industries manufacturing utility items to satisfy day to day needs. A group of such industries which are agro-based may still be required to be developed in the areas beyond the existing urban limits within the Union Territory of Delhi,
- iv) As a planning principle metropolitan cities are the most appropriate location for small, high tech. industrial units which have high dependence on the financial, technical and legal institutions and need skilled labour.

6. The matter was discussed in detail, keeping these various implications in view, in the Technical Committee meeting dated 29.1.91. The Technical Committee noted that in MPD-2001 there was provision to develop 16 new light industrial areas/pockets (1533 hect) for certain specific types of industries while extensive industrial activities were to be located in two extensive industrial areas comprising 260 hectares in all. Thus, in case no new industrial estates are to be developed there would be no land available either to house the new light and service industries or to provide alternative accommodation for the industrial units which are to be shifted from their present non-conforming locations.

7. Keeping these aspects in view, Technical Committee recommended that at the very least, new industrial areas ought to be developed to a limited extent (i.e. 2% or less of the gross new development urban area as against 6% as provided in the Master Plan) so as to accommodate those light and service industrial units which cater specifically to needs of the Delhi Population. As for all other industrial units in the small ^{scale} sector which would now have to be provided land and other incentives for either shifting, expansion or commencement

of operations in town located in Delhi Metropolitan Area or else-where in the NCR, a comprehensive plan would have to be evolved, in close cooperation with the Delhi Administration and concerned neighbouring states, so as to see that such timely, viable alternatives were made available to all those units in lieu of the remaining 4% of gross new urban area which is to be provided for accommodating them under MPD-2001. In the light of the Committee's recommendation, it is proposed that the matter be placed before the Authority for consideration in the first instance and then taken up with Delhi Adm. and also with NCR Planning Board before a final decision is taken to make consequential amendments to the Delhi Master Plan.

R E S O L U T I O N

The decision of the Delhi Minister then conveyed by C.S.'s letter not to develop new industrial estates in Delhi alongwith the views of the Technical Committee as brought out in the agenda note were discussed at length.

It was decided in principle that industrial estates need not be developed in Delhi as a means of employment generation and encouragement of small scale industries.

On the question of the provision of 2% industrial space for service/light industries which were essential for the urban extensions proposed in MPD 2001, it was felt that a Committee comprising of Commissioner (Industry) as Convener and:

1. Commissioner, MCD or his nominee
2. Administrator, HMC or his nominee
3. Sh. Hesh Ram, C.P., TCPO or his representative
4. Sh. J.C.Gambhir, Commr. (Plg.), DD.

may go into the whole question of identifying these service/ light industries which must necessarily come up in Delhi alongwith the urban extensions and also into the question as to whether land upto 2% was required for them.

APPENDIX.. 'N'.....to item No.....86/92.....

Minutes of the meeting held on 31.5.1991 in the room of the Commissioner(industries), Delhi Administration to discuss DDA's proposal on location of industrial areas for Service and Light industries.

List of the Officers who attended the above meeting is annexed.

2. Initiating the discussion Commissioner(inds.) recapitulated the discussions of the first meeting held on 29.4.91 the Minutes of which were circulated vide letter NO.PACI/91/NCR/DDA/2341-48 dated 3.5.91. Dr. S.P. Bansal, Dy. Director(Plg.), DDA who represented DDA at the first meeting had stated that large bodies of population require services and for integrated development such facilities are to be planned alongwith housing and other needs of such population. In fact the DDA's proposal was to provide adequate space and facilities so that services and household needs are met within or near the planned localities. This modified proposal of the DDA which did not call for establishing industrial areas for service and light industries with specifised infrastructure was acceptable to the other participating organisations viz. New Delhi Municipal Committee, Municipal Corporation of Delhi and Town & Country Planning Organisation. The members were of the view that such needs could be adequately provided for by enlargement of space for use as commercial areas/centres. Accordingly the members agreed that the present reservation for commercial use which stands at 3 to 4% in the MPD-2001 could be enhanced by another 2% viz. the area under commercial use could be 5 to 6% of the total land proposed for urban extension in MPD-2001. A team of officers of the Deptt. of Industries had been directed in the first meeting to study the list of Service Industries as included in the MPD-2001 so as to excluded manufacturing activities as also to include such service-

ing activities which do not presently find place in this list including service establishments.

3. An exercise on the above lines was carried out in the Industries Deptt. and the following list was prepared and circulated to the Municipal Corporation of Delhi, New Delhi Municipal committee, Town & Country Planning Organisation and Delhi Development Authority vide letter NO.PACI/91/NCR/DDA/2463-67 dated 27.5.91.

- i) Repair of Vehicles(except trucks, buses, trolleys & tractors) such as cars, three wheelers, two wheelers. This will include scanning facility for identification of fault.

(It will be advisable to set apart specific space in the commercial area for the above activity as it would create nuisance for other users. Area should be sufficient to accommodate ten to fifteen vehicles at a time to avoid spill over of the activity from the designated space. In case of servicing the consent of the Pollution Control Board of the Delhi Admn. should be obtained).

Contd.....2/-

- ii) Repair of house-hold electronic equipment such as T.V., Radio, VCR, VCP, Tape-recorder.
- iii) Repair of house-hold electrical appliances such as room cooler, desert cooler, iron, toaster, fan, geyser, heater.
(including motor rewinding for such appliances).
- iv) Service establishments such as laundry, dry-cleaning., tailoring, embroidery, hair cutting saloon, beauty parlour, medical diagnostic centre, testing laboratory, photo studio including picture framing, painting of sign board, rubber stamp making, cobblers, fruit and sugarcane juices.
- v) Service industries such as atta chakki, grinding of pulses and spices, small welding jobs, cotton filling in quilt and mattresses; small bakeries; making of papad, vari, vermicelli and macaroni; oil ghani; carpentry.
- vi) Handicrafts as per list of Handicraft Board, Govt. of India.

4. The Commissioner (Industries) mentioned that inspite of advance notice and efforts to contact Commr. (Plg.) DDA on phone nobody from the DDA had come to attend the above meeting. The members felt that since the basic policy recommendation to enlarge commercial spaces having been taken in the first meeting of 29.4.91 in which DDA also participated, the present meeting could deliberate on the list of activities that should be included without any difficulty. In case the DDA have to make any suggestions about inclusion/deletion of any activities they could present their view to the L.G. seperately.

5. Accordingly the list of activities prepared by the office of the Commissioner of Industries and a list of trades suggested for inclusion by MCD was gone through. The final list that emerged after all these deliberations is as under:

Subject to ceiling of electric power applicable in commerical areas the following activities may be permitted in the commerical areas which will be planned for meeting community needs alongwith residential areas in MPD 2001.

- a) Repair of vehicles(except trucks, buses, trolleys and tractors) such as cars, three wheelers and two wheelers including scanning facilities for identification of fault.
- b) Petrol Pump
- c) Tyre Retreading;
- d) Battery charging

Note: it will be advisable to set apart specific space in the commercial area for the above activities as some of them are likely to create nuisance for other use. Permission for petrol pump should be granted subject to fulfilment of the guidelines of TCPO in this respect. Consent of Pollution Control Board of Delhi Admn. should be obtained for activities such as Petrol pumps and tyre retreading. The area earmarked for repair/servicing of vehicles should be sufficient to accommodate 10 to 15 vehicles at a time to avoid

Contd.....3/-

spill over of the activities from the designated space. The number of spaces specially reserved for this activity may be 1 or 2 depending on the quantum of population proposed to be served)

- e) Repair of bicycles and tricycles.
2. Repair of house-hold electronic equipment such as T.V., Radio, VCR, VCP, Tape-recorder.
3. Repairs of house-hold electrical appliances such as room cooler, desert cooler, air-conditioner, refrigerator, electric iron, toaster, fan, geyzer, heater(including motor rewinding of such appliances).
4. Repair of other house-hold goods/kitchen appliances such as trucks, suit cases and other leather/rexin made-ups, wooden furniture, watches, clocks, cookers, gas burners, musical instruments.
5. Service establishments such as laundry, dry-cleaning, tailoring, embroidery, hair cutting saloon, beauty parlour, medical diagnostic centre, testing laboratory, photo studio, picture framing, painting of sign boards, rubber stamp making, cobblers, fruit and sugarcane juices, photocopying, book-binding, and printing(excluding off set printing).
6. Service industry such as atta chakki, grinding of pulses and spices, small welding jobs(with one welding machine only) cotton filling in pillows, quilts and mattresses, small bakeries, making of papad, vari, vermicelli and macaroni, oil ghani and carpentry.
7. Handicrafts as per list of Handicraft Board.

Appendix.'Q'.....to Item No..86/92.

R.K.TAKKAR
CHIEF SECRETARY

5, Sham Nath Marg,
Delhi-110 054.

D.O.No.PACI/91/NCR/DDA/2040

Dated 17th September 1991

Dear Shri Noronha,

As you are aware, it is now the established policy of the Delhi Administration not to develop any new industrial estates in the Union Territory of Delhi, and this matter had been formally discussed at the Authority meeting of 27.3.91 at Raj Niwas and approved in principle. As for catering to the service needs of large new residential colonies being developed, a committee appointed by the Lt.Governor/Chairman, DDA at the above meeting of the Authority had met under the convenorship of the Commissioner Industries and recommended that the service needs of residential colonies presently being developed, and likely to come up in future during the validity of the revised Master Plan, could be adequately met by a slightly larger allocation of space in the commercial sector, by increasing it from the originally proposed 3-4% to 5-6% i.e. an increase of 2% additional area. The committee under the Commr. of Industries had also taken the trouble to enumerate in great detail the service sectors, establishments which could be catered under this dispensation. These recommendations had been accepted by the Lt.Governor and sent to DDA for their compliance.

2. Now, I understand that the technical committee which met on 6.8.91 while discussing the recommendations of the committee under the Commr. Industries had considered certain observations made by the Perspective Planning Wing of DDA. I am concerned with only two of the observations and these relate to a) the proposal of the P.P.Wing that all non-conforming light and extensive industrial units would have to close down/shift on their own to areas outside Delhi, as no more industrial areas are to be developed and b) further, that in the additional 2% area being earmarked for service sectors/establishments industrial activities contained in Annexure III-A, III-B and III-C of the revised Master Plan would be promoted.

3. I would like to make it quite clear that it is not the intention of the Delhi Admn. to ask industrial units in non-conforming areas, other than those which are hazardous/obnoxious, or polluting beyond a limit that would not permit reduction through anti-pollution devices, to shift from Delhi. It was in pursuance of such an approach that the MCD had announced its ad-hoc registration policy in 1989 with the prior approval of the Lt.Governor, to grant such ad-hoc registration to units which had unauthorisely established themselves in non-conforming areas till 31.12.89. This facility was, of course, subject to certain conditions such as the unit being not hazardous, non-polluting and so on. This policy also took care to stipulate that the Industries Department would not grant such units SSI registration, the intention being that these units should not have the facility to expand at their present locations. Keeping these facts in mind as also the tremendous upheaval that would occur in the labour/

employment sector if a forcible shift of innumerable units were to be pursued, I am firmly of the view that the proposal of the DDA in this regard should not be pursued further. What is really called for is an effort to concentrate on large, heavy and medium units, highly power intensive units and so on, and extend to them an attractive package of incentives so as to make it easier for them to either close down their operations in the Union Territory of Delhi, or move elsewhere.

4. As regards permitting industrial activities in the 2% additional area proposed by the Commissioner of Industries to accommodate service industries/ establishments, I am of the view that this would be undesirable as this additional area has been provided for a specific purpose and this should not be treated on par with the areas earmarked under the mixed land use concept to accommodate manufacturing industries.

5. Since it is important for us to proceed further to amend the revised Master Plan urgently in respect of the industries sector to meet the above objectives, I shall be grateful if you could kindly arrange to ensure that the above views are given appropriate consideration and importance while formulating your recommendations to the Ministry of Urban Development.

With best wishes,

Yours sincerely,

Sd/-

(R.K.TAKKAR)

Shri Cecil Noronha,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
NEW DELHI.

ITEM SUB : Change of land use of an area measuring 0.14
NO. ha. from 'recreational' to 'residential' near Kotla
Ferozshah Colony, New Delhi.

87/92
A 7.7.92

(File No.F.16(60)/68-MP)

P R E C I S

Reference is invited to the Authority resolution no.67 dated 23.10.90 (Appendix..'P'.....Pages 79-81..) vide which the Authority approved layout plan and change of land use of an area measuring 0.14 ha. from 'recreational' to 'residential' and also decided that shifting of families to be completed as soon as possible and progress report to be submitted. The layout and standard plan along with the Authority resolution was referred to the Slum & JJ Deptt. of DDA accordingly.

2. The Ministry of Urban Development, Govt. of India, 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 objection/suggestion from the public for the proposed change of land use.

3. The Govt. of India, Ministry of Urban Development had replied vide their letter No.K-12016/8/88-DDVA/IB (Vol.II) dated 11.6.91 (Appendix..'Q'.....Pages..82.....) conveyed the approval of the Central Govt. Accordingly, a Public Notice was issued on 24.8.91 (Appendix..'R'... Pages..83.....).

4.1 In response to the Public Notice, two objections/suggestions have been received, one from (i) Town Planner, MCD and other from Secretary, DUAC. "MCD has stated that the residential use is not allowed in the 'recreational' use zone as per MPD-2001 as well as MPD-1962". This objection has been examined and it is observed that "permissibility and change of land use are different matter, because 'residential use' is not allowed in the 'recreational land use' that is why change of land use is involved".

4.2 Secretary, DUAC enquired as to 'why the 'recreational' area is proposed to be changed to 'residential'.

"The background information indicating that in 1959 a decision was taken by the Ministry of Urban Development, for a strip of 25 feet along ancient wall of the monument to be vacated and 65 tenements built on it be removed, so, that proper preservation of wall of the monument could be ensured. For the implementing of this decision of the Ministry, the 'recreational area' is proposed to be changed to 'residential use'. This justification/ reasons for taking up the proposed land use change were conveyed to DUAC vide letter dated 14.1.92. DUAC informed not to object to the change of land use but observed that the plans for the rest of the area should be submitted by DDA for its consideration.

5. The Technical Committee in its meeting held on 3.3.92 considered the proposal and recommended to the Authority to approve the change of land use subject to the condition that residential buildings to be constructed be based on the approved design and within the stipulated height.

6. The proposal is placed before the Authority for its consideration and approval of the recommendations of the Technical Committee for further processing the change of land use.

RESOLUTION

Deferred

Appendix 'P' to Item No. 87/92

No. Sub: Relocation of tenements allotted to displaced persons for a temporary period near Ferozeshah Kotla Monuments. (I. 15 (60/66-MF.)
67

23.10.90

P R E C I SBACKGROUND:

In order to accommodate the displaced persons from West Pakistan in 1949, the Department of Rehabilitation had constructed 224 dwelling units in the southern enclosure of Kotla Ferozeshah partly on Muzul land. These tenements were allotted to displaced persons on a rental basis. The land was requisitioned from the Ministry of Education, for a period of 5 years which expired in 1954. After the expiry of 5 years, the Department of Rehabilitation was requested to restore the entire area as the continuance of the residential colony in the said complex was in contravention of the statutory provision of the Ancient Monuments and Archaeological Sites and Remains Act, 1958. In March 1956 a decision was taken by the Government of India to provide alternative accommodation to the displaced persons and the area was restored to the Archaeological Survey of India. But the decision could not be implemented. Subsequently, in 1959, in view of the difficulties faced by the Department of Rehabilitation in shifting these displaced persons, their continuance was agreed to by A.S.I. on the condition that pending the complete vacation of the area, a strip of at least 25 ft. along with an ancient wall of the monuments should be vacated and the 65 tenements built on it removed so that proper preservation of the walls of the monuments could be ensured. This decision too could not be implemented as the Department of Rehabilitation was not in a position to provide alternative accommodation to the affected parties.

SUBJECT MATTER:

2. The issue was placed by the Ministry of Home Affairs before the Cabinet in July, 1985 for a decision on whether this residential colony located within this complex should be relocated elsewhere or allowed else to continue in the same place because of the practical difficulties and humanitarian considerations involved.

In June, 1988, the Cabinet approved a plan for development of a complete layout of plots to accommodate 50 families (62 tenements) in an area adjacent to the monuments, outside the notified archaeological site. Accordingly, 15 families (20 tenements) occupying land along the North Wall in Block A&E were to be shifted in the first instance. It was also decided that the plots were to be allotted free of cost and the allottees would construct their own houses with standard plans to be provided by DDA and financial assistance from HUDCO. In a meeting taken by Additional Secretary, Ministry of Home Affairs in June, 1989, it was desired that the alternative site should be identified and the Delhi Administration should report back to the Ministry of Home Affairs along with a plan and other relevant details.

3. It was observed that the total amount of land required for relocating all these families with the plot area of 32 sqm. for each dwelling unit would be to the tune of 1.25 acres (approximately). As per the decision of the Cabinet 15 families identified along the Northern Wall of Block A&E are to be shifted in the first phase. The total amount of land required for the same is about 1400 sqm. The layout plan for 32 sqm. residential plots was to be prepared by the DDA.

4. As part of phase-I of the proposal, 20 plots of 32 sqm. (4m. x 8m.) each have been carved out in an area of 0.35 acres (0.14h). This pocket is bounded by the Ferozeshah Kotla Monuments in the north, an existing school in the east, an existing clusture of shops in the south and an existing toilet block and Ramlila grounds in the West. The standard plan for these plots has also been prepared with 75% ground coverage. These houses are proposed to be a single storeyed construction. At present about 430 sqm. area is provided as 'green' in three different pockets of different sizes. The break-up of the land uses of a 1400 sqm. is as below:

i)	Residential	640 sqm.
ii)	Green/Open Spaces	430 sqm.
iii)	Circulation	330 sqm.

5. The above proposal was considered by the Technical Committee in its meeting held on 28.5.90 and is approved the layout plan and the standard plan. As a consequence to the approval of the layout plan for shifting of the existing tenaments along the wall of the monument, the committee recommended change of land use of an area of 0.14 hect. from 'green' to 'residential'.

6. The matter is placed before the Authority for approval the following:

- i.) Approval of layout plan and standard plan.
- ii.) Approval of change of land use of an area measuring 0.14 hect. from 'green' to 'residential'

R E S O L U T I O N

Resolved that the proposal be approved. It was also decided that shifting to be completed as soon as possible and progress reported in the next meeting.

86
: 82 :

Appendix... 'Q' to Item No. 87/92

No.K-12016/8/88-DDVA/IB(Vol.II)
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 11th June, 1991

Sh.S.C.Gupta,
Director(DC&P),
Delhi Development Authority,
Vikas Minar, IP Estate,
NEW DELHI.

Sub : Change of land use of an area of 0.14 hect.
from 'Green' to 'Residential' near Kotla
Ferozshah Colony'.
- - - -

Sir,

I am directed to refer to the DDA's letter No.F.16
(60)/68/MP/694 dated 3.5.91 and to inform you that
the proposal of the Authority to invite objections/
suggestions under Section 11-A of Delhi Development
Act, 1957 from the public to the proposed change of
land use of an area measuring 0.14 hect. from 'Green'
to 'Residential' has been approved.

Yours faithfully,

Sd/-

(ARJAN DEV)
UNDER SECRETARY

Appendix...B'....to Item No.87/92.....

To be published in the Gazette of India Part-II Section 3 sub-section(ii) on 24.8.91

F.16(60)68-MP

PUBLIC NOTICE

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

MODIFICATION:

The land use of an area measuring about 0.14 hect. falling in sub zone D-2 (Mata Sundri Road area) bounded by recreational area and Ferozshah Kotla Historical monument in the North, existing Primary School in the East, existing recreational area and graveyard in the South and existing toilet block in the west, is proposed to be changed from 'recreational use' to 'residential use'.

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th floor, I.P.Estate, New Delhi on all working days within the period referred to above.

Sd/-
(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAAN,
B BLOCK, INA,
NEW DELHI

DATED THE 14.8.91

ITEM NO.
88/92
A 7.7.92

Sub: Change of land use of an area measuring about 25.48 ha, from 'rural use zone' to 'residential' use located in South of Mehrauli Mahipal Pur Road, New Delhi.

F.20(13)/88-M.P.

PRECIS

Reference is invited to the Authority resolution no.66 dated 23.10.90(appendix 'S' page no. 87) vide which the Authority approved the change of land use of an area measuring 25.48ha from 'rural use zone' to 'residential use' located in the South of Mehrauli-Mahipalpur road, New Delhi.

2. The Ministry of Urban Development, Govt. of India, 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/suggestion for the proposed change of land use. The Govt. of India, Ministry of Urban Development, vide their letter No.K-13011/33/90 DDIB dated 1.2.91(Appendix 'T' page no. 88) conveyed the approval of the Central Govt. Accordingly, a 'U' public notice was issued on 13.4.91(appendix page no. 89)

3. In response to the public notice, five objections/suggestions were recovered. These objections/suggestions have been examined with the following observations:-

i) Objections/suggestion No.1 from Shri A.K.Jain, Jt. Director(ZP), D.D.A.

The ZDP's for zone 'J' to 'P' shall be prepared as per the development needs under section-8 and processed under Section-10, simultaneously, the modifications in the land use shall be processed under Section 11-A of the Delhi Development Act, 1957(page 148 of the Gazette notification of MPD-2001). As such preparation of an over all plan in the form of ZDP under section 8 and its processing under Section 10 are essential for the area under referene, before any isolated change of land use can be processed under Section 11-A of the DD Act, 1957.

...2/-

Comments:

The D.D. Act 1957 does not debar, processing case of change of land uses on individual basis.

ii) Objections/suggestions No.2,3 & 4 from Smt. Surja Vati, Anita Pawa, D/O Shri Ram Nath and Rajesh Kumar Sanghi.

The applicants have requested to intimate whether Khasra Nos 1917, 1925/2, 1928, 1929 and 1937/1 are covered within the public notice issued on 13.4.91.

Comments:

The Lands Deptt. of D.D.A. vide their report dated 6.8.91, informed that the land under reference falls outside the land for which change of land use is being processed.

iii) Objections/suggestion No.5 from the Town Planner, M.C.D.

MCD has no objections for the proposed change of land use, however, it is suggested that 25% of the land proposed for residential use be reserved for MCD employees housing including Safai Karamcharies

Observations: The Lands Manager, IAAI to whom this objection was sent, in his reply pointed out that 1052 plots of different sizes (32 sq.mts to 250 sq.mts) have been provided in the scheme for resettlement of evictees of village Nangal Dewat. In view of the total land being utilised for this purpose, request of MCD for reserving 25% of the land cannot be acceded.

4. The proposal for change of land use, has been considered by the Technical Committee in its meeting held on 7.1.92 and the Committee noted that a conceptual Plan, covering an area upto the existing high-tension line in the South of this site, is being prepared and will be discussed subsequently in the meeting of the Technical Committee, therefore, it is recommended to process change of land use for final notification for this pocket.

-: 86 :-

5. The proposal is accordingly, placed before the Authority to consider and recommend to the Central Government, Ministry of Urban Development, to issue a final notification to this effect.

RESOLUTION

Deferred

-: 87:-

APPENDIX 'S' TO ITEM NO. 88/92
NO.66 Sub: Change of land use of an area measuring about 25.48
hact. acquired by International Airport Authority,
South of Mehrauli, Mahipalpur Road.
(F.20(13)/88-MP)

23.10.90

P R E C I S

Technical Committee in its meeting held on 13.1.89, considered the change of land use of area measuring 25.48 hact. transferred to DDA for implementing the Scheme of shifting of village Nangal Dewat, and recommended that the land use of the area surrounded by the site earmarked for hospital for Spinal Injuries and Sultan Garhi Monuments and including that earmarked for the International Airport Authority's may be changed from 'Rural use to 'Residential'.

2. International Airport Authority requested for clearance of acquisition of about 19 hacts. of land (47 acres of land), incontinuation of the land already acquired by them for various government departments relating to operational activities of International Airport. Also the Ministry of Urban Development forwarded a proposal in March, 1989 for acquisition of land of the Order of 155.62 acres for the Ministry of Defence. The comprehensive proposal for acquisition of the additional land was discussed in the Technical Committee meeting held on 31.7.89 wherein the following decisions was taken:

"This was discussed in detail and it was felt that IAAI will at the first instance obtain the NOC from Ministry of Urban Development and after obtaining the same the case will again be brought before the Technical Committee".

3. International Airport Authority has so far not been able to obtain the NOC from Ministry of Urban Development and have requested to process the change of land use of the area already acquired by them as per the requirements given as under:-

- a) 25.48 hact. from 'Agriculture Green' to 'Residential' in respect of the land handed over to DDA for implementing the scheme for shifting of village Nangal Dewat.
- b) 27.25 hact. from 'Agriculture Green' to 'Transport' Airport infrastructure and other ancillary uses.

4. The proposal was considered by the Technical Committee in its meeting held on 28.6.90 and the Technical Committee recommended the change of land use from 'Rural use Zone' to 'Residential' only in respect of the 25.48 hact. of land handed over to DDA for shifting of village Nangal Dewat. For rest of the land measuring 27.25 hact. the Technical Committee desired that the International Airports Authority of India be requested to furnish more information regarding use of land specially in view of its poor accessibility. The matter is still under correspondence with the International Airports Authority of India.

5. The matter is placed before the Authority for its approval for change of land use of the aforesaid area measuring 25.48 hact. from 'Rural' to 'Residential'.

R E S O L U T I O N

Resolved that the proposal be approved.

: 88 :

APPENDIX T TO ITEM NO. 88 /92

No.K-13011/33/90-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 1: Feburary, 1991

To

Sh. Anil Barai,
Deputy Director(MP),
Delhi Development Authority,
Vikas Minar, I.P.Estate,
New Delhi.

Sub: Change of land use of an area measuring about 25.48
hact. from 'Rural use Zone' to 'Residential use' acquired
by International Airports Authority, South of Mehrauli,
Mahipalpur Road.

Sir,

I am directed to refer to your letter No.F.20(13)88-MP/
920 dt.6.12.90 and to inform you that the proposal of the DDA
for issue of Public Notice for inviting objections/suggestions from
the public to the proposed change of land use of an area measuring
25.48 hacts. has been approved.

Yours faithfully,

Sd/-
(RAJAN DEV)
UNDER SECRETARY

: 89 :
APPENDIX 'U' TO ITEM NO. 88/92

To be published in the Gazette of India Part II Section 3 Sub Section (ii)

F.20(13)88-NP

Date: 13.4.91

PUBLIC NOTICE

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

MODIFICATION

"The land use of an area measuring 25.48 hect. (62.93 acres) falling in Planning Division 'F' bounded by Sultan-Garhi-Tomb in the North, 75 mtrs. wide (Mehrauli-Mahipalpur) Road in the North-East, and the Rural area in the South and West, is proposed to be changed from 'Rural use Zone' to 'Residential use'.

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th floor, I.P.Estate, New Delhi, on all working days within the period referred to above.

VIKAS SDADN,
'B' BLOCK, INA,
NEW DELHI.

Dated: 13.4.91

Sd/-
(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

Item no.
89/92

A- 7.7.92

SUB: Cycle Allowance.

(FILE NO. F.1(19)/92/SWS).

P R E C I S

Delhi Development Authority vide its Resolution No.20 dated 19.1.1987 resolved that entire package of recommendations relating to pay and allowances of the 4th Pay Commission in respect of Group 'B', 'C' and 'D' for Central Government employees be adopted for Group 'B', 'C' and 'D' employees of the DDA. The Authority further resolved that anomalies, if any, be considered by a Committee consisting of Commissioner, MCD, Secretary, DDA, Director (Personnel), DDA and Chief Accounts Officer, DDA.

2. The employees in DDA were getting Rs.25/- per month as Cycle Allowance with effect from 1.7.1984. With the adoption of the above Resolution, the Cycle Allowance was reduced to Rs.20/- per month, as the Pay Commission recommended this amount for Group 'D' employees of the Central Government. Group 'D' employees of the Delhi Administration are also getting Cycle Allowance @ Rs.20/- per month.

3. The issue regarding sanction of Cycle Allowance to Group 'D' employees of the DDA was further considered by the Authority vide Resolution No.84 dated 10.8.1987. A copy of the Resolution is annexed at (App. 'V' page no. 92-93). The Authority resolved that the rate of Cycle Allowance payable to Group 'D' employees be enhanced to Rs.25/- per month. Accordingly, at present the Group 'D' employees including work charge employees are getting Rs.25/- per month as Cycle Allowance.

4. The various Associations and individuals in DDA have been demanding that the Cycle Allowance be raised from Rs.25/- per month to Rs.40/- per month. This demand is based on the analogy of the Municipal Corporation of Delhi where a decision to raise Cycle Allowance from Rs.30/- to Rs.40/- per month was taken in December, 1986. There has been no revision of Cycle Allowance by MCD after December, 1986.

5. A comparison between the emoluments drawn by the Group 'D' employees (at minimum of scale) in the DDA and MCD is as under:-

Group 'D'	D.D.A.	M.C.D.
Pay	750	750
Dearness Allowance	533	533
House Rent Allowance	150	150
C.C.A.	30	30
Cycle Allowance	25	40
Washing Allowance	15	25
Medical Allowance	150	15
Total	1,603	1,543

6. In DDA approximately 21,000 employees are entitled to draw Cycle Allowance. The financial implication in raising this allowance to Rs.40/- from Rs.25/- per month is about Rs.38 lakhs per annum.

7. A decision to revise the Cycle Allowance to Group 'D' employees in the DDA may be taken after due consideration of -

- Difference in rates of Cycle Allowance in MCD and DDA.
- Difference in the total emoluments of a Group 'D' employee in DDA and MCD.
- Cycle Allowance was last revised by DDA in August, 1987 and by MCD in December, 1986.
- Overall increase in the cost of living index from 1984 to 1992 (6 years).

8. The Authority may consider and take suitable decision.

RESOLUTION

The Authority considered the matter in detail and the proposal was not approved, inter-alia on the following grounds:

- A group 'D' employee in DDA gets higher emoluments than his counter-part in MCD;
- DDA has adopted the package of recommendations relating to Pay and Allowances of the Central Government. In Govt. the cycle allowances continues to be @ Rs. 20/- P.M. against Rs. 28/- P.M. in the DDA.

5. A comparison between the emoluments drawn by the Group 'D' employees (at minimum of scale) in the DDA and MCD is as under:-

Group 'D'	D.D.A.	M.C.D.
Pay	750	750
Dearness Allowance	533	533
House Rent Allowance	150	150
C.C.A.	30	30
Cycle Allowance	25	40
Washing Allowance	15	25
Medical Allowance	150	15
Total	1,603	1,543

6. In DDA approximately 21,000 employees are entitled to draw Cycle Allowance. The financial implication in raising this allowance to Rs.40/- from Rs.25/- per month is about Rs.38 lakhs per annum.

7. A decision to revise the Cycle Allowance to Group 'D' employees in the DDA may be taken after due consideration of -

- (i) Difference in rates of Cycle Allowance in MCD and DDA.
- (ii) Difference in the total emoluments of a Group 'D' employee in DDA and MCD.
- (iii) Cycle Allowance was last revised by DDA in August, 1987 and by MCD in December, 1986.
- (iv) Overall increase in the cost of living index from 1986 to 1992 (6 years).

8. The Authority may consider and take suitable decision.

RESOLUTION

The Authority considered the matter in detail and the proposal was not approved, inter-alia on the following grounds:

- i) A group 'D' employee in DDA gets higher emoluments than his counter-part in MCD;
- ii) DDA has adopted the package of recommendations relating to Pay and Allowances of the Central Government. In Govt. the cycle allowances continues to be @ Rs. 20/- P.M. against Rs. 28/- P.M. in the DDA.

APPENDIX 'V' TO ITEM NO. 89/92

No. 84 Sub: Adoption in DDA the orders of the Government of India relating to the Fourth Pay Commission.
 1.8.87 (File No.33/PS/Secy./DDA/1987).

P_R_E_C_I_S_

The Authority, vide its Resolution No. 20 dated 19.1.87 resolved that the entire package of recommendations related to pay and allowances of the Fourth Pay Commission in respect of Group B, C & D employees of the Central Government as accepted by the Government of India be adopted for Group B, C & D employees of the DDA. The Authority further resolved that anomalies, if any, be considered expeditiously by a Committee consisting of Commissioner, MCD, Secretary, D.D.A., Director (Personnel), DDA and C.A.O., DDA.

The Authority vide its resolution No. 33 dated 13.3.87 while approving the recommendations of the Committee constituted by the Authority in its meeting held on 19.1.87 in respect of the pay scales of the Stenographers, also resolved that the question of grant of cycle allowance and other allied matters, if any, be also referred to the same Committee for its consideration and recommendations. The said Committee met on 25.5.87 under the Chairmanship of Shri P.V. Jaikrishnan, the then Commissioner, MCD to consider the issue of grant of cycle allowance to Group D employees and house rent allowances to the employees of DDA. The Committee felt that since it is proposed to accept the package in total of the recommendations related to the pay and allowances of the Fourth Pay Commission in respect of Group B, C & D employees of the Central Government as accepted by the Government of India and keeping in view the general guidelines that the DDA should fall in line with the Government of India in all areas, the rate of cycle allowances

should be the same as applicable in the Central Government and as such no change is warranted. The Committee also did not favour the grant of house rent allowance @ 25% of the revised pay but recommended the adoption of the formula as adopted by the Government of India. Copy of the report is at appendix 'F' at pages 20 to 29.

The matter is placed before the Authority for its consideration.

RESOLUTION

The Authority resolved that the rate of cycle allowance payable to Group 'D' employees be enhanced to Rs.25/- per month.

Regarding the question of grant of House Rent Allowance, the Authority desired that Chairman, DDA may consider the issue for decision.

...

CONFIDENTIALITEMNO.
90/92

A- 7.7.92

Sub:

Agenda note on cost-benefit analysis of Dwarka Phase-I
and determination of land premium for the consideration
of Delhi Development Authority(F.PS/Commr.(PST)/92-698 /Systems)P R E C I S

1. Name of the Project - Dwarka Phase-I
2. Total Project Area - 1862 Hects.
3. Total Saleable Area - 1085 Hects.
4. Total Project Cost (Discounted) - 1008.9 crores
5. Area - Between Rewari Line in South West and Najafgarh Road in North West which is popularly known as Papankala.
6. Proposed Population - 1.1 Million (in Phase-I & Phase-II)
7. The cost benefit analysis, which is appended to the note gives an introduction to the project, assumptions on which the cost benefit analysis has been done, the present position of services, the methodology used in the analysis, the conclusions and the constraints. (App.'W' Page.No.96-103)
8. Various tables used in the study takes one through the logic of arriving at the breakeven rates.

Key to the Tables:

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| (i) Table No.1 gives the pooled land acquisition cost for Phase -I. | 104 |
| (ii) Table No. 2 gives the breakeven analysis at no profit. | 105 |
| (iii) Table No. 3 gives the year wise breakup of disposable area and the price ratio for various uses. | 106-107 |
| (iv) Table No. 4 gives the year wise breakup of expected revenue from saleable area. | 108-109 |
| (v) Table No. 5 gives the year wise breakup of discounted revenue. | 110-111 |
| (vi) Table NO. 6 gives the item wise land use as percentage of gross area and land use wise revenue as percentage of total revenue (discounted). | 112 |
| (vii) Table No. 7 gives the breakeven analysis with 12% profit. | 113 |
| (viii) Table No. 8 gives the details of cost of trunk services. | 114 |
| (ix) Table No. 9 gives the details of development expenditure. | 115 |

9. Graphic Analysis:

(i)	Pie Chart indicating Land Use.	116
(ii)	Bar Chart showing actual and discounted yearwise revenue.	117
(iii)	Bar Chart showing actual and discounted yearwise expenditure.	118
(iv)	Bar Chart showing actual revenue and expenditure yearwise.	119
(v)	Bar Chart showing discounted revenue and expenditure yearwise.	120

10. Document attached : Copy of the Government letter No J-22011/2/91-LD dated 24/01/92 fixing the prices of land for 1991-92 in Delhi is at Annexure I. Proposed deviations from the above order is given at the end of Annexure I. 121-131

11.1 The breakeven rate without any profit is given in para 5.1 & 5.2 of the study. It is as follows:-

- i) per sq.mtr. : Rs. 997.83
- ii) per acre : Rs. 40,39,797.50
- iii) per hect. : Rs. 99.783 lacs

11.2 Sale price of land with 12% profit is given at para 5.3 and is as follows:-

- i) per sq.mtr. : Rs. 1080.27
- ii) per acre : Rs. 43,73,562.70
- iii) per hect. : Rs. 108.027 lacs

12. Decisions to be taken:

- (i) The Authority may kindly approve the cost benefit analysis and the manner of execution of the project as per para 1.0 to 5.3 of the annexed cost benefit analysis for Dwarka Phase-I.
- (ii) The Authority may direct the concerned agencies to prepare action plan and commit funds for trunk services through their budget to synchronise with the development & housing activities as planned by DDA.
- (iii) The Authority may approve the land premium rates as worked out in para-5 for the year 1992-93 for notification by Govt. of India. If no profit is envisaged, breakeven rate at para 5.1 & 5.2 may be accepted and if 12% profit is envisaged proposed rate in para 5.3 may be accepted.
- (iv) Authority may approve slight deviation from Govt. of India orders in the mode of fixing the price of land as proposed in the annexed cost benefit analysis for Phase-I (para 2.17).

RESOLUTION

- i) The Authority resolved to approve the "cost-benefit analysis" and the manner of execution of the projects, as laid down in paras 1.0 - 5.3 of the cost benefit analysis for Dwarka Phase-I, subject to the acceptance of various assumptions contained in the report and subject to the agreement of the various agencies concerned to commit funds as indicated in the report.

Contd.

- ii) The Authority observed that Delhi Admn. be requested to directed MCD, DESU, DWS and SDU, Chief Engineer(I&F) and PWD to prepare their Action Plan and commit funds for trunk services through their budget to synchronize with the development and housing activities as planned by DDA.
- iii) The Authority also approved the pre-determined rates as worked out in para 5 of the agenda item for the year 1992-93, which will also take into account physical and price contingencie which may be taken as 12% of the total cost of project and with this change the proposal in para 5.3 of agenda ~~was~~ accepted.
- iv) Wherever necessary concurrence of the Govt. of India be obtained in term of Government letter No.J-22011/2/91-ID dated 24-1-92.

Cost Benefit Analysis of Dwarka Phase-I
And
Determination of Land Premium

1.0 INTRODUCTION:

Dwarka Project is being implemented by DDA to accommodate a population of 1.1 million. Dwarka, which is also called Papankala, is situated between Railway line to Rewari in South-East and Najafgarh Road in North West. It is situated in the vicinity of Indira Gandhi International Airport. Total area of the scheme is 5648 hect., out of which 1862 hect. is proposed to be developed in Phase I and 2098 hect. in Phase II. The balance area of 1688 hect. is already built-up area comprising of regularised/unauthorised colonies being maintained by MCD.

The estimate for the development of Dwarka Phase I has been prepared by adopting the cost index 564 as on 20.12.90. To arrive at the present cost of development escalation @ 16.43% per year has been adopted on the basis of average cost index during last 3 years.

In this estimate provisions for construction by DDA of two lane master plan roads including construction of bridges and covering of a portion of Palam drain to serve as the "Ist Link" to Dwarka from Pankha Road side has been taken into account to open up the area. No provision for any other trunk service has been included in the estimate except for transfer of land free of cost for these services to the concerned agencies.

2.0 ASSUMPTIONS:

For workingout the optimal cost of developed land certain assumptions are necessary as this kind of an exercise is a complex interpolation and extrapolation of expenditure incurred in past and proposed for the remaining part of project duration vis-a-vis the revenue expected in coming period. This exercise will need review every year. The assumptions are:-

- 2.1 The discounted cash flow method has been used in this study. All expenditure and income are discounted to the present using this method.
- 2.2 Discounting rate has been assumed to be 16.43%. The basis for this assumption is that the average cost index for PWD works in past three years has risen by 16.43% from 421 on 1.11.88 to 664 on 31.12.91.

- 2.3 This costing exercise takes into account the expenditure for only peripheral development. All internal development expenditure wherever applicable for housing pockets commercial centres, industrial areas etc. shall have to be accounted for, to work out the cost of fully developed land for such areas. However, the internal development cost for plotted development, including the alternate plots, has already been included in the development expenditure part of this analysis.
- 2.4 The cost of money wherever funds need to be raised on account of a negative cash flow has been taken @ 18% and the cost of money so raised has been discounted or compounded @ 16.43 as per assumption at serial number 2 above. When this is a cumulative net inflow interest income is calculated at 13%.
- 2.5 The total area of Dwarka's is 5648 hect, out of which 1688 hect. is already builtup as unauthorised/regularised colonies. As per the initial Plan, 1862 hect. was the area of Phase I and 2098 hect. for Phase II. The total area acquired so far for Phase I and Phase II is 2500 hect. and the Project Planning Wing has evolved a plan for only this area. The cost of land acquisition for 1862 hect. of Phase I was Rs.47.65 crores, while 638 hect. in Phase II has cost Rs.100 crores during 1991-92, which implies that the cost of land acquisition for Phase II so far was approx. Rs.15.67 lakhs per hect.. Contingency for unanticipated increase in rate by 20% for acquisition of the remaining part of Phase II as well the additional area of 96 hect. needed for trunk utilities has been provided for.
- 2.6 The land for all utilities is assumed to be given free and the cost of such land has been loaded on the beneficiaries of the project area.
- 2.7 The value of actual expenditure for previous years has been compounded to 1992-93 and the value of proposed expenditure for future years has been discounted to 1992-93. The compounding/discounting has been done @ 16.43% as per assumption at Sr.No.2 above.
- 2.8 Overall breakeven rate for the Project has been workedout at no-profit no-loss basis. However figures with 12% profit has also been workedout for information in the conclusion para.
- 2.9 The agencies like PWD, Delhi Administration and MCD etc. shall drawout a parallel plan so as to provide in a synchronised manner the required trunk services as anticipated. It is further assumed that all these agencies shall drawout similar plan of action and provide necessary provisions in their budget.

- 2.10 P.W.D., Delhi Admn. shall construct all master plan roads which are considered as city level roads including constn. of over-bridges and sub-ways and various links with the other parts of the city except for 2 lane master plan roads which DDA has already constructed to open the area. The expenditure on the constn. of the Master Plan roads shall be met by PWD/Delhi Admn. out of the plan funds. DDA shall provide the land free of cost within the project area and any land required outside the project shall be acquired by P.W.D., Delhi Admn. out of their own funds. The roads and other links are supposed to be completed by PWD, Delhi Admn. within the duration of Eighth Five Year Plan.
- 2.11 DDA shall finance the cost of the command tanks and the distribution network within the Dwarka Project. Delhi Water Supply & Sewerage Disposal Undertaking shall construct the water treatment plant and lay the trunk water line feeding the command tanks. While the land for const. of these trunk facilities by Delhi Water Supply and Sewerage Disposal Undertaking of M.C.D. shall be given by DDA free of cost, the Constn. cost of these facilities shall be met by MCD out of its own funds/plan funds. It has further been assumed that Delhi Water Supply & Sewerage Disposal Undertaking shall take 3 years time for providing these trunk services after the land is handed over to them by DDA.
- 2.12 DDA shall finance the laying of sewer lines and take the sewerage upto the pumping stations. From these pumping stations onwards Delhi Water Supply & Sewerage Disposal Undertaking shall lay rising mains and construct the sewerage treatment plant. DDA shall give the land to Delhi Water Supply & Sewerage Disposal Undertaking free of cost to construct these facilities. The funds for the const. of these facilities shall be met by the Undertaking. Delhi Water Supply & Sewerage Disposal Undertaking shall complete their part of the work within 3 years of handing over of land.
- 2.13 For constn. of 4 nos. 220 kv & 11 nos. 66 kv electric station, DDA shall hand over the land free of cost. D.E.S.U. shall provide the trunk electrification services out of their own funds. The time schedule for completion of work shall be three years from the date of handing over land.
- 2.14 All drains with discharge of 1000 cusecs and above shall be constructed by I & F Deptt. of Delhi Admn., out of the plan funds; DDA shall only provide the land free of cost wherever required.

2.15 As cost of acquisition of land for Dwarka Phase-I was much cheaper than the land for Phase-II (only 638 hect. has so far been acquired) it has been decided to pool the cost of acquisition of land for Phase-I and Phase-II. Cost of land acquisition for the balance area of 1460 hect. of Phase-II has been worked-out at Rs.15.67 lacs per hect. (based on average cost of 638 hect.) incremented by 20% and the total cost will be Rs. 274.608 crores. 96 hect. of land which is required for trunk utilities and which is not part of Phase-I or Phase-II shall be additionally needed. The cost of the same shall be Rs. 18.057 crores; it will be additional acquisition expenditure which also would have to be loaded. Thus total land acquisition cost for Phase-I and Phase-II would be Rs. 440.313 crores. Pooled cost of Phase-I would be Rs. 207.036 crores and pooled discounted cost would be Rs.248.120 crores which may be seen at Table No.1. Discounted cost of land for Phase-I would have been only Rs.47.648 crores if costs were not pooled. The advantage of pooling is that there will not be wide variation in the sale price of land in Phase-I and Phase-II. Wide variation may not be acceptable to public.

2.16 A provision for addl. compensation which may become payable to the persons whose land has been acquired has been made @ 50/- sq.mtr.. The discounted value of the addl. compensation for Phase-I is 94.511 crores.

2.17 50% land for schools, colleges used to be given @ Rs.10000 per acre and balance of 50% free. This is not a practical proposition and increases the load on beneficiaries. A different costing method is proposed i.e. 50% of land at 50% of the breakeven rate while the remaining 50% of land for playgrounds etc. at 10% of the breakeven cost. The price proposed to be charged for various uses may be seen at column 5 of Table 3.

2.18 Originally the Project was envisaged to be completed by 1997-1998. On a realistic projection, it is estimated that this project would be completed only by the year 2002. Even though land was acquired in 1986-87, development started only in the year 1990-91 and so far an expenditure of Rs.35 crores has been incurred.

3.0 PRESENT POSITION OF SERVICES OF : DWARKA PHASE-I

Following is the present position of services at Dwarka:

3.1 MASTER PLAN ROADS:

In Dwarka Phase-I 32 km. master plan roads are to be constructed, out of which 25 km. 2 lane roads have already been constructed by DDA; 3 km length of addl. road shall be completed by Dec.,92.

3.2 SECTORAL ROADS:

Peripheral roads in the sectors have been constructed. Total length of the roads constructed: 30m R/W 21.40 km, 20m R/W 12.91 km, 12m R/W 14.43 km i.e. total 48.74 km.

3.3 WATER SUPPLY:

The water supply services have been planned in a composite manner comprising both Phase-I and Phase-II. M.C.D. has proposed 4 nos. command tanks. in Phase-I, (2 nos. for the built-up area & 2 nos. for the area to be developed by DDA) & 2 nos. in Phase-II. The location of these command tanks has been mutually agreed by DDA and Delhi Water Supply & Sewerage Disposal Undertaking and the land in Phase-I is available. Similarly the location of water treatment plant and the water carrier mains has also been mutually agreed by DDA and Delhi Water Supply & Sewerage Disposal Undertaking. The location is out side the Dwarka Project area. Commr. Projects has already sent the proposal to acquire the land to Delhi Admn. Designing & Planning of the water supply scheme has been done and the plans submitted to Delhi Water Supply & Sewerage Disposal Undertaking for approval on 3.5.92. They have now made certain observations; accordingly the plans are being revised by DDA. It is hoped that the water supply plans shall be approved by Water Supply & Sewerage Disposal Undertaking by July-92 and soon after the work will commence.

3.4 SEWERAGE:

The location of sewerage treatment plant has been approved by Delhi Water Supply & Sewerage Disposal Undertaking which falls under Phase-II of the Dwarka Scheme, where the land is yet to be acquired. The scheme was designed and sent to Delhi Water Supply & Sewerage Disposal Undertaking on 15.05.92 and they have made certain observations. The same shall be complied with and is likely to be re-submitted by 07.07.92. On receipt of approval from the MCD, lying of sewer lines will be taken up by D.D.A. and the Sewage Treatment Plant will have to be constructed by the MCD.

3.5 D.E.S.U.:

The locations of 2 nos. 220 kv sub-stations (one each in Phase-I and Phase-II of the project) and 11 nos. 66kv electric sub-stations (6 nos. in Phase-I and 5 nos. in Phase-II) have been identified. Land for electric sub-station in Phase-I is available whereas land in Phase-II is yet to be acquired. DDA shall hand over the land to D.E.S.U. shortly, for taking up electrification work.

3.6 DRAINAGE WORK:

Drainage plans have already been cleared by C.E. (I&F) and have been submitted to Delhi Water Supply and Sewerage Disposal Undertaking for approval. Soon after the plans are approved, the drainage work will have to be taken up.

4.0 METHODOLOGY USED IN THE COST BENEFIT ANALYSIS:

4.1 Discounted cash flow method is used in this cost benefit analysis to arrive at the breakeven price. It is for the first time that cost benefit analysis is being done in DDA using the above technique.

4.2 The discounted cash flow technique involves discounting both expenditure as well as revenue to the present. For this study 1992-1993 is used as the base year to which everything has been discounted. Discounting rate of 16.43% has been used in this study. In traditional cost benefit analysis, interest is calculated taking into consideration the total project cost multiplied by the rate of interest for half the project period. In this study the technique of net liability in calculation of interest has been used. This is more realistic. Interest has been calculated at 18% wherever there is cumulative out-flow and at 13% whenever there is cumulative in-flow on the presumption that if money is borrowed from market, it will cost 18% and if money is deposited with the bank an interest of 13% shall be earned.

5.0 CONCLUSIONS :

5.1 Breakeven rate of land without any profit would be:

i)	Per Sq.mtrs	:	Rs. 997.83
ii)	Per Acre	:	Rs. 40,39,797.50
iii)	Per Hect.	:	Rs. 99.783 lacs

5.2 Statement of pre-determined rates for the year 1990-91 and 1991-92 and the proposed rates based on the breakeven prices for the year 1992-93 are as under:

Category of Land	Pre-determined Rates existing for 1990-91 & 1991-92	Proposed Pre-determined Rates for Dwarka 1992-93
------------------	---	--

1. Land for CGHS (upto 31.3.91)

South Zone	Rs. 975/-	Rs. 1496.75
North Zone	Rs. 950/-	
East Zone	Rs. 925/-	

2. Rohini Plots (upto 31.3.91)

EWS	Rs. 498/-
LIG	Rs. 662/-
MIG	Rs. 996/-
HIG	Rs. 3486/-

3. Alternative Plots (upto 31.3.92)

South Zone	Rs. 805/-	Rs. 1247.29
North Zone	Rs. 715/-	
East Zone	Rs. 700/-	
West Zone	Rs. 730/-	

4. Housing Schemes (upto 31.3.92)

SFS	Rs. 975/-	Rs. 1496.75
MIG	Rs. 870/-	Rs. 1247.29
LIG	Rs. 660/-	Rs. 738.37
EWS	Rs. 500/-	Rs. 500.00

5. Industrial

Rs. 1029/-
to
Rs. 1582/-
Depending upon areas
20% to be increased
for 1991-92.

Rs. 1247.29

6. Commercial

Rs. 1544/-

to
Rs. 2373/-
Depending upon areas
20% to be increased
for 1991-92.

Rs. 1995.66 - low turnover.
Rs. 3991.32 - high turnover.

7. J.J. & Squatters
Resettlements

Rs. 825/-
(including cost
of internal
development)

Rs. 498.92
(Excluding internal
development)

5.3 The sale price of the land with 12% profit shall be as under:

i)	Per Sq.mtrs	:	Rs. 1080.27
ii)	Per Acre	:	Rs. 43,73,562.70
iii)	Per Hect.	:	Rs. 108.027 lacs

6.0

6.

6

Handwritten notes in a circular pattern, possibly a spiral notebook, including the words "The end of the world" and "The end of the world".

6.0 CONSTRAINTS:

- 6.1 A city of one million people cannot commute using road transport system even if we build lot of new roads. About 3 million people are going to settle down in this and the neighbouring projects at Rohini and Narela. The only answer is to build a Rapid Rail Transport System (RTTS) linking all these project areas. There is already a meter gauge line passing through the east adjacent to the Dwarka project area. Railways also have a plan to put up a freight complex in Dwarka project area for which DDA has already allotted the land. Action has to be initiated on top priority for building a RTTS. Without RTTS these sub-cities will not survive.
- 6.2 The conclusions are based on projection for future development, which could take place in the normal course. There is bound to be deviation from this in the project after a year. Therefore, the cost benefit analysis has to be necessarily revised every year, and a fresh document brought out. This exercise will be conducted every year till the completion of the project.

6.0 CONSTRAINTS:

- 6.1 A city of one million people cannot commute using road transport system even if we build lot of new roads. About 3 million people are going to settle down in this and the neighbouring projects at Rohini and Narela. The only answer is to build a Rapid Rail Transport System (RTS) linking all these project areas. There is already a meter gauge line passing through the east adjacent to the Dwarka project area. Railways also have a plan to put up a freight complex in Dwarka project area for which DDA has already allotted the land. Action has to be initiated on top priority for building a RTS. Without RTS these sub-cities will not survive.
- 6.2 The conclusions are based on projection for future development, which could take place in the normal course. There is bound to be deviation from this in the project after a year. Therefore, the cost benefit analysis has to be necessarily revised every year, and a fresh document brought out. This exercise will be conducted every year till the completion of the project.

TABLE:-1 COST OF LAND ACQUISITION FOR PHASE-I AND PHASE-II

YEAR	LAND ACQU. COST POOLED LAND PHASE-I & II (3960 HA)	ACQU. COST FOR PHASE-I	DISCOUNTED LAND ACQU. COST	DISCOUNTED POOLED LAND ACQU COST FOR PHASE-I
1986-87	47.537	22.352	118.419	55.681
1987-88				
1988-89				
1989-90	0.111	0.052	0.176	0.083
1990-91				
1991-92	100.000	47.020	116.430	54.746
1992-93	292.665	137.611	292.665	137.611
	440.313	207.036	527.689	248.120

TABLE:-1 COST OF LAND ACQUISITION FOR PHASE-I AND PHASE-II

YEAR	LAND ACQU. COST PHASE-I & II (3960 HA)	POOLED LAND ACQU. COST FOR PHASE-I	DISCOUNTED LAND ACQU. COST (1992-93)	DISCOUNTED POOLED LAND ACQU COST FOR: PHASE-I
1	2	3	4	5
1986-87	47.537	22.352	118.419	55.681
1987-88				
1988-89				
1989-90	0.111	0.052	0.176	0.083
1990-91				
1991-92	100.000	47.020	116.430	54.746
1992-93	292.665	137.611	292.665	137.611
	440.313	207.036	527.689	248.120

TABLE 2: BREAK-EVEN ANALYSIS OF DHAKA PHASE - 1 WITHOUT PROFIT

YEAR	DEV. EXPDR.	COST OF TWO LANE MP ROADS PALAM DRAIN COVERAGE	DISCOUNTED DEV. EXPDR.	DISCOUNTED COST OF MP ROADS, PALAM DRAIN COVERAGE	POOLED LAND ACQU. COST	ADDL. COMPENSATION	DISCOUNTED POOLED LAND ACQU. COST	DISCOUNTED ADDL. COMPENSATION
1	2	2A	3	3A	4	4A	5	5A
1986-87					22.352		55.681	
1987-88								
1988-89					0.052		0.083	
1989-90								
1990-91	13.094		17.750					
1991-92	19.326		22.501		47.020		54.746	
1992-93	45.000	7.000	45.000	7.000	137.611		137.611	
1993-94	75.680	17.465	65.000	15.000				
1994-95	101.670	28.074	75.000	20.710		128.118		94.511
1995-96	126.265	12.627	80.000	8.000				
1996-97	147.011		80.000					
1997-98	160.467		75.000					
1998-99	149.465		60.000					
1999-00	130.517		45.000					
2000-01	101.307		30.000					
2001-02	79.810		20.299					
	1149.612	65.165	615.550	50.710	207.036	128.118	248.120	94.511

TOTAL EXPDR. TOTAL DISCOUNTED EXPDR.	TOTAL REVENUE	DISCOUNTED VALUE OF REVENUE	NET CASH FLOW (COL 8 - COL 9)	CUMULATIVE CASH FLOW	INT. OUTFLOW @ 18% DISCOUNTED VALUE WHEN NET OUTFLOW OF AMOUNT IN INT. INFLOW @ 13% COL-12 WHEN NET INFLOW		
6	7	8	9	10	11	12	13
22.352	55.681			-22.352	-22.352	-2.012	-5.011
0.000	0.000			0.000	-22.352	-4.023	-8.608
0.000	0.000			0.000	-22.352	-4.023	-7.393
0.052	0.083			-0.052	-22.404	-4.028	-6.358
13.094	17.750			-13.094	-35.498	-5.211	-7.064
66.346	77.247			-66.346	-101.844	-12.361	-14.392
189.611	189.611	486.873	486.873	297.261	195.417	0.990	0.990
93.144	80.000	204.307	175.476	111.163	306.580	32.630	28.025
257.862	190.221	90.326	66.632	-167.536	139.044	28.966	21.367
138.892	88.000	58.621	37.141	-80.271	58.773	12.858	8.147
147.011	80.000	62.411	33.963	-84.600	-25.826	2.142	1.165
160.467	75.000	28.533	13.336	-131.934	-157.760	-11.933	-5.577
149.465	60.000	74.305	29.828	-75.161	-232.921	-25.394	-10.194
130.517	45.000	182.732	63.003	52.215	-180.706	-26.886	-9.270
101.307	30.000	205.809	60.946	104.501	-76.205	-16.699	-4.945
						0.419	0.107

DISCOUNTED EXPDR.	1008.891	DISCOUNTED REVENUE	1027.903
		DISCOUNTED INTEREST OUTFLOW	-19.011
PROJECTED EXPENDITURE	1008.891	PROJECTED REVENUE	1008.891

RATE PER SQ. = 997.830

1206

USE CODE		USE	GROSS AREA		DISTRIBUTION RATIO/DATE		1972-73		1973-74		1974-75		1975-76		1976-77		1977-78		1978-79		1979-80		2000-01		2001-02		SCHEDULE	
1		2	3		4		5		6		7		8		9		10		11		12		13		14		15	
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1		2	3		4		5		6		7		8		9		10		11		1							

TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA IN DWARKA (PHASE - II) -106-

USE CODE	USE	GROSS AREA	DISPOSABLE AREA	RATIO/RATE PER ACRE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	SALEABLE TOTAL AREA
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
A1.1	COOPERATIVE HOUSING	242.150	242.150	1.500	182.000	60.150	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	242.150
A1.2	DDA HOUSING	131.380													
	EWS		19.930	0.500	7.000	6.000	6.930	0.000	0.000	0.000	0.000	0.000	0.000	0.000	19.930
	LIG		27.130	0.750	9.000	9.000	9.130	0.000	0.000	0.000	0.000	0.000	0.000	0.000	27.130
	MIG		38.140	1.250	13.000	13.000	12.140	0.000	0.000	0.000	0.000	0.000	0.000	0.000	38.140
	SFS		46.180	1.500	25.000	21.180	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	46.180
A1.3	INSTITUTIONAL HOUSING	28.630	28.630	1.250	28.630	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	28.630
A1.4	RESETTLEMENT SQUATTERS	71.210	71.210	0.500	71.210	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	71.210
A1.5	ALTERNATIVE PLOTS	29.170	17.500	1.250	5.000	5.000	5.000	2.500	0.000	0.000	0.000	0.000	0.000	0.000	28.630
A1.6	AUCTION PLOTS	13.050	7.830	4.000	0.000	0.000	2.000	2.000	2.000	1.830	0.000	0.000	0.000	0.000	7.830
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RESIDENTIAL	515.590	498.700		340.840	114.330	35.200	4.500	2.000	1.830	0.000	0.000	0.000	0.000	498.700
A2	EDUCATIONAL FACILITIES	109.240													
			54.620	0.100	11.000	11.000	11.000	11.000	10.620	0.000	0.000	0.000	0.000	0.000	54.620
A3	OTHER COMM. FACILITIES	0.000	54.620	0.500	11.000	11.000	11.000	11.000	10.620	0.000	0.000	0.000	0.000	0.000	54.620
			0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A4	LOCAL/CONVENIENT SHOPPING	16.080	16.080	2.000	0.000	0.000	3.000	3.000	3.000	3.000	3.000	1.080	0.000	0.000	16.080
A5	UTILITIES	2.808	2.808	** 0.000	** 2.808	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.808
A6	PARKS & PLAYGROUNDS	141.871	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	120.680	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	390.679	128.128		22.000	22.000	25.000	25.000	25.240	3.000	3.000	1.080	0.000	0.000	128.128
	TOTAL RESIDENTIAL	906.269	626.828		362.840	136.330	60.200	29.500	26.240	4.830	3.000	1.080	0.000	0.000	626.828
B1.1	OPEN SPACES	8.530	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	26.000	21.330	4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.3	COMM. LOW TURNOVER	3.640	2.980	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7.000	7.000	7.330	21.330
B1.4	CULTURAL SPACES	3.640	2.980	4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000	1.000	0.980	2.980
B1.5	FACILITIES	4.160	3.420	1560000.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000	1.000	0.980	2.980
B1.6	RESIDENTIAL	3.640	2.980	3.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000	1.210	1.210	3.420
B1.7	UTILITIES	0.520	0.430	** 0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000	1.000	0.980	2.980
	TOTAL DIST. CENTRE	50.130	34.120		0.000	0.000	0.000	0.000	0.000	0.000	0.000	** 0.140	** 0.140	** 0.150	33.690
					0.000	0.000	0.000	0.000	0.000	0.000	0.000	11.000	11.210	11.480	33.690

NO.	USE	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
B4.1	COMM. SPACES	9.673	9.673	4.000	0.000	0.000	0.000	0.000	0.000	0.000	2.500	2.500	2.500	2.193	9.673
B4.2	COMMERCIAL LOT/TURN OVER	3.230	3.230	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.800	0.800	0.800	0.830	3.230
B4.3	FACILITIES PLUS CULTURAL	2.754	2.754	4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.700	0.700	0.700	0.654	2.754
B4.4	UTILITIES	0.482	0.482	** 0.000	0.000	0.000	0.000	0.000	0.000	0.000	** 0.120	** 0.120	** 0.120	** 0.122	**
	TOTAL COMMUNITY CENTRES	16.159	16.159		0.000	0.000	0.000	0.000	0.000	0.000	4.000	4.000	4.000	3.677	15.677
C1.1	CIRCULATION/PARKING	13.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	1.350	1.350	1560000.000	0.000	0.000	0.000	0.000	0.000	0.000	0.350	0.350	0.350	0.300	1.350
C1.3	COMMERCIAL	0.900	0.900	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.200	0.200	0.250	0.250	0.900
C1.4	UTILITIES	0.450	0.450	** 0.000	0.000	0.000	0.000	0.000	0.000	0.000	** 0.110	** 0.110	** 0.110	** 0.120	**
C1.5	NET INCL. PLOTS	28.800	28.800	1.250	0.000	0.000	0.000	0.000	0.000	0.000	7.200	7.200	7.200	7.200	28.800
	TOTAL INDUSTRIAL	45.000	31.500		0.000	0.000	0.000	0.000	0.000	0.000	7.200	7.200	7.200	7.200	31.050
D1.0	COLLEGES/HOSPITAL/OTHER	146.210		6.000	0.000	0.000	0.000	0.000	0.000	0.000	7.750	7.750	7.800	7.750	146.210
			73.105	0.100	15.000	15.000	15.000	14.000	14.105	0.000	0.000	0.000	0.000	0.000	73.105
			73.105	0.500	15.000	15.000	15.000	14.000	14.105	0.000	0.000	0.000	0.000	0.000	73.105
E2.0	INTEGRATED SCHOOL	22.500	16.750	0.100	3.250	3.250	3.250	3.500	3.500	0.000	0.000	0.000	0.000	0.000	16.750
			16.750	0.500	3.250	3.250	3.250	3.500	3.500	0.000	0.000	0.000	0.000	0.000	16.750
D5.0	SOCIO-CULTURAL	10.000	6.000	390000.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	6.000
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC/SEMI PUBLIC	189.710	185.710		36.500	37.500	37.500	38.000	36.210	1.000	0.000	0.000	0.000	0.000	185.710
E1.0	UTILITIES	41.250	41.250	** 0.000	** 7.000	** 7.000	** 7.000	** 7.000	** 7.000	** 6.280	0.000	0.000	0.000	0.000	41.250
F1.0	RECREATION	241.959	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	241.959
G1.0	TRANSPORTATION RAILWAY	132.343	132.343	1560000.000	132.343	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	132.343
H1.0	CIRCULATION	176.640	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	176.640
I1.0	GOVERNMENT	62.510	62.510	1560000.000	12.000	12.000	12.000	12.000	14.510	0.000	0.000	0.000	0.000	0.000	62.510

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

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN DHAKKA (PHASE - I)

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	TOTAL
1	2	3	4	5	6	7	8	9	10	11	12	
A1.1	COOPERATIVE HOUSING	27240.759	10482.101	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	37722.860
A1.2	DDA HOUSING											
	ENS	349.241	348.532	468.694	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1166.467
	LIG	673.535	784.197	926.229	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2383.961
	MIG	1621.474	1887.882	2052.651	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5562.006
	SFS	3741.863	3690.954	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7432.817
A1.3	INSTITUTIONAL HOUSING	3570.984	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3570.984
A1.4	RESETTLEMENT SQUATTERS	3552.774	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3552.774
A1.5	ALTERNATIVE PLOTS	623.644	726.108	845.408	492.154	0.000	0.000	0.000	0.000	0.000	0.000	2687.314
A1.6	AUCTION PLOTS	0.000	0.000	1082.122	1259.915	1466.919	1562.759	0.000	0.000	0.000	0.000	5371.716
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	41374.273	17919.775	5775.104	1752.069	1466.919	1562.759	0.000	0.000	0.000	0.000	69450.899
A2	EDUCATIONAL FACILITIES	109.761	127.795	148.792	173.238	194.733	0.000	0.000	0.000	0.000	0.000	754.320
A3	OTHER COMM. FACILITIES	548.807	638.975	743.959	866.192	973.667	0.000	0.000	0.000	0.000	0.000	3771.600
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	811.592	944.936	1100.189	1280.950	1491.410	625.122	0.000	0.000	6254.200
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	658.568	766.770	1704.343	1984.366	2268.590	1280.950	1491.410	625.122	0.000	0.000	10780.120
	TOTAL RESIDENTIAL	42032.840	18686.545	7079.447	3736.435	3735.509	2843.710	1491.410	625.122	0.000	0.000	80231.019
B1.1	OPEN SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.3	COMM. LOW TURNOVER	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8103.430	9434.823	11502.827	29041.080
B1.4	CULTURAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	578.816	673.916	768.948	2021.680
B1.5	FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1157.633	1347.832	1537.895	4043.360
B1.6	RESIDENTIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	38.532	46.624	46.624	131.779
B1.7	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	868.225	1010.874	1153.421	3032.520
	TOTAL DIST. CENTRE	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
									10746.636	12514.069	15009.715	38270.419

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN DHAKKA (PHASE - I)

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	TOTAL
1	2	3	4	5	6	7	8	9	10	11	12	
A1.1	COOPERATIVE HOUSING	27240.759	10482.101	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	37722.860
A1.2	CDA HOUSING											
	ENS	349.241	348.532	468.694	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1166.467
	LIG	673.535	784.197	926.229	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2383.961
	MIG	1621.474	1887.882	2052.651	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5562.006
	SFS	3741.863	3690.954	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7432.817
A1.3	INSTITUTIONAL HOUSING	3570.984	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3570.984
A1.4	RESETTLEMENT SQUATTERS	3552.774	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3552.774
A1.5	ALTERNATIVE PLOTS	623.644	726.108	845.408	492.154	0.000	0.000	0.000	0.000	0.000	0.000	2687.314
A1.6	AUCTION PLOTS	0.000	0.000	1082.122	1259.915	1466.919	1562.759	0.000	0.000	0.000	0.000	5371.716
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	41374.273	17919.775	5375.104	1752.069	1466.919	1562.759	0.000	0.000	0.000	0.000	69450.699
A2	EDUCATIONAL FACILITIES											
		109.761	127.795	148.792	173.238	194.733	0.000	0.000	0.000	0.000	0.000	754.320
A3	OTHER COMM. FACILITIES	548.807	638.975	743.959	866.192	973.667	0.000	0.000	0.000	0.000	0.000	3771.600
		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	811.592	944.936	1100.189	1280.950	1491.410	625.122	0.000	0.000	6254.200
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	658.568	766.770	1704.343	1984.366	2268.590	1280.950	1491.410	625.122	0.000	0.000	10780.120
	TOTAL RESIDENTIAL	42032.840	18686.545	7079.447	3736.435	3735.509	2843.710	1491.410	625.122	0.000	0.000	80231.019
B1.1	OPEN SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.3	COMM. LOW TURNOVER	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8103.430	9434.823	11502.827	29041.080
B1.4	CULTURAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	578.816	673.916	768.948	2021.680
B1.5	FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1157.633	1347.832	1537.895	4043.360
B1.6	RESIDENTIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	38.532	46.624	46.624	131.779
B1.7	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	868.225	1010.874	1153.421	3032.520
	TOTAL DIST. CENTRE	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
									10746.636	12514.069	15009.715	38270.419

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN DHAKKA (PHASE - I)

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	TOTAL
1	2	3	4	5	6	7	8	9	10	11	12	
A1.1	COOPERATIVE HOUSING	27240.759	10482.101	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	37722.860
A1.2	CDA HOUSING											
	ENS	349.241	348.532	468.694	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1166.467
	LIG	673.535	784.197	926.229	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2383.961
	MIG	1621.474	1887.882	2052.651	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5562.006
	SFS	3741.863	3690.954	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7432.817
A1.3	INSTITUTIONAL HOUSING	3570.984	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3570.984
A1.4	RESETTLEMENT SQUATTERS	3552.774	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3552.774
A1.5	ALTERNATIVE PLOTS	623.644	726.108	845.408	492.154	0.000	0.000	0.000	0.000	0.000	0.000	2687.314
A1.6	AUCTION PLOTS	0.000	0.000	1082.122	1259.915	1466.919	1562.759	0.000	0.000	0.000	0.000	5371.716
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	41374.273	17919.775	5375.104	1752.069	1466.919	1562.759	0.000	0.000	0.000	0.000	69450.899
A2	EDUCATIONAL FACILITIES											
		109.761	127.795	148.792	173.238	194.733	0.000	0.000	0.000	0.000	0.000	754.320
		548.807	638.975	743.959	866.192	973.667	0.000	0.000	0.000	0.000	0.000	3771.600
A3	OTHER COMM. FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	811.592	944.936	1100.189	1280.950	1491.410	625.122	0.000	0.000	6254.200
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	658.568	766.770	1704.343	1984.366	2268.590	1280.950	1491.410	625.122	0.000	0.000	10780.120
	TOTAL RESIDENTIAL	42032.840	18686.545	7079.447	3736.435	3735.509	2843.710	1491.410	625.122	0.000	0.000	80231.019
B1.1	OPEN SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8103.430	9434.823	11502.827	29041.080
B1.3	COMM. LOW TURNOVER	0.000	0.000	0.000	0.000	0.000	0.000	0.000	578.816	673.916	768.948	2021.680
B1.4	CULTURAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1157.633	1347.832	1537.895	4043.360
B1.5	FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	38.532	46.624	46.624	131.779
B1.6	RESIDENTIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	868.225	1010.874	1153.421	3032.520
B1.7	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL DIST. CENTRE	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10746.636	12514.069	15009.715	38270.419

184.1	CONV. SPACES	0.000	0.000	0.000	0.000	0.000	0.000	2485.684	2894.082	3349.580	3441.433	12190.778
184.2	COMMERCIAL LOT/TURN OVER	0.000	0.000	0.000	0.000	0.000	0.000	397.709	463.053	539.133	651.251	2051.147
184.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	0.000	0.000	0.000	695.992	810.343	943.482	1026.310	3476.126
184.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000**
	TOTAL COMMUNITY CENTRES	0.000	0.000	0.000	0.000	0.000	0.000	3579.385	4167.478	4832.195	5118.994	17718.052
185.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
185.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000	0.000	13.486	13.486	13.486	11.560	52.018
185.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000	99.427	115.763	148.479	196.160	579.830
185.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000**
185.5	NET INCL. PLOTS	0.000	0.000	0.000	0.000	0.000	0.000	2237.116	2604.674	3032.622	3530.882	11405.293
	TOTAL INDUSTRIAL	0.000	0.000	0.000	0.000	0.000	0.000	2350.029	2733.923	3214.587	3738.601	12037.141
186.0	COLLEGES/HOSPITAL/OTHER	149.675	174.266	202.898	220.485	258.636	0.000	0.000	0.000	0.000	0.000	1005.960
		748.373	871.330	1014.490	1102.426	1293.181	0.000	0.000	0.000	0.000	0.000	5029.799
187.0	INTEGRATED SCHOOL	32.429	37.758	43.961	55.121	64.178	0.000	0.000	0.000	0.000	0.000	233.447
		162.147	188.788	219.806	275.606	320.889	0.000	0.000	0.000	0.000	0.000	1167.237
188.0	SOCIO-CULTURAL	0.000	9.633	9.633	9.633	9.633	9.633	9.633	0.000	0.000	0.000	57.798
189.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC/SEMI PUBLIC	1092.624	1281.775	1490.769	1663.271	1946.516	9.633	9.633	0.000	0.000	0.000	7494.240
190.0	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
191.0	RECREATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
192.0	TRANSPORTATION RAILWAY	5099.440	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
193.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
194.0	GOVERNMENT	462.384	462.384	462.384	462.384	559.099	0.000	0.000	0.000	0.000	0.000	2408.635
	OTHERS	5561.824	462.384	462.384	462.384	559.099	0.000	0.000	0.000	0.000	0.000	7508.076
	GRAND TOTAL	46687.289	20430.704	9032.619	5852.091	6241.125	2853.343	7430.458	18273.159	20580.850	23867.310	163258.947
	BREAKEVEN RATES	997.830	1161.773	1352.653	1574.894	1833.649	2134.917	2485.684	2894.082	3349.580	3923.202	

NOTE 1: ALL FIGURES ARE IN LAKHS.

NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 12% COMPOUNDED

TABLE - 5: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN DWARKA (PHASE - I)

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	TOTAL
1	2	3	4	5	6	7	8	9	10	11	12	
A1.1	COOPERATIVE HOUSING	27240.759	9002.921	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	36243.680
A1.2	DDA HOUSING											
	EMS	349.241	299.349	345.748	0.000	0.000	0.000	0.000	0.000	0.000	0.000	994.338
	L16	673.535	673.535	683.264	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2030.335
	M16	1621.474	1621.474	1514.207	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4757.155
	SFS	3741.863	3170.106	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	6911.968
A1.3	INSTITUTIONAL HOUSING	3570.984	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3570.984
A1.4	RESETTLEMENT SQUATTERS	3552.774	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3552.774
A1.5	ALTERNATIVE PLOTS	623.644	623.644	623.644	311.822	0.000	0.000	0.000	0.000	0.000	0.000	2182.753
A1.6	AUCTION PLOTS	0.000	0.000	798.264	798.264	798.264	730.412	0.000	0.000	0.000	0.000	3125.204
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	41374.273	15391.029	3985.127	1110.086	798.264	730.412	0.000	0.000	0.000	0.000	63369.190
A2	EDUCATIONAL FACILITIES											
		109.761	109.761	109.761	109.761	105.970	0.000	0.000	0.000	0.000	0.000	545.015
		548.807	548.807	548.807	548.807	529.848	0.000	0.000	0.000	0.000	0.000	2725.074
A3	OTHER COMM. FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	598.698	598.698	598.698	598.698	598.698	215.531	0.000	0.000	3209.021
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	658.568	658.568	1257.266	1257.266	1234.515	598.698	598.698	215.531	0.000	0.000	6479.110
	TOTAL RESIDENTIAL	42032.840	16049.597	5222.393	2367.352	2032.779	1329.110	598.698	215.531	0.000	0.000	69848.300
B1.1	OPEN SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2793.924	2793.924	2925.638	8513.486
B1.3	COMM. LOW TURNOVER	0.000	0.000	0.000	0.000	0.000	0.000	0.000	199.566	199.566	195.575	594.707
B1.4	CULTURAL SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	399.132	399.132	391.149	1189.413
B1.5	FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	13.285	13.807	11.858	38.950
B1.6	RESIDENTIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	299.349	299.349	293.362	892.060
B1.7	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
	TOTAL DIST. CENTRE	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3705.256	3705.778	3817.582	11228.616

B4.1	COMM. SPACES	0.000	0.000	0.000	0.000	0.000	0.000	997.830	997.830	997.830	875.296	3868.786
B4.2	COMMERCIAL LOT/TURN OVER	0.000	0.000	0.000	0.000	0.000	0.000	159.653	159.653	159.653	165.640	644.598
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	0.000	0.000	0.000	279.392	279.392	279.392	261.032	1099.210
B4.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL COMMUNITY CENTRES	0.000	0.000	0.000	0.000	0.000	0.000	1436.875	1436.875	1436.875	1301.969	5612.594
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000	0.000	5.414	4.650	3.994	2.940	16.997
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000	39.913	39.913	49.892	49.892	179.609
C1.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.5	NET INCL. PLOTS	0.000	0.000	0.000	0.000	0.000	0.000	898.047	898.047	898.047	898.047	3592.188
	TOTAL INDUSTRIAL	0.000	0.000	0.000	0.000	0.000	0.000	943.374	942.610	951.932	950.879	3788.795
D1.0	COLLEGES/HOSPITAL/OTHER	149.675	149.675	149.675	139.696	140.744	0.000	0.000	0.000	0.000	0.000	729.464
		748.373	748.373	748.373	698.481	705.720	0.000	0.000	0.000	0.000	0.000	3647.318
D2.0	INTEGRATED SCHOOL	32.429	32.429	32.429	34.924	34.924	0.000	0.000	0.000	0.000	0.000	167.137
		162.147	162.147	162.147	174.620	174.620	0.000	0.000	0.000	0.000	0.000	835.683
B3.0	SOCIO-CULTURAL	0.000	8.274	7.106	6.103	5.242	4.502	3.867	0.000	0.000	0.000	35.094
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL PUBLIC/SEMI PUBLIC	1092.624	1100.897	1099.730	1053.825	1059.250	4.502	3.867	0.000	0.000	0.000	5414.695
E1.0	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION RAILWAY	5099.440	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5099.440
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	462.384	397.135	341.093	292.960	304.249	0.000	0.000	0.000	0.000	0.000	1797.821
	OTHERS	5561.824	397.135	341.093	292.960	304.249	0.000	0.000	0.000	0.000	0.000	6897.261
	GRAND TOTAL	48687.289	17547.629	6663.216	3714.136	3346.278	1333.612	2782.814	6300.273	6094.585	6070.429	102790.261

NOTE 1: ALL FIGURES ARE IN LAKHS.

TABLE-6 PERCENTAGE OF SALEABLE AREA

USE	GROSS AREA	DISPOSABLE	SALEABLE	AREA	TOTAL AREA	% OF TOTAL	% OF TOTAL
A1.1	COOPERATIVE HOUSING	242.150	242.150	13.005	35.260		
A1.2	DDA HOUSING	131.380					
	ENS	19.930	19.930	1.070	0.957		
	LIG	27.130	27.130	1.457	1.975		
	MIG	38.140	38.140	2.048	4.628		
	SFS	45.180	45.180	2.480	6.724		
A1.3	INSTITUTIONAL HOUSING	28.630	28.630	1.538	3.474		
A1.4	RESETTLEMENT SQUATTERS	71.210	71.210	3.824	3.456		
A1.5	ALTERNATIVE PLOTS	17.500	17.500	0.940	2.124		
A1.6	AUCTION PLOTS	7.830	7.830	0.421	3.040		
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000		
RESIDENTIAL		515.590	498.700	26.783	61.649		
A2	EDUCATIONAL FACILITIES	109.240	54.620	2.932	0.530		
	OTHER COMM. FACILITIES	0.000	0.000	0.000	0.000		
A4	LOCAL/CONVENIENT SHOPPING	16.080	16.080	0.864	3.122		
A5	UTILITIES	2.808	2.808	**	**		
A6	PARKS & PLAYGROUNDS	141.871	0.000	0.000	0.000		
A7	SECTOR ROADS	120.680	0.000	0.000	0.000		
RES. SUPPORTING FACILITIES		390.679	128.128	125.320	6.730		
TOTAL RESIDENTIAL		906.269	626.828	624.020	33.513		
B1.1	OPEN SPACES	8.530	0.000	0.000	0.000		
B1.2	COMMERCIAL SPACES	26.000	21.330	21.330	8.282		
B1.3	COMM. LBN TURNOVER	3.640	2.980	2.980	0.579		
B1.4	CULTURAL SPACES	3.640	2.980	2.980	1.157		
B1.5	FACILITIES	4.160	3.420	3.420	0.184		
B1.6	RESIDENTIAL	3.640	2.980	2.980	0.160		
B1.7	UTILITIES	0.520	0.430	**	**		
TOTAL DIST. CENTRE		50.130	34.120	33.690	1.809		
							10.924

B4.1	COMM. SPACES	9.693	9.693	9.693	0.521	3.764	
B4.2	COMMERCIAL LBN TURNOVER	3.230	3.230	3.230	0.173	0.627	
B4.3	FACILITIES PLUS CULTURAL	2.754	2.754	2.754	0.148	1.069	
B4.4	UTILITIES	0.482	0.482	**	**		
TOTAL COMMUNITY CENTRES		16.159	16.159	15.677	0.842	5.460	
C1.1	CIRCULATION/PARKING	12.500	0.000	0.000	0.000	0.000	
C1.2	PUBLIC & SEMI PUBLIC	1.350	1.350	1.350	0.073	0.017	
C1.3	COMMERCIAL	0.900	0.900	0.900	0.048	0.175	
C1.4	UTILITIES	0.450	0.450	**	**		
C1.5	NET INCL. PLOTS	28.800	28.800	28.800	1.547	3.495	
TOTAL INDUSTRIAL		45.000	31.500	31.050	1.668	3.686	
D1.0	COLLEGES/HOSPITAL/OTHER	146.210	73.105	73.105	3.926	0.710	
D2.0	INTEGRATED SCHOOL	33.500	16.750	16.750	0.900	0.163	
D3.0	SOCIO-CULTURAL	10.000	6.000	6.000	0.322	0.034	
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	
TOTAL PUBLIC/SEMI PUBLIC		189.710	185.710	185.710	9.974	5.268	
E1.0	UTILITIES	41.280	41.280	**	**		
F1.0	RECREATION	241.959	0.000	0.000	0.000	0.000	
G1.0	TRANSPORTATION RAILWAY	132.343	132.343	132.343	7.108	4.961	
H1.0	CIRCULATION	176.640	0.000	0.000	0.000	0.000	
I1.0	GOVERNMENT	62.510	62.510	62.510	3.357	1.749	
OTHERS		654.732	236.133	194.653	10.465	6.710	
GRAND TOTAL		1862.000	1130.450	1085.000	58.271	100.000	

TABLE 7 BREAKEVEN ANALYSIS OF DWARKA PHASE - 1 WITH 12% PROFIT

YEAR	DEV. EXPDR.	COST OF TWO LANE MP ROADS PALAM DRAIN COVERAGE	DISCOUNTED DEV. EXPDR.	DISCOUNTED COST OF MP ROADS, PALAM DRAIN COVERAGE	POOLED LAND ACQU. COST	ADDL. COMPENSATION	DISCOUNTED POOLED LAND ACQU. COST	DISCOUNTED ADDL. COMPENSATION
1	2	2A	3	3A	4	4A	5	5A
1986-87					22.352		55.681	
1987-88								
1988-89								
1989-90					0.052		0.083	
1990-91	13.094		17.750					
1991-92	19.326		22.501		47.020		54.746	
1992-93	45.000	7.000	45.000	7.000	137.611		137.611	
1993-94	75.680	17.465	65.000	15.000				
1994-95	101.670	28.074	75.000	20.710				
1995-96	126.265	12.627	80.000	8.000		128.118		94.511
1996-97	147.011		80.000					
1997-98	160.467		75.000					
1998-99	149.465		60.000					
1999-00	130.517		45.000					
2000-01	101.307		30.000					
2001-02	79.810		20.299					
	1149.612	65.165	615.550	50.710	207.036	128.118	248.120	94.511

TOTAL EXPDR. TOTAL DISCOUNTED EXPDR.	TOTAL REVENUE	DISCOUNTED VALUE OF REVENUE	NET CASH FLOW (COL 8 - COL 6)	CUMULATIVE CASH FLOW	INT. OUTFLOW @ 18% WHEN NET OUTFLOW OF AMOUNT IN INT. INFLOW @ 13% WHEN NET INFLOW	DISCOUNTED VALUE OF AMOUNT IN COL-12
6	7	8	9	10	11	12
22.352	55.681			-22.352	-22.352	-2.012
0.000	0.000			0.000	-22.352	-4.023
0.000	0.000			0.000	-22.352	-4.023
0.052	0.083			-0.052	-22.404	-4.028
13.094	17.750			-13.094	-35.498	-5.211
66.346	77.247			-66.346	-101.844	-12.361
189.611	189.611	522.503	522.503	332.891	231.047	3.306
93.144	80.000	220.797	189.639	127.653	358.700	38.334
257.862	190.221	97.399	71.850	-160.463	198.237	36.201
138.892	88.000	63.074	39.963	-75.818	122.419	20.843
147.011	80.080	67.098	36.513	-79.913	42.506	10.720
160.467	75.000	30.883	14.434	-129.584	-87.078	-2.897
149.465	60.000	80.424	32.285	-69.041	-156.119	-15.808
130.517	45.000	197.786	68.193	67.269	-88.850	-15.923
101.307	30.000	222.763	65.966	121.465	32.605	-3.656
79.810	20.299	258.344	65.707	178.534	211.139	15.843
1549.931	1008.891	1761.070	1107.054	211.139		55.304
DISCOUNTED EXPDR.	1008.891		DISCOUNTED REVENUE			1107.054
MARGINAL 12% PROFIT	121.067		DISCOUNTED INTEREST OUTFLOW			22.905
PROJECTED EXPENDITURE	1129.958		PROJECTED REVENUE			1129.958

RATE PER SQ. = 1080.270

TABLE: 8 AN ESTIMATE FOR TRUNK SERVICES AT DWARKA PROJECT

S.NO	SERVICES	NATURE OF WORK	RATE	Cost for PHASE I PH. II		TOTAL
1.	Electrification including 7% Admn. Charges	This including cost of construction of 220 K.V. stations 4 66 K.V. stations and H.T. lines & Cost of land of about Rs.10.80 crore.	36.65/per sq.mtr	68.24 crore	76.89 crore	145.13 crore
2.	Roads including 7% Admn. Charges	Covers cost of c/o M.P roads 30M wide & above i/c cost of over/under passes, covering 2300 M.Plan drain services.	62.27/per sq.mtr	115.95 crore	130.64 crore	246.59 crore
3.	W/S, S/W Drain & Sewerage inc- luding 7% Admn. charges	a. It covers delivery main from W.T. Plant to command tanks b. S.W. drain with dis- charge of more 1000 cusecs. c. Pipe lines 600 mm and above.	28.10/per sq.mtr	52.32 crore	58.95 crore	111.27 crore
4.	Water treatment plant & sewer plant including 7% Admn. charges.		42.75/per sq.mtr	79.60 crore	89.69 crore	169.29 crore
			169.77 per sq.mtr	316.11 crore	356.17 crore	672.28 crore

TABLE: 8 AN ESTIMATE FOR TRUNK SERVICES AT DWARKA PROJECT

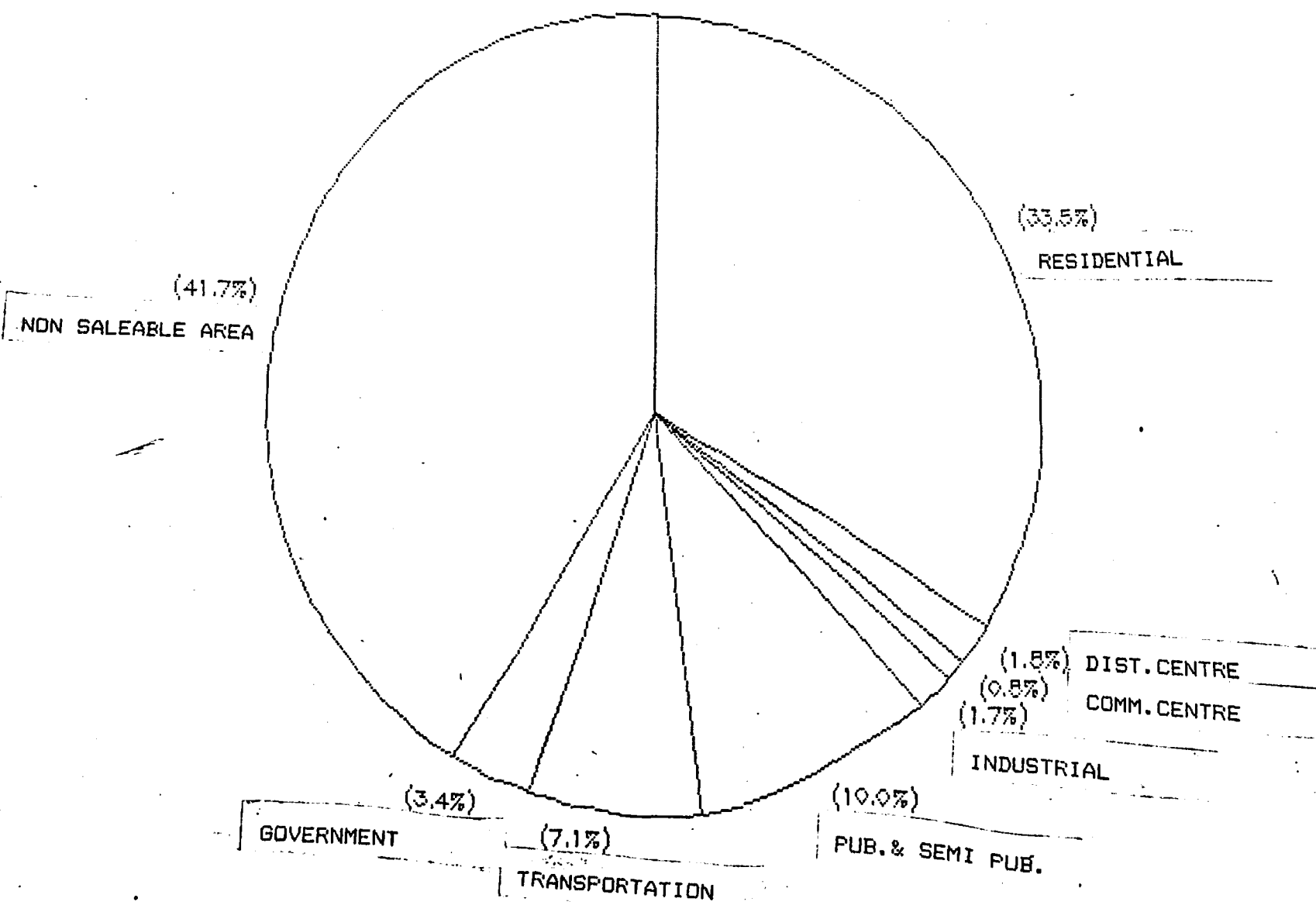
S.NO	SERVICES	NATURE OF WORK	RATE	Cost for PHASE I PH. II		TOTAL
1.	Electrification including 7% Admn.Charges	This including cost of construction of 220 K.V. stations 4 66 K.V. stations and H.T.lines & Cost of land of about Rs.10.80 crore.	36.65/per sq.mtr	68.24 crore	76.89 crore	145.13 crore
2.	Roads including 7% Admn.Charges	Covers cost of c/o M.P roads 30M wide & above i/c cost of over/under passes, covering 2300 M.Plan drain services.	62.27/per sq.mtr	115.95 crore	130.64 crore	246.59 crore
3.	W/S,S/W Drain & Sewerage inc- luding 7% Admn. charges	a.It covers delivery main from W.T. Plant to command tanks b.S.W.drain with dis- charge of more 1000 cusecs. c. Pipe lines 600 mm and above.	28.10/per sq.mtr	52.32 crore	58.95 crore	111.27 crore
4.	Water treatment plant & sewer plant including 7% Admn. charges.		42.75/per sq.mtr	79.60 crore	89.69 crore	169.29 crore
			169.77 per sq.mtr	316.11 crore	356.17 crore	672.28 crore

TABLE: 9 YEAR WISE LIKELY EXPENDITURE ON VARIOUS SERVICES FOR THE
DEVELOPMENT OF DWARKA PROJECT PHASE - I

YEARS	ROAD	SEWER	WATER SUPPLY	DRAINS	PARKS	ELECTRICITY	MISC	TOTAL EXP
UPTO 3/91	-	-	-	-	-	-	-	17.75
91-92	-	-	-	-	-	-	-	22.50
92-93	8.00	4.00	4.00	4.00	5.00	17.00	3.00	45.00
93-94	8.00	14.00	14.00	6.00	2.00	18.00	3.00	65.00
94-95	6.00	16.00	16.00	7.00	2.00	25.00	3.00	75.00
95-96	6.00	17.00	17.00	9.00	2.00	24.00	5.00	80.00
96-97	6.00	17.00	17.00	9.00	2.00	24.00	5.00	80.00
97-98	5.00	17.00	17.00	9.00	2.00	17.00	8.00	75.00
98-99	8.00	10.00	10.00	6.00	2.00	16.00	8.00	60.00
1999-2000	8.00	5.00	5.00	3.00	2.00	12.00	10.00	45.00
2000-2001	8.00	3.00	3.00	2.00	1.00	6.00	7.00	30.00
2001-2002	2.00	2.00	2.00	2.00	1.00	5.00	6.30	20.30
	65.00	105.00	105.00	57.00	21.00	164.00	58.30	615.55

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LAND USE BREAKUP (GROSS AREA)



- 447 -

ACTUAL AND DISCOUNTED YEARWISE REVENUE

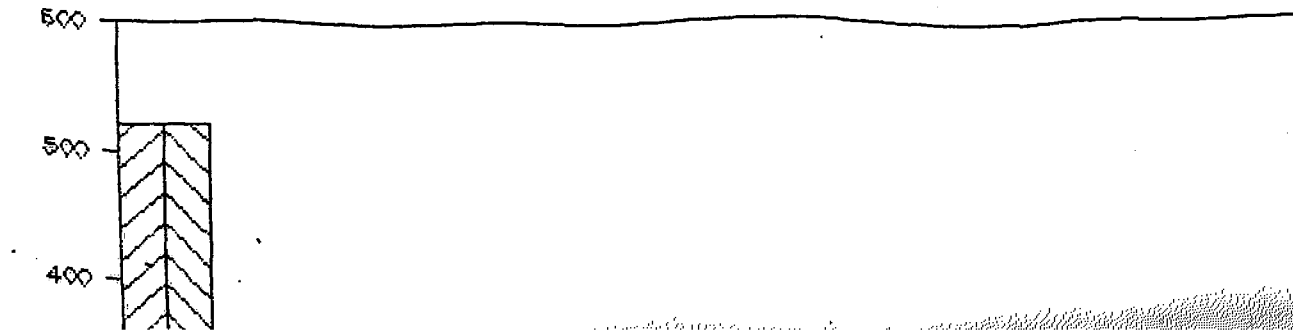
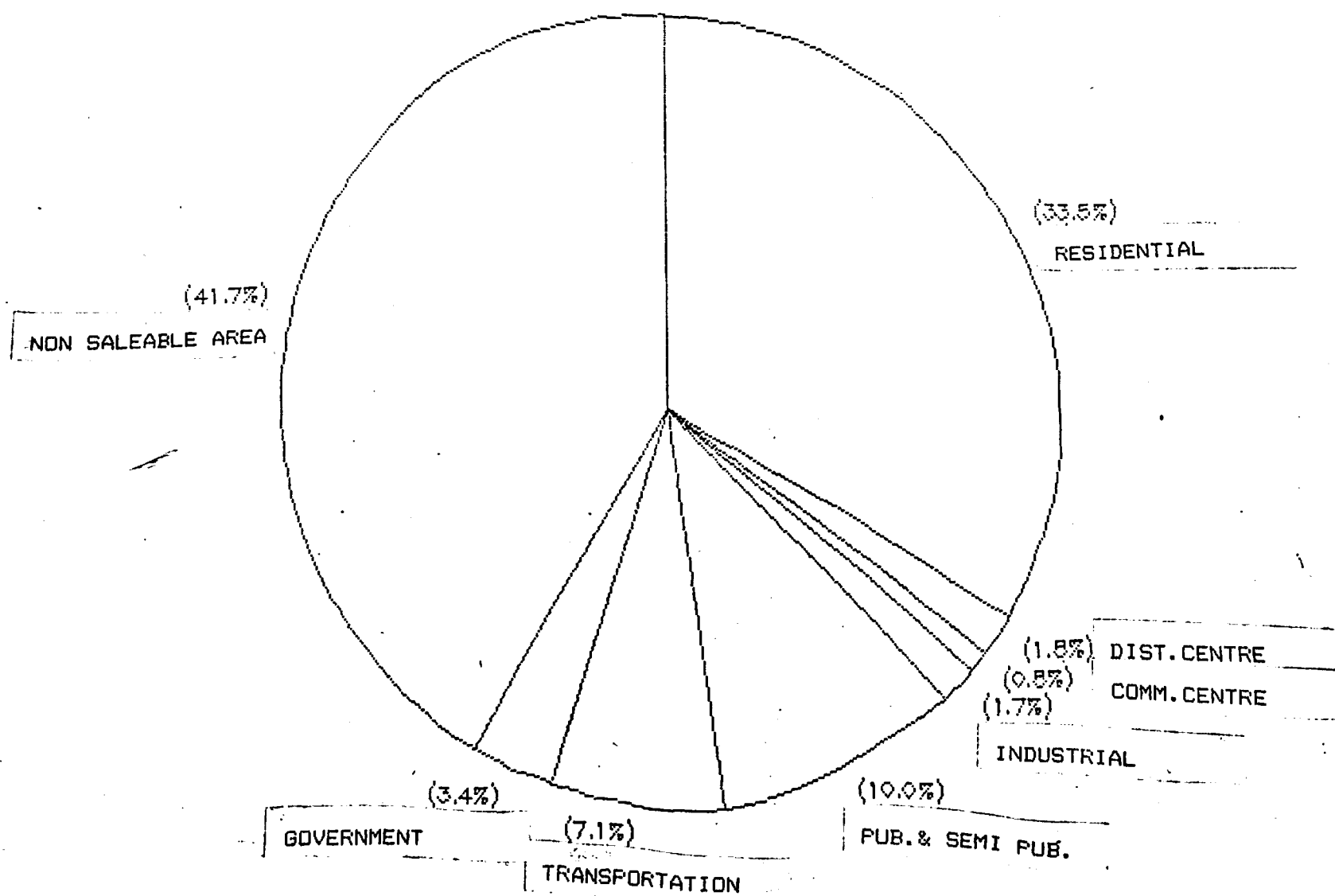


TABLE: 9 YEAR WISE LIFELY EXPENDITURE ON VARIOUS SERVICES FOR THE
DEVELOPMENT OF DWAPA PROJECT PHASE - 1

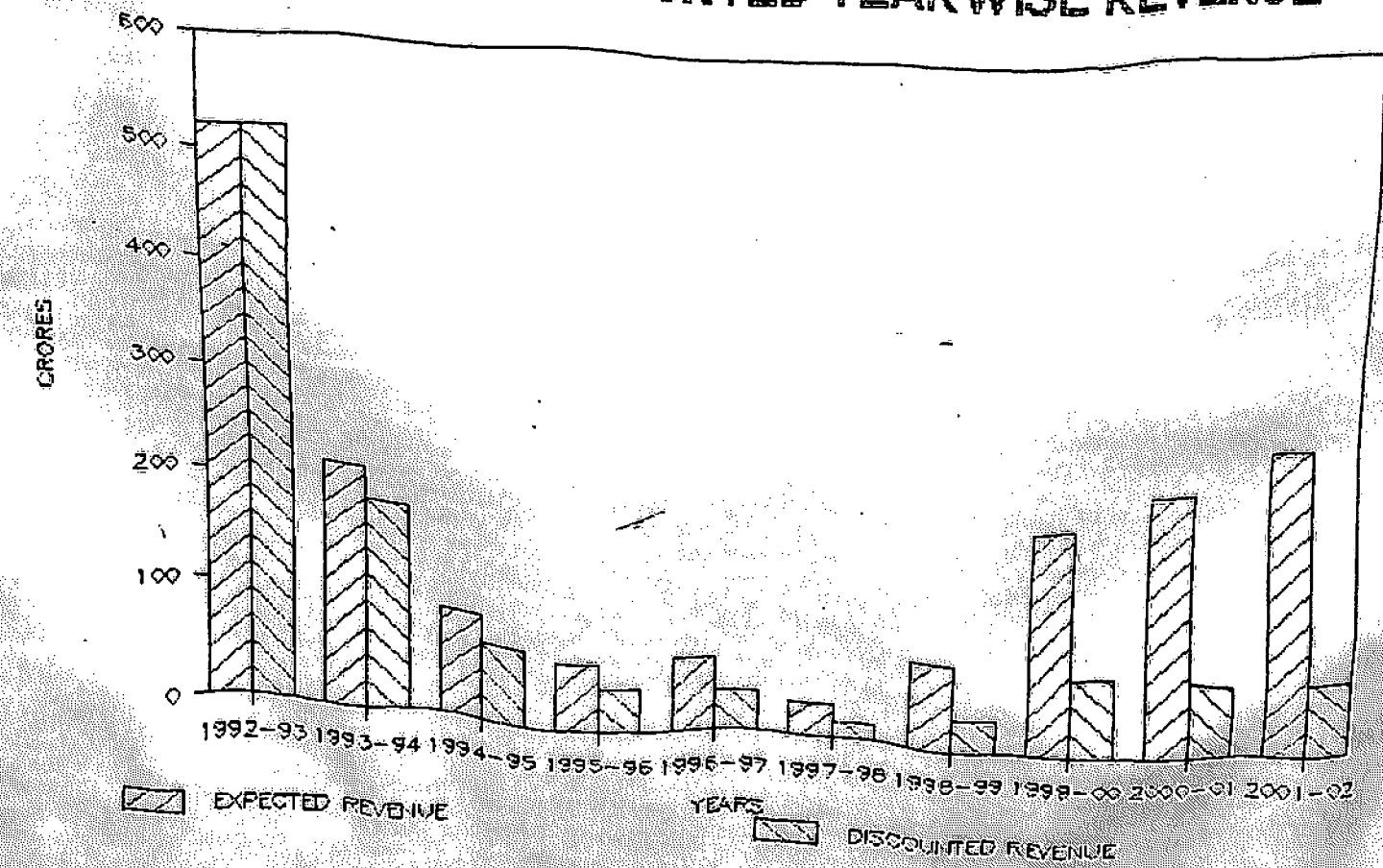
YEARS	ROAD	SEWER	WATER SUPPLY	TELEPHNS	PABX	ELECTRICITY	MISC	TOTAL EXP
UPTO 3/91	-	-	-	-	-	-	-	17.75
91-92	-	-	-	-	-	-	-	22.50
92-93	8.00	4.00	4.00	4.00	5.00	17.00	3.00	45.00
93-94	8.00	14.00	14.00	6.00	2.00	18.00	3.00	65.00
94-95	6.00	16.00	16.00	7.00	1.00	25.00	2.00	75.00
95-96	6.00	17.00	17.00	9.00	1.00	24.00	5.00	80.00
96-97	6.00	17.00	17.00	9.00	2.00	24.00	5.00	80.00
97-98	5.00	17.00	17.00	9.00	2.00	17.00	8.00	75.00
98-99	8.00	10.00	10.00	6.00	2.00	16.00	8.00	60.00
1999-2000	8.00	5.00	5.00	3.00	2.00	12.00	10.00	45.00
2000-2001	8.00	3.00	3.00	2.00	1.00	6.00	7.00	30.00
2001-2002	2.00	2.00	2.00	2.00	1.00	5.00	5.00	20.00
	65.00	105.00	105.00	57.00	21.00	164.00	58.00	615.55

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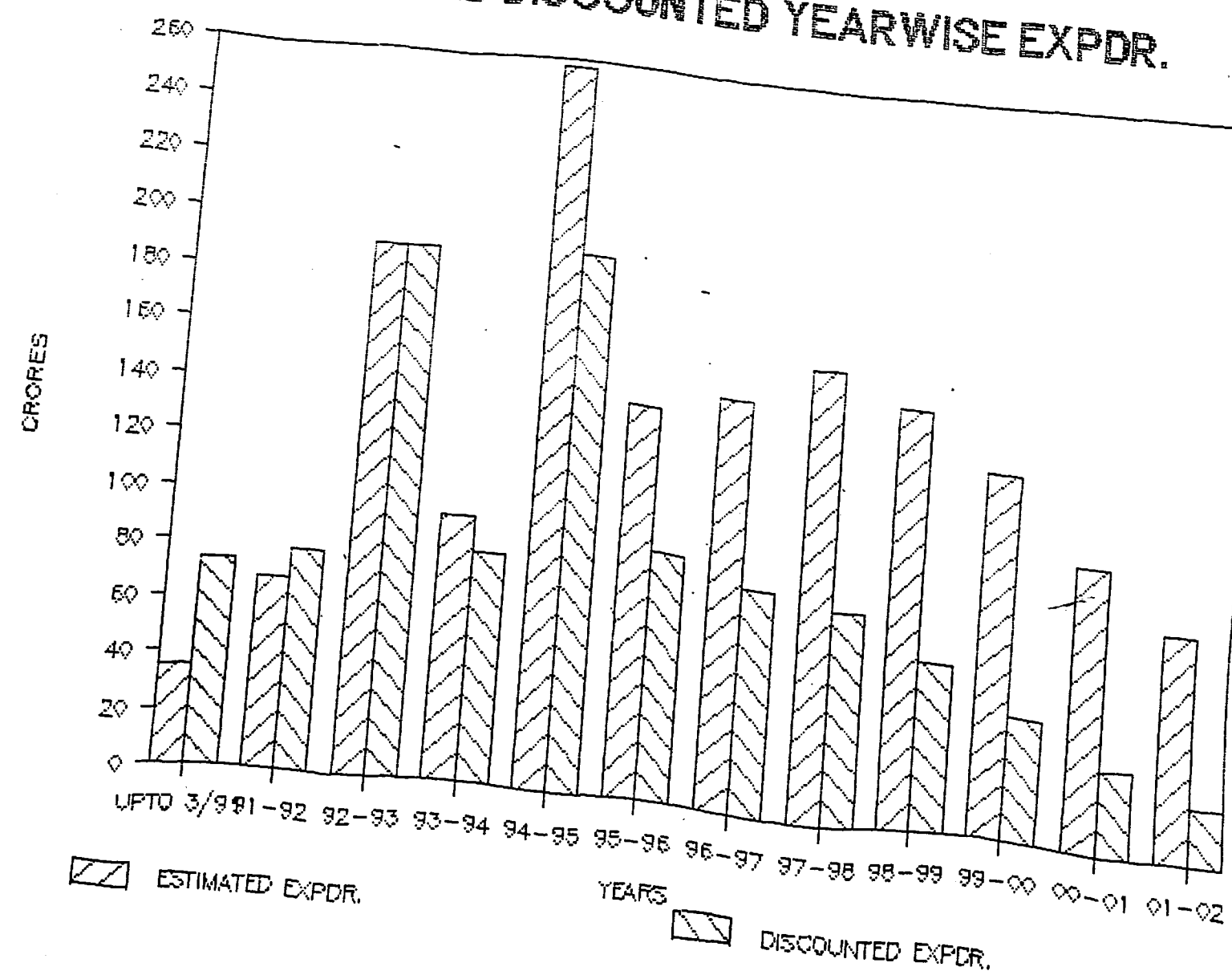
LAND USE BREAKUP (GROSS AREA)



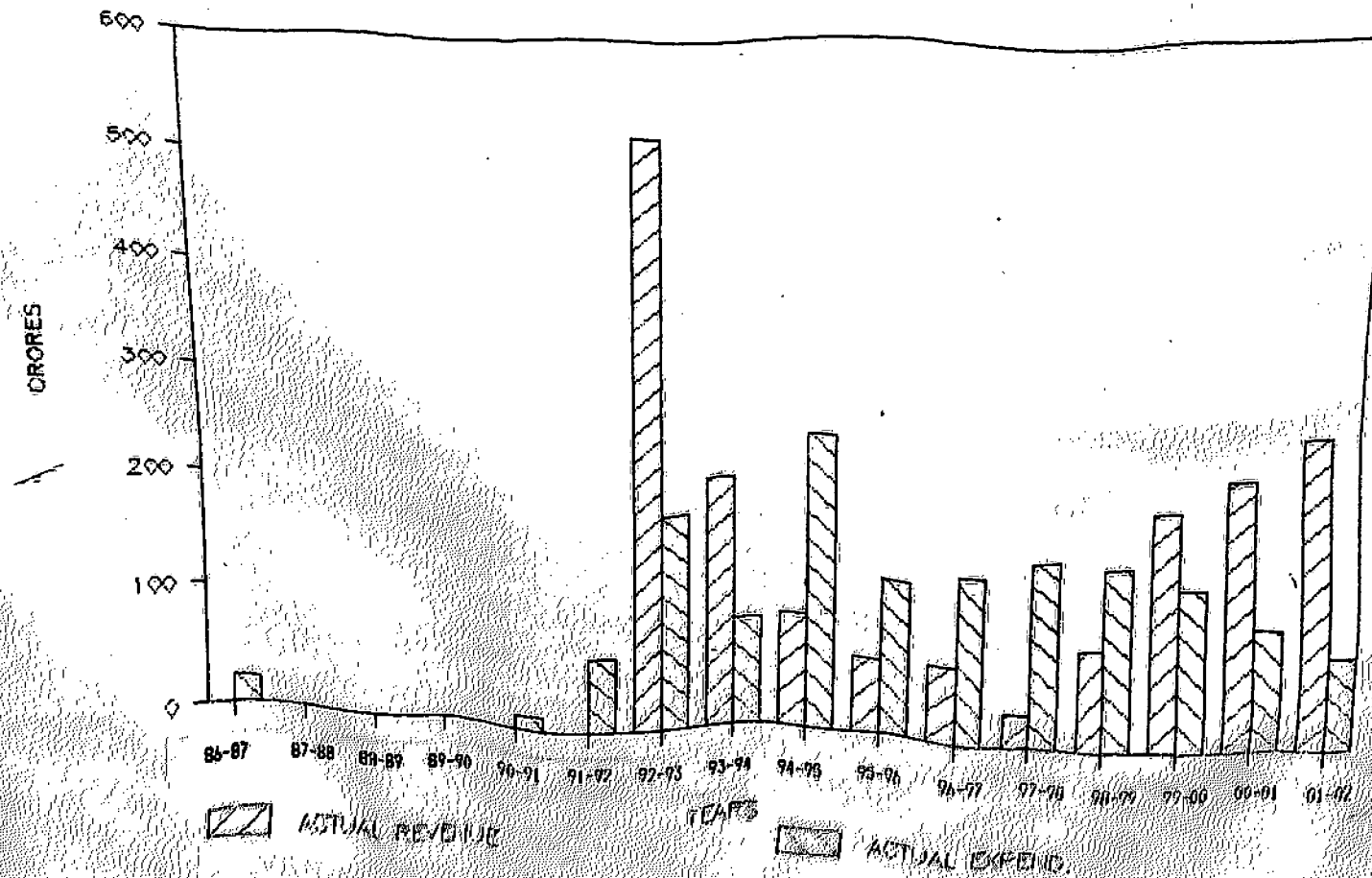
ACTUAL AND DISCOUNTED YEARWISE REVENUE



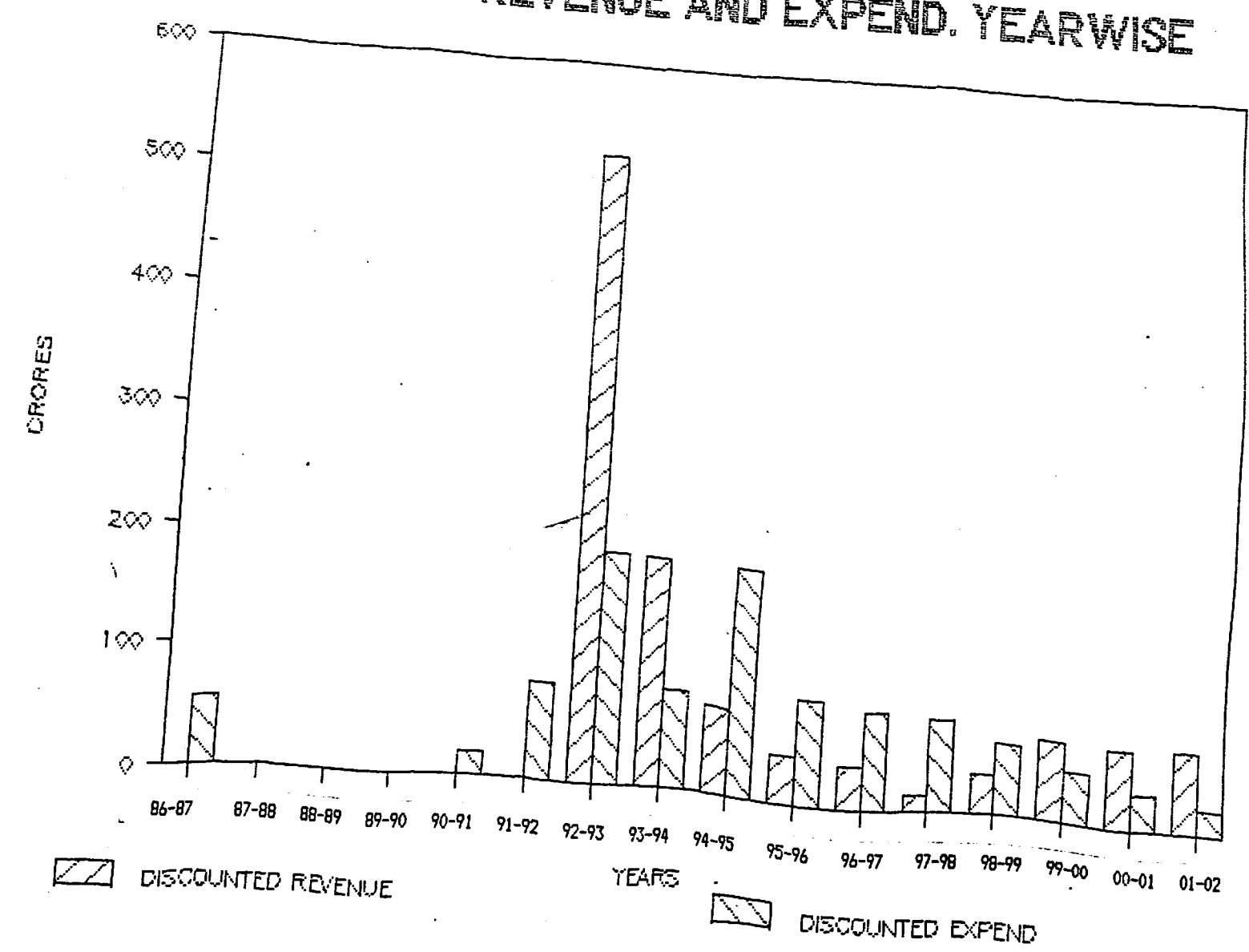
ACTUAL AND DISCOUNTED YEARWISE EXPDR.



ACTUAL REVENUE AND EXPEND. YEARWISE



DISCOUNTED REVENUE AND EXPEND. YEARWISE



Government of India
Ministry of Urban Development
(Lands Division)
Nirman Bhawan, New Delhi 110011

ANNEXURE-I

No.J-22011/2/91-LD

Dt: 24th January 1992

To

1. The Land and Development Officer,
Nirman Bhawan,
New Delhi
2. The Vice-Chairman
Delhi Development Authority
Vikas sadan, INA Market,
New Delhi.

Subject:-

Fixation of prices of Government land for allotment
to various Social, Cultural & Charitable and other
Organisations in Delhi/New Delhi.

Sir,

In supersession of all previous Orders issued on
the above mentioned subject, I am directed to convey the sanction
of President to the recovery of premia and ground rent for
Institutions etc, at the rates indicated below:-

PURPOSE	PREMIUM PER ACRE	ANNUAL GROUND RENT
A: RATE FOR TRANSFER OF LAND BETWEEN CENTRAL GOVT. DEPARTMENTS.	Rs. 15.60 lakhs (Rupees Fifteen Lakhs Sixty tho- usand only)	
B: EDUCATIONAL & OTHER CHARITABLE INSTITUTIONS		
1) Land for educational & medical institutions run by local bodies	Rs. 10,000/ (Rupees Ten Thousand only)	5% of the premium

ii) Land for recognised & aided educational institutions. Rs. 3.90 Lakhs (Rupees Three Lakhs and Ninety thousand only) 5% of the premium

iii) Lands for entirely Charitable institutions. (like Charitable Hospital, Orphanages, Schools etc.) Rs. 10,000/ (Rupees Ten Thousand only) per acre for the first 2 acres and Rs. 15.60 Lakhs per acre for land in excess of 2 acres. 5% of the premium

iv) Land for charitable institutions serving lower strata of Society & charging to the extent of running the institutions. Rs. 3.90 Lakhs per acres for first 2 acres and zonal variant institutional rate (as per schedule annexed) for area in excess of 2 acres 5% of the premium

C: OTHER INSTITUTIONS

At zonal variant institutional rate 2.5% of the premium
Viz Zone-
I- 62.40 Lakhs
II- 46.00 Lakhs
III- 39.00 Lakhs
IV- 21.20 Lakhs
V- 23.40 Lakhs
VI- 19.50 Lakhs

(As per schedule annexed)

NOTE: FOR ANY LOCALITY NOT COVERED BY THE SCHEDULE ANNEXED HERE TO THE RATES FOR COMPARABLE AREAS WILL BE APPLICABLE.

D: LOCAL BODIES

i) Land for schools/hospitals building as well as other un-remunerative services such as maternity centres, community centres, libraries, public conveniences such as public hydrants community bathroom public lavatories and urinals etc.) Rs. 10,000. (Rupees Ten Thousand only) 5% of the premium

dhobi ghats and fire
stations, Service
personal quarters
(dhobi, janitors, malies
domestic servants,
jamadars, cobblers &
byres)

- | | | |
|---|---|--|
| ii) Land required for
staff quarters of
schools and hospitals | 10% of residential
rates. | 5% of the premium |
| iii) Land required for
semi-remunerative
purposes such as staff
quarters, cattle byres
etc. | 10% of residential
rates. | 5% of the premium |
| iv) (a) Land required for
remunerative purposes
such as offices and
shopping centres. | Full market value | 2.5% of the premium |
| (b) Power houses Electric
sub-stations,
water supply
and drainage other than
those which serve
entirely or over
whelmingly Govt
colonies | 15.60 Lakhs
(Rupees Fifteen
Lakhs & sixty
thousand only) | 2.5% of the premium |
| (c) Power houses electric
sub-stations and water
supply and drainage
which serve entirely
or over overwhelmingly
govt. colonies. | 15.60 Lakhs
(Rupees Fifteen
Lakhs & sixty
thousand only) | 2.5% of the premium |
| v) Land required for
playgrounds, parks and
roads/roadwidening | NIL | At licence fee
of Rupees one
only per acre per
annum (cost of
replacement of
bungalows to be
demolished
will be recovered
from local
bodies). |
| vi) Play grounds for
schools run by local
bodies. | | At licence fee
of Rupees one
per acre per |

E.1. PLAY GROUND PARKS ROAD
WIDENING BY OTHERS.

F.2. PLAYGROUND (SCHOOLS
RUN BY OTHERS)

F. POLITICAL
ORGANISATIONS

G. LAND REQUIRES BY DELHI
TRANSPORT CORPORATION

i) Exclusively for bus
terminals.

ii) Land for other
activities such as
Bus depots, office etc.

iii) For residential
accommodation

H. LAND REQUIRED FOR
FOREIGN MISSIONS.

Residential/
commercial rate
depending on the
use.

Residential rates.

Full market value

15.60 lakhs
(Rupees fifteen
lacs & sixty
thousand only)

2.5% of the premium

Full market value.

2.5% of the premium

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum. (Area of
playground for
schools not to be
taken into
account for FAR
otherwise it will
be treated as
misuse).

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

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annum.

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Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

At licence fee of
Rupees 1000/-
(Rupees one
thousand only)
per acre per
annum.

I. NEWS PAPERS CONCERNS	Full market value	2.5% of the premium
J. LAND REQUIRED FOR STATE GOVTS. (INCLUDING GUEST HOUSES ETC.)	Residential/ commercial rate as per activity under taken.	2.5% of the premium
K. LAND FOR GRAVEYARDS AND CREMATION GROUNDS.	NIL	At licence fee of Rs. 1/- per acres per annum
L. INSTITUTIONS TO BE CHARGED AS PER ACTIVITY UNDERTAKEN	Residential/ commercial rate as per activity under taken.	2.5% of the premium
M. LAND FOR ANY OTHER PURPOSE NOT MENTIONED IN THE LETTER	Full market value.	2.5% of the premium

2. These rates are effective from 1.04.91 to 31.3.92

3. Each case of allotment of land to a particular school at a particular rate is to be made on the recommendations of the Ministry of human resources Development and the fees to be charged from the students by such institutions should have the approval of the Directorate of Education, Delhi administration, Delhi and such institutions should aim at encouraging the admission of the children belonging to the weaker sections of the society by maintaining a suitable differentiation in fees or providing stipends to cover substantial part of the costs.

4. All cases of allotment of land to non-Govt. institutions/organisation at concessional rate shall be sponsored by the administrative Ministry concerned with their specific recommendation as to whether keeping in view their activities, the institution deserves special concession as mentioned in Para-B(iii) & (iv) above.

5. Allotment of land to political institutions shall be made after proper scrutiny of their antecedents and shall be confined to organisations or political parties, recognised in Parliament.

6. This issues with the concurrence of Ministry of Finance vide their U.O.No. 266-FD(L)/92 dated 31.1.1992.

Yours faithfully,

(B.R. Dhiman)
Under Secretary to the Govt. of India
Tele. 3019951.

Encl. As above.

Copy forwarded for information and necessary action to:-

1. All Ministries/Departments of Government of India.
2. Lieutenant Governor, Raj Niwas, Delhi.
3. Chief Secretary, Delhi Administration, Delhi.
4. The Secretary, Land and Building Department, Delhi Administration, I.P.Estate, New Delhi (5 copies).
5. The Commissioner, Municipal Corporation of Delhi Town Hall (5 copies).
6. The Administrator, New Delhi Municipal Committee, Town Hall, Parliament Street, New Delhi (5 copies).
7. Director of Audit, CW&M, AGCR Bldg., New Delhi.
8. Finance Division (Lands Unit), Ministry of U.D.
9. Director (Land Management), Railway Board, Rail Bhavan, New Delhi (2 copies).
10. Information Officer, Ministry of U.D., Shastri Bhavan, New Delhi.
11. Ministry of Home Affairs, Rehabilitation Department, Jaisalmer House, New Delhi.
12. All Desk Officer in Lands Division.
13. Delhi Division, Ministry of U.D. (5 copies).
14. PS to UDM.
15. PS to Secretary/PFS to AS(UD)/PS to AS(WH).
16. PS to JS(F)/PS to JS(WA)/PS to JS(HD)/PS to JS(UD).
17. Spare copies-200.

(B.R. Dhiman)
Under Secretary to the Govt. of India

SCHEDULE OF ZONAL VARIANTS INSTITUTIONAL RATES

Sr.No.	Name of the Locality	Rate per Acre (Rs.)
(1)	(2)	(3)

ZONE - I

CENTRAL ZONE - COMPRISING OF

1. Connaught Place
2. Connaught Circus
3. Connaught Place Extension upto Commercial Zone
4. Barakhamba Road (beyond Comm. Place Ext. upto Commercial Zone
5. Curzon Road, beyond Connaught Place Ext. upto Commercial Zone
6. Hanuman Road (Commercial Zone) Janpath beyond (Comm. Place Ext. upto Windsor Road
8. Bhagwandas Road
9. Hailey Road
10. Hanuman Road (Res. Zone)
11. Baird Road
12. Jain Mandir Road
13. Jantar Mantar Road beyond Comm. Place Extension
14. Lady Harding Road
15. Mandir Marg
16. Area Outside the extended Commercial zone, Parliament Street
17. Minto Road
18. Panchkulan Road
19. Bhagat Singh Market
20. Babar Road
21. Krishna Market Paharganj
22. Mathura Road
23. Jhandewalan
24. Motia Khan (including "C" type tenements)

ZONE - II

SOUTH ZONE - COMPRISING OF

1. Khan Market
2. Diplomatic Enclave
3. Diplomatic Enclave Extn.
4. Golf Links
5. Aurangzeb Road
6. Pithvi Raj Road

46,50,000

62,40,000

7. Tis January Marg
8. Ratendan Road
9. Humayun Road
10. Jorbagh
11. Sunder Nagar
12. Andrewsganj
13. Sadiq Nagar
14. Defence Colony
15. R.K. Puram
16. Moti Bagh
17. Lodhi Road
18. Lodhi Estate
19. Aliganj
20. Sewa Nagar
21. Lajpat Nagar facing Ring Road
22. Vasant Vihar (other than...Land)
23. Lajpat Nagar (Ito IV)
24. Nizamuddin
25. Jangpura
26. Kalkaji
27. Malviya Nagar (Ext.) & Old
28. M.B. Road

ZONE -III

WEST DELHI - COMPRISING OF

39,00,000

1. Ajmal Khan Road
2. Ghaffar Market
3. Karol Bagh
4. M.M. Road
5. Rani Jhansi Market
6. Link Road Karol Bagh
7. Deshbandhu Gupta Market
8. Patel Nagal (East, West & South)
9. Rajinder nagar (Old & New)
10. Rohtak Road (Old & New)
11. Nazafgarh Industrial Area
12. Rameshwari Nehru Nagar
13. Moti Nagar
14. Sarai Rohilla
15. Tilak Nagar
16. Tihar I & II
17. Ramesh Nagar
18. Industrial Area Extn.

ZONE -IV

NORTH DELHI - COMPRISING OF

31,20,000

1. Kamla Nagar
2. Rup Nagar
3. Shakti Nagar
4. Qutab Road

55. Roishnara Road
56. Lalpat Rai Market
57. Ansari Market
58. Jawahar Nagar
59. Khurshid Market
60. Teliwara
61. Azad Market
62. Hall Road
63. Rajpur Road
64. Malka Ganj
65. Alipur Road
66. Gokhale Market
67. Mathi Khana
68. Khanna Market (Near Lis Hazari)
69. Lehna Singh Market
70. Nicholson Road
71. Vijay Nagar
72. Ashoka Market
73. Subzimandi
74. Indira Nagar
75. Azadpur
76. Andha Mughal
77. Band Stand Area Ext. (BSA)
78. Bharat Nagar
79. Gur-ki-Mandi
80. Gulabi Bagh
81. Kingsway Camp
82. Timarpur
83. Amgoori Bagh
84. Edward Lines
85. Hakikat Nagar
86. Hudson Lines

ZONE - V

WEST DELHI COMPRISING OF

23,40,000

1. Jheel Kuranja
2. Geeta Colony

ZONE - VI

COMPRISING OF

19,50,000

Narela & Other Outlying Colonies

COMPARATIVE PREMIUM

PURPOSE	PREMIUM PER ACRE AS PER GOVT. ORDER	PREMIUM PROPOSED
A: EDUCATIONAL & OTHER CHARITABLE INSTITUTIONS		
i) Land for educational & medical institutions run by local bodies	Rs. 10,000/	50% of the area at 10% of the breakeven rate plus 50% of the balance area at 50% of the breakeven rate.
ii) Land for recognised & aided educational institutions.	Rs. 3.90 Lakhs	-do-
iii) Lands for entirely Charitable institutions. (like Charitable Hospital, Orphanages, Schools etc.	Rs. 10,000/ for the first 2 acres and Rs. 15.60 lakhs per acre for land in excess of 2 acres.	-do-

NOTE: FOR ANY LOCALITY NOT COVERED BY THE SCHEDULE ANNEXED HERE TO THE RATES FOR COMPARABLE AREAS WILL BE APPLICABLE.

B: LOCAL BODIES

i) Land for schools/hospitals building as well as other un-remunerative services such as: maternity centres, community centres, libraries, public conveniences such as public hydrants community bathroom public lavatories and urinals etc.) dhobi ghats and fire stations, Service personal quarters (dhobi, janitors, malies domestic servants, jamadars, cobblers & byres)	Rs. 10,000 (Rupees Ten Thousand only)	50% of the area at 10% of the breakeven rate plus 50% of the balance area at 50% of the breakeven rate.
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ii) Land required for staff quarters of schools and hospitals	10% of residential rates.	125% of the breakeven rate
iii) Land required for semi-remunerative purposes such as staff quarters, cattle byres etc.	10% of residential rates.	-do-
iv) (a) Land required for remunerative purposes such as offices and shopping centres.	Full market value	For low turnover 200% of breakeven rate and for high turnover 400% of the break rate.
(b) Power houses Electric sub-stations, water supply and drainage other than those which serve entirely or over whelmingly Govt colonies	15.60 lakhs (Rupees Fifteen Lakhs & sixty thousand only)	Free
(c) Power houses electric sub-stations and water supply and drainage which serve entirely or over whelmingly govt.colonies.	15.60 lakhs (Rupees Fifteen Lakhs & sixty thousand only)	Free
v) Land required for playgrounds, parks and roads/roadwidening	NIL	Free
vi) Play grounds for schools run by local bodies.	--	Included in the area of school.
C.1. PLAY GROUND PARKS ROAD WIDENING BY OTHERS.	----	Free
C.2. PLAYGROUND (SCHOOLS RUN BY OTHERS)	-----	Included in the area of the school.
D. LAND REQUIRES BY DELHI TRANSPORT CORPORATION		
i) For residential accommodation	Residential rates.	125% of the breakeven cost

ITEM NO.
91/92

A- 7.7.92

Sub:

SETTING UP OF FLY ASH BRICK PLANT NEAR
RAJGHAT THERMAL POWER STATION.APPROVAL OF TERMS FOR ALLOTMENT OF
LAND.

(File No.L.1(57)90)

P R E C I S

The Authority vide item No.60 dated 17.5.91 (Appdx. 'X' to page No. 136-141) approved subject to change of the prescribed land use, a proposal for setting up fly ash brick plants in the vicinity of Rajghat. Later, vide item No.8 dated 21.2.92, Authority approved the proposal to change the prescribed land use for an area measuring 10 acres from 'agriculture and water body use' to 'manufacturing use (fly ash bricks plants)' near Rajghat. The Govt. vide their letter No.K-13011/12/91-DDIB dated 28.5.92 has conveyed approval of this change.

2.1 In accordance with the scheme envisaged earlier when land was to be allotted on licence for setting up of fly ash brick plant by the entrepreneurs, following terms & conditions were contemplated:-

- i) Two plants having a capacity of 1 lac bricks a day each were to be set up by entrepreneurs.
- ii) DDA was to buy entire production of bricks for a period of three years, after which DDA would have option of either buying the bricks from the entrepreneurs or permitting them to sell in the open market.
- iii) The fly ash was to be made available free of cost from the Rajghat Power House, New Delhi to be handled and carted by the entrepreneurs.
- iv) The committee that was constituted by the L.G. for selection of entrepreneurs recommended allotment of land to the two selected units on licence basis with a proviso that in case it was later found that the land was not being utilised for the specific purpose, the land alongwith such portion of super structures which could not be dismantled, would revert to DDA.
- v) The committee also recommended that DDA should take back 10 acres of land from DESU and plot measuring 3 acres each be allotted to the two firms and the remaining land be utilised by DDA for storage/stacking of bricks etc. (L.G., Delhi, approved the allotment of land measuring 3 acres each on licence fee basis to the selected entrepreneurs).

2.2 In view of change in the terms of allotment of land, fresh negotiations will have to be conducted with entrepreneurs and the entire terms and conditions earlier drawn will have to be re-examined de-novo. Besides, there have been other changes in circumstances like devaluation of Indian rupee, inflation in the economy etc. Depending on revised cost of production

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to be worked out by entrepreneurs, DDA will have to reconsider the earlier condition of buy-back of bricks as well as the extent of involvement in setting up and production of fly ash bricks.

2.3 In the meeting taken by Secretary (Min. of U.D.) on 11.9.91, it was, inter alia, decided that in case of leasing out of land it was necessary only to provide that DDA will agree to purchase fly ash bricks for its works at such price, as may be decided by DDA from time to time if the entrepreneur is not able to market it (Appdx. 'AA' to page No. 146-150).

3. As per Nazul Rule-8, all industrial land are to be allotted on auction basis except to those industrialists who are required to shift their industries from non conforming area to the conforming areas under Master Plan (Rule-6). Rule-7 of Nazul Rule provides for allotment of land to certain licensed industrialists on a premium to be fixed by the Chairman, in consultation with the Finance and Accounts Members of the Authority having regard to the prevailing market price of the land. Rule-44 provides for temporary allotment of land on licence basis in accordance with the terms and conditions of the licence deed in Form 'D', appended to the Nazul Rules, with such other covenants, clauses or conditions, not inconsistent with the provisions of Form 'D', as may be considered advisable and necessary by the Authority in the circumstances of a case.

4. The land proposed for setting up of fly ash brick plant is Nazul-1 land which was placed at the disposal of erstwhile Delhi Improvement Trust (now DDA) by the Central Govt. vide Agreement dated 31.3.1937. As per Clause-5 of the Agreement, the Trust can lease out the Nazul land at full market rate. The clause further provides that if it is proposed to lease any land included in the said Nazul Estate at a rent less than a full market rate then prior sanction in writing of Govt. is necessary if the value of the land exceeds 25,000. Accordingly, Ministry of Urban Development, Govt. of India, was requested to convey the sanction of Govt. for allotment of land to two entrepreneurs for setting up of fly ash brick plant on ten years licence fee basis in relaxation of clause-5 of Nazul Agreement, 1937 between the Govt. and the then Delhi Improvement Trust. A copy of terms and conditions for allotment of land for fly ash brick plant was also sent to the Ministry. Ministry of Urban Development, Govt. of India, vide D.O. letter No.J-13021/1/91-LD dated 11.3.91 (Appdx. 'Y' to page No. 142.) approved relaxation of Clause-5 of Nazul Agreement 1937 and permitted allotment of land on temporary licence fee basis for setting up of fly ash brick plant at Rajghat. The Ministry also approved terms and conditions for allotment of land on temporary basis. The approved terms and conditions for allotment of land to entrepreneurs on licence fees basis are at Appdx. 'Z' to Page No. 143-145)

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5.1 Subsequently, at a meeting held on 11.9.91 under the chairmanship of Secretary, Ministry of Urban Development, it was, inter alia, decided (Appdx. 'AA' to page No. 146-150) that on pattern of land allotted in industrial estates, the land would be given not on licence fee basis but on lease for a period of 90 years with a stipulation for review of allotment after 30 years. Suitable conditions for resumption of land etc. were to be incorporated as a safeguard against mis use of land. With such a change, the land price should be as is normally charged for industrial use and no concession thereof may be necessary. The terms and conditions would be framed in line with those adopted by Delhi Administration/State Govts. for leasing the plots in the industrial estates. It may be pointed here that the Industrial Deptt., Delhi Administration allots industrial plots on perpetual lease basis. In another meeting held on 20.1.92 (Appdx. 'BB' to page No. 151-154) under the chairmanship of Secretary (UD), it was inter alia, decided that the land would be allotted on lease instead of licence fee basis and that the approval of the Govt. will be solicited for allotment at less than market rates.

5.2 The matter was discussed in a meeting taken by Secretary to the Govt. of India in the Ministry of Powers on 19.6.92. This was attended, amongst others, by Shri P.S.A. Sundaram, J.S.(MOUD), VC/DDA etc. It was, inter alia decided that the Authority should be immediately approached for deciding the terms and conditions of lease.

6. Accordingly, a draft lease deed for allotment of land for a period of 30 years for setting up fly ash brick plant has been prepared in consultation with Legal Deptt., DDA, placed at Appdx. 'CC' Page No. 155-164). The provision regarding payment of additional premium on account of enhancement of compensation will not be applicable to this lease deed as it is Nazul-I land. It stipulates recovery of 100% un-earned increase in case of sale or fore-closure of the mortgaged or charged property. Subsequently to its mortgage or charges, the format prepared by Legal Deptt. does not provide for any permission by the Less or sale/transfer of the leased property and no such permission will be granted to the lessee. It prohibits the lessee, of a partnership firm, from changing the constitution of the firm without prior approval of the Lessor in writing. If the Lessee happens to be a Company, the draft provides that no share of a Company shall be transferred and no new share shall be issued by the lessee company without prior approval of the Lessor in writing. These conditions would act as sufficient safe-guards against misuse. It is, further not considered appropriate to incorporate renewal clause, as the renewal, inter-alia would depend on the due observance of the terms and conditions of the proposed lease deed. Details may be seen in Appdx. 'CC' to page No. 155-164.

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7. The lease agreement will be in pursuance to the agreement between Lessor and Lessee in respect of setting up of fly ash brick plant. However, the selection of the entrepreneurs was done by a Committee constituted for the purpose and was dealt in the Engg. Wing of DDA. The agreement between the Engg. Wing of DDA and the entrepreneurs will be a part of the lease deed which shall stand determined on violation of any provision of the collaboration agreement. The lease deed as approved by the Authority and the premium/ground rent to be charged for such allotment of Nazul land would require prior approval of the Government.
8. The two entrepreneurs are supposed to be allotted six acres of land (three acres for each plant) in Rajghat area. Slum Deptt. of DDA will have to take steps to remove the encroachments so that vacant possession could be handed over to the entrepreneurs. Slum Deptt. will also take steps to work out the shifting cost and make arrangements to provide alternative accommodation to the eligible families.
9. In view of the above, the matter is placed before the Authority:
- To take back 10 acres of land from DESU;
 - for approval in the draft lease deed as in Appdx. 'CC' to page No. 155-164 ; and then for approaching Govt. for their approval.
 - for approaching Govt. to decide the premium and the ground rent to be charged in this case after taking into account amongst others, the market value of land and cost of shifting JJ clusters on the land;
 - In case, Govt. decides to fix land premium and ground rent at less than the market rates, a detailed agreement would be worked out between the allottees and DDA for supplying bricks of specified quality to DDA at concessional price, if the DDA so decides to purchase fly ash bricks. Detailed terms and conditions will be decided by DDA. Such an agreement between DDA and the allottee would form part of lease deed.

RESOLUTION

The Authority resolved as under :

- 10 acres of land from DESU be resumed immediately:
- II) The draft lease deed as at Annexure 'CC' of the Agenda Notes was approved. However, it will be subject to renewal clause on mutually agreed terms and conditions after the expiry of period of 30 years. With this modification the approval of the Central Government may be sought ;

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-: 135-A :-

- (iii) Govt. of India may be approached to intimate the premium and ground rent to be charged in this case after taking into account amongst other the current market value of land and cost of shifting of JJ clusters from the land.
- (iv) In case the Govt. decides to fix land premium and ground rent at rates less than the market rates, a detailed agreement would be worked out between the allottees and the Authority for supplying bricks of specified quality to the Authority at concessional rates, if the DDA opts to make such purchase; and the terms and conditions will be contained in the agreement between the DDA and the allottee will form part of the lease deed.

Item No. 60

A-17.5.91

APPENDIX

- 136 -

TO ITEM NO. 91/92

SUB: Setting up of fly ash brick plants in the vicinity of Rajghat Area.
F.3(56)/89-MP Pt-I

P R E C I S

There is a proposal to set up several plants in the vicinity of Rajghat Power station to utilise the fly-ash for the manufacture of bricks. This would solve the problem of storing fly-ash which is a waste product of such power plants and also provide a cheap source of building material to meet Delhi's constructional needs.

2. Earlier, it was decided that two fly ash brick manufacturing plants should be set up by DDA near the Rajghat Power Station.

3. In Nov. '90 Engineer Member, DDA desired as follows:

"Rechecking of the proposal with reference to the land use as given in MPD-2001 and to decide about the need of sending the proposal to any of the committees like Technical committees, Yamuna River Committee, DDA etc. and if there is any such need to get the needful done."

4. The matter was examined and it was observed that in MPD-2001, the area where the fly-ash brick plant was proposed to be located formed part of the river channelisation scheme which was yet to be finalized and the various land uses thereof were yet to be identified on the basis of the channelisation scheme. The fly-ash brick plant for manufacturer of bricks is an industrial activity as per the zoning regulations and in the absence of a land use plan for the river bed area, it would not be possible to establish a fly-ash brick plant on the proposed site.

Further in MPD-2001, there is no provision to allow the temporary use of land under any land use category other than that specified in the Master Plan. However, this would presumably not be a handicap in the instant

case where the intention is to utilise land in the vicinity of the Raj-ghat Power station for what is essentially an ancillary industrial activity.'

Thus, the proposal as now formulated by Chief Engineer(Design) is to locate two fly ash brick plants at Raj Ghat which would utilise the fly-ash generated by the Rajghat Thermal Power plant. The Chief Engineer D & DDA is of the opinion that these two privately owned fly-ash brick plants would be in the nature of an ancillary activity in relation to the said thermal power house as they have been planned essentially to make economic use of fly ash generated by the thermal power station and protect the environment against the harmful effects of generating and storing larger quantities of fly -ash.' The existence of such brick plants would also be co-extensive with that of the thermal power plant.'

The Lt. Governor, DDA has accordingly approved the proposal of setting up of these two plants at Raj ghat on 10 acres of land identified for the purpose near the Rajghat Power station. The land under reference near Raj ghat is entirely Nazul-I land which was placed at the disposal of the then Delhi Improvement Trust vide Agreement dated 31.13.37. As per clause V of the agreement, the Trust may lease out at full market rate any land included in the specified Nazul Estate transferred to Delhi Improvement Trust if it is proposed to lease any land included in the said Nazul Estate at a rent less than the full market rate then the prior sanction in writing of the Govt. is necessary, if the value of land exceeds Rs.25,000/-. As the said agreement did not provide for licencing of land at less than full market rate, sanction of Govt. of India in Ministry of Urban Development was sought to the allotment of 3 acres of land each to the two entrepreneurs short listed by the committee consisting of V.C./F.M./E.M., DDA and Commissioner of Industries, Delhi Admn. on 10 year licence fee basis. (Annexure-I). 11.11.1977.

The terms and conditions of the allotment were discussed in a meeting taken by Additional Secretary, Ministry of Urban Development vide its D.O. NO. I-1231/1/91/L.D. dated 11.3.91 conveyed their No Objection to the proposal of DDA to relax clause V of the agreement between Government and then Delhi Improvement Trust to give land in the vicinity of Raj-ghat Power house on licence fee basis. (Annexure-II). Page 128-131.

The proposal was also discussed in detail in a meeting held on 28th Nov. 90 under the Chairmanship of Secretary (Environment & Forest) which was attended by the E.M. A reference seeking the clearance about the location of the proposed fly ash brick plants adjoining to Raj-ghat Power station was also made to the Ministry of Environment & Forests by the Delhi Development Authority. The Ministry vide its letter dated 18th March, 1991 (Annexure III) has intimated that it has No objection from the Environmental angle to the location of the Fly-ash brick plants in the ash pond area or adjoining the power station. The Hon'ble Minister of State for Environment & Forest had also reportedly desired that the setting up of fly ash brick plants be expedited.

6. The location of the proposed Fly-ash brick plants (vide map placed on table) was considered by Technical Committee in its meeting held on 29.1.91 and the Technical Committee approved the proposal, keeping in view the need for the setting up of these flyash plants on a site which is as close as possible to the Rajghat Power station. It was also recommended that the existing bund road should be improved to enable it to be used for the to and fro movement of trucks carrying the raw material, as well as finished products from the proposed fly ash plants proposed in the instant case.

Before the scheme is implemented, a policy decision is to be taken as to whether fly ash brick plants could be set up as an industrial activity which is ancillary to the existing thermal power stations, whether at Rajghat or at other local power stations-I.P. Estate and Badarpur and allowed to function in the vicinity of such power stations for a limited period, even though the prescribed land use for the two plant sites, which fall in the river bed area, are yet to be determined.

The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the proposal be approved subject to change of land use.

.....

-140-

Item
No.
8
A-21-02-92

Sub: Change of land use of an area 4.035 hecets
(10 acres) from 'Agricultural and water
body' to manufacturing' for fly ash bricks
plant at Rajghat, New Delhi.
(F.3(56)/89-MP pt.-I)

P R E C I S

Reference is invited to the Authority Resolution
No.60 dated 17.05.1991. (Appendix 'Y'
page no. 143-150) approving the change of land
use of an area 4.035 hecets (10 acres) from that of agricul-
tural and water body' to that of manufacturing' to facili-
tate the setting up of fly-ash bricks plants at Rajghat,
New Delhi.

2. The Ministry of Urban Development, Govt. of India
was requested to convey the approval of the Central Govt-
under Section 11 A of Delhi Development Act, 1957 to the
issue of a public notice for inviting objections/sugges-
tions from the public in this regard. The Government of
India ~~has~~ conveyed their approval vide their letter no.

K-13011 12/91-DDIB dated 30.9.91 (Appendix 'Z'
page 151) accordingly a public notice

was issued on 19.10.91. (Appendix 'AA'

page 152)

3. No objections/suggestions have been received in res-
ponse to the public notice. The proposal has been considered
by the Technical Committee of DDA and the Technical Comm-
ittee has noted that in response to a public notice issued
inviting objections/suggestions for change of the prescri-
bed land use for an area measuring 10 acres from 'Agricultural
and water body use' to manufacturing use (fly ash bricks plants)
near Rajghat, no objections or suggestions from the

public had been received. It was, therefore, decided to to recommend the case to the Authority for approval to the proposed change of land use. The Central Govt. Min. of Urban Development will accordingly be requested to issue a final notification under the Delhi Development Act 1957.

The proposal is placed before the Authority for its consideration and approval.

R E S O L U T I O N

Resolved that the proposal to change the prescribed land use for an area measuring 10 acres from 'Agricultural and water body use' to manufacturing use' (fly ash bricks plants) near Rajghat be approved and recommended to the Ministry of Urban Development for final notification.

: 142 :

APPENDIX 'Y' TO ITEM NO. 91/92

K.K.Gupta,
Under Secretary (Lands),
Ministry of Urban Development,
Nirman Bhawan,
New Delhi-110011.

D.O.No.J-13021/1/91-ID

11th March, 91.

Dear Shri Behari,

Kindly refer to the meeting held in the Chamber of AS(D) on 12th Feb. '91 at 11.00 a.m. and your D.O. letter No. II(57)/90/DDA/51 dated 28th December, 1990 regarding allotment of land on temporary basis by D.D.A. for setting up a Fly Ash Brick Plant. I am enclosing herewith minutes of the meeting in which the terms and conditions for allotment of land for Fly Ash Plant was discussed. The Ministry of Urban Development has no objection to the proposal of the D.D.A. to relax clause 5 of the Agreement between the Govt. and the then Delhi Improvement Trust to give land in the vicinity of the Rajghat Power House on license basis. The terms and conditions of the licence may be as discussed in the meeting and annexed to the minutes of the meeting held on 12th Feb. '91.

With kind regards,

Yours sincerely,

sd/-

Encl: As above.

(K.K.Gupta)

Shri Rakesh Behari,
Commissioner (Lands),
Delhi Development Authority,
Vikas Sadan,
I.N.A., New Delhi-110023.

TERMS AND CONDITIONS OF TEMPORARY ALLOTMENT OF LAND TO
ENTREPRENEURS OF FLY ASH PLANT, AS APPROVED BY THE GOVT.

1. The allotment will be on temporary licence basis to use the land for setting up flyash brick production for a period of 10 years extendable if the Government agrees for another 10 years on same conditions.
2. That the land will be given for flyash brick production on same fee basis as given to DELU for dumping of flyash at 40 paise per sq. mtr. per annum.
3. That the licensee shall have no right, title or interest to the land licensed to him, nor shall he, over be deemed to be in possession thereof. He shall only have the permission to run the plant at site. The legal possession and control of the land shall always continue to vest in DIA.
4. That the licensee shall have no right whatsoever, to allow any other person to use the land of any part thereof. The entrepreneur shall be permitted to constitute a public company for the purpose of securing loans, equity and other financial supports from financing institutions, However, the original allottee shall have no right to enter into any further partnership with any other person or company in respect to the plant.
5. The entrepreneur shall be permitted to put up minimum infrastructure and superstructure required for running the flyash utilisation unit and any other ancillary unit whose output is to be consumed in brick production, on the land given to him on licence. For this purpose, the type of structure, and its specifications will require prior approval.
6. The legal heirs/successors in interest shall with the prior permission of the competent authority be allowed to run the plant on original conditions. But the original allottee and/ or his legal heirs/ successors in interest shall have no right to transfer in any manner the interest in the said plant.
7. That the land shall not be used for any purpose other than for the running of a flyash plant. It should be made clear that in case any other activity is found going on at the site or the land is used for any other purpose the licence shall stand automatically revoked and the entire land alongwith the plant shall vest with the Govt. without any compensation or any other amount whatsoever being paid to the entrepreneur.
8. That the entrepreneur shall maintain the land in absolutely clean and hygienic conditions and shall conform to rules and regulation or bye-laws made in this regard by the Municipal or other competent authorities.
9. That the entrepreneur shall be allowed only relevant publicity or exhibition/ demonstration of the products/ processes on the allotted sites for creating awareness about the new products and for stimulating marketing potential.

Next page--

10. That in case the licensee becomes insolvent or the firm is dissolved prior to the expiry of the licence period or in the case of a company, it is wound up or goes into liquidation, then the licence shall automatically stand terminated and the legal representatives/ successors of the licensee shall not be entitled to use the land. However, with the express approval of DDA in writing the legal representative/successors may be allowed, the licensee, to remove the goods and other equipment that may be found at the licensee's site but in case the goods are not removed by the legal heirs/ representatives/ successors within 4 weeks of the demise/ dissolution/liquidation/ winding up of the licence, the said goods may be disposed of by public auction. The dues of DDA if any outstanding against the entrepreneur shall be the first charge on the goods/ materials and plants. The permission to remove the same shall be given out after the dues are cleared.
11. That the officers or authorised representatives of DDA shall have access at all reasonable hours to the site or any part thereof and to plant as well as machinery.
- 12.i) The absolute right to revoke licence if in public interest and
ii) also preventing uncertainty for the entrepreneur due to which he may be reluctant to make investment or element of compensation be introduced if revocation takes place before expiry of original licence period.
13. That all the necessary permissions/ approvals or the licensee as may be necessary to run the plant shall be obtained by the entrepreneur.
14. DDA shall have the priority and/or option of purchasing the products required for its own use at the predetermined price. The minimum buy-back period for the bricks will be three years and after that DDA will procure any specific quantity of bricks required by them on the first priority basis. The entrepreneur will however be permitted to sell the surplus product in the open market.
15. The licensee shall have no right to mortgage the land licenced to him for any purpose whatsoever.
16. That the land for setting up the brick production unit will be made available free of any encroachment and the boundaries of land to be licenced shall be specifically marked along with the access roads, storage and plant area etc. and entrepreneur shall not trespass the area not so marked out for him.
17. That on expiry of period of licence or on earlier determination or revocation thereof, the land shall vest in DDA. The entrepreneur shall have the right to remove the plant within time failing which the plant shall vest in DDA as its property without payment of any compensation or any amount on any account whatsoever who shall have the absolute discretion to run the same or to sell it or dispose of it in any other manner.

Next page--

18. That on the expiry of licence period or on the earlier determination or revocation thereof, the entrepreneur shall have no right whatsoever to use the land/ premises or continue at the same for any further stretch of time. In case of resistance, DDA shall have the right to use the necessary force to restrain the entrepreneur from using the land/ premises after the aforesaid period and remove the entrepreneur as well as his agents, employees etc from the site.
 19. That nothing contained in the licence shall be construed as conferring upon the entrepreneurs any right title or interest in respect of over, in or upon the land/ property of the Licensor.
 20. That the DDA has the absolute discretion, to renew the licence after 10 years. However, in case of decision by the DDA not to renew the licence, the entrepreneur shall remove his men, all plant and machinery etc, from the site forthwith without any claim, whatsoever, against DDA.
 21. That the decision of V.C., DDA or his authorised officer regarding the interpretation of the terms of licence and/ or any matters, connected with the agreement, licence or the land shall be final and binding and shall not be called in question before any Court or Forum. That all other raw materials except the flyash shall have to be arranged by the entrepreneur and DDA shall not be responsible for non-availability of the same at any stage.
 22. That in case the entrepreneur decides to close the plant then the DDA shall have the pre-emptive right to purchase the same.
 23. That any failure on the part of the DDA to take action for breach of any of the terms and conditions would not amount to a waiver thereof. The right to take action in respect of any default shall continue to survive.
 24. DDA may consider providing collateral relaxations or special permission restricted to certain financial institutions to facilitate entrepreneurs in raising institutional loans by mortgaging the superstructure and any plant machinery and equipment required for production of bricks or ancillary industrial activity that may be essentially required for carrying out the production of bricks economically.
 25. Basic on-site infrastructure such as access roads, water and electricity will be made available by DDA for running the brick plant.
-

APPENDIX 'AA' TO ITEM NO. 91/92

Minutes of the meeting held on 11.9.91 in connection with setting up of flyash brick units in Delhi.

A meeting to review the progress and to consider further action in connection with the setting up of flyash brick production units near Rajghat and Badarpur Thermal Power Stations was held under the chairmanship of Secretary (UD). Following officers attended -

Ministry of Urban Development

Dr. Madhav Godbole, Secretary
Shri R.V. Pillai, Addl. Secretary
Dr. P.S.A. Sundaram, Jt. Secy.

In Chair.

Delhi Administration

Shri R.K. Takkar, Chief Secy
Shri R. Narayanaswami, Commr. of Industries

HUDCO

Shri S.K. Sharma, CMD.

Ministry of Environment & Forests

Shri A. Bhattacharya, Addl. Secy.

Department of Power

Shri J.D. Mehtani, Jt. Secy.

Delhi Development Authority

Shri W.D. Dandage, EM
Shri R.S. Jindal, CE
Shri Ravi Malik, Commr. (Land)
Shri S.C. Gupta, Director

Central Public Works Department

Shri W.D. Dandage, DG
Shri P. Krishnan, ADG

Small Scale Industries

Shri L.T.P. Sinha, Director

Delhi Electricity Supply Undertaking

Shri A.K. Bhargava, CE (Projects)
Shri G.D. Agrawal, SE
Shri N.K. Gupta

National Thermal Power Corporation

Shri P.S. Bami, CMD
Shri N.K. Balasubramanian, Director

Badarpur Thermal Power Station

Shri B.N. Ojha, AGM(Incharge)

L&D

Shri G.V. Krishna Rau, L&D

BMTPC

Shri T.N. Gupta, ED.

2. Welcoming the representatives from different departments and agencies, the Chairman observed that the issue of setting up of flyash brick units near Thermal Power Stations in Delhi had been pending since long. He mentioned that the related issues were discussed in different fora but unfortunately it has not been possible to make a beginning for utilisation of flyash in the manufacture of building material in Delhi. Since the Govt. is keen to set up flyash utilisation units as ancillary activity with the thermal power plants all over the country, it was felt that the beginning made in Delhi will set an example for starting similar activities in other thermal power stations in the States. He therefore, emphasised the need to prepare a time-bound action plan which will result in establishing the proposed brick manufacturing units at the earliest. He requested the cooperation of representatives of the various Ministries so that the final action materialises on the ground and the subject of putting flyash to use in the manufacture of building materials does not remain only a subject for discussion.

3. The following main issues were considered during the meeting:-

- i) Terms and conditions for allotment of land to the entrepreneurs for setting up brick production units in the ash pond areas of the Thermal Power Stations.
- ii) Availability of infrastructure like electricity, access roads, water connection etc. for production units.
- iii) Steps to be taken by DDA and DESU to make the proposed site available to the entrepreneur at the earliest.
- iv) Utilisation of flyash bricks in the works of CPWD and DDA.
- v) Possible fiscal incentives for encouraging the entrepreneurs to popularise the use of flyash bricks in the initial period.

- vi) Suitable measures to encourage use of flyash as partial substitute to clay by the conventional burnt clay brick manufactured in the vicinity of Thermal Power Stations.
4. After prolonged discussions on the above issues, the following decisions were taken:-

- i) Since the Delhi Development Authority have approved setting up flyash brick production units near Rajghat Thermal Power Station, the necessary preliminary notification for change in the land use of the power house area would be issued within two weeks after obtaining approval of Urban Development Minister in order to enable the use of land by the entrepreneurs at the earliest. Regarding the allotment of land near Badarpur Thermal Power Station, the NTPC will send the proposal for setting up of four units to DDA and preliminary notification for that land will also be issued within a period of 30 days after obtaining approval of Minister for Urban Development.
- (Action: DDA/NTPC)
- ii) The present licencing conditions were found to be restrictive and will not enable release of finance by lending institutions to the entrepreneurs. It was decided that on the pattern of land allotted in industrial estates, the land will be given not on licence but on lease for a period of 90 years with a stipulation to review allotment after 30 years. Suitable conditions for resumption of land etc. will be included to provide for safeguard against misuse of land. With such a change, the land price should be as is normally charged for industrial use and no concession therein may be necessary. The terms and conditions would be framed in line with those adopted by Delhi Admn./State Govts. for leasing the plots in the industrial estates. The proposed terms and conditions in the form of Lease Agreement will be formulated by DDA and submitted to the Ministry of UD and Delhi Admn. for approval. It was necessary only to provide that DDA will agree to purchase flyash bricks for its works at such price, as may be decided by DDA from time to time, if the entrepreneur is not able to market the full output.
- (Action: DDA/Delhi Admn.)

- iii) Delhi Admn. agreed to examine how infrastructure like electricity, water connection and access roads etc. to the production units can be provided from plan provision on the lines similar to the provision of such infrastructure to the units in industrial estates. This was in view of the difficulty in supply of power to the units in Badarpur and the expenditure on roads etc., which the entrepreneurs will find it difficult to bear.
- (Action: Delhi Administration)

- iv) Delhi Administration will consider extending concessions in respect of Sales Tax and Terminal Tax/Octroi.

(Action: Delhi Adm. / Industries Commissioner)

- v) In the production of conventional clay bricks use of atleast 30-35% flyash can be made to replace the top soil and reduce the consumption of coal. The fiscal concessions can be allowed from 10% flyash onward and graded according to flyash content. Recognising these advantages and the need to promote its use in conventional brick making, it was decided to request the Deptt. of Power to reconsider the issue of providing a suitable subsidy for transportation of flyash for making it available near the brick kiln sites. Flyash should, of course, be supplied free in usable form.

(Action: Deptt. of Power)

- vi) It was felt that the Deptt. of Environment in concert with Deptt. of Coal and State Govts. should also evolve some suitable guidelines to promote replacement of precious top soil by atleast 35% of flyash by linking the coal allotment to brick kilns with their utilisation capacity of flyash and by linking the licensing of new brick kilns in the vicinity of thermal power stations to the adoption of flyash technology for the brick production.

(Action: Ministry of Environment/MOUD/BMTPC/HUDCO)

- vii) It is necessary to look at a whole range of uses of flyash for building materials and road construction, and not just bricks. It is necessary to change specifications of public agencies to enable use of such products widely. Transport subsidy may have to be provided by NTPC to promote bulk use of fly-ash for road construction, land filling etc.

(Action: Deptt. of Power/BMTPC/HUDCO/NTPC)

- viii) DDA will prepare a time-bound action plan to shift the existing jhuggis from the site of the proposed brick units by December '91 and DESU and BML will take necessary steps for the removal of temporary structures in order to make the site available free of encroachments to the entrepreneurs at an early date.

(Action: DDA/DESU)

- ix) To popularise use of flyash in different types of building materials and construction applications, the NTPC would examine setting up of atleast 3 to 4 Flyash Technology Building Centres near Thermal Power Stations in major urban centres with HUDCO's help. These Building Centres will demonstrate and act as showrooms for different applications and construction materials based on use of flyash and will help in creating an awareness and market for new materials. In this context, it was suggested that the Building

Materials & Technology Promotion Council (BMTPC) should be strengthened to perform its model role.

- (Action: Deptt. of Power/NTPC/BMTPC)
- x) Delhi Admn. may consider making suitable announcements to make the prospective users of flyash aware of the various facilities and incentives available to encourage setting up of more production units based on flyash.

- (Action: Delhi Administration)
- xi) For selection of entrepreneurs desiring to set up flyash brick units on the proposed sites in the ash pond area of Rajghat Thermal Power Station and Badarpur Thermal Power Station, NTPC will take decisions in case some of the entrepreneurs identified earlier are not forthcoming to set up the brick units. Chief Secretary, Delhi said that the decision of Delhi Administration has already been conveyed to DDA and NTPC. For the selection of entrepreneurs, the normal procedures used by NTPC for award of works will be adopted.

(Action: Deptt. of Power/NTPC/DDA)

The meeting ended with vote of thanks to the Chair.

**MINUTES OF THE MEETING HELD ON 20.1.1992 IN CONNECTION WITH
SETTING UP OF FLYASH BRICK UNITS IN DELHI**

A meeting to review the progress and to consider further action in connection with the setting-up of Flyash Brick Production Units near Rajghat and Badarpur Thermal Power Stations was held under the Chairmanship of Secretary (UD). Following Officers attended:

Ministry of Urban Development

Shri R.K.Bhargava, Secretary
Shri R.V.Pillai, Addl. Secretary
Dr. P.S.A. Sundaram, Jt. Secretary
Shri Gurbachan Singh, DS (H)
Shri R. Bannnerji, DS (DD)
Shri Pankaj Agarwal, DS (DD&L)
Shri H.K. Ghosh, US (H)

- In Chair

Delhi Administration

Shri R.P. Rai, Commissioner (Industries)

HUDCO

Shri V. Suresh, Director (CP)

Ministry of Environment & Forests

Shri K.M. Chadha, Jt. Secretary

Department of Power

Shri J.D. Mehtani, Jt. Secretary

Delhi Development Authority

Shri R.S. Jindal, Chief Engineer
Shri P.K. Bhandari, Chief Engineer, DDA
Shri Rakesh Behari, Commissioner (Land)
Shri Manjit Singh, Commissioner (Slums)

Small Scale Industries

Shri L.T.P. Sinha, Dy. Commissioner

Delhi Electricity Supply Undertaking

Shri S.P. Agarwal, Chief Engineer
Shri D.P. Gupta, Suptg. Engineer

National Thermal Power Corporation

Shri N.K. Balasubramanian, Director (Tech.)

L&DO

Shri Mahendra Sharma

BMTPC

Shri T.N.Gupta, Executive Director

2. After prolonged discussions on the issues involved, the following course of action on the part of different departments/agencies/authorities were decided.

Delhi Development Authority

- a) Since the proposal for change of land use regarding the land near Rajghat Thermal Power Station in its final form is to be considered in the next Meeting of the Authority, the final notification will be issued by the end of January or early February '92.
- b) Regarding the allotment of land to the entrepreneurs it was decided that the land would be allotted on lease instead of licence fee basis, with a stipulation to review the allotment after 30 years. Approval of Govt. will be solicited for allotment at less than market rates. However, suitable conditions for resumption of land will be included in the lease agreement as a safeguard against misuse of land by the entrepreneurs.
- c) Commissioner (Slums) reported that out of over 2,000 Juggies on the site to be removed, nearly 800 are occupied by the Ration Card holders which will be removed by the end of March. However, regarding the shifting of Juggies of Non-Ration Card holders' families further direction would be required. It was decided that the issue could be decided in a Meeting to be convened by Ministry.
- d) Necessary steps will be taken by DDA and CPWD to enhance the use of flyash in road construction and embankment, filling etc.

Delhi Electricity Supply Undertaking

- a) Regarding power connection to the entrepreneurs for Badarpur Plant, it was decided that they should be given 'Industrial Estate' status as a special case, if necessary by relaxing the provisions of Master Plan, to enable DESU to give power connection, the cost for which will be debited to provision for DESU in Annual Plan. own budget.
- b) In respect of Rajghat Plant, it was decided that the cost of providing power connection will be met by DESU.

- c) Regarding the final layout of the plots to be given to entrepreneurs near Rajghat Thermal Power Station, DESU will expedite the removal of temporary structures of BHEL and a final layout to be prepared by BMTPC and Lands Division of Ministry on the basis of the area plan approved earlier.

Delhi Administration

- a) As the Central Government has exempted levy of Excise Duty on flyash based materials, the Delhi Administration also agreed to consider Sales Tax exemption on the products of these units during the initial period of five years atleast as an incentive to encourage use of flyash in building materials.
- b) For encouraging enhanced utilisation of flyash by the conventional brick kiln owners, Delhi Administration will further examine the issue of the new licences for Clay Brick Manufacturing Units and ensure use of atleast 35% of flyash by them.
- c) Delhi Administration will examine the case for giving licences to more entrepreneurs to start such activities on the plots to be developed near Badarpur Thermal Power Station. It is proposed to develop atleast 10 plots for flyash brick making units in future.

Department of Power

- a) Since utilisation of flyash in manufacturing of bricks and other construction materials would reduce environmental pollution and also save valuable land, otherwise used for dumping of flyash, the Department of Power should consider availability of flyash free of cost and issue of suitable transportation subsidy for ordinary brick kilns. It was reported by the representative from the Department of Power that a policy paper has been submitted to the Cabinet on various issues connected with the utilisation of flyash in building materials and in the construction sector, however, transportation subsidy has not been recommended.

National Thermal Power Corporation

- a) As decided earlier that NTPC will set up few Building Centres to popularise flyash-based building materials and components, it was reported that the first pilot plant for demonstrating different building products is already in progress within the plant area at Badarpur Thermal Station. It was further decided that NTPC will tie-up with HUDCO for setting-up of more pilot production units or Building Centres under the current programme of Building Centres at different places.

CPWD

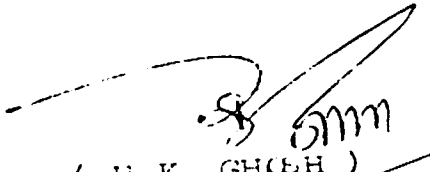
- a) CPWD & DDA will take the necessary steps to increase the use of flyash bricks in their construction and will work out a buy-back arrangement with the forth-coming brick production units.

Meeting ended with a vote of thanks to the Chair.

No.N-21015/22/91-H.I
Gov. ment of India
Ministry of Urban Development
(Saheri Vikas Mantaulaya)
.....

New Delhi, dated the 5th Feb.'92.

Copy to all present.


(H.K. GHOSH)
Under Secretary to the Government of India

Appendix 'CC' to Item No. 91/92.

THIS INDENTURE made this _____ one thousand nine hundred and _____ between the Delhi Development Authority, a body corporate under the Delhi Development Act, 1957 (No. 61 of 1957) (hereinafter called "the lessor") of the one part and _____ (hereinafter called the Lessee) of the other part.

WHEREAS the lessee has applied to the lessor for the grant, for a period of 30 years, of lease of the plot of land, belonging to the Lessor, hereinafter described and the Lessor has on the faith of the statements and representations made by the Lessee, accepted such application and has agreed to demise the said plot to the Lessee on the terms/conditions in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that, in consideration of the premium of Rs. _____ (Rupees _____ only) paid toward premium before the execution of these presents (the receipt where of the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee, ALL THAT plot of land being the plot no. _____ Blk. no. _____ in the lay-out plan of _____ containing by admeasurement an area of _____ or thereabouts situated at _____ which plot is more particularly described in the schedule here under written and with boundaries thereof for greater clearness has been delineated on the plan annexed to these presents and thereon coloured red (hereinafter referred to as "the plot") TOGETHER with all rights, easements and appurtenances whatsoever to the said plot belonging or appertaining TO HOLD the premises hereby demised unto the Lessee only for thirty years commencing from _____ day of _____ one thousand nine hundred and _____ and expiring on _____ day of _____ two thousand and _____ YIELDING AND PAYING therefore yearly rent payable in advance of Rs. _____ (Rupees _____ only) upto the _____ day

.../-

of _____ one thousand nine hundred and _____ and thereafter at the rate of two and half percents of the premium (the sums already paid and such other sum or sums hereafter to be paid towards premium under the covenants and conditions hereinafter contained) or such other enhanced rent as may hereafter be assessed under the covenants and conditions hereinafter contained clear of all deductions by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the State Bank of India, New Delhi or at such other place as may be notified by the Lessor for this purpose, from time to time, the first of such payments to be made on the fifteenth day of _____ one thousand nine hundred and _____ and the rent amounting to Rs. _____ (Rupees _____ only) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

SUBJECT ALWAYS to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say as follows:-

I. The Lessor excepts and reserves unto himself all mines, minerals, coal, gold-washing, earth oils and quarries in or under the plot, and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working obtaining, removing and enjoying the same without providing or leaving and vertical support for the surface of the plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

II. The Lessee for himself, heirs, executors, and administrators and assigns covenants with the Lessor in the manner following, that is to say:

1) The yearly rent of two and half percent of the premium hereby reserved shall be calculated on the sum received towards premium by

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the Lessor before the execution of these presents.

2) The Lessee shall, pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.

3) The Lessee shall not deviate in any manner from the lay-out plan nor alter the size of the plot whether by subdivision, amalgamation or otherwise.

4) The Lessee shall, within a period of two years from the _____ day of _____ one thousand nine hundred and _____ (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plan and specifications from the proper municipal or other Authority, at his own expenses, erect upon the plot and complete ⁱⁿ substantial and workman like manner an industrial building for carrying on the approved ~~manufacture~~ manufacturing process of bricks from Fly Ash with the requisite and proper walls sewers and drains and other conveniences in accordance with the sanctioned building plan to the satisfaction of such municipal or other authority.

(5)(a) The lessee shall not sell, transfer, assign, let out or otherwise part with the possession of the whole or any part of the plot/building constructed thereon.

(b) Notwithstanding anything contained in Sub-clause(a) above, the Lessee may, with the previous consent in writing of the Lessor, mortgage or charge the plot to such person as may be approved by the Lessor in its absolute discretion.

PROVIDED THAT, in the event of the sale or fore-closer of the mortgaged or charged property, the lesser shall be entitled

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to claim and recover 100% of the unearned increase in the value of the plot as aforesaid, and the amount of the Lesser's share of the said unearned increase, shall be first charge, having priority over the said mortgage or charge. The decision of the Lesser in respect of the market value of said plot shall be final and binding on all parties concerned.

c) A copy of the partnership deed/Memorandum and Articles of Association, as on the date of execution of this lease deed is annexed herewith as schedule-II of this deed. The names of the persons with their signatures, constituting the lessee partnership firm are stated on the margin of every page of this deed. The names of the share holders of the lessee company are given in schedule-II of this deed and the names of its present Directors, with their signatures, are stated on the margin of every page of this deed. If there is any change in the Constitution of the lessee partnership firm/ if there is any transfer of share of the lessee company or any new share is issued by the lessee company, without prior approval of the lesser in writing, this lease shall automatically stand determined.

6. The Lesser's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

7. In the event of the death of the Lessee the person on whom the title of the deceased devolved shall, within three months, of the devolution, give notice of such devolution to the Lessor and shall supply certified copies of the document(s) evidencing the transfer or devolution.

8. The lessee shall from time to time and at all times pay and discharge all rates, taxes, charges, and assessments of every description which are now or may at any time hereafter during the continuance of this lease be assessed, charged, or imposed upon the plot hereby demised or on any building to be erected thereupon.

9. All arrears of rent and other payments due in respect of the plot hereby demised shall be recoverable in the same manner as arrears of land revenue.

10. The Lessee shall in all respects comply with and be bound by the building, drainage and other bye-laws of the proper municipal or other authority for the time being in force.

11. The Lessee shall not without sanction or permission in

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whichever is
applicable

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lessor and of its
writing of the proper municipal or other authority erect any
building or make any alteration or addition to such building on
the plot.

12. The lessee shall not use or permit to be used the plot
or the building thereon for any purpose other than of manufacturing
bricks from Fly Ash and the plot or the building thereon shall
not be used or permitted to be used for any other purpose
whatsoever. B

13. The lessee shall at all reasonable times grant access to
the plot to the lessor for being satisfied that the covenants
and conditions contained herein have been and are being complied
with.

14. The lessee shall, after the expiration of the said term of
lease of 30 years hereby granted, quietly ~~to~~ surrender and deliver
up possession of the said land but not the buildings or fixtures
that may then be thereon to the lessor, provided that such buildings
or fixtures shall be considered to be forfeited if not taken away and
disposed of. Provided further that if the lessor shall re-enter upon
the said land and determine this lease under Clause III hereof, the
lessee shall thereupon quietly deliver up possession of the said land
and buildings and fixtures that may then be thereon to the lessor.

15. If during the period of the lease the premises are required
for a public purpose or for administrative purposes by the Govt. the
lessor shall be at liberty to take possession of the land together
with all buildings, structures and appurtenances and the lessee shall
be entitled to compensation in respect of the buildings and structures
on the demised land at the time when notice to the effect that the
said land is required for such purpose as aforesaid has been served on
the lessee, and the lessee will not be entitled to any compensation
for his interest in the said land except refund of a proportion of the
premium which in case of dispute shall be determined by the lessor or
by such officer as it may appoint for the purpose as nearly as may be in
accordance with the provisions of the Land Acquisition Act or regula-
tions for the time being in force & the decision of the lessor or its
such officer shall be final and conclusive. B

16. The lessee shall duly perform all the obligations on his part as per agreement no. 160 dt. (copy enclosed as Annex to this lease) executed between him and the Lessor for setting up the plants for manufacturing Bricks from fly ash and breach on his part to the said agreement will amount to breach of the terms/conditions of this lease.

III. If the sum or sums payable towards the premium of the yearly rent hereby reserved or any ^{part} thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that this lease has been obtained by suppression of any fact or any misstatement, mis-representation or fraud or if there shall have been, in the opinion of the lessor, whose decision shall be final, any breach by the lessee or any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed, then and in any such case, it shall be lawful for the lessor, notwithstanding the waiver of any previous cause of right of re-entry upon, the plot hereby demised & thereupon this lease & every thing therein contained shall cease & determined and the lessee shall not ^{be} entitled to any compensation whatsoever not to the return of any premium paid by him.

PROVIDED THAT, notwithstanding anything contained herein to the contrary, the lessor may without prejudice to his right of re-entry as aforesaid and in his absolute discretion, waive or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms/conditions as may be determined by its, and may also accept the payment of the said sum or sums of the rent which shall be in arrears as aforesaid together with interest at the rate of ten percent per annum.

IV No forfeiture or re-entry shall be effected until the lessor has served on the lessee a notice in writing:

- a) Specifying the particular breach complained of, and
- b) if the breach is capable of remedy requiring the lessee to remedy the breach.

and the lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy, and in the event of forfeiture of re-entry the lessor may, in its discretion, relieve against forfeiture on such terms/conditions as he thinks proper

Nothing in this clause shall apply to forfeiture or re-entry:

- a) for breach of covenants and conditions relating to sub-division or amalgamation, erection and completion of building within the time provided and transfer of the Industrial plot as mentioned in clause II or
- b) in case this Lease has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

V. The rent hereby reserved shall be enhanced from the first day of January, Two thousand and _____ and thereafter, at the end of each successive period of ten years, provided that the increase in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without building at the date of which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor.

PROVIDED ALWAYS that any such assessment of letting value for the purpose of this provision shall be subject to the same right on the part of the Lessee of appeal from the said Collector or Additional Collector and within such time as if the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act, 1887 (Act XVII of 1887), or any amending Act, for the time being in force and the proceedings for in relation to any such appeal shall be in all respects governed by the provisions of the said Act, in the same manner as if the same had been taken thereunder.

VI. IN the event of any question, dispute or difference, arising under these presents, or in connection therewith (except as to matters the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the ~~Vice-Chairman of the Council~~ ^{Vice-Chairman of the Council} or any other person appointed by him. It will be no objection that the arbitrator is a ~~Govt.~~ ^{Public} servant, and that he has to deal with the matters to which the Lease relates,

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or that in the course of his duties as a ^{Public} Government servant he has expressed views on all or any of the matters in dispute of differences. The award of the arbitrator shall be final and binding on the parties.

The arbitrator, may with the consent of the parties, enlarge the time, from time to time, for making and publishing the award.

Subject as aforesaid, the Arbitration Act, and the Rules there under and any modification thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this clause.

VII. All notices, orders, directions, consents, or approvals to be given under this Lease shall be in writing and shall be signed by such officer as may be authorised by the ~~Chairman~~ ^{Vice-Chairman} and shall be considered as duly served upon the Lessee or any person claiming any right to the Industrial plot if the same shall have been affixed to any building or erection whether temporary or otherwise upon the Industrial plot or shall been delivered at or sent by post to then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.


VIII.(a) All powers exercisable by the Lesser under this Lease may be exercised by ^{the Vice-Chairman} ~~the Chairman~~. The Lesser may also authorise any other officer or officers to exercise all or any of the powers exercisable by him under this lease.

^{Vice-Chairman} ~~Chairman~~ (b) The ~~Chairman~~ may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this lease except the powers of the Lesser exercisable by him by virtue of sub-clause (a) above.

IX. In this Lease the expression "the ^{Vice-Chairman} ~~Chairman~~"

means the Vice-Chairman of DDA for the time being or in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Vice-Chairman by whatever designation such officer may be called. This said expression shall further include such officer as may be designated by the lessor to perform the functions of the Vice-Chairman under this lease.

X. The expression "the lessor" and the "Lessee" herein before used shall where the context so admits include, in the case of the Lessor, ^{its} successors and assigns, and in the case of the Lessee, his heirs, executors, administrators or legal representatives and the person or persons in whom the lease-hold interest hereby created shall for the time being be vested by assignment or otherwise.

~~XI.~~ This is ~~to be~~ 

XII This lease is granted under the Government Govt. Grants Act, 1895 (Act.XV of 1895).

IN WITNESS WHEREOF SH. _____ for and on behalf of and by the order and direction of the lessor has here unto set his hand and Sh./Smt./M/s. _____ the Lessee has hereunto set his/her hand day and year above written.

IN THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the plot no. _____ in blk no. _____ in the lay out plan of _____ sanctioned by the Standing Committee of the Municipal Corporation of Delhi/New Delhi Municipal Committee/Delhi Development Authority/Delhi Contonment Board by Resolution no. _____ dt. _____ the _____ day of one thousand and nine hundred and _____ and meas. _____ or thereabouts bounded as follows:

North _____
East _____
South _____

and shown in the annexed plan and marked with its
boundaries in the red.

Signed by Sh. _____

for and on behalf of and by the
order and direction of the DDA
(Lessor) in presence of:

1. Sh. _____

Signed by Sh./Smt./M/s. _____

(Lessee)

in the presence of _____

1. Sh. _____

2. Sh. _____

ITEM NO.
92/92

Sub: Suplimentary note on revised policy regarding allotment of alternative accommodation to the persons affected by the Slum Clearance Programme.

A- 7.7.92

(LEB/1547/JD(LM)/91/Pl.)

P R E C I S

1. The agenda note proposing a revised policy for allotment of alternative accommodation to the persons affected by the Slum Clearance Scheme was discussed in the meeting of the Authority on 9.4.92 (Appdx. 'DD' to page No 168-174). While agreeing in principle to these proposals in respect of katra dwellers, the Authority desired that an exercise be carried out, indicating how the approximately 2798 vacant flats would be allotted to the occupants of dangerous katras/ properties. Accordingly, a survey of 132 dangerous properties has been conducted by the Slum Wing and the following position has emerged.

S.No.	No. of properties/ katras surveyed.	No. of families	No. of additonal married adult members/widows/ divorced daughters.	No. of allotments to be made as per proposed policy
1	132	581	259	840

NOTE : The above figures are only an approximation as the exact entitlement(number) of flats can only be determined on the basis of documents to be furnished as per the allotment policy.

2. Further the number of families which are entitled to the allotment of 1, 2, 3, and 4, flats respectively has been worked out, broadly, based on the survey. The position that emerges is given in the following statement :

Total number of Families	Number of families which are entitled to			
	1 Flat	2 Flats	3 Flats	4 Flats
581	391	134	43	13

3.1. The total number of flats available with the Slum Department for allotment are 2798 which fall within the Central and Non-central areas as per the following details :

Name of colonies in Central areas.	No. of flats available for allotment in each colony.	Name of colonies in non-central areas.	No. of flats available for allotment in each colony.
1. Baasti Narnaul	2	1. Jahangirpuri	1093
2. Sarai Phoose	8	2. Tilak Vihar	848
3. Sangam Park	31	3. Raghubir Nagar	545
4. Inder Lok	6	4. Madipur Janta Flats	9
5. Chander Shekhar Azad Colony.	2	5. Ranjit Nagar A Block	1
		6. Raghubir Nagar	2
		7. Madipur	1
		8. New Moti Nagar	1
		9. Garhi	1
		10. Kalkaji	14
		11. Ranjit Nagar	4
Total	49	Total	2519

3.2. In addition, 230 flats are available for allotment at Sarai Kale Khan. However, these flats are reserved for allotment to occupants of Kasturba Niketan as per instructions of the Ministry of Urban Development. Thus, total available stock including these flats is 2798.

4. In order to ensure equitable allotment of the few available flats in the Central areas (49 in number) to the occupants who would be found eligible as per the proposed policy, we may allocate these 49 flats to each category as follows :-

Entitlement category	Entitlement of Number of flats as per the revised policy	No. of families	Total number of flats allowed for allotment in central areas to each category.
1.	Four Flats	13	13
2.	Three flats	43	12
3.	Two flats	134	12
4.	One flat.	391	12
			49

5. Since, the number of flats in the central areas is less (except in the case of category 10) than the number of eligible persons, allotments will be made by a draw of lots. The balance of the flats to which a family would be entitled i.e. 3 in the case of category 1, two in the case of category 2, and one in the case of category 3 would be allotted in non-central areas. In the above scheme of things there is no possibility of any one family cornering more than one flat in a central area.

6. The above exercise with regard to a sample of the dangerous katras (which are proposed to be taken up on first priority) goes to show that the revised policy of allotment will not result in disproportionate benefits to any one family, and by taking care of the needs of the larger families it would remove the major stumbling block in the speedy implementation of a clearance programme for slum properties in general, and dangerous properties in particular. With this observation the proposal at para 4 of the agenda item No.22 circulated before the Authority in its meeting on 9.4.1992 is for approval.

RESOLUTION

Deferred

ITEM NO.
45/92

: 168 :

Appdx. 'DD' to Item No. 92/92

Sub: Revised policy regarding allotment of alternative to the persons affected by the Slum Clearance Programme.
(LEB/1547/JD(LM)/91/Pt.)

P R E C I S

The Delhi Development Authority approved the policy regarding alternative allotment of accommodation/land to the persons affected by the Slum Clearance Programme in its resolution on 23.4.1985 vide item No.54 (File No.1034, Dir.(S)/83). In this resolution the Authority approved that;

" Para 10 All the adult married male members including widows and divorcees dependent on the head of the family as on the date of survey of the families for the purpose of their shifting from the Slum area and covered by a ration card shall be eligible for a separate allotment of a single roomed tenement in the event of their removal from the clearance area provided that they have been living in the said premises continuously from a date prior to 1.1.80. The additional allotment may also be given to the newly married adult male member of the family provided the marriage has taken place atleast six weeks prior to the date of actual clearance and provided the name of the adult male member thus claiming additional allotment appears in the ration card of the first allottee w.e.f. a date prior to 1.1.80. If any person is ineligible for such an allotment as a result of delay in clearance operation due to stay orders from the courts such a person would not be given any alternative allotment."

Till 1987, the Slum Wing had been following this policy by allotting one rehousing flat to the head of the family on a ration card and in case there are more than five members in the family having one or more adult married male members, an additional rehousing flat was being allotted to the male married members. Later on, the Slum Wing reviewed the allotment policy and started allotting one flat against one ration card regardless of the size of the family and the number of male married/widow/divorcee members in the ration card.

In implementing the above decision, the Department faced many difficulties in getting the dangerous properties vacated and, therefore, the Authority was approached with a modified proposal for allotment of one additional flat to a

married male member, in case a family consisted of more than five members. The Authority has resolved in its Resolution No.46 on 27.7.89 as under:-

- (i) One rehousing flat may be allotted to the head of the family if the ration card is in his/her own name and he/she has been living there from a date prior to 1.1.1980.
- (ii) In case the family consists of more than five members, one additional rehousing flat may also be given to a married person if the name of the married person is borne on the said ration card and the married person has also been living in the said katra/property alongwith the head of the family from a date prior to 1.1.80. Under no circumstances more than two rehousing flats will be given to any large family regardless of the number of persons on the ration card whether married or unmarried.
- (iii) The additional flat as at(ii) above may also be allotted to a widow daughter/widow daughter-in-law/divorced son or daughter, provided she/he is living with her/his father alongwith her/his children and their names are included in the ration card from a date prior to 1.1.80.
- (iv) Unmarried person if living all by himself/herself and is having an independent ration card from a date prior to 1.1.1980 may also be allotted a rehousing flat.

The additional flat will be given to an additional married person in the family provided he got married prior to the date of verification/production of documents including ration card/issue of eligibility slip.

In the cases where two rehousing flats are allotted to a family, one of the houses may be given, if possible, in the nearby area and the second unit will be given in the other areas."

The above policy was brought into practice and every effort was made by the Slum King to motivate the residents/occupants of dangerous properties, but again it has not been possible to fulfil the mission of clearance of dangerous properties in the Walled City.

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The occupants are resisting their eviction and insisting on allotment of a slum tenement to each and every married male member in addition to the head of the family. The Slum Wing has surveyed a number of properties and it is found that in the case of some properties, while eligibility letters for allotment of alternative accommodation had been issued but the occupants were not ready to vacate the properties solely on the ground that their married sons and widow or divorced daughters should be allotted independent tenements. The Slum Wing, keeping in view the contemporary situation cannot take the harsh step of forcible eviction which would result in various repercussions, legal and political. It may also be mentioned that the families which are residing in the dangerous properties in various parts of the City, in a majority of cases, are from the weaker sections and minorities, with large families ^{ONLY} having more than 2-3 married male members/widows/divorced daughters. Besides this, in Muslim families it has been experienced that the married daughters are living with their parents and hold a ration card jointly with the parents. The parents contend that they marry their daughters to the boys of close relations and that the couples reside with them after marriage & look after them in the old age. This is a factor which is posing considerable problems in the removal of the occupants of these properties where muslim families are residing. Since there are a large number of dangerous properties which are to be cleared in order to avoid any loss of human life, it has become essential to take early action for clearance of such properties. This issue has also been repeatedly discussed in the meetings of the Standing Committee.

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In this context comparison between the achievements of the Slum Wing when the relaxed policy was in operation (1985-87) and achievements during the period when the restrictive policy was in operation is revealing.

Between 1985 and 1987, 107 ketras were cleared and 1045 flats allotted. Immediately after the adoption of the restrictive policy in 1987-88 the yearwise clearance have been as under:-

<u>Year</u>	<u>No. of ketras cleared</u>	<u>No. of flats allotted</u>
1988	-	Nil
1989	1	13
1990	2	24
1991	2	11

Incidentally it may be mentioned that in 1989 the eligibility for allotment of flats was enhanced to a maximum of 2 flats but as is evident from the above data this was not enough to speed up clearance.

While on the one hand the department is faced with a criminal liability as the owner of these dangerous ketras in the event of collapse and injury to person, as many as 3000 flats are lying vacant due to dogged resistance by occupants of these ketras to the shifting to vacant tenements under the existing restrictive policy. We have surveyed 124 properties inhabited by 595 families out of which 443 families have categorically stated that they will not shift unless the old relaxed policy is reintroduced. As a result there is not even one ketra in which all the families residing therein are willing to vacate their premises under the existing policy.

2. The eligibility for alternative accommodation is determined on the basis of information obtained from ration

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cards pertaining to the period prior to 1.1.1980. The current ration card is obtained from the residents and the Slum Wing verifies its authenticity pertaining to the period prior to 1.1.1980 from the concerned Food and Civil Supplies Circle Offices. The Slum Wing is facing difficulty in tracing the record for the period prior to 1.1.1980 in the circle offices of Civil Supplies. As per the statement of the officers of that department, the record pertaining to the period prior to 1.1.1980 has been destroyed. Therefore, the authenticity of the ration cards issued prior to 1.1.80 is checked only from the Master Register pertaining to the year 1983 when the ration cards were renewed. Earlier to 1983, ration cards were issued/renewed in 1978. In order to avoid any discrepancy and undue benefit to the occupants on the basis of Master Register of 1983, which only shows that ration card was issued to the consumer prior to 1.1.1983 but does not indicate whether the ration card was issued prior to 1.1.80 or after 1.1.80. It is therefore proposed that the cut off date for continuous residence in the property may be changed from 1.1.80 to 1.1.83.

3. In order to enable the smooth and early clearance of 365 presently dangerous properties/katras and such other properties/katras which may become dangerous in the future or those which are beyond economical repairs as laid out in the plan scheme for repair of katras which are required to be cleared to improve the environment of the area, a modification of the allotment policy is imperative along the following lines:-

- (i) A family residing prior to the cut-off date and having not more than five members in the family, even if there is more than one married male member, may be allotted only one tenement.

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- (iii) For a family residing prior to the cut-off date the number of members of which is more than five, each of the married male members should be allotted an additional tenement in addition to the tenement allotted to the head of the family subject to a maximum of four flats per family including the flat to be allotted to the head of the family.

Note: The additional flat will be given to a married male member in a family provided he was married at least six weeks prior to the date of survey/verification documents.

- (iii) A widow/divorced (daughter) residing with her parents from a period prior to the cut-off date may also be allotted an additional rehousing flat as in the case of married male member mentioned at (i) & (ii) above.

- (iv) The married daughters living with their parents alongwith their husbands and children from a period prior to the cut-off date may also be allotted an additional tenement as in the case of married male member mentioned at (i) & (ii) above.

- (v) An unmarried person, if he is living by himself/herself & is having an independent ration card from a date prior to the cut-off date may also be allotted one rehousing flat. FOR CHIEF OFFICER.

Note: Ration cards bifurcated from the ration card of the head of the family after the cut-off date may be allowed to be clubbed with the ration card of the head of the family in order to determine the size of the family and the number of additional flats to be allotted to the married male members.

Incidentally, the alternative rehousing flats to be allotted under the proposed relaxed policy are to be given on payment of initial deposit of 10% of the cost and recovery of the entire balance cost including interest in half yearly instalments over 14½ years.

In conclusion it must be noted that the above modifications would facilitate the speedy clearance of dangerous kettles which apart from saving the department from possible criminal liability would greatly improve the

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environment of the highly degraded and congested Walled City area.

4. Keeping all these aspects in view the following proposals are placed before the Authority for approval viz:

FOR OFFICE USE ONLY

- 1) The cut-off date for continuous residence in the property may be changed from 1.1.1980 to 1.1.1983.
- 2) The criteria of allotment approved by the Authority vide its resolution No.46 on 27.7.89 may be substituted by the criteria proposed in para 3 above.

RESOLUTION

The matter was discussed at length and it was decided that the proposal may be modified in the light of the discussions and placed before the Authority in its next meeting.

SECRET

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Item No.
93/92

A- 7.7.92

Subject :

Operation of the post of Chief
(Horticulturist) at the level of
Director for a limited period.

F.2(402)/68/GA.I/Vol.II

P R E C I S

Delhi Development Authority, over a period of time, has developed 7,300 acres of land into different kinds of parks and gardens. It has developed 16 green buffers, 10 green fields, 851 District parks/Neighbourhood parks, 56 City forests/Woodlands, 16 lakes and 8 picnic spots. DDA's efforts in the direction of planting trees and development of green areas has been commended in all the circles and it has been a great factor in checking pollution and maintenance of environment.

2. At present, we have two Directors of Horticulture, 10 Divisions, each headed by Dy. Director (Horticulture), located all over Delhi, taking care of the maintenance/development and growth of various green areas.

3. With the monsoon season just commenced, a target of plantation of ten lakh trees this year is to be met. Special drive will be launched to cover Sarita Vihar, Dhirpur, Jasola, Vasant Kunj Phase-II, sub cities of Dwarka, Narela and Rohini.

4. Shri P.S. Bhatnagar, started his career with DDA at the level of Asstt. Director (Horticulture) in the year 1968. Prior to this, he worked in C.P.W.D. as Sectional Officer (Horticulture) since 29.10.1959. Shri Bhatnagar is highly qualified and possesses a Degree in B.Sc. (Honours)(Agriculture) and also obtained M.B.A. Degree from Faculty of Management, Delhi University. Thus, he is the most

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From pre-page.

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qualified Officer available in the Horticulture Department. Shri Bhatnagar worked as Director (Horticulture) on deputation with M.C.D. w.e.f. 2.1.89 to 20.2.92. He was repatriated back on completion of his tenure.

5. Shri C.B. Sharma and Shri R. Dayal are working as Director (Horticulture) - (North) and (South) respectively. Shri C.B. Sharma was on leave due to ill health from 4.2.92 to 14.6.92. Shri C.B. Sharma is due to superannuate on 31.1.93. Due to his ill-health, it may not be possible for him to effectively supervise the plantation operations and achieve the targets.

The Engineer Member has recommended that :-
"there is ample justification for creation of a third post of Director (Horticulture) in DDA. Delhi has a vast area and, as at present, there are only two Directors (Horticulture) in DDA who look after the whole of Delhi. Their jurisdiction, therefore, extends to three field Zones each. Director (Hort.)South looks after South East Zone, South West Zone and West Zone whereas Director (Hort.)North is incharge of East Zone, North Zone and Rohini. If the third post of Director (Horticulture) is created, then each Director (Horticulture) will be looking after two zones which would definitely be more manageable and in the interest of work. Horticultural work is the show piece of DDA and brings a lot of credit to it. If the quality and supervision of work in the Horticulture Department improves, it will certainly get a better name to DDA. There is justification for creation of the third post of Director (Hort.) also because of the

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huge areas involved in development of green in Delhi. DDA is embarking on creation of new sub-cities at Dwarka, Narela and Rohini and large areas are also to be developed at Dheerpur, Jassola and Vasant Kunj Phase-II. All these areas will need a component of development of greens as well. Creation of the third post of Director (Horticulture) would not mean creation of additional Divisions etc. but only re-distribution of Divisions between the three Directors (Horticulture) and provision of some staff to Director (Horticulture) to run his office. It is, therefore, requested that creation of a third post of Director (Horticulture) in DDA may please be agreed to."

6. With the approval of the then Finance Member and Chairman/L.G., it was decided to create one post of Chief Horticulturist carrying scale of pay of Rs.4500-150-5700/-. The Government of India was, accordingly, approached to allow creation of one post of Chief Horticulturist. Government of India vide their letter No. K-11011/49/90-DDIA dated 17th September, 1990, conveyed that the proposal was being examined and in the meantime no action to fill up the post be taken. Then again vide their letter of even number dated 15.1.1992, the Government of India further reiterated their stand that the post of Chief Horticulturist should not be filled in.

7. The Authority is competent to sanction Group 'A' posts for a maximum period of one year, beyond which posts can continue only with the approval of Government.

8. In view of special requirement of DDA to effectively supervise and successfully implement

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the plantation drive, and taking into consideration the fact that Shri Bhatnagar is a highly qualified officer and has worked for three years against the post of Director (Horticulture), it would be desirable that we may operate the post of Chief Horticulturist at the level of Director (Horticulture) carrying scale of pay of Rs.3700-125-4700-150-5000/- from 15.7.1992 to 31.1.1993 only for a limited period of 6½ months to give a boost to tree planting operations in 1992-93. The financial implications are Rs.71,600/- per annum only. (Rs.38,800/- for 6½ months)

The Authority may approve the above proposal.

RESOLUTION

The Authority resolved that the proposal for operating the post of Chief Horticulturist at the level of Director (Horticulture) carrying scale of pay Rs. 3700-125-4700-150-5000/- from 15.07.92 to 31.01.93 be approved.

M. M. L.
18/8/92
Secretary
Delhi Development Authority

[Signature]
18.8.92
Chairman,
Delhi Development Authority

