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DELHI DEVELOPMENT AUTHORITY
(SECRETARY's OFFICE)

List of the agenda items discussed in the meeting of the Delhi Development Authority held on 08.09.1992 at 3.00 P.M. at Raj Niwas, Delhi.

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10.	123/92	Cost-Benefit Analysis - Dwarka, Ph.I F.PS/Commr./PST/92/698-A	67-69
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DELHI DEVELOPMENT AUTHORITY
(SECRETARY'S OFFICE)

List of the First volume of the Agenda of the Authority to be discussed in the meeting fixed for 8.09.1992 at Raj Niwas, Delhi.

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2.	131/92	Alignment Plan of Road No. 37 extention in continuation of Road No. 37 from Ring Road to Outer Ring Road along the Southern side of Western Yamuna Canal. F. 5(12)/89-MP.	124-137
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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 8.9.1992 at 3.00 P.M. at Raj Niwas.

The following were present:-

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.P.Jakhanwal

MEMBERS

3. Dr. P.S.A. Sundaram,
   Jt.Secretary,
   Ministry of Urban Development.

4. Shri H.D.Sharma,
   Engineer Member ,DDA.

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

6. Shri P.V. Jayakrishnan,
   Commissioner,MCD.

7. Shri D.S. Meshram,
   Chief Planner,TCPO
   REPRESENTED by
   Sh. G.T. Gurmukhi,
   Addl. Chief Planner.

SPECIAL INVITEES

8. Shri R.K.Takkar,
   Chief Secretary,
   Delhi Admn.,Delhi.

8-A. Sh. T.T.Joseph,
   Secretary, L & Bldg.

9. Smt. Meenakshi Dutta Ghosh,
   Commissioner & Secretary (UI),
   Delhi Administration, Delhi.

10. Shri I.J.Talwar,
    Secretary to L.G., Delhi

11. Shri A.P. Sinha,
    Principal Commissioner, DDA.

ALSO PRESENT

12. Shri J.C.Gambhir,
    Commissioner (Planning),DDA.

Contd..... 2

13. Shri K.J. Alphonse,
Commissioner (Land & PST), DDA

14. Shri P.N. Gupta,
Commissioner (Personnel), DDA.

15. Shri K.K. Sharma,
Commissioner (Housing), DDA

16. Shri V.K. Jain,
Chief Legal Advisor, DDA

17. Shri S.C. Gupta,
Director (DC&P), DDA

18. Ranbir Singh,
Secretary, DDA.

Item No. 114/92 Subject: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 18.08.1992 - F.2(2)92-M.C./DDA.

Minutes of the last meeting of the Delhi Development Authority held on 13.8.1992 were confirmed subject to the following :-

i) In the resolution pertaining to Item No. 107/92, at the end of (ii), the following should be added:

"(iii). The registrants under NPRS-1979, who are members of the societies other than the said nine societies, will be considered for allotment of flats under NPRS-1979 on an individual basis according to their priority numbers provided they resign their membership and their resignation is accepted. Chairman, DDA suggested that feasibility of allotting flats to registrants under NPRS-1979 on a cooperative basis as has attempted in the case of Awas Sakar Yojna be also examined."

ii) From the resolution pertaining to Item No.103/92, the portion bearing serial No.(c) (iii) shall be deleted.

Item No. 115/92 Subject: Change of land use of an area measuring 0.14 hact. from 'recreational' to 'residential' near Kotla Ferozshah colony, New Delhi - F.16(60)63-MP

....

The Authority resolved that the item be withdrawn in view of the communication from the Govt. of India, Ministry of Urban Development vide No.K-12016/8/88-DDVA/IB dt. 19.6.92.

contd.....3

Item No. 116/92 Subject: Pricing of land in DDA.
F 1(58)/90/IL.

.....

Dr. P.S.A. Sundaram, Jt. Secretary, Ministry of Urban Development informed that the Ministry of Urban Development was taking steps to delegate the powers to DDA to fix pre-determined rates of land under the management of Delhi Development Act. It was, therefore, decided that since the Ministry of Urban Development was already seized of the matter, their decision may be awaited. Meanwhile difficulties arising out of the judgement of the Hon'ble the Supreme Court in the matter may be brought to the notice of the Ministry of Urban Development.

Item No. 117/92 Subject : Substitution/addition deletion of names in lease/sub-lease of industrial/commercial plots- Unearned increase.
F10(45)/Impl./91/CL/Pt.I.

.....

The Authority considered tha matter and decided that it should be referred to Delhi Administration for evolving an uniform policy which should be practicable and could be implemented easily in such cases. If necessary, Delhi Administration may constitute a Committee for the comprehensive study of the matter.

Item No. 118/92 Subject : Change of land use of an area measuring 6.12 hact. from 'rural use' to 'public and semi-public facilities (Facility Centre) near Jail, North of Wazirabad Road. F20(13)/91-MP.

.....

The Authority resolved that the proposal contained in the Agenda Item for change of land use of an area of 6.12 ha. from 'rural use' to 'public and semi-public facilities', be recommended to the Govt. of India, Ministry of Urban Development for approval and notification under the Delhi Development Act, 1957.

Contd.....4

Item No. 119/92 Subject: Change of land use of an area measuring 10.43 hact. (25.72 acres) from 'utility' (Sanitary Land) to 'public and 'Semi-public facilities' (Institutional) in Khyber Pass, Delhi. - F.3(76)/82-MP

.....

The Authority resolved that the proposal contained in the agenda item for change of land use of an area measuring 10.43 Ha. from 'Utility' (Sanitary land) to 'Public and semi-public facilities' (Institutional), be recommended to the Govt. of India, Ministry of Urban Development for approval and notification under the Delhi Development Act, 1957).

Item No. 120/92 Subject: Change of land use of an area measuring 8.1 hact. (20 acres) from 'recreational' to 'public and semi-public facilities DAP Battalions) at Vikaspuri, Delhi.

F.20(8)/92-MP

.....

The Authority resolved that the proposal contained in the agenda item for change of land use of an area of 8.1 Ha. (20 acres) from 'recreational use' to 'public and semi-public facilities', be recommended to the Govt. of India, Ministry of Urban Development for approval and notification under the Delhi Development Act, 1957.

Item No. 121/92 Subject: Change of land use of an area mesuring 3.26 Hec. from 'Commercial' (Community Shopping Centre) to 'public and semi-public use' (Police Station) and Girls Higher Secondary School) in Laxmi Nagar area, Shahdara, Delhi.

F.8(4)/31-MP

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The Authority resolved that the proposal contained in agenda item for adjustment in the land use as recommended by the Technical Committee in Laxmi Nagar and Geeta Colony, be approved.

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Item No. 122/92 Subject: Compos... Marg (... Road (... leading...

F.5(27)...

The Auth... composite alignme... from Naraina Loha... R.Block Rajinder...

Item No. 123/92 Subject: Cost-B... F.PS/C...

The Au... recommend the ... Dwarka, Ph.I su... being revised a...

Item No. 124/92 Subject: Change... 3.7 hac... to 'pub... 100 bed... Khurd.

The Au... contained in th... use of an area ... from 'rural use ... facilities' (Ho... Govt. of India, ... for approval and ... Development Act,...

Item No. 125/92 Subject: Change... 24 hac... bodies... (exten...

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Item No. 122/92 Subject: Composite alignement plan of Dev Shastri Marg (Part of Road No.25) from Naraina Road (Loha Mandi Junction) to the road leading to R-Block, New Rajinder Nagar. F.5(27)/82-MP/Pt.I

.....

The Authority resolved that the proposed composite alignment plan (Drawing No.CA/006/PFW-88) from Naraina Loha Mandi to the road leading to R.Block Rajinder Nagar, be approved.

Item No. 123/92 Subject: Cost-Benefit Analysis - Dwarka, Ph.I F.PS/Commr./PST/92/698-A

.....

The Authority resolved to approve and recommend the revised Cost-Benefit Analysis - Dwarka, Ph.I subject to the pre-determined rates being revised and up-dated on year to year basis.

Item No. 124/92 Subject: Change of land use of an area measuring 3.7 hact. (8.87 acres) from 'rural use' to 'public and semi-public facilities for 100 bedded hospital at village Pooth Khurd, Delhi. - F.20(12)85-MP

.....

The Authority resolved that the proposal contained in the agenda item for change of land use of an area measuring 3.7 Ha. (8.87 acres) from 'rural use' to 'public and semi-public facilities' (Hospital), be recommended to the Govt. of India, Ministry of Urban Development for approval and notification under the Delhi Development Act, 1957.

Item No. 125/92 Subject: Change of land use of an area measuring 24 hact. from 'agricultural and water bodies (rural use zone) to 'manufacturing (extensive industry) Slaughter House' F.3(143)82-MP

.....

The Authority resolved that the proposal

cohtd.....6

contained in the agenda item :-

a) to amend the list of prohibited industries prescribed in MPD-2001 by omitting abattoirs;

b) for change of land use of 24 ha. of land from 'Agriculture and Water Body' (rural use zone) to 'extensive industries'- abattors and allied units in village Tikri Khurd and Khampur in Narela Block be approved and processed under the provision of Delhi Development Act, 1957.

Further resolved that the land use of existing Slaughter House site at Idgah be also changed to extensive industry for abattoirs and processed under the provisions of Delhi Development Act, 1957. The Authority noted that adequate measures for protecting environment around the new site at Narela through plantation at the periphery would be taken.

Item No. 126/92 Subject : Agenda item regarding amendment in regulation 19 of Delhi Development Authority (Management & Disposal of Housing Estates) Regulation-1968- F2(62)90/P & C(H).

The Authority resolved that the proposal in para 8 of the agenda note be approved.

Item No. 127/92 Subject : Pre-determined rates of land chargeable from the allottees of residential flats under SFS, MIG, LIG and EWS/Janta categories.
F 22(6)71/HAC/Pt.-I.

The Authority resolved that the land rates for residential flats in various zones/ schemes be revised w.e.f 8.9.1992 as given below:-

EWS/Janta	Rs. 550.00 Per Sq.mtr.
LIG	Rs. 830.00 per sq.mtr.
MIG	Rs. 1380.00 per sq.mtr.
SFS	Rs. 1660.00 per sq.mtr.

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Item No. 128/92 Subject: Transfe DDA to

The Authority

shift dairy from Va quent utilisation o -cum-commercial purp Urban Development ma suitable modificatio by the government in

Item No. 129/92 Subject: Recruitm Sweepr, Assistan F.4(28)9

The Authorit Regulations for th chari/Sanitary gui Sanitary Inspector

Item No. 130/92 Subject: Amendm Dispos 1968 -

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(i) Regulations 8, and Disposal of Hou be amended, and a as per the draft p agenda item with t Regulation 3-A sha

"4) In the have not bee deposit spec shall be refu provided tha per annum sh is not refun date of fin

Notification in th issued according approval of the C

Item No. 128/92 Subject: Transfer of Dairy Colony from DDA to MCD - F.EM 1(5)79/Vol.V

The Authority resolved that the proposal to shift dairy from Vasant Kunj be approved and subsequent utilisation of the land by D.D.A. for residential-cum-commercial purpose be approved. The Ministry of Urban Development may also be informed to make suitable modification in the earlier decisions taken by the government in this regard.

Item No. 129/92 Subject: Recruitment Regulations for the post of Sweepr, Sanitary Guide/Sanitary Mate and Assistant Sanitary Inspector.
F.4(28)92/PB-V

The Authority resolved that the Recruitment Regulations for the posts of sweepers/safai Karamchari/Sanitary guides/Sanitary Mates and Asstt. Sanitary Inspectors, be approved.

Item No. 130/92 Subject: Amendments in the DDA (Management & Disposal of Housing Estate) Regulations, 1968 - F.25(39)/91-IMPL.

The Authority resolved that :-

(i) Regulations 8, and 2(2) of DDA (Management and Disposal of Housing Estates) Regulations-1968 be amended, and a new regulation 8-A be inserted, as per the draft proposed in Appendix-II to the agenda item with the modification that clause-4 of Regulation 8-A shall read as under:

> "4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest, provided that interest at the rate of 7% per annum shall be paid, if the deposit is not refunded within 6 weeks from the date of finalisation of allotment."

Notification in the official gazette be issued accordingly, after obtaining previous approval of the Central Government;

contd.....8

ii) that the power of the Authority to decide the manner, ~~and~~ terms and conditions of disposal of built-up properties under Regulation-5 of DDA (Management and Disposal of Housing Estates) Regulation-1968, is delegated to the Vice Chairman. Notification in the official Gazette be issued accordingly.

Item No. 131/92 Subject: Alignment Plan of Road No.37 extention in continuation of Road No.37 from Ring Road to Outer Ring Road along the Southern side of Western Yamuna Canal.

F.5(12)-89-MP.

.....

The Authority resolved that the composite alignment plan of Road No.37 and extension (Drawing No.PP/23 PPW-1-91), be approved subject to DWS & SDU adjusting their scheme accordingly.

Item No. 132/92 Subject: Change of land use of an area measuring 6.10 hact. from 'Recreational' to 'Residential' (MOR Pockets No.49, 58 & 104) at Kalkaji, New Delhi.

F.1(22)/86-ZP/Pt.II

.....

The Authority resolved that theprpposal contained in the agenda item for processing the change of land use of 6.10 Ha. from 'recreational use' to 'residential use' at Kalkaji, New Delhi, be approved and processed under the provision of Delhi Development Act, 1957.

Item No. 133/92 Subject: Change of land use of an area measuring about 1.0 hact. (2.47 acres) from 'Recreational use (regional Park)' to 'Public & Semi-public facilities' (Hospital. in Village Maidan Garhi, New Delhi.

F.20(11)85-MP.

The Authority resolved that in view of a super speciality hospital ~~have~~ decided to be located on the same site, the land use of the total site measuring 8.1 ha. (20 acres be approved and processed under the provision of Delhi Development Act, 1957 for change of land use from 'recreational' (Regional Park) to 'public and semi-public facilities' at Maidangarhi.

Item No. 134/92 Subject: Unified Building bye-laws-1992 for the National Capital Territory of Delhi (U.T Delhi) - F.15(1)92-MP

....

The Authority resolved that the amendments/modifications to the Development Code of MPD-2001 specified in para 8, which do not affect important alterations in the character of the Plan and do not relate to the extent of land users or standards of population density be processed under Section 11 A(I) of Delhi Development Act, 1957.

Joint Secretary (MCUD) made a number of suggestions on the proposed Bye Laws (other than those discussed in para (8) of the Agenda. They were noted for further processing while finalising the Building Bye-laws.

DELHI DEVELOPMENT AUTHORITY

ITEM NO: 114/92

A-08.09.92

Sub: *'Confirmation of the minutes of the meeting of the Delhi Development Authority held on 18.8.92 at Raj Niwas, Delhi!*
(F. 2(2)/92/M.C./DDA.)

A copy of the draft minutes of the meeting of the Delhi Development Authority held on 18.8.92 is annexed at ('A' Page 1-9).

RESOLUTION

Minutes of the last meeting of the Delhi Development Authority held on 18.8.92 were confirmed subject to the following :-

i) In the resolution pertaining to Item No. 107/92, at the end of (ii), the following should be added:-

"(iii). The registrants under NPRS-1979, who are members of the societies other than the said nine societies, will be considered for allotment of flats under NPRS-1979 on an individual basis according to their priority numbers provided they resign their membership and their resignation is accepted. Chairman, DDA suggested that deasibility of allotting flats to registrants under NPRS-1979 on a cooperative basis as was attempted in the case of Awas Sakar Yojna be also examined."

ii) From the resolution pertaining to Item No.108/92 , the portion bearing serial No(8) (iii)shall be deleted.

DELHI DI

Draft minutes
Authority held on 18.8.9

The following we

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.P. Jakhanwal,

MEMBERS

3. Dr. P.S.A. Sundaram
Jt. Secretary, MOU

4. Sh. H.D. Sharma,
Engineer Member,

5. Sh. K.N. Khandewal
Finance Member, D

6. Sh. P.V. Jayakrishna
Commissioner, MCD.

7. Sh. D.S. Meshram,
Chief Planner, TCPO.

SPECIAL INVITEES

8. Sh. R.K. Takkar,
Chief Secretary,
Delhi Administration.

9. Sh. R.D. Kapoor,
Secretary (Finance),
Delhi Administration.

10. Sh. T.T. Joseph,
Secy. L&B & PWD,
Delhi Administration.

11. Smt. Meenakshi Dutta Gh
Secy. U.L & LSG,
Delhi Administration.

12. Sh. L.J. Talwar,
Secy. to L.G.,
Delhi.

ALSO PRESENT

13. Sh. A.P. Sinha,
Principal Commissioner (L&

14. Sh. K.J. Alphonse,
Commissioner (Lands & PST

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of Delhi Development Authority held on 18.8.92 at 3.30 P.M. at Raj Niwas, 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. H.D. Sharma,
   Engineer Member, DDA.

5. Sh. K.N. Khandewal,
   Finance Member, DDA.

6. Sh. P.V. Jayakrishnan,
   Commissioner, MCD.

7. Sh. D.S. Meshram,
   Chief Planner, TCPO.

SPECIAL INVITEES

8. Sh. R.K. Takkar,
   Chief Secretary,
   Delhi Administration.

9. Sh. R.D. Kapoor,
   Secretary (Finance),
   Delhi Administration.

10. Sh. T.T. Joseph,
    Secy. L&B & PWD,
    Delhi Administration.

11. Smt. Meenakshi Dutta Ghosh,
    Secy. U.I. & LSG,
    Delhi Administration.

12. Sh. I.J. Talwar,
    Secy. to L.G.,
    Delhi.

ALSO PRESENT

13. Sh. A.P. Sinha,
    Principal Commissioner (I&M), DDA.

14. Sh. K.J. Alphonse,
    Commissioner (Lands & PST), DDA.

15. Sh. K.K. Sharma,
Commissioner (Housing), DDA.

16. Sh. J.C. Gambhir,
Commissioner (Plg.) DDA.

17. Sh. P.N. Gupta,
Commissioner (P), DDA.

18. Sh. V.K. Jain,
C.L.A., DDA.

19. Sh. B. Krishnarao,
C.A.O., DDA.

20. Sh.S.C.Gupta,
Director (DC&P), DDA.

21. Smt. R. Arora,
Director (Slum), DDA.

22. Sh. Ranbir Singh,
Secretary, DDA.

Item No. 94/92 Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 7.7.92.
(F.2(2)92-MC/DDA)

.....

Minutes of the last meeting of Delhi Development Authority held on 7.7.92 were confirmed.

Item No. 95/92 Sub: Change of land use of an area measuring 0.14 hact. from 'recreational' to 'residential' near Kotla Ferozshah Colony, New Delhi.
(F.16(60)/69-MP)

.....

Deferred.

Item No. 96/92 Sub: Change of land use of an area measuring about 25.48 hact. from 'Rural use Zone' to 'Residential use' located in South of Mehrauli-Mehipalpur Road, New Delhi.
(F.20(13)/88-MP)

.....

The Authority resolved that the proposal for change of land use of an area of 25.48 hact. from 'rural use zone' to 'residential use' be approved and recommended to the Govt. of India.

Item No. 97/92 Sub: Supplementary note on revised policy regarding allotment of alternative accommodation to the persons affected by the Slum Clearance Programme.
No.LEB/1547/JD(LM)91/Pt.

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Item No. 98/92 Sub: Pricing of la
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Item No. 99/92 Sub: Pay scale
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(F.1(26)/89-P

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The Authority resolved as follows:

i) The present policy of allotting rehousing flats as decided in the Authority's Resolution No.46 dated 27.7.89 will continue.

ii) Out of 2798 rehousing flats reported to be available for allotment, 230 will continue to be kept reserved for the occupants of Kasturba Niketan, as instructed by the Govt. of India, Ministry of Urban Development leaving a balance of 2568 rehousing flats. Out of this, 1000 rehousing flats will be transferred by Slum Wing-II, DDA to the Housing Deptt., DDA for allotment among the registrants under various schemes, on the condition that an equal number of comparable flats will be made available by DDA for alternative accommodation to presons affected by Slum Clearance Programme as and when the need arises. The remaining rehousing flats, including 49 such flats reported to be located in central areas, will remain with Slum Wing-II, DDA, for allotment to persons affected by the Slum Clearance Programme.

iii) Slum Wing-II, DDA, will take vigorous measures including coersive measures under the law where necessary, to shift the occupants of dangerous buildings and/or other buildings which are beyond economic repair, allotting the rehousing flats remaining with it in accordance with the policy and procedures in force.

Item No. 98/92 Sub: Pricing of land in DDA.
(F.1(158)/90/IL)

.....

Deferred.

Item No. 99/92 Sub: Pay scale of Jr.Engineer (Civil/Elect) and Section Officers (Hort).
(F.1(26)/89-PB-II.Pt.)

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The Authority resolved that the proposals contained in Para 12, 13 and 14 of the Agenda Note be approved subject to the condition that the arrears due to revision of scale will be deposited in the respective G.P.F. Accounts.

Item No 100/92 Sub:. Price of flats in case where change of flats (Janta, LIG & MIG) is allowed on the request of the allottee. F.24(1142)/92/RO/MIG

The Authority resolved that the present policy may continue.

Item No. 101/92 Sub: Subsitution/addition/deletion of names in lease/sub-leaseof Industrial, Commercial plots - unearned increase. (F.10(45)/Impl./81/CL/Pt.I)

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Deferred.

Item No. 102/92 Sub: Recruitment Regulations for the post of PS/PA/SO(H)/ Sr.Hindi Translator/Jr.Hindi Translator/UDC/Asstt./ Supdt. in DDA.

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The Authority resolved to authorised Chairman, DDA, to decide the matter after the R.Rs. have been seen by Finance Secretary, Delhi Admn.

Item No. 103/92 Sub: Investment of GPF accummulations under Special Deposit Scheme of Govt. of India - opening and operation of the Accounts with Reserve Bank of India/State Bank of India. A/Cs.10(9)/92-93/GPF-Investment.

The Authority resolved to authorise Chief Accounts Officer and Commissioner(Pers.) to open and operate special deposit account jointly for GP Fund of the Authority.

Item No. 104/92 Sub: Annual Administration Report for the year 1991-92. F.1(1)92-P&C.

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The Authority resolved that Annual Administration Report of DDA for the year 1991-92, be approved, subject to inclusions of suggestions, if any, received upto 28.8.92.

Item No. 105/92 Sub: Relaxation of time limit of payment of balance premium in respect of certain commercial, industrial, residential plots and commercial built-up properties. F.40(1)/83-CL.

.....

The Authority considered the matter at length and resolved as under:

i) In respect of case of S.No.1 i.e. Plot No.5-CC, Wazirpur. Industrial Area, a Committee consisting of VC and FM,DDA, should negotiate with the concerned party and arrive at a reasonsble amount to be paid as interest apart from the balance of premium. Thereafter, the matter may be referred to MOUD for a final decision.

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ii) IN respe
No.1, Block A
Okhla INdustria
to recommend
approval/condona
the balance 75%
High Court and S

iii) In respect o
Industrial Area,
may be requested
subject to paymen
the unit has alread

iv) In respect of
Kirti Nagar Ware
the Central Gove
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conditions of auc

Item No. 106/92 Sub: Lutyen's Bu
delineation o
F.120(5)/92-

The Authorit
in para 9 & 10
deletion of word:
the para 9 (ii) (b).
be processed under

Item No. 107/92 Sub: Pricing of
Housing So
Yojna.
F.2(21)/91/G

The Authorit

i) Land will be
at the current rate
Societies in general.

ii) IN respect of case at Sl.No.2 & 5 regarding plot No.1, Block A-3, L.S.C. Janakpuri and Plot No.D-88/4, Okhla INdustrial Area, Phase-I, respectively, it was agreed to recommend to the Central Govt. for ex-post facto approval/condonation of the period of default in depositing the balance 75% premium in terms of the orders of Hon'ble High Court and Supreme Court respectively.

iii) In respect of case at S.No.3, Plot No.B-25, Mangolpuri Industrial Area, it was decided that the Central Govt. may be requested for condonation of the period of default subject to payment of interest at the prescribed rates, as the unit has already paid the premium.

iv) In respect of case at S.No.4, regarding Plot No. B-58, Kirti Nagar Warehousing Scheme, it was decided to request the Central Government to reject the request for condonation of delay and for forfeiting the amount as per terms and conditions of auction.

Item No. 106/92 Sub: Lutyen's Bungalow Zone as a heritage Zone - delineation and development controls.

F.120(5)/92-MP

.....

The Authority resolved that the proposal contained in para 9 & 10 of agenda note be approved subject to deletion of word: "maximum to the extent possible", in the para 9 (ii) (b). Further resolved that the proposals be processed under the Delhi Development Act, 1957.

Item No. 107/92 Sub: Pricing of land to be allotted to Cooperative Group Housing Societies formed under the Awas Sakar Yojna.

F.2(21)/91/GH/50.

.....

The Authority resolved that:

i) Land will be allotted to Awas Sakar Yojna Societies at the current rate applicable to Cooperative Group Housing Societies in general.

ii) The Preser
closed and no cla
the scheme from
9 societies already
under the scheme w

Item No. 108/92 Sub: Modification
allocation of
SFS Schemes.

F.No.Supdt./S

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Having considered the
agenda note enclos
advise tendered by
Authority resolved t

i) The present
of flats to the reg
Scheme (SFS) will c

a) A Fifth Sel
and a Sixth S
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action shall be
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b) the registrant
for all the lo
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c) the option to
surrender or
payment of
limited to on
Self Financing
Financing Schen

ii) The Present Awas Sakar Yojna will be closed and no claims for allotment of land under the scheme from the societies other than the 9 societies already reported to have been registered under the scheme will be entertained.

Item No. 108/92 Sub: Modification in the procedure of allotments/ allocation of flats to the registrants under SFS Schemes.

F.No.Supdt./SFS/R/92/Policy.

.....

Having considered the agenda note, the supplementary agenda note enclosing MOUD's letter and the advise tendered by the Chief Legal Adviser, the Authority resolved that:

i) The present procedure of allocation/allotment of flats to the registrants under the Self Financing Scheme (SFS) will continue subject to the following:

a) A Fifth Self Financing Scheme registrant and a Sixth Self Financing Scheme registrant, who does not avail of next two opportunities by applying for allocation, shall be deemed to have opted out of the registration and action shall be taken to refund the registration deposit along with prescribed interest.

b) the registrant will be called upon to opt for all the locations while availing of the last of the aforesaid opportunities.

c) the option to the successful allocatee to surrender or cancel his allocation on the payment of prescribed charges will be limited to one more opportunity to Fifth Self Financing Scheme and Sixth Self Financing Scheme registrants.

d) No change of location or floor will be permitted under any circumstances.

ii) DDA shall address registered individual letters to all the registrants left out after one opportunity, giving the background behind the new procedure and explaining to them that it is in their own interest to apply at the earliest.

iii) Chairman suggested that a list of the balance registrants who could not be provided under the Awas Sakar Yojna should be prepared, and as more land becomes available, another scheme considered for their requirements.

Item No. 109/92 Sub: Change of land use of an area measuring 28.75 hact. (71 acres) from 'Public and Semi-public facilities' (Convention Centre) to Commercial, Residential and Recreational use in Pinjrapole area, New Delhi, for confirmation.

F.3(33)89-M.P.

.....

The Authority confirmed the resolution adopted by it on 10.8.92 by circulation.

Item No. 110/92 Sub: Constitution of the Advisory Council of the D.D.A.

F.1(1)92-M.C.

.....

The Authority noted the information.

Item No. 111/92 Sub: Change of land use of an area measuring 26 hact. from 'agricultural and water body (rural use zone) to 'extensive manufacturing (flyash brick plant) near Badarpur Thermal Power Station, New Delhi.

F.3(56)89-M.P.

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26 hact. from
(rural use zone)
(flyash brick plants
Power Station, b
and the provision
1957.

Item No. 112/92 Sub: Price of SFS

F.21(1108)/HA

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continue to charg
the SFS registrant
the time of allocati

Item No. 113/92 Sub: Proposed a
and unified
(Union Territo

F.1(25)90-M.P.

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The Authority r
contained in Para 7
approved and proces
Development Act, 1957

.....

The Authority resolved that the proposal for change of land use of land measuring 26 hact. from 'agricultural and water body (rural use zone) to 'extensive manufacturing (flyash brick plants only)' near Badarpur Thermal Power Station, be approved and processed and the provision of Delhi Development Act, 1957.

Item No. 112/92 Sub: Price of SFS flats.

F.21(1108)/HAC.

.....

The Authority resolved that DDA should continue to charge the land premium from the SFS registrants at the rate prevailing at the time of allocation.

Item No. 113/92 Sub: Proposed amendment in MPD-2001 and unified building bye-laws 1983 (Union Territory of Delhi).

F.1(25)90-M.P.

.....

The Authority resolved that the proposal contained in Para 7 & 9 of agenda item be approved and processed further under Delhi Development Act, 1957.

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ITEM SUB NO. 115/92 : Change of land use of an area measuring 0.14 ha.from 'recreational' to 'residential' near Kotla Ferozshah Colony, New Delhi.

A-8.9.92

(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....'B'..Pages 12-14.) 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 poposed 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...'C'....Pages....15.....) conveyed the approval of the Central Govt. Accordingly, a Public Notice was issued on 24.8.91 (Appendix.'D'.. Pages.....16.....).

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
area is proposed to be change

"The background information
a decision was taken by the Mi
for a strip of 25 feet along
to be vacated and 65 tenemer
so, that proper preservation
could be ensured. For the im
of the Ministry, the 'rec
to be changed to 'residential
reasons for taking up the
were conveyed to DUAC vide le
informed not to object to th
observed that the plans for the
be submitted by DDA for its con

5. The Technical Committee
3.3.92 considered the propos
Authority to approve the ch
to the condition that reside
tructed be based on the a
the stipulated height.

6. The proposal is placed
its consideration and approval
of the Technical Committee fo
change of land use.

R E S O L U T

The A-uthority resolved tha
view of the communication from t
of Urban Development vide No.K-1

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.

R E S O L U T I O N

The A-uthority resolved that the item be withdrawn in view of the communication from the Govt. of India, Ministry of Urban Development vide No.K-12016/8/88-DDVA/IB dt.19.6.92.

Appendix 'B' to Item No. 115/92

No. 67 Sub: Relocation of tenements allotted to displaced persons for a temporary period near Ferozeshah Kotla Monuments. (F.15(6C)/88-MF.)

23.10.90

P R E C I S

BACKGROUND:

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 Nazul 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 on 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 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 made 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 (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 lay-out 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.X8m.) 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 notth, 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 28.6.90 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:

1.) 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.

Appendix.....'C'.....to Item No.115/92....

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..'D'...to Item No.115/92.....

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.

MODIFICAION:

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 ch-anged 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 116/92

A-08.09.92

SUB: Pricing of land in DDA.

(F.1(58)/90/IL)

PRECIS

Background

Section 15 of D.D.Act provides for acquiusition of any land requuired for the purpose of development. By virtue of amendment Act,1963 section -16 to 20 which were originally incorporated in the Delhi Dev. Act for acquiusitiion proceedings by the Delhi Dev. Authority have been deleted. The powers have been delegated upon Lt. Governor, Delhi under article 239(1) of the Constitution to discharge functions of the Central Govt., under the provisions of Land Acquisition Act, 1894. Thus, the land in Delhi is acquired under the provisions of Land Acquisition Act by Delhi Admn. and transferred to DDA under provisions of D.D.Act.

2. The land acquired by Delhi Admn. is transferred to DDA under Section 22 of D.D.Act. A transfer of land under section 22, which deals with the Nazul lands, makes disposal of such lands by the Authority compulsorily in accordance with the rules made and directions given by the Central Govt. in this regard.

3. DDA (Disposal of Developed Nazul Land) Rules 1981, hereinafter referred to as Nazul Rules, were framed by the Central Govt. to provide for the manner disposal of Nazul lands developed by DDA. As a matter of general principle, Nazul Rules provide (Rule-8) disposal of Nazul land for any purpose through auction or by tender process as provided in these rules. The only exception to the disposal of land through auctioin/tender is provided in Rules 5,6,and 7 as follows:-

a) To certain public institutions e.g. schools, hospitals and other social religious and charitable institutions etc for renunerative, semi-remunerative or unremunerative purposes at such rates as the Central Govt. may determine from time to time (as providced in Rule-5).

b) Persons whose land has been acquired, eligible registrants of MIG/ LIG/Janta/EWS under various DDA housing schemes as also members of cooperative housing societies, industrialists who are required to shift to conforming areas (as provided in Rule-6); and

c) Certain licenced industrialists (as ;provided in Rule-7).

Rule 6 and 7 provide for allotment of land to the specified categories mentioned in these rules at " predetermined rates". Rule 2(1) definess predetermined rates as " the rates of premium chargeable from different categories of persons and determined by notificatioin from time to time by the Central Govt . having regard to :-

a) cost oif acquiusition;
b) development charges; and
c) additional charges for use and occupation.....".

4. Rule 24 of Nazul Rules provide for the manner of realisation of premium of price of plots. This rule was recently amended which provide for payment as followed in respect of cases cited above:-

a) 25% of the total land premium for the plot alongwith such earnest money,not exceeding 10% of the premium, as may be decided by the Authority, shall be deposited at the time submitting application for allotment of land.

b) 50% of the premium shall be deposited within the 60 days from the date of issue of demand - cum- allotment letter.

c) Balance premiumafter adjusting the earnest money shall be deposited before taking over possession of the land or within the 2 months of the receipt of communicatioin from the Authority offering possession whichever is earlier.

Various Types of Land rates fixed for DDA Lands

5. Pool Rates:

Pool rates are the rates based on the cost of acquisition of land and enhancement charges awarded by the Courts. Since Delhi Admn acquires the land and pays both the cost of acquisition as well as enhancement award from the Revolving Fund maintained by them,Delhi Admn. had been fixing and revising the pool rates of the various zones from time to time. Pool rates were last fixed by Delhi Admn. L&B Deptt. vide their letter No: F. 20 (1)/75/D&F dated 25th Sept. 1979.

Predetermined Rates

6. As per Naul Rules, predetermined rates are to be fixed by the Central Govt. in accordance with the provisioins of Rule 2(1).

Pool rates fixed by Delhi Admn.are needed to ascertain full cost of acquisition while working out the predetermined rates. In the absenceof pool rates fixed by Delhi Admn.in recent time, cost of acquisition alongwith the estimated enhancement charges are given by Land Department to Finance Department of DDA. If Delhi Admn. could notify the pool rates of land for various zones, these will be more authentic, based on actual cost incurred on the acquisition and payment of enhancement awards.

6.2 In practice, Chairman, DDA has been fixing the predetermined rates separately for allotment of land in the following cases:-

a) Industrial plots. (The predetermined commercial rates, where-ver needed, are taken at $1\frac{1}{2}$ time of the predetermined industrial rates).

b) Alternative residential plots allotted to individuals whose land has been acquired.

c) Residential plots in Rohini Residential Scheme.

d) Allotment of land to cooperative group housing societies.

e) Land used for construction of flats in various DDA hoiusing schemes.

f) Plot allotted to the registrations of various housing schemes in lieu of flats.

In all these cases, the factors on which the costing of pre-determined rates depend are mainly:-

:the actual cost of development, the actual cost of acquisition of land, a nominal overhead for use and occupation. The sum total of these costs becomes the per sq. mtr. rate of the whole of the land. The cost is then carried out to the net remunerative area in the ratio of net remunera -tive area to the total area, so as to recover the whole of the cost on no-profit, no-loss basis from the net saleable area.

It may be pointed out that the cost of development, cost of laying services and the ratio of rem,unerative area to whole area would depend upon the efficiency with which layout plans are prepared by the Planning Deptt. of DDA. Thus, close inter-action of Planning and Engg. Department with the Finance Department is imperative for efficient determination of project cost . This would also mean that the cost of development would differ from scheme to scheme and hence can best be worked out by the project implementing authority.

6.3 CLA has observed that powers to fix predetermined rates has not been delegated upon L.G,/Chairman,DDA and these have to be fixed by the Central Govt. as per rule 2(1).

Fixation of Market Price for charging unearned increase:

7. A Committee was constituted sometimes in the year 1982 consisting of Secretary (Finance), Delhi Admn., Finance Member, DDA, Commissioner(Lands),DDA, Commissioner &Secy. Industries and Secretary (L&B), Delhi Admn. for fixation of market rates of land for the purpose of computing unearned increase in respect of flats/plots developed by DDA. The basic data was supplied by DDA to this Committee who used to fix market rates of residential areas on the basis of average of the auction price received in a particular year during the preceding one year. However, this committee has not fixed market rates for different areas for the purpose of unearned increase after the year 1989.

Reserve Price for auctions:

8. The reserve price of the land for the purpose of auction is fixed by DDA in accordance with the Authority resolution No: 28/March-92 by reducing the average auction price of the preceding year in the same or nearby locality by 10%.

Rates fixed for various Public Institutions:

9. Govt. of India has been fixing the rates to be charged for allotment of nazul land to certain public institutions e.g.schools,hospitals,social cultural,religious organisations etc. from time to time, most recently in their notification J-220/1/2/80/LD/DD dated 24.1.92 (Appendix 'E' Page 25-32) which relates to the allotment made between 1.4.91 to 31.3.92. These rates range from highly concessional ones (below no-profit no -loss rates) to market rates depending upon the unremunerative, semi-remunerative and remunerative purposes for which land is allotted.

Problems:

10. From the above,it may be seen that DDA has little flexibility to fix various types of land rates in accordance with the efficient layout plans and changing needs and circumstances. The following problems may be briefly mentioned in this regard:-

(a) **Manner of realisation of premium in respect of institutional plots**

According to the provisions of Rule-24, as it exsisted prior to amendment, institutional plots were specifically excluded from the purview of the said rule and the manner of realisation of premium in respect of residential, industrial and commercial plots was linked to the stage of development as follows:-

a) In the case of residential plots:-
25% on allotment, 50% at the time of handing over possession of the plots after roads have been laid and plots demarcated; and 25% at the end of one year from the date of handing over possession of the plot, on completion of services, whichever is later;

b) In the case of industrial or commercial, plots, including plots to be allotted to the owners and occupiers of warehouses:-
25% on allotment;
25% at the time of handing over possession of the plot after roads have been laid and plots demarcated; 50% at the end of one year from the date of handing over possession of the plot or completion of services, whichever is later.

Amended rule 24 vide Govt. of India gazette notification dated 11th Nov '91 is at (Appendix 'E' Page 33-34). While amended rule 24 can serve the purpose of allotment of land to cooperative group housing societies, difficulties are faced in following this rule for institutional allotment. At the time of making application, it is not known whether allotment in the area applied for would be made to the institution. Moreover, if any, earnest money is insisted upon alongwith application, the same may be viewed as some sort of commitment on the part of DDA to allot an institutional plot in the locality applied for.

(b) **Allotment of land to public sector undertakings of Delhi Admn:-**

As per Govt. of India orders conveyed vide their letter No. K-11011/12/81-DDIB dated 12th Oct '82 allotment of land to public sector undertakings of Central/State Govt. is to be made

at the market rates. The issue of pricing of land allotted to various public sector undertakings of Delhi Admn. and some of the undertakings of Central Govt. exclusively serving Delhi viz Super Bazar and MTNL has been raised from time to time. I a meeting held in Raj Niwas on 22nd March '90, L.G. decided that the DDA should handover possession of plots earmarked for alotment to Delhi State Civil Supply Corporation and Delhi State Industrial Development Corporation at institutional rates, on provisional basis, subject to the approval of the Ministry of Urban Development. The matter was again reviewed by L.G. recently. He observed that public sector undertakings of Delhi Admn. are not commercial organisations but service institutions and serve as public sector undertakings for reasons of functional autonomy and operational flexibility. Public sector undertakings of Delhi Admn.are not on all fours with other public sector undertakings of the Central Govt. who are not constrained for their location outside Delhi at lower rates. Similar logic would apply for Super Bazar and M.T.N.L.

Central Govt. therefore, has been approached for allotment of land to public sector undertakings of Delhi Admn. and those set up for and serving exclusively the population of Delhi, at institutional rates. Meanwhile allotment to such undertakings is being made at institutional rates after obtaining an undertaking to pay the rates as finally decided by the Govt.

Proposal of Delhi Admn.

11. A proposal has been received from Delhi Admn., Secretary (L&B) for reactivating the Committee set up in the year 1982, as mentioned in para 7 above and broadening its scope with the task of fixation of various rates of land namely pool rates, predetermined rates and reserve price for auction.

For arriving at the break even cost of land to be charged from such allottees, DDA has been fixing predetermined rates with the approval of the Lt. Governor, taking into account the cost of land as per the pool rates of acquisition and the cost

of development, which varies from scheme to scheme. That is why, there are different rates for different zones and up till now, the rates worked out by the DDA have been fairly acceptable by all concerned and have never been the subject matter of dispute. The factors affecting the cost of development can partly be attributed to outside agencies like DESU and DWS&SDU and the policy of Govt. for making avbailable funds for general development in that area and in many cases DDA had to go on its own for construction of Master Plan roads, Treatment Plants, Strom Water drains and the trunk services. All these factors have to be kept in mind in the realistic manner by the agency which has been really entrusted with the work of costing to be done and there is hardly any scope for any flexibility involving those who are not directly concerned with the same.

Therefore, the matter to be scrutinized by a wider committe does not appear to be convincing.

As regards fixation of market rate for fixing the minium disposal price either by way of auction or tender for purpose of calculating the unearned increase, we have to go by practical experience for the last so many years which has shown down-ward trend and we have to go by the over-all availability o f money for investment and the market situation prevailing in or around Delhi. The response have been so poor for the last few years that DDA had to reduce the reserve price by 10% fo-r auction of the commercial plots and shops as well as industrial plots. All these prevailing market situations are kept in view while determining the market rate for the purpose of computing the unearned increase. The scope of levy of unearned increase will come down substantially after the residential plots and flats are converted into free hold.

Our experience regarding functioning of committee in the past have not been very encouraging . The committee was constituted in 1982 for the purpose of calculating the unearned increase, but the same has remained almoist non-functional till date and could not make any fruitfulk exercised or recommendations. As DDA has no budgetary support out the planned funds and has to generate its own funds for meeting its expenses, it cannot take any chance of locking property undisposed off for a pretty long time either on account in indecisiveness or unrealistic rate of disposal.

for Resolution:

The following are accordinaly for approval of Authority:- In modification of Rule 2(1) and Rule 5 of Nazul Rules, powers to fix predetermined rates and rates of premium for allotment of Nazul land placed at the disposal of DDA to various public institutiions may be delegated upon Delhi Development Authority.

Rule 24 of Nazul Rules may be amended so as to exclude institutioinal plots from the purview of the said rules.

A committee may be constituted under FM/DDA consisting of EM, Commr.(Plg.), Commr.(L), Secy. (L&B) to review and recommend revisions of predetermined rates and the rates of allotment to various public institutions under Rule 5 of Nazul Rules. The said Committee would advise Delhi Development Authority for the determination of these rates.

Pool rates may continue to be notified by Delhi Administration.

RESOLUTION

Dr. P.S.A. Sundaram, Jt. Secretary, Ministry of Urban Development informed that the Ministry of Urban Development was taking steps to delegate the powers to DDA to fix pre-determined rates of land under the management of Delhi Development Act. It was, therefore, decided that since the Ministry of Urban Development was already seized of the matter, their decision may be awaited. Meanwhile difficulties arising out of the judgement of the Hon'ble the Supreme Court in the matter may be brought to the ~~kkk~~ notice of the Ministry of Urban Development.

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(Appendix 'E' to Item No. 116/92)

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

No. U-22011/2/91-LD Dated: the 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.

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

Sir,

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

Purpose	Premium per Acre	Annual G.R.
A. RATE FOR TRANSFER OF LAND BETWEEN CENTRAL GOVERNMENT DEPARTMENTS.	Rs.15.60 lakhs (Rupees Fifteen lakhs Sixty thousand only) per acre	
B. EDUCATIONAL & OTHER CHARITABLE INSTITUTIONS:		
i) Land for educational & medical institutions run by local bodies	Rs. 10,000/- (Rupees ten thousand only) per acre	5% of the premium
ii) Land for recognised & aided educational institutions.	Rs. 3.90 lakhs (Rupees Three lakhs and Ninety thousand only) per acre	5% of the premium
iii) Land 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 acre for Ist 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 Viz. Zone I-62.40 Lakhs II- 46.80 lakhs iii-39.00 lakhs iv. 31.20 lakhs v. 23.40 lakhs vi.- 19.50 lakhs (As per schedule annexed).	2½% of the premium

Note:- FOR ANY LOCALITY NOT COVERED BY THE SCHEDULE ANNEXED HERETO THE RATES FOR COMPARABLE AREAS WILL BE APPLICABLE

D.	LOCAL BODIES		
i)	Land for schools/hospitals buildings as well as other un-remunerative services such as maternity centres, community centres, libraries, public conveniences (such as public hydrants, community bath-rooms, public lavatories and urinals etc.) dhobi ghats and fire stations, Service personal quarters(Dhobi,Sanitors, Malies, domestic servants,Jamedars, coblers (byres).	Rs. 10,000/- (Rupees Ten thousand only)	5% of the premium
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
iii.	(a) Land required for remunerative purposes such as offices and shopping centres.	Full market value	2½% of the premium.

	(b) Power houses, Electric sub-stations, water supply amd drainage other than those which serve entirely or over whelmingly Govt. colonies.	Rs.15.60 lakhs (Rs. Fifteen lakh and sixty thousand only)	2½% of the premium.
	(c) Power houses & Electric sub-stations and water supply and drainage which serve entirely or over whelmingly Govt. colonies.	Rs.15.60 lakhs (Rs.fifteen lakh and sixty thousand only.	2½% of the premium.
iv)	Land required for playgrounds, parks and roads/roadwidening.	Nil	At licence fee of Rupee one only per acre per annum (cost of replacement of bungalow to be demolished will be recovered from local bodies.
v)	Play grounds for schools run by local bodies.	-do-	At licence fee of Rupee one per acre per annum (area of play ground not to be taken into account for FAR otherwise it would be treated as misuse).
E.	PLAYGROUND PARKS, ROAD WIDENING [illegible] OTHERS	-	At licence fee of Rs.1000/-(Rupees One thousand only) per acre per annum.
	(2) PLAYGROUND/SCHOOL RUN BY OTHERS	-	At licence fee of Rs.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).
F.	POLITICAL ORGANISATIONS	Full market value.	2½% of the premium.

G.	LAND REQUIRED BY DELHI TRANSPORT CORPORATION		
i)	Exclusively for bus terminals	Rs. 15.60 lakhs (Rupees fifteen lakh and sixty thousand only)	2½ % of the premium
ii)	Land for other activities such as bus Depots, office etc.	Full market value	2½ % of the premium.
iii)	For residential accommodation	Residential rate	2½% of the premium.
H	LAND REQUIRED FOR FOREIGN MISSION	Residential/Commercial rate depending on the use.	2½% of the premium with an option to capitalise the ground rent on payment of 50% of premium.
I.	NEWSPAPER CONCERNS	Full market value	2½% of the premium
J.	LAND REQUIRED FOR STATE GOVT. (INCLUDING GUEST HOUSES ETC.)	Residential/commercial rate as per activity under taken.	2½% of the premium
K.	LAND FOR GRAVEYARDS AND CREMATION GROUNDS	Nil	At licence fee of Rs. 1/- per acre per annum.
L.	INSTITUTIONS TO BE CHARGED AS PER ACTIVITY UNDERTAKEN	Residential/commercial rate as per activity under taken	2½% of the premium
M.	LAND FOR ANY OTHER PURPOSE NOT MENTIONED IN THIS LETTER	Full market value	2½% of the premium

2. These rates are effective from 01.04.91 to 31.03.92.

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 Diredtorate of Education, Delhi Admn., 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 differntial in fees, or providing stipends to cover substantial part of the costs.

4. All cases of allotment of land to non-government institutions/organisations 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 maintioned in para A (iii) & (iv) above.

5. Allotment of land to policical 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,

Sd/-

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

ZONE - I

CENTRAL ZONE-COMPRISING OF — Rs. 62,40,000/-

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

ZONE - II

SOUTH ZONE - COMPRISING OF — Rs. 46,80,000/-

1. Khan Market
2. Diplomatic Enclave
3. Diplomatic Enclave Extn.
4. Golf Links
5. Aurangzeb Road
6. Prithvi Raj Road
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 DDA land)
23. Lajpat Nagar (I to IV)
24. Nizamuddin
25. Jangpura
26. Kalkaji
27. Malviya Nagar (Extn.) & Old
28. M.B. Road.

ZONE - III — Rs. 39,00,000/-

WEST DELHI - COMPISING OF

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. Patal Nagar (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 — Rs. 31,20,000/-

NORTH DELHI - COMPRISING OF

1. Kamla Nagar
2. Rup Nagar
3. Shakti Nagar
4. Qutab Road
5. Roshnara Road
6. Lajpat Rai Market
7. Anseri Market
8. Jawahar Nagar
9. Khurshid Market
10. Taliwara
11. Azad Market.

12. Mall Road
13. Rajpur Road
14. Malka Ganj
15. Alipur Road
16. Gokhale Market
17. Hathi Khana
18. Khanna Market (Near Tis Hazari)
19. Lehna Singh Market
20. Nicholson Road
21. Vijay Nagar
22. Ashoka Market
23. Sabzi Mandi
24. Indira Nagar
25. Azad Pur
26. Andha Mughal
27. Band Stand Area Extn.(BSA)
28. Bharat Nagar
29. Gur-ki-Mandi
30. Gulabi Bagh
31. Kingway Camp
32. Timar Pur
33. Angoori Bagh
34. Edward Lines
35. Hakikat Nagar
36. Hudson Lines

ZONE - V

EAST DELHI - COMPRISING OF — Rs. 3,40,000/-

1. Jheel Kuranja
2. Geet Colony

ZONE - VI

COMPRISING — Rs.19,50,000/-

Narela & Other outlying colonies

APPENDIX "F" TO ITEM NO.116/92

(To be published in a extra ordinary Gazette)

Government of India
Ministry of Urban Development

New Delhi, the 11th Nov., 1991.

N O T I F I C A T I O N

G.S.R. 677 (E) in exercise of the powers conferred by clause(j) of sub-section(2) of section 56, read with sub-section(3) of section 22, of the Delhi Development Act, 1957 (61 of 1957), the Central Government, after consultation with the Delhi Development Authority, hereby makes the following rules further to amend the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981, namely:-

1. Short title and commencement (1) These rules may be called the Delhi Development Authority (Disposal of Developed Nazul Land) Amendment Rules, 1991.

(2) They shall come into force on the date of their publication in the official Gazette.

2. Amendment of rule 24 - In the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981, for rule 24, the following rule shall be substituted, namely:-

"24. Manner of realisation of premium or price of plots -

(1) Save as otherwise provided in rules 29, 36, and 40, premium or price of plots of Nazul land chargeable in accordance with the provision of these rules shall be realised in - instalments in the following manner, namely:-

(a) 25 per cent. of the total land premium for the plot, alongwith such earnest money, not exceeding ...10... per cent of the premium, as may be decided by the Authority, shall be deposited at the time of submitting the application for allotment of land;

(b) 50 per cent. of the premium shall be deposited within 60 days of the issue of demand-cum-allotment letter; and

(c) balance premium after adjusting the earnest money shall be deposited before taking over possession of the land or within two months of the receipt of communication from the Authority offering possession, whichever is earlier.

(2) If the premium or price of land as provided in sub-rule (1) is not deposited, the earnest money deposited shall be forfeited and it shall be competent for the Authority to allot the land to any other person including a co-operative society in accordance with the prescribed procedure."

(F.No.K-20014/68e-DDA IIA Vol.III

Sd/-
(Dr. P.S.A. Sundaram)
Joint Secretary to the Govt. of India.

Footnote: The principal Rules were published in the Gazette of India vide G.S.R. 872, dated the 19th September, 1981 and subsequently amended vide G.S.R.No. 97, dated 27th January, 1989.

To

The Manager,
Govt. of India Press,
Ring Road, Mayapuri,
New Delhi.

Copy forwarded to:

1. Asstt.Manager(Technical), Govt. of India Press, Ring Road, Mayapuri, New Delhi with the request to intimate the G.S.R. No. and the date on which these Rules are published in the Official Gazette.
2. Secretary(L&B), Delhi Administration, Delhi.
3. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. Lands Division, M/o Urban Development.
5. All other Desk Officers in the Delhi Division.

Sd/-
(Dr. P.S.A. Sundaram)
Joint Secretary to the Govt. of Ind

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Item NO: 117/92

A-08.09.92

Sub: Substitution/addition/deletion of names in lease /sub- lease of industrial/ commercial plots-Unearned increase.

(F.10(45)/Impl/81/CL./Pt-I.)

P R E C I S

A proposal regarding applicability of unearned increase in the cases where private limited companies are converted into public limited companies and some other related issues was placed before the Authority for consideration and resolution. The proposal was considered by the Authority at its meeting held on 28.10.91 vide agenda item No: 115 is at (Appendix 'G' Page 37-44)

2. The Authority resolved:-

" The matter was discussed at length and it was decided that a fresh agenda note be preparedn framing the various issues on which decision of the Authority is reauired in the liaht of the discussions" .

3. Accordingly, various issues involved were discussed in a meeting on 9.7.92 held under the chairmanship of VC,DDA. Recommendations of this may be placed before the Authority for consideration/approval:

i) When a private limited company converts itself to a public limited company in terms of Section 43-A of the Companies Act, no unearned increase need be levied.

ii) When a private limited company converts to a public limited company in terms of Section 44 of the Company Act, unearned increase would be levied.

Ltd..

iii) In respect of public/company whose shares are listed on the stock exchange, there would be no levy of unearned increase in the event of transfer or issue of new shares.

iv) In respect of public limited company whose shares are not listed on any recognised stock exchange:-

(a) proportionate unearned increased based on the percentage of transferred / newly issued shares viz-a-viz issued capital of the company shall be recovered.

(b) the list of shareholders , as on the date of auction/mutation of the plot , shall be obtained before execution of the lease deed/ mutation of the plot.

V) A recommendation may be made to the Government to consider grant of free hold rights in respect of commercial properties, on the lines permitted by the government in respect of residential properties.

4. The proposal contained in para 4 of this note are placed for consideration /approval of the Authority.

RESOLUTION

The Authority considered the matter and decided that it should be referred to Delhi Administration for evolving a uniform policy which should be practicable and can be implemented easily in such cases. If necessary, Delhi Administration can constitute a Committee for the comprehensive study of the matter.

APPENDIX 'G' TO ITEM NO. 11/792

Item No. 115 Sub:- Substitution/addition/deletion of names in lease/sub-lease of industrial/commercial plots- Unearned increase.
F.No. 10(45)81/Impl./CL/Pt-I

P R E C I S

Delhi Development Authority deals with the auction/ allotment of industrial/residential and commercial plots/ properties on lease hold basis under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi, formulated by the Govt. of India vide their letter dated 2.5.61. According to the scheme, the entire responsibility of implementating the scheme has been laid upon the Chief Commissioner, Delhi Now L.G. as lessor.

2. The lease deed format stipulated the following provisions/proceedure for sale and transfer of the DDA properties.

Clause II(6)(a)

"The Lessee shall not sell, transfer, assign or otherwise part with the possession of the whole or any part of the Commercial plot except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that in the event of the consent being given, the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover a portion of the unearned increase in the value (i.e. difference between the premium paid and the market value) of the Commercial plot at the time of sale, transfer assignment, or parting with possession, the amount to be recovered being fifty percent of the unearned increase and the decision of the lessor in respect of the market value shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the whole property or any part thereof that may be subject of sale, transfer, assignement or otherwise parting with the possession as the case may be after deducting fifty percent of the unearned increase as aforesaid.

In pursuance of the above clause of the lease deed the guidelines at Appendix 'G' (Page 41-43) were approved by the L.G. for addition, substitution and deletion in the name of the leasee and recoveryof 50% unearned increase.

APPENDIX 'G' TO ITEM NO. 11792

Item No. 115 Sub:- Substitution/addition/deletion of names in lease/sub-lease of industriel/commercial plots- Unearned increase.
F.No. 10(45)81/Impl./CL/Pt-I

P R E C I S

Delhi Development Authority deals with the auction/allotment of industrial/residential and commercial plots/properties on lease hold basis under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi, formulated by the Govt. of India vide their letter dated 2.5.61. According to the scheme, the entire responsibility of implementating the scheme has been laid upon the Chief Commissioner, Delhi Now L.G. as lessor.

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PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the whole property or any part thereof that may be subject of sale, transfer, assignement or otherwise parting with the possession as the case may be after deducting fifty percent of the unearned increase as aforesaid.

In pursuance of the above clause of the lease deed the guidelines at Appendix 'G' (Page 41-43) were approved by the L.C. for addition, substitution and deletion in the name of the leasee and recoveryof 50% unearned increase.

3. It was felt for some time that the existing policy either was not very clear or was silent with regard to the cases where private limited companies are converted into public limited companies. After due deliberation, it was proposed to broaden and clarify the existing guidelines as under:-

i) 50% unearned increase shall be recovered in cases of conversion of private limited company to a public limited company under section 44 of Companies Act.

ii) In case of transfer or issue of new shares to persons other than the existing shareholders of a public limited company which is not listed on any recognised stock exchange, proportionate unearned increase based on the percentage of transferred/ newly issued shares vis-a-vis issued capital of the company shall be recovered.

iii) The list of shareholders, as on the date of auction/ mutation of the plot, shall be obtained before execution of the lease-deed/mutation of the plot.

The above proposal for amendments in the existing guidelines was sent to the Lt. Governor for approval. The L.G. in turn sought the comments of the Commissioner (Industries).

4. The Commissioner (Industries) observed that the concept underlying recovery of unearned increase was based on the consideration that land values appreciated with time and any sale/transfer transaction, or for that matter, the transfer implied though change in constitution would result in certain unearned income accruing to the party from that sale/ transfer of property or constitutional change resulting in transfer of shares in the property. Often, there are genuine reasons for the companies in the industrial sector to bring about constitutional changes as a means to raise necessary finances to support the programme for diversification, modernisation and adding new product lines. The quantum of unearned increase to be shared by lessor viz. 50% of the total unearned increase did not pose much burden during 1950's and '60s, when land values were relatively low, which is not the position today. As a result, many such sales/transfers/constitution changes are sought to be done in a calandestine manner due to high incidence of the unearned increase. The figure of

Contd..

50% seems to have its origin in nothing more than a decision to share equally as contained in 2nd May, 1961 circular of Ministry of Home Affairs the unearned increase. There seems to be no reason as to why Govt. should demand equal share of the unearned increase, when the same leads to calandestine transactions on a large scale leading to very little accrual of revenue to Govt. through payment of unearned increase. Commissioner(Industries) suggested the following two measures as on incentive to parties to have such trnasfers given effect to by the lessor in terms of the lease viz

(a) To fix reasonable schedule of market rate valid for a period of 3 years at a time. The emphasis here should be on reasonable rates, which would be within the means of an enterprise, and encourage it to pay the unearned increase.

(b) The percentage of unearned increase payable to DDA should be brought done to about 20% -25%

5. Taking into account the advice of the Industries Department, the L.G. observed that in terms of the existing policy, it would be reasonable to levy 50% unearned increase on conversion from a private limited company to a public limited company after which no unearned increase should be levied as it would just not be feasible to keep track of the share transactions. L.G. further observed that when we auction plots- whether for residential, commercial or industrial purposes, we are also recovering the market price. The policy of levying 50% unearned increase on subsequent transactions needlessly drives commercial property transactions in Delhi into the black economy. Not only does DDA not get 50% unearned increase, stamp duty and capital gains tax are also not forthcoming, as a result. The L.G., therefore, desired a paper to be brought at the next meeting of the Authority for considerations with the pros and cons of doing away with the requirements of 50% unearned increase on properties auctioned by DDA.

6. Thus, the following issues arise for consideration:-

6.1 WHether 50% unearned incrcase should be recovered in case of conversion of a private limited company to a public limited company...

The conversion of a private limited company to a public limited company can be u/s 43-A or 44 of the Companies Act, 1956. The conversion u/s 43-A of the Act is a deemed conversion because of the company acquiring characteristics of a public limited company under the Act, their being no conscious effort on the part of the private limited company for such conversion. The existing guidelines (para 1 (c) of Appendix 'A' VIII to item 3(g)-3030), provides for non-levy of unearned increase in the case of change of a private limited company to public limited company u/s 43-A of the Companies Act, 1956. Opinion of Attorney General was sought in this regard. He has opined that conversion of a private company into a public limited company by operation of section 43-A of the Companies Act does not involve transfer of interest and liabilities of the private company to a public company. It was further opined that operation of section 43-A of the Act does not change the legal entity of the company but only affects the nature of the comapny resulting in some of the provisions of the Act being made applicable thereto and bringing in greater rigour. It may be pointed out that only difference in the route adopted in the conversion of a private limited company to a public limited company through Section 43-A or 44 of the Companies act lies in the initiated taken by the co. or the absence of it, in the process of such conversion. Industries Department, Delhi Administration has pointed out that this advise of Attorney General of India is at various with the advice given by Law Department of Delhi Administration to them. The latter is being acted upon by them and they are recovering 50% unearned increase on conversion of a private limited company to a public limited company Contdd../-

without exception. Accordingly, amendment of guidline 1 (d) in Annexure 1 of the existing policy may be considered.

6.12 A private company, as per section 3 of Companies Act, 1956 restrict transfer of its shares and would cease to be a private company when it issues its shares to the public for subscription. Accordingly, it would be reasonable, under the spirit of the existing guidelines to bring the conversion of a private limited company to public limited companies within the purview of 50% unearned increase. The shares of public limited companies are traded for a variety of reasons, amongst which the land value may not be the prominent one. The claims of equity shareholders upon the assets of the company is a very distant one, which becomes relevant only in the case of liquidation of the company. Even then, the claim of financial institutions, debenture holders and preference shareholders precede that of equity shareholders. The shares of the companies listed on stock exchange are traded far too frequently for any track to be kept by DDA. Accordingly, it would be neither feasible nor desirable to insist an a levy of 50% of unearned increase during subsequent trading of shares of a public limited company, once the 50% unearned increase has been realised at the stage of conversion from private limited company.

6.2 <u>Whether unearned increase should be realised in case of transfer or issue of new shares to persons other than the existing shareholders of a public limited company whose shares are not listed on the stock exchange</u> :

For all legal purposes, a public limited company, whose shares are not listed on stock exchange ranks at part with a public limited company whose shares are as listed. In practice, the share of a non-listed company are generally tightly held and closely guarded by a small group of shareholders, usually within a family, while in the case of a listed public limited company

shares are more widely held. As their being no distinction in law between a listed and unlisted company, and in practice the reasons of unlisting being generally family reasons, it may not be appropriate to draw any distinction in the levy of unearned increase on subsequent share transfers of a public limited company whose shares are not listed on the stock exchange, having realised the unearned increase at the time of its conversion from private limited to a public limited. It has already been pointed out in para 6.12 there is need to amend the existing guidelines to realise the 50% unearned increase at the time of conversion of a private limited company into a public limited company even where such conversion takes place u/s 43-A of the Companies Act. Accordingly, there would not be any need to obtain the list of shareholders/directors of the public limited companies whose shares are not listed in the share market.

6.3 Levy of 50% unearned increase in the case of transfer of plot by a public limited company to another company or individual:-

It may be however, be clarified that whenever a public limited company disposes of a plot to another body corporate or individual i.e. another legal entity other than itself, 50% unearned increase would be attractets.

6.4 Whether the policy of sharing of unearned increase on the properties auctioned by DDA be done away with :-

Para 10 of the "Scheme of large scale acquisition and disposal of land in Delhi", as communicated by Ministry of Home Affairs letter dated 2nd May, 1961 stipulate that the condition of sharing with Government 50% unearned increase on transfer of the land is to be incorporated in the lease deeds in respect of allotment of land whether by auction or otherwise (including those whose land has been acqured).

6.5 The levy of unearned increase can be viewed from two pointof views:-

(a) Right of lessor.
(b) The factors bringing about increase in the value of the land not due to any direct efforts of the lessee.

7. While it is true that in respect of auctioned plots, whether residential, commercial or industrial, DDA does recover the market price, the market price is the one which corresponds to the highest bid both received & accepted under the specific terms and conditions of the concerned auction. All the plots that have been auctioned by DDA are in terms of the express conditions of the lease which include the condition pertaining to payment of unearned increase at the time of transfer/assignment/ change in constitution. It may not be wrong to say that if the same plots had been auctioned on a free-hold basis would fetched much higher bids. As the property was not auctioned on free-hold basis, it is reasonable for the lessor to retain his right, on behalf of owner, to recover such amount of earned increase which the auction purchaser enjoys on the transfer of land not wholly belonging to him.

The appreciation in the land values can be traced basically to the overall development undertaken by the Government in the infrastructural improvement of the area. Most of the development schemes are funded by plan funds and, therefore, it would be reasonable for the Governmental agencies to realise a part of the public funds invested in such development schemes from those who have benefitted from the betterment of the some at the time

of transfer, whatever risk or enterprise the individual allottee undertook in setting up business/industry in a developing area is equally compensated by the balance 50% unearned increase which the allottee keeps for himself.

8. Undoubtedly, there are large number of land transfers that are not reported and good deal of money is list by way of stamp duty and capital gain tax. The experience of DDA in the scheme of "Regularisation of sales through power of attorney" during 1989-90 has not been very encouraging, as only about 190 cases were reported for regularisation not withstanding 15% rebate offered. It may be pointed out that in the scheme of conversion of lease-hold properties to free-hold properties which is now underconsideration of Court all commercial and industrial plots as well as the residential plots exceeding 500 sq.yds have been excluded. Lastly, it may be pointed out that in the case of auctioned plots the instance of unearned increase, being the difference between the origional premium paid and the current market value, is far less as compared to that of the plots allotted at fixed/predetermined rates.

9. So far as suggestion of Commissioner(Industries) to fix a reasonable schedule of market rates for a fixed period is concerned, the same is being done by both DDA and Government for a block period of two years.

10. The matter is placed for consideration of the Authority.

R E S O L U T I O N

The matter was discussed at length and it was decided that a fresh agenda note be prepared framing the various issues on which decision of the Authority is required in the light of the discussion

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ITEM NO. 118/92

A-08.09.92

SUB : Change of land use of an area measuring 6.12 Ha. from 'rural use' to 'public and semi-public facilities' (Facility Centre) near Jail, North of Wazirabad road.

F.20(13)/91-MP

PRECIS

Reference is invited to the Authority resolution No.12 dated 21.2.92 (Appdx. 'H' P. 46) vide which the change of land use in respect of an area measuring 6.12 Ha. from 'rural use' to 'public and semi-public facilities' as well as declaration of notification of development area of Delhi Development Authority, was approved.

2. The Govt. of India, Ministry of Urban Development were requested to convey the Central Govt.'s approval to issue a public notice for inviting objection/suggestion under Section 11-A of Delhi Development Act, 1957. The Govt. of India, Ministry of Urban Development vide letter no.K-13011/4/92-DDIB dated 9.4.92 at (Appdx. 'I' P. 47) conveyed the approval of the Central Govt. Accordingly, a public notice was issued on 11.7.92 at (Appdx. 'J' P. 48).

3. In response to this public notice, no objections/ suggestions has been received. The Central Govt. Ministry of Urban Development will be requested to issue a final notification under section 11 of Delhi Development Act,1957.

4. The proposal to change the prescribed land use for an area measuring 6.12 ha. from 'rural use' to 'public and semi-public facilities', is placed before the Authority for approval and to recommend to the Ministry of Urban Development for their approval and issue final notification to this effect.

R E S O L U T I O N

The Authority resolved that the proposal contained in the Agenda Item for change of land use of an area of 6.12ha. from 'rural use' to 'public and semi-public facilities', be recommended to the Govt. of India, Min. of Urban Development for approval and notification under the Delhi Development Act, 1957.

-.-.-.-

(Appendix 'H' to Item No. 118/92)

- 172 -

ITEM NO 12. Sub: Change of land use of an area 6.12 hects. from 'rural' to 'Public' and semi-public facilities' near the Jail on the north of Wazirabad Road, Delhi.
(F.20(13)/91-MP)

.....

There is a piece of land, measuring 6.12 hects bounded by Mandoli village in the north, the jail in the east, Wazirabad Road in the south and an unauthorised colony (Mandoli Village Extension) in the west. The pocket is already acquired . The entire peripherial area to the west of this pocket has been encroached by the unauthorised colonies. The land use of this site is earmarked for 'rural use', as per MPD+2001.

2. The proposal to utilize this pocket has been considered by the Tachnical Committee in its meeting held on 17.6.91. The Technical Committee has recommended the proposed change of land use and the notification of th s pocket as a development area, subject to the following:

"The land proposed for the police lines may also include a portion of the DDA land towards the north, which is under encroachment. The police authorities were willing to take over this land as it is and get the encroachment removed themselves".

3. The modified plan has been prepared as per the decision of the Technical Committee, the details of which are as under:

Total area of the scheme	6.12. hect.
Police battalion/line/post	3.88 hect.
Telephone Exchange	0.80 hect.
DTC Terminal	0.27 hect.
Dispensary	0.17 hect.
Road (24 mtr. R/W)	1.00 hect.

4. The matter is placed before the Authority for approving (a) change of land use in respect of an area of 6.12 hect. from 'rural' to 'public and semi public facilities" (b) the notification of this area as shown in the plan laid on the table as a development area of DDA.

R E S O L U T I O N

Resolved that the proposal to change the prescribed land in respect of an area 6.12 hects. from 'rural' Public & semi-Public facilities' be approved and the area be notified as a development area of DDA.

-/-/-

Appendix I to Item No. 118/92.

NO.K-13011/4/92-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, Dated 9th April, 1992

To

Shri Anil Barai,
Dy.Director(MP),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub:- Change of land use of an area measuring 6.12 hect. from 'rural' to 'public and semi-public facilities' near the jail on the north of Wazirabad Road, Delhi.

Sir,

I am directed to refer to your letter No.F.20(13)/91-MP/187 dated 23.3.92 on the above subject wherein approval of the Central Government for change of land use of the subject area has been sought. It is seen from the resolution passed by the Authority that the area is also to be notified as a development area of the DDA. Position in regard to the declaration of this area as development area may be clarified before the request for change of land use is processed further.

Yours faithfully,

sd/-

(I.L.BANSAL),
Under Secretary.

Appendix J to Item No. 118/92

To be published in the Gazette of India Part II Section 3 Sub-section (ii) on 11.7.92.

No. F.20(13)92-MP

Dt.: 3-7-92

PUBLIC NOTICE

The following modification which the Central Government proposes to make to the Master Plan/Zonal Development Plan for Delhi is hereby puublished 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, 'B' Block, Vikas Sadan, INA, New Delhi within a period of thirty 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 about 6.12 Hact. (15.12 acres) and bounded by Mandoli Village extension/unauthorised construction in the North and West Wazirabad Road along green belt/Jail boundary in the South and Jail boundary in the West is proposed to be changed from 'rural use' to 'public and semi public facilities."

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

sd/-

(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY.

VIKAS SADAN,
'B' BLOCK,
NEW DELHI.

DATED THE 3 -7-92

ITEM NO. 119/92

A-8-9-92

Sub : Change of land use of an area measuring 10.43 ha. (25.72 acres) from 'utility' (Sanitary Land) to 'public and semi-public facilities' (Institutional) in Khyber Pass, Delhi.

F.3(76)/82-MP

PRECIS

Reference is invited to the Authority's resolution No.48 dated 27.3.91 (App 'K' P.50-51...) vide which the Authority approved the change of land use of an area, measuring 10.43 ha. (25.72 acres) from 'Utility' (Sanitary land) to 'public and semi-public facilities' (Institutional).

2. The Govt. of India, Ministry of Urban Development 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. The Govt. of India, Ministry of Urban Development vide letter no.K-13011/7/91-DDIB dt. 15.5.92 (App 'L' Page 52.....) conveyed the approval of the Central Govt. Accordingly, a public notice was issued on 27.6.92 (App. 'M' Page No. 53.....)

3 In response to this public notice, no objection/ suggestion has been received. The Central Govt. Ministry of Urban Development will be requested to issue a final notification under section 11 of Delhi Development Act,1957.

4. The proposal to change the prescribed land use for an area, measuring 10.43 ha. (25.72 acres) from 'utility' (sanitary land) to 'public and semi-public facilities' (Institutional) is placed before the Authority to approve and to recommend to the Ministry of Urban Development for their approval and to issue a final notification to this effect.

R E S O L U T I O N

The Authority resolved that the proposal contained in the agenda item for change of land use of an area mea-suring 10.43ha. from 'Utility'(Sanitary land) to 'Public and semi-public facilities' (Institutional), be recommended to the Govt. of India, Min. of Urban Development for approval and notification under the Delhi Development Act, 1957.

******

Appendix 'K' to Item No. 119/92

No. 48
A-27391

Sub: Change of land use of an area measuring 25.72 acres from 'Soil Waste' (Green) to 'Public and Semi-public facilities' (Institutional) in Khyber Pass, Delhi. (F.3(76)/82-MP).

P R E C I S

National Council of Science Museum (NCSM) was allotted a plot of land measuring about 25.72 acres in Khyber Pass institutional area for setting up a Science Museum. allotment was modified to allow construction on 3 acres and the remaining area was proposed to be kept as green. Latter, the NCSM approached the Government of India for allowing construction on an additional area of 3 acres from out of 15.6 acres already allotted to them.

2. The land use of the area was prescribed as 'institutional' as per MPD-1962. It was since been changed as 'soil-waste' (green) in the Master Plan-2001. The Additional Secretary, Ministry of Urban Development has intimated vide his D.O. letter no. L-II-I(688)82 dated 30.1.91 (Appendix GG page 147) that the Ministry has already made some specific allotments in the area as per the layout plan which was approved by the D.U.A.C. and submitted to DDA in 1985.

3. In view of the fact that allotments in some cases have already been made by Govt. at Khyber Pass on the of previous Master Plan i.e. 1962, the matter has been considered afresh by the Tech. Committee in its meet...

Contd.

held on 18.2.1991 . The Technical Committee noted that the lay-out plan of area measuring 25.72 acres had been prepared by the C.P.W.D. and was approved by DUAC for 'Public and semi-public facilities' based on the land use shown in the approved zonal plan as per MPD-1962. It was noted that in MPD-2001, this land had however, been shown as 'green'. It was also noted that based on the layout plan approved by DUAC, CPWD/Ministry of Urban Development has gone ahead with the allotment of plots to various institutions. Keeping all these aspects in view the committee approved the proposal to change the land use of this pocket back to 'public and semi-public facilities'.

4. The matter is now placed before the Authority for approval to the change of land use of an area measuring 25.72 acres (10.43 hects.) from 'soil waste' (green) to 'Public and semi-public facilities' (Institutional) which covers plotted Institutional development, the said Science Museum and an eye Hospital.

R E S O L U T I O N

Resolved that the proposal be approved.

Appendix 'L' to Item No. 119/92

No.K-13011/7/91-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, Dated 15th May, 1992

To

Shri Anil Barai,
Dy.Director(MP),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub: Change of land use of an area measuring 25.72 acres from 'Soil Waste' (Green) to 'Public and Semi-Public facilities' (Institutional) in Khyber Pass, Delhi.

Sir,

I am directed to refer to your letter No. F3(76)82-MP/1402 dtd, 24-10-91 and this Ministry's letter of even No. dtd., 7-11-91 on the above subject and to convey the approval of the Central Government under Section 11A of the Delhi Development Act, 1957 to issue a public notice for inviting objections/ suggestions for the change of land use of an area measuring 25.72 acres from 'Soil Waste' (Green) to Public and Semi-Public facilities (Institutional) at Khyber Pass.

Yours faithfully,

Sd/-
(I.L.BANSAL)
Under Secretary

Copy forwarded for information to US(Lands), M/C Urban Development w.r.t. his O.M. No. J-13014/5/79-LD(DCI) dtd, 25.11.91.

(I.L.BANSAL)
Under Secretary.

Appendix 'M' to item No. 119/92)

To be published in the Gazette of India Part II Section 3 Sub-section (ii) dated 27-6-92

No. F3(76)82-MP.

Dt:- 22.6.92.

PUBLIC NOTICE

The following modification which the Central Government proposes to make to the Master Plan/Zonal Development 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/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, B-Block, INA, New Delhi within a period of thirty days from the date of issue of this notice. The person making the objection or suggestion should also give his name and address.

MODIFICATION :

"The land use of an area measuring about 10.41 ha. (25.72 acres) falling in sub-zone C-14 and bounded by Idle Truck Parking in the North, 60 mtrs. wide road (Khyber Bye Pass) in the South, Magazine road in the East and 30 mtrs. wide road (Timarpur Road) in the west, is proposed to be changed from 'Utility' (Sanitary Land) to 'Public and Semi-Public facilities' (Institutional)'

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, IP, Estate, New Delhi on all working days within the period referred to above.

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

VIKAS SADAN,
B-BLOCK,
INA, NEW DELHI.

ITEM NO. 120/92
A-08.09.92

Sub : Change of land use of an area measuring 8.1 Ha. (20 acres) from 'recreational' to 'Public and semi-public facilities' (DAP Ba talions) at Vikaspuri, Delhi.
F.20(8)/92-MP.

PRECIS

Attention is invited to the Authority Resolution No.91 dt. 19.9.91 (App. 'N' P.55-56) vide which the change of land use of an area measuring 8.1 Ha. (20 acres) from 'recreational' to 'Public and Semi-Public facilities' was approved subject to the provision of an equivalent 'recreational area' by way of compensation in the proposed urban extension schemes of the same or adjacent zone.

2. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting public objections or suggestions. The Govt. of India, Ministry of Urban Development vide letter no.K-13011/18/91-DDIB dt.3.3.92 (App. 'O' P.57)conveyed the approval of the Central Govt. A public notice was issued on 30.5.92 (App. 'P' Page no. 58)

3. In response to this public notice, there has been no objection or suggestion received. The Central Govt., Ministry of Urban Development is to be requested to issue a final notification under Section 11-A of Delhi Development Act,1957.

4. The proposal to change the land use for the said area measuring 8.1 ha.(20 acres) from 'recreational' to 'public and semi-public facilities', is placed before the Authority, to recommend to the Ministry of Urban Development to issue a final notification under section 11 of Delhi Development Act to this effect.

R E S O L U T I O N

The Authority resolved that the proposal contained in the agenda item for change of land use of an area

of 8.1 Ha.(20acres) from 'recreational use' to 'public and semi-public facilities', be recommended to the Govt. of India, Ministry of Urban Development for approval and notification under the Delhi Development Act, 1957.

-.-.-.-.

Appendix 'N' to Item No. 120/92

Item No. 91

Sub:- Change of land use, of an area measuring 20 acres from 'recreational use' to 'public & semi-public' use for D.A.P.Lines in West Delhi at Vikas Puri. F.20(8)91-MP/

A-9.9.91

P R E C I S

Sr.Architect, CPWD has submitted the building plans in DDA for construction of DAP lines at Vikas Puri in a site of 20 acres located between Nangloi drain and Bodella Residential scheme which was allotted by the DDA to Dy.Commr. of police, New Delhi in Sept'82 for construction of Police Lines and the NOC for the same was issued by DDA on 22.9.89.

2. The norms prescribed for the police lines in Vikas Puri were discussed in the Tech.Committee meeting held on 2.3.90 and the same were approved for adoption. In the Tech.Committee meeting a reference was also made regarding the land use of the pocket under reference as given below:

i) As per Master Plan,Delhi 1962-residential,

ii) As per Zonal Development Plan(Zone G-16) neighbourhood park,

iii)As per MPD.2001-recreational.

3. Since at the time of Tech.Committee meeting held on 2.3.90, the MPD-2001 had not been approved and also the Zonal Development Plan for Zone G-16 was not approved/notified by the Central Govt., the land use of the pocket, under reference was 'residential' and the norms approved by the TC were based on this land use. The proposal was forwarded to DUAC and has also been cleared by the DUAC vide their letter dt. 5/2/91 subject to the master plan,zonal plan and building bye-laws/ zoning regulations.

4. The matter has been examined in Building Deptt., DDA and it is desired that as in this case the allotment was made by DDA for police lines and the norms prescribed by the Technical Committee have been accepted, it may not be justified at this stage to retain this land for 'recreational land use' as specified in MPD-2001.

5. Accordingly in the meeting of the Technical Committee held on 17.6.91 at(appendix 'V' page 95) the Technical Committee approved the proposal to change the prescribed land use of the site allotted to DAP, from 'recreational use' to public and semi-public facilities' in accordance with the law.

6. The proposal for change of land use from 'recreational' to 'public and semi-public facilities' is submitted for the consideration and approval of the Authority.

R E S O L U T I O N

Resolved that the proposal for change of prescribed land use in respect of the site allotted for Delhi Armed Police lines, from that of 'recreational' to that of 'Public and semi-public facilities' be approved, subject to provision of an equivalent recreational area by way of compensation in the urban extension plan of the same zone.

Appendix 'O' to Item No. 120/92

NO.K-13011/18/91-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

. . . . . .

New Delhi, Dated 3rd March,1992

To

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

Sub:- Change of land use of an area measuring 20 acres from 'recreational use' to 'public and semi-public facilities' for D.A.P.Lines in West Delhi at Vikas Puri, Delhi.

.....

Sir,

I am directed to refer to your letter No. F.20(8)/91-MP/1462 dated 18.11.92 on the above subject and to convey the approval of the Government to the issue of a public notice under section 11(a) of Delhi Development Act for inviting objections/suggestions from the public to the proposed change of land use.

Yours faithfully,

sd/-

(I.L.Bansal),
Under Secretary.

Appendix 'P' to Item No. 120/92

To be published in the Gazette of India Part II Section(3) Sub-section (ii) dated 30.5.92.

.....

No.F. 20(8)/91-MP

Dated: 20.5.92

PUBLIC NOTICE

The following modification which the Central Government 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, 'B' Block, Vikas Sadan,I.N.A., 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 about 8.1 hect.(20 acres) falling in zone C-16 (Vikas Puri & Tilak Nagar Area), bounded by 18.28 mtrs. vide road and residential area (Bodella Group Housing Society phase-I) in the North district parks in the South,district parks and Bodella Residential Scheme(Pocket A-4) in the East and Nangloi drain in the West is proposed to be changed from 'recreational use' to ' public and semi-public facilities' (D.A.P. Battalions)".

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

sd/-

(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK,I.N.A.,
NEW DELHI.

DATED THE 30.5.92.

Item No.
121/92
A-8.9.92

Sub: **Change of land use of an area measuring 3.26 Hac. from 'Commercial' (Community Shopping Centre) to Public and Semi-public use' (Police Station) and Girls Higher Secondary School) in Laxmi Nagar area, Shahdara, Delhi.**

(F.8(4)81-MP)

PRECIS

A plot of land measuring 1.24 Hac. was allotted to Police Department and was handed over to them in 1980 by the Lands Department of DDA. It was used for construction of Police Staff Housing. Later they requested for more land for Police Station. Therefore, a plot measuring 0.8 Hac. was also allotted. Also, 1.22 Hac. of land was allotted for Government Higher Secondary School as the school was already functioning there in tents. The site was adjacent to the existing police staff housing site. These allotments were made subject to the approval of change of land use.

2. The aforesaid land is located in Laxmi Nagar "unauthorised regularised complex", bounded by the Laxmi Nagar residential structures in its North, East and South; and Nala/Bund road in its West (Plan laid on table).

The details of land use are as under:

a)	Land use as per MPD-2001 "Commercial" (Community Centre)	- 3.26 Hac.
b)	Change of land use as proposed: Police Station & Police Housing Higher Secondary School	- 2.04 Hac. - 1.22 Hac.
	Total:	- 3.26 Hac.

3. The proposal was discussed in the meeting of the Technical Committee held on 17.12.91. The Technical Committee recommended that the land use of an area measuring 3.26 hac. be changed from 'Commercial Use' to 'Public and Semi-Public facilities' (Police Station and Govt. Girls Higher Secondary School). It was also recommended that equivalent area in the Geeta colony which is earmarked for 'Facility Centre', be changed to 'Commercial use' making thereby adjustment in the land uses.

4. The case is placed before the Authority for its consideration and approval of the above recommendations of the Technical Committee.

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for adjustment in the land use as recommended by the Technical Committee in Laxami Nagar and Geeta Coloney, be approved.

*****

ITEM NO. 122/92

A-08.09.92

Sub: Composite alignment plan of Dev Shastri Marg (Part of Road No.25) from Naraina Road (Loha Mandi Junction) to the road leading to R-Block, New Rajinder Nagar.

(F.5(27)82-MP/Pt.I)

P R E C I S

1. LOCATION:

Dev Shastri Marg is a part of Road No.25 starting from Naraina Road (Loha Mandi Junction) to the Road leading to R-Block, New Rajinder Nagar. Almost the entire stretch of this road is along the eastern periphery of IARI (PUSA) complex. Location Plan is placed at (Appdx.'Q' Page 64).

2. BACKGROUND:

a) In the zonal plan of Zone B-3, the R/W of this link is shown as 100 ft. This road provided approach to IARI complex, NPL Residential Complex, Inderpuri, Naraina etc. The total length of the road is about 5 km. The preparation of alignment plan has been taken up on the request of PWD(DA) & DCP(Traffic) for widening and laying of central verge on this road due to the increasing traffic load. This road shall also be used as a bye-pass route during the construction of Metro East-West Corridor.

b) The stretch of this road from Patel Road round about upto the road leading to 'R' Block, Rajinder Nagar is maintained by MCD and the balance stretch upto Narina Road is with PWD(DA).

3. PROPOSAL:

a) E.E.(P)II, MCD had sent the Plane Table Survey of the entire road for the preparation of the alignment plan.

b) An alignment plan of this road with 30.48 mtrs. R/W has been prepared. Wherever additional R/W is available, same has been maintained.

c) Six lane divided C/W with a central verge of 1.00 mtrs. and footpaths of 2.5 mtrs. to 3.50 mtrs. are proposed in the entire stretch.

d) Cycle/track/service road as per the standard cross-section in the 30.48 mtrs. R/W is merged with the carriageways as the same is not required since most parts of the road is passing through the green areas on both sides.

e) The development plan of village Todarpur has also been integrated with the alignment plan.

f) Following junctions/intersection designs have been integrated with the alignment plan.

i) Intersection design with IARI road and ridge road.

ii) 'T' junction of other smaller roads of IARI, Todarpur and Inderpuri.

iii) 'T' junction Design with Naraina Road.

g) Recessed busbays are provided to attain proper road efficiency, R/W at such locations is increased to accommodate the busbays.

4. FEASIBILITY:

a) The alignment plan was sent to MCD & PWD(DA) for feasibility vide our letter No.F.5(27)/82-MP/508 dated 8.3.89.

b) Feasibility from PWD(DA) between Naraina Road - Loha Mandi junction to the road leading to 'R' Block, Rajinder Nagar has been received vide letter No.F.23(97)PEDDivn.XIV-89/5067-68 dated 7.12.89 and is placed as (Appdx.'R' page 65-66).

c) The alignment plan of remaining part with Pusa Road/Patel Road round about which is with MCD shall be put up separately after the receipt of upto date feasibility from them.

5. The case was placed before the Technical Committee meeting held on 4.6.92 in which the following decision was taken.

"The composite alignment plan of Dev Shastri Marg (Part of Road No.25) from Naraina Road- Loha Mandi Junction to the Road leading to 'R' Block, Rajinder Nagar was recommended for approval. The Committee desired that a copy of the alignment plan may also be sent to the IARI.

A copy of the alignment plan as approved by Technical Committee has been sent to IARI.

6. The case is placed before the Authority for consideration of:

i) Composite part alignment plan prepared vide drawing No.CA-006/PPW-88 from Naraina Loha Mandi to the road leading to 'R' Block, Rajinder Nagar.

ii) Rehabilitation of eligible affected properties, services etc. may be taken up with the concerned agencies by PWD(DA).

iii) PWD shall plant 3 times the number of trees affected in the alignment after obtaining approval of Competent Authority.

iv) For a better co-ordination the entire road may be placed under the maintenance of one agency.

v) MCD may be requested to send the feasibility of the remaining portion of the Road upto Pusa Road Patel Road round about expeditiously.

RESOLUTION

The Authority resolved that the proposed composite alignment plan (Drawing No. CA/006/PPW-88) from Naraina Loha Mandi to the road leading to R Block Rajinder Nagar, be approved.

-.-.-.-

Appendix 'Q' to Item No. 122/92

Annexure-I

LOCATION PLAN



DEV PRAKASH SHASHTRI MARG

SCALE 1:25,000

Appendix 'R' to Item No. 122/92 . Annexure II.
(Page 1)

PUBLIC WORKS DEPARTMENT
(DELHI ADMN.)

No. 23(97)/PWD Dn.XIV-89/5667-68/ Dt.7.12.89

To

Shri D.K. Saluja,
Dy. Director(TT)I,
D.D.A., 11th Floor,
Vikas Minar, I.P.Estate,
New Delhi.

Sub: Alignment plan of Dr. Krishnan/Dev Prakash Shastri Marg(Road No.25) from Ring Road/Patel Road roundabout to Naraina Road near Loha Mandi.

Ref: Your letter No.F.5(27)82-MP/971 dated 20.7.89.

Kindly refer to the above cited letter on the subject. The feasibility report of Road No.25 from Naraina, Loha Mandi to R-Block, New Rajender Nagar is send herewith for favour of further necessary action at your end.

The streatch of this road from R-Block, New Rajender Nagar to Patel Nagar roundabout(Dr. K.S.Krishnan Marg) pertains to M.C.D. Feasibility report in respect of this road may kindly be obtained from M.C.D.

Sd/-
Executive Engineer
PWD Divn.XIV(DA)
R.R.Lines, Ring Road
New Delhi 110010

Encl: Feasibility report
in duplicate alongwith
Drg.

Copy forwarded to: The Superintending Engineer, PWD
Circle V(DA) MSO Bldg.for favour
of information with respect to
his endorsement No.23(7)/PWD C-V/
DA/5680 dated 13.9.89.

Executive Engineer

Annexure-II
Page-2

Sub: Feasibility Report of Road No.25 from Naraina Loha Mandi to R-Block, New Rajinder Nagar..

1. Details of affected structures/properties in the road R/W.

Total no. of structures/ properties affected in the overall alignments.	Pucca Semi Pucca Kutcha 31 jhuggies only. No semi pucca/pucca structures is affected.
Length of LRI boundary wall affected.	485 mtrs.(Area to be taken over 1500 sq.mtr.)
Length of AIR boundary wall affected.	67 mtrs.(Area to be taken over 1500 sq.mtr.)

It may be clarified whether the structures from part of the regularised colonies or not. The existing and the zonal/master plan land use may also be given.

2. Details of affected services.	Length
Overhead high tension lines:	10 poles in a length of about 300 mtrs.
Underground lines	
Underground water supply lines.	No underground services are affected.
Underground sewerage lines.	Remodelling of existing manholes in a length of about 1 km.
Storm water drainage lines.	Nothing is affected.
No. of electric poles.	221 Nos.(HT Poles-10 Nos. Road light 151 Nos. Lead poles 60 Nos.
No. of telephone poles	2 Nos.

3. Details of affected trees

Total Nos.	10 Nos. Peepal - 1 Keekar - 3 Shehtott - 6
Species	

4. Other miscellaneous affected structures

Temple/Mosque/Church/Gurudwara	Part of one temple is affected in the footpath
Milk Booth	Nil
Bus Stand	Nil
Taxi Stand	Nil
Developed park with or without railing.	About 1000 sq.mtrs.
Poles mounted S/stn.	1 No.
11 KV ESS.	

ITEM NO.
123/92
A-8.9.92

Sub: COST-BENEFIT ANALYSIS - DWARKA - PHASE - I

(F.No. PS/Commr./PST/92/698-A)

PRECIS

Cost benefit analysis of Dwarka, Phase-I for determination of land premium was placed before the Authority for consideration and approval on 7.7.92. The Authority approved the cost benefit analysis and the following resolutions were passed:-

i) The Authority resolved to approve the "Cost-benefit analysis" and the manner of execution of the projects, as laid down in para 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.

ii) The Authority observed that Delhi Admn. be requested to direct MCD, DESU, DWS&SDU, Chief Engineer(I&F) and PWD to prepare their Action Plan and commit funds for trunk services through their budget to syncronize with the development and housing activities as planned by DDA.

iii) The Authority also approved the predetermined 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 contingencies 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 Govt. letter No.J-22011/2/91-ID dt. 24.1.92.

The cost benefit analysis was forwarded to the Ministry of Urban Development alongwith the resolutions of the Authority for notification of predetermined rates. The Ministry of Urban Development requested DDA to make a presentation of the analysis. Accordingly, the presentation was done in the Ministry. It was suggested by the Ministry that terminal year of project be reduced from 2002 to 1988. As suggested by the Ministry, the cost benefit analysis has been revised. The following changes have been incorporated in the revised analysis:-

(i) Terminal year of the project has been reduced from 2002 to 1998. As a result, tables 2,3,4,5,6 and 7 and all the bar charts have been changed. Breakeven rate goes up from Rs.1089.09 to Rs.1105.62.

(ii) A new category has been introduced under the head 'entirely charitable institutions' (D1.1) under the general head "public and semi-public". This change is also reflected in the statement of comparative premium (A(iv)-Page 37-revised cost benefit analysis dt. 13.8.92). This has been done keeping in view that DDA has special commitment to the downtrodden.

(iii) Multiplier for alternative plots have been brought down to 1.00 from 1.25; the Nazul Rules stipulate that alternative plots can be charged only at the breakeven rate. Multiplier of 0.5 has been added to this to take care of the cost of internal development.

Ministry of Urban Development has directed that the revised analysis may be approved by the Authority and forwarded to the Govt. at the earliest.

Decisions to be taken:

1. Authority may approve the revised cost benefit analysis for Dwarka Ph.I, with 1998 as the terminal year, and with the minor modifications explained in the note above.

2. Authority may recommend for approval by the Govt, the predetermined rates for various categories for Dwarka Project land as worked out in para 5.3 page 7-9 of the revised analysis. (Appdx. 'S' Book-let containing page 1 to 38).

RESOLUTION

The Authority resolved to approve and recommend the revised Cost-Benefit Analysis - Dwarka, Ph.-I subject to the predetermined rates being revised and up-dated on year to year basis.

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APPENDIX 'S' TO ITEM NO. 123/92

DELHI DEVELOPMENT AUTHORITY

DWARKA PHASE-I

COST - BENEFIT ANALYSIS

TERMINAL YEAR 1998

1st April 1992

(REVISED ON 13th Aug. 1992)



SYSTEMS DEPARTMENT

COST BENEFIT ANALYSIS OF DWARKA PHASE-I

Page No.

1. KEY TO TABLES

(i) Table No.1 gives the pooled land acquisition cost for Phase -I. 10

(ii) Table No. 2 gives the breakeven analysis with 12% provisions for physical and price contige- 11

(v) Table No. 5 gives the year wise [illegible] discounted revenue.

(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). 18

(vii) Table No.7 gives the breakeven analysis at no provisions for physical and price contigencies. 19

(viii) Table No. 8 gives the details of cost of trunk services. 21

(ix) Table No. 9 gives the details of development [illegible] 21

2. [illegible]

(i) [illegible] Chart indicating land use.

(ii) [illegible] Chart indicating saleable land use.

(iii) Bar Chart showing actual and discounted yearwise revenue.

(iv) Bar Chart showing actual and discounted [illegible] 25

(v) Bar Chart showing actual revenue and expenditure yearwise.

(vi) Bar Chart showing discounted revenue and expenditure yearwise. 27

3. 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. 28-38

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 [illegible] 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 escalastion @ 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" [illegible] Pankha Road side has been taken into [illegible] area. No provision [illegible] cover [illegible] included in the [illegible] cept or transfer [illegible] of cost for these services to the concerned [illegible].

2.0 ASSUMPTIONS

For working out the optimal cost of developed land certain assumptions are necessary as this kind of an exercise is a complex extrapolation 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 cost of internal development for plotted development (alternative plots and auction plots) has been included in the development expenditure.

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 on

hect. is already built up 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 as the additional

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 asumption at Sr.No.2 above.

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

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.

shall finance the cost of the trunk water distribution network within the Master Project. Delhi Water Supply & Sewerage Disposal Undertaking shall construct the water treatment plants 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 hects. 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 hects. of Phase-II has been worked-out at Rs.15.67 lacs per hect.(based on average cost of 638 hects.) 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-II shall be additionaly needed. The cost of the same shall be Rs. 18.057 crores; it will be additional acquisition expenditure which also would have to be [illegible] Thus total land acquisition cost [illegible] would be Rs. 439.3 crores. [illegible] would be Rs. 207.004 crores. The pooled cost now is Rs.248.130 crores which may be [illegible] Table No.1. Discounted cost of land for Phase-I would have been only Rs.47.646 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 The project is envisaged to be completed by 1997-1998. 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 [illegible] ava[illegible]e. Similarly the location of water treatment [illegible] 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. Comm. 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, laying 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 [illegible] and it is being given [illegible].

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 provisions for physical and price contigencies would be:

i)	Per Sq.mtrs	:	Rs. 1011.580
ii)	Per Acre	:	Rs. 40,95,465.50
iii)	Per Hect.	:	Rs. 101.158 lacs

5.2 The sale price of the land with 12% provisions for physical and price contigencies shall be as under:

i)	Per Sq.mtrs	:	Rs. 1105.620
ii)	Per Acre	:	Rs. 44,76,194.30
iii)	Per Hect.	:	Rs. 110.562 lacs

5.3 Statement of pre-determined rates for the year 1990-91 and 1991-92 and the proposed rates based on the breakeven prices including 12% provision for physical and price contingency for the year 1992-93 are as under:

Category of Land	Predetermined Rates exiting for 1990-91 & 1991-92 per sq.mtr.	Proposed Predetermined Rates for Dwarka 1992-93 per sq.mtr	Multiplier
1. Land for CGHS (upto 31.3.91)			
South Zone	Rs. 975/-	Rs.1658.43	1.5
North Zone	Rs. 950/-		
East Zone	Rs. 925/-		
West Zone	Rs. 950/-		
2. Alternative Plots (upto 31.3.92)			
South Zone	Rs. 805/-	Rs.1658.43	1.5
North Zone	Rs. 715/-		
East Zone	Rs. 700/-		
West Zone	Rs. 770/-		
3. Auction Plots By auction		Rs.4421.48 By auction expected revenue is calculated @ 4 times of the breakeven rate	
4. Housing Schemes (upto 31.3.92)			
SFS	Rs. 975/-	Rs.1658.43	1.5
MIG	Rs. 870/-	Rs.1382.03	1.25
LIG	Rs. 660/-	Rs. 829.22	0.75
EWS	Rs. 500/-	Rs. 532.81	0.50
5. Educational/Hospital & alike.	From Rs.10,000/acre to Rs.15.60 lacs/ Acre depending on type of institution & area required.	50% area @10% of breakeven rate, plus 50% area @50% of breakeven rate.	0.1 0.5
6. Entirely Charitable Institutions	From Rs.10,000/acre to Rs.15.60 lacs/ Acre depending on type of institution & area required.	Rs.110.562	0.1
7. Industrial	Rs.1029/- to Rs.1582/- Depending upon areas 20% to be increased for 1991-92.	Rs.1382.03	1.25

8. Commercial	Rs.1544/- to Rs.2373/- Depending upon areas, 20% to be increased for 1991-92.	Rs.2211.24 – low turnover. Rs.4422.48 – high turnover.	2.0 4.0
9. J.J.& Squatters Resettlements	Rs. 825/- (including cost of internal development	Rs.552.81 (Excluding internal development)	0.50
[illegible] power houses, electric sub-stations, water supply and drainage etc.	[illegible] acre	[illegible]	

5.4 Predetermined institutional rates and market rates may be fixed by the government based on the above data.

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(RRTS) linking all these project areas. There is already a meter guage 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 RRTS. Without RRTS 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 AQCU.COST PHASE-I & II (CRORES)	POOLED LAND ACQU. COST FOR PHASE-II	DISCOUNTED LAND ACQU. COST (1992-93)	DISCOUNTED POOLED LAND ACQU. COST FOR PHASE-II
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 BREAKEVEN ANALYSIS OF DWARKA PHASE - I WITH PROVISIONS FOR PHYSICAL AND PRICE CONTIGENCIES

YEAR	DEV.EXPDR.	COST OF TWO LANE MF ROADS PALAM DRAIN COVERAGE	DISCOUNTED DEV. EXPDR.	DISCOUNTED COST OF MF ROADS,PALAM DRAIN COVERAGE	POOLED LAND ACQU. COST	ADDL. COMPENSATION	DISCOUNTED POOLED LAND ACQU. COST	DISCOUNTED ADDL. COMPENSATION
	1	2	3A	3	3A	4	4A	5	5A
1986-87						22.352			
1987-88								55.681	
1988-89									
1989-90									
1990-91	17.750			21.062		0.052			
1991-92	22.500			26.197				0.083	
[illegible]	[illegible]			[illegible]		[illegible]			
[illegible]	[illegible]			[illegible]		[illegible]		54.746	
[illegible]	[illegible]			[illegible]		[illegible]		[illegible]	
[illegible]	[illegible]			[illegible]		[illegible]			
1994-95	165.112			114.515					
				87.000					
	936.252	65.165	625.559	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 INT.INFLOW @ 18% WHEN NET INFLOW	DISCOUNTED VALUE OF AMOUNT IN COL-12
6	7	8	9	10	11	12	13
22.352	55.681			-22.352	-22.352	-2.012	-5.011
0.000	0.000			0.052	-22.352	-4.023	-8.648
0.000	0.000			-0.135	-22.352	-4.027	-7.333
0.052	0.083			-17.750	-22.414	-4.039	-6.378
17.750	21.062			-69.520	-40.164	-5.830	-7.593
69.520	80.942	500.054	500.054	313.417	-109.675	-13.185	-15.366
199.611	189.611	191.458	164.612	65.244	-202.766	-2.532	-2.502
126.414	108.575	88.293	65.132	-227.217	-269.013	-30.731	-28.394
311.510	229.796	231.231	146.505	26.721	45.796	-20.467	-15.095
204.511	139.575	255.292	132.924	86.583	72.517	-7.640	-4.572
208.710	113.575	237.646	111.072	51.504	119.100	12.455	6.778
186.142	87.000				170.604	19.821	8.901
1336.571	1018.900	1503.175	1119.301	170.6			

DISCOUNTED EXPDR.	1018.900	DISCOUNTED REVENUE	1109.301
12% PROVISIONS FOR PHYSICAL & PRICE CONTIGENCIES	122.268	DISCOUNTED INTEREST INFLOW	11.870
PROJECTED EXPENDITURE	1141.168	PROJECTED REVENUE	1141.171
RATE PER SQ.	= 1105.620		

TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA IN DWARKA (PHASE - I) DATED: 13-Aug-92

USE CODE	USE	GROSS AREA	DISPOSABLE AREA	MULTIPLIER @ RATE/ACRE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	SALEABLE TOTAL AREA
1	2	3	4	5	6	7	8	9	10	11	
A1.1	COOPERATIVE HOUSING	242.150	242.150	1.500	182.000	60.150	0.000	0.000	0.000	0.000	242.150
A1.2	DDA HOUSING	131.380									
	EWS		19.930	0.500	0.000	0.000	0.000	7.000	6.000	6.930	19.930
	LIG		27.130	0.750	0.000	0.000	0.000	9.000	9.000	9.130	27.130
	MIG		38.140	1.250	0.000	0.000	0.000	13.000	13.000	12.140	38.140
	SFS		46.180	1.500	25.000	21.180	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	28.630
A1.4	RESETTLEMENT SQUATTERS	71.210	71.210	0.500	71.210	0.000	0.000	0.000	0.000	0.000	71.210
A1.5	ALTERNATIVE PLOTS	29.170	17.500	1.500 ***	5.000	5.000	5.000	2.500	0.000	0.000	17.500
A1.6	AUCTION PLOTS	13.050	7.830	4.000	0.000	0.000	2.000	2.000	2.000	1.830	7.830
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
A2	EDUCATIONAL FACILITIES	[illegible]									
			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
			[illegible]	0.500	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
A3	OTHER COMM.FACILITIES	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	4.500	5.580	3.000	16.080
A5	UTILITIES	2.808	2.808	** 0.000	** 2.808	0.000	0.000	0.000	0.000	0.000 ***	
A6	PARKS & PLAYGROUNDS	141.871	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
	RES.SUPPORTING FACILITIES	390.679	128.128		22.000	22.000	25.000	26.500	26.820	3.000	125.320
	TOTAL RESIDENTIAL	906.269	626.828		333.840	108.330	32.000	60.900	56.820	33.030	624.020
B1.1	OPEN SPACES	8.530	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	7.770	7.000	7.000	21.330
B1.3	COMM. LOW TURNOVER	3.640	2.980	2.000	0.000	0.000	0.000	0.980	1.000	1.000	2.980
B1.4	CULTURAL SPACES	3.640	2.980	4.000	0.000	0.000	0.000	0.980	1.000	1.000	2.980
B1.5	FACILITIES	4.160	3.420	1560000.000	0.000	0.000	0.000	1.210	1.000	1.210	3.420
B1.6	RESIDENTIAL	3.640	2.980	3.000	0.000	0.000	0.000	0.980	1.000	1.000	2.980
B1.7	UTILITIES	0.520	0.430	** 0.000	0.000	0.000	0.000	** 0.150	** 0.140	** 0.140 ***	
	TOTAL DIST. CENTRE	50.130	34.120		0.000	0.000	0.000	11.480	11.000	11.210	33.690

E4.3	COMM. SPACES	9.693	9.693	4.000	0.000	0.000	1.193	3.500	2.500	2.500	9.693
E4.2	COMMERCIAL LOWTURN OVER	3.230	3.230	2.000	0.000	0.000	0.830	0.800	0.800	0.800	3.230
E4.3	FACILITIES PLUS CULTURAL	2.754	2.754	4.000	0.000	0.000	0.654	0.700	0.700	0.700	2.754
E4.6	UTILITIES	0.482	0.482	** 0.000	0.000	0.000	** 0.122	** 0.120	** 0.120	** 0.120	**
	TOTAL COMMUNITY CENTRES	16.159	16.159		0.000	0.000	2.677	5.000	4.000	4.000	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
C1.2	PUBLIC & SEMI PUBLIC	1.350	1.350	1560000.000	0.000	0.000	0.300	0.350	0.350	0.350	1.350
C1.3	COMMERCIAL	0.900	0.900	2.000	0.000	0.000	0.200	0.250	0.200	0.250	0.900
C1.4	UTILITIES	0.450	0.450	** 0.000	0.000	0.000	** 0.120	** 0.110	** 0.110	** 0.110	**
C1.5	NET INDL. PLOTS	28.800	28.800	1.250	0.000	0.000	7.200	7.200	7.200	7.200	28.800
	TOTAL INDUSTRIAL	[illegible]									
	COLLEGES,[illegible]	[illegible]									
D1.1	ENTIRELY CHARITABLE INSTITUTIONS	25.000	25.000	0.100	5.000	5.000	[illegible]	[illegible]	[illegible]	[illegible]	25.000
D2.0	INTEGRATED SCHOOL	33.500	16.750	0.100	3.250	3.250	3.250	3.500	3.500	0.000	16.750
D3.0	SOCIO-CULTURAL	10.000	16.750	0.500	3.250	3.250	3.250	3.500	3.500	0.000	16.750
D4.0	CIRCULATION	0.000	6.000	0.500	0.000	1.000	1.000	1.500	1.500	1.000	6.000
	TOTAL PUBLIC&SEMI PUBLIC	189.710	185.710		36.500	37.500	37.500	36.500	36.710	1.000	185.710
E1.0	UTILITIES	41.280	41.280	** 0.000	** 7.000	** 7.000	** 7.000	** 7.000	** 7.000	** 6.280	**
F1.3	RECREATION	241.959	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION RAILWAY	132.343	132.343	1560000.000	132.343	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
I1.0	GOVERNMENT	62.510	62.510	1500000.000	12.000	12.000	12.000	12.000	14.510	0.000	62.510
	OTHERS	654.732	276.133		144.343	12.000	12.000	12.000	14.510	0.000	194.853
	GRAND TOTAL	1862.000	1170.450		514.693	157.870	71.977	132.760	170.290	57.410	1185.000
										ACRE OF TOTAL	58.27

THE FIGURE IN THIS COLUMN INDICATES THE FACTOR WITH WHICH THE PREMIUM 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 PREMIUM PRICE MULTIPLIED BY 1.500). WHEREVER PRICE PER ACRE ARE INDICATED IN COLUMN 5 IT INDICATES THE PROPOSED SALE PRICE AS HAS BEEN LAID DOWN BY GOVERNMENT.

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

*** FOR ALTERNATIVE PLOTS THE MULTIPLIER IN COLUMN 5 IS ONLY 1.000 AS PER NAZUL RULES. FACTOR OF 0.500 HAS BEEN ADDED TO MEET THE INTERNAL DEVELOPMENT COST.

TABLE - 4: YEARWISE BREAK UP OF EXPECTED REVENUE FROM SALEABLE AREA IN DWARKA (PHASE - I) DATED: 13-Aug-92

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	TOTAL
		1.000	1.164	1.356	1.578	1.838	2.140	
1	2	3	4	5	6	7	8	
A1.1	COOPERATIVE HOUSING	30183.426	11614.424	0.000	0.000	0.000	0.000	41797.850
A1.2	DDA HOUSING							
	EWS	0.000	0.000	0.000	610.757	609.518	819.660	2039.935
	LIG	0.000	0.000	0.000	1177.889	1371.416	1619.804	4169.109
	MIG	0.000	0.000	0.000	2835.659	3301.557	3589.708	9726.924
	SFS	4146.075	4089.667	0.000	0.000	0.000	0.000	8235.742
A1.3	INSTITUTIONAL HOUSING	3956.738	0.000	0.000	0.000	0.000	0.000	3956.738
A1.4	RESETTLEMENT SQUATTERS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
A1.5	HOSTEL PLOTS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	42913.811	16508.637	2135.751	6565.640	6907.874	7760.747	82792.460
A2	EDUCATIONAL FACILITIES	121.618	141.609	164.865	191.952	215.769	0.000	835.805
A3	OTHER COMM.FACILITIES	609.091	709.999	824.325	959.761	1078.847	0.000	4179.025
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A5	UTILITIES	0.000	0.000	899.263	1570.519	2267.408	1419.324	6156.514
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000 **	
A7	WATER BODIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES.SUPPORTING FACILITIES	729.709	851.609	1888.453	2722.232	3562.025	1419.324	11171.344
	TOTAL RESIDENTIAL	43643.520	17358.238	4024.204	9287.873	10469.899	9180.071	93963.804
B1.1	OPEN SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	0.000	0.000	0.000	5116.401	5668.837	6623.513	17428.751
B1.3	COMM. LOW TURNOVER	0.000	0.000	0.000	342.024	406.346	473.108	1221.478
B1.4	CULTURAL SPACES	0.000	0.000	0.000	684.048	812.491	946.216	2442.955
B1.5	FACILITIES	0.000	0.000	0.000	46.624	38.532	46.624	131.779
B1.6	RESIDENTIAL	0.000	0.000	0.000	513.036	609.518	709.662	1832.216
B1.7	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000 **	
	TOTAL DIST. CENTRE	0.000	0.000	0.000	6702.133	7555.924	8799.123	23057.180

B4.1	COMM. SPACES	0.000	0.000	715.214	2443.029	2031.728	2365.540	7555.511
B4.2	COMMERCIAL LOWTURN OVER	0.000	0.000	248.796	279.203	325.076	378.486	1231.562
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	392.079	488.606	569.884	662.351	2111.920
B4.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	**
	TOTAL COMMUNITY CENTRES	0.000	0.000	1356.089	3210.838	2925.688	3406.378	10878.993
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	11.560	13.486	13.486	13.486	52.018
C1.3	COMMERCIAL	0.000	0.000	59.951	87.251	81.269	118.277	346.748
	[illegible]			[illegible]				
	[illegible]			[illegible]				
	TOTAL [illegible]			[illegible]				
D1.0	COLLEGES/HOPITAL/OTHER	138.203	160.909	187.347	200.677	225.782	0.000	922.918
		691.013	804.546	936.733	1003.387	1178.910	0.000	4614.588
D1.1	ENTIRELY CHARITABLE INSTITUTIONS	55.281	64.364	74.939	87.251	101.586	0.000	383.421
D1.0	INTEGRATED SCHOOL	35.922	41.836	48.710	61.026	71.119	0.000	258.665
		179.663	209.182	243.551	305.379	355.552	0.000	1273.327
D3.0	SOCIO-CULTURAL	0.000	64.364	74.939	130.877	152.739	118.277	540.835
D4.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL [illegible]	[illegible]	1345.201	1566.217	[illegible]	2555.721	119.277	3013.754
E1.0	UTILITIES	[illegible]	0.000	0.000	[illegible]	[illegible]	[illegible]	[illegible]
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION RAILWAY	[illegible]	0.000	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000
I1.0	DEVELOPMENT	462.384	462.384	462.384	462.384	557.139	[illegible]	[illegible]
	OTHERS	5961.824	462.384	462.384	462.384	559.099	0.000	7909.076
	GRAND TOTAL	50305.437	19165.822	8929.300	23123.129	25525.240	23764.579	150717.528
	BREAK EVEN RATES	1105.620	1397.273	1498.772	1745.021	2031.728	2365.540	

NOTE 1: ALL FIGURES ARE IN LAKHS.
NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 16.43% COMPOUNDED

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

DATED: 13-Aug-92

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	TOTAL
1	2	1.000 3	0.859 4	0.738 5	0.634 6	0.544 7	0.467 8	
A1.1	COOPERATIVE HOUSING	30183.426	9975.456	0.000	0.000	0.000	0.000	40158.882
A1.2	DDA HOUSING							
	EWS	0.000	0.000	0.000	386.967	331.686	383.097	1101.750
	LIG	0.000	0.000	0.000	746.293	746.294	757.073	2249.660
	MIG	0.000	0.000	0.000	1796.633	1796.633	1677.778	5271.043
	SFS	4146.075	3512.555	0.000	0.000	0.000	0.000	7658.630
A1.3	INSTITUTIONAL HOUSING	3956.739	0.000	0.000	0.000	0.000	0.000	3956.739
A1.4	DEPLOYMENT QUARTERS	[illegible]	0.000	0.000	0.000	0.000	0.000	[illegible]
A1.5	[illegible] PLOTS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
A1.6	[illegible] PLOTS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
A1.7	EXISTING VILLAGES	0.000	0.000	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	NET RESIDENTIAL	42913.811	14179.024	1575.509	4159.895	3759.108	3627.243	70214.609
A2	EDUCATIONAL FACILITIES	121.618	121.618	121.618	121.618	117.417	0.000	603.950
A3	OTHER COMM.FACILITIES	608.091	608.091	608.091	608.091	587.084	0.000	3013.448
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A5	UTILITIES	0.000	0.000	663.372	995.058	1273.872	663.372	3595.674
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	[illegible] POOR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES.SUPPORTING FACILITIES	729.709	729.709	1393.091	1724.767	1978.373	663.372	[illegible]
	TOTAL RESIDENTIAL	43643.520	14908.733	2968.599	5884.662	5737.481	4290.615	77393.621
B1.1	OPEN SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	0.000	0.000	0.000	3241.678	3095.736	3095.736	9433.150
B1.3	COMM. LOW TURNOVER	0.000	0.000	0.000	216.702	221.124	221.124	658.950
B1.4	CULTURAL SPACES	0.000	0.000	0.000	433.403	442.248	442.248	1317.899
B1.5	FACILITIES	0.000	0.000	0.000	29.540	20.968	21.791	72.300
B1.6	RESIDENTIAL	0.000	0.000	0.000	325.052	331.686	331.686	988.424
B1.7	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	
	TOTAL DIST. CENTRE	0.000	0.000	0.000	4246.375	4111.762	4112.585	12470.722

B4.1	COMM. SPACES	0.000	0.000	527.602	1547.868	1105.620	1105.620	4286.710
B4.2	COMMERCIAL LOWTURN OVER	0.000	0.000	183.533	176.899	176.899	176.899	714.231
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	289.230	309.574	309.574	309.574	1217.951
B4.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000 **	
	TOTAL COMMUNITY CENTRES	0.000	0.000	1000.365	2034.341	1592.093	1592.093	6218.891
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	8.527	8.545	7.339	6.303	30.714
C1.3	COMMERCIAL	0.000	0.000	44.225	55.281	44.225	55.281	199.012
[illegible]			[illegible]					
[illegible]			[illegible]					
D1.0	COLLEGES/HOSPITAL/OTHER	138.203	138.203	138.203	127.146	128.397	0.000	670.061
D1.1	ENTIRELY CHARITABLE INSTITUTIONS	691.013	691.013	691.013	635.732	641.536	0.000	3350.305
D2.0	INTEGRATED SCHOOL	55.281	55.281	55.281	55.281	55.281	0.000	276.405
D3.0	SOCIO-CULTURAL	35.933 179.663	35.933 179.663	35.933 179.663	38.697 193.484	38.697 193.484	0.000 0.000	185.191 925.957
D4.0	CIRCULATION	0.000	55.281	55.281	82.922	82.922	55.281	331.686
	TOTAL PUBLIC/SEMI PUBLIC	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0.000	0.000
E1.0	UTILITIES	0.000	0.000	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
F1.0	RECREATION	0.000	0.000	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
G1.0	TRANSPORTATION FACILITY	5099.443	0.000	[illegible]	0.000	0.000	[illegible]	[illegible]
H1.0	CIRCULATION	0.000	0.000	[illegible]	[illegible]	0.000	[illegible]	[illegible]
I1.0	EQUIPMENT	462.384	397.135	[illegible]	292.960	304.249	[illegible]	[illegible]
	OTHERS	5561.824	397.135	341.663	292.960	304.249	0.000	6897.261
	GRAND TOTAL	50305.427	16461.241	6513.271	14650.482	13892.433	11107.236	112930.059

NOTE 1: ALL FIGURES ARE IN LAKHS.

SCHEDULE OF SALEABLE AREA

USE	GROSS AREA	% TOTAL RES.	NET AREA	SALEABLE TOTAL AREA	VALUE OF TOTAL AREA	% OF TOTAL VALUE
ERATIVE HOUSING	242.150	13.005	242.150	242.150	13.005	20.561
HOUSING	131.380	7.056				
EWS			19.930	19.930	1.070	0.976
LIG			27.130	27.130	1.457	1.972
MIG			38.140	38.140	2.048	4.669
SFG			46.180	46.180	2.480	6.782
ITUTIONAL HOUSING	28.630	1.538	28.630	28.630	1.538	5.504
TTLEMENT SQUATTERS	71.210	3.824	71.210	71.210	3.824	3.486
RNATIVE PLOTS	29.170	1.567	17.500	17.500	0.940	2.142
TION PLOTS	13.050	0.701	7.830	7.830	0.421	3.066
STING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000
IDENTIAL	515.590	27.690	490.700	490.700	26.355	40.175
CATIONAL FACILITIES	109.249	5.867	54.620	54.620	2.933	0.525
			54.620	54.620	2.933	0.674
ER COMM.FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000
AL/CONVENIENT SHOPPING	16.080	0.864	16.080	16.080	0.864	3.149
ILITIES	2.808	0.151	2.808			
RKS & PLAYGROUNDS	141.871	7.619	0.000	0.000	0.000	0.000
CTOR ROADS	120.680	6.481	0.000	0.000	0.000	0.000
ED.SUPPORTING FACILITIES	390.679	20.982	130.128	125.520	6.739	6.757
TAL RESIDENTIAL	906.269	48.672	620.828	624.020	33.513	66.932
PEN SPACES	8.530	0.458	0.000	0.000	0.000	0.000
MMERCIAL SPACES	26.000	1.396	21.330	21.330	1.146	8.353
MM. LOW TURNOVER	3.640	0.195	2.980	2.980	0.160	0.584
ULTURAL SPACES	3.640	0.195	2.980	2.980	0.160	1.167
ACILITIES	4.160	0.223	3.420	3.420	0.184	0.064
SIDENTIAL	3.640	0.195	2.980	2.980	0.160	0.875
TILITIES	0.520	0.028	0.430			
TOTAL DIST. CENTRE	50.130	2.692	34.120	31.690	1.699	11.043

B4.1	COMM. SPACES	9.693		9.693	9.693	0.521	3.796
B4.2	COMMERCIAL LOWTURN OVER	3.230		3.230	3.230	0.173	0.632
B4.3	FACILITIES PLUS CULTURAL	2.754		2.754	2.754	0.148	1.079
B4.4	UTILITIES	0.482		0.482			
	TOTAL COMMUNITY CENTRES	16.159		16.159	15.677	0.842	5.507
C1.1	CIRCULATION/PARKING	13.500		0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	1.350		1.350	1.350	0.073	0.027
C1.3	COMMERCIAL	0.900		0.900	0.900	0.048	0.176
C1.4	UTILITIES	0.450		0.450			
C1.5	NET INDL. PLOTS	28.800		28.800	28.800	1.547	1.525
	TOTAL INDUSTRIAL	45.000		31.500	31.050	1.668	1.728
D1.0	COLLEGES/HOSPITAL/OTHER	121.215		69.605	69.605	3.255	0.593
				60.605	60.605	3.255	2.967
D1.1	ENTIRELY CHARITABLE INSTITUTIONS	25.000		25.000	25.000	1.343	0.245
D2.0	INTEGRATED SCHOOL	33.500		16.750	16.750	0.900	0.164
				16.750	16.750	0.900	0.820
D3.0	SOCIO-CULTURAL	10.000		6.000	6.000	0.322	0.294
D4.0	CIRCULATION	0.000		0.000	0.000	0.000	0.000
	TOTAL PUBLIC&SEMI PUBLIC	169.715		185.710	185.710	9.974	5.082
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	4.516
H1.0	CIRCULATION	176.640		0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	62.510		62.510	62.510	3.357	1.592
	OTHERS	654.732		194.853	194.853	10.465	6.108
	GRAND TOTAL	1860.000		1085.000	1085.000	58.271	100.000

TABLE:7 BREAKEVEN ANALYSIS OF DWARKA PHASE - I WITHOUT PROVISIONS FOR PHYSICAL AND PRICE CONTIGENCIES

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	17.750		24.062					
1991-92	22.500		26.197		47.020		54.346	
[illegible]	45.000	[illegible]	[illegible]	[illegible]	127.611		[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	936.252	65.165	625.559	50.710	207.036	128.118	249.120	94.511

TOTAL EXPDR.	TOTAL DISCOUNTED EXPDR.	TOTAL REVENUE	DISCOUNTED VALUE OF REVENUE	NET CASH FLOW (COL 8 - COL 6)	CUMMULATIVE CASH FLOW	INT.OUTFLOW @ 18% WHEN NET OUTFLOW INT.INFLOW @ 13% WHEN NET INFLOW	DISCOUNTED VALUE OF AMOUNT IN COL-12
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	-4.026	-6.358
17.750	24.062			-17.750	-40.154	-5.677	-7.630
69.520	80.942			-69.520	-109.675	-13.485	-15.700
189.611	189.611	464.997	464.997	275.386	165.711	-1.841	-1.841
126.414	108.575	175.750	150.949	49.336	215.047	24.749	21.257
311.510	229.796	81.186	59.890	-230.323	-15.276	12.965	9.579
204.511	129.575	212.008	134.325	7.497	-7.779	-1.499	-0.949
208.710	113.575	234.098	127.791	25.388	17.609	0.639	0.348
186.142	97.000	217.484	101.649	31.342	48.951	4.326	2.022
1356.571	1018.900	1385.523	[illegible]	48.951		6.156	-20.288

DISCOUNTED EXPDR. 1018.900

DISCOUNTED REVENUE 1039.201

DISCOUNTED INTEREST INFLOW -20.288

PROJECTED REVENUE 1018.912

PROJECTED EXPENDITURE 1018.900

RATE PER SQ. = 1011.580

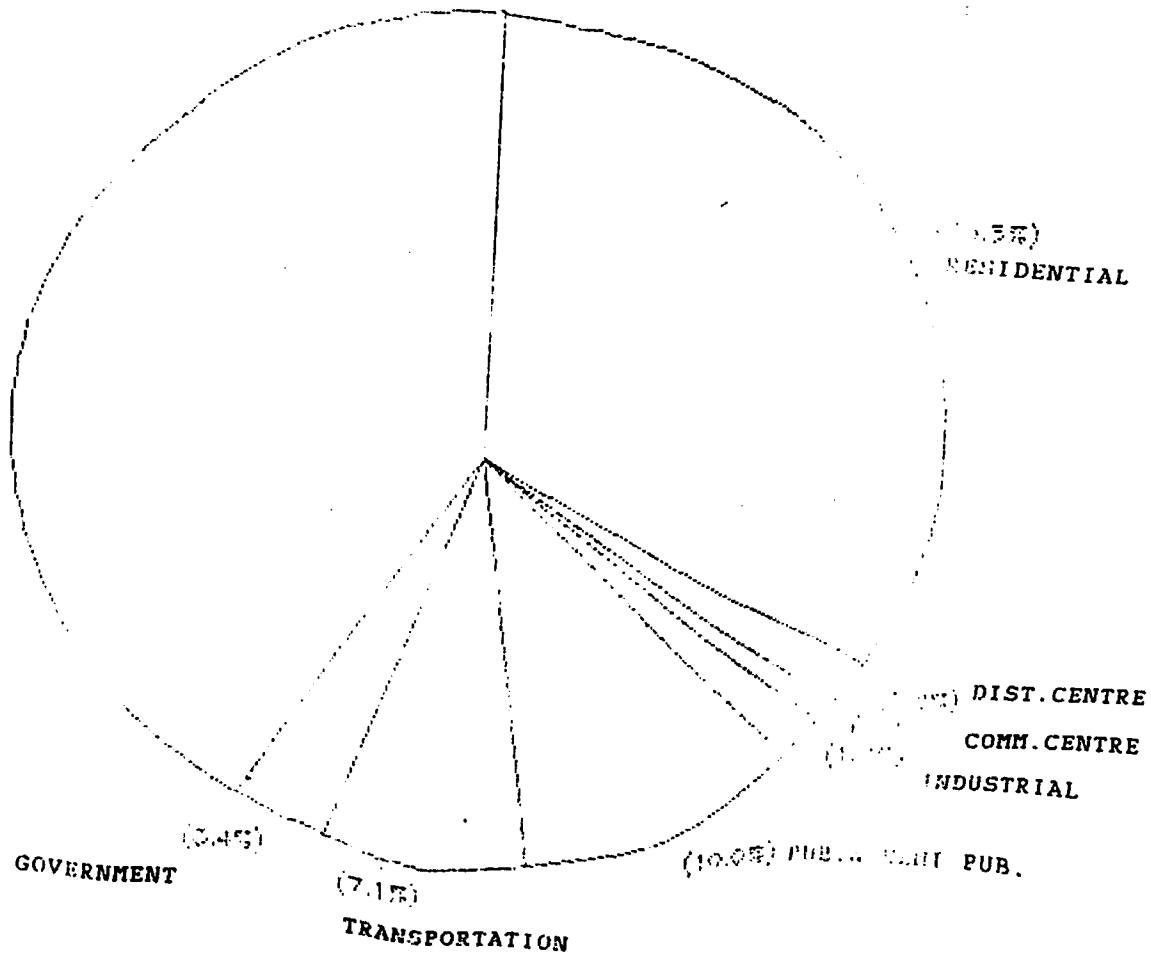
TABLE: 8 AN ESTIMATE FOR TRUNK SERVICES AT DWARKA PROJECT

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 [illegible]	36.65/per sq.mtr	68.24 crore	76.89 crore	145.13 crore
	.nclusin 3dmn.Charges	[illegible] over/under passes, covering 2300 M.Plan drain services.	[illegible]	[illegible]		
3.	W/S,S/W Drain & Sewerage including 7% Admn. charges	a. It covers delivery main from W.T. Plant to command tanks	28.10/per sq.mtr	52.32 crore	58.95 crore	111.27 crore
		b. S.W.drain with discharge of more 1000 cusecs.				
		c. Pipe lines - 0 mm and above.				
4.	Water treatment plant & sewer plant including 7% Admn. charges.		42.75/per sq.mtr	79.60 crore	89.68 crore	169.28 crore
			169.77 per sq.mtr	716.11 crore	356.17 crore	672.28 crore

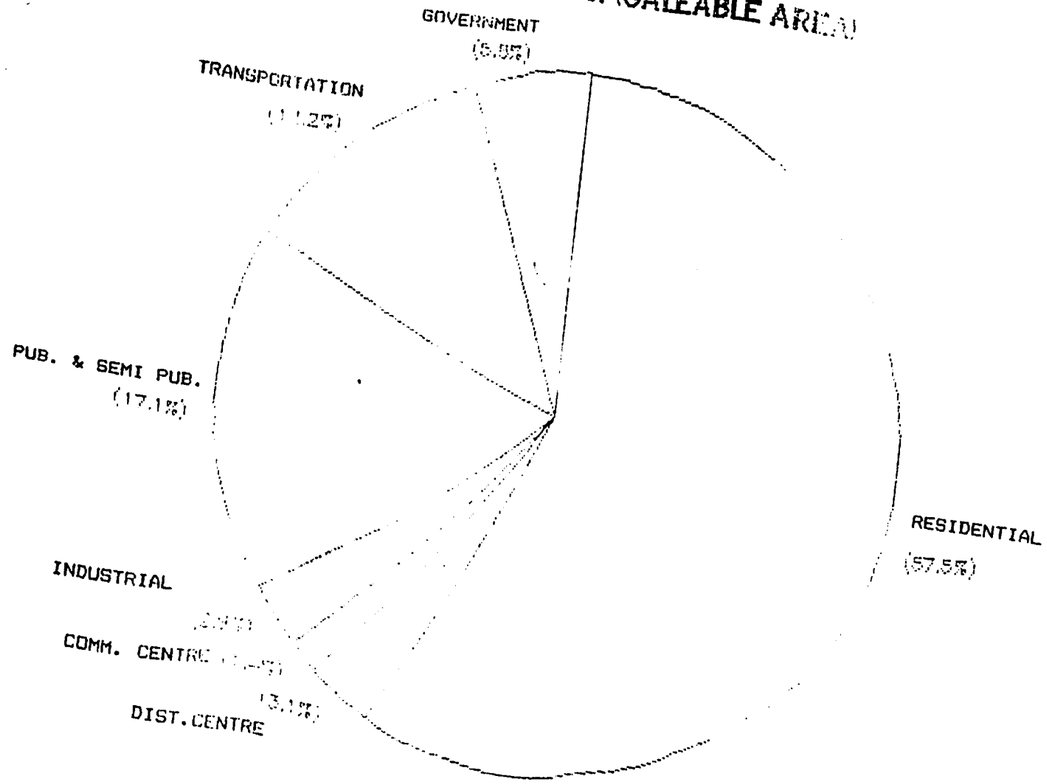
TABLE: 9 YEAR WISE LIKELY EXPENDITURE ON VARIOUS SERVICES FOR THE DEVELOPMENT OF DWARKA PROJECT PHASE - I

YEARS	ROAD	SEWER	WATER SUPPLY	DRAINS	PARKS	ELECTRICITY	MISC	TOTAL EXP
UPTO 3/91	-	-	-	-	-	-	-	17.750
91-92	8.00	4.00	4.00	4.00	5.00	17.00	3.00	45.00
92-93	14.00	17.00	17.00	7.00	4.00	22.00	12.58	93.58
93-94	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
94-97	10.00	21.00	21.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
97-98	9.00	17.00	17.00	10.00	2.50	28.00	3.50	[illegible]
	65.00	105.00	105.00	57.00	21.00	164.00	58.30	615.55

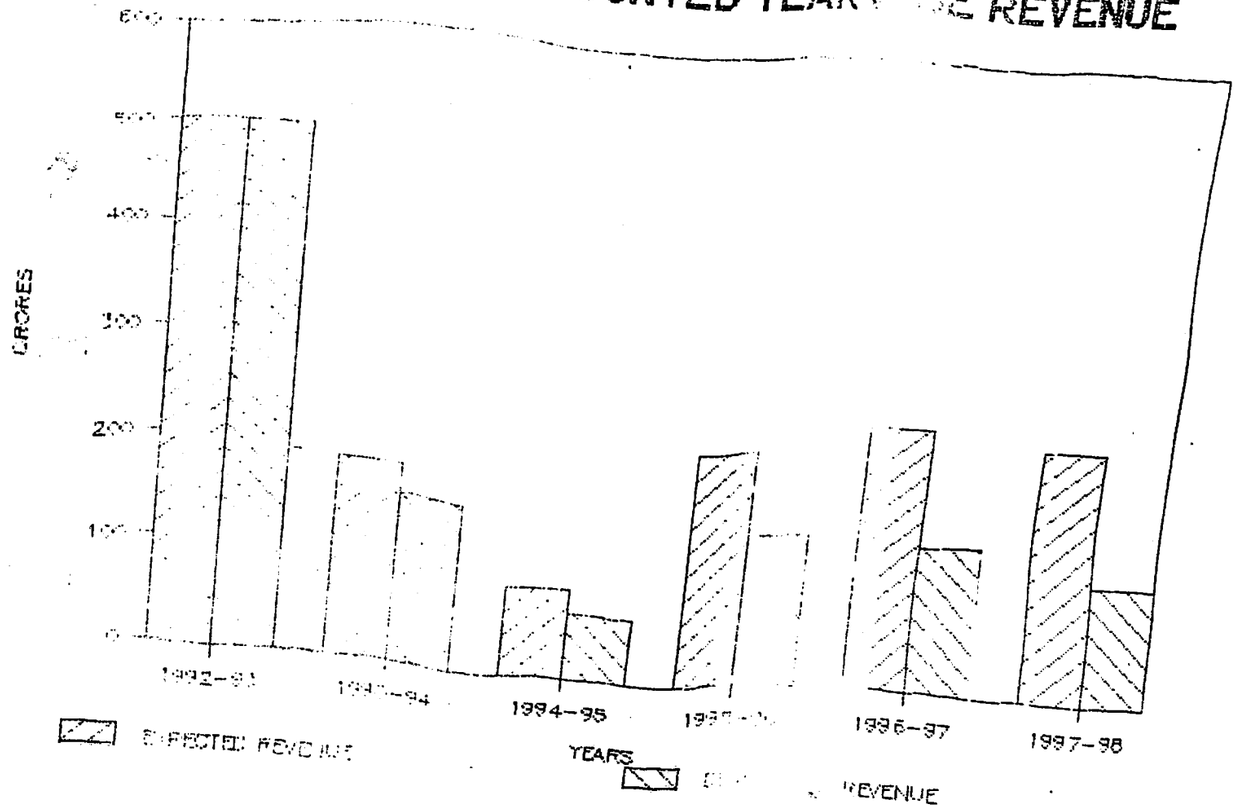
LAND USE BREAKUP (GROSS AREA)

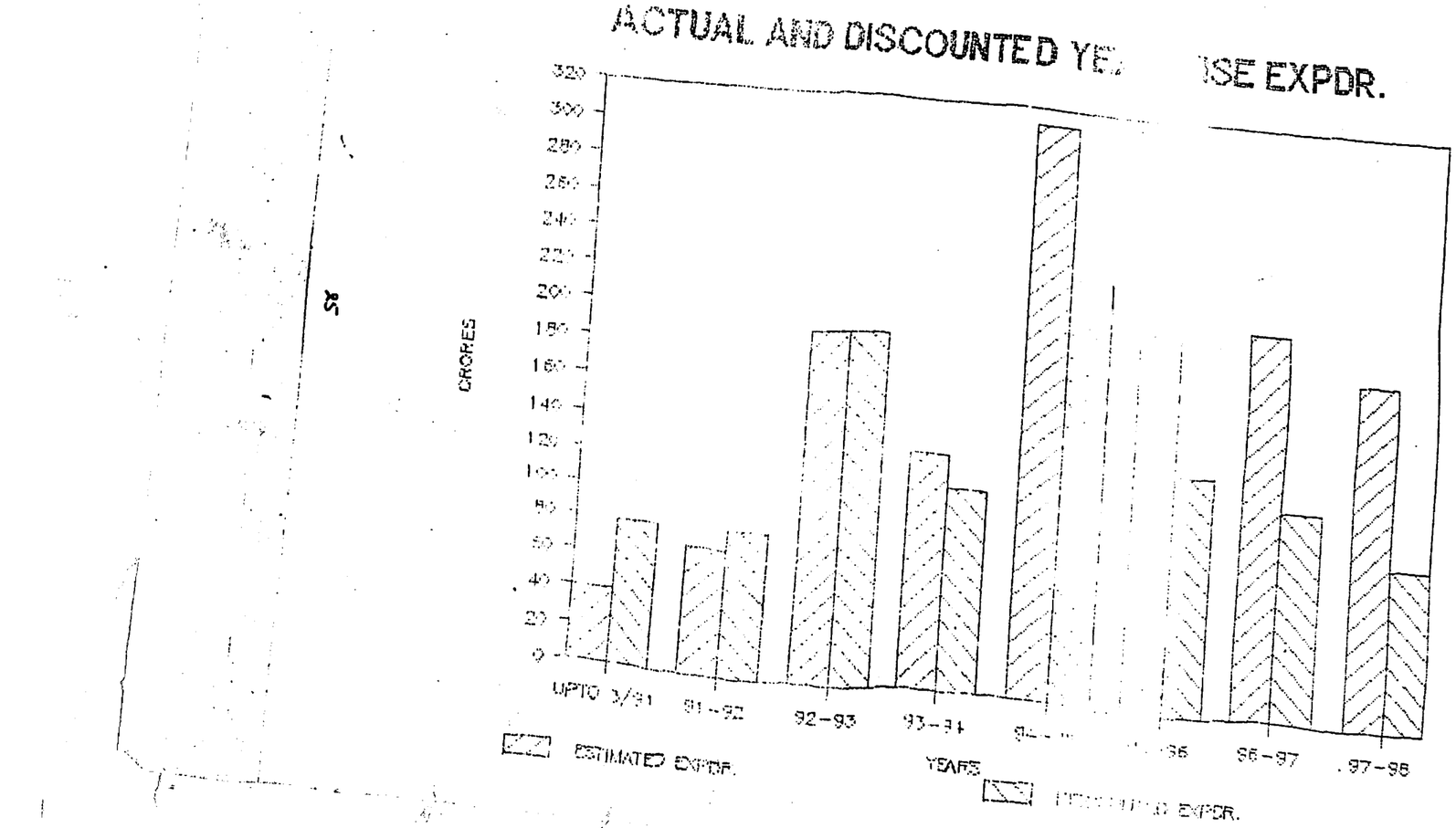


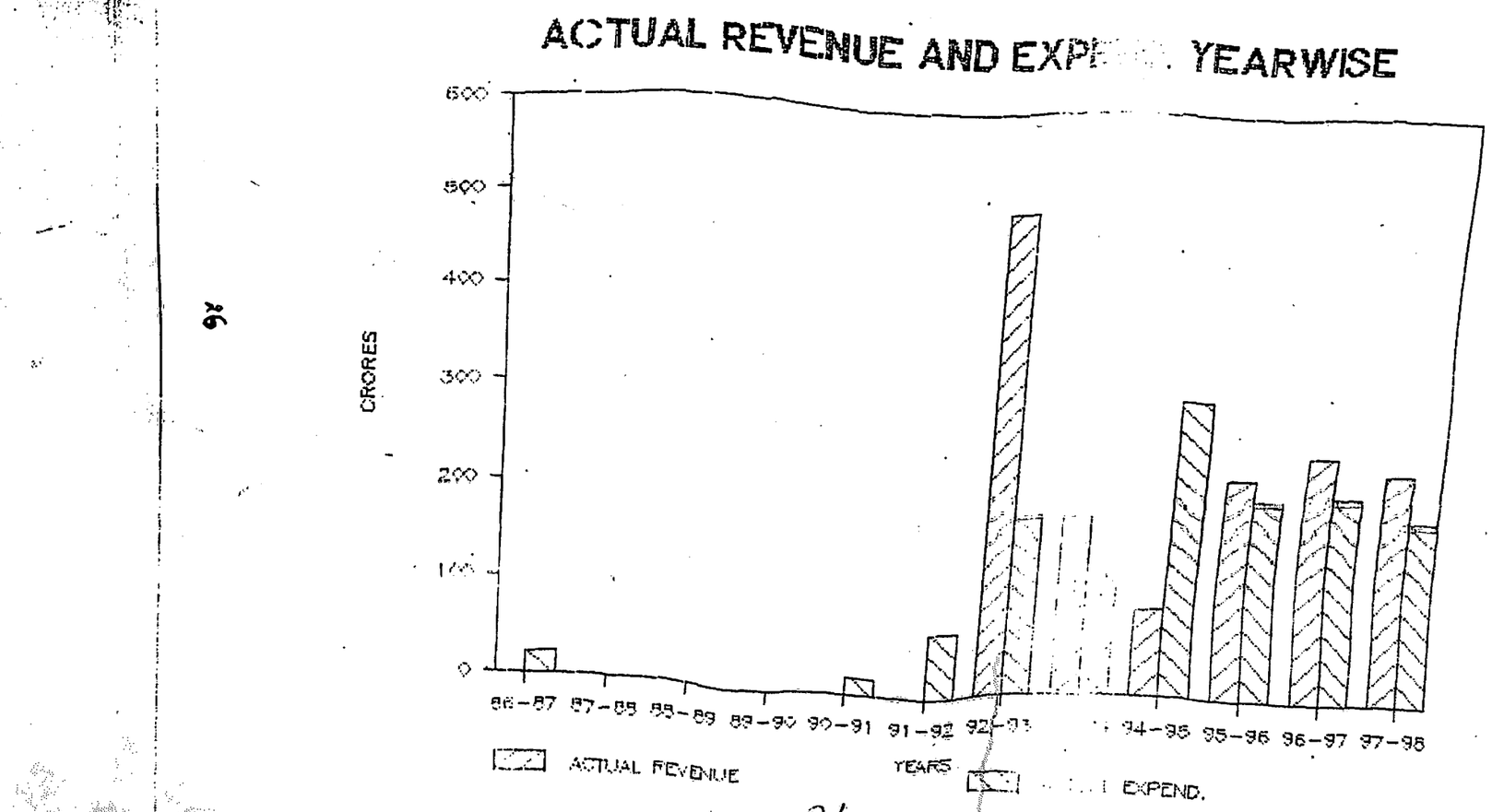
LAND USE BREAKUP(SALEABLE AREA)

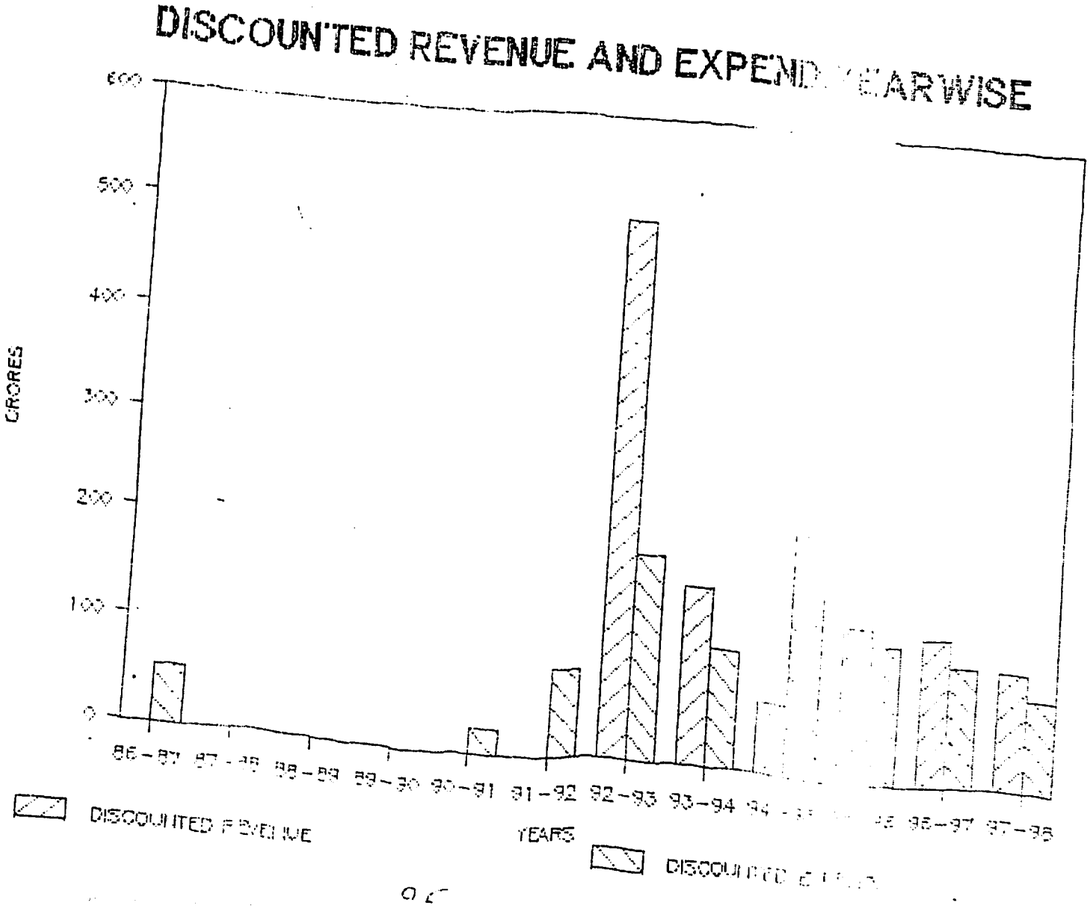


ACTUAL AND DISCOUNTED YEARLY REVENUE




ACTUAL AND DISCOUNTED YE ISE EXPDR.
CRORES
320
300
280
260
240
220
200
180
160
140
120
100
80
60
40
20
0
UPTO 3/91
91-92
92-93
93-94
96
96-97
97-98
YEARS
ESTIMATED EXPDR.


ACTUAL REVENUE AND EXPE . YEARWISE
CRORES
600
500
400
300
200
100
0
86-87 87-88 88-89 89-90 90-91 91-92 92-93 94-95 95-96 96-97 97-98
YEARS
ACTUAL REVENUE
EXPEND.


DISCOUNTED REVENUE AND EXPEND EARWISE
CRORES
600
500
400
300
200
100
0
86-87 87-88 88-89 89-90 90-91 91-92 92-93 93-94 95-96 96-97 97-98
YEARS
DISCOUNTED REVENUE
DISCOUNTED E

ANNEXURE-I

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

No.J-22011/2/91-LD

Dt: 24th January 1992

To

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 thousand only)	-
B: EDUCATIONAL & OTHER CHARITABLE INSTITUTIONS		
i) 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
[illegible] for charitable [illegible] institutions.	Rs. 7.80 Lakhs per [illegible] acres and Rs. [illegible] 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 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	2.5% of the premium

(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 convenience s— such as public hydrants community bathroom public lavatoris and urinals etc.)	Rs. 10,000 (Rupees Ten Thousand only)	5% of the premium

	dhobi ghats and fire stations, Service personal quartars (dhobi, janitors, malies domestic servants, jamadars, coblers & 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 [illegible]	10% of residential rates.	5% of the premium
	[illegible] 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 drainge 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 whelmingly 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.		annum (areas of playground not to be taken into account for FAR otherwise it would 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. (Area of playground for schools not to be taken into account for FAR otherwise it will be treated as misuse).
F. POLITICAL ORGANISATIONS	Full market value.	2.5% of the premium
G. LAND REQUIRES BY DELHI TRANSPORT CORPORATION		
i) Exclusively for bus terminals.	15.60 lakhs (Rupees Fifteen Lakhs & sixty thousand only)	2.5% of the premium
ii) Land for other activities such as Bus depots, office etc.	Full market value	2.5% of the premium
iii) For residential accommodation	Residential rates.	2.5% of the premium
H. LAND REQUIRED FOR FOREIGN MISSIONS.	Residential/ commercial rate depending on the use.	2.5% of the premium with an option to capitalise the ground rent on payment of 50% of premium.

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.	[illegible] TO BE [illegible] AS PER [illegible] 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 rate.	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.

[illegible] for [illegible] and necessary action [illegible]

[illegible]/Departments of Government of India.

1. [illegible] Government, Raj Niwas, Delhi.
2. [illegible] Secretary, Delhi Administration, 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. Minstry 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/PPS to AS(UD)/PS to AS(UH).
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

ANNEXURE

SCHEDULE OF ZONAL VARIANTS INSTITUTIONAL RATES

Sl.No. (1)	Name of the Locality (2)	Rate per Acre(Rs.) (3)
ZONE -I		
CENTRAL ZONE - COMPRISING OF		
1.	Connaught Place	62,40,000
2.	[illegible] Circus	
3.	[illegible] Connaught Place Extension upto Commercial Zone	
4.	Barakhamba Road (beyond Conn.Place Ext.upto Commercial Zone	
5.	Curzon Road, beyond Connaught Place Ext.upto Commercial Zone	
6.	Hanuman Road (Commercial Zone)	
7.	Janpath beyond (Conn. 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 Conn. Place Extension	
14.	Lady Harding Road	
15.	Mandir Marg	
16.	Area Outside the extended Commercial Zone, Parliament Street	
17.	Minto Road	
18.	Panchkuian 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		46,30,000
1.	Khan Market	
2.	Diplomatic Enclave	
3.	Diplomatic Enclave Extn.	
4.	Golf Links	
5.	Aurangzeb Road	
6.	Prithvi Raj Road	

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. [illegible]
[illegible] facing Ring [illegible]
[illegible] other than [illegible]
[illegible]gar (I to IV)
24. Nizam Vihar
25. Jangpura
26. Kalkaji
27. Malviya Nagar (Ext.)& Old
28. M.B. Road.

ZONE -III

WEST dELHI - COMPRISING OF

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.

39,00,000

ZONE -IV

NORTH DELHI - COMPRISING OF

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

31,20,000

5. Roshnara Road
6. Lajpat Rai Market
7. Ansari Market
8. Jawahar Nagar
9. Khurshid Market
10. Teliwara
11. Azad Market
12. Mall Road
13. Rajpur Road
14. Malka Ganj
15. Alipur road
16. Subhash Market
17. [illegible] Market (Near Tis Hazari)
18. [illegible] Singh Market
19. Nicholson Road
20. Vijay Nagar
21. Ashoka Market
23. Subzimandi
24. Indira Nagar
25. Azadpur
26. Andha Mughal
27. Band Stand Area Ext.(BSA)
28. Bharat Nagar
29. Gur-ki-Mandi
30. Gulabi Bagh
31. Kingsway Camp
32. Timarpur
33. Angoori Bagh
34. Edward Lines
35. Hakikat Nagar
36. Hudson Lines

ZONE -V

EAST DELHI COMPRISING OF — 23,40,000

1. Jheel Kuranja
2. Geeta Colony

ZONE -VI

COMPRISING OF — 19,50,000

Narela & Other Outlying Colonies

PURPOSE	COMPARATIVE PREMIUM 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) 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	-do-
iv) Lands for entirely Charitable institutions.(like Charitable Hospital,Orphenages, Schools etc.	Rs.10,000/- for the first 2 acres and Rs. 15.50 lakhs per acre for land in excess of 2 acres.	10% of the breakeven rates

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 convenience s such as public hydrants community bathroom public lavatoris and urinals etc.) dhobi ghats and, fire stations, Service	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.

personal quartars (dhobi, janitors, malies domestic servants, jamadars, coblers & byres)		
[illegible]	[illegible] of residential rates.	[illegible] of the breakeven rate
Land [illegible] semi-[illegible] purposes such as [illegible] 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 breakeven rate.
(b) Power houses Electric sub-stations. water supply and drainge other than those which serve entirely or over whelmingl. [illegible] colonies	15.60 lakhs (Rupees Fifteen Lakhs & sixty thousand only)	At licence fee of Re.1/- per acre
(c) Power houses electric sub_stations and water supply and drainge which serve entirely or over whelmingly govt.colonies.	15.60 lakhs (Rupees Fifteen Lakhs & sixty thousand only)	-do
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. 124/92

A- 8.9.92

Sub: Change of land use of an area, measuring 3.7 ha. (8.87 acres) from 'rural use' to 'public and semi-public facilities' for 100 bedded hospital at village Poothkurd, Delhi.

(F. 20(12)/85-MP)

P R E C I S

Reference is invited to Authority Resolution No.90 dt.29.12.86 (Appendix 'T' Page 72-73). The Authority approved the proposal of change of land use of an area measuring 8.1 hac. (20 acres) from 'rural use' to 'public and semi-public facilities'. After the approval of the authority, a reference was made to Ministry of Urban Development for their concurrence for inviting public objections/ suggestions. Ministry of Urban Development referred this proposal to Town & Country Planning Organisation for their comments before sending the Government's approval for inviting public objections/ suggestions for the proposed change of land use. The Town & Country Planning Organisation observed that earlier about 5.42 hac. of land from 'agriculture/green belt' was changed to 'public and semi-public facilities' (Hospital) near Nangli Poona village on G.T.Road for 100 bedded hospital, Poothkhurd, located in Alipur block and is at a distance of about 10 km. from Nangli Poona and therefore, its location and considering the influenced area for hospital in relation to the already approved site in Village Nangli Poona needs to be re-examined.

2. Addl. Director(Health Services), Delhi Admn. informed the Ministry of Urban Development under intimation to the DDA that land at Nangli Poona could not be taken over because a dispute had arisen between some villagers and Gram Pradhan and high tension line passed over the land and therefore, land in village Poothkhurd was selected for construction of a hospital. Later on, Ministry asked the comments from DDA on the communication from Director of Health Services, Delhi Admn.

3. The matter was considered by the Technical Committee in its meeting held on 27.2.89 and it was observed that in the structure plan of Urban Extension forming part of MPD-2001, the land under reference, does not affect any road system and, therefore, an area measuring 3.7 hac. (8.87 acres) out of 20 acres, may be utilised for the location of a hospital on the basis of the standard laid down in MPD-2001 and the remaining area may be kept at green. The decision of the Technical Committee was communicated to the Ministry of Urban Development and request was made for their concurrence for processing the change of land use. The Government's approval was conveyed vide their letter No. K-13011/6/87-DDIIA/VA/IB dated 8.2.91 (Appendix 'U' page 74).

4. Accordingly a public notice was issued on 2.5.92 (Appendix 'V' page 75) in response to the public notice no objection or suggestion has been received.

5. The proposal is placed before the Authority to consider, agree to recommend to the Government of India, Ministry of Urban Development for their approval and notification the proposed change of land use of an area measuring 3.7 hac. (8.87 acres) from 'rural use' to 'public and semi-public facilites' for construction of 100 bedded hospital by Delhi Administration.

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for change of land use of an area measuring 3.7 ha. (8.87 acres) from 'rural use' to 'Public and Semi-public facilities' (Hospital), be recommended to the Govt. of India, Ministry of Urban Development for approval and notification under the Delhi Development Act, 1957.

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(Appendix 'T' . . to Item No. 124/92)

No. 90 Sub:- Change of land use of an area measuring about 20.acres from 'rural use zone' to 'Public & semi-public facilities (100 bedded hospital) in village Poothkhurd, Alipur block, Delhi. F20(12)85-M.P.

dt.-29.12.86

P R E C I S

A proposal for a 100 bedded hospital at village poothkurd in Alipur Block was received from Directorate of Health Services, Delhi Admn. for serving the people of low-socio-income group of the area.

2. The matter has been examined by the perspective planing wing in the light of the modifications proposed in the Master Plan for Delhi 2001 and it is observed that the land under respect is earmarked for 'Rural Use in village Bawana which is adjoining to village PoothKhurad is one of the five village which are identified for the location of major hea lth facilities. 100 bedded hospital proposed at village poothkhurd should be located at village Bawana which is easily accessible to the village (location plan laid on the table).

3. The site measuring about 20 acres has been located in the rural use zone' the case for the change of land use from 'rural use zones, to public& semi-public facilities 'Hostal) for the construction of 100 bedded hospital, will have to be processedunder section 11-A of Delhi Development Act.1957.

4. The matter was placed in the Technical committee meeting held on 8.8.86 and Dr. Mrs. K.Gidwani, Director, (Health) Services, Delhi Administration explained that the proposal which they have submitted to the D.D.A.is for a hospital in village Pooth Khurd which is about 7 to 8 kms, from the Rohini scheme. She has further explained that it will not be feasible to have a hospital at Bawana and the request of Delhi Admn. for 100 bedded hospital in Alipur Block at Poothkhurd be cleared. The Technical Committee, keeping in view that

the village Pooth Khurd is about 71 to 8Kms, from Rohini Scheme recommended for approval of the site for a hospital as proposed by Delhi Admn. Subject to that land if required for circulation be left.

The matter is placed in the Authority for favour of consideration.

RESOLUTION

The Authority resolved that the change of land use of the area measuring about 20 acres from 'rural use zone' to 'public & semi-public facilities' in village Pooth Khurd, Alipur Block, Delhi be approved.

....

(Appendix 'U' to Item No. 124/92).

NO.K-13011/6/87-DDIIA/VA/IB
GOVERNMENT OF INDIA
Ministry of Urban Development
(Delhi Division)

. . . . . .

New Delhi, dated the 8th Feb.,1991

To

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

Sub:- Change of land use from Rural use zone to Public and semi-public facilities in respect of 100 bedded hospital at Village Pooth Khurd, Alipur Block, Delhi.

Sir,

I am directed to refer to DDA's letter No.F.20(12)/85-MP/412 dated 29.6.90 and to inform you that the proposal for inviting objections/suggestions from the public under Section 11-A of Delhi Development Act, 1957 to the change of land use of an area measuring 3.7 hectares for construction of 100-bedded hospital in Village Pooth Khurd, Alipur Block Delhi, has been approved.

Yours faithfully,

sd/-

(ARJAN DEV)
UNDER SECRETARY.

(Appendix 'V' to Item No. 124/92)

To be published in the Gazette of India Part II Section-3, sub-section(ii) on 2.5.92.

No.F. 20(12)85-MP Dt. 23.4.92

PUBLIC NOTICE

The following modification which the Central Government 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, 'B' Block, Vikas Sadan, INA, 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 3.7 hect. (8.87 acres) out of 8.1 hect. (20 acres) and bounded by existing MCD physical centre in the North, Poothkhurd village in the South, Delhi Bawana Road in the West and Ganga Toli Rest House in the East, is proposed to be changed from 'rural use' to 'public and semi-public facilities' (100 bedded hospital)".

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 SADAN,
'B' BLOCK, INA,
NEW DELHI.

Dated the 2.5.92

Item No. 125/92

A-08.09.92

Sub : Change of land use of an area measuring 24 hect. from 'agricultural and water bodies (rural use zone)' to 'manufacturing (extensive industry)- Slaughter House'.

File No.F.3(143)82-MP

- - - -

P R E C I S

Master Plan for Delhi-2001 provides that industries which are ancillary to the Slaughter House activities are permitted under the extensive industries land use category. There are a number of sites identified in MPD-2001 for extensive industries. The suitable site for location of such units could be as follows:

i. Chilla (in trans yamuna area).

ii. Two sites proposed in urban extension schemes in MPD-2001 where lands have to be acquired.

2. Earlier, the issue regarding the location of Slaughter House was discussed in the meeting of the Technical Committee held on 16.7.90 at the instance of MCD, wherein it was decided that the existing Slaughter House be modernised and the export component be shifted to a new site in NCR.

3. Under the special implication of recent decisions of Delhi Administration to stop development of any new industrial estate in Delhi, DDA agreed that in principle new industrial estate need not be developed. Considering the need of Slaughter House in Delhi, the following sites were identified for discussion in the meeting of the Technical Committee in view of the High Court decision in the matter, wherein 4 sites/locations are to be identified within the Union Territory of Delhi

having an area of 8 to 10 acres each and some sites in NCR.

i. Existing Slaughter House site at Idgah - land use as shown in MPD-2001 is required to be changed.

ii. Urban Extension (Nerala Complex) - site identified and shown on the plan (laid on table). The land use is to be changed.

iii. Urban Extension (Rohtak Road side) - Land use of this complex is yet to be examined and processed as urban extension scheme.

iv. Chilla (Trans Yamuna Area)in the area earmarked in MPD-2001 as an extensive industries.

v. Site in NCR for export component of the Slaughter House.

4. The matter was discussed in the meeting of the Technical Committee held on 3.12.91, wherein the following decisions were taken:

"The matter pertaing to identification of sites for slaughter houses within the Union Territory of Delhi and outside was discussed in detail. The officers of MCD were present in the meeting. The Technical Committee observed that MPD-2001 provides that industries which are ancillary to the slaughter house activity are permitted under the extensive industries land use category, and, as such, the slaughter house(s) themselves would also have to be located within the same use zone. The Technical Committee was also informed that in writ petition no.2267/90, the Hon'ble Delhi High Court has directed the Union of India to inform the court on the next date of hearing of at least five different sites in or around Delhi where one or more slaughter houses could be set up. In the light of the details given in the preamble to the agenda note the Technical Committee decided that the

following sites would be suitable for the location of the Slaughter House(s) -

i) One site in the vicinity of Burari Road or in Narela (in North Delhi,) subject to clearance of the International Airport Authority.

ii) One site in the South of National Highway Bye-pass No.24 in Chilla Area in the vicinity of area being developed by Delhi Agricultural Marketing Board (DAMB).

iii) One site in the area between Rohtak road and the existing railway line to Rohtak, forming part of the urban extension area.

iv) One site in the National Capital Region(NCR) outside Union Territory of Delhi for which the exact location may be determined by the NCR Planning Board. This site should be sufficient enough to accomodate the export component also.

(c) In addition to the above sites, as decided earlier by the Technical Committee held on 16.7.90 the existing site at Idgah Road may be redeveloped for this purpose. Accordingly, proposals for change of prescribed land use to extensive industrial land use, be processed for placing it before the Authority. The Technical Committee also recommended that the decision of Delhi Admn./Authority that there should be no new industries or industrial estates in the Union Territory of Delhi, would need to be modified, so as to accommodate additional Slaughter House vide (i) to (iii) in Delhi".

5. Based on the decision of the Technical Committee the High Court of Delhi was informed with regard the tentative locations for the slaughtering industries. Delhi Administration was also requested to notify for acquisition an area measuring about 24 hac. for slaughter House and partly to maintain as a green buffer in Village Tigri Khurd and Khampur/Narela block. Delhi Admn., later on, informed the High Court about the issue of a notification for acquisition of this land.

6. MPD-2001, under the category of industries prohibited within the Union Territory of Delhi, provides the units of Abattoirs as prohibited due to obnoxious smell and waste water. Also, recently, DDA decided in principle that no new industrial estates are to be located

in the Union Territory of Delhi.

7. The matter is placed before the Authority for its consideration and approval of:

a) To amend the list of prohibited industries in MPD-2001 by omitting Abattoris.

b) Change of land use of 24 hac. of land from 'agricultural and water bodies (rural use zone)' to 'extensive industry for Abattoris and allied units' as per the plan laid on the table in village Tigri Khurd and Khampur in Narela Block.

RESOLUTION

The Authority resolved that the proposal contained in the agenda item :-

a) to amend the list of prohibited industries prescribed in MPD-2001 by omitting abattoirs;

b) for change of land use of 24 ha. of land from 'Agriculture and Water Body' (rural use zone) to 'extensive industries'-abattors and allied units in village Tikri Khurd and Khampur in Narela Block be approved and processed under the provision of Delhi Development Act, 1957.

Further resolved that the land use of existing Slaughter House site at Idgah be also changed to extensive industry for abattoirs and processed under the provisions of Delhi Development Act, 1957. The Authority noted that adequate measures for protecting environment around the new site at Narela through plantation at the periphery would be taken.

-.-.-.-.-

ITEM NO. 126/92

A- 8.9.92

Sub: Agenda item regarding amendment in regulation 19 of Delhi Development Authority (Management & Disposal of Housing Estates) Regulation-1968

(F.2(62)90/P&C(H))

P R E C I S

The Govt. of India, Minsitry of Urban Development, vide its letter No.H-11013/12/82-DDVA dated 19th June, 1990, has aksed for the amendment in Regulation 19 of Delhi Development Authority (Management & Disposal of Housing Estates), Regulation 1968 as per the recommendations of the Committee on Subordinate Legislation of Rajya Sabha. A copy of this letter is attached as (Appdx. 'W' Page No. 83-84). The Regulation 19 reads as under:-

" The Authority shall offer the property on hire purchase or sale on the basis of property circumstances that exist at the time. The allottee or hirer shall fully make himself conversant with the property circumstances and he shall be precluded from making complaint of raising objections or setting up claims regarding the property circumstances at any subsequent stage".

2. The Committee on Subordinate Legislation of Rajya Sabha, after examining the provisions of Regulation-19 of DDA (Management & Disposal of Housing Estates), Regulation-1968 has made the following recommendations for the amendment in Regulation-19 in its 80th Report:-

"The Committee is not satisfied with the working of Regulation-19. DDA, a central authority, is entrusted with the management and disposal of Housing Estates in the Union Territory of Delhi. Having a monopoly in the matter, DDA can not shirk its responsibility with regard to 'property circumstances' of buildings. The Committee feels that allottee or hirer, being a lay man can not make himself fully conversant with regard to material used, workmanship, stability or durability of the building etc. at the time of taking physical possession of the flat. Even a qualified engineer, what to speak of a lay man, cannot find out the defects in the material used and the quality of workmanship immediately after the construction of the building. The Committee is, therefore, of the considered view that every allottee of the DDA flats should be given a reasonable time for raising such objections and, therefore, recommends that Regulation 19 should be suitably amended without any delay. The Committee also recommends that in cases where defects are found in the construction, the responsibility, therefore, should be fixed on the engineering personnel and suitable action taken against them. The Committee is unable to accept Ministry's plea for non-making of such a provision in the regulation as that could invite objections even in a large number of undeserving cases. Needless to mention that the DDA having necessary engineering personnel should not have any difficulty in dealing with such cases on merits".

3. The matter was examined. It may be noted that DDA has constructed over 2 lakh flats since inception and that bona fide complaints which are occasional, have usually been attended to on an adhoc basis by DDA within 6 months of handing over possession. The absence of such on enabling provision has not come in the way of carrying out essential replacements in bona fide cases, at its own cost, provided they are brought to light as soon as possible after the flat is purchased and occupied. It was, therefore, felt that this adhoc policy may be officially incorporated in Regulation 19 of DDA (Management & Disposal of Housing Estates), Regulation 1968 as below:

> "Allottee/Hirer precluded from Objecting to Property Circumstances:
>
> The Authority shall offer the property on hire purchase or sale on the basis of Property Circumstances that exist at the time. The allottee or hirer shall fully make himself conversant with Property Circumstances and he shall be precluded from making complaint or raising objections or setting up claims regarding the Property Circumstances at any subsequent stage, provided that DDA shall set right at its own cost, such defects of seepage, dampness and leakage due to rain or from sanitary or water supply fittings, as well as defective electrical fittings provided by it, as may be noticed by the allottee and brought to the knowledge of DDA, in writing within a period of six months from the date of taking over possession of property."

4. However, Ministry of Urban Development vide its letter No. H-11013/12/82-DDVA/IIA dated 25.2.91 has intimated that the Committee on Subordinate Legislation, Rajya Sabha, after careful consideration of the proposed amendment in Regulation 19 of DDA (Management and Disposal of Housing Estates) Regulation 1968 has decided that the period of six months proposed to be allowed for pointing out the defects etc. in the construction of DDA flats was too inadequate and unreasonable and held that at least two years time should be given for the purpose and provision to this effect should be incorporated in the Regulation.

5. In view of the observations of the Committee on Subordinate Legislation, Rajya Sabha the matter was further examined in the light of the policy followed in respect of house allotments made in Haryana and G.D.A. The Haryana Housing Borad takes no responsibility for defects noticed subsequently to taking over of possession and specifically states that complaints will not be entertained after physical possession has been completed. In the case of G.D.A., it is stated in the brochure of one of their schemes that houses will be sold on "as is where is" basis and no objection on the construction will be entertained.

6. Keeping in view the regulations followed in neighbouring states, the period of six months guarantee proposed to be extended by DDA vide above, may be regarded as more than adequate. However, it is possible that seepage/leakage in respect of DDA flats may not be detected until at least one monsoon period has passed. Hence, such defects which are brought to the notice of DDA during the period of first monsoon season from the date of taking over the possession could also be remedied by the DDA at its own cost.

7. It is, however, to be pointed out that a meeting to discuss the subject matter was called by the Chairman, Committee on Subordinate Legislation on 30.1.1992 which was attended by the Vice-Chairman, DDA and the Dy.Secretary, Ministry of Urban Development. The summary of the discussion held in this meeting is annexed as Annexure W-1 (P.No 84-A-84-B) In the light of discussions held in the meeting, the matter has been re-examined and it is felt that the amendment being proposed in Regulation 19 of Delhi Development Authority (Management & Disposal of Housing Estates), Regulation-1968 appear to meet the objective of the recommendations of the Committee on Subordinate Legislation of Rajya Sabha though there is a disagreement on the period within which the complaints may be made by the allottees.

8. Accordingly, following revised amendments proposed in Regulation 19 of Delhi Development Authority (Management & Disposal of Housing Estates) Regulation 1968 are placed before the Authority for consideration:

Allottee/Hirer precluded from objecting to Property Circumstances:

The Authority shall offer the property on hire-purchase or sale on the basis of property circumstances that exist at the time. The allottee or hirer shall fully make himself conversant with property circumstances and he shall be precluded from making complaint or raising objections or setting up claims regarding the property circumstances at any subsequent stage, provided that DDA shall set right, at its own cost:

i) such defects of seepage, dampness and leakage on account of rain as are brought to the notice of the DDA, in writing up to the period of passing of one monsoon season or 6 months, whichever is later, from the date of taking over possession of the property;

ii) such defects of seepage, dampness and leakage from sanitary or water supply fittings, as well as the defective electrical fittings fitted by DDA, as are brought to the notice of the DDA, in writing, within six months from the date of taking over possession of the property.

RESOLUTION

The Authority resolved that the proposal in para 8 of the agenda note be approved.

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APPENDIX 'W' TO ITEM NO. 126/92

No.H-11013/12/82-DDA.
Government of India
Ministry of Urban Development
Nirman Bhavan

New Delhi, dated the 19th June,1990.

To

The Vice Chairman
DDA, Vikas Sadan
New Delhi.

Subject : Implementation of 80th Report of the Committee on Subordinate Legislation of Rajya Sabha- Examination of Rules in respect of allotment of various categories of houses built by DDA.

.....

Sir,

The undersigned is directed to state that the question of examination of DDA (Management and Disposal of Housing Estates) Regulations,1968 and Deeds have been under the consideration of Committee on Subordinate Legislation for quite some time. As far as Regulation 19 is concerned, the Committee had raised the following points in the past:-

Regulation 19 - As provided in this regulation, the allottee/hirer shall make himself conversant with the 'property circumstances' and he shall be precluded from objections to 'property circumstances' at any subsequent stage. 'Property circumstances' as defined in regulation 2 also include material as to workmanship, stability or durability of the structure pattern of installation, fittings, fixtures and other amenities etc. It may happen that at a later stage, hirer notices that sub-standard material has been used or workmanship has not been perfect or the structure is not durable. In such a situation, hirer should have the right to raise objections.

Based on the information received from DDA in the past Ministry's comments in the matter were offered as under :-

Ministry's comments - The allottee/hirer shall make himself conversant with the 'Property circumstances' and that he shall be precluded from objections to 'Property circumstances' at any subsequent stage. Every allottee is allowed to check up and point out the defects, if any, in the flat allotted to him which are rectified to his satisfaction before handing over to him the physical possession of the flat. He can also raise any such objections are given due consideration and needful is done by the DDA at its own cost. Still no provision has been made for this purpose in the Regulations as it could invite objections even in a large number of undeserving cases.

2. The Committee considered the matter at its meeting held on 19.2.90 and as far as Regulation 19 is concerned, recommended as under :-

"The Committee is not satisfied with the working of Regulations 19. DDA, a central authority, is entrusted with the management and disposal of housing estates in the Union Territory of Delhi. Having a monopoly in the matter, DDA cannot shirk its responsibility with regard to 'Property circumstances'. of buildings. The Committee feels that allottee or hirer, being a layman cannot make himself fully conversant with regard to material used, workmanship, stability or durability of the building etc. at the time of taking physical possession of the flat. Even a qualified engineer, what to speak of a layman, cannot find out the defects in the material used and the quality of workmanship immediately after the construction of the building. The Committee is therefore of the considered view that every allottee of the DDA flats should be given a reasonable time for raising such objections, and therefore recommends that Regulation 19 should be suitably amended without any delay. The Committee also recommends that in cases where defects are found in the construction, the responsibility therefore should be fixed on the engineering personnel and suitable action taken against them. The Committee is unable to accept Ministry's plea for nonmaking of such a provision in the Regulation as that could invite objections even in a large number of undeserving cases. Needless to mention that the DDA having necessary engineering personnel should not have any difficulty in dealing such cases on merits."

It is requested that the matter may be examined on priority basis and DDA's acceptance/comments on the recommendation of the Committee may be intimated to this Ministry latest by first week of July,1990 so that the same could be communicated to Committee on Subordinate Legislation, Rajya Sabha.

Yours faithfully,

(S.C.SAGAR)
Under Secy. to the Government of India

Copy for information and necessary action to Commissioner(Coord), DDA, Vikas Sadan, New Delhi

2. Commissioner(Housing), DDA, Vikas Sadan, New Delhi.

(S.C.SAGAR)
Under Secy. to the Govt. of India.

APPENDIX W-1 TO ITEM NO. 126/92

-84-A-

SUMMARY OF DISCUSSIONS HELD IN THE CHAMBER OF THE CHAIRMAN, COMMITTEE ON SUBORDINATE LEGISLATION ON 30.1.1992

Annexure MEN to ITEM No. 126/92

Present:

1. Sh. Jayant Desai, MP, Rajya Sabha - Hon'ble Chairman
2. Sh. Cecil Noronha, Vice-Chairman, DDA
3. Shri K.K. Sharma, Commissioner (Housing),DDA
4. Shri R. Bannerji, Dy.Secretary(DD).

1. The Chairman while welcoming the participants expressed his unhappiness over the delay in finalising the amendment to Regulation 19 in the Delhi Development Authority (Management & Disposal of Housing Estates), Regulation, 1968. He said that in cases where houses allotted were found to suffer from such structural weaknesses as leakages, seepages etc. it was not understood as to why the DDA was reluctant to idemnify these defects within a period of 2 years. The Chairman stressed that the Committee on Subordinate Legislation was basically concerned about middle-class house owners who have to travel from pillar to post in order to get such defects rectified. The present Regulation 19 precludes the house owners from objecting to such defects at any subsequent stage after allotment.

2. VC, DDA explained that at the time the house owner takes possession of his flat he should be in a position to point out any such defects. In fact, there is a check-list that is given to the allottee. However, VC, DDA acceded to the view taken by the Committee on Subordinate Legislation that electrical defects, defects in sanitary fittings cannot be asserted at the time of taking possession. He, therefore, agreed that six-months would be a reasonable period of time within which such defects could be pointed out to the DDA. VC, DDA also agreed that seepages and leakages in slabs and plaster could only be detected during the monsoon. It was with this in mind that the DDA has now proposed that Regulation 19 be amended, to the extent that Delhi Development Authority will get corrected at its own costs such defects of seepage, dampness and leakage on account of the monsoons as are brought to the notice of DDA in writing upto the period of passing of one monsoon season or six months whichever is later from the date of taking over posssession of the property. For all other defects the DDA propose that the Regulation be amended to the extent that DDA would rectify such defects within six months from the date of taking over possession of the property.

3. The Chairman stated that he was of the opinion that the period of one monsoon season was too short a period of time insofar as structural defects were concerned which might lead to dampness, leakages and seepages. He stated that in the context of Delhi's uncertain monsoon such designing weaknesses may not come to light during the first monsoon in case rainfall was scanty. He, therefore, was of the opinion that DDA should take necessary steps in such structural weaknesses taking into consideration the time span of atleast two monsoons. VC, DDA stated that if such a measure was introduced by way of a regulation or by incorporating the same into the lease agreement with the allottee, he would have to be withheld final payment/return of security deposit to the contractors concerned. This would necessarily lead to contractors tendering higher amounts for the construction of houses. In the ultimate analysis, it would

..2/-

be but allottee who would suffer on account of the higher costs of construction of flats and houses. The Chairman wanted to know what was the proportion of houses in regard to which such complaints would receive. VC, DDA informed that the proportion was very small indeed. The Chairman, therefore, saw no objection to why such a clause should not be inserted in either the regulations or atleast the lease documents.

4. DS,MOUD reiterated the VC's views that extending the indemnity period for two monsoon seasons would mean that the DDA would not be able to release the contractor from his contractual obligations. The Chairman while appreciating the reasonableness of this argument nevertheless stated that with a view to protecting house owners of modest means, it was vitally necessary that the DDA should agreee to carry out the structural repairs which such defects have been introduced upto the passing of the second monsoon. He stated that in case the DDA made announcement of such a policy, they would get a good name which would be very desirable in view of the growing public criticism against the services provided by the DDA. He did not agree with the VC's, DDA views that such irregularities as wrong proportion of cement to sand could be detected at the first monsoon itself in instances where there was a little or negligible rainfall during the first monsoon.

5. VC, DDA stated that in lots of cases seepages etc. were noticed because of the negligance of the house owners themself. No adequate care was taken to clear the roof of leaves and other debris which led to stagnation of water and ultimate seepages. The Chairman, Committee on Subordinate Legislation clarified that DDA was prefectly within its right to impose whatever conditions he wanted on the house owners for taking adequate care. He said that the regulations drafted could very clearly specify that the DDA was under no obligation to affect such repairs in cases where seepages were caused due to the lack of proper maintenance by the owner. VC, DDA stated that in view of the fact that he had proposed modifications to Regulation 19 before the Authority's meeting on the 4th Feb., 92 he would like to have the matter examined once again in consultation with the Engineering Wing and place a fresh proposal before the Authority. Dy.Secy. in the Min.of Urban Dev. mentioned that DDA would be asked to expedite this matter so that the matter could be finalised at the earliest.

ITEM NO. 127/92

A- 8.9.92

Sub: Pre-determined rates of land chargeable from the allottees of residential flats under SFS, MIG, LIG and EWS/Janta categories (File No. F.22(6)/71/HAC/Pt.I)

PRECIS

No.87-90 The Authority vide its Resolution No. 53 dated 17.5.91 (App. 'X' Page approved the following land rates chargeable on gross area basis from the allottees of different categories of residential flats:

EWS/Janta	Rs.500/- per sq.mtr.
LIG	Rs.660/- per sq.mtr.
MIG	Rs. 870/- per sq.mtr.
SFS	Rs.975/- per sq.mtr.

2. While approving the above rates the Authority resolved as under:

"Resolved that the proposal is approved. It was further felt that the rates of land for EWS and LIG were too high and needed to be reduced and, therefore, it was decided that a comprehensive paper on providing relief to EWS and LIG categories should be prepared and placed before the Authority at its next meeting".

3. Accordingly, the matter was placed before the Authority vide Agenda Item No. 77 dated 25.7.91(App.'Y',P.91-92The Authority resolved as under:

"The note was approved and it was further decided that (i) the land rates shall be worked out afresh and revised once every two years; (ii) in the meantime, suitable relief may be extended to the allottees of LIG/Janta flats with respect to the terms and conditions of payment; (iii) Finance Member will submit a detailed note on the pricing of flats to Chairman, DDA".

4. The land rates as indicated in para 1 above were brought into effect from 6.12.91 as mentioned in Agenda Item No.53 dated 17.5.91 (App.'X',P.87-90) In view of Authority's decision vide Item No. 77 dt. 25.7.91(App.Y,P.91-92) the above rates are valid for 2 years i.e. upto November, 1992.

5. The overall break even rate worked out with 12% cushion for unforeseen physical and economic contingen-

cies for Dwarka Phase-I, the land rates for residential flats in Dwarka are being placed before the Authority separately as below:

EWS/Janta	Rs.552.81	per	sq.mtr.	(Say Rs.550.00	per sq.mtr.)
LIG	Rs.829.22	per	sq.mtr.	(Say Rs.830.00	per sq.mtr.)
MIG	Rs.1382.03	per	sq.mtr.	(Say Rs.1380.00	per sq.mtr.)
SFS	Rs.1658.43	per	sq.mtr.	(Say Rs.1660.00	per sq.mtr).

6. From the above, it would be seen that the revised proposed rates being placed before the Authority for the Dwarka Phase-I under various categories of residential flats are higher as compared to the rates approved earlier by the Authority as stated in para (1) above which are valid for 2 years i.e. upto November, 1992. In view of the Authority's decision on land rates applicable to Dwarka Phase-I, a question has arisen whether the land rates for flats as approved for Dwarka Phase-I should be made applicable to other Zones of Delhi also.

7. Earlier the rates adopted as indicated at para (1) above are applicable uniformally to all Zones of Delhi. It would, therefore, be not desirable and logical to have separate rates of land for residential flats for Dwarka Phase-I only, and we should have uniform rates for all the Zones throughout Delhi as has been the practice. Moreover, it would not be technically and administratively desirable to work out different land rates for residential flats in different Zones/Schemes. It is, therefore, suggested that the revised land rates for residential flats as are being proposed in the Agenda Item for Dwarka Phase-I may be made applicable for residential flats in all the Zones of Delhi.

8. These rates will be valid for 192-93 from the date of approval of Authority.

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

* * * * *

R E S O L U T I O N

The Authority resolved that the land rates for residential flats in various zones/schemes be revised w.e.f.8.9.1992 as given below :-

EWS/Janta	Rs. 550.00 per Sq. mtr.
LIG	Rs. 830.00 Per Sq.mtr.
MIG	Rs.1380.00 per sq. mtr.
SFS	Rs.1660.00 per sq. mtr.

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(Appendix 'X' to Item No. 127/92)

Item No. 7.53

A-17.5.91

Subject : Pre-determined rates for Rohini & other Resettlement Scheme(Revised Land Rates). F.22(6)71/H.A.C./Pt.I.).

P R E C I S

In accordance with Resolution No.447 dated 24.10.80, the land premium @Rs.62/- per sq.mtr. was being charged for the gross area of the pocket, uniformly for all categories of flats, while working out the disposal cost of flats.

2. In 1980-81, when DDA launched its housing schemes in Trans Yamuna Area and far-flung areas like Rohini and Bldelia, it was noticed that cost of development of land in these areas was considerably higher than the development of land in other areas i.e. South Delhi, West Delhi and North Delhi, which were already developed or semi-developed. With a view to rationaling the cost of flats, Housing Committee vide its Resolution referred to above approved that in addition to land premium @Rs.62/- per sq.mt. the follwing equalisation charges may also be charged from the allottees in the developed/semi-developed areas.

LOCALITY	EQUALISATION CHARGES
South Delhi	Rs.100/-per sq.mtr. of the Plinth Area.
North & West Delhi	Rs.50/-per Sq.mtrs.of the Plinth area.

3. In respect of EWS flats, equalisation charges were levied at 50% of the above rates. No such charges were levied in r/o flats in East Delhi, Rohini and Bodella.

4. The above rates of land and equalisation charges were being levied uniformly in r/o all flats including SFS flats upto 23.1.85. The land rates chargeable in respect of SFS allottees were reviewed in 1985. The Authority, vide its Resolution No. 9 dated 23.1.1985, resolved that the land rates as applicable to co-operative group housing societies at that time may be charged in respect of SFS allottees. Based on the prevailing rates of land chargeable from co-operative group housing societies, the following rates were approved by the Authority as land premium for SFS flats allocated after 23.1.85:-

South & Central Delhi	Rs.160/-per.Sq. Mtrs. of the gross area.
West & North Delhi	Rs.135/-per Sq.Mtrs. of the gross area.
East Delhi, Rohini and Bodella.	Rs.110/- per sq.mtrs. of the gross area.

These rates are inclusive of equalisation charges.

5. The land rates in r/o co-operative group housing societies were revised under the approval of LG vide Circular No. EE 16(94)86/ dt.29.6.90 as under:-

1.	Papankalan & South Delhi.	Rs.975/-Per Sq.Mt.
2.	North & West Delhi	Rs.950/-per Sq.Mt.
3.	East Delhi	Rs.925/- Per Sq.Mt.

Based on the prevailing rates of land chargeable from co-operative group housing societies, the tentative premium charges for SFS flats released in July, 90 were worked out taking into account the above land rates prescribed for co-operative group housing societies.

6. The existing costs of acquisition and development being very high, it was decided to adopt the following concessional rates for the land component in respect of allottees belonging to EWS/LIG/MIG categories for the purpose of costing of flats:-

1.	EWS	Rs.500/-per Sq.Mt.
2.	LIG	Rs.660/- Per Sq.Mt.
3.	MIG	Rs.870/- Per Sq.Mt.
4.	SFS	Rs.975/- Per Sq.Mt.

These revised rates, which have been approved by the LG were brought into force from 6.12.90.

7. Besides the above rates, equilisation charges @Rs.100/- per sq.mt. of plinth area for South and Central Delhi and Rs.50/- per sq.mt. of plinth area for North and West Delhi have also been approved.

8. Until 6.12.90, while working out the revised cost in r/o left out flats under MIG, LIG, and Janta schemes current cost of construction was being taken into account without any change in the origional land premium. As per the approval of VC dated 3.12.90 (Extract placed at (Appendix 'A', Page 7), the revised land premium is being incorporated in the cost of left out flats under LIG, MIG and Janta categories after 6.12.90

Under SFS category, the cost of left out flats is up-dated by adding interest on capital @10% P.A. on the original cost.

9. As per the decision of VC dated 3.12.90 referred to above, while the earlier procedure for determining the

cost under SFS remains unchanged, the revised land premium charges as approved by the LG on 19.11.1990 are also being incorporated in the cost of all flats allotted thereafter Authority may kindly see & approve.

R E S O L U T I O N

Resolved that the proposal be approved. It was further felt that the rates of land for E.W.S. and L.I.G. were too high and needed to be reduced and therefore it was decided that a comprehensive paper on providing relief to EWS and LIG categories should be prepared and placed before the Authority at its next meeting.

(Appendix 'Y' to Item No. 127/92)

Item No. 77. SUB: PREDETERMINED RATES OF LAND CHARGEABLE FROM THE ALLOTTEES OF FLATS UNDER SFS, MIG, LIG AND JAMA CATEGORIES.

25.7.91

P R E C I S

A proposal as approved by LG was earlier put up before the Authority, keeping in view the revised cost of acquisition and development of land, for approval of revised land rates chargeable from the allottees of different categories of flats. Authority vide its Resolution No.53 dated 17.5.91 (Appendix 'G' Page 23-26) approved the following land rates:-

1. EWS Rs.500/- per sq. mtr.
2. LIG Rs.660/-per sq.mtr.
3. MIG Rs.870/-per sq.mtr.
4. SFS Rs.975/-per sq.mtr.

While approving the above rates, Authority resolved as under:-

"Resolved that the proposal be approved. It was further felt that the rate of land for EWS and LIG were too high and needs to be reduced and therefore it was decided that a comprehensive paper on providing relief to EWS and LIG categories should be prepared and placed before the Authority at its next meeting".

In this connection, it is stated that the revised land rates were determined after detailed deliberations on the subject. The matter was discussed several times with the then Hon'ble LG in the presence of VC, FM and other senior officers and the above rates were approved by him on 19.11.90. It would be seen from the above rates that the land rates in r/o EWS and LIG categories have been

subidised with corresponding charge to MIG and SFS categories. The rates chargeable from SFS flats i.e. Rs.975/-per-sq.mtr. is at par with the land rate chargeable from Group Housing Societies. In addition to the lower land rates for economically weaker section categories, the departmental charges are levied @6.5%p.a. instead of 10% in case of SFS/MIG/LIG categories. Similarly no administrative charges are levied in EWS category, whereas it is charged @1% in other categories. In addition to these charges, a further cash subsidy of Rs.2000/- per flat is allowed in case of Economically Weaker Section. In case any further relief is given to EWS and LIG categories, the rates of MIG and SFS will have to be increased upwards correspondingly which will have an adverse criticism.

Keeping in view the above facts, there appears to be no scope for any reduction in the land rates of EWS and LIG flats at Present. In case, any necessity is felt at a later stage to revise the land rates for flats due to increase in cost of acquisition & its development, due consideration shall be given to see that the rates are not further increased in respect of LIG and Janta categories.

The case is submitted for information of the Authority.

R E S O L U T I O N

The note was approved and it was further decided that (i) the land rates shall be worked out a-fresh and revised once every two years, (ii) in the meantime, suitable relief may be extended to the allottees of LIG/Janta flats with with respect to the terms and conditions of payment. (iii) Finance Member will submit a detailed note on the pricing of flats to Chairman, DDA.

-.-.-.-.-.-

Compared

Attested

M. K. JABBAR

ITEM NO. 128/92
A- 8.9.92

Sub: **TRANSFER OF DAIRY COLONIES FROM DDA TO MCD.**
(File No.EM.1(5)/79/Vol.V/)

....

PRECIS

The Delhi Development Authority had undertaken the development of 3 Dairy Colonies located at Madanpur Khadar, Ghazipur & Masoodpur as an agency on behalf of the Government of India during 1978-79.

2. As per the Cabinet decision taken in 1987-88, the responsibility for maintenance of these dairy colonies developed by DDA was to be transferred to Delhi Admn. w.e.f. 1.4.88 on 'AS IS WHERE IS' basis. As a consequence of the above decision, the Chief Secretary, Delhi Admn. would take over the responsibility of these dairy colonies w.e.f.15.7.88, but as a Standing Arrangement, D.D.A. would continue to maintain these 3 dairy colonies as an agency of Delhi Admn., and it was agreed that the payment for all expenses on the maintenance including that of labour beyond 15.7.88 would be reimbursed by Delhi Admn. to D.D.A.

3. Subsequently, in the 82nd & 83rd meeting of the Standing Committee of Delhi Admn. held in April & May 1989, it was decided that out of 3, only 2 colonies located at Madanpur Khadar & Ghazipur would be taken over by M.C.D. while occupants of the 3rd colony located at Masoodpur would be shifted to vacant sheds/flats of other dairy colonies of M.C.D. Accordingly, a notification was issued by the Secretary, LSG, Delhi Admn. vide No.F.1/1/5/83/LSG dated 14.6.90 for effecting these transfers latest **by 30th June, 1990.** On account of continued persuasion and as a result of the decision taken at the level of the Standing Committee in its 123rd meeting held on 23.6.92 in the chamber of the Chief Secretary, Delhi Admn., the Municipal Corpn. of Delhi has taken over the maintenance of services of Dairy Colonies located at Ghazipur & Madanpur Khadar w.e.f. 1.7.92. Delhi Admn. has, however, failed to reimburse any amount since 15.7.88. As regards the third colony located at Masoodpur, the Standing Committee concurred with DDA's proposal to develop the land for housing/commercial purposes after shifting the allottees to vacant spaces/flats in other MCD colonies. It was, however, decided that the approval of the Authority would have to be obtained, and thereafter, the approval of the Cabinet would have to be sought for re-consideration of its earlier decision of August 1987. The copies of relevant part of the minutes of 82nd, 83rd and 123rd meetings of the Standing Committee, and that of orders dated 14.6.90 are appended at (Appendixes 'Z' 'AA', 'BB' & CC' Pages 95-96, 97-99,100-101 &102-103)respectively.

4. In the 122nd meeting of the Standing Committee held in the chamber

contd....

of the Chief Secretary, Delhi Admn. on 9.6.92, Commissioner, MCD informed that MCD was in a position to re-locate the Dairy Owners of Masoodpur Dairy Colony at either Goyala, Kakrola or some other site. Copy of relevant part of minutes is appended as (App. 'DD' P-No.104-105).

4.2. Some incidents of malaria were reported during the last few months in Vasant Kunj area. A dairy colony in the neighbourhood a big residential colony is also a health hazard. M.C.D. may, therefore, be called upon to shift the cattle to vacant spaces in other dairy colonies maintained by MCD.

Since the Dairy Colony at Masoodpur falls within the Residential Development of Vasant Kunj, continuation of the same in the midst of the Residential Colony is not justified both from aesthetic as well as hygienic considerations. DDA proposes to utilize this land for development as residential/commercial are to meet the requirements of registrants.

6. The matter is, therefore, placed before the Authority for approval of this proposals in para 4 and 5 above.

R E S O L U T I O N

The Authority resolved that the proposal to shift dairy from Vasant Kunj and subsequent utilisation of the land by D.D.A. for residential-Cum-Commercial purpose be approved. The Ministry of Urban Development may also be informed to make suitable modification in the earlier decisions taken by the Government in this regards

— — —

(APPENDIX 'Z' TO ITEM NO. 128/92)

MINUTES OF THE 82ND MEETING OF THE STANDING COMMITTEE HELD ON 25.4.89 AT 5.00 p.m. IN THE CHAMBER OF CHIEF SECRETARY, DELHI ADMINISTRATION, DELHI.

PRESENT

1. Shri V.K.Kapoor, Chief Secretary, Delhi Administration, Delhi — Chairman
2. Shri R.C.Illango General Manager, DESU — Member
3. Shri Dharam Dutt, Administrator, N.D.M.C. — Member
4. Shri K.S.Bains, Vice-Chairman, DDA. — Member

Special Invitee:-

1. Shri R.Badrinath, Secretary (Home), Delhi Admn. Delhi.

Others Present:

1. Shri B.B.Saxena, Secretary (Medical) Delhi Admn. Delhi.
2. Addl.Director (Health Services) Saraswati Bhawan, Connaught Place, New Delhi.
3. Shri Baleshwar Rai, Dy.Commissioner (Water) DWS&SDU, M.C.D. Link House, New Delhi.
4. Shri V.S.Murti, Engineer Member, DDA, Vikas Sadan, INA, New Delhi.
5. Shri Arun Bhagat, D.I.G. Delhi Police, M.S.O.Building New Delhi.
6. Shri S.C.Gupta, Director (DC) DDA, New Delhi.
7. Smt. Bimla Jindgar, Joint Secretary (LSG) Delhi Admn. Vikas Bhawan, New Delhi.

Postponed Item No.1

PAYMENT OF ARREARS OF WATER CHARGES IN RESPECT OF WATER CONNECTIONS INSTALLED IN SLUM KATRAS.

Postponed Item No. 2:

PAYMENT OF WATER CHARGES IN RESPECT OF BULK WATER CONNECTIONS INSTALLED IN JJ/RESETTLEMENT COLONIES.

Both the items were again deferred. VC,DDA observed that this may be discussed in the presence of Commissioner(Slum).

Item No. 1

CHANGE OF LAND USE BY DDA FOR A PLOT AT VILLAGE MAIDAN GARHI FOR CONSTRUCTING A 100 BEDDED HOSPITAL.

The note circulated by Secretary(Medical) on the subject was discussed. 20 acres land has been donated by the Gram

contd...

Sabha village Maidan Garhi for opening up of a 100 bedded hospital and a boundary wall on the plot has also been constructed at a cost of Rs.12,13 lakhs to prevent unauthorised construction . Before further processing for the construction of the Hospital is taken up, change of land-use from agriculture land use to Institutional use is required to be given by DDA which has not been issued so far inspite of several requests made. No alternative land could be located by a team of technical officers which may be suitable. According to the Health Department, Maidan Garhi was found to be more suitable with a view to provide hospital care facilities to the large group of low socio economic status people surrounding this village. It was told that DDA instead of acceeding to the request of the Health Deptt. for according change of land-use of the said site was insisting for taking over a plot measuring about 8 acres in Janakpuri which should not be linked with the case at Maidan Garhi.

After discussions, the following decisions were taken:

i) The Health Deptt. should take possession of the land offerred at Janakpuri for setting up a suitable hospital providing specialised services etc.

ii) The question of an approach road for the site at Maidan Garhi be settled after a combined visit of the site by Secretary (Medical), Director(D.C), DDA, Addl.Director(Health Services) and D.C.Delhi.

iii) The possibility of acquiring the remaining Gram Sabha land in the area for utilisation for the proposed Hospital, also examined with a view to avoid any unauthorised events the same in future. This may be done by undertaking ajoint inspection of the site by Secretary(Medical), Director(D.C),DDA and D.C. Delhi.

iv) Secretary(Medical) was also desired to give a brief note regarding the area/population which are expected to be served by the setting up of this proposed hospital at Maidan Garhi.

Action: Secy.(Medical),V.C.(DDA)
Director(Health Services)
D.C. Delhi.

The following other decisions were taken on items other than those included in the agenda while reviewing the minutes of the meeting held on 11.4.89/otherwise.

Macood fax

1. It was decided that out of the three Dairy Colonies of DDA, those located at Madanpur Khadar and Ghazipur were to be taken over by MCD w.e.f. 1.6.89. The decision with regard to taking over the Dairy located at Madanpur Khadar is recorded in the Minutes of the meeting held on 11.4.89 was required to be corrected to the extent that this was not to be handed over as the same is to be shifted from its present site since the land acquired was required for Basant Kunj Housing Project.

Action: V.C.(DDA), Commissioner, MCD
Secretary(L&B)

Contd.... /-

(Appendix 'AA' to Item No. 128/92)

MINUTES OF THE 83rd MEETING OF THE STANDING COMMITTEE HELD ON 23.5.89 AT 5.00 P.M. IN THE CHAMBER OF CHIEF SECRETARY.

Present:

1. Shri V.K. Kapoor, Chief Secretary, Delhi Admn. — Chairman
2. Shri R.C.Illango General Manager, DESU — Member
3. Shri Ganga Das Commissioner, M.C.D. — Member
4. Shri M.G.Gupta, Vice-Chairman(Officiating), D.D.A. — Member

Others Present:

1. Shri S.R.Sharma, Development Commissioner, Delhi Admn., 5/9, Under Hill Rd., Delhi.
2. Shri V.S.Murti, Engineer Member, D.D.A., Vikas Sadan, INA Colony, New Delhi.
3. Shri Baleshwar Rai, D.C.(Water), M.C.D., Link House, New Delhi.
4. Shri J.C.Gambhir, Commissioner(Plg.)D.D.A., Vikas Sadan, INA Colony, New Delhi.
5. Shri S.K.Kain, Addl. C.P./IV Range, D.D.A.
6. Shri G.R.Ambwani, Engineer-In-Chief, M.C.D., Town Hall, Delhi.
7. Shri J.N.Bhargav, D.C.(Labour), M.C.D. Town Hall, Delhi.
8. Shri A.K.Acharya, A.C.(HQ), M.C.D., Town Hall, Delhi.
9. Shri R.P.Behl, Director(CSF), M.C.D., Town Hall, Delhi.
10. Shri R.C.Chaudhri, S.E.IV, M.C.D., Town Hall, Delhi.
11. Smt. Bimla Jindgar, Joint Secretary(LSG), Delhi Admn., Vikas Sadan, INA Colony, New Delhi.

Item No.3

Shifting/Transfer of Dairy colonies of Delhi Development Authority.

Shri S.R. Sharma, Development Commissioner, Delhi Administration expressed that although it was decided in the year 1988 that the Dairy Colonies of Delhi Development Authority and Municipal Corporation of Delhi Would be taken over by Development Department of Delhi Administration, the orders could not be implemented because of non-availability of funds and manpower infrastructure. He categorically stated that Development Department is not equipped to run the Dairies except for providing health coverage through its Animal Husbandary/Veternary set up. Considering this it was decided that: i) decision taken in this regard in the 82nd meeting of the Standing Committee will stand in as much as that the dairy colonies of DDA located at Madanpur Khadar and Gazipur will be taken over the M.C.D. on 'As is where is basis'.

ii) Since the Dairy colony located at Masoodpur is required to be shifted for making place for the Vasant Kunj Housing Project of DDA, the MCD, will accommodate the shifting of Masoodpur Dairy Colony in the vacant spaces of other dairy colonies on pre-determined price to be worked out by Delhi Development Authority.

iii) Municipal Corporation of Delhi would be authorised to dispose of the balance vacant spaces in these dairy colonies at market prices. As regards the loan liability incurred by Delhi Development Authority for the development of their 3 dairy colonies the same was decided not to be borne by Municipal Corporation of Delhi. This issue can be taken up with Govt. of India for writing off the outstanding liability of this account.

iv) As regards transfer of staff relating to dairy colonies of Delhi Development Authority to be taken up by Municipal Corporation of Delhi, it was decided that norms for the same will be determined by Delhi Development Authority and Municipal Corporation of Delhi after mutual consultation.

v) Municipal Corporation of Delhi will follow the same principle for disposal of vacant spaces of their own dairy colonies.

vi) It was decided that orders in this regard will be issued by the Secretary(LSG).

vii) It was also discussed and decided that parallel exercise will be taken up by Municipal Corporation of Delhi/Delhi Development Authority for shifting of the existing dairies whereever necessary.

Item No. 4

Considering prohibition of construction of farm houses in rural use zone in the context of Urban Extension.

Commissioner(Plg.) DDA explained that in the draft Master Plan for Delhi Perspective 2001, about 20,000 hectares of land is indicated to be required for urban extension by the year 2001 for which land use plan has been prepared by DDA which is pending consideration alongwith draft Master Plan with the Government of India. He expressed that the Municipal

APPENDIX 'BB' TO ITEM NO. 128/92

OUT TODAY

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

संख्या
No. F.1(33)/92-P&C

प्रेषक :
From K.C. Saxena,
Dy. Director (P&C).

सेवा में,
To

नई दिल्ली
New Delhi-23 8.7.92 19

Commissioner (Personnel),
D.D.A., New Delhi.

Commissioner (Lands),
D.D.A., New Delhi.

Commissioner (Planning),
D.D.A., New Delhi.

Commissioner (S)-I & II,
D.D.A., New Delhi.

Director (Works),
D.D.A., New Delhi.

Chief Legal Adviser,
D.D.A., New Delhi.

Sub: Minutes of meeting of 123rd Standing Committee held on 25.6.92 - action taken notes.

Sir,

I am directed to enclose a copy of minutes of 123rd Standing Committee meeting held on 25.6.92 received from Dy.Secy. (LDC), Delhi Admn. New Delhi. It is, therefore, requested to kindly arrange to furnish the action taken notes on the relevant paras pertaining to your department to this office by 9.7.92 latest.

This may kindly be given 'Top Priority'

Yours faithfully,

(K.C. SAXENA)
Dy. Director (P&C).

Copy to :

1. PS to VC - for kind information.
2. PS to V.M- For kind information.

83.03 **Transfer of three dairy colonies namely Ghazipur, Nasoodpur and Madanpur**

Engineer-in-Chief, MCD, informed in the meeting that as per the Cabinet resolution, MCD has been directed to take-over these colonies on "as is where is" basis. However, the DDA has not laid down adequate facilities for peripheral services. C.S. firmly stated that the MCD and the DWS cannot refuse to take over any dairy colony. They can, however, ask DDA to pay deficiency charges.

The Vice-Chairman, DDA, raised the issue of whether the DDA or the Delhi Administration should pay these deficiency charges. C.S. has said that this matter is to be examined. MCD has agreed to take-over the dairy colonies by 1st of July, 1992.

Regarding the V.C., DDA's proposal to develop the land at Nasoodpur for other purposes, C.S. has asked the V.C., DDA, to obtain the approval of the Authority. Thereafter, the approval of the Cabinet will have to be sought for reconsideration of its earlier decision of August, 1987. Additionally the dairy owners are to be relocated.

Action : Vice-Chairman, DDA
Commissioner, MCD

96.03 **Allotment of land, establishment of carcass utilization centre.**

Secretary, L&G, informed that public notices had issued. The responses received are being examined by the Development Commissioner.

C.S. desired that we should go ahead with the project

Action : Secretary, L&G.

104.03 **Removal of jhuggies - encroachment project site for civic centre at Minto Road**

V.C., DDA, informed that the DDA has recently removed 160 jhuggies from this site. Of the remaining 27 jhuggies, there are 19 who have yet to deposit their share of money to DDA for getting alternative site. The remaining 8 jhuggi dwellers are not eligible for alternative sites. Action has to be taken to remove these jhuggies from the project site.

Contd.. /-

APPENDIX 'CC' TO ITEM NO. 128/92

DELHI ADMINISTRATION: DELHI
LOCAL SELF GOVT. DEPARTMENT
VIKAS BHAWAN : NEW DELHI.

F.1/1/5/83-LSG/

Dated 14th June 90.

ORDER

In pursuance of the decision having been taken by cabinet in its meeting held on 27th August, 1987 in connection with re-organisation and re-structuring of the DDA read with the clarification given by the Director(DD), Govt. of India, Ministry of Urban Development in his letter No. K-20014/10/86-DDVA/IIA/VI dated 14.5.90 and the decision having been taken by the Standing Committee Delhi Administration in its 83rd meeting held on 23.5.89 under the Chairman-ship of Chief Secretary Delhi, the Administrator is pleased to order the transfer of dairy colonies of the DDA to the MCD with immediate effect on the following terms and condition as decided in the Standing Committee of Delhi Administration.

The dairy colonies located at Madanpur Khadar and Ghazipur will be taken over by the MCD on 'as is where is basis'.

The dairy colonies of the DDA located at Masood pur is to be shifted from its present place, the MCD will accommodate the shift of this dairy colony in the vacant spaces of other dairy colonies on pre-determined price to be worked out by Delhi Development Authority. The MCD may dispose off the balance vacant spaces in the dairy colonies at market price.

The loan liability of the DDA for the dairy colonies will not be borne by the MCD, this issue is to be taken up with the Govt. of India for writing off this outstanding liability on this account.

The norms for the transfer of staff of the dairy colonies of the DDA to MCD will be determined by them after mutual consultation.

The exercise of handing over and taking over the dairy colonies as well as staff between the DDA and the MCD should be completed by 30th June 1990.

By order.

Sd/-
(B.B. Saxena)
Commr. & Secretary (LSG)

NO.F.2/1/5/83-LSG/ಸಿಲಿಗಿ-೨೬೧೨ Dated the: 14th June, 1984

Copy forwarded to:-

1. The Vice-Chairman, Delhi Development Authority, Vikas Sadan, New Delhi.
2. Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi.
3. Secretary to Lt. Governor, Delhi.
4. P.S. to Chief Secretary, Delhi Administration, Delhi.
5. Development Commissioner, Delhi Administration, Under Hill Road, Delhi.

(B.B. Saxena)
Commr. & Secretary, (LSG)

APPENDIX 'DD' TO ITEM NO. 128/92

DELHI ADMINISTRATION : DELHI
LOCAL SELF GOVT. DEPARTMENT
VIKAS BHAWAN : NEW DELHI.

No. F.23/1/92/83/03/LSG/4611 Dated.17.6.92

To

The Commissioner,
M.C.D.,
Town Hall, Delhi.

The Vice-Chairman,
D.D.A.,
Vikas Sadan, N. Delhi.

Sub: Action taken report on Standing Committee item No. 83.03.

Sir,

In the 122nd Standing Committee meeting held on 9.6.92 item No.83.03 pertaining to your Deptt. was discussed. The decision taken in the meeting is enclosed for ready reference. You are requested to sent the action taken report to this Deptt. by 22.6.92. The action taken report is to be put up to Chief Secretary in the next Standing Committee Meeting.

Encl:- As above.

Yours faithfully,
Sd/-
(G.L. MEENA)
UNDER SECRETARY (LSG)

DELHI DEVELOPMENT AUTHORITY
PARLIAMENT & COORDN. BRANCH

No. F.1(38)/92-P&C Dt.19.6.92

Copy forwarded to: E.M. Commr.(Plg.) with the request to kindly arrange to furnish your comments in the matter pertaining to your deptt. to this office by 22.6.92 upto 12.00 Noon positively.

This is with the approval of Commr.(Coordn.).

Sd/
Dy.Director(P&C)

Minutes of the 122nd Standing Committee Meeting, held in the chamber of Chief Secretary on 9.6.94.

The list of the officers who attended the meeting is at Annexure "A".

REVIEW OF OLD ITEMS

83.03 Transfer of three dairy colonies Ghazipur, Nasoodpur and Madanpur Khadar.

Commissioner(MCD) informed that MCD is in a position to immediately take over the dairy colonies at Ghazipur and Madanpur Khaddar. As regards Nasoodpur colony, Vice-Chairman DDA stated that DDA would like to retain the land at Nasoodpur in Vasant Kunj and develop it for other purposes. The MCD will relocate the dairy owners of Nasoodpur colony at either Goyala, Kakrola or at some other site.

Chief Secretary directed that a proposal for relocation of the dairy owners should be prepared by the MCD. The proposal should first obtain approval of the Authority. Thereafter, it will be required to seek the approval of the Cabinet for reconsideration of its earlier decision of August 1987.

Action: Vice-Chairman DDA
Commissioner MCD

94.04 Taking over services of the colonies of Slum Deptt.

The issue regarding the payment of the remaining amount by the DDA towards deficency charges to the MCD was discussed. It was decided that MCD will give Utilisation Certificates for the amount of Rs. 26.33 lakhs paid by DDA during 1990. DDA will simultaneously release the balance amount of Rs. 26.33 lakhs to the MCD.

Action: Commissioner MCD
Vice-Chairman DDA

95.04 Allotment of land for Police Station Badarpur in Sarita Vihar.

The Commissioner(Planning) DDA informed that certain pieces of land in the area which has been identified facility centre as per the master plan are under litigation. The owners have obtained stay from the High Court against dispossesion, they

Item No.
129/92
A- 8.9.92

RECRUITMENT REGULATIONS FOR THE POST OF SWEEPER, SANITARY GUIDE/SANITARY MATE AND ASSISTANT SANITARY INSPECTOR.

File No. F.4(28)92/PB-V

PRECIS

No Recruitment Regulations for the post of Sweeper/Safai Karamchari and Sanitary Guide/Sanitary Mate have been framed in Delhi Development Authority so far.

2. The Recruitment Regulations for the post of Assistant Sanitary Inspector were approved by the Authority vide Resolution No. 7 dated 2.2.81. A copy of the Resolution is placed at (App. 'EE' Page No.107-109.)

3. There have been consistant demands from number of Safai Karamcharis' Association/Unions that the post of Assistant Sanitary Inspector may be made a promotional post for such of the Sweepers, Sanitary Guides/Sanitary Mates who also possess the educational qualifications prescribed for the post. The matter was examined in detail and it was considered that the demand raised by the Union seems reasonable.

4. In the existing Recruitment Regulations for the post of Assistant Sanitary Inspector, the mode of recruitment has been shown as 'direct recruitment'. In the proposed Recruitment Regulations the mode of recruitment has been indicated as by promotion failing which by direct recruitment. For promotion, the Sanitary Guide with 5 years regular service and possessing educational qualifications prescribed for direct recruitment has been made eligible. In the event Sanitary Guide with requisite qualifications and experience are not available, the post shall be filled by promotion from such of the Safai -

.....contd.

Item No. 129/92
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.....contd.

From pre-page.

Karamcharis who have put in 10 years of regular service and possess educational qualification prescribed for direct recruitment.

5. In case the post of Assistant Sanitary Inspector is not filled by promotion, then the post will be filled by direct recruitment. No other change has been proposed from the existing Recruitment Regulations except that the number of posts and the pay scale have been up-dated. The educational qualifications as prescribed have been retained in the proposed Recruitment Regulations is placed at (App. 'FF' P.110-111).

6. The Recruitment Regulations for the post of Sweeper and Sanitary Guide are placed at (Appendix 'GG' & 'HH' Page No. 112-113 & 114-115) respectively. The essential qualifications etc. have been kept at par with that of the M.C.D.

7. The instructions as issued by Govt. of India, Department of Personnel and A.R. vide O.M. No. 14017/24/76-Estt.(RR) dated 22nd May, 1979 have been kept in mind while framing these regulations. There is no deviation from these guidelines.

8. The Authority may consider and approve the Recruitment Regulations for the post of Assistant Sanitary Inspector, Sanitary Guide/Sanitary Mate and Sweeper/Safai Karamchari.

RESOLUTION

The Authority resolved that the Recruitment Regulations for the posts of Sweepers/Safai Karamchari/Sanitary guides/ Sanitary Mates and Asstt. Sanitary Inspectors, be approved.

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Appendix 'EE' to Item No. 129/92

No. 7
2.2.1981

Sub: Draft Recruitment Rules of Asstt. Sanitary Inspector (Rs.260-350/-) and Sanitary Inspector (Rs.330-560/-)

(F.1(2)80-G.A.-III)

P R E C I S

The recruitment Rules for the post of Asstt. Sanitary Inspector (Rs.260-6-326-EB-8-350/-) and Sanitary Inspector (Rs.330-10-380-EB-12-500-EB-15-560/-) have been framed (Appendix 'A" pages 14 to 17) on the lines of the Recruitment Rules prevailing in N.D.M.C. with slight modifications to suit our requirements. The same have been approved by V.C. vide order dated 29.11.80 (Appendix 'B' pages 18 & 19) and are forwarded for placing before the Authority in the next meeting for approval.

RESOLUTION

Resolved that the proposal contained in the agenda be approved.

RECRUITMENT RULES FOR THE POST OF ASSTT. SANITARY INSPECTOR

Name of the post.	No. of posts	Classification	Scale of pay	Whether Selection post or non-selection post.	Age limit for direct recruitment	Educational and other qualification required for direct recruitment.
1	2	3	4	5	6	7
Asstt. Sanitary Inspector.	-	Group 'C'	Rs.260-6-326-EB-8-350/-	Selection Post	25 years relaxable upto 5 yrs. in case of SC/ST.	1. Minimum Matriculate; and 2. Qualified Sanitary Inspector. Diploma from recognised Institute. & Preferably having 2 years experience of the trade.

Whether age and educational qualification prescribed for direct recruitment will apply in the case of promoteeg.	Period of probation if any.	Method of rectt. whether by direct or by promotion or by deputation/transfer and percentage of the vacancies to be filled by various methods.	In case of rectt. by promotion/deputation/transfer grades from which promotion/deputation/transfer to be made.	If a D.P.C. exists what is its composition.
8	9	10	11	12
N.A.	One Year	Direct Recruitment	N.A.	N.A.

Appendix 'FF' to Item no. 129/92

RECRUITMENT REGULATIONS FOR THE POST OF ASSTT. SANITARY INSPECTOR IN DELHI DEVELOPMENT AUTHORITY

1.	Name of post	:	Asstt. Sanitary Inspector
2.	Number of Post	:	16*(subject to variation from time to time).
3.	Classification	:	Group 'C'
4.	Scale of Pay	:	Rs.950-20-1150-EB-25-1400/-
5.	Whether selection or non-selection post	:	Selection
6.	a. Age limit for direct recruits	:	18-25 years.
	b. Whether benefit of added years of service admissible under Rule 30 of CCS(Pension) Rules, 1972.	:	Not applicable.
7.	Educational and other qualificatcns required for direct recruits.	:	1. Matric or equivalent from a recognised University/ Board. 2. Sanitary Inspector's Diploma or equivalent from a recognised Institution.
8.	Whether age & educational qualifications prescribed for the direct recruits will apply in case of promotions & deputationists.	:	Age - NO Qualification - Yes.
9.	Period of probation, if any	:	Two years.
10.	Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation & percentage of the vacancies to be filled by various methods.	:	By promotion failing which by direct recruitment.
11.	In case of recruitment by promotion/transfer/deputation, grades from whcih promotion/ transfer/deputation is to be made.5	:	Promotion from Sanitary Guide with 5 years regular service in the grade. Failing which from such Safai Karamcharis with 10 years regular service & possessing educational qualification prescribed for direct recruitment.
12.	If a DPC exists what is its composition.	:	Jr. Level DPC comprising of following : 1. Commissioner(P) - Chairman 2. C.A.O. - Member. 3. Director(Works) - Member. 4. Dy. Director representing SC/ST. - Member. 5. Dy. Director(P) - Member Secretary.

13. Saving : Nothing in these regulations shall affect reservations, relaxation or age limit and other concessions required to be provided for the Scheduled Caste, the Scheduled Tribe, 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 who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

Appendix 'GG' to Item No. 129/92

RECRUITMENT REGULATION FOR THE POST OF SWEEPER/SAFAI KARAMCHARI IN DELHI DEVELOPMENT AUTHORITY

1.	Name of post	Sweeper/Safai Karamchari
2.	No. of posts	1370* (Subject to variation from time to time)
3.	Classification	Group 'D'
4.	Scale of pay	Rs.750-12-870-EB-14-940/-
5.	Whether selection post or non-selection post.	Not applicable.
6.	a) Age limit for direct recruitment.	18-25 years.
	b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972.	No
7.	Educational and other qualifications required for direct recruits.	Essential 1. Should have passed primary school examination from a recognised Board/School or equivalent. 2. General suitability for the job.
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.	Two years.

10.	Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.	Direct recruitment.
11.	In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made.	Not applicable
12.	If a DPC exists what is its composition.	1. Director (P) - Chairman 2. Medical Officer - Member 3. Dy.Director representing SC/ST - Member 4. Dy.Director(P) - Member Secy 5. Director(W/C) - Member
13.	Saving	Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
14.	Disqualification	No person who has entered into or contract a second marriage when his/her spouse is alive.
15.	Power to relax	When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or

Appendix 'HH' to Item No. 129/92

RECRUITMENT REGULATIONS FOR THE POST OF SANITARY GUIDE IN DELHI DEVELOPMENT AUTHORITY

1.	Name of Post	:	Sanitary Guide/ Sanitary Mate
2.	Number of Post	:	59 (Subject to variation from time to time).
3.	Classification	:	Group 'D'
4.	Scale of Pay	:	800-15-1010-EB-20-1150/-
5.	Whether selection or non-selection post	:	Non-selection.
6.	a. Age limit for direct recruits.	:	Not applicable
	b. Whether benefit of added years of service admissible under Rule 30 of CCS(Pension)Rules, 1972.	:	NO
7.	Educational & other qualifications required for direct recruits.	:	Not applicable.
8.	Whether age & educational qualifications prescribed for the direct recruits will apply in the case of promotions & deputationists.	:	NO
9.	Period of probation, if anu:		Two years.
10.	Method of recruitment, whether by direct recruitment or by promotion or tranfer or by deputation & percentage of the vacancies to be filled by various methods.	:	By promotion.
11.	Incase of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations is to be made.	:	PROMOTION : Safai Karamchari with 5 years regular service in thegrade and have passed Middle Class from a recognised School/ Board or equivalent.
12.	If DPC exists what is its composition :	:	1. Director(P) - Chairman 2. Director(W/C)- Member 3. Dy.Director representing - Member SC/ST. 4. Dy.Director(P)-Member Secretary.

13. Saving : Nothing in these regulations shall affect reservations, relaxation or age limit and other concessions required to be provided for the Scheduled Caste, the Scheduled Tribe, 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 who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of there regulations in respect of any class or category of persons or posts.

ITEM NO. 130/92

Sub: Amendments in the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
(F.25(39)/91/Impl.)

A-08.09.92

PRECIS

Important Provisions of the Regulations

Regulation 2(2) of the DDA (Management & Disposal of Housing Estate)Regulations, 1968 envisages that these shall apply to those schemes in which built up properties are to be disposed of by way of sale or otherwise. As per Regulation 2(30), a scheme means a scheme prepared by the Authority for the creation of one or more housing estates. Regulation 2(23) defines Housing Estate to mean a group of houses built-up by the Authority for dwelling purposes andmay comprise all or any of the following namely:

a) Dwelling units;

b) Land under and appurtenant to such dwelling units;

c) roads and paths, sewers, storm water drains, water supply and ancillary installations, street lighting and other similar amenities;

d) open spaces intended for recreation and ventilation;

e). convenient shopping, school, community hall or other amenities for common use.

2. According to Regulation 3 of the above mentioned Regulations, the said regulations are to be administered by the Vice-Chairman, DDA subject to general guidence and resolution of the Authority who may delegate his powers to any officer of the Authority.

3. According to Regulation 5 of the said regulations, the disposal of the property shall be effected by either hire purchase or sale or in such other manner and subject to such terms & conditions as may be decided by the Authority from time to time.

4. According to Regulation 6, the hire purchase price as may be determined by the Authority.

5. Finally according to Regulation 8 which governs the manner of payment of disposal price, it has been provided that when a property is disposed of by sale, every applicant shall deposit a sum equal to 20% of the disposal price alongwith application.

Important Provisions regarding disposal of commercial estates

6. Built-up commercial properties of the DDA are by and large located in convenient shopping centres/local shopping centres. These shopping centres come within the definition of "Housing Estate" contained in clause (23) of Regulation 2 of the said regulations. In addition to these micro level commercial complexes mainly for use of the local residents, bigger commercial complexes are also developed by the DDA known such as community centres/facility centres/district centres. While the convenient shopping centre is fully constructed by the D.D.A. and contains either single-storey or double storied construction consisting of shops/offices, commercial buildings, LSCs/Community Centres/District Centres are constructed to a lesser extent vis-a-vis the total area. These buildings tend to be multi-storeyed.

7. Normally the mode of disposal of commercial built-up properties i.e. shops/stalls/kiosks/offices is either by sale in open public auction or by tender. The terms & conditions are approved by the VC/DDA after concurrance to it is obtained from the Finance & Law Departments. The disposal then takes place after wide publicity in the news-papers.

8. In terms of the Authority Resolution No. 81/July,92, 105/Sept. 91 and 28/March,92, the Authority has land down;

1) The norms for determination of reserve price for disposal through auction, of commercial plots and commercial built-up estates.

2) The guidelines/criteria for eligibility on the basis of which allotments are to be made to special categories like SC/ST (25%), physically handicapped (5%), freedom fighters (2%), LAC (10%) and ex-servicemen (2%) as also to Govt. Departments/PSUs working exclusively for the citizens of Delhi like Super Bazar etc.

3) The norms for determination of Fixed Price on the basis of which the allotments to the special categories are to be made after invitation through press advertisements to make application on the prescribed proforma accompanied by requisite earnest money etc.

9. Disposal of commercial property is to be effected in terms of Regulation 5. As already pointed out above, DDA has been disposing commercial built-up space on terms & conditions, duly approved by the Vice Chairman from time to time. It may not be feasible to come to the Authority each and every time for approval of the terms and conditions, which may require suitable amendments from time to time. It is, therefore, proposed that the Authority may delegate to the Vice Chairman, its power under Regulation 5, to decide the manner and terms and conditions of disposal of properties.

10. As explained in para (5) of the note, Regulation
that when a property is disposed by sale, the earnest mon
to be deposited is 20%. Under the Nazul Rules when
plots are disposed through auction or by tender, the high
or tenderer, as the case may be, has to deposit a sum of the
may approve the deposit of 25% of the disposal price alon
application. The enhancement from 20% to 25% may be made
in the case of commercial built-up spaces only.

11. It is also felt that when the entire earnest money is
in case of commercial plots, on failure of the allottee to
balance amount within the stipulated period, there is no reas
in case of built-up commercial properties, only 20% of the
money should be forfeited. It is felt that as far as built-up com
space is concerned, the entire earnest money should be forfe
the failure of the applicant to deposit the balance amount wit
period specified in the allotment letter. It is, therefore, sug
that REgulation 8 of DDA (Housing Estate Regulation) may be a
so as to exclude, from its scope, built-up commercial properti
Regulation 8-A may be inserted after existing Regulation 8, t
down the manner of payment of disposal price in case of comme
built-up properties. Proposed specific amendment/addition have
given at (Appendix 'II' page no. 121-122) to the Agen

12. The Housing Estate Regulations do not contain any prov
where permission can be granted to any allottee for payment of
premium in an extended period. Normally the premium is requ
to be paid within 30 days of the issue of the demand letter. Howe
in the Nazul Rules, a provision has been made where the VC has b
empowered to extend the last date for payment subject to paym
of penal interest at 18% p.a. where the delay beyond the due da
is 30 days or less and @ 25% p.a. where the delay beyond the d
date is more than 30 days and upto a maximum of 180 days. It
felt that provision of a similar facility for disposal of commerci
built-up estate would also be desirable for the smooth disposal o
commercial properties in the future. Such provisions have already
been incorporated in the terms & conditions on the pattern as it obtains
under the Nazul Rules. Proposed Regulation 8-A incorporates the
required provision.

13. As already stated above, the disposal of commercial built-up
estates in Housing Estates has been governed by the said regulations.
Since the DDA does develop bigger commercial complexes such as
community centres, facility centres, district centres and within it
fully constructs commercial buildings, it is felt that the disposal of
these commercial properties may also be governed by the said regulations.
A specific submission in this context was made to the Authority in

agenda item no.81 of July,91. However, inadvertently no resolution of the Authority in this direction was obtained. It is therefore, proposed that regulation 2(2) may be amended to include Local Shopping Centres, Community Centres, Facilities Centres and District Centres. Proposed amended regulation has been given in (APP.'II' P.No.121-122).

14. Summarizing,

i) The Authority may delegate, to the Vice Chairman, its power under Regulation 5 of DDA (Disposal and Management of Housing Estates) Regulations, 1968 to decide the manner and the terms and conditions of disposal of builtup properties.

ii) Regulation 8 of DDA (Disposal and Management of Housing Estates) Regulations, 1968 may be amended and a new Regulation 8A may be inserted, as per draft given in (APP.'II' P.No 121-122).

iii) Regulation 2(2) may be amended as per the draft given in (APP.'II' P.No. 121-122).

Under section 57 of Delhi Development Act, the Authority is competent to make regulations with the prior approval of the Central Government. Vide Gazette notification no. Min. of Health, FP& UD (Deptt. of H&UD) No.18011 Dt. 14.2.69 reproduced in (APP. 'JJ' P.NO. 123). Central Government has delegated, to the L.G. of Delhi, its power under section 57 of Delhi Development Act. If the proposed amendment/addition to the regulations is approved by the Authority, approval of the L.G. in his capacity as delegatee of the Central Government shall be sought and if granted, amendments/ addition in the regulations shall be publeished in the Gazette. Delegation of powers to the Vice Chairman shall also be got published in the Gazette.

15. The Authority may resolve as follows:

i) Resolved that the manner of payment of disposal price as contained in regulation 8 which provides for payment of 20% as earnest money be amended to facilitate recovery of 25% at the initial stage where the allotment is made through auction/tender in respect of commercial properties only.

ii) *Resolved that the terms and conditions for disposal of commercial properties through auction/tender and to the fixed categories may be allowed to contain a provision where the V.C,DDA may extend the last date for payment of the premium due on the pattern as it obtains in the Nazul Rules.*

iii) *Resolved that the disposal of commercial, built-up estates in bigger commercial complexes may also be governed by the DDA (Management & Disposal of Housing Estate) Regulations,1968.*

iv) *Resolved to empower the V.C,DDA to determine detailed terms and conditions for disposal of commercial built up estates through auction/tender and allotment to special categories.*

RESOLUTION

The Authority resolved that :-

i) Regulations 8, and 2(2) of DDA (Management and Disposal of Housing Estates) Regulations-1968 be amended, and a new regulation 8-A be inserted, as per the draft proposed in Appendix-II to the agenda item with the modification that clause-4 of Regulation 8-A shall read as under:-

> "4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest, provided that interest at the rate of 7% per annum shall be paid, if the deposit is not refunded within 6 weeks from the date of finalisation of allotment."

Notification in the official gazette be issued accordingly, after obtaining previous approval of the Central Government;

ii) that the power of the Authority to decide the manner, terms and conditions of disposal of built-up properties under Regulation-5 of DDA (Management and Disposal of Housing Estates) Regulation-1968, is delegated to the Vice Chairman. Notification in the official Gazette be issued accordingly.

-.-.-.-

(Appendix 'II' to Item No. 130/92)

I **Existing Regulation-8**

1) When a Property is disposed of by sale, every applicant shall deposit a sum equal to 20 percent of the disposal price of the property rounded to the next hundred alongwith the application. Such deposit shall be non-interest bearing.

2) An applicant to whom the property has been allotted shall have to pay the balance amount of the disposal price (i.e. after adjusting deposit) within such period as may be specified in the allotment letter.

3) If the applicant fails to pay the amount within the said specified period, the allotment shall be cancelled and a sum of money equal to 20 percent of the deposit shall be forefeited and the balance refunded.

4) In the case of such applicants as have not been allotted any property the deposit specified in Sub-regulation(1) shall be refunded.

5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or refunded with or without deduction as provided in these regulations.

II **Proposed regulation-8**

Save as otherwise provided in Regulation-8 A,

1) When a Property is disposed of by sale, every applicant shall deposit a sum equal to 20 percent of the disposal price of the property rounded to the next hundred alongwith the application. Such deposit shall be non-interest bearing.

2) An applicant to whom the property has been allotted shall have to pay the balance amount of the disposal price (i.e. after adjusting deposit) within such period as may be specified in the allotment letter.

3) If the applicant fails to pay the amount within the said specified period, the allotment shall be cancelled and a sum of money equal to 20 percent of the deposit shall be forefeited and the balance refunded.

4) In the case of such applicants as have not been allotted any property the deposit specified in Sub-Regulation(1) shall be refunded.

5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or refunded with or without deduction as provided in these regulations.

III Existing regulation 2(2)

These regulations shall apply to those schemes in which built up properties are to be disposed of by way of sale or hire purchase.

IV Proposed regulation 2(2)

These regulations shall apply to built up properties to be disposed of by sale or hire purchase in Housing Estates, Local Shopping Centres, District Centres, Community Centres, Facility Centres.

V Proposed Regulation 8-A

1) When a built up property in a Convenient Shopping Centre, Local Shopping Centre, Facility Centre, Retail Business Centre, Community Centre or District Centres is disposed of by sale, whether by auction or by inviting tenders, every applicant shall deposit a sum equal to 25% of the premium offered by him. Such deposit shall be non-interest bearing.

2) The applicant whose offer has been accepted shall have to pay the balance amount of the premium offered (i.e. after adjusting the deposit) within such period as may be specified in the allotment letter.

Provided that Vice Chairman, in his absolute descretion may extend the last date of payment, of the balance premium, where he is satisfied that sufficient reasons exist for doing so, up to a maximum of 180 days, subject to payment of interest on the balance amount at the rate of 18% p.a. where the delay is 30 days or less and at the rate of 25% p.a. where the delay exceeds 30 days provided that application in writing, for extension of the last date for making payment of the balance premium, is made before expiry of the last date for making payment of the balance premium.

3) If such applicant fails to pay the amount within said specified period, the allotment shall be cancelled, the entire deposit shall be forfeited, and it shall be competent for the Vice Chairman to re-allot the property.

4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest.

5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or forfeited, as provided in these regulations.

III Existing regulation 2(2)

These regulations shall apply to these schemes in which built up properties are to be disposed of by way of sale or hire purchase.

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3) If such applicant fails to pay the amount within said specified period, the allotment shall be cancelled, the entire deposit shall be forfeited, and it shall be competent for the Vice Chairman to re-allot the property.

4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest.

5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or forfeited, as provided in these regulations.

III Existing regulation 2(2)

These regulations shall apply to these schemes in which built up properties are to be disposed of by way of sale or hire purchase.

IV Proposed regulation 2(2)

These regulations shall apply to built up properties to be disposed of by sale or hire purchase in Housing Estates, Local Shopping Centres, District Centres, Community Centres, Facility Centres.

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2) The applicant whose offer has been accepted shall have to pay the balance amount of the premium offered (i.e. after adjusting the deposit) within such period as may be specified in the allotment letter.

Provided that Vice Chairman, in his absolute descretion may extend the last date of payment, of the balance premium, where he is satisfied that sufficient reasons exist for doing so, up to a maximum of 180 days, subject to payment of interest on the balance amount at the rate of 18% p.a. where the delay is 30 days or less and at the rate of 25% p.a. where the delay exceeds 30 days provided that application in writing, for extension of the last date for making payment of the balance premium, is made before expiry of the last date for making payment of the balance premium.

3) If such applicant fails to pay the amount within said specified period, the allotment shall be cancelled, the entire deposit shall be forfeited, and it shall be competent for the Vice Chairman to re-allot the property.

4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest.

5) The Authlrity shall have the sole and exclusive right over the deposit till it is adjusted or forfeited, as provided in these regulations.

(Appendix 'JJ' to Item No. I

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

No. 18011(28)/67-UD

Government of India

Ministry of Health, Family Planning & Urban Development

(Department of Health & U.D.).

New Delhi, dated the 14th Feb.

NOTIFICATION

In exercise of the powers conferred by sub-section 2 of Section 52 of the Delhi Development Act, 1957 (61 of 1957) and in supersession of Government of India, in the Ministry of Works, Housing and Supply Notification No. 18011 (10)/66-UD (Vol. II) dated the 1st May, 1967 the Central Government hereby directs that the powers of the Government under the provisions of the said Act, mentioned in the Schedule hereto annexed, shall be subject to the control of the Central Government and until further orders, also be exercised by the Administrator of the Union Territory of Delhi, provided that the powers mentioned in item 2 of the schedule shall be exercised in each case with the prior approval of the Central Government.

SCHEDULE

1. Clause (a) of Section 2.
2. Sub-Sections 3 (c), 3(d) and (9) of Section 3.
3. Sub-section (1) of Section 4.
4. Sub-section (2) of Section 5, except clause (g).
5. Sub-section (1) of Section 12.
6. Section 15.
7. Sub-section (3) of Section 35.
8. Section 36.
9. Section 39.
10. Sub-section (2) of Section 42.
11. Section 57.

Sd/—
(K.M.L. GUPTA)
Under Secy. to the Govt. of India.

To

The General Manager,
Government of India Press,
New Delhi.

ITEM NO.
131/92

A- 8.9.92

Sub: *Alignment plan of Road No.37 extension in continuation of Road No.37 form Ring Road to Outer Ring Road along the Southern side of Western Yamuna Canal.*

(F.5(12)89-MP)

P R E C I S

1. *LOCATION:*

This is a new road in extension of road No.37 from Ring Road to Outer Ring Road near Varun Niketan along the Southern side of Western Yamuna Canal. Location Plan is placed at ***(Appdx. 'KK' page 129)***

2. *BACKGROUND:*

A. *This road is proposed in the Master Plan of Delhi-2001 with a R/W of 45 mtrs. A cross section of this road was earlier approved by V.C., DDA on 15.9.89 in File No.F.6(2)82-MP for deciding the location of High Tension Lines. EE, PWD(DA) Division submitted a P.T. Survey for this road vide letter No.23(12)PEDX/WA/205 dated 29.8.89. The land is presently having a thick plantation of different variety of trees and is under the possession of Haryana Govt.*

B. *Alignment plan of this road earlier prepared, was placed before the Technical Committee meeting held on 17.6.91 in which the following decisions were taken* ***(Appdx. 'LL' Page 130-132).***

i) *"In the first phase, a four lane divided carriage way be devloped.*

ii) *The green strip be shifted towards the canal side so that the maximum number of trees can be saved.*

iii) *The concurrence of the Delhi Water Supply & Sewerage Undertaking be obtained for the proposed road with respect to Hyderpur Treatment Plan".*

As a followup action on the Technical Committee decision following actions were taken:

A six lane divided carriageway is proposed in the final phase. Service road towards Pritampura side has been deleted. No service road is proposed on the canal side. Initially, a four lane divided carriageway shall be constructed in the first phase. The green strip has been shifted towards the canal to save the existing

ITEM NO. 131/92

A- 8.9.92

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A. *This road is proposed in the Master Plan of Delhi-2001 with a R/W of 45 mtrs. A cross section of this road was earlier approved by V.C., DDA on 15.9.89 in File No.F.6(2)82-MP for deciding the location of High Tension Lines. EE, PWD(DA) Division submitted a P.T. Survey for this road vide letter No.23(12)PEDX/WA/205 dated 29.8.89. The land is presently having a thick plantation of different variety of trees and is under the possession of Haryana Govt.*

B. *Alignment plan of this road earlier prepared, was placed before the Technical Committee meeting held on 17.6.91 in which the following decisions were taken* ***(Appdx. 'LL' Page 130-132).***

i) *"In the first phase, a four lane divided carriage way be devloped.*

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iii) *The concurrence of the Delhi Water Supply & Sewerage Undertaking be obtained for the proposed road with respect to Hyderpur Treatment Plan".*

As a followup action on the Technical Committee decision following actions were taken:

A six lane divided carriageway is proposed in the final phase. Service road towards Pritampura side has been deleted. No service road is proposed on the canal side. Initially, a four lane divided carriageway shall be constructed in the first phase. The green strip has been shifted towards the canal to save the existing

trees. AS per letter dated 23.9.91 from EE, PWD(DA), Division X (Appdx. 'M-' page 133-135) with the deletion of service road and change in the alignment of carriageway it will be possible to save at least 30% of the trees.

A joint site inspection was held with DWSSDU, PWD(DA) and Traffic Police officials on 13.7.91 to study the feasibility of avoiding two closely spaced 'T' junction on outer ring road. The two junctions are to be converted into an inter section by modifying the alignment of this road both the sides. With this proposal about 11000 sq.mtrs. of land already allotted to DWSSDU for Hyderpur Treatment Plant shall have to be acquired from DWSSDU from both sides of outer ring road. In lieu of this an area of about 7500 sq.mtrs. on the western side presently being used as a road can be given to them. This area shall get amalgamated with the Water Treatment Plant Area left on the southern side of the proposed new road alignment. The total area of this amalgamated pocket shall work out to about 14500 sq.mtrs. Land use of this area is proposed for residential use. In this area the balance number of flats to be constructed on the eastern side could be constructed alongwith some additional residential accommodation.

3. In persuance with the decision of the Technical Committee meeting, the modified plan was prepared.

SALIENT FEATURES OF THE PROPOSAL:

A. This road shall be an important arterial link for the through traffic to Rohini connecting ring road and outer ring road in the alignment of road no.37.

B. The available R/W of this road between the southern bank of Western Yamuna Canal and the scheme boundary of Pritampura is about 40.40 mtrs. which has been taken as the R/W of this road as against the 45 mtrs. R/W proposed in Master Plan.

C. The road alignment has been prepared taken into consideration the proposal of H.T. Lines as approved in the cross-section with the R/W 40.40 mtrs.

D. Main carriageway : A six lane divided C/W (11 mtrs. on either sides) has been proposed from Ring Road to Outer Ring Road with a central verge of 1.0 mtrs. for the final phase. In the first phase a 4 lane divided C/W shall be developed.

E. Footpath: A 4 mtrs. wide footpath is proposed along Western Yamuna Canal to accommodate H.T. Lines Pylongs. Along Pritampura side 2.53 mtr. wide footpaths have been proposed. As per the Technical Committee meeting decision a green strip with a width of 12.0 mtrs. has been proposed along Western Yamuna Canal. An exercise has been done to join this road with the 45 mtrs. R/W road from Sector XV, Rohini in a cross junction by suitably modifying its alignment, feasibility with regard to this has been received from Ex.Engineer, PWD(DA), vide letter dated 9.4.91 placed at **(Appdx.** 'NN' **page** 136 **)**. This has been conveyed to PP(Rohini) for readjustment of land proposed for expansion of Hyderpur Treatment Plant to integrate the realignment of the road.

i) Intersection: Three major intersections/junctions on this road have been designed with proper road geometrics, signalisation so as to enhance the smooth & safe traffic movement. The intersection and junctions are:-

i) Intersection with Road No.37 and ring road.

ii) Intersection with outer ring road and the 45 mtr. R/W Road from Sector XV, Rohini.

iii) Junction with the proposed road leading to Shalimar Bagh C&D Scheme.

iv) Besides the above three major junctions/intersections, the junction designs of 18 mtr. and above roads have been incorporated in the alignment plan.

v) Wherever extra land between the property line & outer footpath is available, same have been included in road R/W & proposed for plantation. Efforts have been made to save as much trees as possible in the proposal.

4. – PWD(DA) in their letter dated 9.4.91 **(Appdx.** 'NN' **page** 136 **)** have informed that they have taken up the matter with Irrigation Deptt., Haryana Govt. for release of land for construction of this road. A communication has been received from SDO, WYC Divn. Haryana saying that there is no surplus land for construction of the road. As stated in the said letter the matter has since been taken up by PWD (DA) at the higher level with Haryana Irrigation Deptt. as this road is only an extension of road No.37, there should not be any objection technically for extension of the road No.37 in the same way.

5. *FEASIBILITY STUDY:*

i) *Vide letter No.23(120)PWD(DA)/1403 dated 5.7.90 Ex.Engg. PWD(DA) Divn. X has submitted the feasibility study of the alignment which is placed as (Appdx. 'OC' page 137). As per the said letter, the draft alignment plan prepared vide drg. No.CA-015/PPW-89 has been found feasible. In the alignment plan nearly 126 Shesham trees, 487 Safada, 35 Sagoon, 63 gulmohar, 578 Kikar, 32 Jamuna, 3 Nec., 8 Khajoor and a few other miscellaneous variety trees are affected. Besides this a mosque, Haryana Govt. Forest Guest House buildings and other misc. lands and buildings as stated in (Appdx. 'M' page 133-135) are also affected.*

ii) *In the modified proposal, on the eastern side a strip of set back of DDA Janta flats, a part of pump house, DESU office, DWSSDU land are affected in addition to the properties/structures mentioned in (i). However, 30% of the trees can be saved. This has been conveyed by EE, PWD(DA) vide his letter dated 23.9.91 (Appdx. 'M' page 133-135).*

6. *The case was again referred to the Technical Committee in its meeting held on 17.3.1992 in which the following decisions were taken:*

"The Technical Committee observed that the alignment plan of road No.37 (Extension), from Ring Road to Outer Ring Road along the southern side of Western Yamuna Canal, had earlier been discussed in its meeting held on 17.6.91. It was also observed that the proposed alignment plan, now placed on table was in accordance with the views and suggestions made by the Committee at that June 1991 meeting. The same was, therefore, approved.

Further, Technical Committee observed that there was a vacant piece of land, indicated as college side, in the general development plan of Pitampura. However, in MPD-2001 the very same site had been shown as residential. Technical Committee desired that the concerned Area Planner should identify the said site and move the Chief Architect to formulate a residential scheme for the same at the earliest. In the alternative, if the said site was

5. *FEASIBILITY STUDY:*

i) *Vide letter No.23(120)PWD(DA)/1403 dated 5.7.90 Ex.Engg. PWD(DA) Divn. X has submitted the feasibility study of the alignment which is placed as (Appdx. 'OO' page 137). As per the said letter, the draft alignment plan prepared vide drg. No.CA-015/PPW-89 has been found feasible. In the alignment plan nearly 126 Shesham trees, 487 Safada, 35 Sagoon, 63 gulmohar, 578 Kikar, 32 Jamuna, 3 Nec., 8 Khajoor and a few other miscellaneous variety trees are affected. Besides this a mosque, Haryana Govt. Forest Guest House buildings and other misc. lands and buildings as stated in (Appdx. 'MM' page 133-135) are also affected.*

ii) *In the modified proposal, on the eastern side a strip of set back of DDA Janta flats, a part of pump house, DESU office, DWSSDU land are affected in addition to the properties/structures mentioned in (i). However, 30% of the trees can be saved. This has been conveyed by EE, PWD(DA) vide his letter dated 23.9.91 (Appdx. 'NN' page 133-135).*

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>
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required for college, a proposal for change of the prescribed landuse to be prepared and placed before the Technical Committee at the earliest".

Case is being put up to Screening Committee by the Area Planning Wing of DDA for using it as residential as per MPD-2001.

7. The case is placed before the Authority for consideration of:

i) The composite alignment plan of Road No.37. Extension vide drawing No.TT-23/PPW-1-91.

ii) Acquisition of about 14800 sq.mtrs. of land from DWSSDU.

iii) Allotment of about 7500 sq.mtrs. of land on western side and using the consolidated area of 14,500 sq.mtrs. for residential use.

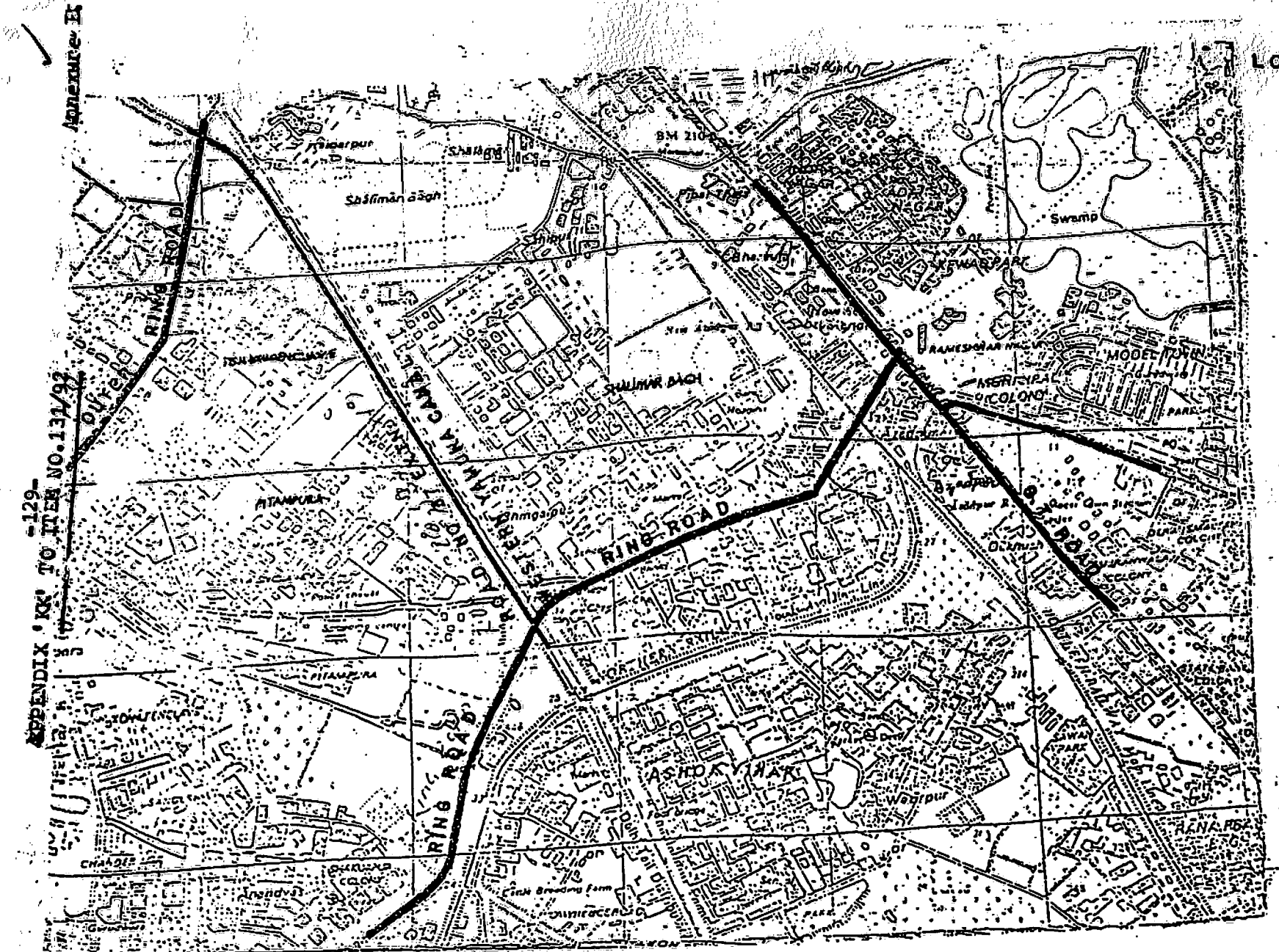
iv) PWD(DA) shall plant three times the total number of trees required to be cut after obtaining the approval of competent authority.

RESOLUTION

The Authority resolved that composite alignment Plan of Road No. 37 and extension (Drawing No. PP/23 PPW-1-91), be approved subject to DWS & SDU adjusting their scheme accordingly.

******

APPENDIX 'KK' TO ITEM NO.131/93 -129-



LOCATION PLAN

ROAD NO. 37 EXTN
SCALE 1:25,000

APPENDIX 'LL' TO ITEM NO. 131/92

MINUTES OF T.C.MEETING DATED 17.6.91

Item No.96/91

Sub: Alignment plan of road No.37 extension in continuation of road No.37 from Ring Road to Outer Ring Road along the Southern side of Western Yamuna Canal.
F5(12)89-Mp.

1. Location: This is a new road in the extension of road No.37 from ring road to outer ring road(near Varun Niketan along the southern side of western Yamuna Canal. Location plan is placed as annexure-I.

2. Background: This road is proposed in the Master Plan of Delhi-2001 with a R/W of 45 mtrs. A cross section of this road was earlier approved by V.C., DDA on 15.9.89 in file No.F6(2)82MP for deciding the location of High Tension Lines. E.E.P.W.D.(DA) Division submitted a P.T.Survey for this road vide letter No.23(12))PWDX/WA/ 205 dated 29.8.89. The land is presently having a thick plantation of different variety of trees and is under the possession of Haryana Govt.

3. Salient features of the alignment proposal:

a) This road shall be an important arterial link for the through traffic to Rohini connecting ring road and outer ring road in the alignment of road No.37.

b) The available R/W of this road between the southern bank of Western Yamuna Canal and the scheme boundary of Pritampura is about 40.4 mtrs. which has been taken as the R/W of this road as against the 45 mtrs. R/W proposed in Master Plan.

c) Main carriageway: A six lane divided C/W

c) The road alignment has been prepared taking into consideration the proposal of H.T.Lines as approved in the cross-section with a R/W of 40.40 mtr.

d) Main carriageway: A six lane divided C/W (11 mtrs. on either sides) has been proposed from Ring Road to Outer Ring Road with a centr verge of 1.0 mts.

e) Service Roads: A 7.0 mtrs. wide service road has been proposed wherever required along Western Yamuna Canal.

f) Footpath: A 4 mtr. wide footpath is proposed along Western Yamuna Canal to accododate H.T. lines Pylongs. Along Pritampura side 2.5/3 mtr. wide inner and 2.5 mtrs. wide outer footpaths have been proposed.

g) An exercise has been done to join this road with the 45 mtr.R/W road from Sector 20, Rohi in a cross junction by suitably modifying ... alignment feasibility with regard to the ...

....2/-

been received

been received from Ex-Engineer, PWD(DA), vide letter No.dated 9.4.91 placed at Annexure-II. This has been conveyed to PP(Rohini) for readjustment of land proposed for expansion of Haiderpur Treatment Plant to integrate the realignment of the road.

h) Intersection: Three major intersections/junctions on this road have been designed with proper road geometrics, signalisation so as to enhance the smooth & safe traffic movement. The intersection junctions are:

i) Intersection with road No.37 and ring road.

ii) Intersection with outer ring road & the realigned 45 mtr. R/W road from Secretary, Rohini.

iii) Junction with the proposed road leading to Shalimar Bagh DDA Scheme.

Besides the above three major junctions/intersections, the junction designs of 18 mtr. & above roads have been incorporated in the alignment plan.

iv) Wherever extra land between the property line & outer footpath is available, same have been included in road R/W & proposed for plantation. Efforts have been made to save as much trees as possible in the proposal.

4. PWD(DA) in their letter dated 9.4.91(Annexure-II) have informed that they have taken up the matter with Irrigation Deptt., Haryana Govt. for release of land for construction of this road. A communication has been received from SDO, WYC Divn. Haryana saying that there is no surplus land for construction of the road. As stated in the said letter the matter has since been taken up by PWD(DA) at the higher level with Haryana Irrigation Deptt. on the plea that road No.37 is already constructed by the side of the same canal on the land obtained from Haryana Govt. & this road is only an extension of road No.37, there should not be any objection technically for extension of the road No.37 in the same way.

Feasibility study: Vide letter No.23(120)PWD/A1/1403 dt. 5.7.90 Executive Engineer, PWD(DA)Divn.X has submitted the feasibility study of the alignment which is placed as Annexure III. As per the said letters, the draft alignment plan prepared vide drg.no.CA-015/PPW-89 has been found feasible. In the alignment plan nearly 126 Shesham trees, 487 Safeda, 35 Sagoon, 63 Gulmohar, 578 Kikar, 32 Jamun, 3 Neem, 8 Khajoor and a few other miscellaneous variety trees are effected. Besides this a mosque, Haryana Govt. Forest Guest House buildings and other misc. lands and buildings as stated in Annexure.III are also affected.

The case is placed before the T.C. for consideration of;

...../-.

i) Proposed alignment plan of road No.37 Extn. integrating junction/intersection designs prepared vide drawing No.CA-015/RPL-39.

ii) PWD shall take up the rehabilitation of eligible affected properties/services with concerned agencies.

iii) PWD shall plant 3 times the number of threes required to be cut for implementation of the proposal in consultation with the Senior Landscape Architect, DDA.

The alignment of that portion of road No.37 falling between Ring Road and Outer Ring Road along the southern side of western Yamuna Canal was approved, subject to the following modifications.

i) In the first phase, a 4 lane divided carriageway be developed.

ii) The green strip be shifted towards the canal side so that the max.number of trees can be saved.

iii) The concurrence of the Delhi Water Supply & Sewerage Undertaking be obtained for the proposed land adjustment with respect to Hyderpur Water Treatment Plan

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iii) PWD shall plant 3 times the number of threes required to be cut for implementation of the proposal in consultation with the Senior Landscape Architect, DDA.

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APPENDIX 'MM' TO ITEM NO. 131/92

PUBLIC WORKS DEPARTMENT
(DELHI ADMINISTRATION)

No. 23(120)/PWDX/DA/2015 Dated: 23.9.91

To

Shri D.K.Saluja,
Dy. Director(T),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub:- Observations on the revised alignment plan of road No. 37 Extn.

Sir,

We have received a revised alignment plan alongwith the meeting notice dated 18.9.91. The plan has been examined, our observations are as follows:-

(1) With deletion of Service road and change in the alignment of carriageway, it will be possible to save at least 30% of the trees required to be cut as stated in the feasibility report sent with our letter dated 5.7.90.

(2) The revised intersection design of road No. 37-Exten. and outer ring road as proposed now is found to be feasible at site, after taking part of the Triangular portion of the DWS SDU flats on the Eastern side and part of their land of the water treatment plant on the western side.

It is requested that the approved revised alignment plan may please be sent at the earliest possible.

Yours faithfully,

Sd/-
(DINESH KUMAR)
Executive Engineer,
PWD, Divn.X(DA),
New Delhi.

Copy to:-

AEV/PWD/DA/New Delhi.

APPENDIX "MM" TO ITEM NO. 131/92

PUBLIC WORKS DEPARTMENT
(DELHI ADMINISTRATION)

No. 23(120)/PWDX/DA/2015 Dated: 23.9.91

To

Shri D.K.Saluja,
Dy. Director(T),
Delhi Development Authority,
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It is requested that the approved revised alignment plan may please be sent at the earliest possible.

Yours faithfully,

Sd/-
(DINESH KUMAR)
Executive Engineer,
PWD, Divn.X(DA),
New Delhi.

Copy to:-

AEV/PWD/DA/New Delhi.

Details of structures, Properties, Trees etc. affected as per tentative alignment plan (Drg. No. CA-015/CPW-89) of M.P.Road No. 37 (Extn.).

.....

	Katcha	Pucca	Suni Pucca	Total
1. Affected structures	-	3	1	4

2. Affected services:-

a) 33 KV H.T.Lines = 1 line overhead
b) Other H.T.Lines = Nil
c) Electric poles:- =

i) Within carriageway = 6 Nos.
ii) Within footpath = 9 Nos.
iii) Beyond footpath within R.O.W. = 23

d) Sub-stations = Nil
e) Telephone lines/poles = Nil
f) Water supply lines & Chambers. = 1 line with 7 chambers in carriageway
g) Sewer lines/Manholes = 1 line with 29 manholes in carriageway.
h) DDA's i) U.G.Water tank = 1 No. beyond footpath only in R.O.W.
ii) Pump House = 1 No. do-

3. Trees (as shown in drawing each-wise.

a) Seasom = 136 Nos.
b) Safeda = 187 Nos.
c) Sagoon = 35 Nos.
d) Neem = 3 Nos.
e) Khajoor = 8 Nos.
f) Shahtoot = 3 Nos.
g) Gulmohar = 63 Nos.
h) Shimul = 2 Nos.
i) Pipal = 2 Nos.
j) Banana = 7 Nos.
k) Kikar = 578 Nos.
l) Jamun = 33 Nos.
m) Beri = 3 Nos.
n) Bud = 1 Nos

Approximately 509 of above trees will come in carriageway and will need filling.

4. Other miscellaneous properties.

i) DDA's park = 1 Nos. approx area 1500 sqm.

ii) Religious structures :-

a) Temple = Nil

b) Church/Gurdwara = Nil

c) Mosque = One

The tentative alignment as drawn out vide No. CA-105/PWD-89 has been examined and found feasible.

EXECUTIVE ENGINEER,
PWD DivisionX(DA),
MSO Building, New Delhi.

APPENDIX 'NN' TO ITEM NO. 131/92

Annexure

D.22(120)/PWD/MN/ [illegible] Dt:- 9.11.91

To

Shri D.K.Saluja,
Dy. Director (T),
DDA, Vikas Minar,
New Delhi.

Sub:- Alignment Plan of road No.37 Extension along Western Yamuna Canal from Ring road to outer ring road.

Ref:- Your office letter No.F.5(12)89 MP/503 dt.18.3.91.

With reference to above letter this is to inform you that the modifications made by your office in the last reach of the alignment plan near outer ring road has been examined and is found to be feasible. One small Dharamshala of temporary type of construction, one well and a pipal/Bud tree are coming on this modified portion of alignment which have been marked on P.T. Survey plan found to be O.K. and is being returned herewith.

Joining this road at a cross-junction with 45m R/W Road from Rohini is also feasible by giving a suitable turn on the Rohini road at about 200 metres away from the present T.jn. with outer ring road.

The flood Department of Delhi Admn. has informed that they do not own any land coming in the alignment of this road and thus have no concern.(Copy of their letter No.F.1(11)/SW/SE(SDO)I/90/43 dated 4/1/91 attached)

The matter was also taken up with the Executive Engineer Western Yamuna canal Division of Irrigation Department of HaryanaGovt. That though the Sub-Divisional officer concerned of WCC Division of Irrigation Deptt. of Haryana Govt. has informed that the land by the sides of the canal is ment for maintainance of the canal and that there is no surplus land for construction road, this office is of the view that the said reply is not to the point as Road No.37 is already constructed by the side of the same canal on the land obtained from Haryana Govt. and this road is only an extension of road no.37 there should not be any objection technically for extending road no.37 in the same way. This is, however, being taken up at a higher level for obtaining a favourable official comment from Haryana Irrigation Department.

Encl: One copy of Modified portion of Draft alignment plan.
2. Copy of letter from flood Deptt. of Delhi Admn.

Executive Engineer,
PWD Division X(DA),
MSO Building,
New Delhi.

(APPENDIX '00' TO ITEM NO. 131/92)

PUBLIC WORKS DEPARTMENT(DELHI ADMNS.)

No.23(120)/PWDX/WA/1403

Dated: 5/7/90

To

Shri N.K.Chakraborty,
Dy.Director(T)-I,
PPW, D.D.A.,
Vikas Minar,
New Delhi.

Sub:- Construction of Master Plan Road (Road No. 37 extn.) in continuation of road No. 37 on the southern side of western Jamuna Canal from ring road to outer ring road.

Ref.:- Your No. F.5(12)/89 MP/1801 dated 25.5.90.

With reference to above the informations desired were already submitted vide this office letter of even No. 1104 dated 19.5.90. Subsequently, as desired personally the details of affected structures, properties, trees etc. have since been marked in the tentative alignment plan of the said road in red/green colours and is enclosed herewith for further action.

It may be mentioned that there is slight modification in the details on affected structures/trees etc. as per the tentative alignment plan (Drg. No. CA-015/PPW-89) and the latest position is given in the format supplied (enclosed herewith). It is requested that early action may kindly be taken on this and 5 copies of tentative alignment plan may be supplied for the time being.

sd/-

Executive Engineer,
PWD Division X(DA),
MSO Building,
New Delhi.

Encls.:- As above.

Copy to:

1. The Superintending Engineer, PWD Circle II(DA), New Delhi with reference to his letter No. 23(244)/PWDCII/DX 995/ dated 25.5.90. alongwith the details of structures & trees etc.

2. The Asstt. Engineer-V, PWDX(DA), New Delhi with the details of structures and trees etc.

Executive Engineer.

ITEM NO:
132/92

A- 8.9.92

Sub Change of land use of an area measuring 6.10 hect. from ' Recreational' to 'Residential' (MOR pockets No. 49,58 and 104) at Kalkaji, New Delhi.

(F. 1 (22)/86/ZP/Pt.II)

PRECIS

The MOR lands were transferred to the DDA and the DDA formulated the plotted development scheme for the pockets Nos. 49,58 and 104 at Kalkaji Extention, New Delhi, covering 181 residential plots and other facilities of land measuring 6.1 ha. The plots were auctioned in the year 1985 and some of the plots were with-held because of a stay granted by the Hon'ble High Court, till the time the land use of the area is **' RECREATIONAL'**.

2. The matter has been examined and observed that the land use of the pocket under reference is earmarked for **' RECREATIONAL '.** use ds per MPD-2001.

3. The matter was discussed in the Technical Committee in its meeting held on 13.4.92 and it was recommended to proceess the change of land use of an area measuring 6.1 ha. from 'Recreational use' to 'Residential use'.

4. The matter is placed before the Authority for approval of proposed change of land use.

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for processing the change of land use of 6.10 ha. from 'recreational use' to 'residential use' at Ka-lka ji, New Delhi, be approved and processed under the provision of Delhi Development Act, 1957.

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ITEM No. 133/92

A- 8.9.92

SUB : Change of land use of an area measuring about 1.0 hectare (2.47 acres) from 'recreational use (regional park)' to 'Public & semi-public facilities' (Hospital) in Village Maidan Garhi, New Delhi.

(File No.F.20(11)85-MP

P R E C I S

Lt. Governor, Delhi, in 1977, approved the proposal for an area of about 20 acres, belonging to the Goan Sabha, for setting up of a 100-bedded hospital in Maidangarhi. As the site was located in the 'Agricultural Green Belt' of MPD-62, the matter was referred by the Health Deptt. of Delhi Administration for the clearance from land use point of view. In MPD-2001, this land is earmarked as 'Regional Park'.

2. The case was discussed in Technical Committee meetings held on 12.2.88, 17.6.88 and 2.3.89 and the proposal was not agreed as it was not considered a suitable site for this proposal mainly on account of locations and land use considerations. However, in the Technical Committee held on 17.12.91 where Secretary (Health), Delhi Admn. was also present and explained the case, the Technical Committee made the following observations:

i. The site under reference forms part of the 'ridge area' identified in MPD-2001, but not declared as a 'Reserve forest by the Ministry of Environment, under the Forest Protection Act.

ii. That part of the ridge falls, within the Urban Extension Area, MPD-2001 but had not been declared as a 'development area' under Section 12 of Delhi Development Act.

iii. The hospital is proposed to be established to serve South Delhi's rural population which today ;constituted a large part of the patients attending Safdarjang Hospital.

iv. NCR Plan had no specific proposals for location of social infrastructure (e.g. hospital) to take care of such needs of the region's population.

v. The land in question was in the possession of Health Deptt. of Delhi Admn.

vi. As the site, forming part of the area identified in MPD-2001 as a 'regional park', change of land use would have to be processed as has been done in the case of the adjacent Indira Gandhi Open University Area.

vii. The coverage and FAR provided in MPD-2001 for a 100 bedded hospital as per norms would allow for a total development of about 1.0 ha. (2.47 acres) out of 8.1 ha. (20 acres), the rest of the site would thus, have to be maintained as 'green'.

3. Keeping in view the above observation, the Technical Committee recommended to the Authority for approval of change of land use of an area measuring 1.0 ha. (2.47 acres) from 'regional park' to 'public and semi public facilities' (Hospital) subject to that rest of the area to be maintained as 'Green'.

4. The recommendations of the Technical Committee as in para 3 above is placed before the Authority for its consideration and approval to process the change of land use of an area measuring 1.0 (one) ha. (2.47 acres) from 'recreational (regional park)' to 'public and semi public facilities' under the provisions of Delhi Development Act,1957.

R E S O L U T I O N

The Authority resolved that in view of a super speciality hospital decided to be located on the same site, the land

Contd. 140-A

udr of the total site measuring 8.1 ha. (20 acres be approved and processed under the provision of Delhi Development Act, 1957 for change of land use from 'recreational' (Regional Park) to 'public and semi-public facilities' at Maidangarhi.

-.-.-.-.

ITEM NO. 134/92

A-08.09.92

SUB : Unified Building Bye-laws 1992 for the National Capital Territory of Delhi(U.T. Delhi).

File No.F.15(1)92-MP

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P R E C I S

Reference is invited to Secretary (Local Self Govt./UI) Delhi Administration No.F.8(2)92-LSG)/7044 dated 28th August 1992, enclosing a draft of the finalised Unified Building Bye-laws 1992 (proposed) (Appendix.'PP'P.No.144-146. requested that action be initiated to issue a Public Notice inviting pulic objections and suggestions in respect of the proposed amendments in the Bye-laws.

2. Presently, the Building Bye-laws of 1983, are in force in the Union Territory of Delhi which were published in Extraordinary Part IV of Delhi Gazette published by Govt. of India, Delhi Administration vide S.O.No.104 dated 23.6.1983 with the approval of the Administrator of the Union Territory of Delhi in exercise of the powers conferred under Sub-section (1) of Section 57 of Delhi Development Act 1957, vide Notification No.18011(25)/67-UD, Government of India, Ministry of Health & Family Welfare and Urban Development dated 14th February, 1969, pertaining to make regulations under clause (e), (h) & (i) of the said section.

3. The proposed Unified Building Bye-laws 1992 have been examined. In Chapter II of these bye-laws, provisions contained in 'Development Code of MPD-2001' have been incorporated. A few amendments, however , have also been incorporated which pertaining to : (a) residential plots plotted housing, (b) residential group housing and (c) parking provisions for commercial development. The original provisions contained in the Development Code of MPD-2001 and as modified and/or additional provisions made & incorporated in these bye-laws, are listed in (Appendix.'QQ'.Page No. 147-154.)

4. Amendments and provisions pertaining to numbey of dwelling units, maximum height of residential buildings, provision of basemert and norm for parking and others

were discussed in the meetings of the Technical Committee and were recommended to be processed for making necessary amendments in the Development Code of MPD-2001, however, the norms for cluster court housing could not be finalised by the Technical Committee.

5. The other chapters of these bye laws have also been examined. Various corrections and discrepancies to make these bye laws in conformity with the Development Code of MPD-2001, as proposed in Chapter II, are identified and listed in (Appendix..'RR'..Page No. 155-163.)

6. Section 53-A of Delhi Development Act provides restrictions on the powers of the local authority to make rules, regulations or bye laws in respect of certain matters and reads as under:

> "53-A (1) Notwithstanding anything contained in any law for the time being in force, no rule, regulation or bye-law shall be made or amended by a local authority in respect of matters specified in sub-section (2) unless the Authority, upon consideration of such rule, regulation or bye-law, certifies that it does not contravene any of the provisions of the Master Plan or the zonal development plan.
>
> (2) The matters referred to in sub-section (1) are the following, mainly:
>
> a) water supply, drainage and sewage disposal;
>
> b) erection and re-erection of buildings, grant of building permissions, licences and imposition of restrictions on use and sub-division of buildings;
>
> c) sub-division of land into building sites, roads and lanes, recreational sites and sites for community facilities; and
>
> d) development of land, improvement schemes, and housing and rehousing schemes.

7. The draft of Unified Building Bye Laws, 1992 as finalised and referred to above, as required under the above provisions of Delhi Development Act, 1957 are to be certified that these are in accordance with the provisions of Master Plan for Delhi 2001, and nothing is contained contrary to that. Thus, subject to processing of the proposed amendments, mentioned in paras 3,4 & 5 above, the Unified Building Bye-laws 1992 as proposed could be in confirmity of the MPD-2001 and may be adopted accordingly.

8. The matter is placed before the Authority for its consideration and approval of the amendments in MPD-2001 as summarized in para (3) of this note as per details at (Appendix 'QQ' Page No. 147-154) to this note.

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R E S O L U T I O N

The Authority resolved that the amendments/modifications to the Development Code of MPD-2001 specified in para 8, which do not affect important alterations in the character of the plan and do not relate to the extent of land users or standards of population density be processed under Section 11 A(I) of Delhi Development Act, 1957.

Joint Secretary (MOUD) made a number of suggestions on the proposed Bye Laws (other than those discussed in para (8) of the Agenda. They were noted for further processing while finalising the Building Bye-laws.

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(APPENDIX 'PP' TO ITEM NO. 134/92)

No. [illegible](2)/92-LSG/[illegible] Dated 27 Aug., 92

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi.

Sir,

You are aware that following a High Court order dated 27.5.92, we have been actively engaged in amending the Unified Building Bye-Laws 1983. Your representatives have been closely associated with the several rounds of discussions held in my office with Architects and Town Planners. Before commencement of this exercise, preliminary meetings were held with LG during which Guidelines were formalised. This week once again, there was a wrap up meeting with the LG together with several meetings with Chief Secretary. The decisions taken in these meetings have been incorporated in the finalised draft.

I am enclosing a draft of the finalised Unified Building Bye-Laws 1992 (proposed) with the request that action may kindly be initiated at your end to issue a public notice giving 30 days' time to the general public to file objections/suggestions if any, in respect of the proposed amendments, as was done during 1982-83.

Yours faithfully,

(MEENAKSHI DATTA GHOSH)
SECRETARY LSG/UI

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DELHI ADMINISTRATION : DELHI
LOCAL SELF GOVT. DEPARTMENT
VIKAS BHAVAN : NEW DELHI

NO.F.8/2/92-LSG/ 7200 Dated:- 4/5/92

To

1. The Administrator,
New Delhi Municipal Committee,
Palika Kendra,
New Delhi.

2. The Chief Fire Officer,
Delhi Fire Station,
Connaught Place.

3. The Additional Director General
(Defence Estate),

4. The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

SUBJECT: DRAFT OF UNIFIED BUILDING BYE-LAWS 1992

Sir,

I am directed to send herewith a copy of the draft of Unified Building Bye-Laws 1992.

Yours faithfully,

Encls : as above.

(M.C. RAGHAV)
UNDER SECRETARY(LSG)

 79

DELHI ADMINISTRATION : DELHI
LOCAL SELF GOVT. DEPARTMENT
VIKAS BHAWAN : NEW DELHI

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Yours faithfully,

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(M.C. RAGHAV)
UNDER SECRETARY(LSG)

(APPENDIX 'QQ' TO ITEM NO. 134/92)

PROPOSED CHANGES IN MASTER PLAN FOR DELHI-2001 IN RELATION TO THE PROPOSED UNIFIED BUILDING BYE-LAWS -1992

2.2.1 RESIDENTIAL PLOT PLOTTED DEVELOPMENT(001)

EXISTING MPD-2001

Sl. No.	Area of the plot(Sq.mt)	Max.Ground Coverage (percentage)	FAR	No.of dwell-Units	Maximum heigh in metre
1	Below 50	75	150	1	8
2	50 to 100	66	180	2	11
3	Aboove 100 to 250	60	160	3	11
4	Above 250 to 500	50	140	3(4)	11
5	Above 500 to 1000	40	100	5(7)	
6	Above 1000 to 1500	33.33	83	5(7)	11
7	Above 1500 to 2250	33.33	83	7(10)	11
8	Above 2250 to 3000	33.33	83	9(13)	11
9.	Above 3000 to 3750	33.33	83	11(16)	11
10.	Above 3750	33.33	83	13(19)	11

PROPOSED AMENDMENT

Sl. No.	Area of the Plot(Sq.mt)	Max.Ground coverage percentage	FAR	No.of dwell-ing unit	Maximum heigh in metre
1.	Below 32	75	150	1	8
2.	Above 32 to 50	75	150	2	8
3.	Above 50 to 100	66	180	3	12.5
4.	Above 100to 250	60	160	3	12.5
5.	Above 250to 500	50	140	3(4)	12.5
6.	Above 500to1000	40	100	5(7)	12.5
7.	Above 1000 to 1500	33.33	83	5(7)	12.5
8.	Above 1500 to 2250	33.33	83	7(10)	12.5
9.	Above 2250 to 3000	33.33	83	9(13)	12.5
10.	Above 3000 to 3750	33.33	83	11(16)	12.5
11.	Above 3750	33.33	83	13(19)	12.5

Note:- The above table gives maximum number of dwellings, subject to provisions of layout plan.

EXISTING MPD-2001 :

ii) In case of residential plots above 250 sq.mt. facing 24 m and above road, and where already 3 storeys and a barsati was permitted (as per density calculated in the sanctioned layout) (a) the FAR shall be increased by the maximum ground floor coverage (b) maximum height shall be 14 m and (c) the number of dwelling shall be as given in the brackets.

PROPOSED AMENDMENT:

ii) In case of residential plots above 250 sq.mt. facing 24 m and above road, and where already 3 storeys and a barsati was permitted (as per density calculated in the sanctioned layout): (a) the FAR shall be increased by the maximum ground floor coverage (b) maximum height shall be less than 15 m. and (c) the number of dwelling shall be as given in the brackets.

EXISTING MPD-2001

iv) The basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the condition that minimum of 2 m distance shall be kept from the adjoining plot.

PROPOSED AMENDMENT:

iv) Basement:

a) Basement, if constructed, in the residential plotted development should be included in the calculation of FAR and could be utilised as part of the dwelling units. However, no kitchen, bathroom or water closet(WC) shall be allowed.

b) Basement shall be allowed below the ground floor and to the maximum extent of ground floor coverage, within the set back lines and could be extended below the courtyard and shaft etc. except the garrage block subject to that:

... /-

- To leave a minimum of 2 mt. by way of side set-back in case adjacent property/plot has already been built without a basement or alternatively, the owner furnishes a letter from the adjacent property owner stating that he/she has no objection for construction of basement without leaving 2 mt.set-back failing which, the owner furnishes an undertaking to compensate any damage caused to the adjacent property through a suitable insurance cover.
- In case adjacent property already has basement and/or if the plot is vacant, 2 mt.wide set-back may not be necessary.
- In all cases, the owner(s) shall also have to indemnify the local body against any damage caused by him/them to the adjacent property.

SERVANT QUARTERS :

Existing MPD-2001:

V) For plots above 250 sq.mt and upto 500 sq.mt. maximum of 3 servant quarters and for plots above 500 sq.mt. maximum of 6 servant quarters shall be permitted.

Proposed amendment:

V) Number of servant quarters shall be provided as per approved layout plan and construction is to be done within the stipulated height. However, if the garrage block space is merged with the main building, no separate servant quarter block or servant quarters as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit falling within the permissible coverage/FAR shall be allowed.

PARKING:

Existing MPD-2001

VII) For plots above 250 sqm parking provisions shall lbe provided @ 1.33 car space per 100 sqm of permissible built floor area. The covered parking area shall be included in FAR except when it is provided in the basement.

... /-

Proposed amendment:

vii) For plots above 250 sq.mt. in size, parking shall be provided @ 1.33 car space per 100 sq.m of permissible built floor area and would be determined after deducting permissible floor area on a 200 sq.mt plot size. The covered parking area, shall be included in FAR, except when it is provided in the basement.

ADDITIONAL PROVISION :

ix) In areas which, prior to the establishment of MCD were included within the jurisdiction of Delhi Municipal Committee, permissible plot coverage for plots not exceeded 167.2 sq.mt.(200 sq.yds) shall be as under:-

a) not exceeding 83.6 sq.mtr.(100 sq.yd)- Maximum coverage 75%

b) Above 83.6 sq.mtr(100 sq.yds)(not exceeding 167.2 sq.mtr.(200 sq.yds)-maximum coverage 66.66%

However, subject to that FAR and height as prescribed in MPD-2001 are not violated.

x) Norms of coverage and FAR pertaining to standard plans and shop-cum-residential plots, forming part of an approved scheme included within the jurisdiction of Delhi Municipal Committee prior to the establishment of MCD shall be as below:-

a) Standard Plans: Standard building plans designed and approved by the Competent Authority, shall continue to be operated wherever applicable.

b) Shop-cum-residential plots: Where there is no approved standard plan and the individual building plans on such plots were being sanctioned with 80% ground coverage for shops and coverage as for residential development on first and upper floors, building plans shall continue to be sanctioned with maximum 80% ground coverage for shops without mezzanine floor and with residential coverage on the upper floors and with residential coverage on the upper floors subject to the condition that while calculating the FAR the increase should not be more than the difference between 80%

..5/-

ground coverage in respect of such size of plot and residential coverage on ground floor as per MPD-2001 provisions.

x) **Stilts:**

If a building on a residential plot is constructed on stilts, the same should be counted in the permissible FAR, irrespective of whether it is, used for parking, landscaping or as play area etc.

GROUP HOUSING SCHEME (002)

Existing MPD-2001

iii) Basement:

Basement shall be allowed under the ground floor to the maximum extent of ground coverage for provision of parking and services and should be excluded from FAR. The basement shall be flushed with the ground in case of stilts and upto plinth level when without stilts.

Proposed amendment:

iii) Basement:

a) Since the grup housing is an integrated project basement in the group housing project be permitted to extend horizontally right upto the envelope line, provided that it does not exceed the maximum permissible ground coverage for the plot.

b) More than one basement can be allowed in vertical formation subject to the condition that the total basement area does not exceed the maximum permissible ground coverage for the plot.

c) That the basement area which fall outside the building line and below the stilts should be flushed with the ground. In such a case the basement is to be ventilated with mechanical means of ventilation.

d) The basement area to be used for parking and for services such as location of electric sub-station with specifications and approval of DESU installation of electrification for fire fighting with the approval of Delhi Fire Services and any other services required for the building with appropriate approval only and if used for any other purpose including common storage use, the same is counted in permissible FAR.

Stilts:

If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscapping etc. the stilt floor need not be included. in FAR

Additional provision in table suggested parking standards :

Note No. 4

Basement: For commercial development areas like CBD, District Centres, Community Centres etc.

The basement within the envelope line equivalent to an envelope area in one or more than one basement would be permitted for parking and services without counting in FAR. All other uses including storage if provided in basement shall be counted in FAR.

Additional provisions:

Clause 3(7): Authority/Local Body(s) shall be empowered , after levying penalty, to compound deviatins from limits of coverage/ FAR to the extent of 5% of the permissible coverage /FAR, subject to a maximum of 13.5 sq.mt. in building(s)/premises at the time of considering the completion/occupancy certificate. This would not apply to buildings where 100% ground coverage and fixed height is allowed as per architectural controls, forming part of comprehensive schemes like District Centres, Community Centres. etc.

Note: Considered by the Authority in its meeting held on 18.8.92.

Additional Provisions

CLUSTER COURT HOUSING(002-B)

Minimum size of plot	4000 sqm.
Maximum FAR	100
Maximum height	
-for plots upto 45 sqm.	8 Mts.(2 Storey)-with maximum coverage 100% subject to Light & Ventilation condition.
- for plots above 45 sqm. upto 56 sqm.	11 Mts.(3 storey)-with maximum ground coverage 100% subject to Light and Ventilation conditions.

Other controls:

i) The net Housing density permissible 140 DUs per hectare with a 15% variation on either side and could be an averaged for more than one pocket.

ii) Minimum street front for the pocket: 20 Mts.

iii) No basement is allowed.

iv) No projection outside the building envelope.

v) Each cluster court house is for one Dwelling for a single family(maximum 6 persons).

vi) Setbacks for the pocket would be the same as below:

Sl. No.	Plot size(in sq.mt)	Min.Setbacks			
		Front	Rear	Side (1)	Side (2)
1.	Plot size from 4000 and upto 10000sqmts.	9	3	3	3
2.	Above 10000 sq.mts.	9	6	6	6

...

(APPENDIX 'RR' TO ITEM NO. 134/92)

Modifications suggested in U.E.P.I. 1992 (Proposed)

Page No.	Clause No.	As per U.E.P.I. 1992 (Proposed)	Proposed Modifications
1	2	3	4
I	2.1	Delhi Development Authority Act 1957	The Delhi Development Act, 1957.
II	2.1(2)	Greater Bombay i.e. city suburbs or extended..... Bombay High Court(Declaration of Limits) Act 1945	National Capital Territory of Delhi (Union Territory of Delhi).
II	4	Change from one occupancy to another or.....	to be deleted
V	10(1)	Multi storeyed building or high rise building means a building of a height of 20 mts. or more above the average surrounding ground level.	Multi storeyed building means buildings above 4 storey(excluding stilt floor of a non habitable height for parking and not counted in FAR whatever provided) and 15 m. and above in height.

1	2	3	4
1	1.1	CHAPTER - I	
	1.2	Building Regulation activity	"Regulation" to be deleted.
1	1.5	Change of user etc. as well as	"Change of user" to be deleted.
1	1.6	Either the said Corporation or the Board	to be replaced by "Competent Authority".
4	1.9.6	Commissioner, MCD/Administrator, NDMC/ Vice Chairman, DDA.	to be replaced by "Competent Authority".
		Additional document to be added as L	L - Undertaking as Appendix AA on Rs. 2/- non judicial stamp paper.
6	1.10.2		L para will become 'm'
8	1.10.9	Additions before para (a)	'The plan shall' to be added before para (a)
		Notice shall be further accompanied by a certificate of supervision, execution of the water supply and drainage work etc. duly signed by Licensed Plumber/ Engineer/Architect, as the case may be.	Notice shall be further accompanied by a certificate of supervision for execution of the water supply and drainage work etc. in the prescribed form in Appendix C & D duly signed by the Licensed Plumber/Engineer/ Architect as the case may be.
8	1.11	However, plans in respect of plots upto 500 sqmt. and upto 4 st. may also be signed by a Licensed Engineer and plans upto 100 sqmt. and upto 2 st. by a Licensed supervisor.	However, plans in respect of plots upto 250 sqmts. may also be signed by a Licensed Engineer and plots upto 100 sqmt. and upto 2 storeys by a Licensed supervisor.
15	1.15.5(b)	Bye-law 5.1	to be replaced by Bye-law 1.10.4 and 1.10.7

CHAPTER - I

1	2	3	4
1	1.1	Building Regulation activity	"Regulation" to be deleted.
	1.2	Change of user etc. as well as	"Change of user" to be deleted.
1	1.5	Either the said Corporation or the Board	to be replaced by "Competent Authority".
1	1.6	Commissioner, MCD/Administrator, NDMC/ Vice Chairman, DDA.	to be replaced by "Competent Authority".
4	1.9.6	Additional document to be added as L	L - Undertaking as Appendix AA on Rs. 2/- non judicial stamp paper. L para will become 'm'
6	1.10.2	Additions before para (a)	'The plan shall' to be added before para (a)
8	1.10.9	Notice shall be further accompanied by a certificate of superivision, execution of the water supply and drainage work etc. duly signed by Licensed Plumber/ Engineer/Architect, as the case may be.	Notice shall be further accompanied by a certificate of supervision for execution of the water supply and drainage work etc. in the prescribed form in Appendix C & D duly signed by the Licensed Plumber/Engineer/ Architect as the case may be.
8	1.11	However, plans in respect of plots upto 500 sqmt. and upto 4 st. may also be signed by a Licensed Engineer and plans upto 100 sqmt. and upto 2 st. by a Licensed supervisor.	However, plans in respect of plots upto 250 sqmts. may also be signed by a Licensed Engineer and plots upto 100 sqmt. and upto 2 storeys by a Licensed supervisor.
15	1.15.5(b)	Bye-law 5.1	to be replaced by Bye-law 1.10.4 and 1.10.7

1	2	3	4
16	1.17	2) Certificate in Form C & D	Certificate in Form C, D and E-5
17	1.18	In case, where the building schemes require the clearance of Delhi Urban Art Commission then the Authority shall issue the occupancy certificate only after getting the clearance from DUAC.	Following additional sentence to be added: "However, if there is no material change from the original sanction, clearance from Delhi Urban Art Commission will not be required for issue of occupancy certificate."
17	1.19	Occupancy Certificate(Provisional)	Complete para 1.19 to be deleted.
19	Table	Procedure for obtaining building permit for residential, plotted development/ group housing.	'For residential..... group housing' to be deleted. A) Building plans present para 1,2,3,4 and 6 to be clubbed under this sub heading. B) Layout plans - Present para No. 5 and following additional para to be clubbed under this. Layout plans for plots above 10 hect. Town Planner
		Instant sanction for residential plots up to 500 sqrts.	Instant sanction for residential plots up to 500 sqrts. forming part of an approved layout plan.

1	2	3	4
58	Table 3.2 Notes	CHAPTER - III	
62	3.7.3 a	Elements like end walls, enclosing of front balcony which is being used as any part of building plinth steps in setbacks should not be considered as deviation of the UBB.	Elements like end walls, enclosing of front balcony, plinth steps in setbacks should not be considered as deviations of the unified building bye-laws.
63	3.7.3 e	a) This clause is for multi storeyed buildings above 15 m. height and is to be deleted.	a) The width of the main street on which the building abuts shall not be less than 12.0 mts.
63.	3.8.2	12 mts.	20 mts.
64	3.8.4 a	..... in Appendix J	..... in part II
64	3.8.4 b	In the UBB No.___	UBB No. 3.8.4 b
64	Table	UBB No.___	UBB No. 1.10.5
65	3.8.4 c	Sr.No. 1 to 11...	Sr. No. 12 to be added
65	3.8.6.1 b	Clause___ of UBB	55 m and above - 16 mt.
65	3.8.6.1 c	Refer UBB Nos.____	Clause 3.7.3 of UBB
		UBB No.___	Refer definitions in para 10.
			UBB No. 3.8.4

1	2	3	4
68	3.10	DDA and MCD recommend Master Plan provision for determining parking spaces in Residential/other buildings. Architect recommended parking space to be calculated on the basis of 80% only.	To be deleted
69	3.10 Notes	2(i) For open parking 18.0 sqmts. per equivalent car space (ii) for ground covered parking 23.0 sqmt. per equivalent car space (iii) For basement 28.0 sqmt. equivalent car space.	2(i) For open parking 23.0 sqm per equivalent car space. (ii) For ground covered parking 28.0 sqm. per equivalent car space. (iii) For basement 32.0 sqm per equivalent car space.
70	3.10	Note No. 3(Last para) Parking for residential plots of above 250 sqmts. in size shall be provided @ 1.33 car space per 100 sqmts. of permissible floor area and would be determined after deducting permissible floor area of 200 sqmts. plot size. The covered parking area shall be included in the FAR, except when it is provided in the basement.	Needs amendment in Master Plan

1	2	3	4
90	5.2	Bye law No. 13	Bye law No. 3.10
90	5.3 a	Bye law No. 16	Bye law No. 6.7
92	5.7.6	Bye law No. 16	Bye law No. 6.7
92	5.8.2	Bye law No. 13	Bye law No. 3.1
94	5.9.5 b	Bye law No. 27.3(c)	Bye law No. 5.9.4 (c)
94	5.9.5 c	Bye law No. 14	Bye law No. 3.2
94	After 5.9.6	Additional Provision	5.9.7 Policy for city area, urban villages, MCR Pockets and unauthorised regularised colonies :- Policy for sanction of building plans in these areas which have no approved layout and no prescribed setbacks and having no adequate road widths but building activity allowed. The policy for these areas is given in Appendix R.

5.9.3 - Buildings for Handicapped Persons:

The buildings to be designed for handicapped persons needs special treatment and the provisions for site planning, bldg. requirements etc. has been given in Apx. S.

CHAPTER VI

1	2	3	4
101	6.3 b	**Inspection fee:** An inspection fee of Rs. 10,00 0/- shall be payable to Delhi Fire Service, by way of bank draft, by the owner/builder of high rise building as inspection fee. The same shall be payable while taking approval of CFO, through building sanctioning authority, for grant of NOC.	In addition to above in each case, earnest money to the extent of Rs. 10,000/- will be deposited to Chief Fire Officer Delhi Fire Service for inspection of the premises and in case the inspection is found to be infructuous, the earnest money shall be forfeitted.
108	6.4.17	Building of 15 m. and above in height	Multi storeyed building means buildings above 4 storey(excluding stilt floor or a non habitable height for parking and not counted in FAR wherever provided) and 15 m. and above in height.
127	6.9 Basement	Where the use, setbacks and coverage.... of the following uses: Para I to X	To be deleted
129	6.9.1(ix)	Bath room and Toilets..... .... counted towards FAR Calculations.	Para to be deleted.
131	6.9.1 (ix)	Para 17 Kitchens..... sub basement	Para to be deleted.
146 147 148	Table	Residential	Buildings for uses_____

1	2	3	4
185 & 187 & 194	Appendix A & Appendix A-1	Bye law No. 6.1 Additional Provision	Bye law No. 1.9 Appendix AA pertaining to Bye law No. 1.9.6 to be added: " Appendix AA UNDERTAKING I..... son of..... resident of..... do hereby undertake and certify that erection/re-erection/demolition or material alteration of building No..... on plot No.....in block No..... situated at ..... scheme..... shall be carried out under supervision of the Registered Licensed architect/ engineer/supervisor/group and that the work shall be carried out strictly in accordance with the sanctioned building plans and that the construction shall not be carried without supervision as required. And in case I intend to change the architect or alternatively the architect intends to disassociate himself with the supervision work, I will discontinue the work till such time new architect/engineer, as required is appointed under intimation to the building control authority. The new appointee shall furnish a certificate identifying the construction carried out by that time and is in accordance to the sanctioned building plans, if there are deviations, revised

1	2	3
195	Appendix B	Bye law No. 2.6.7
196	Appendix B-1	Bye law No. 7.2.1
197	Appendix C	Bye law No. 7.2.2
198	Appendix D	Bye law No. 7.2.3
199	Appendix E	Bye law No.___
201	Appendix B-1	Bye law No. 6.7.1
202	Appendix B-2	Bye law No. 6.8
206	Appendix F	Bye law No. 7.5.2

1
plan will be got sanctioned before taking up the construction.

Deponent

Verification:

I/We the above named deponent do hereby solemnly affirm and verify that I/We have voluntarily made the above undertaking and its contents are true to the best of my/our knowledge.

Verified at Delhi on this day____ of_____.

Deponent

Bye law No. 1.10.8
Bye law No. 1.15.1
Bye law No. 1.10.9
Bye law No. 1.10.9
Bye law No. 1.14.2
Bye law No. 1.14.8
Bye law No. 1.14.3
Bye law No. 1.17

13.10.92
Chairman,
Delhi Development Authority

Secretary
Delhi Development Authority

