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

List of the Agenda items discussed in the
meeting of the Delhi Development Authority fixed for
Monday, the 9th June, 1997 at 10.30 A.M. at Raj Niwas,
Delhi.

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2.	21/GA/97	Filling up post of Section Holder in Machine Section in the D.D.A. Printing Press. Amendment in R.Rs of Section Holder. <u>No. F.2(24)/90-PB-IV.</u>	19-20
3.	22/GA/97	Recruitment Regulations for the Post of Commissioner in D.D.A. <u>No. F. 7(335)/87-PB.-I.</u>	21-26
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S. NO. ITEM NO. S U B J E C T

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<u>No. 25(5)/82/Vig./AV-7.</u> | 97-100 |
| 9. | 28/GA/97 | Regulation of special pay to the employees/ Officers who joined the Delhi Development Authority on deputation.
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18	5/LDM/97	Proposal for de-notification of Jama Masjid Area (DDA Development Area No. 165 from the Development Area of the Authority. [This item was considered by the Authority vide item No. 134/96 dated 6.09.96 and was deferred, item is now relisted]. <u>No. F. 14(9)/96/CRC/DDA.</u>	4-6
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S.NO. ITEM NO.

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24	11/F&A/97	Cost-Benefit Analysis of Narela and determination of land premium for the year 1996-97. <u>No. F. B-II/1(6).96.</u>	35-46
25	12/F&A/97	Proposal for pricing of alternative shops/Built up space for special category persons when DDA could not give possession of allotted shop/ Built up space for no fault of allottee. <u>No. FE.14(4)/93/AO(CE).</u>	47-58
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ENGINEERING DEPARTMENT

17. 3/Engg./97 District Centre Saket - To write off the infructuous expenditure incurred on consultancy by a private Consultant and on laying of part services which had to be abandoned due to the revision of the layout plan.

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

List of the Supplementary Agenda items
discussed in the meeting of the Delhi Development Authority
fixed for Monday, the 9th June 1997 at 10.30 A.M. at Raj
Niwas, Delhi.

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2.	10/LDM/97	Details of unsold Commercial properties and future strategy for speedy disposal. <u>No. F.25(6)/97-CE.</u>	23-32
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<u>GENERAL ADMINISTRATION</u>			
5.	29/GA/97	Action taken report on the sugges- tions/recommendations of the Authority meeting of 31.03.1997. <u>No. F.2(6)/97-MC/DDA.</u>	1-8

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

Sub: Minutes of the meeting of the Delhi Development Authority held on 9.06.1997.

The following were present :

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri P.K. Ghosh.

MEMBERS

3. Shri Swaroop Chand Rajan,
Member, Delhi Legislative Assembly,
GH-9/138 Paschim Vihar,
NEW DELHI.
4. Shri Sahab Singh Chauhan,
Member, Delhi Legislative Assembly,
B-4/81, Yamuna Vihar,
Delhi.
5. Shri Ramvir Singh Bidhuri,
Member, Delhi Legislative Assembly,
House No.1, Tughlakabad,
New Delhi.
6. Km. Deevagya Bhargava,
Councillor, M.C.D.,
C-7/207, Sector-7,
Rohini, Delhi-85.
7. Shri Mahabal Mishra,
Councillor, M.C.D.,
RZ-DI/41, Vinod Puri,
Vijay Enclave, New Delhi-45.
8. Shri V. Suresh,
Chairman-cum-Managing Director,
H.U.D.C.O.
9. Shri R.K. Bhandari,
Engineer Member,
D.D.A.

Contd/.....

10. Shri V.K. Duggal,
Commissioner, MCD.

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

SECRETARY

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

SPECIAL INVITEES

1. Shri P.V. Jayakrishnan,
Chief Secretary,
Govt. of Delhi.

2. Shri S.R. Arya,
Principal Secretary (UD),
Govt. of Delhi.

3. Shri Sanat Kaul,
Secretary (L&B),
Govt. of Delhi.

4. Shri Pradip Mehra,
Secretary to L.G., Delhi.

ALSO PRESENT

1. Shri Shashi Kant Sharma,
Pr. Commissioner, D.D.A.

2. Shri A.K. Acharya,
O.S.D. to L.G.,
Delhi.

3. Shri Arvind Kumar,
Commr. (Pers.),
D.D.A.

4. Shri S. Roy,
Commr. (LD),
D.D.A.
5. Shri Vijay Risbud,
Commr. (Plg.),
D.D.A.
6. Shri Shanker Banerjee,
C.A.O., D.D.A.
7. Smt. Anita Chaudhary,
Chief Legal Advisor,
D.D.A.
8. Shri P.R. Devi Parsad,
Dir. (LC), D.D.A.
9. Smt. Ila Singh,
F.A.(H), D.D.A.
10. Shri R.L. Srivastava,
Dir. (H), D.D.A.
11. Shri Shamim Ahmed,
Dir. (LM), HQ,
D.D.A.
12. Shri H.K. Babbar,
Asstt. Secy.,
D.D.A.

DELHI DEVELOPMENT AUTHORITY

SUB: Minutes of the Meeting of the Delhi Development Authority held on 9.6.1997 at Raj Niwas, Delhi.
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The Hon'ble L.G. extended warm welcome to the new Members. He expressed confidence that with their participation we shall be able to further improve our performance and serve the people in a better way.

GENERAL ADMINISTRATION

ITEM NO. 20/GA/97 Sub: Confirmation of item no. 94/96 & 101/96 of Authority meeting of 27.08.1996 and confirmation of minutes of the Authority meeting held on 31.03.1997.

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

i) Confirmation of item nos. 94/96 & 101/96.

Sh. Sahab Singh Chauhan, MLA expressed his reservation to the proposals contained in item number 94/96. After detailed discussions the Authority decided to defer confirmation of minutes on this item to the next meeting of the Authority.

ii) Confirmation of minutes of the Authority meeting held on 31.3.97.

Minutes of the Authority meeting held on 31.3.97 were confirmed with the following clarifications against minutes on Item no. 8 (b) (ii & iii):

a) A computer print-out of all the projects should be sent to the elected Members within 7 days by the Engineer Member.

b) Suitable names for appointment to the "Local Committees" shall be proposed by the elected members within 15 days. Local Committees of three (3) representatives shall thus be constituted to supervise the quality of construction and to brief the concerned Ex. Engineers.

- c) To start with such Committees shall be constituted for 25% of DDA projects.

ITEM NO.
21/GA/97 Sub: Filling up post of Section Holder in Machine Section in the DDA Printing Press - Amendment in RRs of Section Holder.

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

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

ITEM No.
22/GA/97 Sub: Recruitment Regulations for the Post of Commissioner in DDA.

No.F.7(335)/87-PB-I.

Sh. Swaroop Chand Rajan, MLA mentioned that he had expressed his views on this item in a letter written to the LG. The Vice-Chairman informed that a Committee had been constituted under orders of the Minister/Secretary, (Ministry of Urban Affairs and Employment) to finalise the pay scales and RRs for the post of Commissioners and other posts in the Administrative cadres.

Consideration of this item was, therefore, deferred on the request of the Vice-Chairman, till finalisation of report of this Committee.

ITEM No.
23/GA/97 Sub: Amendment in the Recruitment Regulations for the post of Chief Estimator (Civil/Elect./Mech.).

No.F.7(236)/88/PB-I/Pt.

Shri Sahab Singh Chauhan, MLA was of the view that the proposed amendment to the Recruitment Regulations

- c) To start with such Committees shall be constituted for 25% of DDA projects.

ITEM NO.
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ITEM No.
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No.F.7(236)/88/PB-I/Pt.

Shri Sahab Singh Chauhan, MLA was of the view that the proposed amendment to the Recruitment Regulations

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

ITEM No.
24/GA.97

Sub:

Report on the follow-up action on the resolutions passed by the Authority in its meetings held between 1.07.96 to 31.12.1996.

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

- i) Present status of the follow-up action on different items was noted by the Authority,
- ii) While reviewing follow-up action on item no. 126/96, Commissioner, MCD pointed out that DDA had issued some administrative orders advising MCD not to act on its notification dated 16.6.95. Since notification is legally enforceable, the administrative orders issued by DDA were causing legal complications,
 - a) The Vice-Chairman explained that the matter regarding fixation of conversion charges for such properties was under consideration of the Govt. and the implementation of the notification had, therefore, to be withheld,
 - b) It was felt that the possibility of obtaining undertakings and indemnity bonds etc. from the applicants for paying the conversion charges etc. as may be finalised by the Govt. be examined and a note be put up to the Lt. Governor, so as to settle the matter expeditiously.

ITEM No.
25/GA/97 Sub: Minutes of the meeting of Advisory Council of Delhi Development Authority held on 8.07.93 and 29.11.96.

No.F.1(2)/96/AC-MC/DDA.

Noted.

ITEM NO.
26/GA/97 Sub: Constitution of Advisory Council of the Delhi Development Authority.

No.F.1(2)/97-MC/DDA.

The Authority welcomed the new members of the Advisory Council.

ITEM No.
27/GA/97 Sub: Sanction for prosecution under section 197 Cr. P.C. is to be accorded against S/Shri D.P. Bahuguna the then Director (LM) and Shri Satbir Singh Tyagi, Tehsildar, DDA. (Since retired).

No.25(5)/82/Vig./AV-7

Shri Sahab Singh Chauhan, MLA, expressed concern that defence evidence of the officer did not form part of the agenda, as requested earlier also. The Authority, while declaring its determination to punish the guilty, resolved as follows :

- i) a) Defence of the officer proposed to be proceeded against by CBI or any other investigation agency must always be placed before the prosecution sanctioning authority, in the interest of natural justice,

- b) A Standing Committee comprising of the following be constituted to examine such requests by the prosecuting agency and to advise the competent authority:

- i) Sh. Sahab Singh Chauhan, MLA.
- ii) Sh. Mahabab Mishra, Councillor.
- iii) Chief Vigilance Officer, DDA
- iv) Commissioner (Personnel), DDA.

- ii) The Committee may provide an opportunity of hearing to the concerned officer, if felt necessary.

ITEM NO.
28/GA/97 Sub: Regulation of special pay to the employees/Officers who joined the Delhi Development Authority on deputation.
No.F.Estt. G/LRS/SE-Vig./94

Consideration of this item was deferred on the request of the Vice-Chairman.

PLANNING & ARCHITECT

ITEM NO.
19/Plg./97 Sub: Proposed residential area near PVC Bazar, Tikri Kalan, Rohtak Road.
No.F.20(18)/96-MP.

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

ITEM NO.
20/Plg./97 Sub: Modified Draft Zonal Development Plan for Zone 'A' (other than walled city).
No.F.1(8)/93/ZP.

[Copy of the Zonal Development Plan - Zone 'A' (other than Walled City) has earlier been sent on 22.3.97 as a part of agenda item No. 6/Plg./97. The same is, therefore, not being sent again].

Proposals contained in the agenda item were

ITEM
21/P

ITEM
22/P

approved with the following stipulations:

- a) Any major redevelopment scheme which may affect the public at large shall not be taken up without specific approval of the Authority,
- b) Elected Members be explained detailed provisions and implications of the Zonal Development Plan by the Commr.(Plg.).

ITEM No.
21/Plg./97

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

No.F.1(22)/92/ZP.

[Copy of the Zonal Development Plan - Zone 'F' (South Delhi) has earlier been sent on 22.03.97 as a part of agenda item No. 13/Plg./97. The same is, therefore, not being sent again.

Resolved that proposals contained in the agenda item be approved with the following stipulations :

- a) Any major redevelopment scheme which may affect the public at large shall not be taken up without specific approval of the Authority,
- b) Elected Members be explained detailed provisions and implications of the Zonal Development Plan by the Commr. (Plg.).

ITEM NO.
22/Plg./97

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

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

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

ITEM No.
23/Plg./97

Sub:

Change of land use of an area measuring 28 ha. (70 acres) from 'Agricultural and Water Body' (A-4) to 'Commercial C-2 (Ware Housing & Storage', for LPG bottling Plant at Madanpur Khaddar, New Delhi.

No.F.20(18)/86-MP.

VC allayed fears of Sh. Ramvir Singh Bidhuri, and other Members about location of the proposed LPG Bottling Plant and informed that adequate precautions were being taken by the DDA and the IOC. It was, however, decided that the Vice-Chairman will arrange a visit of the elected Members with the IOC representatives and put-up a report to the Lt. Governor on the implications, if any, of the proposed location of the LPG Bottling Plant. The matter shall, thereafter, be discussed in the next meeting of the Authority.

ITEM No.
24/Plg./97

Sub:

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

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

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

ITEM No.
25/Plg./97

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

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

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

LAND DISPOSAL/MANAGEMENT

ITEM NO.
4/LDM/97

Sub: Private participation for development of Sport facilities in recreational areas.

No.F.PA/Dir./(L)/96/Club Norms.

Resolved that green areas duly identified by DDA will be allotted on licence fee basis to Private Developers for sports facilities for a period of 11-months to be renewed from time to time. The maximum area permitted will be 1.5 hac. with zero FAR and 66.66% pay & play area. The applicant society will obtain NOC from the Residents' Welfare Association and allow the neighbouring residents to use this facility on pay & play basis. DDA will be free to hold inspection at any point of time and cancel the licence if misuse is found. A nominal fee will be charged by DDA on first come first serve basis after verification of antecedents by DDA.

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ENGINEERING DEPARTMENT

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ITEM No.
3/Engg./97

Sub:

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

No.F.EM.12(4)/95/Misc./DDA.

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

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

ITEM No.
4/Engg./97

Sub:

Policy proposal for establishment of amusement park.

No.F.CE(Dwarka)/26(38)/95/DDA.

- a) After detailed deliberations it was felt that the concept of Amusement park needs to be Indianised for which Department of Culture and Indian Council for Cultural Relations need to be consulted.
- b) It was also decided that a Committee of elected Members may visit the amusement parks in Madras, Mumbai, Jaipur etc., so as to have better appreciation of the proposals.
- c) After the above exercise, the item may again be placed for consideration of the Authority.

OTHER ITEMS ON THE AGENDA

It was decided that remaining items on the agenda shall be taken-up for discussion in the next meeting of the Authority to be held on 10th July. The L.G. expressed his desire that meetings of the Authority should be held at regular intervals and decided to hold another meeting of the Authority on 7th August.

POINTS EMERGING OUT OF GENERAL DISCUSSIONS.

I On the request of the elected Members, it was decided that following information shall be sent to them within 15 days:

- i. Posting and Transfer Policy,
 - ii. Details of the employees working for more than 5 years in one Department.
 - iii. Transfers made w.e.f., 1st January '97.
- II. Lt. Governor, again emphasised the need to introduce latest technological innovations in the field of construction industry and desired that DDA projects should be completed in a time bound manner.

Meeting ended with a vote of thanks to the Chair.

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

List of the Agenda items **discussed** in the meeting of the Delhi Development Authority fixed for Monday, the 9th June, 1997 at 10.30 A.M. at Raj Niwas, Delhi.

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4.	23/GA/97	Amendment in the Recruitment Regulations for the post of Chief Estimator (Civil/Elect./Mech.). <u>No. F.7(236)/88/PB.-I/Pt.</u>	27-33
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8.	27/GA/97	Sanction for prosecution under section 197 Cr. P.C. is to be accorded against S/Shri D.P. Bahuguna the then Director (LM) and Shri Satbir Singh Tyagi, Tehsildar, DDA. (Since retired). <u>No. 25(5)/82/Vig./AV-7.</u>	97-100
9.	28/GA/97	Regulation of special pay to the employees/ Officers who joined the Delhi Development Authority on deputation. <u>No. F.Estt.G/LRS/SE-Vig./94.</u>	101-107

ITEM NO.
20/GN/97
A-09-6-97

Sub: Confirmation of the minutes of the meeting of
the Delhi Development Authority held on
31.03.1997.
No. F. 2(2)/97-MC/DDA.

P R E C I S

Confirmation of the minutes of the Delhi
Development Authority meeting held on 31.03.1997
at Raj Niwas, Delhi. The minutes of the said
meeting appended at (appendix. ' A ')
Page No. 2 - 18)

R E S O L U T I O N

i) Confirmation of item nos. 94/96 & 101/96.

Sh. Sahab Singh Chauhan, MLA expressed his reservation to the proposals contained in item number 94/96. After detailed discussions the Authority decided to defer confirmation of minutes on this item to the next meeting of the Authority.

ii) Confirmation of minutes of the Authority meeting held on 31.3.97.

Minutes of the Authority meeting held on 31.3.97 were confirmed with the following clarifications against minutes on Item no. 8 (b) (ii & iii):

a) A computer print-out of all the projects should be sent to the elected Members within 7 days by the Engineer Member.

b) Suitable names for appointment to the "Local Committees" shall be proposed by the elected members within 15 days. Local Committees of three (3) representatives shall thus be constituted to supervise the quality of construction and to brief the concerned Ex. Engineers.

c) To start with such Committees shall be constituted for 25% of DDA projects.

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APPENDIX 'A' TO ITEM NO. 20/GA/97
DELHI DEVELOPMENT AUTHORITY.
[COMM. - CUM - SECRETARY'S OFFICE]

Sub: Minutes of the meeting of the Delhi Development
Authority held on 31.03.1997.

The following were present :-

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri P.K. Ghosh.

MEMBERS

3. Shri Swaroop Chand Rajan,
Member of Legislative Assembly,
24/27-A, Punjabi Bagh Extension,
New Delhi.
4. Shri Sahab Singh Chauhan,
Member of Legislative Assembly,
X-221, Sarup Sadan, Braham Puri,
New Delhi.
5. Shri Ramvir Singh Bidhuri,
Member of Legislative Assembly,
H. No. 1, Tughlakabad,
New Delhi.
6. Shri K.N. Khandelwal,
Finance Member, DDA.
7. Shri V.K. Duggal,
Commissioner, MCD.

SECRETARY

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

SPECIAL INVITEES

1. Shri S.R. Arya,
Principal Secretary (UD)
Govt. of Delhi.
2. Shri Sanat Kaul,
Secretary (L&B),
Govt. of Delhi.
3. Shri A.J.S. Sahney,
Secretary to L.G., Delhi.

Contd/.....

ALSO PRESENT

1. Shri Shashi Kant Sharma,
Principal Commissioner, DDA.
2. Shri Arvind Kumar,
Commr. (Pers.), DDA.
3. Shri Vijay Risbud,
Commr. (Plg.), DDA.
4. Shri Deepak Narain,
Chief Vigilance Officer, DDA.
5. Shri Shankar Banerji,
C.A.O., DDA.
6. Shri K.T. Gurumukhi,
Addl. Chief Planner, TCPO.
7. Shri S.D. Sharma,
C.L.A., DDA.
8. Smt. Ila Singh,
F.A.(H), DDA.
9. Shri P.R. Devi Prasad,
Director (LC), DDA.
10. Shri S.K. Bajaj,
Director (M), DDA.
11. Shri Shamim Ahmed,
Director (LM), DDA.
12. Shri H.K. Babbar,
Asstt. Secretary.

Draft minutes of the meeting of the Delhi Development Authority held on 31.3.97 at Raj Niwas, Delhi.

Before taking up formal agenda, the Lt. Governor invited suggestions from the newly elected Members on improving DDA's working. Following decisions were taken in pursuance of the suggestions given by the Members :

1. Meetings of the Authority should be held atleast once in two months.
2. Sh. Sahab Singh Chauhan and Sh. Swaroop Chand Rajan suggested that DDA should fence its vacant lands. They also suggested that jhuggies located on the project lands should be cleared on priority.

The L.G. informed that fencing of DDA lands had been declared a priority by him immediately on taking over and the Engineer Member had been asked to complete the work in a time bound manner. He advised that elected members should be shown the progress of ongoing fencing activity.
3. Sh. Ram Vir Singh Bidhuri drew attention to the continuing growth of jhuggies on a 2 acre plot of land in Okhla, during the last one year. The Pr. Commissioner, was asked to inspect the site and submit an immediate report to the L.G.
4. Shri Bidhuri also suggested that DDA should, as far as possible, honour the recommendations of the

GNCTD regarding the size of alternative residential plots, and the allotments should preferably be made in close vicinity of the acquired land.

5. The members desired that expanding requirements of the villagers should be kept in view while acquiring their lands for the City's development.

The L.G. advised that the planning of the City should be 'User Friendly' and done through public participation. He further emphasised that Urban Villages should be so planned that they become an integral part of the "Planning Grid" in the region.

6. On a query by the members regarding the staff position of the Authority, Vice-Chairman was advised to send the details of different categories of DDA staff to the Members, within a week.

7. Members expressed their concern at the construction of DDA flats in the low lying areas.

It was decided that in future no construction shall be taken up in the low lying areas without specific clearance by the Authority.

8. It was also decided that low lying areas should preferably be utilised for water storage and for

creation of Water Features. These areas could simultaneously be developed as recreational spots. Stored water⁻¹⁻ could be recycled for optimum utilisation, in view of the city's limited water resources.

9. Members pointed out that transfer of DDA colonies to the MCD was generally delayed, causing serious inconvenience to the residents.

It was decided that DDA colonies should be transferred to the MCD within six months of completion of the infrastructure by D.D.A.

10. On a query by the elected members, they were informed that Dhalaos and Dustbins were now being planned in all the new colonies of DDA. It was desired that this facility should be provided in old DDA colonies also, which are yet to be transferred to the MCD.

11. It was desired that the latest position of unallotted commercial properties should be put up for information, in the next meeting of the Authority, alongwith the proposals to dispose of these properties in a time-bound manner. This shall be a standing item in all the meetings of the Authority.

12. A background paper should be put-up in the next meeting of the Authority on the DDA flats lying unallotted due to non-availability of electricity

-7-

and water etc. This too shall be a standing item in all the meetings of the Authority.

13. The members expressed resentment over delays, in finalising inquiry cases and expressed concern that punishment was being awarded to the employees after their retirement.

It was decided that action in all such cases should be completed in a time bound manner, and the cases which are brought before the Authority must contain the main points of the defence submissions of the charged officers so that Authority could take a decision based on totality of facts.

AGENDA ITEMS

ITEM NO.
1/6A/97

Sub: Confirmation of minutes of the meetings
of the Delhi Development Authority
held on 27.08.96, 6.09.96 & 8.10.96.
No.F.2[2].97-MC/DDA

Resolved that minutes of DDA meetings held on
27.8.96, 6.9.96 and on 8.10.96 [by circulation] be
confirmed, with the observations / amendments
against individual items as mentioned below:

ITEM NO.
84/96

After considering the amendments proposed by
the Chief Planner, TCPO vide his letter dated
4.9.96, it was decided that his views on item
no.84/96 should be placed on record and the
resolution be re-worded as under:-

"The Chief Planner TCPO felt that
[a] as per MPD-2001, this site is
earmarked for Community Centre for which
the development controls provide 25%
maximum ground coverage 100 maximum FAR
and 26 mts. maximum height, b) the site
of community centre is surrounded by
social and cultural, educational and
residential areas with maximum height of
about 45 feet (14 mtrs.). Permitting
height of 107 mts. in place of 26 mts.
will not be in harmony with surrounding
urban form and also disturbs the sky

line, c) the competition won by the consultant was with the scheme having three low rise blocks. d) an Architect can achieve the desired urban form not only going for 107 mts. high block but can attempt the low rise block of various heights, e) allowing the height more than four times than the permissible height would tempt other Architects to go for sky scrappers disturbing the character of the area and create competition among Architects to go for sky scrappers, f) the recommendations of the Expert Group constituted by the Technical Committee support the purpose of the desired urban form and need to be taken into consideration.

The Authority considered these aspects and discussed the matter in detail. In view of the recommendations of the DUAC, the Authority resolved to approve the proposals contained in para 12 of the Agenda item for consideration by the Govt. of India."

2. The Authority decided that in all sensitive cases, specific views expressed by concerned

Departments or the Members should henceforth form
-11-
a part of the recorded minutes.

ITEM NO.
89/96

While confirming the minutes, the Authority observed that utmost effort should be made to preserve the land use of green areas and the parks. Changes in land use of green areas / parks should be avoided, as far as possible.

ITEM NO.
94/96

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

ITEM NO.
98/96

Minutes as recorded were confirmed. The Authority however, conceded the request of the Vice-Chairman to keep the implementation of the resolution in abeyance, in view of operational difficulties expressed by him and advised that a revised paper on the subject be brought before the Authority.

ITEM NO.
101/96

It was decided that the agenda item and the related papers be circulated to the New Members.

for comments. If no specific comments are received within 15 days, the draft minutes shall stand confirmed.

General Administration

ITEM NO.
11/GA/97

Sub:

In situ promotion to Group 'D' employees in the categories of peon /process server / Khallasi / Orderly who were not covered in Resolution No. 9 dated 2.02.1993.

No.F.2[85]/92-P.B.-IV.

Resolved that the proposals contained in the agenda item be approved, being in conformity with the orders of the Govt. of India.

ITEM NO.
14/GA/97

Sub: Recruitment Regulation for the post of Assistant Engineer [Elect./Mech.], DDA.

No.F.7[215]/93/PB.I

Resolved that the proposals contained in the agenda item be approved in order to ensure uniformity in recruitment regulations for the posts of AEs [Civil] and AEs [Electrical & Mechanical].

ITEM No.
15/GA/97

Sub:

Addition of qualifying service in special circumstances under Rule 30 of the C.C.S. [Pension] Rules, 1972.

No.F.9[72]91/PB.I/Pension.

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

ITEM No.
14/6A/97

Sub: Reservation for other Backward Classes
(OBCs) in Delhi Development Authority.

No.F.7(140).94/P.B.I.

Resolved that the proposals contained in para 5 of
the agenda item be approved, being in conformity
with the orders of the Govt. of India.

FINANCE & ACCOUNTS

ITEM No.
2/F&A/97

Sub: Medical allowance in respect of Group C
& D employees of DDA.

No.F.1(Misc.196-97/Medical.

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

ITEM No.
4/F&A/97

Sub: Package deal proposal for partial
remission of penalty for delayed payment
of Hire Purchase instalments.

No.F.22(244)97-HAC

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

ITEM No.
8/F&A/97

Sub: Revised Estimate for the year 1996-97
and Budget Estimates for the year 1997-
98.

No.F.4(3)/96-97/Budget.

a: The Authority appreciated the initiative taken by
the Finance Member in introducing computerisation
in DDA and congratulated the DDA for presenting
the highest ever Budget for the year 1997-98.

After detailed deliberations, the Authority resolved to approve the revised estimates for the year 1996-97 and the budget estimates for the year 1997-98 and authorised the Chief Accounts Officer to operate the RE 1996-97 and the RE 1997-98, pending formal confirmation of minutes by the Authority.

ii) While approving the budget proposals, the Authority also made the following observations:

- i) Presentation be made in the next meeting of the Authority on the major heads of receipt and expenditure for the last five years.
- iii) The year 1997-98 should be observed as the year of Total Quality Management. Zero Defect approach should be adopted in all aspects of DDA's working. IIT could be associated as a Consultant if necessary, to have an independent assessment of the quality of our product. Possibility of having third party audit to achieve stringent quality controls on DDA's construction/ developmental activities should also be explored.
- iiii) An advertisement may be given in the newspapers inviting public supervision on the quality of the ongoing and future constructions / developmental works. Cash rewards could be considered for the public pointing out specific lapses in quality controls by the supervisory staff. Neighbourhood 'Supervision Committees' could also be constituted for the purpose.

vii DDA should immediately adopt the latest technology and tools to gear up its construction and developmental activities. Some of the projects could be identified for global tendering so that most modern technological innovations in the field of urban development could be introduced in the capital of the Country. Necessity of timely completion of projects was also stressed and it was felt that different stages of construction should be specifically defined in terms of time schedule. Incentives could be provided for early completion of works and heavy penalties imposed for delayed construction.

viii Presentation be made in the next meeting of the Authority on the latest experiments conducted in Rohini and Dwarka in the field of Satellite imagery and digitisation of base maps/ shajra plans, as evidenced by the Satellite imagery.

PLANNING & ARCHITECTURE

TEM No. Sub: Change of land use of an area measuring 3291.5
1/P19/97 sqm. [0.813 acres] from 'public & semi-public' facilities to 'Govt. Offices' for office of "CAT" between Canning lane and Copernicus Marg, New Delhi.

No.F.20181/94-MP

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

ITEM NO.
2/Plg./97

Sub: Permission to construct a memorial of Dr. Ambedkar on the property No. 26, Alipur Road, Delhi [C-Division].

No.F.3[18]/96-MP

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

ITEM NO.
3/Plg./97

Sub: Construction of Police Lines for Armed Police Battelion at Sultanpur Dabas.

No.F.8[7181-MP

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

ITEM NO.
5/Plg./97

Sub: Amendment in MPD-2001 regarding period of completion of Zonal Plan [P-148 Gazette of India dated 1.08.90]

No.F.20[5]/94-MP

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

ITEM NO.
7/Plg./97

Sub: Change of land use for the area measuring 101 ha. [250 acres] from 'Rural use Zone / Agricultural 'Green' to 'Light and Service Industry' for PVC Bazar at village Tikri Kalan, Delhi.

No.F.20[12].95-MP

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

ITEM NO.
8/Plg./97

Sub: Change of land use for the area measuring 120 ha. from 'Rural use Zone' to 'Urban uses' in Narela Project / Urban Extension.

No. F.20[33]/80-MP

Resolved that the proposals contained in paras 6 & 7 of the agenda item be approved.

ITEM NO.
9/Plg./97

Sub: Change of land use of an area measuring 125 ha. from 'Rural use zone' to 'Public & semi-public facilities' (Distt. Open Jail) in Dwarka, Delhi.

No.F.20[6]/96-MP

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

ITEM NO.
10/Plg./97

Sub: Construction of electric sub-station for the Supreme Court Lawyer's Chamber at Bhagwan Dass Road, New Delhi - Amendment in MPD-2001.

No.F.20[6]/84-MP/Vol.II.

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

ITEM NO.
11/Plg./97

Sub: Alignment Plan for 60 mtrs. wide road connecting Najafgarh Road with Sector of Dwarka Project.

No.F.10[49]/DD/Plg.-II/Dwk.

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

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ITEM NO.
12/Plg./97

Sub:

Dropping of the proposal of change of land use of area measuring about 50 acres within DSIDC Industrial Area from 'Industrial' to 'Residential' at Narela, Delhi.

No.F.20[51]/90-MP

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

ITEM NO.
14/Plg./97

Sub:

Proposal for denotification of 44 colonies / pockets / Scheme (out of the list of 382) from Development Area of the Authority, where maintenance of Civil Service are handed over to MCD.

No.F.15[8]/96-MP

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

ITEM NO.
15/Plg./97

Sub:

Grade Separator proposal on Outer Ring Road - Rohtak Road intersection [Peeragarhi Crossing].

No.F.5[2]/91-MP.

Resolved that the proposals contained in paras 2 to 6 of the agenda item be approved.

ITEM NO.
16/P10./97

Sub: Proposal to consider 'CNG Mother Station' sites as 'Utility Premises' in the Master Plan of Delhi - 2001.

No.F.3(151/95-MP

Resolved that the proposals contained in paras 7 & 8 of the agenda item be approved.

ITEM NO.
17/P10./97

Sub: Incorporation of proposed bridge on River Yamuna to connect Delhi with NOIDA in Master Plan of Delhi.

No.F.5(241/92-MP

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

ITEM NO.
18/P10./97

Sub: Centre for Policy Research - Chanakyapuri - Issue pertaining to FAR / Mezzanine Floor.

No.F.3(335168-MP/Pt.

The Centre being an apex body for genuine research, it was resolved that its request for utilisation of balance floor area, as permissible under the MPD-62 be recommended for approval to the Ministry of Urban Affairs and Employment, without forming a precedent.

Remaining Items:

The meeting ended with a vote of thanks to the Chair. It was decided to consider the remaining agenda items in the next meeting of the Authority.

ITEM NO.
21/GA/97

A-09.6.97

-19-

Subj: Filling up post of Section Holder in Machine Section in the D.D.A. Printing Press - Amendment in the R.Rs of Section Holder.

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

P R E C I S

There are 3 sanctioned posts of Section Holder in D.D.A. Printing Press, separate for Composing Section, Bindary Section and Machine Section. One post in the Machine Section is lying vacant since 8.06.94 on account of voluntary retirement taken by Shri Shyam Kumar, Section Holder in the Machine Section.

2. The method of filling up the post of Section Holder as per the RRs approved by the Authority vide its Resolution No. 4 dated 23.01.85 is as under :-

<u>S.NO.</u>	<u>Designation</u>	<u>Method for Recruitment in RRs.</u>
1.	Section Holder, Composite Section	Promotion from Compositor, Gr.I with 3 years Service.
2.	Section Holder, Bindary Section	Promotion from Binder Gr.I with 3 year Service in the Grade.
3.	Section Holder, Machine Section	Transfer Machine, Gr.I of the Press.

3. Previously, the grade of Machineman, Gr.I and that of Section Holder, Machine Section was the same i.e. Rs.380-560/-. It is why that in the method of Recruitment, the word "Transfer" was indicated for filling up the post of Section Holder in the aproved R.Rs. Subsequently, the pay scale of Section Holder has been revised vide E.O. No. 3030 dated 24.05.90 from Rs. 1320-2040/- to Rs. 1400-2300/- and the Scale of Machineman, Gr.I is Rs. 1320-2040/-. As a result of this, Now the post of Section Holder in Machine Section will have to be filled from the feeder cadre of Machineman, Gr.I by way of promotion. For this, slight amendment in the approved R.Rs. of Section Holder is requested to be made i.e. in column 11 instead of word

Contd/.....

"Transfer", the Machineman, Gr.I of the Printing Press, the word "Promotion" from Machineman, Gr.I with 3 years service in the grade should be there.

4. The Matter is, therefore, placed before the Authority for amendment in the approved R.Rs. of the Section Holder as per proposal in para 3 above.

RESOLUTION

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

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ITEM NO. Sub:

22/GA/97

A-09.6.97

Recruitment Regulations for the post of Commissioners in DDA.

No. F. 7(335)/87/PB.I.

P R E C I S

In DDA, at present, there are 6 posts of Commissioners including the post of Commissioner-cum-Secretary. These posts are being operated in the scale of Rs.3700-5000/-. Recruitment Regulations have not yet been framed for these posts. However, at present, these posts are manned as under :

- | | | |
|---|---|---|
| a) By deputation from Central Govt.
in the rank of Dy. Secy./Director. | : | 4 |
| b) By promotion from Directors of DDA Cadre. | : | 2 |

There was a proposal earlier from DDA that the pay scale of the post of Commissioner should be at par with the Chief Engineers/Commissioner (Planning). Accordingly, an agenda item No.101/93 was brought to the Authority in its meeting held on 27.7.93. The Authority decided as under :

"Ministry of Urban Development may be approached for deciding the scale of pay of the post of Commissioners in DDA in the light of scales of Rs.5900-6700/- already allowed to Chief Engineers in DDA. After resolving the issue, R.Re may be again placed before the Authority".

(Appendix 'A' Page No. 23 -24)

The matter was followed with the Central Government.

3. The matter was again placed before the Authority in its meeting held on 19.8.94 (in the context of observations of CAG in its Report of 1991-92) with the proposal that the scale of Rs.4500-5700/- may be approved for the post of Commissioner in DDA. However, on being informed by Sh. A.P. Sinha, Jt. Secretary, Ministry of

.....contd.

Urban Development that the Ministry was in process of taking a view in the matter, the Authority deferred decision on this item. Ministry has not taken any decision in the matter.

4. Although Ministry has not yet decided on the reference made by DDA, it is proposed to finalise the Recruitment Regulations for the post of Commissioner in view of the following :

- a) The Government has decided that the pay scale of Chief Engineers, Commissioner (Planning) and Chief Architect should be Rs.5900-6700/-. However, these cadres are different from that of Administration where the Commissioners are posted. There can be no comparison between two separate cadres.
- b) The Commissioners, at present, are reporting to Principal Commissioner, who is in the scale of Rs.5900-6700/-. It is, therefore, proposed that the pay scale of Commissioners be kept at Rs.4500-5700/- with a special pay of Rs.500/-. However, the persons coming on deputation as Commissioner will get the pay scale of their cadre along with deputation allowance of Rs.500/- p.m.

5. Proposed Recruitment Regulations are at
(Appendix 'B' Page No. 25 - 26).

6. Proposal in para 4 and R.Rs are submitted for kind approval of the Authority.

R E S O L U T I O N

Sh. Swaroop Chand Rajan, MLA mentioned that he had expressed his views on this item in a letter written to the LG. The Vice-Chairman informed that a Committee had been constituted under orders of the Minister/Secretary, (Ministry of Urban Affairs and Employment) to finalise the pay scales and RRs for the post of Commissioners and other posts in the Administrative cadres.

Consideration of this item was, therefore, deferred on the request of the Vice-Chairman, till finalisation of report of this Committee.

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APPENDIX 'A' TO ITEM NO. 22/GA/97
of

Sub: Recruitment Regulation for the post of
Commissioner.

No. F.7(335)/87-PB-I.

ITEM
NO.

101/93

A-27.07.93

P R E C I S

In DDA, at present, the following post of Commissioner are sanctioned :-

1. Commissioner (Personnel)
2. Commissioner (Housing)
3. Commissioner (Land Disposal)
4. Commissioner (Land Management)
5. Commissioner (Systems & Training)

2. At present the scale of pay of the post is Rs. 3700-125-4700-150-5000/- plus special pay of Rs. 500/- per month. Officers appointed as Commissioners are drawing pay in their own scale of pay.

3. The Government of India has earlier requested to upgrade the post of Commissioner in DDA and to keep parity between various departments of the D.D.A. i.e. the pay scale of the post of Commissioner should be brought at par with the Chief Engineer/Commissioner(planning). Accordingly, in the proposed recruitment regulations placed at (Appendix 'O' to page No. 81-83) the column scale of pay has been left blank.

4. So far, the posts of Commissioner have been filled by transfer on deputation from I.A.S. Officers either from Union Territory Cadre or from other cadres.

5. The Government of India vide O.M. No. K-11011/12/91-DDIA (Pt.) dated 13.03.1992 issued directions under section 41(1) of the Delhi Development Act, 1957 that the post of Commissioner (Lands), Commissioner(Housing) and Commissioner (Personnel) will be filled only from such officers whose names have been duly approved

Ministry of Urban Development and by the Appointments Committee of Cabinet. Copy of the letter is placed at (Appendix 'P' to page No. 84)

6. The Appointing Authority for the post of Commissioner in DDA is Lt. Governor, Delhi/Chairman, DDA in terms of S.O. No. 3987 as published in the Gazette of India dated 8.12.1979.

7. In the proposed recruitment regulations, it has been provided that 3 posts of Commissioner will be filled by transfer on deputation and 2 posts by promotion failing which by transfer on deputation. For promotion, Directors working in DDA who have put in at least 8 years of service in the grade of Rs. 3700-125-4700-150-5000/- or Rs. 4500-150-5700/- and possess the minimum educational qualification of a Bachelor Degree from a recognised university have been made eligible. It has also been mentioned that preference will be given to such of the candidates who have Post graduate qualification or a degree in Law or M.B.A. or some specialised qualification equivalent to Post graduate level.

8. The recruitment regulations as approved by the Authority will also require the approval of the Central Govt. in terms of Rule 3(4) of the Delhi Development (Miscellaneous) Amendment Rules, 1981, before they are implemented.

9. The Authority may consider and approve the above proposal.

R E S O L U T I O N

After detailed discussion, the Authority decided that the Ministry of Urban Development may be approached for deciding the scale of post of Commissioners in the DDA in the light of the scales of Rs. 5900/- to 6700/- already allowed to the Chief Engineers in DDA. After resolving the issue R.Rs may be again placed before the Authority.

Verified

H. K. BABBAR
Assistant Secretary
Delhi Development Authority

APPENDIX 'B' TO ITEM NO. 22/GA/97

RECRUITMENT REGULATIONS FOR THE POST
OF COMMISSIONER IN DELHI DEVELOPMENT AUTHORITY

1. Name of post : Commissioner
2. No. of posts : 6 (including the post of Commissioner-cum-Secretary).
3. Scale of pay : Rs.4500-5700/- plus Special Pay of Rs.500/-.
4. Whether selection post or non-selection post : Selection/Deputation.
5. a) Age limit for direct recruitment : Not applicable.
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : Not applicable.
6. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable.
7. Period of probation, if any. : Not applicable.
8. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. :
 - i) Four posts of Commissioners to be filled up on deputation.
 - ii) Two posts to be filled by promotion from DDA cadre.

9. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

: Deputation

Transfer on deputation of officers of the rank Director/Dy. Secretary in Govt. of India.

Promotion

From Directors in DDA who have put in at least 8 years of regular service in the grade of Rs.3700-125-4700-150-5000 and or selection grade of Rs.4500-150-5700 and possess the minimum educational qualification of a Bachelor's Degree from a recognised University.

10. If a DPC exists what is its composition.

- | | | |
|----------------------|---|----------|
| i) Vice-Chairman | - | Chairman |
| ii) Engineer Member | - | Member |
| iii) Finance Member | - | Member |
| iv) Pr. Commissioner | - | Member |
| v) Commr.(Pers.) | - | Convenor |

11. Saving

: Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for Scheduled Castes and Schedules 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.

12. Disqualification

: No person who has entered into or contract a second marriage when his/her spouse is alive.

13. Power to relax

: When the Authority is of the opinion that it is necessary or expedient so to do, he may order for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category if persons or posts.

ITEM NO.
23/GA/97

A-09.6.97

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

No. F. 7(236)88/PB.I/Pt.

P R E C I S

DDA has seven posts of Chief Estimators (6 in Civil side and 1 in Electrical/Mechanical side) in the pay scale of Rs. 2000-3200/- by upgradation of 7 posts of Draftman Gr.I vide Estt. Order No. 3311 dated 8.08.1991 at (Appendix 'A' page No. 29) The clearance for upgradation of the post was also received from the Govt. of India vide letter dated 15.11.1994 at (Appendix 'B' page No. 30) The Recruitment Regulations for the post of Chief Estimator were also approved by the Authority Resolution No. 77/95 at (Appendix 'C' page No. 31) which are based on the C.P.W.D. R.Rs and the silent features of the R.Rs are as under :

- a) The post of Chief Estimator is selection post;
- b) Method of recruitment is 100% by promotion from amongst Draftman Grade-I with 3 years service in the grade.

2. The Chief Secretary, Govt. of N.C.T. of Delhi was requested vide letter No. F.7(236)/95/PB.I/1855 dated 19.10.1995 at (Appendix 'D' page No. 32) to convey the approval of the Lt. Governor, Delhi in the capacity as Administrator, Union Territory under Section 57 of Delhi Development Act, 1957. The Govt. of NCT of Delhi vide letter dated 27.08.1996 at (Appendix 'E' page No. 33) pointed out that the Recruitment Regulations framed by DDA do not provide for any induction of persons on transfer/deputation basis in case suitable persons are not available in the feeder cadre and suggested to make such a provision to take care of an eventuality where the persons with the relevant experience are not available in the feeder cadre.

Cont....

3. The suggestion made by the Govt. of NCT of Delhi has been found to be reasonable. As such we may revise the provisions of R.Rs given against the col.11 as under :

By promotion from amongst Draftman Gr.I (Civil) / (E/M) with three years regular service in the grade and in case suitable persons are not available in the feeder cadre then by transfer/deputation basis.

4. The matter is placed before the Authority for consideration and approval for amendment in view of the suggestions of Govt. of NCT of Delhi.

RESOLUTION

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

- - -

-29-
APPENDIX 'A' TO ITEM NO. 23 GA/97
DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH-I)

Sl. order No. 33// New Delhi, Date 8.8.91
 Vice-Chairman, Delhi Development Authority is pleased to sanction the creation of 7 posts of Chief Estimators (6 in Civil side and 1 in Electrical/Mechanical side) in the pay scale of Rs.2000-60-2300-LD-75-3200/- plus other grant allowances as admissible from time to time in each zone of Chief Engineer (Civil) & (Elect./Mech.). Vice-Chairman is further pleased to order abolition of 7 posts of Draftsman Grade-I in the pay scale of Rs.1640-2600/- as under:-

Sl. No.	Names of the Office	No. of post abolished
1.	Chief Engineer (East Zone)	1
2.	Chief Engineer (West Zone)	1
3.	Chief Engineer (North Zone)	1
4.	Chief Engineer (South East Zone)	1
5.	Chief Engineer (South West Zone)	1
6.	Chief Engineer (Rohini Zone)	1
7.	Chief Engineer (Electrical Zone)	1
	Total	7

The abolition of seven posts of Draftsman Grade-I and creation of the posts of Chief Estimators will take effect from the date, incumbents are posted against the post of Chief Estimator.

Amal Kumar
 (R.K.Gupta)
 O.S.D. (Personnel)
 Date 8.8.91

No.F.7(236)/88/PB-I
 Copy to:-

1. PS to VC, DDA
2. PS to FM, DDA
3. PS to EM, DDA
4. All Chief Engineer, DDA
5. Director (Personnel)
6. Director (Vigilance)
7. SE (P) I, II, III & IV
8. S.E. (Elect.) I, II & III
9. Chief Accounts Officer
10. Dy. Director (P) II & III
11. Dy. Director (CR)
12. Asst. Director (P) I, II, III & IV
13. Accounts Officer (F&E)
14. Accounts Officer (Estt.) Gaz./NG
15. Accounts Officer (Plg. Estt.)/Engg.
16. Accounts Officer (W) I, II & III
17. Guard file.

Amal Kumar
 (R.K.Gupta)
 O.S.D. (Personnel)

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APPENDIX 'B' TO ITEM NO. 23/3A/97

No. K-11011/3/94-DDIA
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 15th Nov., 1994.

To

The Director(Personnel),
DDA, Vikas Sदन, INA,
New Delhi.

Subject: Creation of seven posts of Chief
Estimator in the pay scale of Rs.2000-3200/-.

Sir,

I am directed to refer to your letter No.F.7(236)/
88/PB-I/Pt./2021, dated 13.10.1994 on the above subject and
to say that under the Delhi Development Authority (Misc.)
Rules, 1981 the approval of the Ministry is required only in
respect of creation of Group 'A' posts. Since the posts of
Chief Estimator (Rs.2000-3200/-) are Group 'B', it is for the
Delhi Development Authority to consider the creation of posts
keeping in view the the economy instructions issued by the
Government from time to time.

Yours faithfully,

Sd/-

(V. K. MISRA)
DESK OFFICER

APPENDIX 'C' TO ITEM NO. 23/GA/97

ITEM No.
77/95

A-11-9-95

Sub: Recruitment Regulations for the post of Chief -
Estimator, DDA.

No. F.7(236)/88/PB-I/Pt.

P R E C I S

The Delhi Development Authority has 7 posts of Chief Estimators in the pay scale of Rs.2000-60-2300-EB-75-3200/-. Recruitment Regulations for this post have not so far been framed.

2. The draft Recruitment Regulations for the post of Chief Estimator (Civil) and Chief Estimator (Elect.) have now been framed and are placed at (App.^{B&C} No. 17 to 22) respectively. These are based on the C.P.W.D. Recruitment Regulations, and the salient features of these draft Recruitment Regulations are as under:-

- a) The post of Chief Estimator is a Selection post;
- b) It is proposed to have 6 posts of Chief Estimator (Civil) and 1 post of Chief Estimator (Elect.) in the DDA;
- c) Method of recruitment is 100% by promotion from amongst Draftsmen Grade-I with 3 years service in the grade.

3. The matter is placed before the Authority for consideration and approval of the Recruitment Regulations placed at (Appendix ^{B&C} page No. 17 to 22)

R E S O L U T I O N

"Resolved that recruitment regulations for the posts of Chief Estimator (Civil & Electrical), as indicated on pages 17 to 22 of the Agenda item be approved."

A. V. K. S.

*Verified
In*

[Signature]
V. S. S. S.



- 32 -

DELHI DEVELOPMENT AUTHORITY
विकास सदन
VIKAS SADAN
नई दिल्ली
New Delhi-23

संख्या
No. F7(236)/95/PB-I 1855
प्रेषक :
From V.M. Bansal,
सेवा में, Commissioner (Personnel)
To

नई दिल्ली
New Delhi-23, October 16, 1995
19-10-95

The Chief Secretary,
Government of National
Capital Territory of Delhi,
5, Sham Nath Marg,
New Delhi.

Sub: Approval of the Recruitment Regulations for the post of Chief
Estimator in D.D.A.

Sir,


Delhi Development Authority vide its Resolution No.77/95 dated
11.9.1995 (copy enclosed) ~~has~~ approved the Recruitment Regulations in
respect of the following posts in DDA:-

- i) Chief Estimator Annexure-B
- ii) Chief Estimator (Elect.) Annexure-C

The powers of the Central Government for approving the
Regulations framed by the DDA under Section 57 of Delhi Development
Act, 1957, are exerciseable by the Lt. Governor of Delhi in his
capacity as Administrator of Union Territory of Delhi (now Govt. of
National Capital Territory of Delhi).

It is, therefore, requested that approval of the Lt. Governor,
Delhi, in his capacity as Administrator Union Territory (now Govt. of
NCT Delhi) may kindly be obtained and communicated to this office.

Yours faithfully,


(V.M. Bansal)
d/c Commissioner (Personnel)

APPENDIX 'E' TO ITEM NO. 22/GA/97
GOVT. OF N.C.T. OF DELHI
LAWD & BUILDING DEPT.
VIKAS BHAWAN: NEW DELHI

Dated the 27/8/96

NO. F.7/45/95/L&B/LA/ 12954

The Principal Commissioner,
D.O.A., Vikas Sadan,
I.N.A., New Delhi

Sub :- Amendment in DDA (Salaries, Allowances & Conditions
of service) Regulation, 1961.

Sir,

I am directed to refer to your letter dated 9.11.95 on the above cited subject and to say that proposal for framing R/Rs for the posts of Manager (Sports), Asstt. Manager (Sports), Games Supervisor and Games Attendant has been examined in the Deptt. As per your proposal, these posts are proposed to be filled up through transfer of officials working in the regular cadre of DDA. Transfer as a method of recruitment is resorted to, for obtaining the services of the persons with requisite qualification and experience from other depts. of the Govt. In the present case, the officers of DDA alone are eligible on transfer basis. No stipulation in the R/Rs for proficiency in sports as an essential qualifications has been included. Hence, for managing the major sports complex being constructed by DDA, DDA will be relying upon the existing staff who has no specialised qualifications. It would also be difficult to get the services of well known players/sportsmen since the R/Rs do not provide for such an eventuality. Also at every level, i.e. from Manager to Games Attendant, the method of recruitment is 100% by transfer on deputation from within DDA. It is felt that the method of recruitment should be reviewed to provide for recruitment of eminent sports persons and others from outside DDA if required, at the level of Manager and Asstt. Manager.

Regarding proposal for the posts of Chief Estimator (civil) and Chief Estimator (Electrical) are also proposed to be filled up by 100 % from among the Draftsmen Gr.I having three years experience. The rules do not provide for any induction of persons on transfer/deputation in case suitable persons are not available in the feeder cadre. Such a provision should be made to take care of an eventuality where the persons with the relevant experience are not available in the feeder cadre.

Proposal for RRs of Director, Dy. Director, Asstt. Director, Private Secretary, Asstt. Settlement Officer has also been examined and O.S.D. (Personnel) requested to send Hindi translation of the RRs but the same has not been received from DDA so far. Hindi translation of all the proposals may be sent immediately so that notifications are issued.

The above information may be sent to the deptt. immediately,

Yours faithfully,
(G.S. MEENA) 7/18
PRIV. SECRETARY (LA)

ITEM NO. Sub: Report on the follow up action on the resolutions
24/GA/97 passed by the Authority in its meetings held between
1.07.96 to 31.12.96.

A-09.6.97

No. P. 2(6)/97/AS/MC/DDA.

P R E C I S

On the basis of information furnished by Head of Departments, Report on the follow up action on the resolutions passed by the Authority in its meetings held between 1.07.1996 to 31.12.1996 is submitted for kind information of the Authority. The Report is appended at (Appendix ' A ' Page No. 35-58),

R E S O L U T I O N

- i) Present status of the follow-up action on different items was noted by the Authority,
- ii) While reviewing follow-up action on item no. 126/96, Commissioner, MCD pointed out that DDA had issued some administrative orders advising MCD not to act on its notification dated 16.6.95. Since notification is legally enforceable, the administrative orders issued by DDA were causing legal complications,
 - a) The Vice-Chairman explained that the matter regarding fixation of conversion charges for such properties was under consideration of the Govt. and the implementation of the notification had, therefore, to be withheld,
 - b) It was felt that the possibility of obtaining undertakings and indemnity bonds etc. from the applicants for paying the conversion charges etc. as may be finalised by the Govt. be examined and a note be put up to the Lt. Governor, so as to settle the matter expeditiously.

APPENDIX 'A' TO ITEM NO. 24/GA/97

REPORT ON THE FOLLOW UP ACTION ON THE RESOLUTIONS PASSED BY THE
AUTHORITY IN ITS MEETING HELD ON 27.08.96 & 06.09.96

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
1.	<u>82/96</u> 27.08.96	Approval under special permission from the Authority under sub-clause 8(2) of MPD-2001 for religious premises for plots nos. 1,2,3 & 4 falling in residential use zone at Sector V, Mehrauli Badarpur Road, New Delhi.	Resolved that proposals contained in para 3 of the Agenda item be approved.	Approval under special permission has been conveyed to the M.O.U.A. & E on 12.09.96.

No.F.3(30)/96-MP.

2.	<u>83/96</u> 27.08.96	Planning permission for an integrated School at Najafgarh Dhanasa Road near village Bakargarh, West Delhi.	Resolved that proposals contained in para 4 of the item be approved.	Approval of the Authority has been conveyed to the Town Planner, M.C.D. on 13.09.96.
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No.F.9(1)96-MP.

1.	2.	3.	4.	5.
3.	<u>84/96</u> 27.08.96	Relaxation in height and FAR in sub-district centre-cum-Community Centre, DIZ area. <u>No.F.16(23)/94-MP</u>	After detailed deliberations and in view of the recommendations of the DUAC, proposals contained in para 12 of the Agenda Item were approved for consideration by the Govt. of India.	Under Process.
4.	<u>85/96</u> 27.08.96	Change of land use of about 26.3 ha. (63 acres) from 'rural use' to residential for resettlement of JJ Clusters near village Jaunapur, South Delhi. <u>No.F.3(49)/95-MP.</u>	In view of the Hon'ble Supreme Court's orders regarding completion of relocation operations by October, 1996, Authority resolved as follows:- (a) Proposals contained in para 5 of the Agenda Item be approved. (b) Clearance of the NCR Planning Board for change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the Scheme. (c) Follow-up action on the decisions of the Authority be initiated without waiting for approval/confirmation of minutes.	Ministry has been requested on 02.09.96 to convey the approval.

1.	2.	3.	4.	5.
5.	<u>86/96</u> 27.08.96	Change of land use of an area measuring 1996 ha. from 'rural use/agricultural green' to 'Residential, Commercial, Public and Semi-public facilities' transportation and recreational etc. in Dwarka Phase-II, Delhi.	Resolved that proposals contained in para 6 of the Agenda Item be approved.	Ministry has been requested on 13.09 to issue the final notification.

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

6.	<u>87/96</u> 27.08.96	Change of land use of an area measuring about 21 ha. (52 acres) from 'rural use' to 'residential use' in the Narela Scheme Delhi.	Resolved that proposals contained in para 4 of the agenda item be approved. MCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan-2001.	Ministry has been requested on 02.09.93 to issue final notification.
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No.F.20(11)/95-MP.

1.-----2.-----3.-----4.-----5.-----

7. 88/96
27.06.96

Change of land use of an area measuring about 40.47 ha. (100 acres) from 'rural use' to public and semi-public facilities' (CRPF battalion 6 Nos.) in Bawana, Delhi.

Resolved that proposals contained in para 4 of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan for 2001.

Ministry has been requested on 02.09.96 to issue final notification.

No.F.20(2)/96-MP.

8. 89/96
27.08.96

Change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational District Park' to 'manufacturing (service centre)' for LPG Godown near Sukhdev Vihar, New Delhi.

Resolved that proposals contained in para 4 of the Agenda Item be approved.

Ministry has been requested on 09.09.96 to issue final notification.

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

- | 1. | 2. | 3. | 4. | 5. |
|-----|--------------------------|---|--|--|
| 9. | <u>90/96</u>
27.08.96 | Draft Zonal Development Plan for Zone 'C'.

<u>No.F.1(16)92/ZP</u> | Resolved that modified Draft Zonal Plan of Zone 'C' be approved. | Ministry has been requested on 12.08.96 to convey the approval of Government of India. |
| 10. | <u>91/96</u>
27.08.96 | Formulation of area and development control norms for Golf Course sites in Delhi - Amendment in MFD-2001.

<u>No.F.3(25)/96-MP.</u> | Resolved as follows:-

(a) Development norms, as indicated in para 4 of the Agenda Item, be approved for the types of Golf Courses mentioned in para 3(i) and 3(ii);

(b) For the Golf Courses which are to be run by private developers, as mentioned in para 3(iii) of the agenda, development norms should be location specific and flexible, depending upon individual site requirements and, therefore, be re-defined.

(c) proposals contained in para 5 of the agenda item be approved. | Under process. |

1.-----2.-----3.-----4.-----5.-----

11. 92/96
27.08.96

220 KV grid sub-station at Siri Fort.

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

Under process.

No.F.6(3)/91-MP.

12. 93/96
27.08.96

Policy for carving out of Gas Godown sites in Urban Delhi.

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

Ministry has been requested on 13.09.91 to convey the approval.

No.F.7(40)/B4-MP.

1.	2.	3.	4.	5.
13.	94/96 27.08.96	Relaxation in building height from 12.5 m to 24 m for issuing NOC in property No. 7361/A Ram Nagar on main Gatab Road, New Delhi for construction purposes.	Resolved that proposals contained in para 7 of the agenda item be approved.	Ministry has been requested on 13.09.96 to convey the approval.

No.F.3(204)/61-MP.

14.	96/96 27.08.96	Major penalty proceedings to be initiated against Shri H.S. Tanwar, Jt. Director (Survey) retired.	Resolved that proposals contained in the Agenda Item be approved.
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Charge sheet to
Sh. H.S. Tanwar, Jt.
Dir.(Retd.) has been
issued on 10/10/96.

No.F.27(2)/95-Vig.

- | 1. | 2. | 3. | 4. | 5. |
|-----|--------------------------|---|---|--|
| 15. | <u>97/96</u>
27.08.96 | Major penalty proceedings against Shri R.C. Yadav, Asstt. Director since retired-imposition of penalty of cut in pension. | Resolved that proposals contained in para 6 of the Agenda Item be approved. | Notice has been issued regarding 10% cut in pension. |

No.F.23(15)/88/Vig.

- | | | | | |
|-----|--------------------------|---|--|-----------------------|
| 16. | <u>98/96</u>
27.08.96 | Delegation of disciplinary powers and powers under the CCS Conduct Rules. | Resolved that proposals contained in paras 2 & 3 of the Agenda Item be approved. | Decision implemented. |
|-----|--------------------------|---|--|-----------------------|

No.F.7(30)/96-P.B.-I.

1. 2. 3. 4. 5.

17. 99/96
27.08.96

Recruitment Regulations for the
post of Chief Security Officer,
DDA.

Resolved that Recruitment Regulations
for the post of Chief Security Officer,
as contained in para 3 of the Agenda
Item, be approved.

Noted.

No.F.7(49)/96/PB-I.

18. 100/96
27.08.96

Revision of rates of FCA/FTA/
MCA payable to various cate-
gories of officers/officials
of DDA.

Resolved that proposals contained in
para 4 of the Agenda Item be approved.

Decision implemented.

No.F.8(4)/87/PB-II/Pt.III.

1. 2. 3. 4. 5.

19. 101/96
27.08.96 Additions & Alterations in DDA
flats by the allottees/occupants.

No.F.2(83)/94-Coordn.(H)Pt.

Appreciating the need to regulate/
condone additions and alterations
in DDA and Group Housing Societies'
flats, Authority approved the pro-
posals contained in paras 5 (ii)
and 5(iii) of the Agenda Item.

Decision implemented.

2. While approving the proposals,
suggestions were made to consider
further liberalisation of the
norms in order to accommodate the
growing requirements of expanding
families.

20. 102/96
27.08.96 Package deal proposal for partial
remission of penalty for delayed
payment of hire purchase ins-
talments.

No.F.22(244)/94-HAC.

Resolved that past-facto approval
be accorded to the extension of
the Hire Purchase Penalty Relief
Scheme '96, upto 31st December '96.

Decision has been
implemented.

1. 2. 3. 4. 5.

21. 103/96 Priority allotment in favour of retired/retiring public servants registered under WPRS - 1997 & AAY - 1969. Keeping in view that allotments were being made to the existing registrants, Authority approved the proposals contained in the Agenda Item. Scheme has been announced.

No.F.9(41467)/79/H/Pt.

22. 104/96 Charging of composition fee on account of non-construction of building over plot by the Kirti Nagar Timber Traders. Resolved that proposals contained in para 4 of the Agenda Item be approved. Noted.

No.F.6-A(176)/67/LSB-I.

- | | | | | |
|-----|---------------------------|---|---|-----------------------|
| 1. | 2. | 3. | 4. | 5. |
| 23. | <u>105/96</u>
27.06.96 | Grant of an incentive to the applicants of proposed Expandable Housing Scheme - 1976 making payment on cash down basis. | Resolved that proposals contained in the Agenda Item be approved. | Decision implemented. |

No.F.10(15)/96/EHS.

- | | | | | |
|-----|---------------------------|--|---|-----------------------|
| 24. | <u>105/96</u>
27.08.96 | Filling up of vacant posts of Kanoongo - amendment to the Recruitment Regulations for the S.T. Category. | Resolved that proposals contained in para 4 of the Agenda Item be approved. | Decision implemented. |
|-----|---------------------------|--|---|-----------------------|

No.F.1(30)/93-PB-IV.

1.	2.	3.	4.	5.
25.	<u>107/96</u> 27.08.96	Revision of pay scale of work Assistant - implementation of the revised pay scale of Rs. 1200-1800/- w.e.f. 1.1.86.	Resolved that proposals contained in paras 3 & 4 of the Agenda Item be approved.	Decision implemented.

No.F.1(1)/86/PB-IV/Vol.III.

26.	<u>106/96</u> 27.08.96	Adjustment of land use for Development of integrated freight Complex at Ghazipur, (Trans Yamuna Area).	Resolved that proposals contained in para 10 of the Agenda Item be approved.	Noted.
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1.-----2.-----3.-----4.-----5.-----

27. 109/96 Finalisation of Recruitment Regulations for various posts of Work-charged (Regular) employees under Group 'C' & 'D' categories of staff. Resolved that draft Recruitment Regulations, as mentioned in para 4 of the Agenda Item, be approved. Noted.
27.08.96

NO.F.CE.6(3)/94/Pt.

28. 110/96 Approval of alternative allotment of religious plots of land to Delhi Sadha-Soami Satsang Association. Resolved that in view of the increasing infrastructural requirements of DESU, the excess area measuring 72.11 sq.mt. be retained for allotment to DESU for the future expansion of the Electric Sub-station. Noted.
6.09.96

No.F.7A(4)/90/IL.

1.	2.	3.	4.	5.
29.	<u>111/96</u> 27.08.96	Annual Accounts of DDA for the year 1995-96. <u>No.ACS.6(6)/96/DDA.</u>	Resolved that Annual Accounts of DDA for the year 1995-96 be accepted and the same be forwarded to the Ministry and the AG(Audit).	Audit of Annual Account for 1995-96 has been taken up by the A.G.(Audit) w.e.f. 10/9/96.
30.	<u>112/96</u> 27.08.96	Scheme for permission of uses other than residential (commercial) in Karol Bagh Area. <u>No.F.15(19)/96-MP.</u>	Resolved that proposals contained in Agenda Item be approved. All Lease Deeds/Transfer documents should invariably be executed/registered to avoid loss of revenue to the exchequer on account of non-payment of Stamp Duty.	Ministry has been requested on 17.09.96 to convey the approval.

1:.....2:.....3:.....4:.....5:.....

31. 113/96
27.08.96

Request for setting up Re-
creational/Sports activities
in part of the nursery by
by Tourist Deptt. Govt. of
Haryana near village Adchini,
South Delhi.

No.F.3(63)/86-MF/Pt.I.

It was explained that permissible
use of the land would be as in the
case of District Sports Complexes.

Ministry has been
requested on 12.09.96
to convey the approval

2. Authority resolved that proposals
contained in para 6 of the Agenda
Item be approved, subject to the follow-
ing:-

- i) commercial activities like shopping
archade shall not be permitted.
- ii) NOC shall be obtained from the
Lessor.

32. 114/96
06.09.96

Problem of Farm Houses in area
under Large Scale Acquisition
of land for projects. Proposed
scheme for regularisation of
built up and approved farm houses.

No.F.PS/PC/MF/96/Pt.V.

Resolved that proposals contained in para
7 of the Agenda item be approved subject
to the following:-

- (i) Maximum size of the plot should be
1000 sq.mt., inclusive of existing
construction;
- (ii) No extra area shall be permitted for
servants quarters, tubewell etc.;
- (iii) The owner shall not be entitled to
alternative residential plot under
the scheme of Large Scale Acquisi-
tion & Disposal of Land.

Details of the
scheme has been
sent to Secy.(L&P)
only vide No.PS/PC/
MF/96/10/392 dt.
27.9.96.

33. 116/96
06.09.96

Constitution of Delhi Urban Heri-
tage Foundation under section 5(a)
of Delhi Development Act, 1957.

No.F.HUPW/CA/336/96/Pt.V.

Resolved that proposals contained in
the Agenda item be approved, with
the following observations/sugges-
tions:-

Under process.

- i) Appropriate changes be made
in the rules/regulations with
the approval of the Chairman,
after circulating the draft
to the members;
- ii) Chairman be authorised to co-
opt more members, as deemed
necessary.

34. 12/96
06.09.96

Setting up of Joint Venture Power
Distribution Systems,

No.F.PA/CAO/Pvt./Power/95/79/Pt.II.

Proposals contained in the Agenda.
item were approved.

The Consultants have since
submitted their study report
and draft public Notice
and draft Licence to be
issued by the Govt. They
have also submitted the
draft bid document, which
is under scrutiny. The
proposal for submission to
GNCTD for issue of Public
Notice and License for
obtaining Electricity Retail
supply & Distribution
Licence to DDA is ready but
held up for environmental
clearance in respect of
Vasant Kunj Ph.II. As soon
as environmental clearance
is received, the proposal
will be submitted to GNCTD
for issue of Licence and
Public Notice for the
proposed combined area of
Dwarka and Vasant Kunj Ph.II

1.-----2.-----3.-----4.-----5.-----

35. 119/96
06.09.96 Abolition of the penalty payable in case of late intimation of death of the lessee of his/her representatives. Resolved that proposals contained in para 4 of the Agenda item be approved. Noted.

No.F.1(89)/96/VC.Ref./

36. 120/96
06.09.96 Allotment of SFS flats to the public sector undertakings for using as Staff quarters. Resolved that proposals contained in the Agenda item be approved in principle. Allotments be, however made only after assessing the requirements of general public, after closure of the registration of SFS-9 scheme. Noted.

No.F.AD/SFS-II/DNK/96/CAG.

1. 2. 3. 4. 5.

37. 121/96 Review of pay the system of pro- The matter was deliberated in detail.
27.08.96 curement and distribution of Vice-Chairman was authorised to take
liveries. final decision in the matter as may
be deemed appropriate.
No.F.3(9)/96/Naz. Decision implemented.

38. 122/96 Revision of pay scale of Book- Resolved that proposals contained in
27.08.96 binders Grade-I from Rs.1150-1500/-
to Rs.1200-1800/-
No.F.1(5)/B1/PB-I. Decision implemented.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
39.	<u>123/96</u> 06.09.96	Use and occupation charges under Rule 2(1) (i) & (ii) of Nazul Rules. <u>No.F.2(3)/96/AO(Prop.)</u>	Resolved that proposals contained in the Agenda item be approved with the following observations: 1) Revised rates shall be chargeable to fresh allotments; ii) Revision of rates should be done every two years.	The proposal has been sent to the Ministry on 26.9.96 for approval and notification.
40.	<u>124/96</u> 27.08.96	Cost benefit analysis of Dwerka and determination of land premium for the consideration of Delhi Development Authority for the year 1996-97. <u>F.2(7)96/AO(F).</u>	Resolved that proposals contained in para 11 of the Agenda Item be approved.	The matter has been referred to the Ministry on 25.9.96 for approval and notification.

1. 2. 3. 4. 5.

41. 125/96
27.08.96

Recommendations of the
Fourth Central Pay
Commission - orders
regarding Selection
Grade in Group 1.

Resolved that proposals contained
in para 7 of the 1st
approved.

Recommendations of the
Fourth Central Pay
Commission - orders
regarding Selection
Grade in Group 'A'
Services:

No. F.7(208)/89/PB-I.

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

Under Process.

Scheme for permitting
Motels in rural use
Zone/Green belt in Delhi
Proposal for certain
charges/amendments
therein.

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

Resolved that proposal contained in para 7 of the Agenda item be approved.

Ministry has been requested on 26.09.96 to convey the approval.

1. 2. 3. 4. 5.

43. 129/96
06.09.96

Procurement of Non-levy cement from M/s UP State Cement Corporation Ltd. against agreement No. 3/EE/SD-I/1990-91 Condonation of Departmental Claims.

No.F.5(3)/FO/Dir.(MM).

Resolved that the possibility of effecting further recoveries be further explored. The matter could be brought to the Authority, thereafter, if necessary.

Under Process.

44. 131/96
06.09.96

Creation of City Development Fund to capture the payment on account of land use permissions, betterment charges etc. - Use of such funds for strengthening infrastructure development by DDA, MCD & PWD OF GZTID.

No.F.2(28)/AO(P)/96.

Resolved that proposals contained in the Agenda item be approved with the modification that transfer of receipts of the City Development Fund to the MCD and PWD shall be 15% each.

The matter has been referred to the Ministry for their approval.

1. 2. 3. 4. 5.

45. 132/96
06.09.96

NOC to ESSAR CELLPHONE
for installation of Prefab
structures on Roof of
Building & power Load for
Cellular Mobile Telephone
Service in Delhi.

No.F.20(17)/95-MP.

Resolved that proposals
contained in para 4 of
the Agenda item be approved
with the following
observations :

Ministry has been
requested on 24.09.96
to convey the approval.

- a) "Betterment charges" as
mentioned in para 4
(ii) be termed as
"permission charges";
- b) "Permission charges" should
be uniformly fixed by
the DDA and the local bodies.

46. 133/96
06.09.96

Annual Administration
Report of DDA for the
year 1995-96.

No.F.2(7)/96/P&C/Pt.

Resolved that draft of the
Annual Administration Report
1995-96 be approved and
the Chairman be authorised
to incorporate amendments/
changes, if any, on receipt
of objections/suggestions
within 10 days.

Decision implemented.

1. 2. 3. 4. 5.

47. 135/96
06-09-96

Revision of pay scale on the
pattern of Govt. of India.

No.F.1(1)/95-PB-III.

Resolved as follows :

Decision implemented.

- i) Proposals contained in
para 4 of the Agenda
item be approved;
- ii) Recruitment Regulations of
of these posts shall stand
amended accordingly.

48. 136/96
06-09-96

i) Change of land use
of area measuring 2.9
ha. from the 'Residential
Use' to Extensive
Industries ' at Jagah,
Delhi.

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

Under Process.

- ii) To amend the list of
prohibited industries
prescribed in MPD-2001
by omitting 'Acetoirs.

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

Item No.
25/GA/97
A-09.6.97

Subject: Minutes of meetings of Advisory Council of Delhi Development Authority held on 8.7.93 and 29.11.96.

E.1(2)96/AC/MG/DDA

Section-5(1) DD Act, 1957 provides that the Authority shall constitute an Advisory Council for the purpose of advising the Authority on the preparation of the Master Plan and on such matters relating to the Planning of development, or arising out of, or in connection with, the administration of the Act as may be referred to it by the Authority.

2. Minutes of the meetings of the Advisory Council held on 8.7.93 and 29.11.96 which were confirmed in the Council meeting of 26.3.97 are now placed for the information of the authority. (Appendix 'A' & B' P.No. 60-63 & 64 - 67).

3. In addition, follow-up action taken on the minutes of the Advisory Council meeting of 8.7.93 is also placed before the Authority for kind consideration. (Appendix 'C' P.No. 68 - 93)

R E S O L U T I O N

Noted.

APPENDIX 'A' TO ITEM NO. 25/GA/97

DELHI DEVELOPMENT AUTHORITY

MINUTES OF THE MEETING OF THE ADVISORY
COUNCIL OF D.D.A. HELD ON 8.7.93 AT 11.00 A.M.
AT VIKAS SADAN.

.....

The following were present :

RESIDENT

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

MEMBERS

2. Sh. R.K. Dhawan,
MP, Rajya Sabha,
3. Sh. Hari Kishore Singh,
MP, Lok Sabha,
4. Sh. J.P. Goel,
5. Sh. Chattar Singh,
6. Sh. S.P. Jakhanwal,
Vice-Chairman, DDA,
7. Sh. P.K. Kumarin,
D.G. (Defence Estate),
8. Sh. K.K. Trikha,
G.M., MTNL
REPRESENTED BY
Sh. S.S. Goyal,
G.M.(Plg.) MTNL,
9. Sh. Dev Raj,
Municipal Health Officer,
10. Sh. D.S. Meshram,
Chief Planner, TCPO,
REPRESENTED BY
Sh. K.T. Gurumukhi,
Addl. Chief Planner,

INVITEES

11. Sh. H.D. Sharma,
Engineer Member, DDA,

Contd...../-

12. Sh. K.N. Khandelwal,
Finance Member, DDA,
13. Sh. R.G. Gupta,
Commissioner (Plg), DDA,
14. Sh. S. Roy,
Commissioner (LD), DDA,
15. Sh. A.J.S. Sahney,
Commissioner (H), DDA,
16. Sh. K.J. Alphonse,
Commissioner (LM), DDA,
17. Sh. S.C. Gupta,
Director (DCP), DDA,

SECRETARY

18. Ranbir Singh.

.....

Item No. Sub : Confirmation of the minutes of the
2.1-A.C./93 meeting of the Advisory Council held
on 20.5.93 at Vikas Sadan, New Delhi.

F.1(13)93/MC/DDA.

.....

Confirmed.

Item No. Sub : A scheme to decongest congested areas
2.2.-A.C./93 of Delhi by:

- i) Shifting of Trucking activities
with Warehousing;
- ii) Shifting of wholesale trade and
markets.

F.1(6)90-Dir.(TYZ)/Pr.

.....

Director (Special Cell) explained the Project
with the help of slides, transparencies and maps.
After discussions the Council made the following
suggestions :

- i) Effective legal measures would be necessary
to stop the plying of trucks and functioning
of trades from a particular date in the design-
ed areas.

.....2/-

- ii) Discussions should be held with the Associations of traders, truck-operators, wholesale dealers, etc.
- iii) Financial analysis alongwith yearwise cash flow and funding of the project may be spelt out.
- iv) Requirements of size and no of plots may be worked out. Provision for expansion should also be made.
- iv) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- v) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc. should be prepared.

Item No.
2.3-A.C./93

SUB: Planning of River Yamuna bed.
(Report compiled by Prg. Deptt.)

- i) To make it pollution free;
- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land, and
- v) To develop the reclaimed land

Director (Special Cell) made a brief presentation of the project. V.C., UDA, informed the meeting that a Special Cell for planning the River Yamuna Bed has already been set-up and in the first phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PS, Pune, DWS&SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

...../-

Item No.
2.4-A.C./93

Sub: Involvement of Private Developers in the land development and construction process in Delhi.
F.PS/Commr.(LD)/93.

.....

Commr.(LD) explained the report of Task Force on 'Involvement of Private Developers in Land Assembly, Development & Disposal'. After discussion the Council made the following suggestions:

- i) Apart from Rajdhani Estate Promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the builders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in principle to involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

Item No.
1.5-A.C./93

Sub: Action Taken Note on the points raised in the Advisory Council's meeting held on 20.5.93.

.....

The information was noted.

Item No.
2.6-A.C./93

Sub: Comments on the observations made in the Advisory Council meeting held on 20.5.93 on Action Taken Note in the meeting of Council held on 16.10.92.
F.1(4)93/AC/MC/II.

.....

The information was noted.

.....

1. Shri Jai Prakash Aggarwal,
M.P. (Lok Sabha).
2. Shri Vijay Goel,
M.P. (Lok Sabha).
3. Shri J.P. Goel.
4. Shri Chattar Singh.
5. Shri Hemendra Kumar,
Vice-Chairman, DDA.
6. Shri G.S. Chima,
C.M.D., D.T.C.
7. Shri R.P. Sehgal,
DG (Defence Estate),
Ministry of Defence.
8. Shri T.R. Wadhwa,
G.M., P.M.(N), M.T.N.L.
9. DG, (RD) & Addl. Secy.,
Ministry of Transport. (Represented by Shri
Avnish Chand, SE, MOST (RW).

COMMR.-CUM-SECRETARY

Shri V.M. Bansal.

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

1. Shri K.N. Khandelwal,
Finance Member.
2. Shri R.K. Bhandari,
Engineer Member.
3. Shri S.K. Sharma,
Principal Commissioner.

Contd/.....

4. Shri Arun Mhaisalkar,
Commissioner (Plg.).
5. Shri S. Roy,
Commissioner (LD).
6. Shri Kewal K. Sharma,
Commissioner (Housing).
7. Shri Arvind Kumar,
Commissioner (Pers.).
8. Shri U.S. Jolly,
Commissioner (LM).
9. Shri Deepak Narain,
C.V.O.
10. Shri S.D. Sharma,
C.L.A.
11. Shri Shankar Banerjee,
C.A.O.
12. Smt. Ila Singh,
F.A.(H).
13. Shri Chander Ballabh,
Addl. Commissioner (Plg.).
14. Shri B.K. Jain,
Director (Plg.).
15. Shri H.K. Babbar,
Asstt. Secretary.

Contd/.....

Sub: Minutes of the meeting of the Advisory Council held on 29.11.1996 at Raj Niwas, Delhi.

(1) Meetings of the Advisory Council

Members felt that the Advisory Council should meet more often. It was decided that there should be generally 3 meetings of the Council every year.

(2) Procedure for seeking information

It was felt that meetings of the Council are not the appropriate forum for seeking information. It was decided that members should send their questions to the DDA so that written information could be made available to them. This will enable the Council meetings to discuss general and developmental issues more meaningfully.

(3) Supply of information

- (a) Pursuant to the discussions in the Council meeting, the following information may be supplied to the members:
- i) Details about the current cost ceilings of HUDCO for financing housing construction, and the limits prescribed by DDA;
 - ii) The physical and financial targets for construction of houses during the year 96-97;
 - iii) Amount spent under different welfare schemes.
- (b) The Principal Commissioner shall submit a report to the Lt. Governor about lands under encroachment reported by Shri Vijay Goel, MP.

contd...

Recommendations:

- (A)
- (a) Keeping in view the increasing housing requirements, construction machinery should be geared up to utilise the full budgetary provisions for construction of flats.
 - (b) In view of unauthorised conversion of residential units into commercial, it was felt that DDA's enforcement machinery should be more vigilant and effective. The Council also recommended that a practical view should be taken and such conversions should be considered area-wise for regularisation, on payment of charges, as per the policy laid down;
 - (c) In view of the fact that Advisory Council is constituted for the purpose of advising the Authority, its recommendations should be listed as a regular Agenda item in the meetings of the Authority.

Next meeting of the Council

(5)

It was decided that the next meeting of the Council should be held some time in Feb. '97 to consider the Budget proposals for the year '97-98, before its presentation to the Authority.

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

ITEM NO.

1/A.C./93

Sub: APPROVAL - C. TO 17th MC/93/97 - 68-
Confirmation of the minutes of the meeting of the Advisory Council held on 20.05.93 at Vikas Sadan, New Delhi.

No. F. 1(13)/MC/DDA.

RECOMMENDATION

Confirmed. No Action.

ITEM NO.

2.2/A.C./93

Sub: A scheme to decongest congested areas of Delhi by:-

- i) Shifting of Trucking activities with Warehousing;
- ii) Shifting of wholesale trade and markets.

No.F.1(6)/90-Dir.(TYA)/PT.

RECOMMENDATION

Director (Special Cell) explained the project with the help of slides, transparencies and maps. After discussion the Council made the following suggestions:

- 1) Effective legal measures would be necessary to stop the plying of trucks and functioning of trades from a particular date in the designated areas.
- 2) Discussions should be held with the Associations of traders, truck-operators, wholesale dealers, etc.
- 3) Financial analysis alongwith year wise cash flow and funding of the project may be spelt out.
- 4) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- 5) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc., should be prepared.

FOLLOW UP ACTION

- 1) One of the strategies adopted towards this end in MPD-2001 is the development of four directional integrated freight complexes on the periphery of urban Delhi. These are to provide facilities for regional and intra-urban freight movement and also provide warehousing and storage facility for wholesale trade.

Accordingly DDA has taken up the planning of the following integrated freight complexes:-

- a) Integrated freight complex, Gazipur - 171 hect.
- b) Integrated freight complex, Narela - 300 hect.
- c) Integrated freight complex, Madanpur - 150 hect. Khadar
- d) Integrated freight complex, Dwarka - 125 hect.

Contd.....

a) The concept plan of Integrated freight complex Gazipur has been approved by the Technical Committee of DDA in November 1993.

The layout plan has been further modified, based on site constraints and has now been approved by different committees and is being placed before the Authority for final approval very shortly.

b) The layout plans of integrated freight complexes Narela and Madanpur Khadar are at advanced stage and being put up to the Technical Committee for approval. Whereas almost entire land in Gazipur stands acquired, in integrated freight complex Narela and Madanpur Khadar, the acquisition of land is in process.

To stop plying of trucks and functioning of trades in congested areas of Delhi, the matter has been brought to the notice of concerned agencies.

2) While preparing the proposals of integrated freight complexes, discussions have been held with the associations of traders, wholesale dealers etc. These discussions have been held in the meetings taken at the level of Minister, Govt. of Delhi and DDA. Discussions have also been held with the wholesale traders and truck operators in existing markets and the proposals have been worked out to suit to their requirements.

3) The work regarding financial analysis alongwith cash flow and funding of project will be taken up after approval of the plans. However, a broad analysis for IFC Gazipur has been done

4) A detailed analysis has been undertaken for distribution of commodities and allocation of areas for various trades in Integrated Freight Complex Gazipur, Madanpur Khadar and Narela. This has been done with the help of consultants. Detailed requirements of size and number of plots will be worked out at the stage of detailed planning/architectural design.

5) The work of preparation of a brochure giving details of scheme and description of price etc. will be taken up after the approval of layout plans/detailed design.

Contd/.....

ITEM NO.

2.3/A.C./93

Sub: Planning of River Yamuna bed.
(Report compiled by Plg. Deptt.)

- i) To make it pollution free;
- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land; and
- v) To develop the reclaimed land.

RECOMMENDATION.

Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for Planning and River Yamuna Bed has already been set-up and in the first Phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD. CW&PRB, Pune, DWS & SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

FOLLOW UP ACTION

- i) For taking up planning and development of River Yamuna in a comprehensive manner, a special Project Unit has been constituted in the Planning Department. This is headed by an Addl. Commissioner (Plg.).

The work on planning and development of River Yamuna bed is continuing. A detailed plan of first phase covering 490 hect. of area near Nizamuddin bridge has been prepared and approved by the Authority on 16.10.93. The work on preparation of comprehensive plan of Zone 'D' has been initiated. The proposals have been discussed in the meeting of Yamuna committee and also with concerned departments namely: Irrigation & Flood. PWD, NCTD, DWS&SDU, MCD, CWC, Ministry of Environment & Forests/CPCR, G.P.O. etc. (September 1996).

Contd.... 41-

Further action is being taken up in the planning of river Yamuna bed.

ii) The approach of the project is that the project should be self sustaining and dependency on the Govt. for funds should be minimum. As such, it is envisaged that part of the land be utilised available for remunerative uses for cost recovery and the project should attract private investment to make it self-sustaining and viable.

iii) The following project have been taken up for beautification of river front:

- a) Bathing Ghat (Surghat) at Wazirabad.
- b) Landscaping near Nigam Bodh Ghat and new ISBT Bridge
- c) Rajiv Gandhi Smriti Van.

em No.
44/A.C./93

Sub: Involvement of private Developers in the land development and construction process in Delhi.

No. F. PS/Commr.(LD)/93

RECOMMENDATION

Commr. (LD) explained the report of Task Force on 'Involvement of Private Developers in the Land Assembly, Development & Disposal'. After discussion the Council made the following suggestion.

- i) Apart from Rajdhani Estate promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the bulders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in principle be involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

Contd/....

FOLLOW UP ACTION

- 72 -

Delhi Development Authority in its meetings held in Sept., 95 and Feb. 96 approved the Scheme of involvement of Private Developers in land development, Construction, infrastructure provision & disposal thereof. The Scheme was sent to the Govt. of India, Min. of Urban Affairs and Employment. In Pursuance of which the Govt. appointed a Committee under the Chairmanship of the Addl. Secretary (MOUA&E) to examine all the related aspects of involving private developers. A draft paper was prepared and sent by DDA to the MOUA&E on 26.7.1996 (Copy enclosed from page Nos. 11- 31).

Item No. Sub: Action Taken Note on the points raised in the
2.5/A.C./93 Advisory Council's meeting held on 20.05.93.

No. F. 1(4)/93/AC/MC-II.

RECOMMENDATION

The information was noted.

Item No. Sub: Comments on the observations made in the Advisory
2.6/A.C./93 Council meeting held on 20.05.93 on Action Taken
Note in the meeting of Council held on 16.10.92.

No. F. 1(4)/93/AC/MC/II.

RECOMMENDATION

The information was noted.

-73-

DO No. Ao(4)III(4)93-211
July 26, 1996


Dear Shri Singh,

I would like to draw your attention to the D.O. letter No.13011/17/96/DDIB dated 2.7.1996 from Shri R.K.Singh, Director (DD) regarding involvement of private developer in land assembly, development, construction and disposal in Delhi. The issues have been identified and a draft paper for consideration of the Committee constituted by the Government of India is enclosed herewith.

I shall be grateful if the paper is taken up early for discussion and necessary enabling provisions are notified soon to take up at least the project already approved by Authority for Dwarka Sector 18.

With regards,

Yours sincerely,


[Anil Kumar]

Encl. as above

Shri N.P.Singh,
Addl. Secretary,
Ministry of Urban Affairs & Employment,
Department of Urban Development,
Nirman Bhawan, New Delhi.

-74-

**INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND DEVELOPMENT AND
HOUSING CONSTRUCTION ACTIVITY IN DELHI**

1.0

INTRODUCTION

In the new role of a facilitator, the public agencies are expected to devise innovative approaches to involve the private and cooperative sector, increase and improve supply of housing, serviced land and infrastructure. DDA has initiated policy changes for involvement of private developers in the development and delivery of serviced land and housing in Delhi. With a view to evolve guidelines and procedures for involvement of private developers, the following proposals are submitted for two kinds of development:

- (i) Development by private developer on DDA land;
- (ii) Development of land to be assembled by private developers.

The issues and roles of private developer and DDA in each case are given below:

2.0

PRIVATE DEVELOPMENT ON DDA LAND

The scheme deals with the allotment of DDA land in its schemes like Rohini, Dwarka, Dhirpur, Naraina etc. to private developers on leasehold basis who will undertake on site development and dispose off the property in the agreed manner. Private developers will be selected by the competitive and open tendering by a Project Advisory Board. To ensure the objective of providing housing to EWS and LIG, it is proposed that the private developer will construct a prescribed component of EWS and LIG houses, which will be handed over along with community facility plots to DDA free of cost for allotment to its registrants.

ROLE OF PRIVATE DEVELOPER:

- 2.1
- 2.1.1. Prepare layout and building plans and get the same approved from DDA.
- 2.1.2. Carry out development work as per the approved plans.
- 2.1.3. Prepare service Plan for internal development and get it approved from MCD/Local Body.
- 2.1.4. Construct EWS & LIG houses as per the approved norms of DDA and develop other use activities/facilities as per the approved plan.
- 2.1.5. EWS and LIG houses and community facility plots to be given back to DDA free of cost.
- 2.1.6. Hand over community facilities including parks and open spaces to DDA - private developer will be allowed to dispose off other commercial properties and residential component as per the the terms of agreement.
- 2.1.7. Hand over services to the concerned Local Body through DDA with obligation to pay deficiency charges, if any.

2.2 ROLE OF DDA

- 2.2.1. Preparation of tender document containing terms and conditions of allotment (Annexure.2....). Eligibility criteria for bidding to be prescribed (Annexure.3.....)
- 2.2.2. Tenders to be invited for selection of private developer on the terms that the premium of land shall be paid by the developer as per the Nazul Rules.
- 2.2.3. Approval of Layout Plans as per MPD in force.
- 2.2.4. Prepare service plans for peripheral services and get approved from MCD/Local Bodies and provide the same.

2.2.6. Quality control for development works and DDA component of housing.

2.2.7. Disposal of EWS and LIG housing and community facility plots.

2.2.8. Review and monitor the progress for smooth and timely implementation of the project.

2.3. **LEGAL ISSUES**

2.3.1. Amendment required in DDA Nazul Rules, 1981 in respect of the following (Annexure. A.....):

(a) Permitting allotment of land more than 500 sq.mtr.

(b) Defining the 'developer'.

2.3.2. Under U.L.C.R. Act, exemption is necessary for holding plot of more than 500 sq.mtr. in Delhi keeping in view the accelerated planned development as an objective of DDA. In order to facilitate single window clearance, Government may delegate powers to VC, DDA under Section 20 of the Act for grant of exemption to the private developers.

2.4. **OTHER ISSUES:**

2.4.1. On the pattern of Development Control Rules, 1991 of Bombay, if developer hands over community facilities/building free of cost to the Local Body, he may be given additional equivalent FAR entitlement for his free sale components, subject to approval (Annexure-I)

2.4.2. Permission for freehold conversion for the sub lessee.

3.0 **PRIVATE DEVELOPMENT ON LAND TO BE ASSEMBLED BY PRIVATE DEVELOPERS.**

With the objective of augmenting development of urban land and to utilise the resources of private

sector in the development of infrastructure and construction of the housing, the scheme provides for involvement of private developers to assemble private land and take up their development and construction within the parameters of Master Plan. However, the developer is required to make available a component of land/housing for lower income groups and to cooperative group housing societies to ensure integrated development and provision of social infrastructure, where such type of development can be permitted is prescribed as minimum 40 Hect. Such a scheme can be taken up in Urban Extension areas as per Delhi Master Plan where land is yet to be acquired.

3.1. **ROLE OF PRIVATE DEVELOPER**

- 3.1.1. Preparation of layout and building plans and its approval from DDA.
- 3.1.2. Carry out development work as per the approved plans.
- 3.1.3. Prepare service plans for internal development and get them approved from MCD/Local Body.
- 3.1.4. Construct EWS and LIG houses as per the approved norms of DDA and develop other use activities/facilities as per the approved plan.
- 3.1.5. EWS & LIG houses to be given back to DDA at mutually agreed cost for disposal by DDA.
- 3.1.6. Hand over services to the Local Body with obligation to pay deficiency charges, if any.
- 3.1.7. Hand over the land for laying down peripheral services within the assembled land to DDA/DESU/INFRASTRUCTURE AGENCY/MCD free of cost.
- 3.1.8. Hand over community facilities including parks, open spaces to the concerned Local Body with obligation to pay deficiency charges, if any.

3.2. **ROLE OF DDA**

- 3.2.1. To ensure integrated land development and to prepare Zonal Plan/General Development Plan and prescribe development control norms for the Development Area not yet acquired and make available at a cost to the intending developer.
- 3.2.2. Identification of area - Development/Non-Development Areas in proposed Urban Extension, sub-cities and growth centres.
- 3.2.3. Issue letter of intent for grant of planning permission to private developer after which, he shall have to deposit betterment and development charges.
- 3.2.4. Approve Layout Plan submitted by the developer:
 - (a) As per norms of MPD in force;
 - (b) With reservation of 25% residential land use for cooperative group housing societies.
- 3.2.5. Prepare service plans for peripheral services and get it approved from MCD/Local Body and provide the same.
- 3.2.6. Disposal of EWS & LIG houses.
- 3.2.7. Quality control for development works and construction of DDA component of EWS & LIG houses.
- 3.2.8. Review and monitor the progress for smooth and timely implementation of the project.

3.4. **LEGAL ISSUES**

Under U.L.C.R. Act, exemption is necessary for holding plot of more than 500 sq.mtr. in Delhi keeping in view the accelerated planned development as an objective of DDA. In order to facilitate single window clearance, Government may

delegate powers to VC, DDA under Section 20 of the Act for grant of exemption to the private developers.

OTHER ISSUES

3.5.

3.5.1.

On the pattern of Development Control Rule, 1991 of Bombay, if developer hands over community facilities/building free of cost to the Local Body, he may be given additional equivalent FAR entitlement for his free sale components, subject to approval (Annexure-I).

3.5.2.

Betterment charges to be credited to the proposed City Development Fund and to be maintained in a separate account by DDA. Out of this, 15% to be utilised by MCD/Local Body for the area specific improvement and 85% to be used by DDA for City Development.

ACCOMODATION RESERVATION

The concept of accomodation reservation is to facilitate development of community facilities without any financial burden on the local body and making available land for the same under Private ownership. The Private owner provides the land / building due to the incentive of FAR which he can utilise for his own purpose. Thus, community facility becomes available in time to the public without adding any financial burden on the Development Authority / Local body.

According to Development Control Rules of Greater Bombay the development right on the land reserved for roads could be transferred by the land owner to his remaining land if agreed to hand over the land to local body free of cost and free of encumbrances. This principle has been extended further in the Development Control Regulations 1991 in the form of Accomodation Reservation.

The land owner can develop and build the facility for which the land is reserved (such as a library), hands it over to the local body free of cost and then utilises the development right equivalent to the full permissible FAR/FSI for his own purposes. This measure is likely to succeed in large cities like Delhi where land prices are several times higher than construction cost.

DETAILED TERMS AND CONDITIONS OF AGREEMENT FOR
ALLOTMENT OF LAND TO DEVELOPERS

1. The Developer shall deposit the following documents within six months of the date of issue of letter of acceptance:
 - a) Survey of the area at a scale of 1:1000.
 - b) Layout plan on 1:1000 scale showing.
 - i) Land use distribution for various activities.
 - ii) Indicating the blocking of residential units and other uses.
 - iii) Position of internal services like roads, water supply, sewerage, electrification, street lights, telephone, TV cables etc.
 - c) Architectural drawings of building on 1:100/200 scale.
 - d) Time schedule of internal development and construction of buildings.
 - e) Project showing all specifications, design and working drawings of all services in detail.
 - f) Land scape plan on 1:1000 scale.
2. Authority shall not be responsible for any delay for not giving possession of any part of land due to matter being subjudice or due to natural calamities or any other reason beyond the control of the Authority. No compensation shall be payable by Authority on this account. It is clarified that the Developer shall not be entitled to compensation on any ground whatsoever for any delay for whatsoever reason in handing over possession of the land or any part of the land to the Developer.
3. Developer shall submit audited balance sheet of each year within six months of annual closing to CAO, DOA.
4. The allotment of land to the developer shall be on lease hold basis. The prescribed format of lease deed is annexed herewith. The Developer shall pay Ground Rent @ 2½ % of tendered amount after 5th year.

5. The Developer shall disposed of properties to the purchaser as per terms and conditions of this contract agreement and such purchaser shall be sub-leasee of the land. The ground rent of the land after the date of transaction for sale purchase between the developer and the purchaser shall be deposited by the sub-leasees to the DDA. The prescribed format of sub-lease deed is annexed herewith.

6. In case of any default on the part of developer either in making payment to DDA or in undue delay in completion of the project, as may be assessed under orders of Vice-Chairman, DDA, the allotment shall be withdrawn and lease cancelled and possession of the land resumed by DDA. Balance work shall be got completed/completed by the Authority by:-

- i) Forfeit Rs.50 lacs security deposit.
- ii) Sell the unsold property.
- iii) Recover the balance amount from developer as arrears of land revenue
- iv) in any other manner it may deem fit.

7. Developer shall obtain completion certificate of all works from Authority. structural safety certificate shall be submitted by the developer while applying for completion certificate.

8(i) Developer shall be required to hand over the services to concerned Municipal/Local agency after the completion certificates. Till such time, the services are handed over they will be maintained by the developer. At the time of handing over of services to respective departments, the deficiencies shall be rectified by the developer or deficiency amount shall be paid by developer to Municipal/Local agency/ Department to the full satisfactions of the Authority.

8(ii) The developer shall hand over the roads/parks and playgrounds to the relevant public agencies free of cost at the the earliest but not later than the end of the fifth year. The deficiency charges, if any, shall be paid by the developer. Until these assets are transferred to the relevant public agencies, the developer shall maintain the said roads, parks and playgrounds at his/its own cost.

9. The Security Deposit of the Developer amounting to Rs. 50 lacs shall be refunded only after completion of all the development and construction work and handing over of various services to the civic bodies and EWS/LIG flats and Institutional plots to the Authority.
10. In case of any dispute between the Authority and the Developer the decision of Vice-Chairman shall be final and binding on both the parties.
11. The jurisdiction of disputes will be the appropriate court of Delhi.
12. The layout plan and buildings plans are to be prepared according to Building Bye-laws and Master Plan Regulations of the Authority.
13. The plans and scheme submitted by Developer shall be required to be approved by the Authority and the Developer shall also obtain the approval of the all other concerned local/other bodies like MCD, Chief Fire Officer, Civil Aviation etc. at his own cost.
14. The developer will execute the development within the planning and development control parameters which shall be governed by the norms and regulations given in Master Plan 2001 or subsequent Master Plan that may be in force and building bye laws that may be in force from time to time.
15. The developer will adopt standard specifications for construction of EWS and LIG houses as given in Annexure-B.
16. The land development can be divided into the following three categories.

(1) Peripheral Development

Peripheral Development relates to development till or at the periphery of sector (i.e. the Project Area). This Peripheral Development is to be taken up by the DDA. Since trunk water supply and sewerage are likely to take time, DDA will construct an underground tank and a sumpwell. With regard to drainage, DDA will provide the

5. The Developer shall disposed of property purchaser as per terms and conditions of this agreement and such purchaser shall be sub-leased. The ground rent of the land after the date of for sale purchase between the developer and the shall be deposited by the sub-leasees to the prescribed format of sub-lease deed is annexed here.

6. In case of any default on the part of in making payment to DDA or in undue delay in the project, as may be assessed under orders DDA, the allotment shall be withdrawn and possession of the land resumed by DDA. be got completed/completed by the Authority

- i) Forfeit Rs.50 lacs security deposit
- ii) Sell the unsold property.
- iii) Recover the balance amount from as arrears of land revenue
- iv) in any other manner it may deem

7. Developer shall obtain completion works from Authority. structural safety submitted by the developer while applying certificate.

8(i) Developer shall be required to hand over to concerned Municipal/Local agency after certificates. Till such time, the services they will be maintained by the developer. handing over of services to respective deficiencies shall be rectified by the developer. amount shall be paid by developer to Municipal Department to the full satisfactions of the

8(ii) The developer shall hand over the playgrounds to the relevant public agencies the the earliest but not later than the end. The deficiency charges, if any, shall be paid. Until these assets are transferred to the agencies, the developer shall maintain the and playgrounds at his/its own cost.

level at the appropriate point to the Developer for laying-out internal drains. In relation to electricity at the periphery of the project area DDA will ensure that a 66 KVA sub station is set up by DESU outside Sector 18, Dwarka. In relation to trunk water supply and sewer lines to be laid by the Delhi Water Supply and Sewerage Disposal Undertaking and the trunk peripheral drains and outfall to be provided by the Irrigation & Flood Deptt. of the Govt. of NCTD, DDA will pursue the same with the appropriate local bodies and Govt. of NCTD.

(ii) Internal Development(General)

This development is to be taken up totally by the Developer. As part of the Internal Development generally the Developer will dig appropriate tube wells and layout the internal distribution system for water supply, layout the internal sewer lines till the sump, layout the internal drains and tie-up with DESU for installing 33/11 KVA sub-stations and laying out the internal distribution lines for electricity. The Developer will also get the Services Plan for internal water supply, sewerage, drainage, roads and electricity as also the building and layout plans approved from the appropriate local bodies/authorities.

(iii) Internal Development(Plotted)

Internal Development(Plotted) is the internal development required for plot schemes. The internal Development(Plotted) is to be undertaken by the Developer.

The Developer shall be responsible for all planning and development, internal(general) as well as internal(Plotted), of the land as per

approved norms of the Authority.

The Developer shall undertake the development of the sector on the strength of these presents given to him by the Authority.

17. Following types of broad land uses will be permissible for a 32 Hect. plots

S. No.	Land Use	Gross area in (Hect)	%age of gross area of land use to total area.
1.	Residential	18.00	56.25
2.	Public & Semi public Facilities	4.00	12.50
3.	Utilities and Parks	5.00	15.80
4.	Circulation	4.00	12.50
5.	Commercial	1.00	3.15
Total:		<u>32.00</u>	<u>100.00</u>

18. The Developer shall not deviate in any manner from the approved layout plan/building plan and shall conform to all laws, rules, regulations, and bye-laws of the proper municipal or other authority in any way relating to the laying out of land or making of street and execution of works and all other matters relating to health and sanitation which may be in force from time to time.

19. The Developer shall not make any excavations upon any part of the said land nor remove any stone, gravel, clay and earth therefrom except for the purpose of development of and use on the said land. The Authority also reserve unto itself all mines, minerals, coals, gold washing, earth oil or quarries in or under the said land, if found at the time of development/excavation.

20. The Developer shall not be entitled under any circumstances whatsoever directly or indirectly to assign, transfer or otherwise part with its rights under this agreement.

21. The Developer shall after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at his own expense, erect upon and develop the said land in a complete and substantial and work-manlike manner with the requisite and proper walls, sewers and drains and other convenience in accordance with the sanctioned building plans, and to the satisfaction of such municipal or other Authority, as the case may be, and within the parameters contained in the MPD-2001 and Building Bye-laws.

22. The Developer can start allotment/booking except of EWS and LIG houses only after possession of the land is given to him.

23. The land for utilities such as electricity, water supply, drainage and sewage disposal is required to be handed over by the Developer to DESU and other appropriate bodies by the end of the first year of commencement without any cost.

24. The common portions of the commercial buildings after completion of the project shall automatically be treated in possession of the DDA. The common portion of the residential area shall be handed over to Residents Welfare Association/registered agency approved and recognised by the Authority and in case no Agency exists the same after completion of the project shall automatically be treated in possession of the DDA. However, the Developer shall continue to maintain services in these areas till services are handed over to Civic agencies, irrespective of the fact as to who is in possession of the common area.

25. The Developer shall be free to dispose of the property developed for commercial, public and semi-public and residential (except EWS & LIG houses and Institutional plots

which are to be given back to the Authority free of cost) use as per provisions of the MDP 2001 or such other MPD as may be in force.

26. The Developer shall handover to the Authority EWS/LIG Flats and Institutional plots, as mentioned herein before. Any failure to adhere to this schedule shall entitle the Authority to recover penalty at the rate of three thousand per flat per month and Rs. ten thousand per acre of Institutional plots per month. In case the default is more than Rs. 2 crores, the Authority would reserve its right to cancel the allotment of land. Further action on account of the default shall be taken as per para 6 above.
27. For any change in the name of the developer or change in its constitution or of the firm shall be subject to consent of the Delhi Development Authority.
28. In any case of default of payment penal interest @ 24% (Twenty Four per cent) p.a. on such default amount shall be charged for the period of default.
29. The time for completion of the project is 5 years from the date of issue of letter of acceptance of the tender. The date of commencement of the agreement shall be reckoned as the date of issue of letter of acceptance by the Delhi Development Authority.
30. The Delhi Development Authority shall in no manner be responsible for any death/accident that may occur while executing the works at site and shall not be liable for any compensation whatsoever may become payable under the law of the land. The Developer shall be absolutely and exclusively responsible for adopting necessary measures to avoid any accident.
31. All transactions will be made in Indian rupee only.

32. Engineer/Project consultant appointed by the DDA will monitor the progress of the project and will give monthly reports on the progress of works and also certify that work is being executed according to the approved layout plans. Private Developer shall render necessary cooperation to him.
33. The CE(QC)DDA will conduct quality control inspections periodically (minimum four inspections will be conducted mandatorily at the stage of 25% completion, 50% completion, 75% completion and 90% completion of works) of all the land Development Works, construction of EWS/LIG flats. Further quality control test checks including material test will be conducted by the CE(QC)DDA as and when he deems fit to ensure the observance of high level of quality standards. Private Developer shall render necessary cooperation to him.
34. The Developer shall bear full and exclusive liability for defects (as provided under the Agreement and under Law) in respect of EWS and LIG flats and will make good the defects immediately as per the recommendations of the CE(QC)DDA. The project will be deemed to have been completed when all the out puts have been physically handed over to the allottees and parks, roads and other services have been handed over to the concerned public agencies.
35. The Developer shall not display or exhibit any advertisement, placard whatsoever or put up any hoarding on any part of the interior or exterior of the said land without the prior written permission of the Authority.
36. In the event of the death of the Developer or the Developer becoming insolvent, or dissolved, if it is a partnership firm, or gone in liquidation, if it is a private limited/limited company prior to the expiry of the period fixed herein above, the liabilities under these presents shall be borne by the legal heirs/representatives of the Developer and in case of their failure to comply with the terms and conditions of this agreement it shall stand terminated automatically and all that has been agreed here in above

to fall to the share of the Developer shall vest with the Authority free from all encumbrances.

37. The Developer shall pay cost of light, power and water consumed by him as per the demand of the Authority concerned.

38. The Developer shall also pay all licence or other fee of taxes payable to the Government/Municipal or other local bodies as may be assessed or found due.

39. The Developer shall abide by all the rules, regulations, orders and instructions that the Authority may issue from time to time or adopt or issue for the care, protection and administration of the said land/flats/estates/including the provision of DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (management & Disposal of Housing Estates) Regulation, 1968, as amended from time to time.

40. The provisions of Delhi Apartment Ownership Act, 1986 and Rules framed thereunder shall also be applicable wherever the same are attracted.

41. The Authority shall not be responsible for the safety of any materials or articles belonging to the Developer and also shall not be liable for any damages or injury to the property of the Developer lying at any time in, on, upon or around the said land from any cause whatsoever.

42. Notwithstanding any thing contained herein to the contrary, the Authority shall have the right to revoke the agreement in the event of breach of any of the terms and conditions specified herein. The decision of the Vice-Chairman DDA in this behalf shall be final and binding and shall not be called in question at any forum or court, whatsoever.

43. By earlier determination or revocation of these presents any belonging of the developer found on such land/site shall be liable to be sold through public auction unless claimed within a fortnight of the determination or revocation of the agreement, as the case may be. The Authority shall be entitled to appropriate out of the proceeds of such sale.

the amount due to the Authority, if any, from the Developer and also, after deducting cost of administration and auction of these belonging, the balance, if any, shall be paid over to the Developer or his/its legal heirs, representatives etc. as the case may be.

44. In case, the site machinery/apparatus etc. are destroyed or damaged by any natural calamity or riot or civil disturbance or on any account whatsoever, the Authority shall not be liable to pay any damages and/or compensation therefore.

45. In case of any dispute arising between the Authority and the Developer in respect of the interpretation or performance of any terms and conditions of this Agreement, the decision of the Vice-Chairman, DDA thereon shall be final and binding. The developer shall not object to the Vice-Chairman of the Authority's decision on the ground that he had dealt with the case or has at some stage or expressed opinion in any matter connected therewith or on any grounds whatsoever.

46. The Developer shall be responsible for damages or loss of property due to the reasons for which it/he or its/his servants are directly responsible and that may be sustained by it/him due to normal wear and tear or such as may be caused by storm, earthquake or any other natural calamities, but the Authority shall not be liable to pay any compensation or damages whatsoever.

47. The Authority or its nominee shall have access at all reasonable hours to the said Development/construction, electric substations, water supply and drainage installations or any part thereof.

48. All the required permissions/approvals for erecting electric sub-station/water supply and drainage installations and running it shall be obtained by the Developer.

49. The Developer shall complete the development of erection and shall commission the electric sub-station/ water supply and drainage installations within the sector within three years from the date of this agreement.

50. In the event of unforeseen circumstances, beyond the control of the Authority, including any stay, decree, directions, orders from any court of law or Forum, because of which the entry upon the said land or any part thereof gets held up or delayed, the Authority shall not be liable for any damages, compensation or loss of profit of any kind whatsoever.

51. All notices, orders, directions, consents or approvals to be given under this Agreement, shall be in writing and shall signed by such officer as may be authorised by the Vice-Chairman, DDA and shall be considered as duly served upon the Developer if the same shall have been delivered or sent by post to the residence/registered office of the Developer.

52. All powers exercisable by the Authority under this Agreement may be exercised by the Vice-Chairman, DDA. The Authority may also authorise any office or officers of the Authority/Govt. to exercise all or any of the powers exercisable by it under this agreement.

53. The Vice Chairman may authorise any officer or officers to exercise all or any of the powers which he is authorised to exercise under this agreement, except the powers of the Authority exercisable by him virtue of clause 52 above.

Delhi Development Authority

Developer

ELIGIBILITY PARAMETERS:

The eligibility parameters are as under:-

- i) The developer applicant must have proven track record of total average turnover of not less than 10.00 crore related to land development/building activity during the last five years.
- ii) The applicant should be an individual, a proprietorship firm, a registered partnership firm, a private limited company, a group of companies, a corporation of joint venture/consortium, N.R.I. or registered society and should be competent to contact and must indicate the projects which they have completed and the projects which are in progress during the last five years.
- iii) The applicant must have capability in the development of land and construction of large building structures involving earth filling, PCC, reinforced cement concrete as well as his/her capacity for mobilising equipment and personnel for large value contracts.

1. The "Developer" is defined as follows for purpose of addition in Rule 2:-

Rule 2(a)

"Developer": Developer means a person or body of persons, whether corporate or otherwise, who is authorised by the Authority to develop the Nazul land under its control and supervision and to dispose of the plots/built up spaces in accordance with the terms/conditions as may be prescribed through an agreement to be entered between the Authority and the Developer.

2. Since there is no provision in the Nazul Rules, 1981 for allowing a private Developer to develop land, construct flats and shops and dispose of the same, it is felt that an additional rule to be numbered as Rule 43.A should be incorporated in the said Rules. This new Rule 43.A should read as under:-

Rule 43.A(1):

The Authority may, notwithstanding anything contained in these rules, allot land to a developer through auction or through tender for development and disposal under its control and supervision in accordance with the terms/conditions to be set out in the agreement between the Developer and the Authority. The lease deed in favour of the Developer and the sub-lease deed in favour of the persons to whom the plots are to be disposed of by him, shall be executed in such formats as may be approved by the Govt. in this behalf.

Rule 43A(ii):

The restrictions regarding the size of the plots and the earlier ownership of any property in Delhi shall not be applied in the case of the allotment/transfer of the land to the Developer.

Rule 43.A(iii):

The restrictions regarding the size of the plots and of not owning any residential land, house etc. as stated in these Rules, for the purpose of eligibility shall, however, be applicable to the disposal of land/plots by the Developer.

ITEM NO. Sub: Constitution of Advisory Council of the
26/GA/97 Delhi Development Authority.

A-09.6.97 No.F.1(2)/97/MC/DDA.

P R E C I S

Under Section 5(1) of the Delhi Development Act, 1957 the Authority is empowered to constitute an Advisory Council for the purpose of Advising the Authority on the preparation of the Master Plan and on such other matters relating to the Planning or development or arising out of or in connection with the administration of the Act, as may be referred to by the Authority.

2. Municipal Secretary of MCD has informed vide his letter No.89/MS/97 dated 22.04.1997 at (Appendix 'A' P.No. 95 - 96) that the Corporation in its meeting held on 15.04.1997 vide resolution 10 have elected the following four councillors of the Corporation as Corporation's representatives on the Advisory Council of the Delhi Development Authority:- under section 5(a)(d) of Delhi Development Act. 1957:

1. Shri Tilak Raj Aggarwal;
2. Shri Dushyant Kumar Gautam.
3. Smt. Leela Bisht;
4. Shri Ajit Singh.

The matter is placed before the Authority for information.

R E S O L U T I O N

The Authority welcomed the new members of the Advisory Council.

APPENDIX 'A' TO ITEM NO. 26/GA/97

Risham Sharma
MUNICIPAL SECRETARY



Tel. (O) 2525751
(R) 5584385

Municipal Corporation of Delhi
Town Hall, Delhi-110005

Ref.No. 89 /MS/97

Dated: 22.4.1997

The Secretary,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Subject:- Election of four representatives of
the Municipal Corporation of Delhi
on the Advisory Council of the Delhi
Development Authority.

Dear Sir,

The Corporation in its meeting held on 15.4.1997
vide resolution no.10 have elected the following four
councillors of the Corporation as Corporation's repre-
sentatives on the Advisory Council of the Advisory
Council of the Delhi Development Authority:-

1. Shri Tilak Raj Aggarwal,
2/2 B, East Azad Nagar,
Delhi-110051.
2. Shri Dushyant Kumar Gautam,
68-A, Canara Bank Street,
Munirka Village,
New Delhi.
3. Smt. Leela Bisht,
A-312-227, J.J. Colony, Tigri,
New Delhi-110062.
4. Shri Ajit Singh,
109, Ram Vihar,
Delhi-110092.

Yours faithfully,
Risham Sharma
(R.S.Sharma)
Municipal Secretary

-96-

Radhey Shyam Sharma
MUNICIPAL SECRETARY



Tel. (O) 2525751
(R) 5584385

Municipal Corporation of Delhi
Town Hall, Delhi-110006

Copy to:-

1. Shri Tilak Raj Aggarwal,
Municipal Councillor
2. Shri Dushyant Kumar Gautam,
Municipal Councillor
3. Smt. Leela Bisht,
Municipal Councillor,
4. Shri Ajit Singh,
Municipal Councillor,


(R.S. Sharma)
Municipal Secretary

ITEM NO SUB;
27/GA/97

A-09.6.97

-97-
SANCTION FOR PROSECUTION U/S 197 Cr. P.C. IS TO BE
ACCORDED AGAINST S/SHRI D.P. BAHUGUNA THE THEN DIRECTOR (LM)
& SHRI SATBIR SINGH TYAGI, THE THEN TEHSILDAR, D.D.A
(SINCE RETD.). F. 25(5) 82/Vig./AV-7

P R E C I S

S/Shri D.P. Bahuguna & Satbir Singh Tyagi, while working as Director (LM) & Tehsildar respectively during the year 1978. During the said period they entered into the Criminal Conspiracy along with Sh O.P. Saklecha, the object of which was to fraudulently or dishonestly allot a commercial plot of land to Sh Om Parkash Saklecha S/O Sh V.K. Saklecha the then Chief Minister of M.P. by abusing their official position as public servants and prepared or got prepared false records purporting to show that Smt Saraswati Devi Boyla, sister of Sh Om Parkash Saklecha had un-authorized possession over DDA land to entitled for alternative accommodation by showing the false demolition proceedings.

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

3. On 16.8.78 Sh P.C. Gupta (Approver) was called by Shri Bahuguna in presence of Sh Jeshi and Sharma and a slip containing the named of Smt. Saraswati Devi and Ravinder Kumar was given to him with direction that their unauthorised possession at Ashok Nagar, B Block Nai Wala Estate should be shown and a complaint be got prepared showing such un-authorized possession to draw the proceedings of damages and eviction.

4. Sh Tyagi got prepared a complaint dated 16.8.78 by Shri Jagdish Prasad purporting to have been made by one Sh Nand Kishore alleging that Smt Saraswati Devi Boyla and Ravinder Kumar were having un-authorized possession of DDA land behind House No. T-2236, B Block Ashok Nagar. Sh P.C. Gupta (Approver) gave a false report regarding such un-authorized possession at the instance of Sh Tyagi.

5. On 24.8.78 Sh P.C. Gupta (Approver) was called by Shri Jeshi in his room who directed him to submit false report to the fact that unauthorised possession over DDA land were being used for commercial purposes. Accordingly, Sh P.C. Gupta prepared false report and submitted the same along with revised proforma to the Estate Officer through Sh S.S. Tyagi.

6. After the Damages collector had submitted a report on 29.8.78 that the aforesaid unauthorised possession could not be located by him in the aforesaid locality, the Estate Officer marked the file to Sh S.S. Tyagi with the directions that Halqa Patwari should be detailed to point out the un-authorized possession in the area.

Contd.../-

Shri P.C.Gupta, along with Sh. Sehmi Pal, process Server submitted another false report on 15.9.78 asserting that the un-authorised possession being used for commercial purposes by Saraswati Devi and Ravinder Kumar were still in existence. The Estate Officer then issued fresh show cause notice U/S 7 P.P.Act, on 25.9.78 for assessment of damages and eviction proceedings.

7. On 12.10.78 Sh O.P.Saklecha submitted a petition before the Estate Officer claiming that Saraswati Devi was in actual possession of 150 Sq Yds of land and not 50 Sq Yds of lands. He also filed a power of attorney dated 12.10.78 before the Estate Officer on 16.10.78. The Power of attorney purported to have been issued by Saraswati Devi. Boyla authorised Om Parkash Saklecha to represent her before the Estate Officer.

8. The said power of attorney dated 12.10.78 was executed before Sh. R.S.Khanna, MM, New Delhi and on this power of attorney Sh. J.K.Sharma made false endorsement that the signatures of Smt Saraswati Devi were made in his presence. The signatures of Saraswati Devi were found to be in the hand writing of Shri O.P.Saklecha.

9. Sh Joshi called Sh P.C.Gupta (Approver) on 9.11.78 and directed him to submit a report to the fact that Smt Saraswati Devi was in unauthorised possession of 150 Sq Yds of land instead of 50 Sq Yds and the Approver accordingly submitted a false report on 9.11.78 mentioning that Smt Saraswati Devi was in unauthorised possession of 150 Sq Yds of which 50 Sq Yds was built up area. The Estate Officer, therefore, cancelled the show cause notice dated 25.9.78 and ordered for issue of fresh show cause notice. On 17.11.78 Sh O.P.Saklecha made payment of Rs 4623.75 Rs as damages.

10. Various notices issued by the Estate Officer were being handed over by Sh P.C.Gupta (Approver) either to Sh D.P.Bahuguna or Sh L.K.Joshi who after serving them on Om Parkash Saklecha, return them to Sh P.C.Gupta. The eviction notice dated 16.10.78 was also similarly served on Om Parkash Saklecha and eviction ordered dated 23.11.78 was passed by the Estate Officer. This Eviction orders was addressed to Sh Jai Kishan Sikri, ASD(1) for eviction of the party from unauthorised occupation of BDA land. This eviction order was received by Sh Tyagi but he never passed it on for execution to Sh Jai Kishan Sikri. There is no execution report of this eviction orders in the file.

11. Sh Om Parkash Saklecha submitted application dated 13.11.78 and 27.11.78 to the Vice-Chairman, BDA mentioning that the possession of land in unauthorised occupation of Smt Saraswati Devi Boyla had been resumed by DDA on 27.11.78.

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without providing any alternative accommodation. He also requested for allotment of an Industrial plot of 400 Sq Yds. in her favour at Okhla Indl. Area at reserve rates. In fact, there had been no resumption of land by DDA on 27.11.78 as the same was never in unauthorised occupation of Saraswati Devi and on 27.11.78 no demolition eviction took place in Ashok Nagar, Nai Wala Estate, New Delhi, as is clear from the records of Mobile Demolition Squad of Delhi Police, Land Protection Branch, DDA demolition Diary of Land owning Agency and Rajnamcha of Patwari.

12. Sh Om Parkash Saklecha submitted another application dated 13.12.78 requesting for an allotment of 600 Sq Yds of land, but the request was not acceded to.

13. A complaint purported to have been sent by Ram Narain of New Rehatak Road, New Delhi was received in DDA to the effect that O.P.Saklecha had made false declaration to the DDA for procuring allotment of industrial plot in Okhla Indl. Area and on receipt of this complaint the matter was examined and Vice-Chairman cancelled the allotment on 2.6.79. The cancellation letter was issued to Saraswati Devi on 11.6.79.

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

15. Thus, there is sufficient oral and documentary evidence available to establish that Sh D.P.Bahuguna & Sh S.S.Tyagi along with others entered into a Criminal Conspiracy, the object of which was to cheat DDA and cause wrongful gain to Smt Saraswati Devi by abuse of official position as public servants. There is sufficient evidence on records that Sh D.P.Bahuguna, Director(I.M) & Sh S.S.Tyagi, Tehsildar, DDA called the Approver Sh P.C.Gupta who was working under them, in his room and gave him a slip of paper containing names of Saraswati Devi & Ravinder Kumar for preparing false complaint showing unauthorised occupation of Smt Saraswati Devi and Ravinder Kumar.

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16. Whereas the said acts constituted offences punishable under section 120-B r/w Sec. 420 IPC, 5(2), r/w 5(1)(d) of the Prevention of Corruption Act, 1947 and substantive offences punishable U/S 420/511/468/471 r/w Sec. 468/IPC u/s 5(3) (A) of the Prevention of Corruption Act, 1947 (Act.II of 1947).

Now the matter is placed before the Authority for according their approval for grant of prosecution sanction order to prosecute S/Sh. D.P. Bahuguna, DLM (Retd.) and Sh.S.S. Tyagi (Tehsildar (Retd.) under the relevant law and also to authorise the Secretary of the Authority to sign the prosecution sanction order on behalf of the Authority.

R E S O L U T I O N

Shri Sahab Singh Chauhan, MLA, expressed concern that defence evidence of the officer did not form part of the agenda, as requested earlier also. The Authority, while declaring its determination to punish the guilty, resolved as follows :

- i) a) Defence of the officer proposed to be proceeded against by CBI or any other investigation agency must always be placed before the prosecution sanctioning authority, in the interest of natural justice,
- b) A Standing Committee comprising of the following be constituted to examine such requests by the prosecuting agency and to advise the competent authority:
 - i) Sh. Sahab Singh Chauhan, MLA.
 - ii) Sh. Mahabab Mishra, Councillor.
 - iii) Chief Vigilance Officer, DDA
 - iv) Commissioner (Personnel), DDA.
- ii) The Committee may provide an opportunity of hearing to the concerned officer, if felt necessary.

ITEM Sub: Regulation of special pay to the employees/officers
who joined the Delhi Development Authority on
deputation.
No. 28/GA/97
A-0946/97

NO. ETT. G/128/88-VIS./24

P R E C I S

As per Govt. of India, Ministry of Personnel P.G. and Pension (Deptt. of Pension) and PW OM No. 4(12)/95 P&PW dt. 31.3.87, the deputation of Government servant to Autonomous body like DDA is only on abinitio absorption basis. However, keeping in view the nature of its complex functions, DDA has been given exemption from the application of the above rules in respect of certain categories/posts vide Ministry's O.M. no. 4/24/80-P&PW(D) dated 23.8.88. DDA after careful consideration and taking into accounts the responsibilities, functions and arduous nature of duties involved, had sanctioned special pay for certain posts which are always to be manned by deputationists i.e. these posts are reserved for officers on deputation.

2. Under the provisions of para 4.1 of appendix 5 (Section-1) of PS/SR Part-I (Swamy's Compilation), an employee/officer on deputation may elect to draw either the pay in the scale of deputation post (Ex-cadre post) or his pay in the parent cadre plus personal pay (if any) plus deputation duty allowance at the prescribed rates.

3. Para 7.2 of aforesaid appendix denies the grant of special pay drawn by such deputationists in their respective parent department. Para 7.4 of the same appendix further stipulates that in case any special pay is attached to the scale of pay of deputation post (Ex-cadre post) and the employee/officer has opted to draw pay in that scale he will also be entitled to draw such special pay. In other words the deputationists (employee/officer) who have not opted to draw pay of deputation (ex-cadre) posts and instead opted/ elect to draw the pay of their parent cadre post plus deputation duty allowance become ineligible for grant of special pay attached to the deputation (Ex-cadre post).

4. Ministry of Personnel, PG & Pension in the case of Sh. S. Prakash, Director (Vig.)/OSD to V.C. vide their letter No. 2/1/93/Ett. (Pay-II) dt. 21.7.93 have conveyed

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the interpretation that no special pay of any kind was admissible to any of the officers who joined on deputation to DDA and elected to draw their grade pay plus deputation allowance. However, there were a few officers who were already in receipt of special pay in addition to their grade pay plus deputation (duty) allowance before receipt of above clarification from the Ministry. These officers continued to draw special pay upto 31.5.96 when a decision after indepth consideration for discontinuance of above special pay was taken by V.C., DDA and accordingly, the payment of special pay to the deputationists had been discontinued w.e.f. 1.6.96 onwards in cases where it is found that the special pay is inadmissible as per the above said clarification.

5. It is worth mentioning here that special pay had been granted/sanctioned to the posts held by deputationists officers taking into consideration the arduous nature of duties attached with such posts whereas the deputation (duty) allowance is granted to such officers while serving in cadre post on deputation basis. With the application of the clarification dt.21.7.93 to the officers on deputation in DDA against the posts carrying special pay by nature of arduous duties, the officers have a grievance that the rules are being applied harshly to them, particularly, to the officers who were getting special pay in the parent department before coming on deputation, which they have to forego consequent on joining DDA on deputation.

6. Section 4(3) of the DDA Act 1957 empowered the Authority for making regulations for determining the salaries and other allowances to be drawn by its employees. By virtue of the above powers, Delhi Development Authority (Salaries, Allowances and conditions of Service) Regulation 1961 was enacted. Section 3 of the Regulations empowered the Authority for making relaxations in any of the provisions of the said regulations wherever these operate harshly to its employees including deputationists.

(Appendix 'A' P.No. 104).

7. In order to sort out the above issue and in the interest of natural justice, it is proposed that special pay wherever is attached to ex-cadre posts (Appendix 'B' P.No. 105 - 107) may be allowed to the deputationists (officer) also without any restriction of any kind, irrespective of the fact whether they elect to draw grade pay in the parent department plus deputation (duty) allowance or pay in the ex-cadre post plus special pay attached to the post as an exemption or relaxation from the provisions contained in appendix 5 RA/SR Pt.I (also mentioned at para 3 above) for the officers who have been on deputation or will come on deputation hereafter.

8. The matter is placed before the Authority for consideration and approval of para 7 above.

RESOLUTION

Consideration of this item was deferred on the request of the Vice-Chairman.

(5) The vice-chairman, if he is a part time member, and other members specified in clause (e), clause (f) and clause (g) of sub-section (3) may be paid from the funds of the Authority such allowances, if any, as may be fixed by the Central Government in this behalf.]

(6) The vice-chairman, the finance and accounts member, the engineer member and the [three members] referred to in clause (g) of sub-section (3) shall hold office during the pleasure of the Central Government [***]

(7) An elected member shall hold office for a term of five years from the date of his election to the Authority and shall be eligible for re-election:

PROVIDED that such term shall come to an end as soon as the member ceases to be a member of a body from which he was elected.]

(9) A member other than an ex officio member may resign his office by writing under his hand addressed to the Central Government but shall continue in office until his resignation is accepted by the government.

(10) No act or proceedings of the Authority shall be invalid by a reason of the existence of any vacancy in, or defect in the constitution of, the Authority.

(1) The Central Government may appoint two suitable persons respectively as the secretary and the chief accounts officer of the Authority who shall exercise such powers and perform such duties as may be prescribed by regulations or delegated to them by the Authority or the chairman.

(2) Subject to such control and restrictions as may be prescribed by rules, the Authority may appoint such number of other officers and employees (including experts for technical work) as may be necessary for the efficient performance of its functions and may determine their designations and grades.

(3)

COMMENTS

The appointment or regulation of ad hoc appointment cannot be in such a manner as statutory rules are defeated thereby. Where some relaxation is permitted by statutory rules, then it is possible that there is the exercising of the power of relaxation of rules favouring those employees who have rendered service for a number of years. — Vipin Kumar v. DDA 44 1991 D.T.23

1 Substituted by Act 56 of 1963
2 Substituted by Act 36 of 1984, w.e.f. 15-3-1985

5. Advisory council

(1) The Authority shall, as soon as may be, constitute an advisory council for the purpose of advising the Authority on the preparation of the master plan and [on such other matters relating to the planning of development, or] arising out of, or in connection with, the administration of this Act as may be referred to it by the Authority.

(2) The advisory council shall consist of the following members, namely:—

(a) the chairman of the Authority, ex officio, who shall be the president; (b) two persons with knowledge of town planning or architecture to be nominated by the Central Government; (c) one representative of the Health Services of Delhi administration to be nominated by the Central Government;

(d) four representatives of the Municipal Corporation of Delhi to be elected by the councillors and aldermen from among themselves; (e) two persons representing the Delhi Electric Supply Committee and the Delhi Water Supply and Sewage Disposal Committee of the said corporation of whom—

(i) one shall be elected by the members of the Delhi Electric Supply Committee from among themselves, and (ii) one shall be elected by the members of the Delhi Water Supply and Sewage Disposal Committee from among themselves;

(ee) one representative of the Delhi Transport Corporation to be nominated by the Central Government;

(f) three persons to be nominated by the Central Government of whom one shall represent the interests of commerce and industry and one, the interest of labour, in Delhi;

(g) four persons from the technical departments of the Central Government to be nominated by that Government; and

(h) three members of Parliament of whom two shall be members of the House of the People and one shall be a member of the Council of State to be elected respectively by the members of the House of the People and the members of the Council of States.

(3) The Council shall meet as and when necessary and shall have the power to regulate its own procedure.

1 Substituted by Act 56 of 1963
2 Substituted by Act 36 of 1984, w.e.f. 15-3-1985

DELHI DEVELOPMENT AUTHORITY
No. FI(45)60-100, New Delhi, dated 17th September, '61
(16th Bhadra, 1883.)

NOTIFICATION

In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority hereby makes, with the previous approval of the Central Government, the following regulations, namely :-

REGULATIONS RELATING TO SALARIES, ALLOWANCES AND CONDITIONS OF SERVICE.

PART - 1

GENERAL

Short title and commencement.

1. These Regulations may be called the Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961.

These shall come into force at once.

Definitions.

2. These regulations, unless the context otherwise requires,
 - (1) "Act" means the Delhi Development Act, 1957.
 - (2) "Authority" means the Delhi Development Authority constituted under Section 3.
 - (3) "Chairman" means the Administrator of Union Territory of Delhi ex-officio, appointed under clause (a) of sub-section (3) of Section 3.
 - (4) "Disciplinary Authority" in relation to the implementation of a penalty on member of the service, means the authority competent under these regulations to impose on him the penalty.

- (5) "Schedule" means the Schedule to these regulations.
- (6) "Section" means a section of the Act.
- (7) "Service" means Delhi Development Service.
- (8) "Vice-Chairman" means the Vice-Chairman of the Authority.

POWER
TO
RELAX

the Authority may relax the provisions of any of these regulations in any case in which, but for such relaxation, the provisions would operate harshly.

Provided that no such relaxation as aforesaid shall be made by the Authority in respect of any Officer appointed by the Central Government.

INTER-
PRETA-
TION

4 If any doubt arises as to the meaning or application of these regulations or any of them to any person, the matter shall be referred to the Authority whose decisions shall be final.

PART - II

(SALARIES, ALLOWANCES AND CONDITIONS OF SERVICE.)

CONDITIONS
OF
SERVICE

6. Unless expressly provided for in these regulations to the contrary, the general terms and conditions of service of officers and employees of the Authority shall be governed mutatis mutandis by the Fundamental and Supplementary Rules applicable to the Central Government Officers and employees and by the Central Civil Service (Temporary Service) Rules, 1940, and by orders and decisions issued by the Central Government under these rules from time to time.

PAGE NO. 1 - 8

SUPPLEMENTARY AGENDA

ITEM NO. Sub: Action taken report on the suggestions/
29/01/97 recommendations of the Authority meet-
ing of 31.03.1997.

No. 7.2(6)/97-MC/MD.

Deferred.

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
<u>PLANNING & ARCHITECT</u>			
10	19/Plg./97	Proposed residential area near PVC Bazar, Tikri Kalan, Rohtak Road. <u>No. F.20(18)/96-MP.</u>	1-3
11.	20/Plg./97	Modified Draft Zonal Development Plan for Zone 'A' (Other than walled city). <u>No. F. 1(8)/93/ZP.</u> [Copy of the Zonal Development Plan -Zone 'A' (other than Walled City) has earlier been sent on 22.03.97 as a part of agenda item No. 6/Plg./97. The same is therefore not being sent again]	4-24
12.	21/Plg./97	Draft Zonal Development Plan for Zone 'F' (South Delhi). <u>No. F.1(22).92/ZP.</u> [Copy of the Zonal Development Plan - Zone 'F' (South Delhi) has earlier been sent on 22.03.97 as a part of agenda item No. 13/Plg./97. The same is therefore not being sent again.]	25-38
13	22/Plg./97	Amendment in MPD-2001 modification in MPD-2001 with reference to Development Control Norms for the School for handicapped in Delhi. <u>No. F.9(3)/95-MP.</u>	39-43
14	23/Plg./97	Change of land use of an area measuring 28 ha. (70 acres) from 'Agricultural and Water Body' (A-4) to 'Commercial C-2 (Ware Housing & Storage' for LPG bottling plant at Madanpur Khaddar, New Delhi. <u>No. F. 20(18)/86-MP.</u>	44-48
15.	24/Plg./97	Permission to increase the FAR 150 for construction of additional floor at WHO building, I.P. Estate, New Delhi - Amendment in MPD -2001. <u>No. F. 20(11)/95-MP.</u>	49-53

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
16	25/Plg/97	Issue of revised guidelines by the Ministry of Urban Development vis-a-vis proposal of building plans of Cooperative Group Housing Societies dealt during that period. <u>No. F.23(14)88/Bldg.</u>	54-b0

ITEM NO.
19/Plg./97

2-9.6.97

Sub : Proposed residential area near PVC Bazar, Tikri Kalan, Rohtak Road.
NO. F.20(18)/96-MP.

P R E C I S -

Reference is invited to the decision of the Technical Committee meeting held on 26.9.95 to identify residential component for the PVC Bazar at Tikri Kalan. Accordingly, area for residential development along Rohtak Road near PVC Bazar at Tikri Kalan was identified and the proposal was discussed on 9.1.96 in the Technical Committee. The proposal was deferred with the observation that details of the proposal be discussed in the Project Meeting.

2. The proposal was discussed in the Project meeting taken by EM,DDA and subsequently in the meeting taken by VC,DDA at PVC Bazar site office on 21.6.96, wherein it was desired that in the first instance, views/commitments for the services may be obtained from the concerned departments. VC also opined that the mode of disposal of the plots/flats may also be worked out and the proposal be again put up to the Technical Committee.

3. PVC Bazar is expected to generate an employment of about 30,000 persons. Thus a population of about 100000 shall be depending on various activities of the PVC Bazar. In order to accommodate this population, approximately 20,000 DU's of different categories shall be required.

4. Residential complex comprising of various categories of housing needs is proposed to be planned at a walking distance from the PVC Bazar. Initially, about 3000 DUs of different categories could be planned. (App. 'A' P.No.3) This will be of a neighbourhood size for a population of about 15,000. This neighbourhood shall have all the required social & physical infrastructural facilities as stipulated in the MPD-2001. The total land required shall be about 25 Hac.

5. The proposed residential complex has been identified after a survey and in consultation with Land Management Branch on site of about 25 ha located along Rohtak Road and Tikri Kalan-Nilwal Road.

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The salient features of the proposed site as follows:

- a) The site is approachable from Rohitak Road and falls in the proposed development area of DDA.
- b) The land is flat, vacant and privately owned and falls outside the proposed Urban Extension, MPD-2001. The present land use of the site is 'rural use'.
- c) This residential colony will be outside the 500 mtr. 'No habitation zone' stipulated by Technical Committee and Authority for PVC Bazar.
- d) The site will be connected to the PVC Bazar by a proposed 30 mtr. road land for this shall be acquired alongwith this scheme.
- e) The newly built community hall and stadium of Welfare Deptt., GNCTD and the existing cremation ground have been left from acquisition.
- f) Electricity : DESU has informed for availability of electricity for the scheme.
- g) Water supply: DWS & SDU, MCD has informed that the water supply scheme will be approved with the condition that DDA has to make its own arrangement of water through tubewells, as has been done in case of PVC Bazar, till such time Nangloi Water Treatment Plant gets additional share of water from the neighbouring states.

6. The proposal was considered by the Technical Committee in its meeting held on 3.9.96 under item no. 90/96. The Technical Committee recommended to approve the change of land use of an area measuring 25 ha. (62.5 acres) from 'rural use' to 'residential use' to the Authority with the observation that simultaneously NCR Planning Board be requested to consider and approve the amendment in the Regional Plan 2001 for NCR.

7. The matter is placed before the Authority for consideration and approval of para '6' above.

RESOLUTION

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

(Appendix 'A' to Item No. 19/pla./97)

**DETAILS OF AREA CALCULATION RESIDENTIAL COMPLEX,
NEAR PVC BAZAR, TIKRI KALAN.**

1. Area of the PVC Bazar, Tikri Kalan. 101 Hact.
2. Estimated employment. 30,000 persons
@ 300 persons/Hac.gross
3. Estimated population 1,00,000
4. No. of DU's 20,000
5. Proposed development 3000 DUs for a neighbourhood
of 15000 population.

Category	Plot size in sq.mt.	No. of DU's	No. of plots (Approx)	Total net area
Janta/EWS	26	2000(66.7%)	2000	5.2
LIG	45	650(21.7%)	325	2.16
MIG	60	250(8.3%)	85	1.78
HIG	90	100(3.3%)	35	0.45
TOTAL:		3000(100%)		7.5

Area Calculation: Net Residential area - 7.5 hac.
 Net P&P/Com.Area - 12.092 hac.
 Circulation/Open Spaces. - 5.00 Hac.
 - 24.592
 Say 25 Hacs.

ITEM Subject:- Modified Draft Zonal Development Plan for
NO. Zone 'A' (Other than Walled City)
20/Pdg./97 (F.1(8)/93/22)

A-9.6.97

P R E C I S

BACKGROUND :

1. The draft zonal plan of Zone 'A' (Other than Walled City) was approved by Authority vide Resolution No. 166/93 dt. 16.12.93 & Resolution No. 1/94 dt. 22.2.94 under section 10 of DD Act for inviting objections/suggestions (Appendix 'A' P.No.7-9).
2. The Draft Zonal Plan as approved by the Authority was published for inviting objections/suggestions within 90 days vide notification dated 1.4.95 (Appendix 'B' P.No.10).
3. In response to publication in all 5 Nos. of objections/suggestions from Private individuals as well as Govt. organisations were received. Out of which 2 were from Govt. organisations (DDA) and remaining from private individuals and association.
4. These were considered by the Screening Board constituted by the Authority on 7.2.96. The representatives of Govt. organisations and private individuals/associations who have filed objections/suggestions were invited to present their cases in person.

EXAMINATION/ACTION TAKEN

5. The Summary of objections/suggestions received, recommendations of Screening Board there upon and the action required/taken is given at (Appendix 'C' as Book-let containing pages 11-19).
6. Based on the recommendations of the Screening Board & factual corrections as well as the Screening Board recommendations on similar situation in Zone 'B', the draft zonal plan published for inviting objections/suggestions have been modified and the main salient features are given as under :

Contd.../-

142/84-
11/77

-5-

- i) In the landuse plan the road R/W has been shown clearly in feet & meters (rounded off).
- ii) The missing roads of 18 mtr.R/W & above have been shown on the landuse plan.
- iii) The continuity of the peripheral roads has been indicated on the landuse plan.
- iv) DESU's proposal regarding ESS has been shown on the landuse plan. The DESU's proposal regarding power route alignment has been shown separately in Fig.5 on page 17 of the modified text.
- v) In the landuse plan, the legend has been modified to show the petrol pump as a part of other community facilities instead of transportation.
- vi) It has been added in the report that the areas declared as slum shall be dealt under section 3 of the Slum Act, 1956.
- vii) The number of Sr. Sec. Schools corrected in the text/landuse plan as per factual situation.
- viii) Name of East Park road has been deleted from the list of the mixed landuse street, since this road falls outside this zone and the name of main Pahar-Ganj road added in the list of mixed landuse street to match the text with the landuse plan.
- ix) It has been added in the text that the road right of way have been shown as per Master Plan/approved alignment plans, the higher R/W either as per alignment plan of MPD-2001 shall be followed.
- x) It has been added in the report that the separate traffic management study shall be carried out.
- xi) In view of the polluting industries it is now added in the text that GNCTD shall take necessary action under pollution control act on considering the latest position of polluting industries, Supreme Court etc.
- xii) All other modifications as given in the comparative statement of draft zonal plan & modified zonal plan are annexed herewith (Appen. 'D' P.No. 20 - 24).

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7. It is stated that the policy of mixed landuse is reviewed and being processed separately. The proposals of draft zonal plan in respect of mixed landuse are within the existing framework of MPD-2001. However, any Master Plan modifications is applicable mutatis mutandis in the zonal plan and such modifications shall automatically stand deemed to have been included as a part of the zonal plan.

RECOMMENDATIONS

8. The draft zonal plan of Zone 'A' (Other than Walled City) modified on the basis of recommendations of the Screening Board is placed before the Authority for consideration and approval. (App. 'E' Book let.)

RESOLUTION

Proposals contained in the agenda item were approved with the following stipulations:

- a) Any major redevelopment scheme which may affect the public at large shall not be taken up without specific approval of the Authority,
- b) Elected Members be explained detailed provisions and implications of the Zonal Development Plan by the Commr.(Pig.).

APPENDIX 'A' TO ITEM NO 20/Plg./97

ITEM SUB : Zonal Development Plan of Zone (Division-A)-
NO. other than Walled City.
166/93 (F.No.1(8)/93-ZP)

A-16.12.93

P R E C I S

1. Section 8 of the Delhi Development Act provides that simultaneously with the preparation of the Master Plan or as soon as may be thereafter the Authority shall prepare the zonal development plans for each zone in which Delhi may be divided. Under MPD-2001, Union Territory of Delhi is divided into 15 zones (Divisions). Zone-A, Old City, covers an area of 1159 ha., which has been further sub-divided into two parts:
 - (i) Walled City
 - (ii) Other than Walled City.
2. The present zonal plan is for the area other than Walled City & ad-measures app.559 ha. This area has further been sub-divided into 12 sub-zones, (earlier known as zones) numbering from A-1 to A-12.
3. Draft zonal development plan with a text for Zone-A (other than Walled City) has been prepared within the frame work of MPD-2001 at (App. 'J' P.No. 'Booklet'). While preparing the Zonal Development Plan - already approved Zonal Plans, Layout Plans & other policy decisions of Technical Committee/Authority, the report of the Sub-committee on unauthorised use in the Special Area of MPD-2001 set by the Delhi High Court and mixed land use streets identified by MCD have been taken into consideration.
4. The present draft Zonal Development for Zone-A (other than Walled City) was discussed in the Technical Committee meeting held on 11.06.93. After detailed discussions the following observations were made :-

- (i) Commercial streets: Criteria for identifying commercial streets should be clearly indicated. A list of commercial streets discussed in the meeting with the Engineer-in-Chief MCD and the minutes should be form part of the agenda.
- (ii) Nursing Homes & guest Houses: Total number of existing nursing homes and guest houses should be mentioned. Further these are to be dealt with as per policy guidelines for their continuance.
- (iii) Slaughter House: The decision with regard to the existing slaughter houses at Idgah and the 1st identified for the same as incorporated.
- (iv) Polluting Industries: Out of existing 41 polluting industries falling in this area, hazardous and noxious industries should be identified so that specific remediation be given for the closure within the specified time.
- (v) In Jhandewalan Block 'B' there are lot of temporary constructions in the green area. These needs to be removed/shifted from the green area.

5. The report of the zone is modified as per the recommendations of the Tech. Committee and laid on the table alongwith the land use plan. Minutes of the meeting are for identification of commercial streets for the purpose of mixed land use in the zone are given in the (APPENDIX ' K ' PAGE NO. 61-66).

5. Further it is brought to the notice of the Authority that Authority vide its Resolution No. 125/92 of 8/9/92 while considering the change of land use of an area measuring 24 HAc from agricultural and water bodies (Rural Use Zone) to Manufacturing (extensive industry) Slaughter House Resolved as under:

- a) to amend the list of prohibited industries prescribed in MPD 2001 by omitting abattoirs;
- b) for change of land use of 24 HAc of land from 'agricultural and water body' (Rural use zone) to extensive industries - abattoirs 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".

7. The Hon'ble High Court in its judgement dated 1/10/92 in CWP Nos. 2267/90 & 830/92 passed as follows:

- * The Idgah Slaughter House shall be closed down w.e.f from December 31, 1993 or from any earlier date which may be fixed by this court keeping in view the facts and circumstances which may come out before that date.

8. Keeping in view the directions of the Hon'ble High Court it is proposed to make the change of land use in sub zone A-6 from 'residential' to 'manufacturing' (Slaughter House) appearing at page 22-23 of the report and also para 9.3 (3) on page 19-20 of the report connected with Idgah Slaughter House.

9. The draft zonal plan of Zone A part (other than the walled City area) is placed before the Authority with para 8 above for consideration and approval for its calling objections/suggestions as per the DO Act.

* * * * *

R E S O L U T I O N

It was resolved that the proposals contained in para 8 and 9 be approved.

It was further decided that the existing slaughter house may be considered for remodelling as per latest and most modern standards. Location for a new slaughter house, in or around Delhi, also be simultaneously explored.

In the event of shifting of the existing slaughter house rehabilitation of around 2000 families dependent on the existing slaughter house be kept in mind by MCD while formulating the shifting plan.

While confirming the minutes of the meeting of the Authority held on 16.12.93, the Authority further resolved against Item No.166/93 in its meeting held on 22.02.94 vide Item No.1/94 which may be read as

"It was resolved that the proposals contained in para 8/9 be approved.

It was further decided that the High Court be approached to permit the existing slaughter house to continue after remodelling as per the latest and most modern standards.

In the event of shifting of the existing slaughter house rehabilitation of around 2000 families dependent on the existing slaughter house be kept in mind by MCD while formulating the shifting plan".

-10-

APPENDIX 'B' TO ITEM NO. 20/Plg./97
DELHI DEVELOPMENT AUTHORITY

NO.F.1(1993/ZP

Dated: 24.3.95

PUBLIC NOTICE

Notice under Section 10(1) of the Delhi Development Act, 1957 (no.61 of 1957) read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959 of the preparation and publication of the draft of the Zonal Development Plan for the National Capital Territory of Delhi.

Notice is hereby given that:

- a) A draft of a Zonal Development Plan for Zone 'A' (Other than walled city) in the National Capital Territory of Delhi has been prepared.
 - b) A copy thereof will be available for inspection of the office of the Delhi Development Authority, on Ground Floor, Vikas Minar, I.P.Estate, New Delhi, between hours of 11 A.M. to 5 P.M. on all working days till the date mentioned in para 3 hereinafter.
2. Objections and suggestions are hereby invited with respect to this draft plan.
 3. The Objection or suggestion may be sent in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi-23, before the 30th day of June, 1995.

Any person making the objection or suggestion should also give his name and address.


(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED

1-4-95

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APPENDIX 'C' TO ITEM NO. 20/Plg/97

ACTION TAKEN REPORT-

**SUMMARY OF OBJECTIONS/SUGGESTIONS/RECOMMENDATIONS
OF SCREENING BOARD AND ACTION TAKEN IN THE "ZONAL
DEVELOPMENT PLAN FOR ZONE-A(OTHER THAN WALLED CITY)"**

I N D E X

<u>S.No.</u>	<u>OBJECTION/SUGGESTION NO.</u>	<u>FROM</u>	<u>PAGE NO.</u>
1	1	Sh. Mohinder Singh	1
2	2	Sh. K.S.Yadav,Dy.Dir.(ZP)I	2
3	3	Director (TT), DDA	3-4-5
4	4	Vijay Kumar Goel	6
5	5	Sh. Sanabhar Mal, Jhandewala Residents Welfare Society	7

2. SECTION/SUGGESTION No. 1

OBJECTION/SUGGESTION RECEIVED FROM SH. MOHINDER SINGH

S.No.	Objection/Suggestion	Screening Board recommendation	Action taken
1.	The property No. 2207-2208, Chuna Mandi Rajguru Road, Paharganj, Delhi is shown as totlot which is objectionable on the following grounds:-	The Screening Board observed that the objection is basically on the earlier draft zonal plan of zone A-2 in which the property in question was shown as a totlot as a result the applicant is finding/difficulties in getting the plan sanctioned although this property is in existence since the year 1957. However, this objection/suggestion does not have relevance in the context of the present draft zonal plan (now published) since the property in question already shown as a part of mixed landuse/urban renewal and as such no action is required to be taken at zonal plan level. However, the screening Board was of the view that such cases be examined separately taking into consideration the land title/ownership etc. for taking a policy decision in similar cases to sort out the problem.	No action.
a)	The said property is in the possession of the applicant as per sale deed executed on 9.3.88 duly registered in the office of Sub-Registrar, Delhi. Moreover in the report of Delhi Municipality the said property exists since 1957 i.e. before the formation of MCD and preparation of Zonal Development Plan.		
b)	That the occupied property is at present is being used as a lodging house after obtaining the necessary licence from the MCD as well as from Public Authority. The property/house tax is being paid regularly.		
2.	In view of the above facts it is requested that the mistake/error in the zonal plan of Chuna Mandi Paharganj may please be corrected showing the above property commercial/residential-cum-commercial use.		

OBJECTION/SUGGESTION No. 2

OBJECTION/SUGGESTION RECEIVED FROM SH. R.S. YADAV, DY. DIR. (P) I

S.No.	Objection/Suggestion	Screening Board recommendation	Action taken
1.	Landuse are not in accordance with the Master Plan for Delhi-2001. Urban renewal and mixed landuse being not landuse categories should be defined separately. Likewise Urban Renewal under commercial use zone is not a landuse of the Master Plan.	i) The landuse shown in the zonal plan in accordance with the MPD-2001. ii) The Petrol Pumps be shown as a part of other community facilities. The legend of the landuse plan be corrected.	No action In the landuse plan the legend has been modified to show the petrol pump as a part of other community facilities instead of transportation.
2.	Petrol Pump is not a part of traffic and transport landuse.	iii) The road R/W be shown clearly.	The road R/W has been shown clearly in the landuse plan/legend.
3.	Road R/W have not been defined.		

OBJECTION/SUGGESTION No. 3

OBJECTION/SUGGESTION RECEIVED FROM DIRECTOR(TT)DDA

No. Objection/Suggestion

Screening Board Recommendation

Action Taken

ROADS & R/W

) As mentioned in the text, the Master Plan roads have been retained as shown in the special area plan. However, roads having R/W of 18 mtr. & above are shown in the plan.

1 (a) All Master Plan roads already shown in the zonal plan if any zonal plan level roads i.e. 18 mtr. R/W are not shown the same be shown in zonal plan.

The missing mtrs. R/W and above roads have been shown on the landuse plan.

) Roads are shown without mentioning any R/W value. The legend which shows the R/W with a particular width of the road is same for all types of road. It is not possible to identify the road R/W from the plan as per the legend nor from the road width as shown in the plan. The legend should be properly designed to suit the plan. The R/W of the roads shown should be clearly mentioned along/on the road in both feet & meters. While adopting the metric system for R/W the R/W of 100', 120', 150' etc. may be rounded off as 30 mtrs., 36 mtrs., 45 Mtrs, 60 mtrs., 90 mtrs. etc. for nomenclature purpose

(b) The exact road width in feet and meters (rounded off) as suggested in the Obj. be indicated clearly on the plan as well as in the legend.

The road in feet & meters (rounded off) has been shown in the landuse plan/legend.

However the actual dimension like 30.48 mtrs., 46.72 mtrs. etc. be retained for measurement purpose. Any extra open land along the R/W shall be included in the R/W. This be incorporated in the text.

- c) i) The Zonal Plan should retain the R/W of the roads already approved by the Authority.

- ii) Where the road R/W is not approved, the Master Plan R/W shall be retained. Text to the effect be incorporated in the main text.

- d) While checking with zonal plans A-9 & A-10 it is observed that few roads are missing of 18 mtr. R/W since all the zonal plans are not made available it is suggested that the plan be again checked as per the earlier approved zonal Development Plans.

2. M.R.T.S. CORRIDOR
MRTS proposal phase-I and Phase-II may be shown as per the approved scheme shown in the zonal plan.

3. PARKING PROPOSALS
Due to intensive commercial use and mixed use proposed on 11 streets, a comprehensive parking proposal is essential which cannot be left to probability as mentioned in the text.

- c) Agreed the necessary additions be done in the text.

- d) The missing road 18 mtr. and above if any be incorporated.

2. M.R.T.S route already shown in accordance with Spl. Area plan.

3. There is no space available for providing parking. The problem of traffic transportation and parking needs to be solved through traffic management system. It may be, therefore, be suggested in the text that the separate traffic management studies be carried out in this regard.

The following addition has been done under circulation & parking on page-19 of the modified text.

"The road R/W have been shown as per Master Plan approved road alignment plan. R/W either as per alignment plan or Master Plan whichever is higher shall be followed".

The missing 18 mtr. R/W and above roads have been shown on the land use plan.

The following addition has been done under circulation & parking on page-20 of the modified text.

"The problem of traffic transportation and parking can only be solved through effective traffic management system. The separate management study should be carried out in this regard".

4. JUNCTION AND INTERSECTIONS:

As shown in the plan, a number of roads are forming 'T' junctions in the periphery of the zone mostly with Rani Jhansi road. Actual configuration should be shown in the plan.

4. The continuity of the peripheral roads be indicated in the zonal plan.

The continuity of the peripheral road has been indicated in the landuse plan.

5. DESU ROUTE ALIGNMENTS:

A Master Plan for Power network may be incorporated in the plan in consultation with DESU's proposal. Already DDA approved H.T. route alignments should be shown in the zonal plan. Location of 33 KV, 66 KV S/stns. existing & proposed be shown in the zonal plan in consultation with D.E.S.U.

5. The DESU's proposal regarding ESS and route alignment be shown in consultation with DESU.

The DESU's proposal regarding ESS has been shown in the landuse plan. The DESU's proposal regarding route alignment has been shown separately in figure-5 on page-17 of the modified text since it was not possible to show this on the landuse plan.

6. TRAFFIC MANAGEMENT SCHEMES:

Zone-A has a high density population and intensive commercial use area. The proposed mixed use on 11 streets will add much to the existing problems of circulation. The traffic volume which is very high has got a mixed type of traffic both slow, light & heavy. The existing road network is over utilised and capacity is beyond saturation level. In this situation, it is essential to provide a traffic management scheme as worked out in the Walled City area plan showing the types of traffic moving on different levels of roads and the parking facility.

6. In the text a separate traffic management study be suggested as a part of the zonal plan.

The action has been taken as suggested in para-3 of objection/suggestion No. 3 and necessary additions have been done on page-20 of the modified text.

7. While checking the New Rohtak Road which has a R/W of 36 mtrs. in same has not been shown properly in the Zonal Plan.

7. This does not form part of zone 'A'

No action.

OBJECTION/SUGGESTION NO. 4

OBJECTION/SUGGESTION RECEIVED FROM VIJAY KUMAR GOEL

S.No. Objection/Suggestion	Screening Board recommendation	Action taken
1. In the draft Zonal Plan of Zone A-3 some space out of Eastern Portion of 1 M.M. Road has been proposed for tot-lot. The above proposal is un-justified uncalled for illogical on the following grounds:-		
i) The entire plot from Panchkuian Road upto Aram Bagh Road was purchased from the Government of India in 1931.	The location of the site could not be identified. The objector did not attended the Screening Board meeting. It was observed that the objection does not require any action since the tot-lot are not shown in the present zonal plan.	No action
ii) The building have been constructed after obtaining necessary sanction of plans from the MCD wherein the proposed tot-lot has been shown as part of the plot.		
iii) There is no justification or logic to mark a part of the Government acquired property for tot-lot when the building plans have already been sanctioned a number of times- firstly sometimes in thirties and then in 1962 and then again in 1964.		
iv) From the above it appears that while preparing the Draft Zonal Plan A-3 (where the property bearing No.1, M.M. Road is situated) no proper survey showing the position of the constructed properties was conducted and the position of tot-lot has been shown inadvertently and due to oversight.		
v) In the Master Plan-2001, Zone A-3 has been shown as residential.		
2. In the light of the above, it is requested that the proposal of tot-lot in a part of the existing building may be deleted.		

OBJECTION/SUGGESTION No. 5

OBJECTION/SUGGESTION FILED BY SHRI SAMARHAR MAL.
JHANDEWALA RESIDENTS WELFARE SOCIETY

S.No. Objection/Suggestion Screening Board recommendation Action taken

1. The historical temple of Jhandewalan Mata Mandir which is about 450 years old exists in Jhandewalan between D.B. Gupta Road and Rani Jhansi Road. Thousands of devotees visit this temple daily throughout the year and number of devotees grow high during Navratras. But the approach road to this temple from both the sides i.e. from D.B. Gupta Road and Rani Jhansi Road side are very narrow and the devotees have to face a lot of difficulties to approach to the temple.

It is learnt that presently draft zonal plans of various zones in Delhi are under preparation. It would be in the fitness of the things that the approach road to this historical temple may be declared as zonal plan road of adequate width to match the number of devotees visiting this temple.

Screening Board observed that problem of congestion/over crowding in Jhandewalan temple can be sorted out by detail internal planning of this temple area with proper parking facilities etc. This be taken up as a separate scheme. No action is required at zonal plan level.

No action

APPENDIX -20-
TO ITEM NO. 20/Plq./97

COMPARATIVE STATEMENT OF MODIFICATION
IN THE ZONAL PLAN OF ZONE-A(OTHER THAN WALLED CITY)

S.No.	Page No.	Draft Zonal Plan	Page No.	Modified Zonal Plan	Remarks
1	2	3	4	5	6
1	-	--	2	FIG-1: Zone-A (OTHER THAN WALLED CITY) is added	For better presentation
2	2	2.3 The zonal is divided into 12 sub-zones(earlier named zones) out of which sub-zonal plans of A-6 and A-7 are approved by the Government. Sub-zone wise area is given in Table-1 TABLE 1: SUB-ZONE WISE AREA	3&5	2.4 The zone is divided in to 12 sub-zones A-1 to A-12 (earlier named zones).Status of approval of Sub-zonal plans and the sub zone-wise area is given in Table-1 (Refer Fig.3) TABLE: 1 SUB ZONE WISE AREA AND STATUS	-do-
3	-	-	4	FIG 2: STATUS OF SUB ZONAL PLAN is added.	-do-
4	-	-	6	FIG 3: NATIONAL CAPITAL TERRITORY (location plan) is shifted to this page.	-do-
5	3	5.1 As per MPD-2001, Zone-A could be divided into following 3 parts.	8	5.1 As per MPD-2001, Zone-A could be divided into following 3 parts. for the purpose of development/ re-development.	-do-
6	-	-	9	FIG 4: CATEGORIES OF AREAS is shifted to this page.	-do-

1	2	3	4	5	6
7	-	-	10	<p>New clause 5.5 SLUM AREAS/ SLUM ACT 1956: The areas declared as slum under section 3 of the slum Act 1956 shall be dealt under the slum Act 1956.</p>	<p>Screening Board recommendation Obj./Sug. file by TCPO on zone plan of Zone-B in similar sit- uation.</p>
8	4	<p>IN TABLE:3: SUB ZONE WISE DIS- TRIBUTION OF SR.SEC.SCHOOLS. Total number of existing/As per ZDP schools shown as 30</p>	10=11	<p>IN TABLE:3: SUB ZONE WISE DISTRIBUTION OF SR.SEC. SCHOOLS Total number of existing/ As per ZDP schools shown as 32.</p>	<p>Factual corrections</p>
9	4	<p>6.1.3 TECHNICAL EDUCATION: One existing vocational Institute in sub zone A-9 is proposed to be retained.</p>	11	<p>6.1.3 TECHNICAL EDUCATION: One existing vocational Institute in sub zone A-11 is proposed to be retained. Similarly existing science laboratory/institute in sub zone A-4 is proposed to be retained.</p>	-do-
10	5	<p>6.3.2 NEIGHBOURHOOD PARKS AND PLAY AREAS. As per Master Plan stand- ards total area of 41.68 ha.i.e @ 2 ha./10000 persons is required.</p>	12	<p>6.3.2 NEIGHBOURHOOD PARKS AND PLAY AREAS : As per Master Plan stand- ards total area of 41.68 ha.i.e @ 2 ha./10000 persons is required under neighbourhood parks and play areas.</p>	<p>For better clarificati</p>

1 2 3 4 5

11 - - 15 6.12 NURSING HOME & GUEST HOUSES: Not relevant sequence
- This chapter shifted from 7.4 (page-8) of the draft zonal plan.

12 7 7.4 POWER: 15-16
The total power.....
.....
..... located in the zone.
7.4 POWER : Screening board recommendation on
The total power Obj./Sugr. No. 3
..... received from
..... located in the zone. DESU's Dir.(TT), DDA.
proposal regarding existing/proposed 33 KV electric sub stations with power route alignment are shown in Fig.5

13. 7-8 TABLE:5: MIXED LANDUSE STREETS 16-18
Name of the street stretch
8. East Park Road From Film-istan crossing to New Rohtak Road.
10 Rajguru Road (Gurudwara Road)

TABLE:5: MIXED LANDUSE STREETS
Name of the street stretch
8 Main Pahar Ganj Road. From Junction with Chemsford Road to Ram Krishna Ashram East park Road falls outside this zone.
Main Pahar Ganj Road added due to factual situation.
10 Rajguru Road (Gurudwara Road) Name corrected per factual situation.

14. - - 17 FIG:5: POWER DISTRIBUTION is added As in Sr. No.12

2	3	4	5
---	---	---	---

8	8.0 CIRCULATION & PARKING	19
	8.1 In the zonal Dev.plan.....	
	
	
	also been shown.	

9.0 CIRCULATION & PARKING
9.1 In the zonal Dev.plan....
.....
also been shown

The road R/W have been shown as per Master Plan/ approved road alignment plan. R/W either as per alignment plan or Master Plan whichever is higher shall be followed.

Screening Board recommendation on Obj./Sugg. No. 3 received from Dir.(TT), DDA.

9	8.5 Zone-A (Other than Walled City) has	19-20
 be enlarged/imp-	
	roved upon.	

9.4 PARKING/TRA FIC MANAGEMENT
Zone A(Other than Walled City) has.....
.....
..... be enlarged/imp-
roved upon.

The problem of traffic & transportation and parking can only be solved through effective traffic management system. The separate traffic management study shall be carried out in this regard.

Screening Board recommendation on Obj./Sugg.No. 3 received from Dir.(TT), DDA.

1 2 3 4 5 6

17. 10 9.3.1 A list of polluting industries.....
.....
..... should close down.

21-22

10.3.1 A list of polluting industries.....
.....
..... should close down.

Screening Board recommendation on zone-B on similar situation.

GNCTD shall take necessary action under pollution control Act on considering the latest position of polluting industries, Supreme Court order etc.

ITEM Sub : Draft Zonal Development Plan for Zone 'F' (South Delhi).
NO. E-1(221/92/ZP)

21/Plg./97
A-9.6.97

P R E C I S

1.0 BACKGROUND :

- 1.1 The Draft Zonal Plan of Zone 'F' was approved by the Authority vide resolution no.130/93 dt.21.9.93 under section 10 of Delhi Development Act for inviting objections/suggestions (Appendix ~~1A~~ P.No. 27-29).
- 1.2 The Draft Zonal Plan was notified vide notification dt.15.1.94. A period of 90 days was given for inviting objections/suggestions (Appendix ~~1B~~ P.No. 30-38).
- 1.3 In response to the notice of this publication, 72 nos. of objections/suggestions were received in total. Out of these 14 nos. were from the govt. organisations, remaining 22 from general public and 36 from others and miscellaneous.
- 1.4 These objections/suggestions were considered and approved on 31.5.96 by the Screening Board constituted by the Authority. The representatives of Govt. organisations and private association who had filed the objections/suggestions were invited to present their cases to the Screening Board in its various meetings.

2.0 EXAMINATION/ACTION TAKEN:

- 2.1 The summary of objections/suggestions received, the recommendations of the Screening Board thereupon and the action required/taken report is given at (Appendix ~~1C~~ Book Let.).
- 2.2 Based on the recommendations of the Screening Board the Draft Zonal Plan and the text report have been notified. The salient features are given as under:
 - 2.2.1 All factual errors have been corrected.
 - 2.2.2 The text/plan have been modified in accordance with the recommendations of the Screening Board.
 - 2.2.3 The cases of change of land use as given in the Zonal Plan Report at S.No.12.0 are to be processed alongwith the approval of Zonal Plan. In all there are three instances of change of land use as per details given in report.

contd.....2/-

- 2.2.4 Cycle tracks have been marked as per provision of MPD 2001 and the same have been incorporated in the plan and the text.
- 2.2.5 Several other minor modifications detailed out in various tables given in the report for various facilities have been carried out.
- 2.2.6 It may be stated that the policy of mixed land use is being reviewed and shall be processed separately. The proposals of Draft Zonal Plan in respect of mixed land use are within the existing framework of MPD-2001. However, any modification in Master Plan for Delhi-2001 shall be applicable mutatis-mutandis in the Zonal Plan.
- 3.0 The Draft Zonal Plan of Zone 'F' modified as above is placed before the Authority for its consideration and approval. (App. 'D' Book-let.)

RESOLUTION

Resolved that proposals contained in the agenda item be approved with the following stipulations :

- a) Any major redevelopment scheme which may affect the public at large shall not be taken up without specific approval of the Authority,
- b) Elected Members be explained detailed provisions and implications of the Zonal Development Plan by the Commr. (Plg.).

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

ITEM NO.
130/93

A-21.09.93

SUB:- Draft Zonal (Divisional) Development Plan for
zone 'F' (South Delhi)-I.
(F.No. 1(22)/92/ZP.)

P R E C I S

As per MPD-2001, the National Capital Territory of Delhi is divided into 15 zones (Divisions) out of which the zonal development plans for 8 zones, falling in the urban area, are to be prepared within 3 years from the date of notification of MPD-2001.

2. The zone 'F' (South Delhi-I) is the largest zone in terms of the area, which measures 11,958 ha. and is planned for a projected population of 11,91,840 persons by 2001. It sprawls from the Ring Road to Mehrauli-Mahipalpur-Badarpur road in the South, proposed NH-2 by pass and NH-8 towards the East and West respectively.

3. The zone is sub-divided into 19 sub-zones, out of which the zonal development plans of 9 sub-zones were approved by the Ministry of Urban Development, Govt. of India under MPD-62 framework.

4. The zone is conspicuous for its posh residential character, low density, large green areas and historical importance. It has an overall density of 100 pp ha. which is low as compared to other zones.

5. Within the framework of Master Plan, the zonal development plan proposals have been detailed out for the development of policies and guidelines. The following are the salient features of the zonal development plan proposals:

- a) Land use proposals, including proposals for development of the residential areas/housing and work centres.
- b) Mixed land use provisions.
- c) Transportation, including railways, ICD, roads, transportation corridors/terminals, MRTS, major pedestrian and cycle tracks.
- d) Community facilities, including education, health, local shopping centres, petrol pumps, neighbourhood parks etc.

6. The draft zonal plan along with text (report), was considered by the Technical Committee in its meeting held on 21.7.93. Technical Committee recommended that the proposals be submitted to the Authority for its consideration and approval along with the following observations:

- i) In this zone, there are a number of pockets declared as 'reserved forest areas' under the Forest Act. These pockets should distinctly marked and details be given in the text (report).
- ii) Pockets covered under resettlement colonies like Dakshin Puri, Gwind Puri and Camping site at Kalkaji and other locations, should be identified on the plan and proposals for their future redevelopment should be indicated in the text.
- iii) There are a number of existing 'urban villages' falling in this zone. These should be marked and shown on the plan wherever duly approved village redevelopment plans are available.
- iv) Alignment of Mehrauli road in the vicinity of Qutab Minar Complex should be shown on the plan as per the approved alignment plan.
- v) Main trunk services like water, sewerage and electricity should be marked on the plan and details be incorporated in the text.

7. The recommendations of the Technical Committee contained in para 6 above have been incorporated in the plan and in the text (report) as at L. A.P. 'A' (Booklet) Page No. 75. The plan is laid on table.

8. As per MPD-2001, eight Zonal Plans (A to H) were to be finalized within three years of the enforcement of the Plan i.e. by 1.8.1991. Uptil now, five draft Zonal Plans i.e. Walled City (A Part, C Part); Karol Bagh(B); Civil Lines(C); New Delhi(D) and Trans Yamuna (E) have been prepared and approved by the Authority. These have been taken up for processing/Hindi translation, printing etc. for publication to call objections/suggestions. Zonal Plan for South Delhi(F) is placed before the Authority as part of this item. The draft of Zonal Plans for A(Part), G & H are likely to be completed by December 1993.

9(i) The proposed Draft Zonal (Divisional) Development Plan along with the text (report) is placed before the Authority for its consideration and approval as in para 7 above for publication of proposals for inviting objections/suggestions from the public under Section 10 of Delhi Development Act, 1957.

9.(ii) On page 148 of the Gazette of MPD-2001 in the para under the heading "Zonal (Divisional Plan)", the words 'within the maximum period of three years' is proposed to be deleted to make it in conformity with D.D.Act.

R_E_S_O_L_U_T_I_O_N

The Authority approved the draft zonal development plan and the report (text) of zone (division) 'F' (South Delhi-I) as contained in para 7 of agenda note. Further, the Authority resolved to publish a public notice for inviting objections/suggestions under Section 10 of Delhi Development Act, 1957, subject to incorporating the following in the text:-

- a) In para 6.3 "Foreign Mission" to be modified as follows:-
"A number of foreign missions, their cultural and information centres are functioning in the residential premises. These need to be relocated in the second diplomatic enclave to be developed."
- b) Para 8.0.1 - Community facilities & Social Infrastructure - The table should be modified indicating number of higher secondary schools required as 173 instead of 152 with break-up as sub-zone F-13 required 13 instead of 1; sub-zone F-19, required 11 instead of 2. Further schools already functioning and new sites should be separately indicated.
- c) Similarly, in all other tables, existing and the proposed sub-zone wise facilities should be indicated separately.
- d) Para 9 Mixed Land Use - Sub-Para 9.1 Name of various colonies/schemes appearing under Category-I should be deleted and the areas be identified as:-
 - i) By cooperative house building societies,
 - ii) residential schemes developed by DDA; and
 - iii) various group housing schemes developed by Group Housing Cooperative Societies, by the Govt. and by the DDA.

Sub-Para 9.4 be read as below:-

"9.4 In all other areas, the mixed land use may be permitted as per the stipulation of MPD-2001. Wherever mixed land use is permitted, conversion charges shall have to be paid as determined by the concerned authority."

Further, the Authority resolved to approve the proposal to delete the words "within maximum period of 3 years", on page 148 of the Gazette of MPD-2001 in para under the heading "Zonal (Divisional) Plan".

Witnessed

H. K. RABBAR

Amr. Secy

-30-

APPENDIX - B TO ITEM NO. 21/P19-/91
DELHI DEVELOPMENT AUTHORITY
ZONAL PLAN SECTION
VIKAS MINAR, 6TH FLOOR
INDRAPRASTHA ESTATE
NEW DELHI.

No.F.1(22)/92-ZP

Date: 5.1.94

From: ANIL BARAI
DY. DIRECTOR

To

The Assistant Manager (Tech.),
Govt. of India Press,
Mayapuri, New Delhi-110064.

Sub: Publication of Public Notice.

Sir,

I am directed to send herewith a public notice under Section 10(1) of Delhi Development Act, 1957 (61 of 1957) read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959 and to request you kindly to arrange its publication in the issue of the Government of India Gazette dated the 15.1.94 part II Section 3 sub-section(ii) under intimation to this office.

Yours faithfully,

Sd/-

(ANIL BARAI)
DY. DIRECTOR (MP)
Tele No. 3319149

Encl: 1. A copy of the public notice (in Hindi).
ii) A copy of the public notice (in English)

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DELHI DEVELOPMENT AUTHORITY
ZONAL PLAN SECTION
6TH FLOOR VIKAS MINAR
I.P. ESTATE, NEW DELHI.

Dated : 5/1/87

F.No. 1(28)/92-24

From : ANIL BARAI
DY. DIRECTOR (C)

To : The Advertisement Manager,
i) Hindustan Times
ii) Hindustan Times
iii) Navbharat Times IV) Times of India
v) National Herald
Sub : Publication of Public Notice

Sir,

I am directed to forward a public notice under Section 10(1) of the Delhi Development Act, 1957 (the Act of 1957) read with rule 5 of the Delhi Development (Master Plan & Zonal Development Plan) Rules, 1959 and to request you to arrange for the publication in the classified column of your newspaper in its city edition on the 15/1/87 positively (No shift). As far as possible minimum space should be utilized.

2. A pre-receipted bill duly stamped and signed in token of acknowledgement of payment may please be sent to the undersigned for payment.

Yours faithfully,
Anil Barai
(ANIL BARAI)
DY. DIRECTOR (C)
TELE. NO. 23114

Encl : a.a.

9.

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PUBLIC NOTICE TO BE PUBLISHED IN THE GAZETTE OF INDIA
AND NEWSPAPER ON 15.1.94..

File No.F.1(22)92-ZP

Dated: 5.1.94

PUBLIC NOTICE

Notice under Section 10(1) of the Delhi Development Act, 1957 (No. 61 of 1957 read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, of the preparation and publication of the draft of the Zonal Development Plan for the National Capital Territory of Delhi.

Notice is hereby given that:

- a. A draft of a Zonal Development Plan for Zone 'F' (South Delhi-I) in the National Capital Territory of Delhi has been prepared.
- b. A copy thereof will be available for inspection of the office of the Delhi Development Authority, on Ground floor, Vikas Minar between hours, of 11 A.M. to 5 P.M. on all working days till the date mentioned in para 3 hereinafter.
2. Objection and suggestions are hereby invited with respect to this draft plan.
3. The objection or suggestion may be sent in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, New Delhi-23 before the 13th day of February 1994.

Any person making the objection or suggestion should also give his name and address.



(V.M. HANSAL)
COMMISSIONER CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

Dated: 15.1.94

25/97

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DELHI DEVELOPMENT AUTHORITY
ZONAL PLAN SECTION
6th FLOOR, VIKAS CHAMBER
L.P. ESTATE, NEW DELHI.

No.F. 20(5)/92-NP P.I

Dated: 18/3/74

FROM: P.V. MAHAASHABDEY
JOINT DIRECTOR(MP)

TO

The Advertisement Manager,

- i) Hindustan Times
ii) Hindustan Times
iii) New Bharat Times
iv) Times of India
v) National Herald

Sub: Publication of Public Notice

Sir,

I am directed to forward a notice under section 11-A of the Delhi Development Act, 1957 and to request you to arrange for the publication in the classified column of your newspaper in its city addition on the 21.3.74 positively (No shift). As far as possible minimum space should be utilised.

2. A pre-receipted bill duly stamped and signed in token of acknowledgement of payment may please be sent to the undersigned for payment.

Yours faithfully,

(P.V. MAHAASHABDEY)
JOINT DIRECTOR(MP)
Tel. No. 3118288/245

Encl: as above.

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FOR PUBLIC INFORMATION

F.20(5)92-MP-Pt.I

Dated: 18.3.94

In partial modification of the following Gazette notifications (published in the Gazette of India, Part II section 3, sub-section(ii)), it is hereby notified for information of the public that the Lt. Governor of Delhi has extended the period of 30 days prescribed therein for filing objections/suggestions by 60 days, precisely speaking the total period for filing the objections/suggestions is now 90 days from the date of initial notifications/public notices.

S.NO.	SUBJECT	PUBLIC NOTICE NO.	SO. NO.	DATE
1.	Delineation of Bungalow Zone of New Delhi and Development control norms	F20(5)92-MP	2880	25.12.93
2.	Draft Zonal Development Plan for Zone B (city extension - Karol Bagh)	F1(18)92-ZP	94	8.1.94
3.	Draft Zonal Development Plan for Zone F (South Delhi-I)	F1(22)92-ZP	217	15.1.94
4.	Draft Zonal Development Plan for Zone Walled City (Part AAC)	F1(28)92-ZP	277	22.1.94

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

(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY.

दिल्ली विकास प्राधिकरण
सार्वजनिक सूचना

दिनांक:- 18.3.74

एफ 2015172-एगपी-पार्ट-1

भारत के राजपत्र, भाग-2, खण्ड3, उपखण्ड 121 में प्रकाशित निम्नलिखित राजपत्र अधिसूचनाओं में आधिकारिक सूचना करते हुए सरकार द्वारा जनता की सूचना के लिए अधिसूचित किया जाता है कि दिल्ली के उपराज्यपाल ने आपत्तियों/शुद्धियों को देने की निर्धारित 60 दिनों की अवधि में 30 दिनों की अवधि और बढ़ा दी है। यथा: अब आपत्तियों/शुद्धियों को देने की अवधि प्रारम्भिक अधिसूचना के सार्वजनिक नोटिसों की तारीख से 90 दिनों की है।

क्रम सं.	विषय	सार्वजनिक सूचना सं.	एगपी	एस.ओ.सं.	तिथि
1.	नई दिल्ली के बंगला ज़ोन का निष्पक्ष एवं विकास नियंत्रण मानदण्ड	एफ 2015172-एगपी	2880		25.12.73
2.	ज़ोन बी 1 शहरी विस्तार-करोलबाग के लिए क्षेत्रीय विकास योजना प्रारूप	एफ 1118172जेड-पी.	94		01.1.74
3.	ज़ोन एफ 1 दीक्षित दिल्ली-1 के लिए क्षेत्रीय विकास योजना प्रारूप	एफ 1122172 जेडपी	217		15.1.74
4.	ज़ोन चार दीवारी के शहर भाग ए एवं बी के लिए क्षेत्रीय विकास योजना प्रारूप	एफ 1128172 जेडपी	277		22.1.74

प्रो. मोहन बंसल
विषय मोहन बंसल
आयुक्त एवं सचिव
दिल्ली विकास प्राधिकरण

विकास सदन,
"बी" ब्लॉक, आई.एन.ए.,
नई दिल्ली।

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6TH FLOOR, VIKAS MINAR
L.P. ESTATE, NEW DELHI

No.F. 2075/92-MP Pt-I

Dated: 21/3/94

FROM: P.V. MAHASHABDEY
JOINT DIRECTOR (MP)

TO

The Advertisement Manager

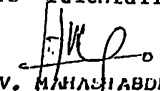
i) Hindustan ii) Hindustan Times / 22/3
iii) NBT iv) T.O.S.
v) National Herald
Sub: Publication of Public Notice.

Sir,

I am directed to forward a notice and request you to arrange for the publication on the capital news page of your newspaper in its city addition on the 24th March 1994 positively (No shift) As far as possible minimum space should be utilised.

2. A pre-receipted bill duly stamped and signed in token of acknowledgement of payment may please be sent to the undersigned for payment.

Yours faithfully,


(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)
Tel.No. 3318288/245

Encl. As above.



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DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

The last date for filing objections/suggestions in respect of Draft Zonal Development Plans of Zone 'B' (City Extension - Karol Bagh); 'F' (South Delhi-1); Part of Zone 'A' & 'C' (Walled City) and modifications for New Delhi Bungalow Area have been extended upto 8th April, 14th April, 21st April and 25th March respectively.

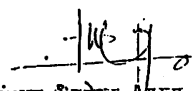
VIKAS MINAR
6TH FLOOR

ST. DIRECTOR (MP)

दिल्ली विकास प्राधिकरण

तार्विकीय सूचना

क्षेत्रीय विकास योजना प्रारूप जोन "बि" वृद्धि विस्तार-
करोल बाग, जोन "एफ" दक्षिणी दिल्ली-1, जोन "ए" और "सी"
का भाग पारदीवारी क्षेत्र और नई दिल्ली बंगला क्षेत्र के संशोधन
की आवश्यकताओं/सुझावों की अन्तिम तिथि 8 अप्रैल, 14 अप्रैल, 21 अप्रैल
और 25 मार्च 1974 तक क्रमानुसार बढ़ा दी गई है।


संयुक्त निदेशक, मुद्रा योजना

श्री मणि
विकास मंत्री

-39-

ITEM
NO.
22/719/97

4-9-6-97

Sub : Amendment in MPD-2001 - modification in MPD-2001
w.r.t. development control norms for the School
for Handicapped in Delhi.

P.9(3)/95-MP

P R E C I S

Reference is invited to the Authority resolution no.14/96 dt.19.2.96 (Appendix 'A' P.No.40-41) approving the relaxation of the MPD-2001 norms in respect of ground coverage from 33% to 50% for school of the handicapped, keeping the other controls as per MPD-2001 and processing the amendment under section 11A of Delhi Development Act, 1957

2. The Govt. of India, Ministry of Urban Affairs and Employment was requested on 14.3.96 to convey the approval of the Central Govt. under section 11A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The said approval was received from Under Secretary(DD) to the Govt. of India, Ministry of Urban Affairs & Employment vide letter no.K-13011/14/96-DDIB dt.9.12.96 (Appendix 'B' P.No.42). Accordingly, a public notice was issued on 25.1.97 (Appendix 'C' P.No.43)

3. In response to the public notice, no objection/suggestion was received. The Govt. of India, Ministry of Urban Affairs & Employment will now be requested to issue the final notification under section 11 of Delhi Development Act, 1957, for amendment at page 163 (RHS) of the Gazette of India, part II section 3 sub-section (ii) dt.1.8.90 substituting the note under the heading 'primary school' (081) by the following norms:

"School for handicapped	(081-A)
Max. Ground Coverage	50%
Maximum FAR	100
Maximum height	14 M

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

R E S O L U T I O N

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

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APPENDIX 'A' TO ITEM NO. 22/PLG./97

ITEM NO.
14/96

A-19.02.1996

Sub : Modification in Development Control Norms for School for Handicapped.

F.2(3)95-MP

P R E C I S

A site measuring 5000 sqm. has been allotted to 'Handicapped Children's parent association in Sector 5 of Dwarka Phase-I for construction of a school for handicapped. The Architect of the School has represented for relaxation in ground coverage from maximum permissible 33% to 50% of the school building area, which is 2000 sqm.

2. The Master Plan of Delhi-2001 provides 1 school for handicapped for a population of 45,000. One school for 400 students is prescribed to have a total area of 5000 sqm. Out of which 2000 sqm. is for school building and the remaining 3000 sqm. for play area. The Master Plan also provides that the school for handicapped shall have the same norms as the primary schools which are given below:

Maximum ground coverage	33%
Maximum floor area ration	100
Maximum height	14 m

3. The Architect of the school have represented that this school is meant for handicapped (spastics) where it is desirable and advantageous to restrict/minimise vertical movement as the children are generally not self-ambulant (they have to be helped about). In the representation, the Architect has further pointed out that they would utilise the enhanced coverage in the building area and not touch upon the play area.

4. The request of the Architect is founded on fact that for handicapped children it is much more difficult for them to move up and down vertically as compared to horizontal movement. The contention is quite understandable and can be appreciated. It may be observed here that relaxing of permissible coverage upto 50% in the case of school for handicapped children is need based requirement. It would be a deviation from the prescribed norms as given in the MPD-2001. Once, approved and processed, this shall apply to all such schools.

Contd...

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5. The proposal was considered by the Technical committee vide item no.94/95 held on 21.11.95. The Technical Committee recommended the relaxation of the norms in respect of ground coverage from 33% to 50% for such schools keeping the other controls as per MPD-2001 to the Authority for processing under section 11-A of the DD Act, 1957.

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

RESOLUTION

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

APPENDIX 'B' TO ITEM NO. 22/P19/97

No.K-13011/4/96-DDIB
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development
.....

New Delhi, dated 9 Dec. 1996.

To

Shri P.V. Mahashabday,
Joint Director(MP)
DDA, Vikas Minar,
I.P.Estate,
New Delhi.

Sub: Amendment in MPD-2001-modification in development
control norms for the school for the handicapped
in Delhi.

... *[Signature]*
sir,

I am directed to refer to your letter No.
F.9(3)95-MP/794 dated 1st August, 1996 on the subject cited
above and to convey the approval of the Central Government
for issue of public notice under Sec.11-A of Delhi Development
Act, 1957 for inviting suggestions/objections in regard to
the proposed amendment. It may also be ensured that all the
procedures normally followed while giving such relations
may be observed.

Yours faithfully,

[Signature]
(R.Viswanathan)
Under Secretary

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APPENDIX 'C' TO ITEM NO. 22/P10./97
DELHI DEVELOPMENT AUTHORITY

Dated: 17.1.97

No.F.20(11)95-MP

PUBLIC NOTICE

The following modifications which the Central Government proposes to make in the Master Plan/Zonal Development Plan for Delhi, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/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/suggestion should also give his name and address.

MODIFICATIONS:

- i) At page 164 right hand side of the Gazette of India, Part II section 3 sub-section (ii) dated 1.8.90, under the heading 'Public and semi-Public facilities', the following is added after controls(ii):-

"In the development controls for building within use premises of World Health Organisation, IP Estate, falling in zone 'D' (New Delhi), under 'Public and semi Public Facilities', maximum FAR is proposed to be increased from 100 to 150 as one time exception".

- ii) At page 163 (RHS) of the Gazette of India, Part II, Section 3 Sub-section (ii) dated 1.8.90, under the heading 'Primary School'(081)", the Note: 'school for the Handicapped shall have the same norms of the Primary School' is to be substituted as under:-

" SCHOOL FOR HANDICAPPED'(081-A)
Maximum ground coverage 50%
Maximum Floor Area Ratio 100
Maximum Height 14 M."

- iii) "The land use of an area, measuring 28 ha. (70 acres) falling in Zone 'O' (River Yamuna) bounded by Agra Canal /Marginal Bund in the North, River Bed in the East, Marginal Bund Road in the South and River Bed/Main Power line in the West is proposed to be changed from 'agricultural and water body' (A-4) to 'Commercial' (C-2) (Ware housing and storage) for LPG bottling plant at Madanpur Khadar, New Delhi."

2. The text of MPD-2001 /Plan indicating the proposed modifications are available for inspection at the office of the Joint Director (MP) Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

(V.M.HANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI
DATED. 25.1.97

ITEM NO. Sub : Change of land use of an area measuring 28 Ha. (70 acres) from 'Agricultural and Water Body' (A-4) to 'Commercial C-2 (Ware-housing & Storage)' for LPG bottling Plant at Madanpur Khaddar, New Delhi.
23/Plg./97
A-9.6.97 F.20(18)86-MP

P R E C I S

Reference is invited to the Authority resolution no.90/95 dt.11.9.95 (App. 'A' P.No.45-46) vide which processing of change of land use was approved for an area measuring 28 ha. (70 acres) from 'Agricultural and Water Body' (A-4) to 'Commercial' (C-2) Ware-housing & Storage for LPG Bottling Plant at Madanpur Khaddar, New Delhi.

2. The Govt. of India, Ministry of Urban Affairs and Employment was accordingly requested on 25.9.95 to convey the approval of the Central Govt. under section 11A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestion from the public. The said approval was received from the Under Secretary (DD), Govt. of India, Ministry of Urban Affairs & Employment, vide letter no.K-13011/31/95-DDIB dt.12.12.96 (App. 'B' P.No. 47). Accordingly, a public notice was issued on 25.1.97 (Appendix 'C' P.No. 48.....)

3. In response to the Public Notice, no objection/suggestion was received. The Govt. of India, Ministry of Urban Affairs & Employment will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for the proposed change of land use of an area measuring 28 ha. (70 acres) from 'Agricultural and Water Body' (A-4) to 'Commercial' (C-2) (Warehousing and Storage) for LPG Bottling Plant at Madanpur Khaddar, New Delhi.

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

R E S O L U T I O N

VC allayed fears of Sh. Ramvir Singh Bidhuri, and other Members about location of the proposed LPG Bottling Plant and informed that adequate precautions were being taken by the DDA and the IOC. It was, however, decided that the Vice-Chairman will arrange a visit of the elected Members with the IOC representatives and put-up a report to the Lt. Governor on the implications, if any, of the proposed location of the LPG Bottling Plant. The matter shall, thereafter, be discussed in the next meeting of the Authority.

Item No.
90/95

A-11.09.1995.

Sub:- Change of land use of an area measuring 28 hect. (70 acres) from 'agricultural and water body' to 'Commercial (Warehousing and Storage)' for LPG bottling plant at Madanpur Khaddar, New Delhi.

File No. F.20(18)/86-MP.

P R E C I S

Reference had been received from IOC Ltd, dated 15.7.94 for setting up a LPG bottling plant on land measuring 28 hect. (70 acres) at Madanpur Khaddar, New Delhi and for the approach road to the site.

2. The proposal was considered by the Technical Committee in its meeting held on 6.9.94 when it was desired that a development plan for the area be prepared with major circulation system showing approach to bottling plant and indicating different land uses.
3. The proposal was re-examined in the light of the decision of the Technical Committee; the following important aspect were noted:-
 - i) The site allowed to be acquired for setting up IOC bottling plant at Madanpur Khaddar is located in the east of Agra Canal and South of road no. 13-A measuring about 28 hect.
 - ii) In the absence of finalisation of alignment plan of NH-2, it is not definite as to what will be the status of the road being proposed by IOC along Agra Canal and its junction with road no. 13 and barrage road.
 - iii) Due to non-finalisation of alignment of NH-2 it would be premature to propose any land use in the vicinity of bottling plant which is located in planning division 'C' i.e. 'agricultural and water body'.
 - iv) The proposed road as shown on the copy of the plan will be abandoned and utilised as per the total plan of this area.

Contd...../-

4. The proposal was again considered by the Technical Committee in its meeting held on 25.7.95 vide item no. 57/95. The Technical Committee approved the project road to the site with 12 mtrs. width as 'mettled portion' and 3 mtr. on either side as brick pitching; the road to be constructed and maintained by IOC.

The Technical Committee also recommended the change of land use of an area measuring 28 ha. (70 acres) from 'agricultural and water body' to 'commercial (warehousing & storage)' for LPG depot under section 11-A of Delhi Development Act, 1957.

5. The above proposal (Para-4) is placed before the Authority for consideration and approval of the further follow-up action for notification of the change in land use.

R E S O L U T I O N

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved.

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APPENDIX 'B' TO ITEM NO. 23/Plg./97

No.K-13011/31/95-PUB
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development

.....

New Delhi, dated 12-12-96

To
Shri P.V.Mahashabdey,
Joint Director(MP),
D.D.A. Vikas Minar,
I.P.Estate,
New Delhi.

Subject: Change of land-use of an area measuring 28Ha(70 acres)
from 'agricultural and water body' to 'commercial-
(warehousing & storage)' for LPG bottling plant at
Madanpur Khadar, New Delhi.

Sir,

I am directed to refer to your letter No.F.20(18)/86-
Mp/932 dated the 30th August, 96 on the above subject and to
convey the approval of the Central Government for issue of public
notice for inviting suggestions/objections regarding the proposed
amendment under Sec-11A of Delhi Development Act, 1957.

Yours faithfully,

M.
(R.Viswanathan)
Under Secretary

5/12/96

4/12
20/12/96

4/12

APPENDIX 'C' TO ITEM NO. 22/Plg./97
DELHI DEVELOPMENT AUTHORITY

No. P. 20(11)95-MP

Dated: 17.1.97

PUBLIC NOTICE

The following modifications which the Central Government proposes to make in the Master Plan/Zonal Development Plan for Delhi, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/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/suggestion should also give his name and address.

MODIFICATIONS:

- i) At page 164 right hand side of the Gazette of India, Part II section 3 sub-section (ii) dated 1.8.90, under the heading 'Public and semi-Public facilities', the following is added after controls(ii):-

"In the development controls for building within use premises of World Health Organisation, JP Estate, falling in zone 'D' (New Delhi), under 'Public and semi Public Facilities', maximum FAR is proposed to be increased from 100 to 150 as one time exception".

- ii) At page 163 (RHS) of the Gazette of India, Part II, Section 3 Sub-section (ii) dated 1.8.90, under the heading 'Primary School' (081)", the Note: 'School for the Handicapped shall have the same norms of the Primary School' is to be substituted as under:-

" SCHOOL FOR HANDICAPPED' (081-A)
Maximum ground coverage 50%
Maximum Floor Area Ratio 100
Maximum Height 14 M."

- iii) "The land use of an area, measuring 28 ha. (70 acres) falling in Zone 'O' (River Yamuna) bounded by Agral Canal /Marginal Bund in the North, River Bed in the East, Marginal Bund Road in the South and River Bed/Main Power line in the West is proposed to be changed from 'agricultural and water body' (A-4) to 'Commercial' (C-2) (Ware housing and storage) for LPG bottling plant at Madanpur Khadar, New Delhi."

2. The text of MPD-2001 /Plan indicating the proposed modifications are available for inspection at the office of the Joint Director (MP) Master Plan Section, 6th floor, Vikas Minar, JP Estate, New Delhi on all working days within the period referred above.

(V. MEHANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED: 25.1.97

ITEM Sub : permission to increase the FAR 150 for construction
of additional floor at WHO building, I.P. Estate,
New Delhi - Amendment in MPD-2001.
NO. 24/P19-97
24/5.97
F.20(11)95-MP

P R E C I S

Reference is invited to the Authority resolution no.41/95 dt.29.5.95 (App. 'A' P.No.50-51) vide which it was resolved to permit an FAR of 150 to WHO building and process the modifications in the MPD-2001 as per the provisions of the Delhi Development Act, 1957.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested on 23.6.95 to convey the approval of the Central Govt. under section 11A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The said approval was received from the Under Secretary (DD), Govt. of India, MOUA&E vide letter no.K-20013/1/95-DDIB dt.12.12.96 (App. 'B' P.No.52) Accordingly, a public notice was issued on 25.1.97 (App. 'C' P.No.53...).

3. In response to the public notice dt.25.1.97 no objection/suggestion was received. The Govt. of India, Ministry of Urban Affairs & Employment will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for the proposed amendment in the MPD-2001 at page 164 (RHS) of the Gazette of India, Part II section 3 sub-section (ii) dt.8.8.90 under the heading 'public and semi-public facilities' after other controls (ii):

For the building of World Health Organisation, I.P. Estate falling in zone 'D' (New Delhi), 'maximum FAR is increased from '100' to '150', as one time exception".

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

R E S O L U T I O N

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

APPENDIX 'A' TO ITEM NO.24/Plg./97

ITEM NO. SUB: Request for building an additional floor at WHO Building,
41/95 J.P.Estate, New Delhi.
A-29-5-75 No.F. 100(1)/71-Bldg./Pt.

P R E C I S

The Ministry of Urban Development vide its letter dt. 20.01.1995 (Appendix 'C' page No. 11) have referred the request of WHO for construction of an additional floor in the annexe building at their existing complex on Ring Road (sub zone D-2). The WHO in its letter dt.23.11.1994 (Appendix 'D' page No. 12-13) have stated that in 1962 the Regional Office of WHO was shifted to present premises. The main building was built by the Govt. of India and transferred to WHO under an Agreement dated 26.09.67. Article X of this Agreement reads as under:

The Government agrees that should the need arise, the Organisation may, with the prior approval of the Government, both as regards the design as well as the cost, make extensions, additions, alterations to the existing premises,

Provided that such extension, additions or alterations shall be done in accordance with local laws, rules and regulations and should any difficulty arise, the Government will make an attempt to obtain exemption from local laws, rules & regulations.

Any extensions or additions erected in or upon the premises or on the site, shall for the purpose of this agreement, be deemed to form part of the premises covered by this Agreement.

2. The case has been examined by Building Deptt. and it has been stated that the building plans were initially sanctioned by DDA in 1971 and additions/alterations were further sanctioned in 1983 with an FAR of 140.90. The proposal now submitted for additional construction will increase the FAR to 147.98, against existing FAR of 142.69.

3. In the MPD-62, no specific FAR for PSP (Institutional) plots was defined but it was decided on the merits of the case. As per MPD-2001 the FAR for this land use is 100.

Contd/.....

4. The case was put up to Hon'ble Chairman, DDA/LG, Delhi with the suggestion from VC, DDA that Article 'X' of the Agreement between the Government of India and WHO may be seen. In these circumstances, the WHO complex would probably come under the category of Government offices and entitled to 150 FAR even under MPD-2001. The L.G. Delhi observed as under:

"I agree. But they may be clearly told that any increase of FAR beyond 150 is not permissible"

5. Permitting an FAR of 150 on this plot, land use of which is indicated for Public and Semi-public Facilities, involves modifications in MPD-2001 under section 11A of DD Act. The change in land use shall be for this specific case and within the prevailing norms with respect to ground coverage, parking, height, etc.

6. The case is placed before the Authority for its consideration.

RESOLUTION

Resolved that an FAR of 150 be permitted to the WHO building and modifications in the MPD-2001 be processed as per the provisions of the DD Act.

The entire exercise must be completed within two months.

APPENDIX 'B' TO ITEM NO. 24/Plg./97

No.K-20013/1/95-DP/B
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development
.....


New Delhi, dated 12-12-96.

To
Shri P.V.Mahashabdey,
Joint Director(MP),
D.D.A.
Vikas Minar, I.P.Estate,
New Delhi.

Subject:- Construction of additional floor at WHO building-
Relaxation of FAR of 150-Amendment of MPD-2001.

Sir,
I am directed to refer to your letter No.F.20(11)/95-
MP/1290 dated 22nd November, 1996 on the above subject and to
convey the approval of the Central Government for issue of public
notice for inviting suggestions/objections in regard to the
proposed amendment under Sec-11A of Delhi Development Act, 57.

Yours faithfully,


(R.Viswanathan)
Under Secretary

APPENDIX 'C' TO ITEM NO. 24/PLD./97
DELHI DEVELOPMENT AUTHORITY

No.F.20(11)95-MP

Dated: 17.1.97

PUBLIC NOTICE

The following modifications which the Central Government proposes to make in the Master plan/Zonal Development Plan for Delhi, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/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/suggestion should also give his name and address.

MODIFICATIONS:

- i) At page 164 right hand side of the Gazette of India, Part II section 3 sub-section (ii) dated 1.8.90, under the heading 'Public and semi-Public facilities', the following is added after controls(ii):-

"In the development controls for building within use premises of World Health Organisation, IP Estate, falling in zone 'D' (New Delhi), under 'Public and semi Public Facilities', maximum FAR is proposed to be increased from 100 to 150 as one time exception".

- ii) At page 163 (RHS) of the Gazette of India, Part II, Section 3 Sub-section (ii) dated 1.8.90, under the heading 'Primary School'(081)", the word 'school' for the handicapped shall have the same norms of the Primary School' is to be substituted as under:-

"SCHOOL FOR HANDICAPPED'(081-A)
 Maximum ground coverage 50%
 Maximum Floor Area Ratio 100
 Maximum Height 14 M."

- iii) "The land use of an area, measuring 28 ha. (70 acres) falling in Zone 'O' (River Yamuna) bounded by Anand Canal /Marginal Bund in the North, River Bed in the East, Marginal Bund Road in the South and River Bed/Main Power line in the West is proposed to be changed from 'agricultural and water body' (A-4) to 'Commercial' (C-2) (Ware housing and storage) for LPG bottling plant at Madanpur Khadar, New Delhi."

2. The text of MPD-2001 /Plan indicating the proposed modifications are available for inspection at the office of the Joint Director (MP) Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

NEW DELHI

DATED... 25.1.97

(Sd/-)
 COMMISSIONER-CITY SECRETARY
 DELHI DEVELOPMENT AUTHORITY

ITEM NO Sub:

25/Plq./97

2-9-6-97

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

No. P.23(14)/88/Bldg.

PRECIS

In the year 1988 when MPD-1962 was in force and MPD-2001 was under the process of the preparation, Ministry of Urban Development issued the guidelines in February, 1988 to encourage high rise buildings in Delhi.

2. Since MPD-2001 was in the process of preparation, for the enforcement of the revised guidelines in the interim period, the following decision was taken by the Secretary (UD) on 23.8.1988.

"Building Activity should be governed by the provisions of the Old Master Plan (MPD-62) and provisions of revised guidelines. In the event of any party having option between the two, the harsher provisions should be enforced."

3. Subsequently, Ministry of Urban Development on 12.9.88 clarified that before these guidelines come into force they will have to be translated into bye laws of the respective local bodies.

4. Keeping in mind the spirit of the revised guidelines, a check list was prepared based on the decision of the Secy.(UD) for the implementation in the interim period. As per the check list, FAR and density was kept in conformity with MPD-62, but the followings were kept as

Contd./-----

per the guidelines."

50.2.6-4

a. Height: No restriction subject to approval from DUAC & Civil Aviation.

b. Basement (for parking only) - Allowed to extend beyond the building line upto the envelope line subject to condition that top of roof level beyond actual building line should be flushed with ground and should be properly landscaped.

5. Three societies namely (i) New Town CGHS at Rohini.

(ii) Aashiana CGHS at Mayapuri Vihar, (iii) Kanungo CGHS

at Patpur Ganj submitted the building plans in accordance with the checklist. The detailed agenda on

the issue has already been discussed by the Authority in its meeting held on 6.9.96. However the minutes of

the meeting are reproduced as under, (Copy of the agenda is enclosed herewith as (App. A) P.No. 57-60)

"The decision on this item has been withheld on Chairman's instructions. The item will be considered afresh at the next meeting of the Authority."

6. In light of above facts, the matter is placed again before Authority for the consideration of the following:

i. Relaxation of the height beyond 24.38Mtr upto the height for which the proposal of these societies were considered by the DDA as given below subject to imposing compounding fee.

Name of Society	Relaxation of Height
a. New Town CGHS	upto 34.45 Mtr.
b. Aashiana CGHS	upto 30.48Mtr.
c. Kanungo CGHS	upto 28.40mtr.

Contd./.....

- ii. Basement exceeding permissible ground coverage but within the envelope line leaving set backs, subject to imposing of compounding fee of the area beyond permissible ground coverage.
- iii. In case of New Town CGHS, since the area has been recently denotified, DDA should be allowed to issue 'C' & 'D' form and completion certificate before the file is sent to MCD.

RESOLUTION

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

(Appendix 'A' to Item No. 25/Plg./97)

ITEM Sub: Issue of revised guidelines by the Ministry of Urban
NO. Development vis-a-vis proposal of building plans of
130/96 Cooperative Group Housing Societies dealt during that
period.

A-06.09.96

NOTE: The proposal on the subject was placed before the Authority in its earlier meeting held on 27.8.96, however, this item was deferred for further examination. Accordingly, the matter has been re-examined and put up for consideration.

F.23(14)88/B1dg.

P R E C I S**

In the year 1988 when MPD - 62 was in force and MPD - 2001 was under the process of the preparation, Ministry of Urban Development issued the guidelines in February, 1988 to encourage high-rise buildings in Delhi (Appendix - 'A', Page No. P. 5 - 9).

2. Since MPD - 2001 was in the process of preparation, for the enforcement of the revised guidelines in the interim period, the following decision was taken by the Secretary (UD) on 23.8.1988 (Appendix - 'B', P No. - 10).

"Building activity should be governed by the provisions of the Old Master Plan (MPD - 62) and provisions of revised guidelines. In the event of any party having option between the two, the harsher provisions should be enforced."

3. Subsequently, Ministry of Urban Development on 12.9.1988 clarified that before these guidelines come into force they will have to be translated into bye-laws of the respective local bodies (Appendix - 'C', P. No. 11).

4. Keeping in mind the spirit of the revised guidelines, a check list was prepared based on the decision of the Secy.(UD) for the implementation in the interim period. As per the check list, FAR and density was kept in conformity with MPD - 62, but the following were kept as per the guidelines (Appendix 'D' P. No. 12 - 14):

- a. Height - No restriction subject to approval from DUAC and Civil Aviation.

130/76

- b. Basement (for Parking only) - Allowed to extend beyond the building line upto the envelope line subject to condition that top roof level beyond actual building line should be flushed with ground and should be properly landscaped.
5. Thereafter, three societies namely (i) New Town CGHS, (ii) Aashiana CGHS & (iii) Kanungo CGHS; have submitted the building plans in accordance with the check list. The layout plans of these societies were also approved by DDA after obtaining the approval from Delhi Urban Arts Commission, Chief Fire Officer, Delhi Fire Service and National Airports Authority. However, the sanction of the building plans were released in Feb. 1990 with the condition that before carrying out the construction beyond 80 ft. (26M), the approval should be obtained from Building Section, DDA, without which any construction beyond 80' will be at the risk and cost of the societies.
6. In Aug 1990, Master Plan for Delhi - 2001 came into force, according to which the maximum height is restricted to 80' (26Mtr.) and basement is allowed equivalent to ground coverage. Accordingly, in the month of Oct. 1990, DDA asked these societies to modify the schemes in accordance with the MPD 2001 provisions.
7. Since all the societies carried out the construction beyond 80 ft. against the condition laid down in the sanction letter without obtaining the permission from DDA, the societies were booked under unauthorised construction as per the provision under section 30(i) & 31(a) of Delhi Development Act. Detail are given in Appendix - 'E' P. No. 15 - 16) Further in case of New Town CGHS, the height beyond 80' (26Mtr) was compounded for two out of the six towers on the following grounds;

- i. The proposal has been approved by the DUAC, IAAI & CFO.
- ii. Foundation work has already been completed for multi-storeyed construction.
- iii. Accommodation of 72 flats in additional Block involve delay in completion of work and additional financial burden.

8. Subsequently, all these societies applied for release of 'C' & 'D' form, the next building permit. As height in respect of these societies is beyond 80' against the provisions of Master Plan/BBL, the case was discussed in the Technical Committee on 27.1.95, Technical Committee observed that:

"Dir.(Bldg.) is a competent authority to examine and pass the quasi-judicial order, may take necessary action with due consideration of BBLs and in consultation with CLA."

9. As per the decision of the Technical Committee, the matter was referred to CLA, DDA. Briefly, in his opinion, quasi-judicial powers under section 30 & 31 of Delhi Development Act, 57 can be exercised within parameters of the Master Plan/Unified Building Bye-Laws. As parameters of revised guidelines were not incorporated in Master Plan and the then Dir.(Bldg.) in his quasi judicial powers cannot regularise the construction of Building under the revised guidelines.
10. According to the recent notification dated 15.5.95 amending to MPD - 2001, the following modifications have been made in respect of maximum height and provisions of basement for group housing.

Height:

"Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendations of the DUAC & Approval of the D.D.A./Government of India. In this case, the approval of DUAC is already accorded.

Basement:

Basement(s) in group housing scheme shall be permitted upto the building en-

velope line subject to that the maximum area shall not exceed the building envelope area and subject to the restriction that at one level the basement area is not to exceed equivalent to permissible ground coverage and that remaining would be taken in the lower level of the basement.

11. From the above facts, the case of these societies needs to be looked into sympathetically on the following grounds:

- a. Construction has been carried out as per the plans approved by DUAC, IAAI, CFO & Bldg. Section of DDA, except that the permission for carrying out the construction beyond 80' (26Mtr.) has not been obtained.
- b. FAR & density has been kept in accordance with the MPD - 62 provisions.
- c. Rectification of height will involve extra financial burden on the members of the Society.

In view of the Para Nos. 10 & 11 above, the matter is placed before the Authority for the consideration and approval of the following:

- i. Relaxation of the height beyond 80' (26Mtr.) in respect of these 3 CGHSs.
- ii. Relaxation of basement upto envelope line.

R E S O L U T I O N

The decision on this item has been withheld on Chairman's instructions. The item will be considered afresh at the next meeting of the Authority.

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2.	5/LDM/97	Proposal for de-notification of Jama Masjid Area (DDA Development Area No. 165 from the Development Area of the Authority. [This item was considered by the Authority vide item No. 134/96 dated 6.09.96 and was deferred, item is now relisted]. <u>No. F. 14(9)/96/CRC/DDA.</u>	4-6
3.	6/LDM/97	Allotment of additional land to Sant Nirankari Mandal on the analogy of item No. 82/93. <u>No. F.14(98)69/CRC/DDA/NL/Pt.III.</u>	7-20
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DELHI DEVELOPMENT AUTHORITY
[COMM. - CUM-SECRETARY'S OFFICE]

List of the Supplementary Agenda items discussed in the meeting of the Delhi Development Authority fixed for Monday, the 9th June 1997 at 10.30 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
<u>LAND DISPOSAL/MANAGEMENT</u>			
1.	9/LDM/97	Sub-letting of plot No.A-17, Mohan Cooperative Industrial Estate to M/S American Express India (P) Ltd. <u>No. F.15(27-MCIE)/73/SL/LSB(I).</u>	1-22
2.	10/LDM/97	Details of unsold Commercial properties and future strategy for speedy disposal. <u>No. F.25(6)/97-CE.</u>	23-32
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4.	1/HSG/97	Proposed Agenda to be placed before the Authority for information regarding non-allotment of flats due to lack of basic amenities such as electricity and water. <u>No. F. 2(16)97-Coordn./Housing.</u>	1-2
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ITEM NO.
4/LDM/97

20.09.97

Subj: Private participation for development of
Sports facilities in recreational areas.
File No. F.PA/Dir[CL]/96/Club Norms

PRECIS

1.0 BACKGROUND

1.1 MPD-2001 recommends the sports activities at different levels as under:

- i) Divisional sports centre for a population of 10 to 12 lacs having an area of 40 ha.
- ii) District sports centre for a population of 1 to 1.5 lacs having an area of 4 to 8 ha.
- iii) Neighbourhood play area for a population of 15000 having an area of 1.5 ha.
- iv) Residential unit play area for a population of 5000 (area flexible).

1.2 So far Delhi Development Authority in order to provide sports facilities to the citizens of Delhi has already developed two divisional sports centre i.e. Siri Fort Sports Centre and Yamuna Sports Centre, six District Sports Centre i.e. Saket, Paschim Vihar, Hari Nagar, Ashok Vihar, Rohini and Dilshad Garden. In addition to above 8 multigyms (pay & Play), 2 children park and 20 fitness trails have been constructed/developed all around Delhi. 1.3 It is, however, observed that though DDA has taken up development of sports activities/facilities in a big way, these facilities are yet to effectively reach to all the sections of the society and are available after commuting considerable distance in the long run it may not be practicable for DDA to develop as well as maintain all these recreational places.

2.0 EXAMINATION

2.1 In order to make the facilities available to all sections of society within their neighbourhood, to save DDA's expenditure and bring further improvement in the standards of maintaining recreational area/horticulture

Contd.../-

40/57

works, a concept of maintenance and development of DDA greens/parks (recreational area) etc. by private developers and big business houses was approved by Authority in its meeting held on 21.1.95 vide item no.2195. The Authority Resolution is reproduced below:

"Resolved that proposal as contained in para 4 to 9 of the agenda note be approved Joint inspection be conducted to review the maintenance standards of the parks etc. annually. Inspection report be put to the Vice-Chairman for termination of agreement in time, whenever necessary".

2.2 DDA has so far been allocating about 1% of its budget for the development of sports activities. their maintenance and urrning. In the long run it may not be practicable for DDA to develop as well as maintain all the recreational places so as to enable it to divert the funds for opening up more areas. It is, therefore, felt essential to work out feasible proposition to promote the creation of more outdoor sports facilities catering to larger population and its maintenance through private participation.

3.0 PROPOSAL

3.1 It is proposed to consider the allotment on licence fee basis of green areas to private developers who will develop the sports facilities/infrastructure as per the norms and conditions laid down by DDA where such sports facilities have not been developed by DDA so far. Allotment/lease be allowed to realise the capital investment by introducing the concept of "Pay & Play" for the available facilities. A nominal fee can be decided independently or jointly with DDA. This will serve the twin purpose of such recreational areas in terms of better maintenance and also prevent from encroachment. DDA share shall be utilized for development of other green areas.

Contd..../-

3.2 Proposed development norms and other conditions:

- | | |
|-------------------------------------|--|
| i) Min. (neighbourhood level) Area. | 1.5 ha. 15000 sqm. |
| ii) F.A.R. | 0 (only 15 sqm residential accommodation for watch & ward. |
| iii) Max. Pay & Play Area | 66.66% |
| iv) Min. landscaped | 33.33% |
| v) Used permitted | Outdoor sports field in of cricket ground, cricket pitch, tennis courts, badminton courts, jogging, walking etc. |
| vi) Location | Where DDA has not developed such a facility at sub zonal level on case to case basis. |
| vii) Other requirements | |
| a) N.O.C. | NOC from Residents Welfare Association. |
| b) Membership | 66.66% to the neighbouring residents. |

3.3 The society will submit a report every six months on the progress of development on the land. Club will also submit audited accounts annually.

3.4 DDA will hold annual inspection to see that the land is not being misused.

PERIOD OF LICENCE

The licence period will be only 11 months as otherwise Nazul Rules will have to be amended and only Ministry is empowered to amend the rules.

4.0 The proposal contained in para '3' above is submitted to the Authority for consideration and approval.

RESOLUTION

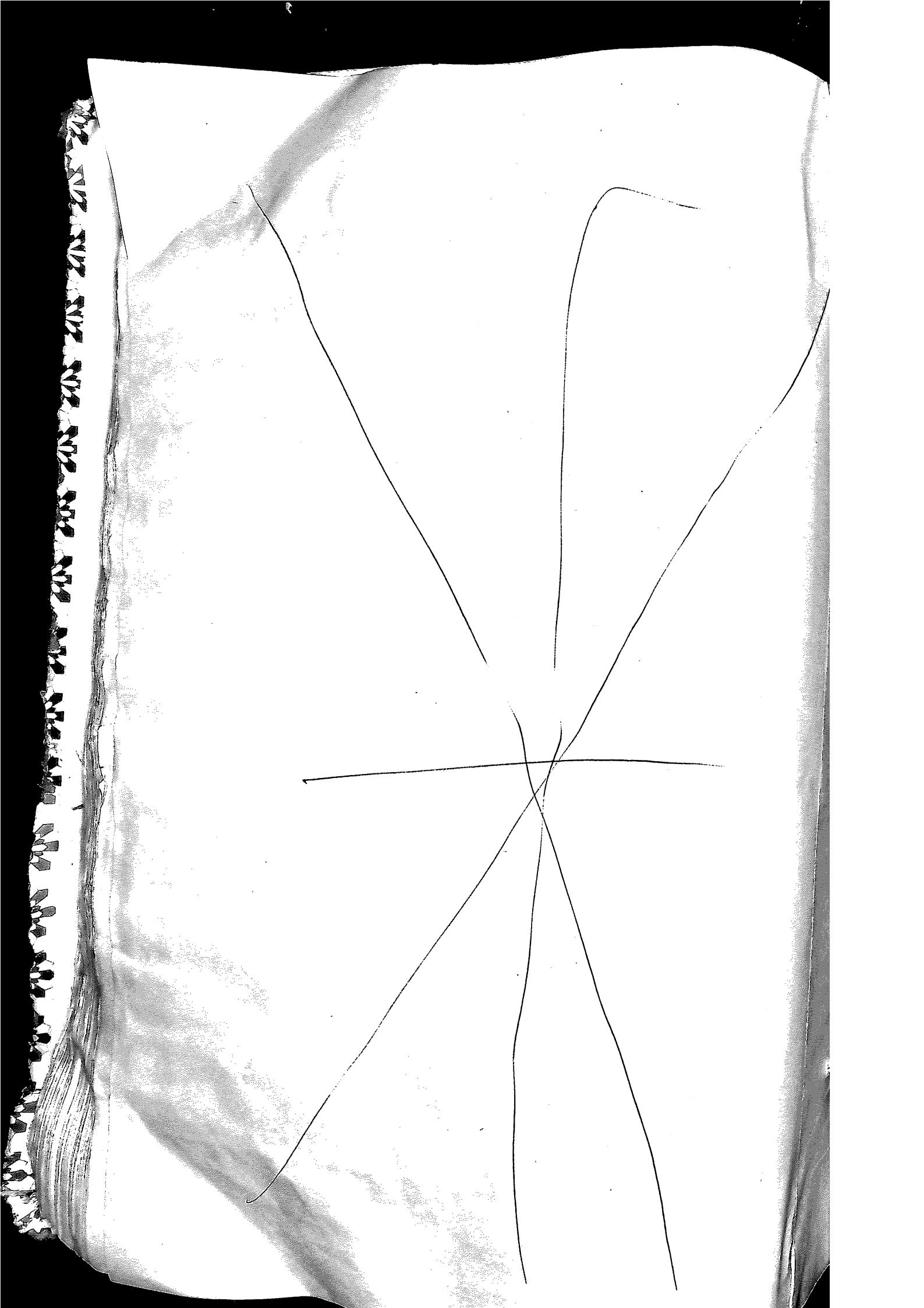
Resolved that green areas duly identified by DDA will be allotted on licence fee basis to Private Developers for sports facilities for a period of 11-months to be renewed from time to time. The maximum area permitted will be 1.5 hac. with zero FAR and 66.66% pay & play area. The applicant society will obtain NOC from the Residents' Welfare Association and allow the neighbouring residents to use this facility on pay & play basis. DDA will be free to hold inspection at any point of time and cancel the licence if misuse is found. A nominal fee will be charged by DDA on first come first serve basis after verification of

While confirming the minutes of the meeting of the Authority held on 9.6.97, Authority further amended/ added the following paragraphs of the minutes of the item No.4/LDM/97 vide Res. No.30/GA/97, dt.16.7.97.

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

- a) 50% of the play area should be earmarked, free of payment, for providing general sports facilities like Volley Ball. Foot Ball etc. to the people belonging to lower income groups,
- b) Allotment period of 11-months may be too short to attract any meaningful participation from reputed parties.
- c) Preference in allotment should be given to those with outstanding contribution to the cause of sports.

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



1. 5/LDM/97 Proposal for de-notification of Jama Masjid Area (DDA Development Area No. 165 from the Development Area of the Authority. 4-6
- [This item was considered by the Authority vide item No. 134/96 dated 6.09.96 and was deferred, item is now relisted].
- No. F. 14(9)/96/CRC/DDA.
- Deferred.**

2. 6/LDM/9 Allotment of additional land to Sant Nirankari Mandal on the analogy of item No. 82/93. 7-20
- No. F.14(98)69/CRC/DDA/NL/Pt.III.
- Deferred.**

3. 7/LDM/97 Policy for allotment of land to recreational/Sports clubs. 21-23
- No. F.13(4)/95-II.
- Deferred.**

4. 8/LDM/97 Disposal of parking sites on licence fee basis proposal for increasing the period of licence from 11 months to three years with in built annual escalation factor. 24-27
- No. F.99(7)/87/CE/Pt.XIII.
- Deferred.**

5. 9/LDM/97 Sub-letting of plot No.A-17, Mohan Cooperative Industrial Estate to M/S American Express India (P) Ltd. 1 - 22
- No. F.15(27-MCIE)/73/SL/LSB(I).
- Deferred.**

6. 10/LDM/97 Details of unsold Commercial properties and future strategy for speedy disposal. 23- 32
- No. F.25(6)/97-CE.
- Deferred.**

7. 11/LDM/97 Auction of Plot No. 192 Block-G, Prashant Vihar Residential Scheme Regularisation of delay in payment beyond 180 days. 33- 39
- No. F. 38(5)/95/LSB(R).
- Deferred.**

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
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FINANCE & ACCOUNTS

- | | | | |
|----|-----------|--|-------|
| 1. | 9/F&A/97 | Disposal of DDA Built-up shops - regarding Delegation of Powers for approval of disposal (reserve) price thereof.

<u>No. F.21(Misc.)HAC/96.</u>

Deferred.
*** | 1-18 |
| 2. | 10/F&A/97 | Fixation of predetermined rate (PDR) plots in Rohini-III for the year 1996-97 through Cost-Benefit Analysis regarding.

<u>No. F.2(8)/96/AO/P.</u>

Deferred.
*** | 19-34 |
| 3. | 11/F&A/97 | Cost-Benefit Analysis of Narela and determination of land premium for the year 1996-97.

<u>No. F. B-II/1(6).96.</u>

Deferred.
*** | 35-46 |
| 4. | 12/F&A/97 | Proposal for pricing of alternative shops/Built up space for special category persons when DDA could not give possession of allotted shop/ Built up space for no fault of allottee.

<u>No. FE.14(4)/93/AO(CE).</u>

Deferred.
*** | 47-58 |
| 5. | 13/F&A/97 | Involvement of Private Developer in land development, Construction infrastructure provision and disposal thereof.

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

Deferred.
*** | 59-60 |

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
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ENGINEERING DEPARTMENT

1	3/Engg./97	District Centre Saket - To write off the infructuous expenditure incurred on consultancy by a private Consultant and on laying of part services which had to be abandoned due to the revision of the lay-out plan.	1-8
		<u>No. F.E.M.12(4)/95/Misc./DDA.</u>	
2	4/Engg./97	Policy proposal for establishment of amusement park.	9-12
		<u>No. F. CE(Dwarka)/26(38)/95/DDA.</u>	

ITEM NO. Sub: District Centre Saket - To write off the infructuous expenditure incurred on Consultancy by a Private Consultant and on laying of part services which had to be abandoned due to the revision of the lay-out plan.
3/Engg./97
A-09.6.97

No. F.No. EM, 12(4)95/Misc./DDA.

P R E C I S

The Planning and Design of the District Centre at Saket had been initially undertaken in 1981. The job was entrusted to Private Consultants - M/S Kuldeep Singh and Associates with whom the Agreement was executed on 14.12.81.

2. The Consultants M/S Kuldeep Singh & Associates submitted the scheme to Delhi Urban Arts Commission for its approval in 1982. DUAC accorded its approval to the scheme at conceptual stage in 1982. As per Master Plan provision at that time FAR permissible was 150. A copy of the Plan which was approved at conceptual stage by the DUAC shall be placed on the table.

3. Thereafter the services plans for the various services like water supply, sewerage and drainage were got approved from MCD and accordingly the laying of the services was taken up in hand. Part services were laid at site as per details given in the Survey Report enclosed as (Appendix 'A' P.No. 4 - 6).

4. In the meantime Govt. imposed a ban on the construction of high rise buildings. The FAR for Distt. Centres was also revised from 150 to 250. For taking advantage of increase in FAR, Consultant, on the advice of Deptt., prepared revised layout plan and models and submitted to DUAC.

5. The DUAC had returned the revised proposal with the following remarks as per its letter No.22(72)86-DUAC, dated 30.06.86 (Appendix 'B' P.No. 7).

"The Commission noted that the present proposal falls within the South Delhi Zone where the Government has

Contd. .../-

decided to temporarily stop construction of Multi-storeyed Buildings till the Master Plan for Delhi-2001 is finalised. The matter was discussed in detail and it was decided that the DDA may be informed accordingly."

6. In August, 1990, the revised Master Plan came into force. As per revised provision FAR permissible is 250. ^{10.00} Accordingly, the scheme of District Centre, Saket was reviewed by the Consultants in the light of new provisions of MPD-2001 and submitted to DUAC on 07.11.91 which was approved at the conceptual stage vide letter No.22(39)/1991-DUAC, dt.01.10.92. The copy of the plan approved in October, 1992 shall be placed on the table & the letter dt.1.10.92 are enclosed as (App. 'C', -----P.No. 8).

7. Due to revision of the entire concept of the District Centre as per the new guidelines of the MPD-2001, the expenditure incurred on the earlier services rendered by the Consultants alongwith the cost incurred on the laying of the part services has become infructuous. CE(SEZ) has prepared a Survey Report giving complete details of the expenditure incurred on this project on these accounts, whereby, the infructuous amount has been worked out to Rs.24.82 lacs. A copy of the Survey Report is enclosed as (Appendix 'A' P.No. 4-6). It has also been certified by the CE(SEZ) that no part of the services earlier laid can be put to any use or can be salvaged in any manner. However, the temporary site office may be utilised for sometime till the plot for underground parking is auctioned or is taken up for construction. It will, in any case, have to be demolished.

8. Since the revision of the plan was to extract benefits out of the changes in guidelines for District Centres in MPD-2001, neither any employee of the DDA, nor the Consultants can be made responsible for this infructuous expenditure. In fact, on account of revision in FAR from 150 to 250 and appreciation in land cost in the intervening period, the increase in the expected revenue return will be much more than the infructuous expenditure.

contd.../-

9. In this context, it may not be out of place to mention here that DDA had recently disposed off one plot in this District Centre for an amount of Rs. 32 crores which indicates that this loss of infructuous expenditure of Rs. 24.82 lacs would be insignificant as compared to the revenue likely to be collected by the deptt. through the disposal of various assets within the District Centre.

10. As per delegation of powers 'Authority' is competent to write off this infructuous expenditure.

11. The matter is placed before the 'Authority' for consideration and for accord of approval to write off the aforementioned infructuous expenditure.

RESOLUTION

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

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

DETAILS OF EXPENDITURE INCURRED

Name of work : District Centre Saket

Sl. No.	Description of item	Amount	Remarks
1.	Fees paid to Consultant M/s Kuldip Singh & Associates for the work done in 1982 & 1986.	Rs. 7.40 lacs	This amount has been worked out by Architectural Wing DDA vide note of Additional Architect dt. 17.2.95 circulated vide No. SA(57)/95/HBPW/19 dt. 12.5.95 Para 7(a).
2.	Sewer' lines	Rs. 6.03 lacs	This work was awarded by EE/CPD.II vide Ag.No. 127/82- 83/CPDII. The payment has been made as per Cash Vou- cher 121 dt. 5.3.83, C.V. 40 dt. 14.4.83, C.V. 44 dt. 14.4.83 dt. 6.5.83 & CV 67 dt. 16.6.83.
3.	C/e roads	Rs. 5.51 lacs	The work was awarded in CPDII vide No. 112/82-83/CPD.II The payment has been made as per Cash Voucher 11 Dt. 3.2.83, CV 10 dt. 3.3.83, C.V. 128 dt. 8.4.83, CV 92 dt. 30.4.83, C.V. 8 dt. 27.83
4.	S.W. Drain	Rs. 0.41 lacs	Payment has been made in CPD II vide CV 104 dt. 19.7.83
5.	Site office	Rs. 3.47 lacs	Expenditure was incurred in CPDII & SED.11 vide CV 328 dt. 31.3.93.
6.	Expd. on final bill	Rs. 2.00 lacs	L.S. Provision has been taken into consideration as these works were transferred from CPD II to CPD VII However, no details are available as complete record of CPD VII was destroyed in fire.
		<u>Rs. 24.89 lacs</u>	

R. D. D.
Executive Engineer
South Eastern Division-XI
D.D.A. Vihar Sadan, N. Delhi

-5-
S U R V E Y R E P O R T
 (Central P.A. Code Paragraphs 2-41.7-3-7 & 7-4-1)
 (REPORT OF SURVEY OF STORE WHICH HAVE BECOME UNSERVICEABLE)

Division SED.11				II Sub Division		
1. No.	2. Description of articles	3. Value on the book Rate	4. Date of start	5. Remarks by the office in charge explaining the cause of becoming unserviceable.	6. Remarks on orders of the Divisional Officer.	7. Order of the Superintending Engineer
Distt. Centre Saket	Fee paid to consultant & cost of dev. executed at site.	As per details shown in Annexure 'A'.	Rs. 24.82 lacs 1982	<p>The work of planning & designing of Distt. Centre at Saket was awarded to M/s Kuldip Singh & Associates in 1981. The scheme was got approved by the Consultant from DUAC. Based on approved scheme the works of laying of services were taken up for execution and these were partly executed. Due to ban on high rise buildings and approval of New Master Plan the scheme was completely revised and submitted to DUAC for approval in 1991. The same was approved at conceptual stage in Oct., 1992. Due to revision of the scheme the work done by the Consultant & services laid became infructuous. As xxxxxx Such the Survey Report is submitted for approval of Competent Authority.</p>	<p>The work of planning & designing of Distt. Centre Saket was entrusted to M/s Kuldip Singh & Associates and an agreement was executed on 14.12.81. The Consultant prepared the scheme and got it approved from DUAC/Chief Architect, DDA, on the basis of these approved schemes. Various services were got approved from MCB and work of laying of services was taken up and partly executed. DUAC recalled the project because of rethinking of high rise buildings. The revised proposal was submitted by Consultant to DUAC in April, 1986, but the same was returned back with the remark "the scheme cannot be considered due to ban on high rise buildings".</p> <p>The New Master Plan was approved by the Govt. on 1.8.90 and certain guidelines were issued. MPD-2001 completely revised the concept of Distt. Centre. FAR was also changed. The Consultant was asked by Chief Architect, DDA to submit the revised scheme to DUAC, which was submitted on 25.10.91. and was approved at conceptual stage on 1.10.92.</p>	<p>The work of planning & designing of Distt. Centre Saket was entrusted to M/s Kuldip Singh & Associates and an agreement was executed on 14.12.81. The Consultant prepared the scheme and got it approved from DUAC/Chief Architect, DDA, on the basis of these approved schemes. Various services were got approved from MCB and work of laying of services was taken up and partly executed. DUAC recalled the project because of rethinking of high rise building. The revised proposal was submitted by the Consultant to DUAC in April, 1986, but the same was returned back with the remarks "the scheme cannot be considered due to ban on high rise buildings".</p> <p>The New Master Plan was approved by the Govt. on 1.8.90 and certain guidelines were issued. MPD-2001 completely revised the concept of Distt. Centre. FAR was changed. This necessitated complete change in planning. The Consultant was asked by the Chief Architect, DDA to submit the revised scheme to DUAC, which was submitted on 25.10.91. and was approved at conceptual stage on 1.10.92.</p> <p>Due to revision of concept of Distt. Centre as per New Master Plan the work done by the Consultant in 1982 it has become infructuous expenditure. Further as per revised approved scheme in Oct., 1992 services already laid cannot be utilised, as such the expenditure incurred has become infructuous.</p> <p>The Chief Architect/ACA-II as per the note dt. 17.2.95 copy of which has also been endorsed to Engineer Member vide No. SA(II)95/MUP/19 dt. 12.5.95 have categorically staged as per Para 7c as this loss will more than compensate in the better design of the building.</p>

Contd....

6.

7.

Due to revision of concept of Distt. Centre as per New Master Plan the work done by the Consultant in 1982, 1986 has become infructuous expenditure. Further as per revised approved scheme in Oct., 1992 services already laid cannot be utilised. As such, the expenditure incurred has become infructuous. The Survey Report has therefore been prepared for getting infructuous expenditure written off.

Their cost of construction and cost. It has been further brought out that recently cost of one of DDA plot was at Distt. Centre Saket gave DDA about Rs. 32 crores. It is thus recommended that the infructuous expenditure may be got written off and Survey Report approved.

R. D. Sharma
Executive Engineer
South Eastern Division-XI
DDA, P. V. Road, N. Delhi

No. dated the 19
submitted to Superintending Engineer.
for orders with
reference to paragraph 152 of the
Central P. & S. Code.

No. dated the 19
returned to the Divisional Officer for necessary
action as per orders noted above.

Divisional Office

P. S. Sharma
Superintending Engineer

S. S. Sharma
17/1/96
SE (P) L.

[Signature]
CE (SEZ)

APPENDIX 'B' TO ITEM NO. 3/Engg./97

DELHI URBAN ART COMMISSION
LOK NAYAK BHAWAN (2nd FLOOR)
PRITHVIRAJ LANE, NEW DELHI-110003.
Phones: 611943, 619593, 618607 & 690821.

No.22(72)/86-DUAC

June 30, 1986.
July 1,

Shri Rattan Singh,
Chief Architect,
DDA, Vikas Minar,
New Delhi.

Subject: District Centre at Saket - with respect to the temporary ban imposed by the Ministry of Urban Development on development beyond 45 ft. height in New Delhi and South Delhi.

Sir,

Please refer to your letter No. HUPW/1(78)/86/435 dated 28th April, 1986 regarding above. This project was placed before the Commission in its meeting held on 18th June, 1986. The following observations were made:-

"The Commission noted that the present proposal falls within the South Delhi Zone where the Government has decided to temporarily stop construction of multi-storied buildings till the Master Plan for Delhi-2001 is finalised. The matter was discussed in detail and it was decided that the DDA may be informed accordingly."

You are, therefore, requested to take appropriate action.

Yours faithfully,

Sd/-

(R.K. GOEL)
SECRETARY

Copy to M/s. Kuldip Singh & Associates, Architects, 406, Jangpura Road, New Delhi for information.

Sd/-

(R.K. GOEL)
SECRETARY

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Appendix 'C' To Item No. 3/Engg./97

DELHI URBAN ART COMMISSION
LOK NAYAK BHAWAN (2nd Floor)
PRITHVIRAJ LANE, NEW DELHI-110003
Phones: 611943, 619593, 618607 & 690821.

No.22(39)/1991-IUAC

October 1, 1992.

The Chief Architect,
DDA, Vikas Nagar,
I.P. Estate,
New Delhi.

Sub: Proposed District Centre at Saket.

Sir,

The above mentioned proposal was last discussed by the Commission in its meeting held on September 9, 1992 and the observations made are sent herewith to you for further necessary action at your end:-

"The recommendations of the Sub-Committee constituted by the Commission were placed before the Commission which were also discussed with the architect, Shri Kuldip Singh in presence of the Chief Architect, DDA, who agreed in general with recommendations of the Committee. He intimated that some of suggestions he have already been incorporated and the rest will be incorporated in the proposal before submitting it at detail stage subsequently. The Commission decided to approve the concept of the scheme with the recommendations of the Sub-Committee as per a annexure.

Yours faithfully,

sd/-

(M.B. SAXENA)
SECRETARY

Encl: A.a.

Copy to:-

M/s. Kuldip Singh & Associates, Architect,
406, Jungpura Road, New Delhi for information.

(M.B. SAXENA)
SECRETARY

ITEM NO.
4/Engg./97
A-09.6.97

Sub:

Policy proposal for establishment of amusement
Park.
No. F. CE(Dwarka)/26(38)/95/DDA.

P R E C I S

THE NEED

The development of recreational areas simultaneously with other development is one of the important aspect of Dwarka Sub-city. These recreational areas will have large parks, sports complexes, specialised parks, golf course, recreational clubs etc. A site of about 12 Hect. was reserved in Sector 20 of Dwarka for the development of Amusement Park which is popular recreational activity liked by both elders and youngsters. Delhi with its over 100 lakh population has never had such parks and therefore, it was felt necessary that two or three such parks can be developed in Delhi.

2. Efforts were made by CE (Dwarka) to identify established organisations elsewhere in the country for development of such facilities. Seven such organisations were identified by him through informal enquiries and were called upon to give presentation for the development of an Amusement Park in Dwarka. Only 3 firms came forward to make the presentation, out of which, 2 firms i.e. M/s. Essel World of Bombay and M/s. Kishkinta Theme Park of Madras were considered capable of developing the desired facility.

2. PROPOSAL

Since the project is to be an experiment never tried before in DDA, the various issues of Planning and Disposal had been deliberated based on the observations by team of officers after visiting these places.

contd...

3. Two Amusement parks with an area of 60-80 acres each can be set up one in Dwarka and the other in East Delhi, Near Mayur Vihar. The locations selected are such that they will be easily accessible from rest of Delhi and an estimated traffic of over 10,000 visitors daily can be dispersed quickly.

4. **DEVELOPMENT CONTROLS**

Master Plan 2001 permits specialised parks as permissible use in District Park. The Amusement park is a specialised park and thus can be provided in District Park. There are presently no prescribed norms for coverage, FAR, parking etc. These norms will be specifically worked out. Based on Bombay & Madras examples, suggestive development control norms would be:

1. Maximum ground coverage will be 2.5%
2. Maximum FAR 5%
3. Maximum height of any structure will be 8 mtrs.
4. Setback areas as per MPD 2001 shall be kept as Green Buffer Zone.

* Play equipments areas not to be considered for coverage & FAR calculations.

An agenda is being submitted to Technical Committee for finalising these controls.

5. **DISPOSAL POLICY**

5.1 It is considered advisable that District park land for the amusement Park facility is given on long term 30 years Licence Fee. For this purpose an amendment as per Annexure will have to be made in the Nazul Rules 1981 as per legal opinion because the Nazul Rule presently permit only short term licence arrangement for 11 months.

5.2. The reserve licence fee will be 18% p.a.
return on: contd..

- (a) cost of acquisition including enhanced compensation plus cost of development; and
- (b) commercial value of floor area as per development control norms at L&DO rates for the nearest area; and
- (c) 1/4th of the commercial value of parking area.

This will be increased by 10% after lapse of every three years.

5.3 The first two years after execution of licence deed will carry a moratorium and no licence fee will be charged.

5.4 Tenderer will quote his financial bid in terms of a percentage of gross gate collection for all the rides net of entertainment tax. The percentage rate so collected will be enhanced with an addition of 1% every successive year during the first 10 years (after two years moratorium) and thereafter will be constant for the remaining period of 18 years. Gross gate collection would mean the entry fee at the main gate and also entry fee for each ride either through combined ticket or through ride specific ticket.

5.5 The bidder will be paying licence fee calculated on the basis of percentage of gross gate collection as offered in the bid or the reserve licence fee for the year whichever gives a higher figure.

6. ELIGIBILITY CONDITIONS

6.1 Any person, a group of persons, a firm, a registered Cooperative Society, a Company engaged in running itself or with a collaborator an Amusement Park of 40 acres and more for two years or an area of 20 acres for five years, or a well established Company

contd..

having collaboration agreement with well known Amusement Park chains in India or abroad including foreign companies and NRIs, may tender for the allotment of Amusement Park plot on 30 years licence fee basis.

6.2 The bidder should have sufficient experience and expertise for maintenance and repairs of the equipments in the park as well as to observe necessary safety measures.

6.3 The bidder should have the proven record of safe operation of their Amusement Park mentioned by it in detail against condition No.6.1.

7. The policy proposal is submitted for consideration of the Authority.

RESOLUTION


- a) After detailed deliberations it was felt that the concept of Amusement park needs to be Indianised for which Department of Culture and Indian Council for Cultural Relations need to be consulted.
- b) It was also decided that a Committee of elected Members may visit the amusement parks in Madras, Mumbai, Jaipur etc., so as to have better appreciation of the proposals.
- c) After the above exercise, the item may again be placed for consideration of the Authority.


FROM PAGE NO. 1 - 2

ITEM NO. Sub: Proposed agenda to be placed before
1/Hsg./97 the Authority for information re-
garding non-allotment of flats due
to lack of basic amenities such as
electricity and water.

No.F.2(16)/97-Corpn./Housing.

Deferred.


Secretary
Delhi Development Authority
16.7.97


Chairman, 16.7.97.
Delhi Development Authority

