

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 9.7.90 at 11.00 A.M. in Conference Hall, 1st Floor, B-Block, Vikas Sadan, I.N.A. N. Delhi.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 9th July, 1990 at 11.00 A.M. in Conference Hall, 1st Floor, B-Block, Vikas Sadan, I.N.A., New Delhi.

The following were present:

CHAIRMAN

1. ACM (Retd.) Arjan Singh,  
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Sh. Cecil Noronha,

OFFICIAL MEMBERS

3. Sh. S.P. Singal,  
Director (DD),  
Ministry of Urban Development,  
Government of India.
4. Sh. Subhash Sharma,  
Administrator, N.D.M.C.

WHOLE TIME MEMBERS

5. Sh. M.G. Gupta,  
Finance Member, DDA.
6. Sh. V.S. Murti,  
Engineer Member, DDA.

EX-OFFICIO MEMBER

7. Sh. R.D. Kapur,  
Commissioner, M.C.D.

SECRETARY

8. Sh. Ranbir Singh.

ALSO PRESENT

9. Sh. Ashok Kapoor,  
Commissioner (Housing), DDA.
10. Sh. P.K. Tripathi,  
Commissioner (Lands), DDA.
11. Sh. J.A. Samad,  
Chief Vigilance Officer, DDA.
12. Sh. S.C. Dikshit,  
Commissioner (Co-ordination), DDA.
13. Sh. P.N. Gupta,  
Commissioner (P), DDA.
14. Sh. K.T. Gurmukhi,  
Addl. Chief Planner,  
T.C.P.O.



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15. Sh. B. Krishnarao,  
Chief Accounts Officer, DDA.
  16. Sh. G.S. Sodhi,  
Financial Advisor (H), DDA.
  17. Sh. V.K. Jain,  
Chief Legal Advisor, DDA.
  18. Sh. S. Auluck,  
Chief Architect, DDA.
  19. Sh. A.B. Shukla,  
General Manager (ISBT),  
DDA.
  20. Sh. S.C. Gupta,  
Director (DC&P),  
D.D.A.
  21. Sh. A.C. Seth,  
Joint Director (S&JJ),  
D.D.A.
-

No. SUB: Constitution of the Advisory Council  
43. of the DDA. (F.2(1)88-M.C.)

A-9.7.90

P R E C I S

Section 5(1) of the Delhi Development Act, 1957, empowers the Authority to constitute an Advisory Council for the purpose of advising the Authority on the preparation of the Master Plan and all such 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. As per Section 5(2) (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 States are to be elected by all the Members of the House of the people and the Members of the Council of States.

2. Sh.M.R.Singh, Desk Officer, Govt. of India, Min. of Urban Development, vide his letter No.K-11041/2/89/DDIIB/IA dated 23/24th May, 1990 (Appendix 'A' pages 3.) has intimated that the Lok Sabha has elected Sh.J.P.Agarwal, and Sh.Kalka Das, Members of Lok Sabha to serve as Advisory Council's Members of the DDA.

3. Earlier after the election of the Members of the House of People and the Council of States, we used to obtain a declaration from the elected Members to the effect that he is not disqualified to hold such Membership and does not have any interest in business or a contract of work

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2.

relating to development of land and is not interested in any subsisting contract made or any work done for the Authority except as a share-holder in an incorporated company or a Member of the Co-operative Society. The Legal Department of DDA has advised that it is not required on our part to make a request to the elected Members to furnish a declaration that he does not suffer from any of the infirmities enumerated in sub-Rule (i) of Rule 3 of the Delhi Development Authority Rules, 1958, as it is for the body who elects the representatives, to take a declaration from the Member proposed to be elected that he does not suffer from any of the infirmities.

4. Before a notification is issued/published in the Extraordinary Gazette of India, the matter is now placed before the Authority for information/approval.

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

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

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(APPENDIX A TO ITEM NO. 43.)

No.K-11011/2/89/DDIIB/IA  
Government of India  
Ministry of Urban Development  
(DELHI DIVISION)

New Delhi, Dated 23rd May,  
1997

To

Shri Ranbir Singh  
Secretary,  
Delhi Development Authority,  
Vikas Sadan, INA  
New Delhi.

Sub: Election of two members of Lok Sabha to the Advisory  
Council of the D.D.A.

Lok Sabha Secretariat have informed that following  
two members of the Lok Sabha have been duly elected to serve  
as Members of the Advisory Council of the Delhi Development  
Authority:

	<u>Name</u>	<u>Delhi Address</u>
1.	Sh. J.P. Agarwal	1998, Naugraha Kinari Bazar, Delhi.-110006.
2.	Sh. Kalka Das	Block-4, Gali No.8, 5835, Dev Nagar, Karol Bagh, New Delhi.

2. In this connection Lok Sabha Bulletin Part II  
dt. 20th March, 1990 a copy of which is enclosed, refers.

3. You are requested to arrange gazette notification for  
the above name newly elected members of Lok Sabha to the  
Advisory Council of the DDA and send a copy of the Noti-  
fication to this Ministry for record.

Yours faithfully,

sd/-

(M.R. SINGH)  
DESK OFFICER

ENCL:- AS ABOVE



No. 44 Subj:- Allotment of land to Shri Hakam Singh  
S/o Sh. Jodha Singh, P.No. 5/12(103)72-OSB

A.9.7.90

P R E C I S E

Consequent upon the partition of the country in the year 1947, Shri Hakam Singh, S/o Shri Jodha Singh migrated from West Pakistan and occupied land measuring 518 sq. yds. bearing no. T-2422 at Subhash Nagar, Faiz Road, Karol Bagh. Later on, he was assessed to damages w.e.f. 1.1.52 for 518 sq. yds. (150 sq. yds. for residential use and 368 sq. yds. for commercial use).

In order to rehabilitate the displaced persons, the Standing Committee of Delhi Development Authority vide Resolution No. 641 dt. 26/27th of August, 1968 decided that applications may be invited from the displaced persons who had occupied public land in Delhi before 15.8.50 and had not been given land or had not acquired any plot/house. Shri Hakam Singh applied for allotment of land on 11.11.68.

The Authority vide Resolution No. 226 dt. 22.11.71 decided that allotment in the shape of land or built-up houses be made under Gadjil Assurance to the eligible squatters on the basis of area under occupation and in no case, land more than 200 sq. yds. be allotted to any of the squatter.

The Committee on Government assurances in the Parliament decided that eligible squatters of Ahata Kidara Area may be rehabilitated in Ahata Kidara Area itself. On this basis, it was decided that eligible squatters of Subhash Nagar may be rehabilitated at Subhash Nagar itself. The case of Shri Hakam Singh was examined by the Committee constituted for examining the cases of Subhash Nagar etc. and found him eligible under category 'A' i.e. allotment of a plot.

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and found him eligible under category 'A' i.e. allotment of a plot.

The case of Shri Hakam Singh was referred to the Planning Department to know the actual area of the plot bearing no. T-2422 as per the approved plan. The planning Department reported that as per approved plan, the major portion of the area under occupation of Sh. Hakam Singh has been proposed to be utilised for Community Hall as detailed below:-

1.	Total area	=	439.89 Sq. mtrs.
ii)	Affected road widening as per approved plan	=	2.47
iii)	Affected under proposed Dispensary/Community Hall.	=	374.49 sq. mtrs.
iv)	Residential Area	=	52.93 sq. mtrs.

The total area for the Community Hall-Cum-Dispensary is earmarked as 600 sq.mtrs. including the land towards cost of this property.

The case has been examined and the break up of the area under community hall and his left out residential property is given as under:-

Pocket	'A'
Residential	52.93
CH/Dispensary	131.00
R/W	-
Total	183.93
Pocket	'B'
Residential	-
CH/Dispensary	269.00
R/W	2.47
Total	271.47

6.

Pocket	'C'
Residential	-
CH/Dispensary	200.00
R/W	-
Total	<u>200.00</u>

Pocket 'A+B+C'	
Residential	52.93
CH/Dispensary	600.00
R/W	<u>2.47</u>
Total Area	<u>655.40</u>

The Planning Department recommended that area measuring 183.9 sq. mtrs. which is being used by Sh. Hakam Singh pre-dominantly for residential purpose may be considered for regularisation/allotment and the remaining area measuring 469 sq. mtrs. as proposed may be utilised for Community Hall/Dispensary.

Shri Hakam Singh has been representing that the entire area measuring 518 sq. yds. under his occupation may be regularised as has been done in some other cases. In few cases, excess area over and above 200 sq. yds. has been allotted/regularised on payment of market rates. Shri Dharambir Lamba has been allotted land bearing No. T-2382 at Subhash Nagar measuring 261.67 sq. yds. (200 sq. yds. at no profit no loss basis and 61.66sq. yds. at market rate of Rs. 540/- per sq. mtrs.). The following community halls/Dharamshala/Health Centre exist in the vicinity i.e. within the radius of half Km.:-

1. Jhagri Brahmin Dharamshala, 32 Naiwala
2. Bharat Char of Cheap Silk Store, Arya Smaj Road.
3. Harijan Dharamshala, 25-26 Naiwala
4. Mandir-cum-Dharamshala, Chaparwala Kuain



7.

5. Mandir-cum-Dharamshala, Ashok Nagar.
6. Gurudwara-cum-Dharamshala; Ashok Nagar.
7. Gurudwara-cum-Dharamshala-cum-Community Hall, Gurudwara Road.
8. C.G.H.S. Dispensary-cum-Health Centre, 24 Naiwala.
9. Rama Krishna T.B. Chest Clinic Arya Samaj Road etc.

The request of Shri Hakam Singh can be considered only if the approved plan is suitably modified i.e. area earmarked for Community Hall/Dispensary may be shown for residential purpose.

As per the Authority's Resolution No. 226 dt.22.11.71 land upto 200 sq. yds. can be regularised. No profit no loss rate is to be charged for land under actual occupation and the balance of the area is to be charged at the auction price of the plots likely to be disposed off in that area with a reduction of 10%. In the case under reference, the squatter is having 518 sq. yds. under his occupation, out of which as per policy 200 sq. yds. can be regularised. The Authority's Resolution does not envisage regularisation of land beyond 200 sq. yds. The squatter is willing to pay at current market rates for the excess land. It will be very difficult to evict the squatter and take back land above 200 sq. yds.

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The matter is placed before the Authority for consideration and decision as to whether land measuring 183.98 sq. mtrs. (219.98 sq. yds.) predominantly being used by Shri Haxam Singh for residential purpose as recommended by the Planning Department be regularised on the entire area measuring 518 sq. yds. may be regularised on payment of market rates for the area over and above 200 sq. yds. and the plans modified accordingly. The current market rate prevalent on the date of the approval of the Authority will be charged for areas in excess of 200 sq. yds.

#### RESOLUTION

Resolved that only the residential area measuring 183.98 sq. mt. be regularised subject to surrender of the remaining area being used for commercial purposes.

No. SUB: Composite alignment Plan of 30 mt R/W Vijay Nagar  
45. Road from Kingsway Camp Crossing to Patel Chest  
Institute Crossing. (F.5(10)88-MP)

A-9.7.90

P R E C I S

Location: Vijay Nagar Road is in continuation of Bhai Parmanand Marg from its intersection with Mall Road upto Patel Chest Institute Intersection. This is an important road connecting the most prestigious institutional/ Residential area of Delhi to one of the primary arterial road i.e. Mall Road.

Existing condition & problems: The Road is having mixed traffic, presently an undivided carriage way varying between 7.5 mt to 11 mt. width is in existence. There is no footpath on this road except on 110 mt. stretch from Mall Road intersection, half of which has been encroached upon. Due to lack of footpath pedestrian movement is more or less on the carriageway which result in unsafe pedestrian movement. The intersection of this road with Mall Road is signalised. Both sides of the road leading to Police ground have commercial use which are generating large volume of pedestrian as well as slow moving traffic. There is no organised busbay in this stretch of road. Most of the DTC buses stop on the main carriageway blocking the existing carriageway and hence causing traffic bottleneck.

Master Plan/Zonal Plan Proposals: As per zonal development plan the R/W of this Road is 80' i.e. 24 mts. General alignment plan of the road with a R/W of 100' was approved by the Authority vide Resolution No.142 dt. 26.5.77. Further in Hudson Line redevelopment scheme the R/W of this road has been taken as 100' i.e. 30 mts.

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**Salient Features of the Proposal:**

A composite alignment Plan has been prepared based on P.T. Survey supplied by E.E. (BR) II, MCD, integrating all junctions/intersections. Total length of R/W Road is 1.22 Km. The major proposals are as under:-

- a) A six/divided carriageway has been proposed from Mall Road intersection to Patal Chest Institute Intersection with a central verge of 1 mt. Further, the location of the existing trees has also been considered in the widening proposal.
- b) A continuous footpath of 3.4 mts. on both sides of the road has been proposed.
- c) Junction/intersection design with roads having 24 mts. and above R/W have been integrated. This include improvement of Mall Road intersection 'T' junction with road to Police ground, intersection with road No. 48 and intersection with road to Maurice Nagar. This will provide smooth flow of traffic at intersections.
- d) Existing infrastructures, trees etc. have been saved to the extent possible. Still trees have to be cut.
- e) Busbays have been located at suitable places.

**Decision of LGSC:** The alignment plan was considered in the LGSC meeting of MCD vide item No. 305/89 dated 19.9.89 in which the alignment plan of the road has been approved from planning point of view. Details of affected properties, services and trees as submitted by Ex. Engineer (P) II vide letter No. D/724/EE(P) II/AE(P) S/D(234) is placed at Appendix 'B' pages 12-13.

**Decision of the Technical Committee:**

The case was discussed in the Technical Committee meeting held on 2.3.90. Decision of the Committee are as under:-

"Composite alignment plan was discussed in detail and the Technical Committee recommended for approval. However, it observed that a number of properties are

Contd.....



11.

affected which are located at the intersection, therefore, desired that the implementing Agency may provide alternate accommodation to the affected parties as per policy, in consultation with MCD/DDA."

Now the case is put up before the Authority for the consideration of:-

- 1) Composite Alignment Plan of Vijay Nagar Road with a R/W of 30.0 mt. from Mall Road Intersection to Patel Chest Institute Crossing. Drawing No. CA-001  
PPW-89
- 2) MCD shall take up the rehabilitation of eligible affected property in consultation with lands Deptt., D.D.A.
- 3) MCD shall plant 3 times of the trees affected in the Alignment Plan.

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

Resolved that proposal contained in the agenda item be approved.

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Appendix 'B' to item No. 45. MUNICIPAL CORPORATION  
DELHI

NO: D/724/EE(P)II/AE(P)S/D(234)

PLANNING DEPARTMENT  
DATED: 18.10.89

From:

Ex. Engineer(P) II,  
Municipal Corporation of Delhi,  
Town Hall, Delhi - 110006

To,

Sh. D. K. Saluja,  
Dy. Director (P) I, DD,  
12th Floor, Vikas Minar,  
New Delhi.

SUB: Composite alignment plan of 30' R/W Vijay Nagar Road  
from Kingsway Camo to Patel Chest crossing (in conti-  
nuation of Bhai Parmanand Marg) integrating the  
junction/intersection design of 24' and above roads.

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Sir,

Kindly refer to your office letter No. P.5(10)88-MP/D6  
dated 23.6.89 on the above mentioned subject. Please  
find enclosed herewith a copy of LOSC decision dated 19.9.89  
list of affected land and properties and a copy of draft  
alignment plan with affected land and properties marked as  
it for its final approval.

Yours faithfully,

Sd/-

( H.D. SHEKRI )  
EX. ENGINEER (P) II

Encl:-

As above.

Item No. 305/89

SUB: Composite alignment plan of 30 mts. R/W Vijay Nagar Road from Kingsway Camp crossing to Patel Chest Crossing (in continuation of Bhai Parmanang Marg) integrating the junction/intersection designs of 24 mts. and above roads.

Note of EE(P)II is reproduced as under:-

The composite alignment plan of 30 mt. R/W Vijay Nagar Road from Kingsway Camp crossing to Patel Chest crossing (in continuation of Bhai Parmanang Marg) integrating the junction intersection designs of 24 mts. and above R/W roads was received from DDA vide letter No. F(10)88-MP/86 dated 23.6.89 for studying the feasibility from implementation point of view.

The proposed R/W of this road is 30.0 Mt. with two carriageway of 11.0 Mt. each, a central verge of 1.0 Mt and footpaths of 3.5 M on both sides. It is also observed that the present width of this road is inadequate to cope with the ever increasing vehicular traffic on this road.

If the road is widened as per this draft alignment plan a number of land and properties are affected which includes 61 nos. shops, 1 no. residence, 4 no. open lands with B/W, 5 nos. Khoma shops, 1 no. Temple, 1 no. Grave, 1 No. Lav. Block, 1 no. Piao, 27 nos. trees and 9 nos. Telephone Poles etc. The list of affected land and properties is attached as Appendix \_\_\_\_\_ pages. The affected land and properties have been marked on the plan in red and red hatching respectively. The existing metalled width has been shown in yellow colour. It is not possible to implement the proposal without acquiring the land and properties falling in the alignment of the proposal.

Under the circumstances mentioned above the case may please be placed before LOSC for consideration and decision so that the comments can be sent to DDA.

Item No. 305/89

The decision of LOSC dt. 19.9.89

SUB: Composite alignment plan of 30 mts. R/W Vijay Nagar Road from Kingsway Camp crossing to Patel Chest crossing (in continuation of Bhai Parmanang Marg) integrating the junction/intersection designs of 24 mts. and above roads.

Alignment of the road is approved from planning point of view. However, the approved plot line as per re-development Scheme of kingsway camp Hudson line area be maintained.

Sd/-  
Head Clerk,  
Town Planner's Office  
M.C.D.



NO. SUB:- Composite alignment Plan of Alipur Road and Mall Road  
48. from upper Bela Road junction to Azadpur junction.  
(F.3(3)88 M.P.)

A-9.7.90

### P R E C I S

**LOCATION:** The Mall Road forms the part of the Ring Road in the North Delhi. The Alipur Road is an important connection between the walled city and Mall Road.

2. **HISTORY:** The Town Country Planning Organisation had prepared an alignment of Mall Road and Alipur Road indicating 200 feet road right of way for Mall Road and 100 for Alipur Road.

The alignment was considered by the authority vide resolution No.583 dt.2.12.63. The decision of the authority is as under:-

- i) Lay out plan for widening of Alipur Road and Mall Road as put up, be approved however,
- ii) The portion of this road situated between Cornwell Road and Pambari Road should be so aligned as to be 100 feet of each side from the present centre of the road and that no service road need be provided on this portion on the side skirting T.B. Hospital.

3. **SURVEY PLAN:** The P.W.D., Delhi Administration vide letter dt.11.11.87 submitted the report covering survey plans of Mall Road and Alipur Road from Upper Bela Road junction to Azadpur junction.

4. **EXISTING PROBLEMS:**

- i) A four lane divided carriageway is existing between I.P. College and Khayber Pass.
- ii) The 'Y' junction of Alipur Road and Rajpur Road needs improvement for smoothening the right turning traffic.
- iii) The intersection of Mall Road, Tihar Road and

Road No.46 needs to be improved by integrating the entry and exist of proposed district centre and Government Office Complex.

- iv) There are a number of properties having a direct approach from the main carriageway from Mall Road, however to achieve smooth flow of traffic on main carriageway a continuous service road is required.
- v) A skewed intersection of Kingsway Camp Road needs improvement for smooth turning movement.
- vi) The intersection of G.T. Road and Mall Road near Azadpur Village needs to be re-designed as per provision of the zonal plan.
- vii) There is no provision for bus ways and bus queue shelters along the main carriage way. This hampers the movement of vehicles on main carriageway.

5. PROPOSAL UNDER CONSIDERATION: The proposed improvement in the alignment of Mall Road and Alipur Road between upper Bela Road crossing and Azadpur crossing has been prepared in the Planning Wing of the D.D.A. The broad proposals are as follows:

- (a) The following junction have been improved and has been integrated with the alignment plan under consideration.
  - i) The junction of Azadpur Road and Rajpur Road opposite Civil Lines, Police Station.
  - ii) Mall Road/Timar Pur Road /Road No.46 crossing.
  - iii) Improvement of skewed intersection at Kingsway Camp.
  - iv) 'Y' shape junction of G.T. Road and Mall Road intersection near Azadpur Village. This has been improved as per the zonal plan proposals.
  - v) All the intersections with 24mt and above roads falling in the alignments have been redesigned.
- (b) 11 mt. wide carriageway, 6.5 wide service road and inner/outer foot paths have been provided on either side of the Central verge.
- (c) The right of way of Mall Road has proposed in



the MPD-62 and MPD-2001 is 6mt.

(d) Service road have been provided wherever required to avoid direct approach to the main carriageway road.

(e) The recessed bus ways have been provided in consultation with the D.T.C.

(f) The gaps in the central verge have been reduced to provide free flow conditions.

(g) The entry and exit to the petrol pumps have been provided from the service roads.

6. FEASIBILITY REPORT: The following plan of Well Road and Alipur Road from upper Bela Road crossing in I.P. near to Alipur crossing was prepared in the Planning Wing of the DDA and was sent to Executive Engineer, P.W.D., Division-I on 1.12.88 for the feasibility study.

In this proposal as per feasibility report submitted by PWD, Delhi Administration, some land from Police Lines and Post Office shall be required for developing the service roads. Some private land shall also be required. In addition to this about 876 trees are effected out of which about 650 are eucalyptus trees.

The detailed feasibility report as submitted by Executive Engineer, PWD, Division-I vide letter No.6356 dt.12.7.89 is placed at (App. 'C' Page 19. )

7. TECHNICAL COMMITTEE DECISION: The item was considered in the Technical Committee meeting held on 23.10.89. The decision of the Technical Committee is as under:-

"The proposed composite alignment plan was discussed in detail and it was approved subject to (i) the road right of way of Alipur Road be maintained as 45mt. and (ii) proper size of bus bay at proper locations, may be worked out in consultation of Mr. Tiwari, Transport Planners, Delhi

Transport Corporation and be shown on the Plan".

The item was again placed before the Technical Committee meeting held on 2.3.90 with the following three options increasing the right of way of Alipur Road.

(a) ALT.I

By proposing equal widening on both sides from the centre line of the existing road. In this case setback of 22 properties and parts of 9 structures are affected.

(b) ALT.II

By proposing the entire 15mt. widening on the Western side only. In this case, setback of 17 properties and part of 10 structures and 2 petrol pumps are affected. Most of the properties affected on this side shall be private properties.

(c) ALT.III

By proposing the entire 15mt. widening on the eastern side only. Setback of 21 properties and part of 10 structures shall be affected. In this case, most of the properties are Government properties except a few private properties.

The item was discussed in the Technical Committee meeting held on 2.3.90. The decision of the Technical Committee is as under:-

"The composite alignment plan of Alipur Road and Mall Road from upper Bela Road crossing near I.P. College to Azadpur crossing was discussed in detail. It is recommended that the earlier approved alignment plan of this road should be adopted."

8. With the above recommendations of the Technical Committee item is placed before the authority for its consideration for following:-

- 1) For approval of alignment plan of Mall Road



18.

and Allpur Road from Azadpur crossing to Bela  
Road crossing, (drawing No. A-783/Ob-605).

ii) The resettlement of eligible affected properties/  
families shall be taken up by P.W.D. with  
the Land Department of the Delhi Development  
Authority.

iii) The P.W.D. shall plant 3 times of the trees  
affected in the alignment plan in advance.

R E S O L U T I O N

The proposal was approved.

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## Appendix 'C' to Item No. 46.

CONSOLIDATED AFFECTED PROPERTIES DETAIL  
IN COMPOSITE ALIGNMENT PLAN OF MALL ROAD  
FROM I.P. COLLEGE TO AZADPUR RECEIVED FROM  
EX. ENGINEER PWD, DIVN. I, DELHI ADMN. VIDE  
LETTER NO. 20(8)/PWD I/89/ASW DATED: 29.5.89

<u>Sl. No.</u>	<u>Name of the property</u>	<u>Area</u>
1.	DESU Substations	90.45
2.	Water Line Syphen	12.50
3.	Private Land having shops/ Dhabas/Residential structure	3344.03
4.	Horticulture Deptt. Land	690.00
5.	Area under shops	616.51
6.	Milk Both	10.37
7.	Dustbin	87.60
8.	Delhi Armed Police Lines	13592.00
9.	MCD Staff Quarters	5305.51 whole of Link Road.
10.	Post Office	502.22
11.	PWD land	1865.39
12.	Land of Central Govt. General pool Qtrs.	997.50
13.	Masjid Area	7.95
14.	Petrol Pump	256.70
15.	Trees	893
16.	Electric	4 pairs
17.	DESU Substation	
18.	Street light poles	9 nos.
19.	Telephone poles	4 nos.



NO. 47 Sub. W.P. of Delhi-Mathura Road from four lanes to six lanes between Ashram Chowk to Okhla Sewerage Treatment Plant. F.W.D. No. 512/98, P&I

### P R E C I S

1. LOCATION The Mathura Road is a part of National Highway. It connects the Delhi Agra Highway with Ring Road at Ashram Chowk. The right of way as envisaged in the Master Plan of Delhi-62 and in draft PDP-2001 is 45mt.

2. EXISTING CROSS-SECTIONAL DETAILS: PWD, Delhi Admn. vide letter No. 234(45)/87-PWD/DA/1239, dt. 24.4.88 submitted the physical survey plan of Mathura Road from Ashram Chowk to Okhla Sewerage Treatment Plant. As per the Survey Plan the existing cross-sectional details are as under:-

- i) A devoted 1.5 to 2.0mt. four lane carriageway on either side of central verge from 4.0 to 4.5mt. service road is existing at site.
- ii) The central verge with full grown trees.
- iii) The service road along the New Friends Colony has some level diff. with the main carriageway.
- iv) The right of way at certain portions is more than 45mts. varies from 48 meter to 68 mts.
- v) The intersection with the residential roads and also a intersection near community centre needs re-designing for turning movement. Such type of 'T' intersections have been taken care in final design.

3. THE PROJECT UNDER CONSIDERATION: The planning wing of the MDA prepared the alignment plan on the base of the physical survey supplied by PWD. The plan was sent for feasibility report and was modified wherever necessary. The proposal has been considered by the Technical Committee in its meeting held on 29.9.89.

- 1) A six lane divided carriageway keeping 2.5 to 3.0 mts. average central verge and with service roads on either sides with 5.6 to 8 mt. width. In the feasibility report drawn and in the final plan drawing the central verge have been reduced from existing 4 mts. reducing to 2.5 to 3 mts. by reducing the central verge the existing number of trees to the extent possible have been retained. The list of the effected trees are also indicated in the feasibility report.
- ii) The approach road to New Friends Colony has been proposed from the service roads.
- iii) Service road has been connected with the main carriageway at suitable location.
- iv) The 'T' junction of Mathura Road and the road leading to Holy Family Hospital has been detailed out as a part of the alignment plan. Due care has been taken to retain all the plots of the community centre and also the existing trees abutting the intersection.
- v) On the suggestion of CRRRI opening in Central Verge opposite to CRRRI entrance has been provided.
- vi) The recessed bus bays in consultation with DTC have been integrated with the alignment plan.
- vii) And other intersection with 24 mt. roads have been integrated with the proposed alignment plan.
- viii) The intersection of Mathura Road and Ring Road shall be developed as per recommendations of the study already in progress for making the ring roads as 'Access Central Rd.' This study has been initiated by PWD, Delhi Admn.

5. The feasibility report as submitted by Executive Engineer, PWD, Division XXI, Delhi Administration vide letter No. 23(49)89-PWD/21/DA/895, dt. 24.7.89 was discussed in the T/C. However, later the Executive Engineer has submitted a revised feasibility report as per their letter No. 23(49)PWD-XXI(DA) dt. 12.3.90.

Appendix D Page No. 23 to 27.



6. RECOMMENDATION OF THE TECHNICAL COMMITTEE:

The proposed alignment plan with above details was considered vide item No.96 in the Technical Committee meeting held on 29.9.89. The Technical Committee recommended the alignment plan for approval.

The item is placed before the Authority for following consideration:

- i) For the approval of alignment Plan of Mathura Road from 8.3 to 12 Km. (Drawing No. CA-002/PPW-90 in four parts).
- ii) The intersection designs of the Ring Road and Mathura Road (Ashram Chowk) shall be placed before the Authority after the study of Ring Road is finalised.
- iii) The FWD, Delhi Administration shall take up the matter of rehabilitation of the eligible affected properties/families with land Reptt. of DDA.
- iv) The FWD, Delhi Admn. shall plant 3 times the trees affected in road widening scheme.

R E S O L U T I O N

Resolved that the proposal contained in the agenda item be approved. It was further resolved that the P.W.D., Delhi Admn. be informed that the alignment plan should be extended up to the intersection of Mathura Road and Road No.13-A (under construction). The proposed intersection at this point may also be designed and taken up.

OFFICE OF THE EXECUTIVE ENGINEER  
PWD XXI DELHI ADMN., NEW DELHI

NO: 23(49)89-PWDXXI(DA)/895

Dt: 24.7.89

TO:

Sh. N.K.Chakraborty,  
Dy. Director(T),  
Delhi Development Authority,  
12th floor, Vikas Minar,  
I.P.Estate, New Delhi.

SUB: Widening of Delhi Mathura Road from 4 to 6  
lanes Km 8.3 to 12.00.

The markings of the proposed drawing for the above work is thoroughly checked at site. During the scrutiny a few more points have arisen which may please be incorporated in the drawings while finalising the plans for the above work. All these points have been comprehensively discussed with C.R.R.I. Officers and are marked in the drawings. The details of which are being given hereunder:-

Suggestions of C.R.R.I.:-

Sheet No.1

1. Bus bay to be developed at Ashram as shown in drawing instead of Bus bay at 240 m away from Ashram.
2. Right of way of PWD land may be corrected at Ashram in your records.
3. Curves of service road on Delhi bound starting from opposite to Petrol Pump to Bridge may be corrected and properly designed.
4. Ashram crossing may be re-designed and sent to us.
5. Cross section of roads along with R.L. may be sent showing all details as crust thickness, drainage system, footpath, cross sections etc.

Sheet No.2:-

6. Width of main road must be more than normal carriageway near Bus bay. Hence bus bay at 960 m may be corrected as done by us in red ink and gap near to Bus bay on Mathura Bound must be closed and this may be opened near 1050 m distance.



OFFICE OF THE EXECUTIVE ENGINEER  
PWD XXI DELHI ADMN., NEW DELHI

NO: 23(49)89-FWDXXI(DA)/895

Dt: 24.7.89

To:

Sh. N.K.Chakraborty,  
Dy. Director(T),  
Delhi Development Authority,  
12th floor, Vikas Minar,  
I.P.Estate, New Delhi,

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Sheet No.2:-

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7. New Friends Colony gap may be corrected as shown in red ink.
8. Okhla more crossing may be indicated as per separate sheet attached.

#### Sheet No.3:-

9. Approach to Godrej may be closed from main road and given from service road. The slope of curve (horizontal) of road coming from ROB may be reduced to control the speed of traffic coming from downgradient.
10. The gap of 240 m, T-junction to Sakhi Bay Vihar may be designed as shown with red ink considering the outcoming of DTC buses from Depot.
11. The road going to Sukhdev Vihar may be straighten as per drawing sheet no. 5.

#### Sheet No.4:

12. The road in front of CRRI Main Gate, crossing may be corrected as shown in red ink.
13. Gap in front of Okhla Sewage Disposal Plant may be corrected as marked with black pencil i/c Bus Depo.

#### Obstructions:-

1. Encroachment of PWD Land:-
  - (a) At Ashram Delhi bound carriageway.
  - (b) At New Friends Colony near Petrol Pump on Delhi bound carriageway - two bldgs. under construction (frame structure completed) on service rd. area.
  - (c) Lawn by Petrol Pump and house owner on Delhi bound carriageway - middle of the New Friends Colony gap and Okhla Mor.
  - (d) Encroachment by Taxi-repair in front of Shri Buta Singh.
  - (e) Encroachment by Shri Buta Singh at Okhla Mor where service road is proposed over nallah.
  - (f) Juggie at Kalka Mor under ROB.
  - (g) Juggie on front of DTC Depot on Delhi bound carriageway where service road to be proposed.
  - (h) Juggie & Nursery in front of CRRI on Delhi bound carriageway.
  - (i) Shops and Juggie on Delhi bound carriageway near Okhla Tank gap.

#### Trees:

- 2 nos at 240 m
- 2 nos at 420 m
- 2 nos at 450 & 500 m.
- 4 nos at 560 m.
- 2 nos at 610 & 625 m.
- 2 nos at service rd. 700 to 740 m.
- 6 nos at KFC Gap.
- 9 nos at Service Rd. Delhi bound carriageway (Shri B.M. School).
- 2 nos near PWD Office
- 7 nos at Sukhdev Vihar crossing.
- 10 nos at 2250 to 2400 Delhi bound carriageway.
- 1 no at km 2.75 on Delhi bound carriageway.
- 1 no at 3000 Delhi bound carriageway.
- 2 no. at Service Rd. Mathura Rd. 3180 m.

52 nos.



3. Vent Pipe:-

1 no. at 210 m.  
1 no. at Okhla Mor.  
2 nos.

4. Poles:-

5 nos. at NFC gap.  
2 nos at Okhla Mor.  
2 pair (One)  
3 misc.  
12 nos.

Sd/-

Executive Engineer  
PWD Div. XXI (DA)  
New Delhi.

Copy to the Asstt. Engineer-V, PWD, XXI (DA), New  
Delhi for information.

Sd/-

Executive Engineer,  
PWD Div. XXI (DA),  
New Delhi.



10-23(4)

To

Shirley  
Dyck  
12/24  
1964  
10/27/64

10/27/64

10/27/64

10/27/64

10/27/64

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(19)

(20)



- (d) & This has also been shown in the drawing. This will
- (e) effect the construction of service road only and not the widening of NH-2.
- (f) Juggie at Kalka More comes under ROB-22 work and not under this work, as is shown in the drawing.
- (g) Juggie opposite DTC Depot is already shown in the drawing and will affect the construction of service road only.
- (h) & Same comments as under (g) above.
- (i)

2) TREES:-

The details of the trees and their respective positions were submitted to your office along with drawings. The total number of trees, which will come in the way of widening are only 25 and not 52. The number of 52 trees is inclusive of the trees come during the construction of service road.

3) VENT PIPES:

These fall in the footpath only.

4) POLES:

12 Nos. of poles will come during the execution of widening work.

One set of the drawing for the proposed widening may please be sent to this office as an advance copy.

sd/-

Executive Engineer,  
PWD Divn. XXI (DA),  
New Delhi.



No. 48 Sub:- Allotment for regularisation of land  
in favour of Sat Guru Kabir Mandir Prachar  
Samiti, Lucknow Road, Timar, P.O. Delhi.  
A-9.7.90 P.3(4)/87-M.P.

### P R E C I S

A piece of land measuring about 606.06 sq. yds.  
(shown in the L & DO Plan No. N.C. 272) has been allotted  
to Sat Guru Kabir Mandir Prachar Samiti at Lucknow Road  
by the Government of India, Ministry of Urban Development  
vide letter No. J-13015/11/84-LD dated. 5th December, 1986  
(Appendix E to pages 10) on the  
following terms and conditions:-

- (i) The institution shall be required to pay for the land at the rate of Rs. 8.00 Lakhs per acre as premium plus 2-1/2% thereof as annual ground rent.
- (ii) The institution shall be required to pay damages for the unauthorised utilisation of Government land from the date of occupation till the date of allotment at the prescribed rates.
- (iii) The construction plans of the building should be got approved from the L & DO, NCD and D.W.C. etc. before executing any construction on the site.
- (iv) The land in question should be handed over to the institution after fulfilling the usual formalities.

The above allotment has been made with the concurrence of the Finance Division vide their letter No.5(3)/FD(L)/269 dated 18th November, 1986. The land u/r is not a development area of D.D.A.

contd/-2

2. The site has been marked on the approved Zonal Plan C-14, 15 and 19. The land use of the plot under reference is for 'residential' use. Religious activities are permissible in residential areas under 'Special Appeal'.

3. The matter was considered by the Technical Committee in its meeting held on 29.3.90 and recommended that the use of the plot may be allotted for religious use as a case of 'Special Appeal'.

4. The matter is placed before the Authority for its consideration.

#### RESOLUTION

It was resolved that the proposal be approved as a case of Special Appeal.

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APPENDIX E TO ITEM NO. 48

No.J-13015/11/E4-LD  
 Government of India  
 Ministry of Urban Development  
 (Lands Division)

....

New Delhi, the 5th Dec., 1986.

To

The Land & Development Officer,  
 Nirman Bhavan, New DELHI.

Sub:- Allotment/regularisation of land in favour of  
Shri Sat Guru Kabir Mandir Prachar Samiti, at  
Lucknow Road, New Delhi.

Sir,

I am directed to refer to the correspondence resting with your J.O.No.L-V-38479/80/182, dated 24th March, 1986 on the above mentioned subject and to convey the sanction of the President to the allotment of land measuring about 606.06 Sq.Yds. (as shown in the enclosed L & DO plan No. J.O. 272) in favour of Shri Sat Guru Kabir Mandir Prachar Samiti for Kabir Ji Ka Mandir at Lucknow Road, Delhi on the usual terms and conditions which shall inter-alia include the following:-

- (i) The institution shall be required to pay for the land at the rate of Rs. 8.00 Lakhs per acre as premium plus 2% thereof as annual ground rent.
  - (ii) In addition the institution shall be required to pay damages for the unauthorised utilisation of Govt. land from the date of occupation till the date of allotment at the prescribed rates.
  - (iii) The construction plans of the building should be got approved from the L & DO, MCD and D.U.C etc. before executing any construction on the site.
  - (iv) The land in question should be handed over to the institution after fulfilling the usual formalities.
2. This issues with the concurrence of the Finance Division vide their J.O.No.5(3)/FD(L)/269, dated the 18th November, 1986.

Yours faithfully,

Sd/-

(J.L.Coel)  
 Desk Officer (Lands)  
 Tele:- 3017325



No. 49 SUB:- Sanction of advance increment on passing the examinations under Hindi Teaching Scheme, Govt. of India in D.D.A. F.No. 1(15)89-Pt.III

P R E C I S E

Attention is invited to DDA's Official Languages Implementation Committee's resolution on item No. 1(2) dated 28.4.78 (Appendix F (in Hindi only) vide, which it was decided that in cases where on passing the examinations one increment is admissible under the Hindi Teaching Scheme of Govt. of India, two increments may be given in DDA. Therefore, since April '78 there has been a practice of sanctioning two advance increments in DDA.

2. Delhi Development Authority in its meeting held on 19.1.8 in respect of item No. 20 regarding adoption of Fourth Pay Commission report resolved that entire package of recommendations relating to pay and allowances of the Fourth Pay Commission in respect of Group 'B', 'C' & 'D' employees of the Central Govt., as accepted by the Govt. of India, be adopted for Group 'B', 'C' & 'D' employees of the DDA (Appendix G Pages 37 to 42). The Authority further resolved that anomalies, if any, be considered by a committee consisting of Commissioner (M.C.D.), Secretary (DDA) Director (Personnel) & C.A.O. (DDA).

3. The matter was referred to Personnel Department to place the same before the aforesaid Committee but the Personnel Department forwarded it to the DDA's Official Languages Implementation Committee which had originally recommended the two increments instead of one in its aforesaid meeting held on 28.4.78. Therefore this matter was placed before the DDA's Official Languages Implementation Committee in its meeting held on 18.8.89. In this meeting the Committee resolved that the practice of sanctioning two increments instead of one be continued (Appendix H (in Hindi only)). But as the DDA has resolved that benefits in respect of pay and allowances to DDA employees be given as per Central Govt.

दिल्ली विधान परिषद की राजभाषा कार्यन्वयन समिति की  
1978 को दोन्हर 12-00 को उपाध्यक्ष, दिव्योपग्राह की अध्यक्षता  
में हुई पहली बैठक का कार्यवृत्त।

सदस्य	अध्यक्ष
महेन्द्र प्रसाद मुखर्जी, उपाध्यक्ष	सदस्य
आर.एस. कृष्णा, अतिथी सदस्य	सदस्य
सहदेव सिंह, निदेशक (उपानय)	
श्रीमती एस.आर.देवी, उपनिदेशक (कार्य)	
आर.नारायण स्वामी, निदेशक (कार्य)	
के.एल. साह्या, आयुक्त (भूमि)	
रत्नारामजी, आयुक्त (भूमि)	
राधावती देवी, मुख्य अधिकारी	
शिव प्रकाश गुप्ता, पंजी, हिन्दी परिषद	
जगद्व लाल, सदस्य, हिन्दी परिषद	
कु. सुमन वर्मा, हिन्दी अधिकारी	सदस्य-सचिव

सदस्य। राजभाषा हिन्दी संबंधी सरकारी नीति को यथा-संगोषित  
राजभाषा अधिनियम, 1963 के संदर्भ में लागू करना।

11. उपाध्यक्ष महोदय ने कहा कि दिल्ली विधान परिषद का कार्यक्षेत्र  
हिन्दी में होना चाहिए। यथा-संगोषित राजभाषा अधिनियम, 1963 का  
अनुशासन अति-भाषा कार्य, इसका समस्त उत्तरदायित्व सभी विभागा-  
ध्यक्षों पर है। इसके लिए सर्वप्रथम यह अनिवार्य है कि परिषद का प्रत्येक  
द्वैत सदस्य आधिकारिक दो वर्षों के भीतर हिन्दी टैलर और आधिकारिक का  
ज्ञान प्राप्त करे।

कार्यवाही:- सभी कर्मचारी एवं हि  
अधिकारी।

12. इसी संदर्भ में उपाध्यक्ष महोदय ने सहर्ष कहा कि हिन्दी शिक्षण योजना  
के अन्तर्गत उत्तीर्ण कर्मचारियों को एक बेलन वृद्धि दिए जाने की व्यवस्था है।  
तो जिन परिषदों में एक के स्थान पर दो बेलन वृद्धियाँ उस प्राप्ति प्राप्त  
कर्मचारियों को दी जायगी।

कार्यवाही:- सभी कर्मचारी एवं हि  
अधिकारी।



131. भीषण में नियुक्त किए जाने वाले आशुलिपिकों एवं टैक्को के संस्थापकों को उपर्युक्त महोदय ने आदेश दिया कि उनके हिन्दी एवं अंग्रेजी दोनों का ज्ञान अनिवार्य होगा, किसी एक भाषा में योग्यता प्राप्त व्यक्ति को प्राथमिकता में रखी जाये पर नियुक्त नहीं किया जा सकेगा।

कार्यवाही:- निदेशक कार्यालय

141. हिन्दी में कार्य करने में यांत्रिक सुविधाओं के अभाव के संबंध में उपर्युक्त महोदय ने स्वीकृति दी कि 25 हिन्दी टैक्को एवं सुरक्षा खरीद कर कार्यालय में प्रयोग के लिए उपलब्ध करा दिए जाएं। इसके अतिरिक्त दो बर्तनों के भीतर प्रत्येक विभाग में हिन्दी के टैक्को एवं की व्यवस्था केली जाये दी जाये कि हिन्दी एवं अंग्रेजी के टैक्को एवं प्रत्येक विभाग में बराबर की संख्या में हो जाएं।

कार्यवाही:- सहायक प्रशासन अधिकारी  
एन.एड सी. ४

151. इसके आगे उपर्युक्त महोदय ने प्राथमिकता में प्रयुक्त की जा रही आडमा मशीन की दोहरी में की हिन्दी करने की स्वीकृति दे दी कि उसमें सीढ़ी ही हिन्दी को स्थान दे दिया जाए।

कार्यवाही:- सहायक प्रशासन अधिकारी

161. यांत्रिक व्यवस्थाओं की इसी वर्ष में उपर्युक्त महोदय ने आगे कहा कि अभी दि. 01.10.50 के तारीख विभागों में प्रायः अंग्रेजी में बनी हुई मोहरों का प्रयोग होता है, जिसमें परिवर्तन की आवश्यकता है। नियमानुसार मोहरों को हिन्दी के साथ-साथ अंग्रेजी के द्विभाषिक रूप में बनवाया जाना चाहिए। यह कार्य निदेशक कार्यालय के अधीन सहायक प्रशासनिक अधिकारी को अधिकृत करें। जिन परिमण्डलों, मंडलों, विभागों आदि में मोहरें संबंधित विभागों के अधिकारियों द्वारा हो बनवा ली जाती हैं वहां भी यह कार्य संबंधित अधिकारी तुरन्त कर लें।

कार्यवाही:- निदेशक कार्यालय/सहायक  
प्रशा. अधिकारी, विभिन्न विभागों  
के अधिकारी

171. इसके पश्चात् इसी प्रसंग में मुद्रणालय में हिन्दी की उपार्ज संबंधी सभी सुविधाओं की व्यवस्था की आवश्यकता पर विचार हुआ जिसके संबंध में उपर्युक्त महोदय ने कहा कि प्राथमिकता में हिन्दी लाने के लिए इस कार्य का अभी जल्दी ही किया जाना बहुत आवश्यक है, तथा यह भी अधिकृत कर लिया जाए।

कार्यवाही:- सहायक सचिव प्रशा.



दिल्ली विकास प्राधिकरण में औद्योगिक विकास पर हिन्दी को लाने के इसी प्रसंग में आगे हिन्दी अधिकारी ने बताया कि हिन्दी विभाग में एक भी अनुवादक नहीं है। इसके लिए उपाध्यक्ष महोदय ने कहा कि निदेशक द्वारा एक अनुवादक की नियुक्ति हिन्दी विभाग में तुरन्त कर दें।

**कार्यवाही:-** निदेशक द्वारा कार्यवाही

मद संख्या:- 2 आवास विभाग, सामाजिक पुनर्वासन विभाग एवं बैठक अनुभाग इन तीन विभागों में हिन्दी में कार्य किया जाना।

इस पर विचार-विमर्श आरम्भ करते हुए उपाध्यक्ष महोदय ने कहा कि सामाजिक पुनर्वासन विभाग में काम-काज हिन्दी में करने के आदेश पहले ही जारी किया जा चुके हैं, अन्य दोनों विभागों के संबंध में भी यही कहा जा सकता है। इसे अपना एक महोदय हो चुका है अतः कार्यालय विभाग के संबंध में यह उपलब्ध प्रतीत होता है कि अब तुरन्त इस विभाग से स्थानांतरण एवं संस्थापना आदेश अनिवार्य रूप से हिन्दी में जारी किए जाएं।

**कार्यवाही:-** निदेशक द्वारा कार्यवाही

तत्पश्चात् उपाध्यक्ष महोदय ने आवास एवं बैठक अनुभागों के लिए ही जहाँ बोलचाल विकास प्राधिकरण के सभी विभागों का उल्लेख करते हुए कहा कि समस्त विभागों से तुरन्त से दिल्ली पुनर्वासन एवं रक्षा मंत्रालय के साथ तत्पश्चात् फोन-व्यवहार अनिवार्य रूप से हिन्दी में किया जाए और सभी विभागों में जो ज्ञात है कि हिन्दी में प्राप्त पत्रों का भी उत्तर हिन्दी में देना अनिवार्य है।

**कार्यवाही:-** सभी विभागों

मद संख्या:- 3 हिन्दी के प्रणामी प्रयोग से संबंधित लिखावटी प्रणति रिपोर्ट भेजना।

इस संबंध में उपाध्यक्ष महोदय ने कहा कि हिन्दी की प्रणति की लिखावटी रिपोर्ट भेजी जानी चाहिए। अतः इस समय पर भेजना प्रत्येक विभाग के लिए अनिवार्य कर दिया जाता है। इसे न भेजने पर संबंधित विभाग के अधिकारी के विरुद्ध कार्यवाही की जा सकती है।

**कार्यवाही:-** सभी विभागाधिकारी

मद संख्या:- 4 हिन्दी शिक्षण योजना के अन्तर्गत पाठ्यपुस्तक/टीका/आभिलेख की कक्षाओं में कर्मचारियों को प्रशिक्षण के लिए भेजना।

इस सम्बन्ध में उपप्राध्यापक महोदय ने अंतर्दोष व्यक्त करते हुए आदेश दिया कि हिन्दी शिक्षण योजना के अन्तर्गत जिन कर्मचारियों के नाम हिन्दी विभाग द्वारा भेजे जाते हैं उनके लिए कक्षा में नियमित रूप से उपस्थित होना एवं परीक्षा देना तुरन्त से अनिवार्य कर दिया जाता है और इसका उत्कृष्ट करने वालों के लिए कड़ी कार्रवाही की जायेगी।

§ कार्यवाही :- सभी संबंधित कर्मचारियों को

अन्त में उपप्राध्यापक महोदय ने हिन्दी अधिकांसी को आदेश दिया कि वे समय-समय पर विद्यमान विभागों में जाकर निरीक्षण करें कि हिन्दी में शिक्षा कार्य क्या जा रहा है और इसकी सूचना उपप्राध्यापक महोदय को प्रस्तुत करें।

§ कार्यवाही :- हिन्दी अधिकारी §



(APPENDIX 'G' TO ITEM NO. 4)

Subj: Adoption in DDA, the orders of the Govt. of India, relating to the 4th Pay Commission (1/1/86/PB-IV)

**P R E C I S**

The Govt. of India, Ministry of Finance (Dptt. of Expenditure) vide its notification dated 13.9.86 published in Part 4, section 3(1) of the Gazette of India (Extraordinary), has accepted the recommendations of the Fourth Pay Commission with certain modifications and made rules there under to be applied to the Central Civil Services (Revised pay) Rules, 1986, and further issued O.M. NO. F15(1)/IC/86 dated 22.9.86 regarding the payment of arrears of pay as a result of implementation of the recommendations. These rules are deemed to have come into force on the 1st day of Jan, 1986. The revised pay scales/recommendations as covered by the notifications have been made applicable to employees of group B, C & D.

The DDA has been generally following the rules and regulations applicable to the Central Government employees mutatis mutandis.

A Committee was constituted under the orders of V.C. as per office order No. PS/FM/86, dt. 15.9.86 to examine and make out proposal in respect of all issues arising out of the recommendations of the 4th Pay Commission.

The DDA has 19 pay scales falling in Group 'B', 'C' and 'D' of which six are identical to the pay scales adopted by the Govt. of India though not necessarily as related to the designations and for the rest content. The Committee has identified the corresponding Revised Pay Scales, as related to the original prescribed scales from a Table incorporated in Part A of the first Schedule of the notification, dated 13.9.86. It is therefore, proposed to adopt the recommendations of the

contd.



Fourth Pay Commission as accepted by the Government of India and as recommended by the Committee constituted for the purpose as referred to above, except for the pay scale of stenographers.

The only scale of DDA which does not exist in the Govt. of India as an identical scale, relates to Stenographers. The DDA has adopted a scale of Rs. 330-15-405-EB-455-15-500-20-700. As against this, the Government of India, have two series of stenographers, one for Junior and the other for Senior as follows:-

- (i) Jr. Stenographer (80 WPM) in Shorthand and 40 WPM in Typing)  
Rs. 330-10-380-EB-12-900-EB-15-560 which stands now revised to 1200-30-1560-EB-40-2040
- (ii) Sr. Stenographer (100/120 WPM in Shorthand and 40 WPM in Typing)  
Rs. 425-15-500-EB-15-560-20-700 which stands now revised to 1400-40-1800-EB-50-2300/-

In Government of India direct recruitment to the scale of Sr. stenographer is not envisaged, the feeder cadre being the Jr. stenographers. In DDA on the other hand, we have a running scale of Rs. 330-15-405-EB-455-15-500-20-700, which is nothing but a combination of the scales of Jr. Stenographers and that of Sr. Stenographers, with some changes in the rate of increment (Particularly in the initial part of the scale and the EB stages).

Since there is no such scale corresponding to the DDA scale of Rs. 330-700 in the Govt. of India pre-revised scales, difficulties are being experienced in identifying a corresponding revised scale. Therefore, one way is to follow the G.O.I. pattern in adopting the revised scales corresponding to the Jr. Stenographer scale of Govt. of India viz. 1200-30-1560-EB-40-2040, while simultaneously creating some posts in the Sr. Stenographers scale approved in the notification of the Govt. of India, viz. 1400-40-1800-EB-50-2300 in lieu of a corresponding number of posts of Jr. Stenographers. Conditions for promotion from

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in Stenographer posts. Stenographer in DDA, could be formulated and prescribed accordingly (013 amongst which could be minimum speed in Stenographic 100/120 WPM). Such of those stenographers who reaching the criterion of promotion, could be considered for promotion accordingly as Sr. Stenographers. In the revised scale of Rs. 1400-40-1800-50-2300 but this, however, could be at the initial payment in the revised scale of Jr. Stenographer. These stenographers would first get the benefit of 20% in their present pay as recommended by the Fourth Pay Commission approved by the Govt. of India and subsequent promotion to the Sr. Stenographers scale would confer an additional 10% fixation of pay under FR 22-C. There can be other options in adopting a scale one such option being the scale of Rs. 1400-40-1800-50-2300, which almost corresponds to the DDA pre-revised scale of Rs. 330-700, which was recommended by the Committee. However, since this scale is not the same as the scales for Sr. Stenographers and Sr. Stenographers as adopted by the Govt. of India will not fit into the 21 scales as approved by the Govt. of India, the approval of Govt. of India for creation and adoption of such a scale shall be essential before giving effect to.

In view of the scales of Jr. & Sr. Stenographers on the pattern of Govt. of India are adopted - this would ensure that all scales in DDA are identical to the scales in Govt. of India on these posts.

#### SPECIAL PAY

The Committee has recommended that the existing special pay may be continued subject to a ceiling of Rs. 500/- in line with the Govt. of India and a Special Pay Committee constituted to review all the existing special pay posts with a view to rationalizing their number by 22.2.67. This recommendation is for the approval of the Govt. of India on the recommend-



ations of the Pay Commission:-

RISK ALLOWANCE:

At present in DDA certain category of staff deployed on demolition duty in the Land Protection Branch are paid special pay. The Committee has recommended that this may be reviewed by a Special Committee and in the mean time the existing rates of special pay will continue to be paid. It is proposed that this review may also be undertaken by the same Committee (which may co-opt Addl. Commissioner (Lands) as an expert). The payment may be termed as Risk Allowance hereafter, to fall in line with the Govt. of India notification.

CONVEYANCE ALLOWANCE:

The recommendations of the Pay Commission for enhancement of the rates of Conveyance Allowance have been accepted by the Govt. of India. The committee has recommended a 20% increase on the existing rates as Interim Relief to partially neutralise the cost of vehicle, its maintenance, POL etc. pending finalisation of the proposals by a separate Committee constituted for the purpose, arising from the conditions prescribed under SR 25 implementation of which is being insisted upon by the Govt. of India, in the case of DDA. It is therefore, proposed that for the present we may continue with the existing arrangement/rates till the final issue of the proposal for payment of F.C.A./F.T.A. arising from the conditions prescribed under SR 25, are finalised and settled in consultation with the Govt. of India.

CYCLE ALLOWANCE:

Presently Group 'D' employees in DDA are being paid cycle allowance @ Rs. 25/- P.M. whereas pay Commission has recommended which has been accepted by Govt. of India. Since it is proposed to fall in line with the Govt. of India in all areas, it is proposed that we may adopt the payment of cycle allowance @ Rs. 20/- P.M. to group 'D' even though it would mean a reduction of Rs. 5/- P.M. as far as the rates of cycle allowance are concerned.



However, there is proposal to adopt the revised rates of washing allowance announced by Govt. of India which, by and large, cover the very category of employees. A separate proposal was brought before the Authority within the existing rate of Rs. 7/- and Rs. 10/- to Rs. 15/- P.M. as announced by Govt. of India.

#### MEDICAL FACILITIES:

The Govt. of India have not accepted the recommendations of the Pay Commission in regard to medical facilities and have directed the continuance of the existing pattern. In D.D.A. we have our own medical scheme which this Committee has recommended continuance and as such we may continue with the existing pattern.

#### HOUSE RENT ALLOWANCE:

The Pay Commission has recommended reduction of the H.R.A. from the present percentage related to pay to a fixed amount applicable for different levels of pay ranges/class of cities. This has the effect of liberalisation of the quantum. The percentage applicable in case of Delhi was standard 15% of pay, while in D.D.A. we are paying H.R.A. @ 25%.

The Committee has recommended adoption of the Govt. of India pattern. We may also adopt the same pattern as recommended by the Government of India which is payment of H.R.A. at flat rates for different categories of pay ranges.

The date of effect of this proposal on conditions thereof shall be same as adopted by Government of India.

The matter is placed before the Authority for consideration.

#### RESOLUTION

The Authority resolved that the entire scope of recommendations related to pay and allowances of the D.D.A. Pay Commission

in respect of Group 'B', 'C', & 'D' employees of the Central Government as accepted by the Government of India be adopted for Group 'B', 'C', & 'D' employees of the D.D.A.

The Authority further resolved that anomalies, if any, be considered expeditiously by Committee consisting of Commissioner, M.C.D., Secretary, D.D.A., Director (Personnel), and Chief Accounts Officer, D.D.A.

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\*R. S. R.\*







क्रम सं.	नाम	पद
18.	तर्प श्री/श्रीमती/सुश्री	
19.	यू.एस.जौली	निदेशक आवास-2
20.	सुगन वर्मा	निदेशक नगरत
21.	एस.सी.कौशल	निदेशक लार्
22.	चन्द्रगुप्त	संयुक्त निदेशक योजना
23.	सी.बी.शर्मा	निदेशक उद्यान उत्तरी क्षेत्र
24.	पी.के.सिंघल	उप निदेशक तम्पूर
25.	जे.पी.गोविन्द	उप निदेशक सगन्ध
26.	देवेन्द्र कुमार मिश्रा	उप निदेशक सतर्कता
27.	इन्द्र प्रकाश कोली	हिन्दी अधिकारी, शहरी विकास मंत्रालय, परिष्ठा अनुसंधान अधिकारी राजभाषा विभाग
28.	डॉ. रामकुमार शर्मा	हिन्दी अधिकारी
29.	गैर सरकारी सदस्य	
30.	पन्ना लाल शर्मा	सलाहकार, केन्द्रीय सचिवालय हिन्दी परिषद

बैठक के प्रारम्भ में हिन्दी विभाग द्वारा हिन्दी लागू करने के संबंध में पिछले तीन महीनों के दौरान किए गए कार्यों का विवरण हिन्दी अधिकारी द्वारा प्रस्तुत किया गया। उसके बाद बैठक की कार्यविली मद पर चर्चा आरम्भ हुई।

श्री एम.एल.मैत्रेय, प्रतिनिधि, राजभाषा विभाग ने कहा कि बैठक की कार्यविली मद इस प्रकार से तैयार की जाया करे कि उसमें पहले पिछली बैठक के कार्यवृत्त की पुष्टि करवाई जाए और मद सं-2 पर पिछली बैठक में लिए गए निर्णयों पर कार्यवाही रिपोर्ट। निर्णय और उनके सामने उनकी कार्यवाही रखी जाय।

कार्यवाही: हिन्दी विभाग

इस पर हिन्दी अधिकारी द्वारा दोनों मद प्रस्तुत किए गए जिससे समिति द्वारा पिछली बैठक के कार्यवृत्त की पुष्टि की गई और हिन्दी अधिकारी द्वारा कार्यवाही रिपोर्ट प्रस्तुत की गई, जिसमें हिन्दी अधिकारी ने बताया कि कोड, मैनुअल को हिभाषी रूप में छपवाने की व्यवस्था की जा रही है और कामों को हिभाषी रूप में उपलब्ध कराने के लिए हिन्दी विभाग में प्राप्त अंग्रेजी फायों का हिन्दी अनुवाद कराया जा रहा है। जहाँ तक पिछली बैठक में लिए गए निर्णय के अनुसार आवास



विभाग और क्षेत्र विभाग द्वारा कुछ अनुभागों को राजभाषा नियम, 1976 के नियम 6(4) के अंतर्गत हिन्दी में काम करने वाला अनुभाग घोषित किए जाने का प्रश्न है, आवास विभाग ने अपने जनता अनुभाग इन्पुट पैटर्न और भूमि विभाग ने अपनी दोस्तों भूमि रक्षा शाखाओं को इस नियम के अंतर्गत हिन्दी में काम करने के कार्यालय घोषित कर दिया है। पिछली बैठक का इससे अगला निर्णय था, हिन्दी कार्यशालाओं में भीषण में जिस भी स्टाफ को नामित किया जाए उसे प्रशिक्षण पर जाने के निदेश दिए जाएं और उसके लिए प्रशिक्षण पर जाना जरूरी किया जाए, इस संबंध में प्राधिकरण के संयुक्त निदेशों प्रशिक्षण की सी-एन-डू से हुई चर्चा का हवाला देते हुए हिन्दी अधिकारी ने बताया कि अब जब भी कार्यशालाएं आयोजित की जाया करेंगी, उनके लिए कार्मिक विभाग ने इस प्रकार के निदेश जारी करने का निर्णय किया है। जर्मनारी अपने आवेदन हिन्दी में दें, पिछली बैठक में लिए गए इस निर्णय के अनुसार में कार्मिक विभाग ने एक परिपत्र सं. 1/39/89/का. 3 दिनांक 3.5.89 जारी कर दिया है और पिछली बैठक में लिए गए अन्तिम निर्णय के अनुसार में, तिमाही प्रगति रिपोर्ट को इस बैठक में एक मद के रूप में रखा जा रहा है।

तत्पश्चात मदनगार चर्चा प्रारम्भ हुई:-

मद संख्या-1

हिन्दी शिक्षण योजना के अंतर्गत परीक्षा उत्तीर्ण करने पर अग्रिम वेतन प्रदान देना।

निर्णय लिख गया कि चौथे वेतन उपयोग की रिपोर्ट की यथावत लागू करने का प्राधिकरण का संकल्प होने के कारण यह मामला दिल्ली विभागाध्यक्ष के समक्ष प्रस्तुत किया जाए क्योंकि इस समिति का विचार है कि हिन्दी शिक्षण योजना की परीक्षा उत्तीर्ण करने पर एक के स्थान पर दो वेतन वृद्धियां देने की परम्परा को जारी रखा जाए। अतः केन्द्रीय सरकार से अधिक राशि देने का प्रस्ताव होने के कारण मामला दो वेतन-वृद्धियां देने की सिफारिश के साथ प्राधिकरण को भेज दिया जाए।

{कार्य 0 हिन्दी विभाग }

मद संख्या-2

अग्रिम आयुक्तियों को हिन्दी में काम करने के लिए विशेष वेतन/विशेष भत्ता देना।

{क} निर्णय लिख गया कि इस संबंध में केन्द्रीय सरकार की व्यवस्था को



ही लागू किया जाए और कर्मचारियों को 60/-रु० महीना विशेष भत्ता ही दिया जाए ।

॥क॥ यह भी निर्णय लिया गया कि भुगतान लेवल उसी कर्म चारी को किया जाए जो भारत सरकार द्वारा निर्धारित मानदण्ड कि वह प्रतिदिन औसतन 5 पत्र नोट या 3 महीने में 300 पत्र/टिप्पणियों का कार्य करता है, को पूरा करे और उसका प्रमाण पत्र अपने अधिकारी से बनवा कर दे । प्रमाण-पत्र के अभाव में कोई भुगतान नहीं किया जाए ।

॥ग॥ यह भी निर्णय लिया गया कि नयी स्वीकृति के मामलों में किसी प्रकार का बकाया भुगतान नहीं दिया जाए और ऐसे मामलों में आदेश जारी किए जाने की तिथि से प्रमाण-पत्र प्रस्तुत किए जाने पर ही भुगतान किया जाए ।

॥घ॥ यह भी निर्णय लिया गया कि अधिकारीगण अपने आधुनिकों को हिंदी में इकट्ठा दें । हिन्दी आधुनिक जानने वाले औपजी आधुनिक से हिन्दी का भी कार्य लेना हिन्दी जानने वाले प्रत्येक अधिकारी की जिम्मेदारी है । अतः अधिकारीगण अपने आधुनिकों से हिन्दी में काम लें ।

कार्य-हिन्दी विभाग/चित्त एवं  
व्यय विभाग/सभी आधुनिक/  
सभी अधिकारीगण

### मद संख्या-3

मुख्य अभियंता कर्मचारियों में हिन्दी टाइपराइटरों की व्यवस्था ।

निर्णय लिया गया कि प्रत्येक मुख्य अभियंता और अधीक्षण अभियंता कार्यालय में, जहां कोई हिन्दी टाइपराइटर उपलब्ध नहीं है वहां एक-एक हिन्दी टाइपराइटर तुरन्त खरीदने की स्वीकृति दी जाती है । डिप्टी सचिव संवेध में टाइपराइटरों के "की-बोर्ड" बदलवाकर हिन्दी में करवा लिए जाएं । वहां अतिरिक्त टाइपराइटर खरीदने के बजाय औपजी टाइपराइटरों का "की-बोर्ड" बदलवाने के व्यय की स्वीकृति दी जाती है । इस संबंध में अध्यक्ष-महोदय, जो कि इंजीनियरिंग विभाग के अध्यक्ष भी है, ने आदेश दिया कि इस फैसे को ही उनकी औपचारिक स्वीकृति/आदेश मान लिया जाए ।

कार्य-सभी मुख्य अभियंता/अधीक्षण  
अभियंता/अधीक्षक अभियंता कार्यालय

### मद संख्या-4

दिनांक 1.4.89 से 30.6.89 तक की पिछली तिमाही के दौरान हुई विभिन्न विभागों की हिन्दी प्रगति का विवरण तिमाही प्रगति रिपोर्ट ।

॥क॥ वेक में इस विषय को लेकर अत्यंत चिन्ता और आशंकित व्यक्त की

गई कि विभिन्न विभागों द्वारा रिपोर्टें नहीं भेजी गई हैं।

**कार्याही: सभी संबंधी विभाग**

उपलब्ध रिपोर्टों पर चर्चा करते हुए श्री पन्नालाल शर्मा, प्रतिनिधि, केन्द्रीय सचिवालय हिन्दी परिषद और श्री समस्त-लाल, प्रतिनिधि, राजभाषा विभाग ने कहा कि उपलब्ध रिपोर्टों में राजभाषा अधिनियम की धारा 3(3) का उल्लंघन भी कुछ मामलों में हो रहा है, इस ओर ध्यान दिया जाना चाहिए। सरकार के अधिनियम का इस प्रकार उल्लंघन बहुत अनिर्दिष्ट है। इस पर अध्यक्ष ने निर्णय दिया कि भाषा उपाध्यक्ष महोदय को सूचना दिया जाए और उनकी ओर से आदेश जारी किए जाएं कि राजभाषा अधिनियम की धारा 3(3) का पालन अनिवार्य रूप से किया जाए।

**कार्याही: हिन्दी विभाग**

तिमाही प्रयुक्त रिपोर्टों की समीक्षा के दौरान राजभाषा विभाग के प्रतिनिधि ने यह भी कहा कि अगली बैठक में पिछली तिमाही रिपोर्ट के साथ-साथ उससे पहले की तिमाही रिपोर्ट के आंकड़े भी अनुनात्मक अध्ययन के लिए दिए जाएं।

**कार्याही: हिन्दी विभाग**

राजभाषा विभाग के अनुरोध पर यह भी निर्णय लिया गया कि प्रत्येक अधिकारी यह सुनिश्चित करें कि इस समय जो रिपोर्टें अगली बैठक के समय उम्मेद 152 स्थिति बेहतर हो। तिमाही रिपोर्टों के संबंध में डॉ. राजभाषा विभाग के प्रतिनिधि ने यह भी कहा कि निरीक्षण के दौरान प्रत्येक कार्यलयों में हिन्दी में प्राप्त पत्र/उत्तर जैसे के रिकार्ड/फाइल के अनुसार अलग रजिस्टर में जर्दी रखे जाते, झका पालन किया जाना चाहिए और हिन्दी में प्राप्त पत्रों को अलग से रजिस्टर में डायरी किया जाना चाहिए और अनुभाग में गाई फाइल रखी जाए और जारी किए गए पत्रों की प्रतियां उसमें लगाई जाएं।

**कार्याही: सभी विभाग**

**प्रद संख्या-5**

एक वर्ष में हिन्दी कार्य का आंकड़ा-प्रगति रिपोर्टें

निर्णय लिया गया है कि इस मासिक औसत कि प्रद में प्रस्तावित है अगली बैठक में पुनः प्रस्तुत किया जाए।

**प्रद संख्या-6**

बैठक में चर्चा के दौरान जिस पर अन्य निर्णय-

आजारा विभाग द्वारा कि हिन्दी कार्यकारी के उपायुक्त



निर्णय लिया जाता है, 4 हिन्दी टाइपराइटर तुरन्त खरीदे जाएं ।

कार्यवाही: आयुक्त आवास

§ 2§ संसद प्रश्नोत्तरों के अनुक्रमिक हिन्दी में भेजे जाएं ।

कार्यवाही: उप निदेशक, संसद/समन्वय

§ 3§ हिन्दी के प्रयोग के संबंध में जो निरीक्षण किए जाते हैं उस निरीक्षण व्यवस्था को मजबूत किया जाए और निरीक्षण के लिए एक दल का गठन किया जाए ।

कार्यवाही: हिन्दी विभाग

§ 4§ फायों का अनुवाद 3 महीने में पूरा कर दिया जाए और इसमें आवश्यकता हो तो यह काम मानदेय आधार पर बाहर से भी करवाया जाए ।

कार्यवाही: हिन्दी विभाग

§ 5§ राजभाषा नियम, 1976 के नियम 814 के अंतर्गत जिन अनुभागों को पिछली बैठक के निर्णय के अनुसार घोषित किया गया है उनकी निरीक्षा के आधार पर 14 दिन की प्रगति रिपोर्ट अगली बैठक में प्रस्तुत की जाए

कार्यवाही: हिन्दी विभाग/निरीक्षण दल

§ 6§ हिन्दी विभाग द्वारा जो पत्र जारी किए जाएं वे सब इलेक्ट्रानिक टाइपराइटर पर होने चाहिए ।

कार्यवाही: हिन्दी विभाग

§ 7§ जब तिमाही प्रगति रिपोर्ट देय हो जाए तो प्राधिकरण के अधिकारियों की उससे अगली समन्वय बैठक में तिमाही प्रगति रिपोर्ट को चर्चा के लिए एक मद के रूप में रखा जाए और अधिकारीगण उसमें यह भी सुनिश्चित करें कि उनके कार्यालय ने रिपोर्ट भेज दी है ।

कार्यवाही: आयुक्त/समन्वय/सभी विभाग

§ 8§ हिन्दी आभिलिपि जानने वाले अंग्रेजी आभिलिपिकों की सूची जारी की जाए ।

कार्यवाही: हिन्दी विभाग

§ 9§ सभी आदेश हिभाषी रूप में जारी किए जाएं और जहां आदेश हिन्दी में उसी समय जारी करने में कुछ व्यावहारिक दिक्कत हो तो उसे बाद में हिन्दी में भी तत्काल जारी किया जाए ।

कार्यवाही: कार्मिक विभाग



श्री बन्ना लाल शर्मा, प्रतिनिधि, केन्द्रीय सांख्यिकी हिन्दी परिषद् के ध्यान आकर्षित किए जाने पर अध्यक्ष द्वारा निर्णय लिया गया कि 30.6.89 को समाप्त हुए कार्यकाल के तथ्यों में जहाँ कहीं रुक जाँड़े मिले प्राप्त करने के लिए प्रयत्न किए जाएँ।

कार्यवाही: सभी संबंधित विभागों

कमरों में भरी जाने वाली सूचनाएँ हिन्दी में लिखी जाएँ क्योंकि दिल्ली विकास प्राधिकरण "क" के माध्यम से है।

कार्यवाही: सभी विभाग

राजभाषा विभाग और केन्द्रीय सांख्यिकी हिन्दी परिषद् के प्रतिनिधियों ने इच्छा व्यक्त की थी कि उपाध्यक्ष महोदय को बैठक में होना चाहिए था और उनकी अध्यक्षता महोदय तक पहुँचा दी जाए। उन्होंने यह अपेक्षा व्यक्त की कि आभूषण, आभूषण और आभूषण आवास बैठक में नहीं आए हैं। अतः उपाध्यक्ष महोदय की ओर से उन्हें इस सत्र में पत्र लिखा जाए कि वे हिन्दी बैठकों में भाग लेने में रुचि लें।

कार्यवाही: जिनसे सदस्य/हिन्दी विभाग

अन्त में अध्यक्ष के धन्यवाद प्रस्ताव के अंगीकार के समारोह हुई।



Sub:- Composite alignment plan of a part of Road No. 48 along the left bank of Najafgarh Drain from Vijay Nagar Road to G.T. (Karnal) Road near Gur Mandi. F.No. 5 (55) 66/M.B./PT-I.

NO. 50

Location: Road No. 48 connects G.T. Road at Gur Mandi to Mail road at Kingsway Camp, along the left bank of Najafgarh Drain. R/W of this road as per Master plan is 30.48mts.

Back ground: a) Earlier this alignment was placed before Authority & Authority vide resolution No. 79 dt. 7.3.77 (Annexure I) Pages 53 resolved

"at the alignment plan for the first phase to the extent of 24' widening of road to approved".

(b) Authority vide resolution No. 86 dt. May 1978 further approved the recommendation of Technical Committee Meeting (Annexure J) Pages 54-55

"It was noted that if the houses affected with in the widening of 24' wide road are agreed in full, the road could easily be widened to the extent of 48'. The Technical Committee recommended that these structures be acquired in full to achieve the width of the road maximum to the extent possible".

(c) The case was also discussed in a meeting held in the room of Chief Executive Councillor on 27.5.87. It was suggested to plan the road over Najafgarh Drain by providing pillars. (Annexure K) Pages 56

(d) The case was discussed in Technical Committee Meeting held on 11.9.89 and it was resolved that the comments of the flood deptt, Delhi Admn., be obtained at the 1st instance.

(e) Meeting on the issue was held in the chamber of Sh. Prem Singh Executive Councillor (Dev.) on 13th Sept., 89 which was attended by Sh. Jagdish Tytler, the then Hon'ble Minister for Food Processing, Sec- retary (L&B) Chief Admn., Chief Engineer (Irrigation & Flood), Chief Engineer PWD (DA) and other senior officers. The following decisions were taken in this meeting.

Chief Engineer PWD(DA) informed that in the construction/ widening of road No. 48 thirty flats of Gur Mandi fall under the road alignment. Sh. Jagdish Tytler, the then Minister of Food Processing Ministry pointed out that he himself has raised objections against the draft Master Plan pertaining to road No. 48. It was pointed out by him that when the scheme for construction of road No. 48 was prepared the width of Najafgarh Drain was only 30.35'. The drain was subsequently widened by the Flood Control Department in Gur Mandi area to the extent of 125-150ft. consequently the Najafgarh drain has become quite near to the Gur Mandi quarters. As such there is no justification to acquire the private property in Gur Mandi for this purpose. Earlier, Flood Control Department has given the feasibility that in Gur Mandi area the existing road could be stretched/widened by putting pillars in the Najafgarh drain and the built-up property could be saved from demilition.

It was decided by Executive Councillor (Development) that no built-up property should be demolished and the road be widened by putting pillars in the Najafgarh Drain. He further said that there is no question of comparison of the cost of construction of road by putting pillars in the Najafgarh drain with the cost of resettlement by demolition of flats, and necessary funds for the purpose may be met for from out of plan funds by the respective deptt. (Appendix L F 57-58) (f) Finally the case was placed before Technical Committee in its Meeting held on 2.3.99. Technical Committee resolved the following:-

" The composite alignment plan was discussed in detail and it was desired that the case be referred to the Authority for consideration and approval of the Alignment Plan with minimum width of 48' between Vijay Nagar and G.T. Road to retain the right-of way wherever available more than 48'. Further the Technical Committee recommended that the Authority may consider rehabilitation of the affected persons costing Rs. 60 lakhs for the portion in Gur Mandi area or alternatively may approve the construction of the proposed stilted road on Najafgarh drain costing Rs. 325 lakhs (Annexure M Pages 59-60 ). The Project: Alignment plan of this road was approved vide resolution No. 79 dt. 7.3.77 with a right of way of 30.48mt. A part of road No. 48 i.e. from Mall road to Vijay Nagar with 30.48mt./ R/W was also approved in the Hudson Line Scheme and



under implementation. Between Vijay Nagar road and G.T. Karnal road the widening of the road could not be under taken due to widening of Najafgarh drain with in the R/W road No. 48. As submitted by PWD, 15 double storeyed flats shall be affected if the R/W of road No. 48 in this portion is 14.6mtrs. and the same is implemented along the existing Bank of Najafgarh Drain. Hence two proposals have been worked out. Proposals I : To take road No. 48 with a R/W of 14.6mt. along the existing left bank of Najafgarh Drain for which 15 double storeyed flats are affected. The rehabilitation of these flats shall cost about Rs. 60 lakhs (as per feasibility report at Annexure \_\_\_\_\_ pages In Hindi only). The details of this alignment are as under:

- i) Main carriageway 6.0mt. on either side of central verge.
- ii) Central verge 0.2 mt.
- iii) Footpath along the carriageway on either side 1.2mt.

Proposals II: A stilted road on Najafgarh drain which may cost Rs. 3.25 crores (feasibility study (Annexure \_\_\_\_\_ pages 63-64))

Feasibility report:

- i) E.T. PWD vide his letter No. 23(130)PWD/Circle-I/89/SR21B3 dt. 19.7.89 submitted the feasibility report on both the proposal prepared by DDA incorporating the affected structures (Annexure \_\_\_\_\_ P. \_\_\_\_\_ pages 65).
- ii) E.E. (F&I D.A. vide his letter No. CEF/PWD/AE-II/ M.P. road No. 48/87/8300 dt. 31.8.89 (Annexure \_\_\_\_\_ pages 63-64) has submitted that the cost of construction of stilted road on Najafgarh drain would be 325 lakhs.

Now the case is placed before the Authority for the consideration & approval of:

- i) Proposal I or Proposal II of the project with a minimum R/W of 48' (14.6mt.) & to retain the R/W whenever more than 48' or 14.6mt. is available as 1st phase (Drawing No. CA-008/TFW-89).
- ii) PWD may take up the issue of rehabilitation of the affected structures, shifting of services with the concerned agencies.
- iii) PWD shall plant three times of the trees affected in the alignment.

R E S O L U T I O N

Deferred. The agenda item is to be considered after site inspection by Chairman.

APPENDIX 'I' TO ITEM NO. 50

NO. Subject:- Construction of 100' wide Master Plan  
79 road No.38 starting from G.T. Road  
A-7.3.77 Culvert to Mall Road (Kingsway Camp)  
on the left bank of Najafgarh Drain  
F-5(55)/66-M.P.

In the Master Plan, Road No. 48 is proposed to be constructed along the left bank of Najafgarh Drain between Mall Road and G.T. Road and up to new 100' wide road along Western Jamuna Canal. This stretch of road is known as Road No.38 and 48. As the sufficient land is not available, a plan has been prepared for the construction of this road to the extent of 24' as matted portion along the Najafgarh Drain.

2. This matter was discussed in one of the meetings held in the Chamber of the Minister of State for Works and Housing and it was decided that the work should be started immediately for the construction of this road. A Plan has been prepared indicating the widening as 24' in the first phase.

3. The plan is placed before the Authority for consideration.

RESOLUTION

Resolved that the alignment plan for the first phase to the extent of 24 ft. widening of road be approved.



APPENDIX 'J' TO ITEM NO. 50

No. 86 Sub: Construction of 100' wide Master Plan  
A-25-5-86 road No. 38 and 48 on the left bank  
of Najafgarh Drain, F.No. 5(55)/86/MP

P R E C I S

In the Master Plan, Road No. 38 & 48 was proposed to be constructed along the left bank of Najafgarh Drain between J.J. Colony Nazirpur near Nimri Colony upto Mall Road on the left bank of Najafgarh Drain. As the sufficient land was not available a plan was prepared by the ATP, DDA for the construction of this Road to the extent of 24' as metttled portion along the Najafgarh Drain. The same was approved by the Authority vide its Resolution No. 79. dt. 7.3.1977.

2. The Chief Engineer(I&F), Delhi Administration, now pointed out that if the widening of Najafgarh Drain to its left bank in the reach from G.T. Road to Roop Nagar Bridge is to be achieved then there is hardly any distance left out between the edge of Najafgarh Drain and to the edge of the buildings for the construction of the road and this means the road along the Najafgarh Drain is to be achieved by pulling down the buildings for this stretch of road.

3. The matter was discussed in the meeting of the Technical Committee held on 14th April, 1978. It was noted that the Authority vide its resolution No. 79 dated 7.3.77 had already agreed for the construction of a 24' wide road in the first instance. Certain structures

contd.../2-

are affected in its widening, which are necessary to be acquired before the road is widened. It was noted that if the houses affected within the widening of 24' wide road, are acquired in full, the road could easily be widened to the extent of 48'. The Technical Committee recommended that these structures be acquired in full to achieve the width of the road maximum to the extent possible.

4. The matter is placed before the Authority for consideration of the recommendations of Technical Committee.

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

Resolved that the recommendation of the Technical Committee, referred to in para 3 of the agenda note, be approved.

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(Appendix 'K' to item No. 50)

RECORD NOTE OF DISCUSSIONS IN CEC ROOM ON 27.5.87  
REGARDING ALLIGNMENT/R/W OF MASTER PLAN ROAD NO.48  
FROM G.T. ROAD NEAR GURMANDI UPTO MALL ROAD.

List of officers present in the meeting is enclosed as

Annexure-I. Following decisions were taken:-

1. Shri Chander Amril, Member, Metropolitan Council explained the brief history of the proposed road No.48. This road was originally incorporated in Master Plan of Delhi, 1962 but due to non-availability of land and existence of number of structures within the right of the way of the road, the work pertaining to execution could not be taken up by PWD. In the Master Plan, this road was stipulated to be 100 ft. wide. However, because of non-availability of full land width, DDA modified plans and now DDA has proposed the width of the road to be 54 ft. Even with this reduced width, some of the existing structures originally constructed by Rehabilitation Ministry would require to be demolished in a stretch of about 300 metres. 2) Chief Engineer, PWD, Delhi Admn. stated that Secretary, PWD had taken a meeting in his room recently where representative of DDA were also present. It was decided in the meeting that comparative study of demolition of structures vis-a-viz constructing road on pillars opposite Rehabilitation building near Gurmandi should be explored. These pillars will be taken inside the drain. Sh. D.K. Saluja, Dy.Dir., DDA stated that he has already sent the Road Plan to Chief Engineer (Floods) for his technical clearance. Sh. Moorthy, Chief Engg. (Floods) indicated that technically the proposal is feasible. However, he will send his formal comments to DDA shortly.

After the discussions, the CEC decided irrespective of cost considerations, the proposal of taking the road over Najafgarh Drain by providing pillars should be worked out and necessary action taken to finalise the scheme. DDA will immediately formulate the scheme and forward the same to PWD, Delhi Admn. for execution.

APPENDIX 'L' TO ITEM NO. 50

SUB: Composite alignment plan of a part of road no. 48 along the left bank of Najafgarh drain from Vijay Nagar Road to G.T. Karnal Road near Gurmandi. (P.5(55)/66-MP. Technical Committee dt. 11.9.89)

A 30.48 mt. wide road no. 38 and 48 along the left bank of Najafgarh drain was proposed between road no. 37 and mall road as per MPD-62 and FDP-2001. The stretch of road between road no. 37 and G.T. Karnal Road near Gurmandi is known as road no. 38. The balance stretch upto Mall road is called road no. 48. Alignment plan of road no. 38 and 48 with 30.48 mt R/W stands approved by the Authority vide resolution No. 79 dt. 7.3.77 at appendix \_\_\_\_\_ pages \_\_\_\_\_.

2. A part of road no. 48 between Mall Road and Vijay Nagar road with 30.48 mt. R/W was approved with the Hudson Line Re-development scheme and action for implementation of the same is in process by PWD (DA).

3. The construction of this road between Vijay Nagar road and G.T. Karnal Road near Gurmandi had become very difficult due to the partial widening of Najafgarh Drain from the R/W of the proposed road along with the drain. The case was referred to the T.C. of DDA in its meeting held on 14.4.78 in which it was desired that certain structures are affected in the road widening which are necessary to be acquired. It is further stated that after the houses affected within the widening of 24 ft. wide road are acquired in full, road could easily be widened to the extent of 48 ft. The TC recommended that these structures be acquired in full to achieve the width of the road maximum to the extent possible. The case was referred to the authority in its meeting held on 25.5.79 in which it was resolved that the recommendations of TC be approved.

4. Thereafter many other exercises and site inspections with regard to the widening of this road near Gurmandi where the existing quarters of Min. of Rehabilitation are affected were undertaken with the PWD (DA) widening of the road in this stretch was also discussed in a meeting under CEC Delhi where an alternative proposal by extending the road in the Najafgarh drain was discussed. A comparative cost comparison by constructing a partially stilted road on Najafgarh drain and the cost of construction of new flats at an alternative place was to be obtained from PWD (DA).



5. Ex.Engineer, Divn. I, PWD(DA), vide letter dt. 18.7.89 has informed that 15 double storeyed flats are affected in this stretch part from the temporary office of flood control Deptt. (DA) the cost of construction of a stilted bridge of 6 mt.

#### DECISION

The alignment plan of Road no.48 was considered in two stretches. Stretch no.(i) from road leading to Kingsway Camp to road leading to Vijay Nagar Stretch No.(ii) from road leading to Vijay Nagar to G.T. Road.

Stretch No. (i): Right of way of the road is 100 ft., however, presently available is 40 ft. in the first instance the alignment plan for 48 ft. as presented was recommended for approval and implementation. Where the land beyond 48 ft. is available the same should be maintained by the PWD and saved from encroachment.

Stretch No. (ii): Right of way of the road is 100. However, because of existing construction in some part 48 ft. is available while in other part even 48 ft. is not available. A proposal for taking the road on the nallah was also presented for which the alternative cost estimate were worked out by the PWD. As detailed information was not available from the flood department, the alignment for this stretch was postponed for discussion in the next meeting of the Technical Committee.

APPENDIX 'M' TO ITEM NO. 50

OFFICE OF THE EXECUTIVE COUNCILLOR (DEVELOPMENT)  
DELHI ADMINISTRATION, DELHI  
OLD SECT. DELHI.

NOFA/EC(D)/89/Meeting/3rd Nov, 1989

Minutes of the meeting held under the Chairmanship of Shri Prem Singh, Executive Councillor (Development) in his Chamber on 13th September, 1989, in connection with widening of Road No. 48, under Master Plan visa-vis, Gur Mandi Flats. The following officials attended the meeting:

Sl. No. Name & Designation.

1. Sh. Jagdish Tytler Honourable Minister for Food Processing Ministry. (Representing Gur Mandi Residents).
2. Smt. Adarsh Mishra Secretary, Land & Building.
3. Sh. T.C. Garg Chief Executive Engineer
4. Sh. G.K. Dixit Joint Secretary (PWD)
5. Sh. O.P. Goyal Chief Engineer (PWD)
6. Sh. B.N. Sinha Superintending Engineer (PWD)
7. Sh. B.K. Biswas Superintending Engineer (PWD)
8. Sh. B.K. Gupta Executive Engineer (Flood)
9. Sh. R.M.P. Swami Superintending Engineer (Flood)
10. Sh. R.S. Verma Executive Engineer (Flood)
11. Shri Balzadek Deputy Secretary (PWD)

Chief Engineer PWD Delhi Administration informed that in the construction/widening of the road No. 48 under Master Plan thirty flats of Gur Mandi fall under the road alignment. Shri Jagdish Tytler, Hon. Minister Food Processing Ministry pointed out that he himself has raised objections against the draft Master Plan pertaining to Road No. 48. It was pointed out by him that when the scheme for construction of Road No. 48 was prepared the width of Najafgarh drain was only 30-35 feet. The drain was subsequently widened by



the Flood Control Department in Gur Mandi area to the extent of 125-150 feet, consequently the Najafgarh drain has become quite near to the Gur Mandi Quarters. As such there is no justification to acquire the private property in Gur Mandi for this purpose. Earlier, Flood Control Department has given the feasibility that in Gur Mandi area the existing road could be stretched/widened by putting pillars in the Najafgarh drain and thus the built-up property could be saved from demolition.

It was decided by Executive Councillor(Development) that no built-up property should be demolished and the road be widened by putting pillars in the Najafgarh drain. He further said that there is no question of comparison of the cost of construction of road by putting pillars in the drain with the cost of resettlement by demolition of flats, and necessary funds for the purpose may be met for from out of plan funds by the respective Departments.

Shri Gambhir, Commissioner(Planning, DDA) could not attend the meeting because of his preoccupations.

sd/-

(CHANDER GUPTA)  
Secy. to Executive Councillor  
(Development)

NO.PA/EC(D)/89  
Dated: 3.11.89

Copy forwarded to:-

1. Shri Jagdish Tytler, Hon.Minister for Food Processing Ministry.
2. Smt. Adarsh Mishra, Secretary Land & Building, Delhi.
3. Shri T.C. Garg, Chief Engineer, (Flood), Delhi.
4. Sh. G.K. Dixit, Joint Secretary, PWD, Delhi.
5. Sh. O.P. Goyal, Chief Engineer, PWD, Delhi.
6. Sh. Raizada, Deputy Secretary, PWD, Delhi.
7. S h. Parkash Narain, Joint Director.

sd/-

(CHANDER GUPTA)  
Secy. to Executive Councillor  
(Development)

MINUTES OF THE MEETING OF TECHNICAL COMMITTEE  
HELD ON 2.3.1990

SUB: Composite alignment plan of part of road no.48  
along the left bank of Najafgarh drain from Vijay  
Nagar Road to G.T. Karnal Road near Gurmandi.  
F.5(55)/86-MP/Pt-I

The above said case was discussed in the TC meeting  
held on 11.9.89 in which the following decision was taken:

"The alignment plain of road no.48 was considered  
in two stretches. Stretch No.(i) from road leading  
to Vijay Nagar to G.T. Road.

Stretch No.(i) : Right of way of the road is 100 ft.  
However, presently available is 40 ft. in the first  
instance the alignment plan for 48 ft. as presented  
was recommended for approval and implementation.  
Where the land beyond 48 ft. is available the same  
should be maintained by the PWD and saved from  
encroachment.

Stretch no.(ii): Right of way of the road is 100 ft.  
however, because of existing construction in some  
part 48 ft. is available while in other part even  
48 ft. is not available. A proposal for taking the  
road on the hallah was also presented for which the  
alternative cost estimate were worked out by the  
PWD. As detailed information was not available  
from the flood department, the alignment for this  
stretch was postponed for discussion in the next  
meeting of the TC.

2. A meeting was held in the chamber of Sh. Prem Singh,  
Executive Councillor(Dev.) on 13th Sep., 1989 which was attended  
by Sh. Jagdish Tytler, the then Hon'ble Minister for Food  
processing, Secretary(L&B), Delhi Admn., Chief Engineer(Irri-  
gation & flood), Chief Engineer PWD(DA), amongst other senior  
officers, DDA's representatives were not present in this  
meeting. The following decisions were taken in this meeting:

"Chief Engineer, PWD(DA) informed that in the  
construction/widening of road no.48, thirty  
flats of Gurmandi fall under the road alignment.  
Sh. Jagdish Tytler, Hon. Min. Food processing  
Ministry pointed out that he himself has raised  
objections against the draft Master Plan pertain-  
ing to road no.48. It was pointed out by him  
that when the scheme for construction of road no.  
48 was prepared the width of Najafgarh drain was  
only 30-35 feet. The drain was subsequently wi-  
dened by the Flood control Department in Gurmandi  
area to the extent of 125-150 feet, consequently  
the Najafgarh drain has become quite near to the  
Gurmandi quarters. As such there is no justification

Contd.....



to acquire the private property in Gurmandi for this purpose. Earlier flood control Department has given the feasibility that in Gurmandi area the existing road could be stretched/widened by putting pillars in the Najafgarh drain and the built up property could be saved from demolition.

It was decided by Executive Councillor (Development) that no built up property should be demolished and the road be widened by putting pillars in the Najafgarh drain. He further said that there is no question of comparison of the cost of construction of road by putting pillars in the drain with the cost of resettlement by demolition of flats, and necessary funds for the purpose may be met for from out of plan funds by their respective departments.

3. Ex. Engineer. PWD(DA), Div. No. I, vide letter dt. 17.7.89 informed that the cost of construction of the stilted road on Najafgarh drain shall be Rs. 200 lakhs subject to its confirmation from the Flood Deptt. The cost of construction of 15 double storeyed flats affected in the 48' R/W in an alternative place is stated to be Rs. 60 lakhs. Ex. Engr. (P&D), Flood Deptt., vide letter dt. 31.8.89 has quoted the cost of the stilted road as 325 lakhs.

4. the case is put up to the TC for consideration.

#### DECISION

The composite alignment Plan was discussed in detail and it was desired that the case be referred to the Authority for consideration and approval of the Alignment Plan with a minimum width of 48' between Vijay Nagar and G.T. Road to retain the right of way wherever available more than 48'. Further the Technical Committee recommended that the Authority may consider rehabilitation of the affected persons costing Rs. 60 lakhs for the portion in Gurmandi Area or alternatively may approve the construction of the proposed stilted road on Najafgarh Drain costing Rs. 3 to 5 lakhs.

-63-

सद. सं. 50 का परिशिष्ट-अ

लोक निर्माण विभाग दि. 9.8

सं. 23/30/लो.नि.वि.-मंडल-1/89/क.स./2183

दिनांक- 18.7.89

सेवा में,

श्री डी.के. तलुजा,  
उप-निदेशक, सी.पी.ई.  
दिल्ली विकास प्राधिकरण,  
12 वां तल, विकास मीनार,  
इन्फ्रास्ट्रक्चर स्टेट, नई दिल्ली।

विषय : सड़क संख्या-48 के निम्न नगर चौराहे से पुराने जी.टी.के. रोड की फिनिशिंग के सम्बन्ध में।

सन्दर्भ : श्री पुष्कर नारायण, स.नि.ई.पी.डी.के. के अर्ध-शासकीय पत्र संख्या-सफ-5155/66-एम.पी./दिनांक 30.6.89।

महोदय,

उपरोक्त अर्ध-शासकीय पत्र जो कि अधीक्षक अभियन्ता, लो.नि.वि.परिगण्डन को सम्बोधित था तथा पुनः मुझ अभियन्ता, लो.नि.वि. अंचल-एक को दी गई थी, सड़क संख्या-48 की फिनिशिंग रिपोर्ट निम्न प्रकार से भेजी जा रही है।

1. आर.डी.-1085/पुस्तानिगत निम्न नगर चौराहा से आर.डी.-1205 मीटर पर बाट निरीक्षण विभाग का अस्थाई कार्यालय है जिसकी लम्बाई 120 मीटर तथा चौड़ाई 14 मीटर एवं कुल एरिया 120 मी. x 14 मी. = 1680 वर्ग मीटर है।
2. आर.डी.-1205 से लेकर आर.डी.-1350 तक अलाइन्मेंट में किसी प्रकार की कोई बाधा नहीं है।
3. आर.डी.-1350 से लेकर आर.डी.-1400 मीटर तक झुग्गी बोलोडिया है।
4. आर.डी.-1400 से लेकर आर.डी.-1500 मीटर तक अलाइन्मेंट में किसी प्रकार की कोई बाधा नहीं है।
5. आर.डी.-1500 से लेकर आर.डी.-1550 तक में बाट निरीक्षण विभाग का अस्थाई कार्यालय है।
6. आर.डी.-1550 से लेकर आर.डी.-1630 मीटर तक अलाइन्मेंट में किसी प्रकार की कोई बाधा नहीं है।
7. आर.डी.-1630 मी. से लेकर आर.डी.-1850 मीटर तक रि-हेबिलिटेशन डिपार्टमेंट/पुनर्वासि विभाग के 15 इंचल स्टोरी फ्लैट हैं यदि यह तथ्य ज्ञात है कि इन फ्लैटों को न तोड़ा जाए तो नगरपालिका के पर पुल/स्ट्रीट सड़क का एक कैरिज-वे बनाना होगा जिससे कि विभिन्न कोमता का खर्च निम्न प्रकार से है।  
फ्लैटों को तोड़ कर पुनः दूसरी जगह बनाने में लगभग 60 लाख रुपये आयेगी।



॥ख॥ पुलेटों को न तोड़कर नजफगढ़ नाले के ऊपर पुल बिस्टल में बनाने में जिसकी लम्बाई 300 मीटर तथा चौड़ाई 6 मीटर है की कीमत लगभग 2 करोड़ रुपये आयेगी।

यह इस बारे में आपसे दिनांक 13.7.89 को चर्चा की गई थी जिसमें कि आपने सुनिश्चित किया था कि मुख्य अभियन्ता सिंघाई एवं लाट निर्माण विभाग को भी पत्र लिखकर उनसे नजफगढ़ नाले के ऊपर पुल बनाने की कीमत पूछी जाए। उनके द्वारा ही सही कीमत का अन्दाजा लगाया जा सकता है।

अतः उपरोक्त सभी स्थितियों को ध्यान में रखते हुए ड्राफ्ट अलाईन्मेंट प्लान को सक्षम अधिकारी से अनुमोदित कराने का केंद्र करें।

भवदीय

हस्ता/-

ई. रमेश चन्द्र

कार्यपालक अभियन्ता

लोक-निर्माण विभाग मंडल-1 दि.पु.॥

4/20, आरम्भ अली रोड, नई दिल्ली

प्रतिनिधि :-

1. मुख्य अभियन्ता, लोक निर्माण विभाग अंचल-एक दि.पु.॥ कर्जन रोड तैरेक्स, नई दिल्ली को उनके अधी-शासकीय पत्र संख्या-511/51/89-डब्ल्यू/डी.ए. दिनांक 10.7.89 जो कि अधी-अभि., लो.नि.वि.मंडल-2 को सम्बोधित था तथा प्रति इस कार्यालय को दी गई है, के सन्दर्भ में सूचनार्थ प्रेषित है। इस सम्बन्ध में प्रस्तुत किया जाता है कि सड़क संख्या-48 की ड्राईंग श्री श्री डी.के.सलुजा, उप-निदेशक (सी.पी.) से दिनांक 13.7.89 को प्राप्त होने के कारण रिपोर्ट देरी से भेजी जा रही है।
2. अधीक्षक अभियन्ता, लोक निर्माण विभाग मंडल-2 दि.पु.॥ कर्जन रोड तैरेक्स, नई दिल्ली को मुख्य अभियन्ता, अंचल-एक के अधी-शासकीय पत्र संख्या 511/51/89-डब्ल्यू/डी.ए. दिनांक 10.7.89 के सन्दर्भ में सूचनार्थ प्रेषित है।
3. श्री प्रकाश नारायण, संयुक्त निदेशक (डी.पी.) डब्ल्यू, दिल्ली विकास प्राधिकरण, 11 वां तल, विकास मिनार, नई दिल्ली को उनके उपरोक्त संबोधित अधी-शास.पत्र के सन्दर्भ में सूचनार्थ प्रेषित।
4. सहायक अभियन्ता, उप-मंडल-4/लो.नि.वि.मंडल-1 दि.पु.॥ दिल्ली को सड़क संख्या-48 की ड्राफ्ट अलाईन्मेंट प्लान की प्रति के साथ सूचनार्थ प्रेषित।

सैलमन : एक नक़्शा।

5. कार्यपालक अभियन्ता/लो.नि.वि.मंडल-1 दि.पु.॥ नई दिल्ली।

कार्यपालक अभियन्ता

-: 65 :-

APPENDIX 'P' TO ITEM NO. 50

OFFICE OF THE CHIEF ENGINEER (I&P)  
DELHI ADMINISTRATION  
IV FLOOR ISBT BUILDING KASHMERE GATE DELHI

NO. CEF/P&D/AE-II/M.P. Road No. 48/87/8300, dated. 21.8.1989

To

The Superintending Engineer,  
P&D, Circle No. V, Delhi Admn.,  
M.S.O., Bldg., I.P. Estate,  
NEW DELHI.

Sub: Construction of 100 ft. wide Master Plan road  
No. 48 along left bank of Najafgarh Drain from  
Gumandi to Mall Road.

Sir,

Please refer to your office letter No. 23(15)/P&D/C-V/  
DA/5011-16, dated. 7.8.87 on the above cited subject. In  
this connection, find enclosed herewith an estimate of  
the part of the road which is to be constructed by this  
department on a deposit work. The same may be incorporated  
in the main estimate Rs. 3.25 crores, the estimated cost may  
please be deposited with Executive Engineer/P&D-II, Irriga-  
tion and Flood for taking up the work urgently.

Yours faithfully,  
sd/-

(V.C. JAIN)  
Executive Engineer (P&D)

Encl:- as above.

No. CEF/P&D/AE-II/M.P. Road No. 48/87/  
dated, .8.89

Copy forwarded for information and necessary action:-

1. The Dy. Director (TII) Delhi Development Authority, 11th  
floor, I.P. Estate, New Delhi in reference to his  
office letter dated. 30.5.89
2. The Superintending Engineer, Najafgarh Drainage Circle  
Delhi Administration, Delhi.

sd/-

Executive Engineer (P&D)



No. SUB: Calculation of revised cost in  
51 respect of left out flats  
File No. PS/CH/DDA/90/25-N

A-9.7.90

P R E C I S

The allotment of flats by DDA is made on 'No Profit no loss' basis. After completion of the flats, the allotment is made by DDA to the eligible registrants. During the process of allotment some flats are surrendered by the allottees or the allotments are cancelled for various reasons. As per the existing procedure 2½% of the total flats constructed in each pocket/Scheme are also reserved for allotment on out of turn basis. The cost of the left out flats is updated at the time of allotment in case such flats remain vacant for more than 6 months from the date of original draw. The cost of the left out flats at present is revised in accordance with Authority's Resolution No.13, dated 23rd January, 1985. Under the above Resolution, the following elements are taken into account while revising the cost of left out flats:-

1. Maintenance charges @ 2.25% p.a. on the cost of construction.
2. Service charges @ 2.50% p.a. on the premium of land.
3. Interest charges @ 12.60% p.a. on the total cost of flat.
4. Equalisation charges at the prescribed rate in case these charges were not included in the original cost of the flat.
5. Reduction on account of depreciation charges @ 2.50% p.a. on the cost of construction.

The above charges are levied for the period reckoning from the original date of draw/issue of demand letters in bulk, to the last date of the month preceding the month in which the revised cost is worked out.

2. While working out the revised cost of flats as per the approved formula, it has been observed that in certain cases, particularly those flats which were allotted before March, 1986, the revised cost as per the existing formula works out considerably on lower side as compared to the cost worked out at current rate of cost of construction. This is because in respect of the flats allotted before March, 1986, while working out the original cost, the rate of interest was charged @ 9% / 7.5% / 6% for a period of 9 months in respect of MIG, DIG and EWS flats respectively against the existing interest rate of 12.60% p.a. and for a period of 20 months uniformly in respect of all the flats, allotted after March, 1986. Also in few cases, left out flats cost worked out under the existing formula works out to be less than the current cost of construction as in such cases it was found that works in certain housing pkts. were awarded at cheaper rates etc.

3. Before March, 1989, the disposal cost of flats under MIG/LIG and EWS categories was used to be worked out separately for each pocket. During March, 1989, a decision was taken to have a uniform rate of construction for all zones of Delhi to avoid wide variations in the cost of flats in the same locality released at the same time. The cost of construction chargeable from the Allottees is worked out on pooled basis taking into account the expenditure incurred on various schemes allotted to a particular point of time and the plinth area developed in those schemes. The pool rate of cost of construction per sq.mtr. is worked out separately for MIG, LIG, and Janta.



4. Since as a matter of policy, DDA is now charging from the allottees, the cost of the flats, worked out at the current pooled rate of construction, it was felt that in the case of left out flats, it would not be administratively correct to allot flats at lower rates when flats of similar plinth area and in the same locality are allotted at higher rates. It has also to be ensured that there is no under-charge of the cost and as such the cost of left out flats is proposed to be worked out both as per the formula approved by the Authority vide Resolution dt. 23.1.85 as well as at the current rate of cost of construction plus overheads applicable at the time of working out the revised disposal cost. If the cost of the flat as per the current cost of construction works out to be more, the same should be charges from the allottees.

5. It may be stated that the current cost is worked out by adding the following components towards the cost of the flats.

	<u>Ground Floor</u>	<u>Upper Floor flats</u>
1. Amount of cost of construction as per pooled cost per sq.mt. (assumed figure)	2000/-	2000/-
2. Common facilities @Rs.1/- per sq.ft. i.e. Rs.11/- per sq.mt. subject to max. of Rs.500/- in r/o LIG flats & Rs.750/- in r/o MIG & SFS flats. No charges are levied for Janta flats.	+ 11/- <u>2011/-</u>	+ 11/- <u>2011/-</u>
3. Deptt. charges @10% in r/o MIG, LIG & SFS. In r/o Janta Deptt. charges are levied @6.5%.	+ 201/- <u>2212/-</u>	+ 201/- <u>2212/-</u>
4. Admn. charges @1% (No charges for Janta category)	+ 22/- <u>2234/-</u>	+ 22/- <u>2234/-</u>
5. Interest charges @12.60% p.a. for 20 months.	469/- <u>2703/-</u>	469/- <u>2703/-</u>
6. Land Premium say @Rs.62/- per sq.mt. (Pre-determined rates) (as applicable on the date of working out revised cost to be applied.)	62/- <u>2765/-</u>	62/- <u>2765/-</u>
7. EWS charges @5.5% from G.F. allottees under MIG, LIG, SFS categories. No charges from Janta category.	153/- <u>2918/-</u>	2765/-

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	Ground Floor	Upper Floor Flats.
8. Equalisation charges @Rs.100/- per sq.mt. of plinth area from the allottees of South Delhi. The rate for West & North Delhi is Rs.50/- per sq. mtr. No such charges are levied for flats constructed in Trans Yamuna Area, Rohini & Badli	2918/-	2765/-
Charges for Janta flats are 50% of above rates.	100/-	100/-
	3018/-	2865/-
	per sq.mt.	per sq.mt.
	Gross rate say Rs.3100/- and Rs.2900/- per sq.mtr.	

The rates of the overheads charges will be applied as applicable at the time of working out revised cost.

6. In cases where courtyard is attached with ground floor flats, lump-sum amount will be added in the revised cost worked out on current cost basis as under:-

MIG - Rs.8000/-

LIG - Rs.5000/-

EWS - Rs.3000/-

7. The amount of courtyard may be reviewed from time to time taking into account the prevailing cost of construction at the time of working out the revised cost of left out flats. The rate of construction and cost of courtyard may be decided at the level of V.C. based on the prevailing cost of construction at the time of working out revised cost of left out flats.

8. For the purpose of ground rent payable by the allottees of left out flats, land cost as originally calculated at the time of calculation of original cost will remain unchanged.

9. In cases of left out flats where current cost is to be charged maintenance & service charges are not proposed to be charged. However, since the flat is of old allotment, we may allow depreciation @ 1% p.a. on the old original cost of the flat from the date of original



--: 70. :-

draw/issue of bulk demand letters, of the scheme, till the date of allotment of the new left out flat.

10. Under the proposed costing system of left out flats, the surpluses, whatever generated shall be earmarked for utilisation towards the subsidy for E.S./Janta flats.

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

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

It was resolved that cost of the left out flats, be worked out at the current cost formula and depreciation @ 1% p.a. be allowed thereon.

71 :-  
No. SUB: Grade Separators on Ring Road/Outer Ring Road.  
52 (File No. PA/DD/TT-1/PPW/89/112)  
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### P R E C I S

1. Grade separators on important intersections on Ring Road, Outer Ring Road and other important roads are envisaged in the Master Plan for Delhi. The Grade separator designs for some of the intersections worked out by the PWD and DTDC were discussed in a meeting held under the chairmanship of L.G., Delhi on 5.7.90. After detailed discussions following view points emerged to be adopted as general principles for the design of these grade separators:-

- (A) First priority shall be given to Ring Road and Outer Ring Road Intersections and the Ring Road/Outer Ring Road shall be grade separated.
  - (B) The grade separator shall be aesthetically well designed fitting into the environment. Considering the problem of storm water drainage, the grade separators may be overground however, the peculiarities of location and economics of the scheme should also be taken into consideration.
  - (C) The Grade Separators shall have four lane width (18 meters including the central verge).
  - (D) provision shall be made for (a) pedestrian sub-ways at the intersections.
  - (b) Cycles movement, depending on the volume counts in the design or through traffic management.
  - (c) Bus bays at suitable locations.
  - (E) The circulation of the surrounding areas shall be integrated with the Grade Separator designs.
  - (F) to optimise the use of grade separators, the road improvement to the next major intersections on all arms shall form part of this project.
  - (G) A proper landscape plan shall be prepared for the grade separator scheme.
2. Individual Grade Separator design shall be prepared taking the above into consideration and shall be processed for approval.
3. The above is placed before the Authority for its consideration.

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

Deferred

Secretary  
Delhi Development Authority

Chairman,  
Development Authority  
Secretary Development Authority