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MINUTES OF MEETING

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MINUTES OF MEETING

11-9-95

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

List of the items discussed in the meeting of the Delhi Development Authority held on 11.09.1995 at 3.00 p.m. at Raj Niwas, Delhi.

I N D E X

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1.	75/95	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 18.07.95 at Raj Niwas, Delhi. **No. F. 2(2)/95-MC/Vol.V/DDA.**	1 - 12
2.	76/95	Proposal for specifying "Prescribed Authority" in DDA for accepting/receiving intimation regarding acquisition and disposal of property under conduct Rules. **No. F. 7(100)/95-PB-I.**	13 - 15
3.	77/95	Recruitment Regulations for the post of Chief Estimator, DDA. **No. F. 7(236)/PB.I/Pt.**	16 - 22
4.	78/95	Delegation of disciplinary powers and amendments to the Delhi Development Authority (Salaries, Allowances & conditions of Service) Regulations 1961 and Delhi Development Authority (Miscellaneous) Rules, 1981. **F.2(728)/91/HC/legal/Pt.**	23 -33
5.	79/95	Setting up of a joint venture power distribution System. **No. F.2(3)/CE/(El)/DDA/95.**	34-54
6.	80/95	Declaration as development area in part of Rohini Project Area. **No.F.PP/R/2009/Pt./1196.**	55 - 58
7.	81/95	Change of land use of an area meas.6836 sqm. from "residential" to "Govt. Office"(AIR) t 6,Probyan Road, Delhi. **No.F.3(27)/87/M,P,**	59-62
8.	82/95	Amendments in MPD-2001 text to incorporate norms for Veternary Hospitals and Dispensary. **No.F.20(15)/95-MP.**	63-68

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9.	83/95	Amendments of MPD-2001 and use under section 11-A of D.D.Act,1957 as a part of draft zonal plan of zone 'D' (New Delhi). No. F. 20(14)/93-MP.	69 -79
10.	84/95	Change of land use from 'public and semi-public' to 'Govt. Offices' of 0.813 acres of land allotted to Ministry of Personnel, public Grievances & Pension for construction of office of Central Administrative Tribunal between Canning Lane and Copernicus Marg. No. F,20(8)/94-MP.	80 - 81
11.	85/95	Alignment Plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat intergrating the junctions/intersection design, No. F. 5(117)/78-MP/Pt.	82 - 97
12.	86/95	Allotment of land measuring 7.697 acres in Chankyapuri to Civil Services Society for Senior Secondary School. No.F. 9(1)/95-MP.	98- 100
13.	87/95	Change of land use of an area measuring 84 ha. from 'rural use' to 'recreational use' and 8 ha. from 'rural use' to 'commercial use' at Bhalswa Lake, Delhi. No. F.20(2)/94-MP.	101 - 107
14.	88/95	Alignment Plan of Aruna Asaf Ali Road - Road No. 16 along the Eastern Side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli - Mahipalpur road. NO. F.5(3)/72-MP(D-75)	108 - 114

Contd/.....

1.	2.	3	4.
15.	89/95	Change of land use of an area measuring 1 ha.(2.5 acres) from 'recreational' to 'public and semi-public facilities' (Cremation ground/Burial ground) in Block 'C&D' Shalimar Bagh, Delhi. No. F. 20(12)/94-MP.	115 - 121
16.	90/95	Change of land use of an area measuring 28 hect. (70 acres) from 'agricultural and water body' to 'commercial (warehousing and storage)' for LPG bottling plant at Madanpur Khaddar, New Delhi. No. F. 20(18)/86-MP	122 - 123
17.	91/95	Planning and development of the area measuring 315 ha. in the West of JNU (Vasant Kunj, Phase-II) - Processing change of land use - (Additional Hotel Sites. No. F. 20(7)/89-MP.	124 - 138
18.	92/95	Classification of Drivers inthe DDA as 'Workmen' in pursuance of orders of the High Court, Delhi. No. F. 2(15).95-PB-IV.	139 - 146
19.	93/95	Directions of the ministry of Urban Affairs & Employment regarding post of Chief Engineer in the Delhi Devlopment Authority. No. F. 7(95)/93/PB-I	147 -153
20.	94/95	Departmental Exam. for promotion to the post of Assistant Directors - Proposal for the Scheme of examination. No. F. 7(306)/87/PB.I.	154 - 159
21.	95/95	Delhi Development Authority (Salaries, Allowances and conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters. No. F. 6(36)/94/SQ/DDA.	160 -183
22.	96/95	Preparation of the Master Plan for Delhi Perspective - 2021. No. F.36(01)/PPR/95.	184 -195
23.	97/95	General Policy for providing of Statues in DDA Parks/Complexes. No. F.30(1)/86-MP.	196 -199
24.	98/95	Simplified Scheme for calculations for charging unearned increase in cases of transfer of leased properties by way of sale/transfer etc. No.F.30(40)94/CS/Acs	200 - 221

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25	99/95	Cost-benefit analysis of Dwarka and determination of land premium for the consideration of Delhi Development Authority for the year 1995-96. No. F.2(28)/AO(P)/95/DDA	222-242
26	100/95	Report on the follow up action on the resolutions passed by the Authority in its meetings held in the first quarter of the year 1995-96. No. F. 2(6)/95-MC/DDA.	243-245
27.	101/95	Allotment of Petrol Pump and Gas Godown Sites. No. F.13(44)/91/Pt./CRC/DDA.	246-256
28.	102/95	Involvement of private Developer in land development, construction, infrastructure provision and disposal thereof. NO. F. AO(W)III(40)/93-94.	257-293

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

Minutes of the meeting of the Delhi Development Authority held on 11.09.1995 at 3.00 p.m. at Raj Niwas, Delhi.

The following were present.

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri Anil Kumar,

MEMBERS

1. Shri R.K. Singh,
   Director (DD),
   Min. of Urban Affairs & Employment.

2. Shri K.K. Bhatnagar,
   Chairman-cum-Managing Director,
   H.U.D.C.O.

3. Shri K.N. Khandelwal,
   Finance Member,
   D.D.A.

4. Shri R.L. Hans,
   Offtg. Engineer Member,
   D.D.A.

SECRETARY

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

SPECIAL INVITEES

1. Shri Jagdish Sagar,
   Principal Secretary(UD),
   Govt. of Delhi.

Contd/.....

2. Smt. Suman Swarup,
Secretary (L&B),
Govt. of Delhi.

3. Shri A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Shri J.C. Gambhir,
Commr. (Plg.), DDA.

2. Shri U.S. Jolly,
Commr. (LD), DDA.

3. Shri K.J. Alphons,
Commr. (LM), DDA.

4. Smt. Rina Ray,
Commr. (Personnel), DDA.

5. Shri S.M. Gupta,
Chief Legal Advisor, DDA.

6. Shri J.K. Puri,
Chief Accounts Officer,
D.D.A.

7. Shri K.T. Gurumukhi,
Addl. Chief Planner,
T.C.P.O.

8. Shri H.K. Babbar,
Asstt. Secretary,
D.D.A.

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the Delhi Development Authority meeting held on 11.9.1995 at 3.00 PM at Raj Niwas, Delhi.

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Item No.
75/95

Confirmation of the minutes of the meeting of Delhi Development Authority held on 18.7.95 at Raj Niwas, Delhi.

No.F.2(2)/95-MC/Vol.V/DDA.

Resolved that the minutes of the Authority meeting held on 18.7.1995 be confirmed.

Item No.
76/95

Proposals for specifying "Prescribed Authority" in DDA for accepting/receiving intimation regarding acquisition and disposal of property under conduct Rules.

No.F.7(100)/95-PB-I.

Resolved that the proposals contained in paras 7 and 8 of the Agenda item be approved.

Item No.
77/95

Recruitment Regulations for the post of Chief Estimator, DDA

No. F.7(236)88/P.B./Pt.

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

Item No.
78/95

Delegation of disciplinary powers and amendments to the Delhi Development Authority (Salaries, Allowances & Conditons of Service) Regulations, 1961 and Delhi Development (Miscellaneous) Rules, 1981.

No.F.2(728)91/HC/Legal/Pt.

Resolved as follows:-

(a) Proposed amendments to the DDA (Salaries, Allowances and conditions of service) Regulations, 1961 be approved.

(b) Proposed amendment to Rule 3 of the DDA (Miscellaneous) Rules, 1981 be approved.

Item No.
79/95

Setting up of a joint venture power distribution system.

No.F.2(3)/CE/(EI)DDA/95

The position as brought out in the agenda item was noted. It was observed that the proposal was a step in the right direction; during discussion, the following observations were made:

(a) The rate of tariff should not exceed that of the NDMC. However, the possibility of charging extra tariff can be considered for extra value added services.

(b) Planning Commission be requested for transfer to the DDA all plan funds which have either already been transferred or would have been transferred to DESU in respect of Dwarka Project. Expenditure incurred by DESU out of its own resources can be adjusted against other schemes/projects of DDA.

(c) Dialogue with DESU and Ministry of Power may be taken up immediately.

(d) A Feasibility Report for Dwarka Project alongwith bid documents should be prepared through a consultant.

In the light of the above discussion, it was resolved that:

(i) Action be taken to obtain Licence under the Indian Electricity Act for the proposed Dwarka Scheme.

(ii) Vice Chairman be authorised to take action on the proposed lines; finalised proposal be put up to the Authority for approval as early as possible so that the necessary steps can be initiated in the Budget for 1996-97.

(iii) Action be also initiated to prepare Feasibility Report for similar schemes in respect of other areas such as Narela, Rohini and Vasant Kunj.

Item No.
80/95

Declaration as development area in part of Rohini Project Area.

No.F.PP/R/2009/Part/1196

Resolved that the land comprised in Pockets 'E' and 'C' of the Rohini Project, as defined in para 3 of the Agenda item be declared as development area of DDA immediately; boundaries of these land pockets be clearly defined with identification marks.

Also resolved that Khasras numbers of the land be communicated to the Land & Building Department of the GNCTD within 3 months.

Item No.
81/95

Change of land use of an area measuring 6836 sq.m. from 'residential' to 'Govt. office' (AIR) at 6, Probyan Road, Delhi.

No.F.3(27)/87/MP.

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

Item No.
82/95

Amendments in MPD-2001 text to incorporate norms for Veterinary Hospitals and Dispensary.

No.F.20(15)/95-MP.

Resolved that the norms for dispensaries and hospitals for pet animals and birds in Delhi be approved as contained in para 2 of the agenda item.

Item No.
83/95

Amendments of MPD-2001 and use under section 11-A of DD Act, 1957 as a part of draft zonal plan of zone 'D' (New Delhi).

No.F.20(14)/93-MP.

The position as brought out in the agenda item was noted. It was brought to the notice of the Authority that:

(i) the land use on the other side of the road is residential;

(ii) the land use of these plots was residential in the previous Master Plan;

(iii) the land use of these plots was stated to be residential in the leases issued by the L&DO.

In the light of the above, it was resolved that proposals contained in paras 3 and 4 of the agenda item be approved.

Item No.
84/95

Change of land use from 'public and semi-public' to 'Govt. Offices' of 0.813 acres of land allotted to Ministry of Personnel, Public Grievances & Pension for construction of office of Central Administrative Tribunal between Canning Lane and Copernicus Marg.

No.F.20(8)/94-MP.

Resolved that the proposals contained in para 4 of the Agenda item be approved and the Ministry of Urban Affairs and Employment be requested to take into account the proposals for Lutyen's Bungalow Zone Development Controls.

Item No.
85/95

Alignment Plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat integrating the junctions/intersection design.

No.F.5(117)/78-MP/Pt.

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

Item No.
86/95

Allotment of land measuring 7.697 acres in Chankyapuri to Civil Services Society for Senior Secondary School.

No.F.9(1)/95-MP.

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

Item No.
87/95

Change of land use of an area measuring 84 ha. from 'rural use to 'recreational use' and 8 ha. from 'rural use' to 'commercial use' at Bhalswa Lake, Delhi.

No.F.20(2)/94-MP.

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved; proper access should be provided to these areas at the time of finalising the detailed plans.

Item No.
88/95

Alignment Plan of Aruna Asaf Ali Road - Road No. 16 along the Eastern Side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli - Mahipalpur Road.

F.5(3)/72-MP(D-75).

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

Item No.
89/95

Change of land use of an area measuring 1 ha. (2.5 acres) from 'recreational' to 'public and semi-public facilities' (Cremation Grouond/Burial ground) in Block 'C&D' Shalimar Bagh, Delhi.

No.F.20(12)94-MP.

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved.

Item No.
90/95

Change of land use of an area measuring 28 hect. (70 acres) from 'agricultural and water body' to 'commercial (warehousing and storage)' for LPG bottling plant at Madanpur Khaddar, New Delhi.

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

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved.

Item No.
91/95

Planning and development of the area measuring 315 ha. in the West of JNU (Vasant Kunj, Phase-II) - Processing change of land use - (Additional Hotel sites).

No.F.20(7)/89-MP.

Resolved that change of land use from residential to public and semi-public facilities be allowed in respect of those land pockets only which are situated in the middle of the scheme; land use of the remaining pockets of land be retained as residential. Areas under different land-uses in this scheme shall thus be as under:

Residential	:	37 ha.
Commercial	:	65 ha.
Public and semi-public	:	51 ha.
Recreational	:	147 ha.
Transportation	:	15 ha.

II Further resolved that the proposals regarding international competition (contained in para 9 of the agenda item) be approved and that steps in this direction be initiated simultaneously while seeking Govt.'s approvals. However, lands already marked for "Shopping Mall" and institutional purposes or already allotted for hotel would not form part of the competition.

Item No.
92/95

Classification of Drivers in the DDA as 'Workmen' in pursuance of orders of the High Court, Delhi.

No.F.2(15)/95/PB-IV.

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

Item No.
93/95

Directions of the Ministry of Urban Affairs & Employment regarding posts of Chief Engineer in the Delhi Development Authority.

No.F.7(95)/93/PB-I.

Consideration of this item was deferred.

Item No.
94/95

Departmental Exam. for promotion to the post of Assistant Directors - Proposal for the scheme of examination.

No.F.7(306)/87/PB-I.

Resolved that the proposals contained in para 2 of the agenda item be approved.

Item No.
95/95

Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters.

No.F.6(36)/94/SQ/DDA.

Consideration of this item was deferred.

Item No.
92/95

Classification of Drivers in the DDA as 'Workmen' in pursuance of orders of the High Court, Delhi.

No.F.2(15)/95/PB-IV.

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

Item No.
93/95

Directions of the Ministry of Urban Affairs & Employment regarding posts of Chief Engineer in the Delhi Development Authority.

No.F.7(95)/93/PB-I.

Consideration of this item was deferred.

Item No.
94/95

Departmental Exam. for promotion to the post of Assistant Directors - Proposal for the scheme of examination.

No.F.7(306)/87/PB-I.

Resolved that the proposals contained in para 2 of the agenda item be approved.

Item No.
95/95

Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters.

No.F.6(36)/94/SQ/DDA.

Consideration of this item was deferred.

Item No.
96/95

Preparation of the Master Plan for Delhi Perspective - 2021.

No.F.36(01)/PPR/95.

Consideration of this item was deferred.

Item No.
97/95

General Policy for providing of Statues in DDA Parks/Complexes.

No.F.30(1)/86-MP.

Consideration of this item was deferred.

Item No.
98/95

Simplified Scheme for calculations for charging unearned increase in cases of transfer of leased properties by way of sale/transfer etc.

No.F.30(40)/94/CS/ACs/

Resolved as follows:

I Proposals for simplified methods for calculation of unearned increase with zonal rates, be approved;

II Rates be charged as applicable on the date of expiry of 60 days from the day of filing the application or date of passing final orders for sale permission/conversion from lease-hold to freehold whichever may be the earlier;

III Consideration of the proposals for reducing lessor's share in the unearned increase was deferred.

Item No.
99/95

Cost-benefit analysis of Dwarka and determination of land premium for the consideration of Delhi Development Authority for the year 1995-96.

No.F.2(28)/AO(P)/95/DDA.

Resolved that cost benefit analysis and land premium rates, as indicated in para 9 of the agenda item, be approved.

Item No.
100/95

Report on the follow up action on the resolutions passed by the Authority in its meetings held in the first quarter of the year 1995-96.

No.F.2(6)/95-MC/DDA.

Noted.

Item No.
101/95

Allotment of Petrol Pump and Gas Godown Sites.

No.F.13(44)/91/Pt./CRC/DDA.

Consideration of this item was deferred.

Item No.
102/95

Involvement of private Developer in land development, construction, infrastructure provision and disposal thereof.

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

The position as brought out in the agenda item was noted. After discussion, it was resolved as follows:

I Proposals given in paras 3, 5 and 6 of the agenda item were approved with the following amendments:

(i) Member Secretary of the Project Advisory Board shall be the concerned Chief Engineer, instead of the Commissioner(LD). Commissioner(Housing) shall also be a member of this Board;

(ii) Coordination functions as mentioned in para 6 of the agenda shall be performed by the concerned Chief Engineer;

(iii) An escrew account shall be maintained by the developer with the DDA in order to protect the rights of investors/buyers;

(iv) Short listing of developers should be done through call of pre-qualification bids;

(v) The developers shall provide and maintain the 'services' on payment of fixed service charges till their handing over to the MCD.

II Amendments in the DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (Management and Disposal of Housing Estate) Regulations, 1968, as contained in para 4 of the Agenda item were approved.

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

ITEM NO. 75/95

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 18.7.1995 at Raj Niwas, Delhi.

No. F. 2(2)/95-MC/Vol.V/DDA

A-11.09.1995

PRECIS

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 18.07.1995 at Raj Niwas, Delhi. A copy of the minutes is appended at (Appendix 'A' Page No. 2-12)

RESOLUTION

Resolved that the minutes of the Authority meeting held on 18.07.1995 be confirmed.

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DELHI DEVELOPMENT AUTHORITY
[OFFICE OF THE COMMR.-CUM-SECRETARY]

Draft Minutes of the meeting of the Delhi Development Authority held on 18.7.95 at 3.00 p.m. at Raj Niwas, Delhi.

The following were present.

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri Anil Kumar.

MEMBERS

1. Sh. M.S. Srinivasan,
Jt. Secretary,
Min. of Urban Affairs & Employment.

2. Sh. K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.

3. Sh. K.N. Khandelwal,
Finance Member,
D.D.A.

4. Sh. R.L. Hans,
Offtg. Engineer Member,
D.D.A.

5. Sh. Subhash Sharma,
Commissioner, MCD.

SECRETARY

Sh. V.M. Bansal,
Commr.-cum-Secretary, DDA.

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SPECIAL INVITEES

1. Shri P.P. Chauhan,
Chief Secretary,
Govt. of Delhi.

2. Sh. K.S. Baidwan,
Principal Secretary (Finance),
Govt. of Delhi.

3. Sh. A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. J.C. Gambhir,
Commr.(Plng.) DDA.

2. Sh. S. Roy,
Commr. (LD) DDA.

3. Sh. K.K. Sharma,
Commr. (Housing), DDA.

4. Smt. Rina Ray,
Commr. (Personnel) DDA.

5. Sh. P.K. Mehta,
Chief Vigilance Officer, DDA.

6. Sh. S.M. Gupta,
Chief Legal Advisor, DDA.

7. Sh. J.K. Puri,
Chief Accounts Officer, DDA.

8. Sh. K.T. Gurumukhi,
Addl. Chief Planner, TCPO.

9. Sh. H.K. Babbar,
Asstt. Secretary, DDA.

Contd..p/3...

ITEM NO. 54/95 **Confirmation of the minutes of the meeting of the Delhi Development Authority held on 29.05.1995 at Raj Niwas, Delhi.**

No. F.2(2)/95-MC/Vol.IV/DDA.

Resolved that minutes of the Authority meeting held on 29.5.95, as circulated, be confirmed; subject to the following amendments:

i) Effective date of implementation of the Authority resolution on Item No. 47/95 (regarding addition to qualifying service under Rule-30 of C.C.S. Pension Rules 1972) shall be the same as notified by the Government of India i.e.,13th April '94, rather than 1.5.95.

ii) Past cases where the Authority has adopted the Government of India notifications from the dates different than as notified by the Government, shall not be re-opened.

iii) In future, however, all Government of India notifications shall be adopted in DDA from the same date as notified by the Government, since the Government of India instructions and rules are adopted in DDA mutatis-mutandis.

ITEM NO. 55/95 **Major Review of the Master Plan for Delhi - 2001.**

No. F.NCR&UE/93/F.51.

Status Report on the mid-term review of MPD - 2001 was noted.

Contd..p/4..

It was resolved that:

i) Chairman, DUAC be requested to expedite the review;

ii) Preparation for Master Plan Delhi - 2021 be taken up in the right earnest from 1995 and modalities thereof be put up for discussion in the next meeting of the Authority.

ITEM NO. 56/95 **Formulation of policy for considering requests for mutual exchange of flats constructed by Cooperative Group Housing Societies.**

No.F.1 (4)/93/GH/DDA/OR-427/94

a) Resolved that proposals contained in paras 2 & 3 of the agenda item be approved. Intending applicants must file affidavits that their request for mutual exchange is without monetory consideration.

b) Further, resolved that a study be made in consultation with the Registrar, Co-operative Societies, Delhi, to re-define the DDA's role in conducting the draws, entertaining applications for transfer/mutual exchange etc.

ITEM NO. 57/95 **Departmental action against Sh. S.S. Tyagi, Ex. Nazul Officer (acting as Dy. Director (Lands), DDA under the provisions of Rule 9 (ii)(a) of the CCS Rules.**
No.F.23(38)/88/Vig./Pt. II.

Resolved that a penalty of 5% cut in pension for a period of three years be imposed on Sh. S.S. Tyagi (retired Nazul Officer).

Contd..p/5..

It was resolved that:

i) Chairman, DUAC be requested to expedite the review;

ii) Preparation for Master Plan Delhi - 2021 be taken up in the right earnest from 1995 and modalities thereof be put up for discussion in the next meeting of the Authority.

ITEM NO. 56/95 **Formulation of policy for considering requests for mutual exchange of flats constructed by Cooperative Group Housing Societies.**

No.F.1 (4)/93/GH/DDA/OR-427/94

a) Resolved that proposals contained in paras 2 & 3 of the agenda item be approved. Intending applicants must file affidavits that their request for mutual exchange is without monetory consideration.

b) Further, resolved that a study be made in consultation with the Registrar, Co-operative Societies, Delhi, to re-define the DDA's role in conducting the draws, entertaining applications for transfer/mutual exchange etc.

ITEM NO. 57/95 **Departmental action against Sh. S.S. Tyagi, Ex. Nazul Officer (acting as Dy. Director (Lands), DDA under the provisions of Rule 9 (ii)(a) of the CCS Rules.**
No.F.23(38)/88/Vig./Pt. II.

Resolved that a penalty of 5% cut in pension for a period of three years be imposed on Sh. S.S. Tyagi (retired Nazul Officer).

Contd..p/5..

ITEM NO. 58/95

Major penalty proceedings against Sh. R.K. Gupta, Jt. Director (Retd.) in case 25/87-DLI. Imposition of penalty of cut in pension and gratuity.

No. 25(30)/87/Vig.

a) Resolved that a show cause notice be served on Sh. R.K. Gupta (Jt. Director retired) as to why the following punishment be not imposed on him:

i) Recovery of Rs. 5000/- (Rupees five thousand only) from his gratuity.

ii) Recovery of an amount of Rs. 100/- (Rupees one hundred only) per month from his pension for a period of five years.

b) Further resolved that the question of criminal involvement of the transferor and the transferee for filing wrong documents before DDA be examined and the matter be put-up to the Authority.

ITEM NO. 59/95

Review of DDA Medical Scheme - increasein annual ceiling limit.

No.F.8(25)/94/MC/Pt.

Resolved that proposals contained in paras 4,5,6 & 7 of the agenda item be approved. While implementing the scheme it shall be ensured that expenditure ceiling prescribed for the year is not exceeded.

Contd..p/6..

ITEM NO. 60/95 **Fixation of land premium rates for a few of the alternative plots allotted in the non-project areas (i.e. in old developed areas) during the year 1992-93, 1993-94.**

No.F.AO(P)/Misc./Cost Benefit Anal.

Resolved that proposals contained in paras 4,5,6 & 7 of the agenda item be approved.

ITEM NO. 61/95 **Change of land use of an area measuring 1.75 ha. from 'manufacturing' to 'transportation' (Bus-terminal) on Faiz Road and D.B. Gupta Road, Karol Bagh, New Delhi - Amendment in MPD-2001 as a part of Zonal Development Plan of Zone 'A' (Part other than Walled City).**

No.F.20(10)/94/MP.

Resolved that proposals contained in para-3 of the agenda item be approved, without interfering with the MCD work-shop situated on this land.

b) Further resolved that in the event of allotment of this land to the DTC or any other Government Undertaking, its commercial exploitation shall not be permitted; provision to this effect should be built into the land allotment instrument.

ITEM NO. 62/95 **Modifications in the text of MPD-2001 with regard to special care to be taken for removal of waste around the Airport.**

No. F.20(2)/95/MP.

Resolved that the proposals contained in para-2 of the agenda item be approved.

ITEM NO. 63/95 **Change of land use of an area measuring 4 acres (1.62 ha.) from 'industrial use' to 'public and semi-public facilities' (School) in Village Ghorgarh, Narela project.**

No.F.9(5)/92/MP.

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

Contd..p/7..

ITEM NO. 64/95 **Change of land use of an area measuring 3.9 ha. from 'agricultural and rural use zone' to 'public and semi-public facilities' (School) for Novodaya Vidyalaya at Jaffarpur Kalan, in Najafgarh Block, Delhi.**

No.F.9(1)/92-MP.

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

ITEM NO. 65/95 **Constitution of the Delhi Development Authority.**

No.F.2(1)/93/MC/DDA.

The Authority welcomed the appointment of Sh. M.S. Srinivasan, as Member and Sh. R.K. Singh as alternate Member.

ITEM No. 66/95 **Package deal proposal for partial remission of penalty for delayed payment of hire purchase instalments.**

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

Resolved that proposals contained in para-6 of the agenda item be approved for a limited period of six months.

ITEM NO. 67/95 **Recruitment Regulations for the post of Manager, Assistant Manager, Games Supervisor and Games Attendant in the Directorate of Sports in Delhi Development Authority.**

No.F.7(84)95/PB-I.

Resolved that the proposals contained in para 6 of the agenda item be approved subject to the following amendments:

I. Desirable qualifications indicated in para 7 of the Appendices BB, CC, DD & EE shall read as "should have represented in any of the sports disciplines at University/State level".

II. The following words shall be added in paras 9 and 10 of the appendices BB, CC, DD & EE "the post will be filled-up from within the DDA staff only".

Contd..p/8..

III. Only those members of the staff shall be eligible who have put up in a minimum period of three years of service in the feeder scale.

ITEM NO. 68/95 **Revision of pay scale of Commissioner (Planning) and Chief Architect in Delhi Development Authority.**

No.F.7(165)/89/PB-I.

Resolved that proposals contained in paras 7 & 9 of the agenda item be approved keeping in view the fact that comparative posts in the MCD and other organisations carry same scale of pay.

ITEM No. 69/95 **Report on the follow up action on the resolutions passed by the Authority in its meeting held on 17.04.95 and 29.05.95**

No.F.2(6)/95/MC/DDA

-Noted-

Follow-up action on the "under process" items should, in future, be reported to the Authority on quarterly basis.

ITEM NO. 70/95 **Allotment of land to Birla Academy.**

No.F.12(1)/70/Instl./Vol.-I&II.

Resolved that proposals contained in paras 4(c) & 4(d) be approved subject to an undertaking by the Society that it shall not claim any interest from DDA for the period intervening between the issue of allotment-cum--demand letter and actual possession of the plot after development.

ITEM NO. 71/95 **Review of Engineering cadre in D.D.A.**

No.F.7(48)/88/PB-I.

Resolved that report of the Cadre Review Committee be forwarded to the Government of India for acceptance.

Contd..p/9..

ITEM NO. 72/95 **Rehabilitation Plan of P.V.C. Market, Jawala puri.**

No.F.100(35)/95-CL

Status report on the rehabilitation plan of the PVC market Jawala puri was noted. It was resolved that :

i) Acquisition of land under emergency provisions be expedited,

ii) Adjoining land and the land across the road be declared as "development area",

iii) A Project Director be appointed to co-ordinate and ensure planned development and growth of the area,

iv) Government of India be requested for central assistance.

ITEM NO. 73/95 **Proposal to permit motels in the National Capital Territory of Delhi. Amendments in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations for the Provision of Motels.**

F.No.F.20(4)/83/M.P.

It was noticed that several recommendations made by the Authority had undergone changes at the time of approval by the Ministry. It was resolved that the Ministry be again requested to incorporate the following amendments in the MPD-2001 and the Hotel-Motel (Building Standards) Regulations.

Contd..p/10...

i) The minimum interstate roads should be of 60 metre right-of-way since the provisions of smaller roads would qualify the roads running mainly within the GNCTD and some other small roads entering the adjoining states at unimportant locations which could lead to the development of commercial activities of insufficient standards in the name of foreign tourism promotion at odd areas in the rural use zones to create environmental and social problems.

ii) The expression service roads running parallel should be omitted as it could create ambiguous interpretations.

iii) Maximum size of the motel plots should be prescribed (2 hact.) with a maximum size of 3000 sqm. of floor area and with restrictions of basement to the extent of 25 per cent since bigger size motels would amount to giving sanction for normal hotels without sufficient infrastructural facilities in the rural use zone.

iv) There should be a minimum width of 50 metre of the motel plot along the interstate road/highway. This would ensure the requisit set-back in a 2 ha. plot. A smaller width would result in a narrow plot wherein the set-backs will not be feasible.

The Authority further resolved that the conversion and peripheral charges as proposed in the agenda item be worked out adopting the formula already available with the DDA.

Contd..p/11..

ITEM NO. 74/95

Alignment Plan of Aruna Asaf Ali Road - Road No. 16 along the Eastern side of Jawaharlal Nehru University from Outer Ringh Road to Mehrauli-Mahipalpur Road.

F.No.5(3)72/M.P./(D-75).

Consideration of this item was deferred on the request of the Secretary, PWD, GNCTD.

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

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ITEM NO.
76/95
A-11.09.1995

Sub: Proposal for specifying "Prescribed Authority" in DDA for accepting/receiving intimation regarding acquisition and disposal of property under Conduct Rules. F.No. F.7(100)/95-PB-I

P R E C I S

Regulation 11 of the Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulations, 1961 which regulates the conduct of the staff, provides that the provision of Central Civil Services (Conduct) Rules, 1964, as amended by Central Government from time to time, shall apply mutatis mutandis to the services & posts under the Authority. Also unless the context otherwise requires, all references to the Central Government shall be construed as reference to the Authority and all references to the Head of the Department or Head of Office shall be construed as references to the Vice-Chairman.

2. Rule 18 of the Central Civil Services (Conduct) Rules, 1964 provides that previous sanction of the 'Prescribed Authority' be obtained by the Government Servant, if any such transaction is with a person having official dealings with him.

3. In explanation 1 below para 5(2) of the Rule 18 of the Central Civil Services (Conduct) Rules, 1964, "Prescribed Authority" means :-

i) The Government in the case of Government Servant holding any Class-I post except where any lower authority is specifically specified by the Government for any purpose (i.e. Group 'A' officers).

ii) Head of Department in the case of a Government Servant holding any Class-II post (i.e. Group 'B' officers).

iii) Heads of Office, in the case of a Government servant holding any Class-III or Class-IV post (i.e. Group 'C' & 'D').

.....contd.

From pre-page.

4. Vide Government of India's Order No.15 under Rule 18, the Central Government directed that the powers exerciseable by it under sub-rule (2) and (3) of Rule 18 shall subject to any general or special instructions issued by Central Government in this behalf, be also exerciseable by the Heads of Department in respect of Group 'A' Officers serving under their control subject to the following conditions :-

a) In relation to the Heads of Departments themselves, the said powers shall continue to be exercised by the Central Government.

b) All cases of sanction accorded by the said Heads of Departments shall be reported to the Central Government.

5. Rule 24 of the Central Civil Services (Conduct) Rules, 1964 empowers the Government to direct by general or special order that any power exercised by it or any Head of Department under the rules shall subject to such conditions, if any, be also exerciseable by such Officer or Authority as may be specified in the order.

6. That as per Central Civil Services (Conduct) Rules, 1964, Vice-Chairman is the only officer, who is Head of Department and Head of the Office under Regulation 11 of the Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulations, 1961.

7. Since the Vice-Chairman cannot devote time to the acceptance of intimation in respect of Group 'C' & 'D' officials, in his capacity as Head of the Office, as such, it is proposed that an amendment be made in Regulation 11 of Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulations, 1961 and declare Commissioner (Personnel) and Director (Personnel) as Head of the Office.

8. In the light of the proposal at para (7) above, it is proposed that the following may be specified as "Prescribed Authority" under Rule 18 of the Conduct

.....contd.

From pre-page.

Rules for various categories of staff :-

Category of employees	'Prescribed Authority' for accepting/receiving intimation regarding acquisition and disposal of	
	Immovable property	Movable property
Group 'A'	Vice-Chairman	Commissioner (Pers.)
Group 'B'	Commissioner (Pers.)	Commissioner (Pers.)
Group 'C'	Commissioner (Pers.)	Commissioner (Pers.)
Group 'D'	Director (Pers.)	Director (Pers.)

9. The proposals as contained in para 7 & 8 will also be got approved from Lt. Governor, Delhi in his capacity as Administrator of Delhi to whom powers of Central Government under Section 57 of Delhi Development Act stand delegated vide notification dated 14.2.69.

10. Matter is placed before the Authority for consideration and approval of the above proposals in para 7 & 8.

R E S O L U T I O N

Resolved that the proposals contained in paras 7 and 8 of the Agenda item be approved.

* * * * * *

ITEM No. 77/95

A-11.09.1995

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

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

PRECIS

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

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

a) The post of Chief Estimator is a Selection post;

b) It is proposed to have 6 posts of Chief Estimator (Civil) and 1 post of Chief Estimator (Elect.) in the DDA;

c) Method of recruitment is 100% by promotion from amongst Draftsmen Grade-I with 3 years service in the grade.

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

RESOLUTION

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

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APPENDIX 'B' TO ITEM NO. 77/95

RECRUITMENT REGULATIONS FOR THE POST OF CHIEF ESTIMATOR IN DELHI DEVELOPMENT AUTHORITY

JOB REQUIREMENT:

1.	Name of Post	:	Chief Estimator (Civil)
2.	Number of Post	:	6 (subject to variation from time to time).
3.	Classification	:	Group - B
4.	Scale of Pay	:	Rs. 2000-60-2300-EB-75-3200/-
5.	Whether selection or non selection post	:	Selection Post.
6.	a) Age limit for direct recruits;	:	N.A.
	b) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972	:	N.A.
7.	Educational and other qualifications required for direct recruits.	:	N.A.
8.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotions & deputationists.	:	N.A.

contd....p/2

9.	Period of probation, if any.	1 year 2 years
10.	Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation & percentage of the vacancies to be filled by various methods.	100% by promotion.
11.	In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations is to be made.	100% BY PROMOTION Fire amongst Draftsmen grade-I (Civil) with three years regular service in the grade.
12.	If a DPC exists, what is its composition.	Senior level Group 'B' DPC.
13.	Saving	Nothing in these Regulations shall effect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt., Delhi Development Authority from time to time in this regard.
14.	Disqualification	No person who has entered into or contracted a marriage with a person having a spouse living; or having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said post, Provided that the Central

cont....p/3

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

15. Power to Relax : Whether the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

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

15. Power to Relax : Whether the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

APPENDIX 'C' TO ITEM NO. 77/95

RECRUITMENT REGULATIONS FOR THE POST OF CHIEF ESTIMATOR IN DELHI DEVELOPMENT AUTHORITY

JOB REQUIREMENT:

1.	Name of Post	: Chief Estimator (Elect.)
2.	Number of Post	: 1 (subject to variation from time to time).
3.	Classification	: Group - B
4.	Scale of Pay	: Rs. 2000-60-2300-EB-75-3200/-
5.	Whether selection or non selection post	: Selection Post.
6.	a) Age limit for direct recruits;	: N.A.
	b) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972	: N.A.
7.	Educational and other qualifications required for direct recruits.	: N.A.
8.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotions & deputationists.	: N.A.

contd....p/2

9.	Period of probation, if any.	: 2 years
10.	Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation & percentage of the vacancies to be filled by various methods.	: By promotion.
11.	In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations is to be made.	: <u>BY PROMOTION</u> From amongst Draftsmen Grade-I (Elect.) with three years regular service in the grade.
12.	If a DPC exists what is its composition.	: Senior Level Group 'B' DPC.
13.	Saving	: Nothing in these regulations shall effect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt., Delhi Development Authority from time to time in this regard.
14.	Disqualification	: No person who has entered into or contracted a marriage with a person having a spouse living; or having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said post. Provided that the Central

contd....p/3

		Govt./Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this regulation.
15. Power to Relax	:	Whether the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

ITEM NO. 78/95

A-11.09.1995

Sub: Delegation of disciplinary powers and amendments to the Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulations, 1961 and Delhi Development Authority (Miscellaneous) Rules, 1981.

F.No. F.2(728)/91/HC/Legal/Pt.

P R E C I S

Regulation 12

1. Regulation 12 of the Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 has classified the officers/employees of the Authority under different categories in accordance with the scale of pay held by such officers/employees (Appendix 'D' P.No. 26)

Regulation 15

2. Regulation 15 of the above said Regulations states that no officer or employee may be removed or dismissed or reduced in rank by an Authority subordinate to that by which he was appointed, and that the Authority specified in the Schedule (to Regulation 15) may impose a penalty upon the officers/employees of the Authority. This Schedule therefore contains the details of the Appointing, Disciplinary and Appellate Authorities for the various classes of employees of the DDA (Appendix 'E' P.No. 27).

3. Powers to amend these Regulations have been delegated to Lt. Governor, Delhi in his capacity as Administrator of Union Territory of Delhi under Section 57 of the Delhi Development Act, 1957 vide Notification dated 14.2.69 issued by the Govt. of India, Ministry of Health, Family Planning & Urban Development.

Rule 3

4. Rule 3 of the Delhi Development Authority (Miscellaneous) Rules, 1981 contains the classification of posts in the DDA other than Secretary and Chief Accounts Officer. These rules have been framed by the Central Government and any amendment to these would require the approval of the Central Government.

5. For administrative reasons and to decentralise the powers for disciplinary action, the Authority vide its Resolution No.180/93 dated 16.12.93 approved amendment to Regulation 12 and Schedule to Regulation 15 of the Delhi Development Authority (Salaries, Allowances and Conditions

Contd...../-

From pre-page.

of Service) Regulations, 1961, as per (App. 'F' P.No.28-29) which was notified after obtaining the approval of Lt. Governor, Delhi in his capacity as Administrator of the Union Territory of Delhi.

6. The Authority also resolved to propose an amendment to Rule 3 of the Delhi Development Authority (Miscellaneous) Rules, 1981. This proposal, which is placed at (App. 'G' P.No. 30), had been referred to the Govt. of India for approval and for notifying the same in the Gazette of India.

Proposal for further delegation of powers to impose minor penalties.

7. For administrative reasons it is once again found necessary to further decentralise the powers for disciplinary action. It is proposed to delegate powers to impose minor penalties on Group 'C' employees to all Superintending Engineers and Directors of the D.D.A. The proposed amendment is at (Appendix 'I' P.No. 32).

Rectification of the classification of Group 'C' & 'D' posts.

8. When Regulation 12 of these Regulations were amended vide Authority's Resolution dated 16.12.93 (App. 'F' P.No.28-29), and when the proposed amendment to Rule 3 of the Delhi Development Authority (Miscellaneous) Rules, 1959 was referred to the Govt. of India (App. 'G' P.No.30) a mistake crept in in the classification of Group 'C' and 'D' category. While the maximum scale of a Group 'D' post and the minimum scale of a Group 'C' post should have been Rs.1150/-, it was mistakenly mentioned as Rs.1500/- (App. 'F' & 'G' P.No.28-29& 30). It is therefore proposed that Regulation 12 of Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulations, 1961 and Rule 3 of Delhi Development Authority (Miscellaneous) Rules, 1981 may be amended to correct this error and to bring it at par with the Govt. of India's orders on the classification of Group 'A', 'B', 'C' & 'D' posts. The proposed amendments are at (Appendix 'H' & 'J' P.No. 31 & 33).

Proposal being placed before the Authority.

9. In the light of the above proposals, the matter is placed before the Authority for approving the following :-

a) Amendment in Regulation 12 of Delhi Development Authority (Salaries, Allowances & Conditions of

.....contd.

From pre-page.

Service) Regulations, 1961 as given in App. 'H' P.No. 31).

b) Amendment to the Schedule to Regulation 15 of the Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulations, 1961, as given in(Appendix 'I' P.No. 32).

c) Proposed amendment to Rule 3 of Delhi Development Authority (Miscellaneous) Rules, 1981 as given in(App. 'J' P.No. 33) for approval and amendment by the Govt. of India.

R E S O L U T I O N

Resolved as follows:-

(a) Proposed amendments to the DDA (Salaries, Allowances and conditions of service) Regulations, 1961 be approved.

(b) Proposed amendment to Rule 3 of the DDA (Miscellaneous) Rules, 1981 be approved.

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APPENDIX 'D' TO ITEM NO. 78/95

The Delhi Development Authority(Staff & Allowances & Conditions of Service) Rgulations, 1961.

"Classification of posts"

12. The services and posts under the Authority shall, for the purpose of appointment, control and discipline, be classified as follows:-

S.No.	Description of posts	Classification of posts
1.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.4000/-	Group 'A'
2.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.2900/- but is less than Rs.4000/-	Group 'B'
3.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.1500/- but is less than Rs.2900/-	Group 'C'
4.	A post carrying a pay of or a scale of pay the maximum of which is less than Rs.1500/-.	Group 'D'

Note: (a) For the purposes of this regulation 'pay' has the meaning assigned to it in F.R.9(21)(a)(i);

(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;

(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to havae been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

SCHEDULE TO REGULATION 15

Title of service of post	Appointing Authority	Authority empowered to impose penalty	Penalties	Appellate Authority
Group 'A'				
i) Carrying a pay of or a scale of pay the maximum of which is equivalent to or over Rs.6700/- except those appointed by the Govt. of India.	Chairman	Chairman	All	Ministry of Urban Development.
ii) Carrying a pay of or a scale of pay, the maximum of which is less than Rs.6700/- but not less than Rs.4000/- except those appointed by Govt. of India.	Vice-Chairman	Vice-Chairman	All	Chairman
Group 'B'	Any full time member of DDA	Any full time member of DDA.	All	Vice-Chairman
Group 'C'	Comm.(Pers.)	1. Comm.(Pers.) 2. Other Commissioners/Chief Engineers/CAO.	All Minor penalties	Any full time member of DDA
Group 'D'	Dir.(Pers.)	1. Dir.(Pers.) 2. Executive Engineers/	All Minor penalties	Comm.(Pers.)

Note (a) For the purposes of this regulation 'pay' has the meaning assigned to it in F.R.9(21)(a)(i);
(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;
(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to have been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

SCHEDULE TO REGULATION 15

Title of service of post	Appointing Authority	Authority empowered to impose penalty	Penalties	Appellate Authority
Group 'A'				
i) Carrying a pay of or a scale of pay the maximum of which is equivalent to or over Rs.6700/- except those appointed by the Govt. of India.	Chairman	Chairman	All	Ministry of Urban Development.
ii) Carrying a pay of or a scale of pay, the maximum of which is less than Rs.6700/- but not less than Rs.4000/- except those appointed by Govt. of India.	Vice-Chairman	Vice-Chairman	All	Chairman
Group 'B'	Any full time member of DDA	Any full time member of DDA.	All	Vice-Chairman
Group 'C'	Comm.(Pers.)	1. Comm.(Pers.) 2. Other Commissioners/Chief Engineers/CAO.	All Minor penalties	Any full time member of DDA
Group 'D'	Dir.(Pers.)	1. Dir.(Pers.) 2. Executive Engineers/	All Minor penalties	Comm.(Pers.)

Note (a) For the purposes of this regulation 'pay' has the meaning assgined to it in F.R.9(21)(a)(i);
(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;
(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to have been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

APPENDIX 'F' TO ITEM NO. 78/95

DELHI DEVELOPMENT AUTHORITY

(NOTIFICATION)

New Delhi, the Ist March, 1994

S.O. 207(E) - In exercise of the powers conferred by section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the previous approval of the Lt.Governor, Delhi, in whose favour powers under Section 57 has been delegated vide Notification No. 18011(28)/67-UD dated 14-2-1969 issued by the Government of India, Ministry of Health, Family P lanning and Urban Development (Department of Health and Urban Development), New Delhi, hereby amend Regulation 12 and the schedule to.Regulation 15 of the Delhi Development Authority (Salaries, Allowances and conditions of Service) Regulations, 1961, as amended upto date, as per Annexure-I & II.

ANNEXURE - I

SCHEDULE TO REGULATION 15

Title of service of post	Appointing Authority	Authority empowered to impose penalty.	Penalties	Appellate Authority
Group 'A'				
(i) Carrying a pay of or a scale of pay the maximum of which is equivalent to or over Rs.6700/- except those appointed by the Govt. of India.	Chairman	Chairman	All	Ministry of Urban Development
(ii) Carrying a pay of or a scale of pay, the maximum of which is less than Rs.6700/- but not less than Rs.4000/- except those appointed by Govt. of India.	Vice-Chairman	Vice-Chairman	All	Chairman
Group 'B'	Any full time member of DDA	Any full time member of DDA.	All	Vice-Chairman
Group 'C'	Commr.(Pers.) 2.Other Commissioners/ Chief Engg./Addl. C.A.O.	Commr.(P) Minor	All	Any full time member of DDA.
Group 'D'	Dir.(Pers.)	1.Dir.(Pers.) 2.Executive Engineers	All Minor penalties.	Commr.(Pers.)

Note:- (a) For the purposes of this Regulation 'pay' has the meaning assigned to it in F.R. 9(21)(a)(i);

(b) The pay or scale of pay of a post means the pay as scale of pay prescribed by the Authority;

Contd...../-

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(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to have been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

The Delhi Development Authority (Salaries, Allowances & Conditions of Service) Regulation, 1961.

"Classification of posts" 12. The services and posts under the Authority shall, for purpose of appointment control and discipline, be classified as follows :-

S.No.	Description of posts	Classification of posts
1.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.4000/-.	Group 'A'
2.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.2900/- but is less than Rs.4000/-.	Group 'B'
3.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.1500/- but is less than Rs.2900/-.	Group 'C'
4.	A post carrying a pay of or a scale of pay the maximum of which is less than Rs.1500/-.	Group 'D'

Note :- (a) For the purposes of this regulation 'pay' has the meaning assigned to it in F.R.9(21)(a)(i);

(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;

(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to have been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

(DDA/F2(728)/97/HC/Legal/PT)
V.M.BANSAL, Secy.(Delhi Development Authority).

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APPENDIX 'G' TO ITEM NO. 78/95

DELHI DEVELOPMENT AUTHORITY (MISCELLANEOUS) RULES,1959

3. Control and restriction on appointment of staff (1) the posts under the Authority other than those of the Secretary and the Chief Accounts Officer shall be classified as follows:-

S.No.	Description of posts	Classification of posts
1.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.4000/-	Grade 'A'
2.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.2900/- but is less than Rs.4,000/-.	Grade 'B'
3.	A post carrying a pay of or a scale of pay the maximum of which is not less than Rs.1500/- but is less than Rs.2900/-.	Grade 'C'
4.	A post carrying a pay of or a scale of pay the maximum of which is less than Rs.1500/-.	Grade 'D'

Note:- (a) For the purposes of this regulation 'pay' has the meaning assigned to it in F.R.9(21)(a)(i);

(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;

(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to have been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

APPENDIX 'H' TO ITEM NO. 78/95

"Classification of posts"

12. The services and posts under the Authority shall, for purpose of appointment, control & discipline, be classified as follows :-

S.No.	Description of posts	Classification of post
1.	A post carrying a pay or a scale of pay with a maximum of not less than Rs.4000/-	Group 'A'
2.	A post carrying a pay or a scale of pay with a maximum of not less than Rs.2900 but less than Rs.4000/-.	Group 'B'
3.	A post carrying a pay or a scale of pay with a maximum of over Rs.1150 but less than Rs.2900/-.	Group 'C'
4.	A post carrying a pay or a scale of pay the maximum of which is Rs.1150/- or less.	Group 'D'

Note: (a) For the purpose of this regulation 'pay' has the meaning assigned to it in FR 9(21)(a)(i);

(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;

(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will deemed to have been revised upwards accordingly so that scale of pay vis-a-vis Classification of posts remains the same as above;

(d) The J.E. and S.O.(Hort.) will be treated as Group 'C' employees irrespective of their placement in the higher scale of Rs.1640-2900/- on completion of five years and in the pay scale of Rs.2000-3500/- on completion of 15 years of service on personal basis.

(e) The post of Sr. A.O. in the scale of Rs.2200-4000/- will remain as Group 'B' post as per Govt. of India's orders.

APPENDIX 'I' TO ITEM NO. 78/95

SCHEDULE TO REGULATION 15

Title of Service of post	Appointing Authority	Authority empowered to impose penalty	Penalties	Appellate Authority
GROUP 'A'				
i) Carrying a pay of or a scale of pay the maximum of which is equivalent to or over Rs.6700/- except those appointed by the Govt. of India.	Chairman	Chairman	All	Ministry of Urban Affairs and Employment
ii) Carrying a pay of or a scale of pay, the maximum of which is less than Rs.6,700/- but not less than Rs.4,000/- except those appointed by Govt. of India	Vice-Chairman	Vice-Chairman	All	Chairman
GROUP 'B'	Any full time Member of DDA	Any full time Member of DDA.	All	Vice-Chairman
GROUP 'C'	Commissioner(P)	1. Commissioner(P)	All	Any full time Member of DDA
		2. Other Commissioners/Chief Engineers/CAO S.E.s, Directors'	Minor Penalties	
GROUP 'D'	Director(Pers.)	1. Director(Personnel,	All	Commissioner(P)
		2. Executive Engineers	Minor penalties	

Note: (a) For the purposes of this Regulation 'pay' has the meaning assigned to it in FR 9(21) (a) (i);
(b) The pay or scale of pay of a post means the pay as scale of pay prescribed by the authority;
(c) as and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will be deemed to have been revised upwards accordingly so that scale of pay vis-a-vis classification of posts remain the same as above.

(d) The post of J.E. and S.O.(Hort) will be treated as Group 'C' irrespective of their placement in higher scale of Rs.1640-2900/- on completion of five years of service and in the pay scale of Rs.2000-3500/- on completion of 15 years of service on personal basis.

(e) The post of Sr.A.O. in the scale of Rs.2200-4000/- will remain as Group 'B' post as per Govt. of India's orders.

APPENDIX 'J' TO ITEM NO. 78/95

DELHI DEVELOPMENT AUTHORITY (MISCELLANEOUS) RULES, 1981

3(i) Control and restriction on appointment of staff the posts under the Authority othern than those of the Secretary and the Chief Accounts Officer shall be classified as follows :-

S.No.	Description of posts	Classification of posts.
1.	A post carrying a pay or a scale of pay with a maximum of not less than Rs.4000/-.	Group 'A'
2.	A post carrying a pay or a scale of pay with a maximum of not less than Rs.2900 but less than Rs.4000/-.	Group 'B'
3.	A post carrying a pay or a scale of pay with a maximum of over Rs.1150 but less than Rs.2900/-.	Group 'C'
4.	A post carrying a pay or a scale of pay the maximum of which is Rs.1150/- or less.	Group 'D'

Note: (a) For the purpose of this regulation 'pay' has the meaning assigned to it in FR 9(21)(a)(i);

(b) The pay or scale of pay of a post means the pay or scale of pay prescribed by the Authority;

(c) As and when pay scales are revised, consequent on general pay revision, the scale of pay mentioned above will deemed to have been revised upwards accordingly so that scale of pay vis-a-vis Classification of posts remains the same as above;

(d) The J.E. and S.O.(Hort.) will be treated as Group 'C' employees irrespective of their placement in the higher scale of Rs.1640-2900/- on completion of five years and in the pay scale of Rs.2000-3500/- on completion of 15 years of service on personal basis.

(e) The post of Sr. A.O. in the scale of Rs.2200-4000/- will remain as Group 'B' post as per Govt. of India's orders.

ITEM NO 79/95
A-11.09.1995

SUB: Setting up of a joint venture power distribution system.
No. F.2(3)/CE/(El)DDA/95.

P R E C I S

PRESENT SYSTEM

DDA has been developing new areas and the works of external electrification are executed by DESU as 'deposit works'. The cost of electrification is shared by the DDA and DESU, as given below:

		DDA	DESU
-	11KV network	50%	50%
-	L.T.Distribution network	50%	50%
-	Street Lighting	100%	Nil
-	Service connections	100%	Nil

Cost of laying the Trunk services i.e. establishment of Grid sub-stations & laying of transmission lines is borne entirely by DESU from their finances which in turn are funded by Planning Commission.

PROBLEMS WITH DESU

2. The arrangement had been working smoothly for almost three decades. For the last 2-3 years, however, DESU has not been able to cope up with the development/construction activities of the DDA because of their internal constraints. Progress of the works of external electrification are, therefore, lagging far behind. Consequently, thousands of houses, commercial and other properties completed by DDA are lying unallotted. The matter has been taken up with DESU from time to time at different levels. Though assurances have come to complete the works in a time bound manner but the targets given from time to time have not been adhered to, for one or the other reason. Acute shortage of material, needed for the completion of the works, has been reported every time. As on 31st March, 1995,

contd..

two hundred schemes for which an amount of Rs. 95.00 crores has been deposited with DESU, are pending. (APP 'K' PNo. 38). Some of the schemes are pending for over 5 years. The works of external electrification of the schemes which have been completed by DDA or are nearing completion, have not yet been taken up/completed. For most of the schemes even the estimates have not been sent to the DDA (APPendix 'L' Page No. 39-48)

NEED FOR ALTER-NATIVE

3. Regarding the problem of disposal of DDA houses in new projects, it appears that the only solution is to have some joint venture power distribution system on the pattern of Greater NOIDA. The main features of the MOU between Greater NOIDA & M/s. CESCON Ltd. are given in (Appendix 'M' Page No. 49-54)

4. Briefly, the arrangement is that a joint sector company by the name of Noida Power Company Ltd. has been set up to operate distribution system under licence from UPSEB drawing power from UP State Electricity Board or own generation plant or other power generating companies. The Company is formed with 15% share capital contributed by Greater NOIDA and NOIDA and 40% share capital from CESCON company. The balance 45% is to be contributed by financial institutions and public.

5. Such an arrangement is also urgently called for in view of our proposal to invite private sector participation on experimental basis in a few sectors of Dwarka. The detailed terms for such a participation have been worked out by Dr. Anand Committee which are being given final shape in Finance Wing in consultation with Commr. (Plg.) and CLD. In order to generate private sector's interest and have handsome bids, DDA will have to assure power supply.

NOIDA EXPE-RIMENT

6. To study the feasibility of such a company the system of Greater Noida has been discussed with the GM

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(Engg), Greater Noida and Vice President of Noida Power Company Ltd. The infrastructure of the distribution system in Greater NOIDA has been laid by the Greater NOIDA Authority at their own cost and is being maintained by the Noida Power Company. The cost of laying of infrastructure is recovered in the shape of development charges, while working out the disposal cost of the plots.

7. The Noida Power Company is rendering prompt and efficient service to the consumers, most of them being the industry owners. However, because of the large number of agriculture users who have to be supplied power at highly subsidised rates by the company (@ Rs.30/- per H.P.per month) and the ceiling of State Electricity Board tariff, the power company is not able to recover completely the purchase price plus its operational cost.

8. At present, to meet the immediate requirement of power to the tune of 25 M.W. the same is being purchased from UPSEB. The ultimate power requirement of Greater NOIDA has been assessed as 750 MW by the year 2011. The Company also proposes to purchase additional power, which may be needed in another couple of years from Dadri Thermal Plant of NTPC, by establishing their own grid sub station.

DDA's PROPOSAL FOR SIMILAR INITIATIVE

9. To overcome the prevailing bottlenecks, it is proposed to set up the power company on similar lines for DDA projects.This should be a feasible proposition subject to the following:

(a) Delhi Govt. grants licence to the DDA under section 3 of the Indian Electricity Act, 1910;

(b) 50% of the capital cost of laying of infrastructure (11KV & LT network) is given from plan funds to DDA as is being to DESU. This will avoid huge capital investment and

contd..

the resultant loading in rate and the disposal cost of the land and other properties;

(c) The proposed company will charge 10% higher rate for the initial 2-3 years since the composition of consumers will be only residential category in the beginning. Once commercial consumers also form a sizeable component as a result of initial development, the company can switch over to NDMC tariff prevailing at that time. Presently NDMC rates are about 7% higher than those of DESU.

(d) Bulk source of power at 11 KV will be supplied by DESU from the grid sub-stations to be established by them.

(e) The company should have a projected high turnover business ultimately.

10. Though the proposal may not be financially viable for the first couple of years DDA shall, however, be able to recover huge sum of money blocked in the shape of built up properties lying un-allotted.

11. It is proposed that DDA may take initiative for setting up such a Company for Dwarka to start with. The power requirement would be in the range of 100 MW for Dwarka project for the next 2-3 years and ultimately the same works out to 600 MW by the time the sub-city is fully developed.

12. The Authority is requested to accord in principle, approval to the proposal so that we may take various preparatory steps like making formal request to Delhi Govt. for licence under Indian Electricity Act;and also take other steps for selection of the Joint sector partner with a view to firm up all administrative arrangements leading to placement of final proposal for approval before the Authority.

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RESOLUTION

The position as brought out in the agenda item was noted. It was observed that the proposal was a step in the right direction; during discussion, the following observations were made:

(a) The rate of tariff should not exceed that of the NDMC. However, the possibility of charging extra-

Contd./-

tariff can be considered for extra value added services.

(b) Planning Commission be requested for transfer to the DDA all plan funds which have either already been transferred or would have been transferred to DESU in respect of Dwarka Project. Expenditure incurred by DESU out of its own resources can be adjusted against other schemes/projects of DDA.

(c) Dialogue with DESU and Ministry of Power may be taken up immediately.

(d) A Feasibility Report for Dwarka Project alongwith bid documents should be prepared through a consultant.

(In the light of the above discussion, it was resolved that:-

(i) Action be taken to obtain Licence under the Indian Electricity Act for the proposed Dwarka Scheme.

(ii) Vice Chairman be authorised to take action on the proposed lines; finalised proposal be put up to the Authority for approval as early as possible so that the necessary steps can be initiated in the Budget for 1996-97.

(iii) Action be also initiated to prepare Feasibility Report for similar schemes in respect of other areas such as Narela, Rohini and Vasant Kunj.

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APPENDIX 'K' TO ITEM NO. 79/95

STATUS OF ELECTRIFICATION OF DDA SCHEME AS ON 31.3.95

	Work not started		Progress upto 50%		Progress over 50%		Total schemes	Total paid by DDA (Rs.in lacs)
	No.of schemes	Amt.paid (Rs.in lacs)	No.of schemes	Amt.paid (Rs.in lacs)	No.of schemes	Amt.paid (Rs.in lacs)		
1. Less than 6 months	39	2194.26	Nil	Nil	Nil	Nil	39	2194.26
2. 6 months to 1 year	27	1380.68	1	123.00	Nil	Nil	28	1503.68
3. 1 year to 2 years	26	744.41	6	573.47	8	214.73	40	1532.61
4. 2 years to 3 years	14	1295.32	9	383.02	14	262.96	37	1941.30
5. 3 years to 4 years	11	62.44	5	157.88	3	138.84	19	359.16
6. 4 years to 5 years	4	20.57	1	2.41	5	243.70	10	266.68
7. 5 years & above	3	62.46	17	804.85	7	847.48	27	1714.79
	124	5760.14	39	2044.63	37	1707.71	200	9512.48

HOUSES COMPLETED BY D.D.A. - PAYMENT MADE BY DDA APPENDIX 'L' TO ITEM NO. 79/95

S.No.	Name of Scheme	Date of receipt of estimate	Date of Payment	Present progress
1.	2.	3.	4.	5.
	DWARKA			
1.	2693 EWS + 358 LIG Bindapur, Pkt.3	1/93	2/93	1112 houses - completed Balance houses-Progress-20%
2.	55 LIG + 224 EWS, Naseerpur, Pkt.10	9/94	10/94	Work not started.
3.	128 SFS + 80 MIG + 106 LIG, Sec.2, Dwarka	8/94	9/94	-do-
4.	384 SFS, Sec.3, Dwarka	3/95	3/95	-do-
5.	720 SFS+ 520 MIG+ 225MIG(INC)+342LIG(INC), Sec.19, Dwarka.	9/94	1/95	-do-
6.	160 MIG+104MIG(INC)+147 LIG(INC), Sec.23, Dwarka	3/95	3/95	-do-
	KAREJA			
7.	672 MIG, Sec.A-5	2/93	2/93	Completed
8.	660 LIG+940 Janta, Sec.A-6	3/93	5/93	Work not started
9.	837 MIG+660LIG Sec.5-4	3/93	7/93	-do-
10.	248 MIG+ 368 LIG, Sec.A-9	11/94	1/95	-do-
11.	704 MIG+1064 LIG, Sec.A-10	10/94	12/94	-do-
	ROHINI PH.3			
12.	192 LIG, Sec.20	4/93	5/93	-do-
13.	1056 LIG+240 LIG, Sec.21	4/93	4/93	192 houses - Completed. Balance houses - Work not started.
14.	368 LIG+584 LIG, Sec.22	3/95	3/95	Work not started
15.	864 MIG, Sec.23	2/95	3/95	-do-
16.	536 LIG, Sec.25	5/95	6/95	-do-

1.	2.	3.	4.	5.
17.	783 MIG Sect.24	3/95	5/95	Work not started.
	OTHER AREAS :			
18.	600 SFS, pkt.6,7 Sec.C, Vasant Kunj.	10/91	12/91	Progress 30%
19.	120 Janta Adchini Village	1/93	1/93	Progress 85% Complete
20.	376 SFS East of Mukherjee Nagar	5/91	8/91	Progress 20%
21.	448 SFS, Sec. 16, Rohini	9/93	9/93	Progress 40% - 2no compt.
22.	480 SFS, Sec.11 Extn., Rohini	7/94	8/94	Work not started
23.	976 SFS, Sec.G, Kondli Gharoli	3/95	3/95	- do -
24.	216 LIG-576 Janta, Kondli Gharoli	3/95	3/95	- do -
25.	44 MIG Pul Pehladpur	12/93	3/94	- do - 8/95
26.	708 LIG, Jasola	10/94	11/94	- do -

HOUSES COMPLETED BY DDA - ESTIMATES YET AWAITED

S.No.	Name of Scheme	Date of Request made to DESU
DWARKA PHASE I		
1.	342 MIG + 114 LIG, Sec.6, Dwarka	1/93
2.	228 LIG Sec.12, Dwarka	4/93

(HOUSES NEARING COMPLETION - PAYMENT MADE BY DDA)

S.No.	Name of Scheme	Date of receipt of estimate	Date of payment	Present progress

(Estimate of such schemes not yet received)

HOUSING NEARING COMPLETION - ESTIMATES YET AWAITED

Sl. No.	Name of Scheme	Date of Request made to DESU
DWARKA PH.I		
1.	208 MIG, Sector-1, Dwarka	12/93
2.	160 MIG+264 LIG(INC)+68 EWS, Sec.7, Dwarka	12/93
3.	540 SFS, Sec.8, Dwarka	11/92
4.	210 MIG+70 LIG, Sec.10, Dwarka	8/93
5.	112 SFS, Sec.12, Dwarka	4/93
ROHINI PHASE-3 :		
6.	672 LIG Sect.24, Rohini Ph.3	10/92

COMMERCIAL SCHEMES - PAYMENT MADE

S.No.	Name of scheme	Date of request/Date of payment/Present Status or receipt of Estimate
1.	LSC between plt. B&E, Dilshad Garden.	Feb,89/Sept.90/Progress 85%
2.	CSC at Saini Enclave.	Aug.90/Sept.91/Work not started
3.	LSC at Saini Enclave.	July,90/Feb.92/Progress 60%
4.	LSC at site No.42, Kalkaji.	Oct.89/March,93/Progress 90%
5.	LSC Blk.B, Dilshad Garden.	Feb.89/Sept.90/Work not started
6.	Distt. Centre, Laxmi Nagar.	April,87/March,92/Work not started
7.	DDA office Bldg. Laxmi Nagar Distt. Centre.	July,88/Aug.91/Work not started
8.	i) Community Centre Blk.C Janakpuri. ii) Shopping Centre Plot No.32-57 at Community Centre Janakpuri.	March,87/March,92/Progress 30%
9.	CSC A-6 near C.A. Apartment Paschim Vihar.	Oct.91/Oct.92/Progress 50%
10.	LSC A-6, Paschim Puri.	Feb.91/Jan.92/Progress 10%
11.	LSC B-7, Vasant Kunj.	Aug.90/March,93/Progress 5%
12.	CSC at 356 SFS near Hr.Sec.School Madipur.	Jan.91/May,91/Progress 25%
13.	Community Centre at Blk.G-1 Bodella.	April'87/May'91/Progress 60%

SHOPPING COMPLEX - PAYMENT MADE

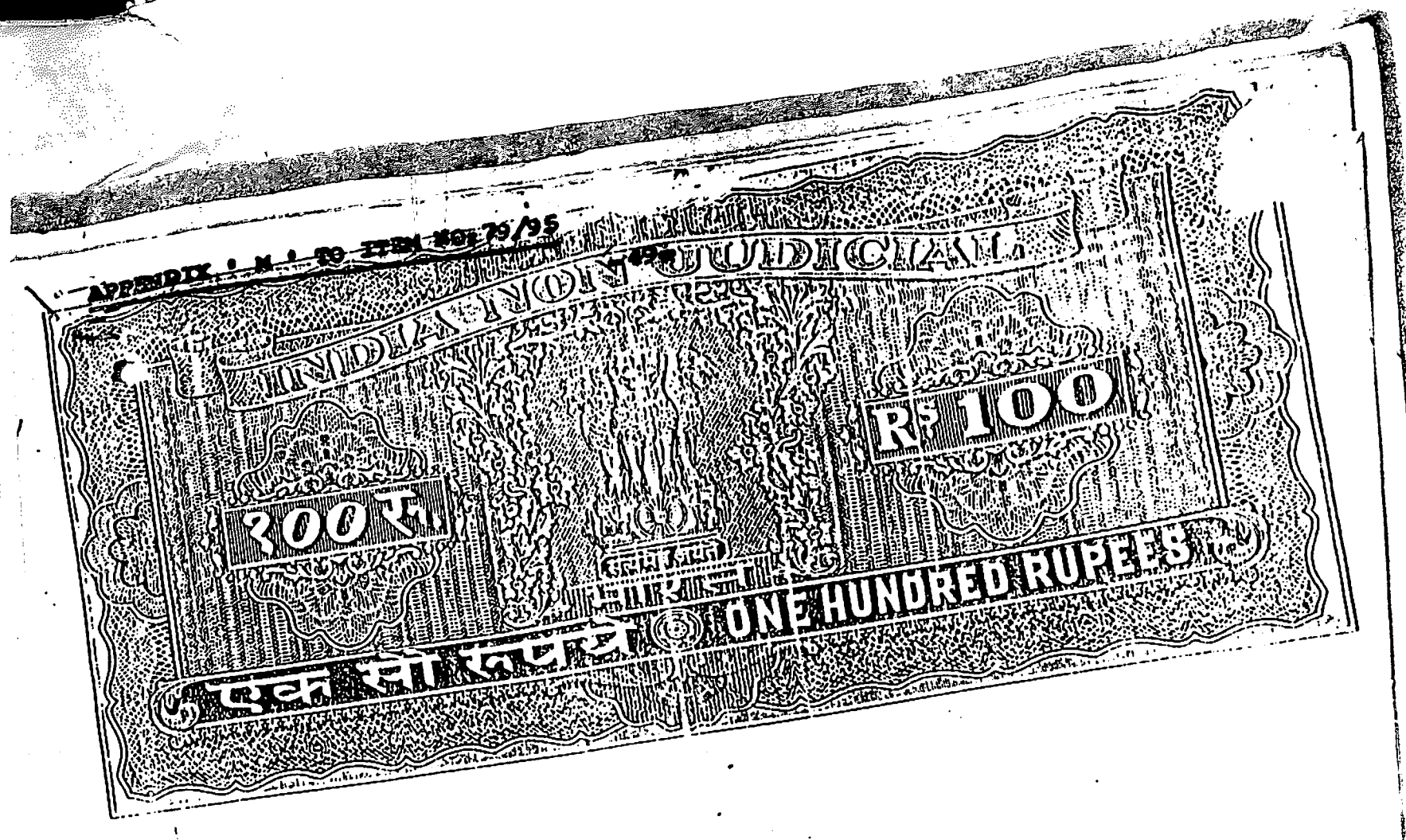
S.No.	Name of shopping complex	Date of request	Date of payment	Present Position
1.	Local shopping centre at 'J' Bl. Rajori Garden.	4/89	9/94	Work not started.
2.	Community Centre Block'C' Janak-puri (Double storeyed shopping centre at Plot No.32 to 57)	3/87	3/92	Progress 50% (L.T. work not completed one ESS not electri-fied.
3.	LSC at Rohtas Enclave	7/90	3/92	Work not started.
4.	CSC at UP Samaj Society P.Pura.	2/92	9/92	-do-
5.	LSC at Blk.L(Uttari) Pitampura	1/91	4/92	-do-
6.	CSC at No.9 Sect.7 Rohini	5/92	3/93	-do-
7.	CSC No.9 Sect.13 Rohini	9/91	3/93	-do-
8.	CSC at Bl.V (Poorvi) P.Pura.	2/91	3/92	-do-
9.	CSC at B(D) Pitampura	4/93	12/94	-do-
10.	CSC at Aminabad Pitampura	4/93	12/94	-do-
11.	CSC at Sandesh Vihar, P.Pura	3/94	4/95	-do-
12.	CSC at 65E LIG at Jahangirpuri	2/91	3/92	-do-
13.	LSC at Rajya Sabha Society P.Pura.	2/94	3/95	-do-
14.	CSC at Rajdhani Encl. P.Pura	1/89	12/90 3/91	Work in progress
15.	CSC at Lok Vihar bl.A	8/88	4/91	Work not started

1.	2.	3.	4.	5.
16.	LSC at J Blk. Ashok Vihar.	8/88	1/90	Work not started.
17.	CSC at Saini Enclave	8/90	9/91	Work not started.
18.	CSC-3 Central Revenue CHBS Pushpanjali	12/90	9/91	- do -
19.	CSC-3 Teacher's Colony at School CHBS Zone E-9,10&11	12/90	7/92	- do -
20.	CSC at pkt.D Dilshad Garden	4/90	3/91	- do -
21.	CSC at Hargobind Enclave Zone 9,10&11	8/92	11/93	- do -
22.	CSC at Jagriti Enclave	3/92	3/94	- do -
23.	CSC at Sashtri Park	8/92	6/94	- do -
24.	CSC Blk.B MIG Loni Road	12/88	5/90	- do -
25.	CSC pkt.1, Mayur Vihar Ph.II	7/91	7/91	- do -
26.	CSC at Priya Darshi Vihar	2/90	8/91	- do -
27.	CSC at PNB Enclave	3/90	10/91	- do -
28.	CSC at Kondli Gharcli Sec.B	7/91	2/92	- do -
29.	CSC at G-2 Preet Vihar	3/93	6/94	- do -
30.	CSC at New Rajdhani Encl.	11/94	3/95	- do -
31.	CSC No.4 at Kondli Gharoli	11/94	3/95	- do -
32.	CSC at plot No.42 Kalkaji	10/90	3/94	Progress 80%

1.	2.	3.	4.	5.
33.	CSC at Rashtriyanjan	12/90	2/92	Work not started.
34.	CSC No.5 Sector-11, Rohini	9/91	9/92	-do-
35.	CSC No.3 Sector-11, Rohini	4/92	3/93	-do-
36.	CSC No.2, Sector-11 Rohini	12/92	9/93	-do-
37.	CSC No.1 Sector-17, Bl.A, Rohini	7/91	5/95	-do-
38.	CSC at Hinden Line, K-Camp.	2/93	4/94	-do-
39.	LSC at A-6, Paschim Vihar	2/91	1/92	-do-
40.	CSC at 356 SFS near Hr.Sec.School Madipur Ph.II	1/91	5/91	-do-
41.	CSC at Janta CGHS Meera Bagh	11/89	7/90	-do-
42.	Distt.Centre Janakpuri (M.S. Bldg. on plot No.182.	1/90	3/92	Progress 10%
43.	LSC B-7, Vasant Kunj.	5/90	3/93	Progress 10%
44.	Distt.Centre at Laxmi Nagar	10/82	3/95	Work not started
45.	LSC at Mayur Vihar, Ph.I(CGHS)	5/91	6/94	-do-
46.	LSC at Bl.B, Dilshad Garden	2/89	9/90	-do-
47.	LSC H&J Sarita Vihar	11/90	10/92	Progress 70%
48.	CSC No.1, Pkt.4, Sec.A-9, Narela	2/93	3/95	Work not started
49.	CSC No.1, pkt.3, Sec.A-10, Narela	2/93	3/95	-do-
50.	LSC No.10, Sec.16, Rohini	9/93	7/95	-do-
51.	CSC at blk.B, pkt.R, Shalimarbagh.	10/93	4/94	Progress 15%

SHOPPING COMPLEX - ESTIMATE AWAITED

S.No.	Name of shopping complex	Date of request
1.	CSC at Sobti CHBS Paschim Vihar	2/91
2.	CSC at S.B.I. Colony Paschim Vihar	11/90
3.	CSC at plot No.37 & 38 KKJ.	8/92
4.	CSC Block B Preet Vihar	9/91
5.	CSC DG-II, Vikaspuri	12/93
6.	CSC at Bindapur, pkt.4.	11/91
7.	CSC No.I Sec.C, Kondli Gharoli	12/93



M.O.U. BETWEEN GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY AND CESCON

THIS AGREEMENT made this Eleventh day of December, One thousand Nine Hundred Ninety Two between Greater Noida Industrial Development Authority, constituted under the Uttar Pradesh Industrial Area Development Act, 1976 for the development of Greater NOIDA Area and having its office at Sector-20, Commercial Complex Noida- 201301 (hereinafter called the "GNIDA") (which expression shall unless repugnant to the context or meaning thereof include its successors, nominees, associates and assigns) of the One Part and CESCON Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at Victoria House, Chowringhee Square, Calcutta-700001 (hereinafter called "CESCON") (which expression shall unless repugnant to the context or meaning thereof include its successors, nominees, associates and assigns) of the other Part:

11.12.92

W H E R E A S

1. GNOIDA has already promoted a Comopany called 'NOIDA POWER Company Limited' under the Companies Act, 1956 (hereinafter called ''Company'') to acquire from U.P. State Electricity Board (hereinafter called the ''Board'') licence under the Indian Electricity Act, 1910 and to acquire from the Board the existing distribution facilities, such as land building, movable and immovable plant, equipment, etc., at an agreed price to be mutually settled with the Board and to improve such facilities in future, as and where required and to distribute power to the present and future consumers within the licensed area by arranging the generation of power by installing power generating stations and also drawing power from the Board and other Power Generating Companies on chargeable basis to meet the demand of the licensed area.

CESCON have agreed to join hands with the GNOIDA to become the Co-promoters of this Company subject to the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. The equity share capital of the company shall be so issued, subscribed, allotted, paid for and held as to maintain the voting power between the co-promoters and other as follows:

a) GNOIDA and Noida and/or their nominees or assigns or associates. 15%

b) CESCON and/or their nominees or assigns or associates. 40%

c) Financial institutions, Public and others. 45%

2. If at any time GNOIDA desires to transfer any of its shares in the Company, it shall offer all the shares proposed to be disinvested to CESCON and/or its nominees or assigns or associates at a fair consideration to be determined by the Auditors of the Company with reference to the Net Worth of the Company as a whole without taking into account factors of such transfer on the trading pattern and/ or future profitability of the Company . In certifying the fair consideration of the shares the Auditors shall be considered to be acting as experts and not as Arbitrators, and accordingly the Arbitrator Act, 1940 shall not apply.

Similarly, if at any time CESCON desires to transfer any of the shares to the Company it shall offer all the shares proposed to be disinvested to GNOIDA and/or its nominees.

3. In the event CESCON refuses to accept the offer of shares to be disinvested from GNOIDA, or Vice- versa, the share any be offered to other parties as decided by CESCON and Greater Noida.

4. In the event of GNOIDA desiring not to accept further shares offered to them by the Company pursuant to a rights issue of shares, GNOIDA shall renounce the same in favour of CESCON and/or its nominees.

Similarly if CESCON desires not to accept further shares offered to them by the Company pursuant to a rights issue of shares, CESCON shall renounce the same in favour of GNOIDA or its nominees.

5. The shares once issued to GNOIDA and CESCON or its nominees or associates or assigns shall always be held by them and shall remain subject to the terms of THIS AGREEMENT. Notwithstanding anything contained elsewhere in the Articles, such shares shall not be transfered to any outsider in violation of the terms of THIS AGREEMENT. However transfer of shares between any associate Companies of CESCON/RPG will be allowed with the previous approval of the Board of Directors of the Company.

6. The shareholding in this Company by the Central and/or State Governments and also different Financial Institutions and Mutual Funds, etc. shall not exceed of 45% of the total paid up Share Capital of the Company at any point of time.

7. One fourth of the total number of the Directors on the Board of the Company will be nominated by GNOIDA. The financial institutions as the case may be will have the right to nominate upto 2 members on the Board. The remaining members of the Board will be nominated by CESCON of RPG Group. The Chairman of the Company will be the Chairman, Greater Noida Authority. The Managing Director of the Company will be appointed by the Board in consultation with CESCON.

8. GNOIDA will extend all possible help for obtaining different Govt. approvals by the Company for the purpose of business of the Company.

9. Land required for building power stations and also centres for distribution network by the Company will be provided by GNOIDA within the licensed area at its acquisition cost plus development cost.

10. CESCON will extend all necessary assistance technical or otherwise to the Company and will participate in setting up of a generating station within 4 years of a minimum capacity of 75 M.W. There after it will further help in setting up generating capacities as the demand increasesin the licensed area.

11. GNOIDA will extend all necessary assistance to the Company to tie up with N.T.P.C. and other Power Generating Companies or the Board to arrange supply of power to the Company.

12. In future all negotiations with the U.P. State Electricity Board will be carried out by the GNOIDA and CESCON jointly and all future major agreements will be aproved by the newly constituted Board of Director of the Company, as stated earlier, prior to their signing.

13. Noida Power Company shall take necessary steps to alter the articles of Association of the Company to incorporate the provisions of this Agreement as far as practicable.

14. The parties agree and undertake and shall cause their associates and nominees to take all necessary steps (including the exercise of their voting rights, whether at meetings of the Board of the Directors, General Meetings or shareholders or otherwise) to ensure that the terms and conditions of this agreement are fully complied with and effectively implemented.

15. All disputes and difference by and between the parties hereto in any way relating to or arising out of these presents or in any way connected with the project shall be referred to the arbitration of a sole- arbitrator mutually agreed upon, and in default of such agreement to the arbitrators, one each appointed by each party, who in default of mutual agreement may in turn appoint an Umpire. Such submission shall be deemed to be a submission to arbitration within the meaning of the Indian Arbitration Act, 1940 or any statutory modifications thereof and the award made by such arbitrator (s) or Umpire shall be final and binding on the parties hereto.

16. This Agreement shall remain valid until either party either party ceases to hold any shares in the Company.

17. The provisions of this Agreement may be modified if mutually agreed to between the parties in writing.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED AND DELIVERED BY
THE GNOIDA IN THE
PRESENCE OF:

11.12.92

Greater NOIDA

SIGNED AND DELIVERED BY
THE CESCON IN THE
PRESENCE OF:

11/12/92

ASOK DASGUPTA
Chief Executive
CESCON LIMITED

ITEM NO. 80/95
A-11.09.1995

Sub: Declaration as development area in part of Rohini Project Area.
No. PP/R/2009/Part/1196

P R E C I S

The Authority vide resolution no.29 dt.27.2.90 (App'N' P.57-58...) approved the change of land use of 700 ha. of land in Rohini Phase-III and also approved the proposal for declaration of Development Area for 1450 ha. of land in this area. The break up of this 1450 ha. of land is given below and also shown on the plan laid on table:

Pocket 'C' (Ph.I & II)	440 hects.
Pocket 'D' (Phase-III)	654 hects.
Pocket 'E' (Phase-III)	356 hects.
	1450 hects.

2. Delhi Admn., L&B deptt. vide notification no.F.16(2) 91/L&B/LA dt.6.5.92 declared 9000 hects. area in Rohini Ph.III (Pt.) IV & (Pt.) V and Narela Project as Development Area No.175 after resolution of the Authority on the subject. As per the boundaries described and shown on the plan laid on table, Kanjhawala road was the limit of Development Area on one side and existing limits of Rohini on Southern side.

3. With reference to the above resolutions of the Authority and Development Area Notification , the following two pockets forming part of the Rohini Project have not been declared as Development Area yet. The description is as follows:

"Pocket 'E' - measuring 356 hect. (approx.) bounded by Kanjhawala Road (Boundary of Development Area No.175) in the North, sector 22 Rohini boundary in South West, boundary of sectors 20,21,22 in the South and South East excluding village abadi of village Poothkalan.

"Pocket 'C' - measuring 440 hect. (approx.) bounded by approved scheme boundary of Rohini Phase-I & II in North West, boundary of Development Area no.148 in the East & South excluding the village abadi of village Rithala".

contd/.....

The matter is placed before the Authority for approval of declaration of area as Development area of DDA with the boundaries as stated in para '3' above.

R E S O L U T I O N

Resolved that the land comprised in Pockets 'B' and 'C' of the Rohini Project, as defined in para 3 of the Agenda item be declared as development area of DDA immediately; boundaries of these land pockets be clearly defined with identification marks.

Also resolved that Khasras numbers of the land be communicated to the Land & Building Department of the GNCTD within 3 months.

***

(APPENDIX 'N' TO ITEM NO. 80/95)

No. 29 dt. 27.2.90

Sub: Approval of land uses on the acquired land in Rohini Extension.
File No. F2(16)/89-M.P.

P R E C I S

Land falling in the village Poothkalan and Rithala was acquired for the planned development of Delhi and was placed at the disposal of Rohini project. Out of 1010 hectares of land clear possession of 700 hectares of land was given to the project and a possession of 310 hectares of land could not be taken over due to un-authorised colonization/other disputes village Abadies/Harijan plots given under 20 point programme.

2. This acquired area is a part of the Urban Extension 2001. As per Master Plan for Delhi (1962) the landuse of the area is Rural use and for urban Development it requires modification as per section 11A of Delhi Development Authority.

Area in Hec.	%	Proposed land use.	Land use as per MPD-62
395	56.4	Residential	Rural use
35	5.0	Commercial	Rural use
63	9.0	Public & Semi Public, Facilities.	Rural use
105	15.0	Recreational	Rural use
102	14.6	Circulation	Rural use.
Total area 700 Hac.			

3. The area which is proposed for the change of land use above is also to be declared as a development area of the DDA. It is proposed that 1010 hectares of land

contd...2....

which also includes 310 hectares of land which is not taken over due to unauthorised colonization and village Abadies etc. be declared as a development area. Beside this, the land falling between the Nangloi drain and the boundary of development area No. 148 which is also a part of Rohini project also needs to be declared as the development area. The total area proposed to be declared as development area of the DDA is 1450.00 hectares with the boundaries as follows:-

The area bounded by Revenue Estate of village Poothkalan, Rithala, Sahibabad Daulatpur and boundary of development area No. 148 measuring 1450 hect. The boundary of the proposed development area is also indicated on the plan(tobe laid on the table).

4. The matter is placed before the Authority for approval of change of land use for 700 hact. area as in para '2' and for declaring 1450 hect. area on development area of the DDA as per para 3 above.

R E S O L U T I O N

The Authority resolved that the proposal contained in the agenda item for change of land use of 700 Hec. of land falling in the village Poothkalan and Rithala, as detailed in para 2 of the agenda item and declaration of 1450 Hec. of land as detailed in para 3 of the agenda item ad development area of DDA be approved.

ITEM NO. 81/95

11.09.1995

Sub: Change of land use of an area, measuring 6836 sqm. from 'residential to 'Govt. offices'(AIR) at 6, Probyan Road, Delhi.

F.3(27)/87/MP

P R E C I S

Reference is invited to the Authority res. no. 97/94 28.11.94(App 'O' page No. 60 .....) approving the change of land use of an area, measuring 6836 sqm. from 'residential' to 'Govt. offices'(AIR) at 6, Probyan Road, Delhi.

2. The Govt. of India, Ministry of Urban Affairs and Employment, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/ suggestions from the public. The Govt. of India Ministry of Urban Affairs & Employment , conveyed the approval of the Central Govt. vide their letter No. K-13011/6/95-DDIB dated March, 1995 (App 'P' page No. 61 .....) Accordingly, a public notice was issued on 8.7.95 (App 'Q' Page No. 62....).

3. No objection /suggestion was received in response to the public notice. Accordingly, the Govt. of India, Ministry of Urban Affairs & Employment will now be requested to issue a final notification under section 11-A of Delhi Development Act, 1957.

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

R E S O L U T I O N

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

***

(APPENDIX 'O' TO ITEM NO. 81/95)

ITEM NO. 97/94

A- 28.11.94

Sub : Change of land use of an area measuring 6836 sqm from 'residential' to 'Govt. offices'(AIR) at 6, Probyan Road, Delhi.

F.3(27)/87-MP

P R E C I S

A reference was received from the Ministry of Information and Broadcasting, Govt. of India, regarding construction of new office building for Chief Engineer (North Zone), All India Radio and Doordarshan which are presently housed in Barracks in Jamnagar House at Shahjahan Road and are to be relocated. The Chief Engineer (North Zone) submitted a proposal for construction of office accommodation in the Transmitting and Wireless Station Complex located at Mall Road adjoining the existing I.O.C. petrol pump on 6, Probyan Road.

2. The matter was examined and it was observed that the land use of the site under reference is earmarked for 'residential use' in MPD-2001 as well as in draft Zonal Development Plan (Zone 'C').

3. The matter was considered by the Technical Committee in its meeting held on 14.6.94 and the Technical Committee recommended processing of change of land use of an area measuring 6836 sqm from 'residential use' to 'govt. offices'(Appendix 'G' P.NO. 26 - 27).

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

R E S O L U T I O N

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

****

(APPENDIX 'P' TO ITEM NO. 81/95)

No.K-13011/6/95-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the March, 1995

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar,
I.P.Estate
New Delhi.

Sub: Change of land use of an area measuring 6836 sq.mt. from 'Residential' to 'Government Offices' (AIR) at 6, Probyan Road, Delhi.

....

Sir,

I am directed to refer to your letter No.F.3(27)/87-MP/102 dated 8.2.96 on the above mentioned subject and to convey the approval of the Central Government for inviting objections/suggestions from the public under Section 11-A of Delhi Development Act for the proposed change of land use.

Yours faithfully,

(R.Viswanathan)
Under Secretary(DD)

(APPENDIX 'Q' TO ITEM NO. 81/95)

DELHI DEVELOPMENT AUTHORITY

No.F.3(27)/87-MP

Dated : 30.6.95

PUBLIC NOTICE

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

MODIFICATION :

"The land use of an area, measuring about 6836 sqm. falling in Planning Division 'C' (Civil Lines Area) bounded by Pratyan Road in the East, All India Radio Transmitting Station in the West, DDA SFS Flats in the South and residential area in the North, is proposed to be changed from 'residential use' to 'Govt. Offices' (AIR)".

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

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

NEW DELHI

DATED 8/7/95

ITEM NO. 82/95

A-11.09.1995

Sub: Amendments in MPD-2001 text to incorporate norms for Veterinary Hospitals and Dispensary.

No. F. 20(15)/95-MP.

P R E C I S

The Master Plan for Delhi Perspective - 2001 does not contain norms for dispansary and hospital for pet animals e.g. dogs, cats and birds etc. This issue was discussed in the Technical Committee meeting held in May, 1994. The decision of the Technical Committee is as given below:

"The Technical Committee discussed the proposed norms for the construction of veterinary hospital/dispensary and approved the norms specified for veterinary hospital. As far as the norms for veterinary dispensary is concerned, it was decided that maximum plot area should not exceed 500 sqm. against 1000 sq.m. proposed in the agenda note."

The Technical Committee agenda and minutes are at (Appendix 'R' page No. 65 - 68)

2. In view of above decision of the Technical Committee the case is now put up to the Authority to consider the following norms for dispensaries and hospitals for pet animals and birds in NCT, Delhi.

a) **Dispensary :**

i)	Plot area	: 500 Sq. mtr.
ii)	Location	: At community level to serve about 1 lakh population.
iii)	Facilities	: Surgeon's lab & office O.T.,examination room, wards, reception, store, kitchen etc.
iv)	Development controls	: Max. Coverage : 25% Max. FAR : 50 (Basement-only for services)

Contd/.....

Hospital :

i) Plot Area	:	2000 sq.mtr.
ii) Location	:	Two hospitals at district level to serve about 5 lakhs population.
iii) Facilities	:	Surgeon's labs, office, O.T., examination room, X-ray room wards, reception, Kitchen, store etc.
iv) Development controls	:	Max. ground coverage:25%
		Max. FAR :50 (Basement-only for service)

The norms in para 2 above are put up for consideration of the Authority for its approval and processing for incorporation in the MPD - 2001 as per Delhi Devlopment Act.

RESOLUTION

Resolved that the norms for dispensaries and hospitals for pet animals and birds in Delhi be approved as contained in para 2 of the agenda item.

***

Minutes of the Tech.. Committee meeting held on 10.5.94

(APPENDIX 'R' ITEM NO. 82/95)

S.NO. 6/61/94/TC

File no. JD/PP/UE/94/F15

Subject:- PLANNING NORMS FOR GAUSHALA AND VETERINARY HOSPITALS IN DELHI

1. Background

A meeting was taken by Chief Minister Govt. of Delhi on 7th January 1994 regarding the need to improve the working of Gosadans and to setup new Gaushalas in Delhi to deal with the problem of stray cattle. It was decided during this meeting that a committee be constituted with following terms of reference :-

(i) To study the functioning of the existing Gosadans being managed by the MCD.

(ii) To study the working of existing Gaushalas in Delhi

(iii) To suggest ways and means by which voluntary organisations can be involved in running the existing Gosadans to examine the possibility of involving voluntary organisations in establishing and running new Gaushalas in Delhi.

(iv) To recommend the extent of governmental support to be given to the voluntary bodies in taking on the responsibilities of running Gosadans and Gaushalas.

(5) To look at the Zoneing regulations with reference to the sites earmarked for animal welfare activities in the DDA 's master plan.

2. Subsequently during the meeting of the committee held on 14.2.94 under the chairmanship of Chief Secretary GNCTD (minutes annexed) to approve the first report of the committee, Chief Secretary desired that:-

i. Master Plan needs to be amended by the DDA to describe a Gaushala correctly and catrgorise it properly because a Gaushala is certainly not a religious institution.

ii. Since the Zonal plan of the area has not perhaps been proposed in detail, we may go ahead with the proposal of the Development department.

3. Provisions in the Master Plan

In the MPD 2001 Gaushala has been incorporated within Religious use premises.i.e "A premises dedicated to accommodation and service of God or other objects of religious nature. It may have different nomenclature in different religion like temple (all faiths) mosque,church gurudwara, syangoge, ashram, bathing ghat, Gaushala etc."

4. Issues

In the report of the committee it was indicated that the Development Commissioner had identified two large areas of land of more than 200 acres each in Bawana and Najafgarh for setting up of large Gaushalas.

5. Our observations

A. GAUSHALAS : There are places of proper housing of animals for raising their production capabilities in addition to good breeding, feeding, selection & disease control. There is no specific norms for Gaushala prescribed in MPD 2001. The norms and standard for Gaushala compiled from Bureau of Indian Standard is as given below :

i) For a herd size of 130 different animals an area of 0.36 ha. to 0.41 ha. may be required to accommodate all necessary ancillary structures required for gaushala & other organised milk producers. (IS:11 942-1986)

ii) For animal holding ponds (loose housing) the area required varies form 0.16 ha. to 0.36 ha. for a herd size of 35 to 40 cows/buffaloes, with necessary ancillary structures. (IS: 12237-1987).

iii) Other important guidlines from the codes are :

a) The site to be located on dry elevated and well drained area with consideration for future expansion.

b) The shed to be preferably located at a place where there are enough suitably placed trees to serve as wind breaks and to provide shade. In order to break the wind a row of trees could be planted across the direction of wind at the boundary of the farm.

c) The site to be away from public road but easily accessible throughout the year.

d) The site to be such that arrangement could be made for adequate and good water supply.

e) According to the Bureau of Indian Standard, the whole activity of Gaushala is best suited in Rural environment.

B. VETERINARY HOSPITALS/DISPENSARY :

MPD-2001 does not prescribe any specific norm/standard for veterinary hospital/dispensary; although they are proposed in the selected growth centres. Bureau of Indian standards also do not have any specific space standars. In view of this, based on the requirements & practices followed by the Deptt. of Animal Husbandary, GNCTD following norms have been worked out :-

a) Veterinary Hospital

Plot area	=	2000 sqm.
Capacity	=	25 animals
Location	=	Easily accessible for animals.
facilities	=	Surgeons's labs office, O.T., Examination room, X-Ray room, Wards, reception, kitchen, store etc.
Other controls	=	max. ground coverage = 25% max. FAR = 50

b) Veterinary Dispensary

Plot area	=	1000 sqm.
Capacity	=	10 animals
Location	=	Easily accessible for animals
Facilities	=	Surgeon's lab & office, O.T. examination room, wards, reception, store, kitchen etc.
Other controls	=	max. ground coverage = 25% max. FAR = 50

6. The norms as given in para 5 above are put up for consideration of the Technical Committee & processing for incorporation in the MPD-2001.

5/11/94.

(DR. S.P. BANSAL)

Dir (NORTH)

B. VETERINARY HOSPITALS/DISPENSARY :

MPD-2001 does not prescribe any specific norm/standard for veterinary hospital/dispensary; although they are proposed in the selected growth centres. Bureau of Indian standards also do not have any specific space standars. In view of this, based on the requirements & practices followed by the Deptt. of Animal Husbandary, GNCTD following norms have been worked out :-

a) Veterinary Hospital

Plot area	=	2000 sqm.
Capacity	=	25 animals
Location	=	Easily accessible for animals.
facilities	=	Surgeons's labs office, O.T., Examination room, X-Ray room, Wards, reception, kitchen, store etc.
Other controls	=	max. ground coverage = 25% max. FAR = 50

b) Veterinary Dispensary

Plot area	=	1000 sqm.
Capacity	=	10 animals
Location	=	Easily accessible for animals
Facilities	=	Surgeon's lab & office, O.T. examination room, wards, reception, store, kitchen etc.
Other controls	=	max. ground coverage = 25% max. FAR = 50

6. The norms as given in para 5 above are put up for consideration of the Technical Committee & processing for incorporation in the MPD-2001.

5/11/94.
(DR. S.P. BANSAL)
DIR (NORTH)

DECISION

The Technical Committee discussed the proposed norms for the construction of veternary hospital/dispensary and approved the norms specified for veternary hospital. As far as the norms for veternary dispensary is concerned, it was decided that maximum plot area should not exceed 500 sqm. against 1000 sq.m. proposed in the agenda note.

Checked 26/5/94

27/5/94

26/5/94

DECISION

The Technical Committee discussed the proposed norms for the construction of veterinary hospital/dispensary and approved the norms specified for veterinary hospital. As far as the norms for veterinary dispensary is concerned, it was decided that maximum plot area should not exceed 500 sqm. against 1000 sq.m. proposed in the agenda note.

Checked 26/5/94

27/5/94

20/5/94

Item no.: 83/95

A-11.09.1995

Sub: Amendments of MPD-2001 and use under section 11-A of D.D.Act 1957 as a part of draft zonal plan of zone 'D' (New Delhi).

File No. F.20(14)/93-MP

P R E C I S

Reference is invited to the Authority resolution no.19/95 dated 23.2.95 vide which the Authority resolved that the Government be approached for a final notification in respect of change of land use for sl. no. (i), (iv) and (v) of para 4 of the agenda note, while in case of sl.no. (ii) and (iii) Jantar Mantar plots,the matter was deferred to study the land use/development norms of the Jantar-Mantar plots in view of the historic importance of Jantar-Mantar Complex. (Appendix....'S'.....Page no...71..to..73..)

2. The matter was considered by the Technical Committee in its meeting held on 11.7.95 vide item no. 47/95 (Appendix.....'T'.....P.no.....74..to..79....)The Technical Committee discussed in detail the development control norms alongwith already prescribed land use in MPD-2001 for the plots on Jantar-Mantar Road, which was prepared after conducting the survey as desired by the Authority under item no. 19/95 dated 23.2.95. The representation of Archeological Survey of India informed that as per AMASR Rule 1959, Central Govt. had declared area upto 100 mtrs. from the protected limit of monuments as prohibited area for any construction activity and further 200 mtrs as regulated area in which construction could be allowed only after getting the permission from Director General,ASI.

The Land and Development Officer present in the meeting mentioned that the lease of the plot no. 5 is executed for residential purpose. He was requested to send a copy of the same with a view to examine the extents of rights granted for residential use of this plot.

3. After receiving the comments from L&DO and ASI the matter was again considered by the Technical Committee in its meeting held on 29.8.95 vide item no. 65/95. The issue was discussed in detail. It was noted that the land use on the other side was 'residential'; the land use on this side of road also in earlier master plan was residential. The Technical Committee , therefore, recommended the change of land use for plots no. 3 and 5 Jantar-Mantar Road

from 'public and semi-public facilities' to 'residential' subject to the conditions that height of the buildings be limited to four storeyes and that the prior clearance from Archaeological Survey of India would be essential for taking up any construction work.

4. In view of the above, the Govt. of India, Ministry of Urban Affairs and Employment will now be requested to issue a final notification for the proposed change of land use of plots no. 3 and 5 Jantar-Mantar Road from 'public and semi-public facilities' to 'residential' (1.00 ha. of each plot) with conditions as given in para 3 above.

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

RESOLUTION

The position as brought out in the agenda item was noted. It was brought to the notice of the Authority that:-

(i) the land use on the other side of the road is residential;

(ii) the land use of these plots was residential in the previous Master Plan;

(iii) the land use of these plots was stated to be residential in the leases issued by the L&DO.

In the light of the above, it was resolved that proposals contained in paras 3 and 4 of the agenda item be approved.

***

(APPENDIX 'G' TO ITEM NO. 83/95)

ITEM NO. 19/95

SUB: Amendments of MPD-2001 Land Uses under section 11-A of D.D. Act-1957, as a part of Draft Zonal (Divisional) Plan of Zone 'D' (New Delhi).

F.20(14)93/M.P.

A 28.2.95

P R E C I S

The Authority vide its Res. No.103/93 dated 27.7.93 (Appendix 'I' P.No. 31-32) approved the draft Zonal (Divisional) Development Plan for Zone 'D' (New Delhi) and consequential changes of land use in MPD-2001 for inviting Objections/ Suggestions from the public in respect of the following four plots:-

PROPOSED LAND USE MODIFICATIONS IN MPD-2001

S.No.	No. as indicated on ZDP	Area HA.	Brief Description	Modification From	To
1.	D-2/1	1.5	Institutional Bldg. at House Avenue.	Recreational.	P.S.P. facility.
2.	D-4/1	1.00	Plot No.3, Jantar Mantar, Road.	PSP (Institutional)	Residential.
3.	D-5/1	1.17	Along the Western side of market road (in between Havlock Square and Road)	Residential	PSP
4.	D-13/1	6.00	Behind Yashwant Place in Chanakya Puri.	Recreational use.	Residential (State Guest House).

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public for proposed change of land use in MPD-2001. The Ministry of Urban Development conveyed the approval of the Central Govt. vide its letter no. K-13011/19/93-DDIB dated 21.7.94 (App. 'J' P.No. 33). The Govt. in addition conveyed approval to issuing of public notice in respect of Plot No. 5, Jantar Mantar Road from "PSP" to "residential". Accordingly, a public notice was issued on 27.8.94. (Appendix 'K' P.No. 34-35).

Contd...../-

3. In response to the Public Notice three objections/ suggestions were received. The details of the proposed modifications and the summary of objections/suggestions together with remarks are given at (Appendix 'I' P.No. 36-37).

4. The objections/suggestions were considered by the Technical Committee in its meeting held on 22.11.94. It was noted that the proposals involve change of land use at 5 sites as explained as under:-

S.No.	AREA UNDER REF.	PROPOSED MODIFICATION	REMARKS
(i)	1.50 ha. in sub-zone, D-2 Mata Sundari Area.	From 'Recreational' to 'PSP'	It is L&DO's land and developed as 'PSP' plots.
(ii)	1.00 ha. in Plot no.3 Jantar Mantar Road.	from 'PSP' to 'residential'	It is Kerela House plot under the occupation of Kerela Govt.
(iii)	1.00 ha. in plot no. 5, Jantar Mantar Road.	from 'PSP' to 'residential'	Reportedly private land present development in the shape of Old Bungalow.
(iv)	About 1.17 ha. in sub-zone, D-5 Near Howeloc road.	from 'recreational' to 'PSP'.	L&DO's land already allotted to Institutions.
(v)	6.00 ha. falling in sub-zone D-13(Chanakaya Puri) near Railway Area.	from 'recreational' to 'residential' (Guest-House)	These are L&DO's plots, already allotted to various State Govt. for Guest-Houses.

5. The Technical Committee was apprised that the change of land use had been recommended by Technical Committee/Authority in respect of sl.nos. (i), (ii), (iv) & (v) above. The Ministry while conveying the sanction inviting objections for change of land use included plot no. 5, Jantar Mantar for change of land use from 'public and semi-public facilities' to 'residential'.

The Committee was apprised that plot no. 5 Jantar Mantar was shown for 'residential' use in Master Plan-1962. Subsequently, in Zonal Development Plan, (Sub-Zone D-3) the plot was shown as 'PSP' (Educational). Redevelopment plan approved by DDA for inviting objections/suggestions had shown this plot as 'residential'. In MPD-2001, promulgated in 1990, it was shown as (Public & Semi-public).

Contd..../-

The Technical Committee felt that there may not be any objection for change of land use in respect of Sl. Nos (i) (ii), (iv) & (V). The Technical Committee did not recommended the change of land use for plot no. 5, Jantar Mantar (at sl. no. (iii), a private plot from 'PSP' to 'residential' located in one of the prime locations of the National Capital. Objections saying that land use of other plots be also changed were received in response to the notification. The Technical Committee desired that these facts should be brought before the Authority.

6. The recommendations of the Technical Committee are placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the Government be approached for a final notification in respect of change of land use for Sl.No. (i), (iv) & (v) of Para (4) of the Agenda Note.

In so far as Sl. No. (ii) and (iii) (Jantar Mantar plots) are concerned. It was resolved that the matter be deferred for studying the land use/development norms of all the Jantar Mantar Road plots in view of the historic importance of the Jantar Mantar Complex.

*****

Minutes of the Technical Committee Meeting Held on 18-7-95

(APPENDIX 'I' TO ITEM NO. 83/95 5/Item No.47/95/TC

Sub: Amendments of MPD-2001 land use U/S 11 A of DD Act 1957 as a part of draft Zonal Plan of Zone 'D' New Delhi. F20(14)93/MP

1. The Authority vide its Resolution No. 103/93 dt. 27.7.93 approved that the draft Zonal (Divisional) Development Plan for Zone 'D' and consequential change of land use in MPD-2001 for inviting objection/suggestion from the public. The obj./sugg. received were considered by the Technical Committee in its meeting held on 22.11.94 and Technical Committee recommended as Under:

> "That there may not be any objection in change of land use in respect of Sl.No.1,2,4 and 5. The Technical committee did not recommend the change of land use for no. 5, Jantar Mantar (plot at sl.no. 3) a private plot from 'PSP' to 'residential' in one of the prime location of National Capital Objections saying that land use of other plots be also changed were received in response to the notiication. The Technical Committee desired that this fact should be specifically brought before the Authority with full facts".

The recommendations of the Technical committee were placed before the Authority and Authority vide Res. no. 19/95 dt. 23.2.95 resolved that;

> "The Government be approached for the final notification in respect of change of land use for sl. no. (i), (iv) and (v) of para 4 of the Agenda note. In so far as sl. no. (ii) and (iii) (Jantar Mantar Plot) are concerned, it was resolved that matter be deferred for studying the landuse/developme norms of all the Jantar Mantar Road plots in view of the historic importance of the Jantar Mantar Complex".

2. As per the decision of the Authority, a study of land use and development ;controls of Jantar Mantar Road (sub-zone D-4) has been carried out.

3. Land Uses:

The total scheme area is approx. 8.86 hec. consisting of ten properties. Plotwise details are given below:

LANDUSE DETAILS OF PLOTS ON JANTAR MANTAR ROAD

lot No.	Present Position	MPD-62	ZDP-D 4	NDRAC	MPD-2001
X-21 Ashok Road	Govt. Bungalow	Residential	PSP (EDU)	Residential	P.S.P
X-23 Ashok Road	-do-	-do-	Residential	-do-	Residential
3 Jantar Mantar	Kerala Govt. Guest House	-do-	PSP (EDU) (changed from PSP to Resi. use vide K-13011/ 1/72/UDI dt. 15.12.72)	-do-	PSP
5,Jantar Mantar	Pvt. Bungalow	-do-	PSP (EDU)	-do-	-do-
7,Jantar Mantar	Political Party offices	-do-	PSP (Socio Cultural)	PSP (INST.)	-do-
9,Jantar Mantar	Old Dilapi-dated structure (Private)	-do-	-do-	-do-	-do-
6.Jantar Mantar	Pvt.Bungalow	-do-	Residential	Residential	Residential
6X/4 Jantar Mantar	Group Housing	-do-	-do-	-do-	-do-
8 Jantar Mantar	Pvt. Bungalow	-do-	-do-	-do-	-do-
10 Jantar Mantar	Religious (Church) with outhouses	Social & cultural	Social & cultural	Social cultural/ Religious	PSP (Religious)

4. The NDRAC of the ;Ministry of Works and Housing (Now MOUAE) had taken up detailed 3 dimensional redevelopment proposals of the area. These were approved by the DDA vide Resolution no. 58 dt. 14.7.80 for inviting objection/suggestion. Besides land use and development norms, the NDRAC proposed envelope controls for various plots on Jantar Mantar Road, and also worked out the housing pattern on retainable, and surplus land component in view of ULCR Act. It proposed a density of 40 DU/acre with maximum DU size of 160 sq.m on retainable land, while a density of 60 DU/acre with 60 to 100 sq.m. (1/3rd for low incorme group) on surplus land component.

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5,Jantar Mantar	Pvt. Bungalow	-do-	PSP (EDU)	-do-	-do-
7,Jantar Mantar	Political Party offices	-do-	PSP (Socio Cultural)	PSP (INST.)	-do-
9,Jantar Mantar	Old Dilapi-dated structure (Private)	-do-	-do-	-do-	-do-
6.Jantar Mantar	Pvt.Bungalow	-do-	Residential	Residential	Residential
6X/4 Jantar Mantar	Group Housing	-do-	-do-	-do-	-do-
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Archeological Survey of India Guidelines

The scheme is in the close vicinity of Jantar Mantar which is a protected monument and according to ASI guidelines as conveyed vide Dir. (Monuments) letter no.24/6/89-M dt. 16.6.89 apropos Janpath lane scheme, two envelope had been proposed around Jantar Mantar - one inner where maximum height of 60' .0" is permissible and outer one where maximum height 120'.0" is permissible.

The ASI vide its notification dt. 16.6.92 had defined control zones around listed monuments. This is comprised of 100 m distance from the protected limits of a monuments as prohibit bited zone; where no building activity is permitted and further beyond it upto 200 m distance as the regulated area, where building activity is to be regulated after getting permission from the ASI. The ASI notification was considered by the Tech. committee in its meeting held on 13.4.92. The Technical committee was of the view that to prescribe prohibited/regulated zones irrespecti tive of the size of the monument was arbitrary and without proper justification. Instead it would be appropriate if the construction/ development of areas in the vicinity of monuments are regulated under the respective town planning acts through the Master Plan/ Zonal Plans.

According to draft ZDP of zone 'D' approved by the DDA vide Res. No. 103/93 dt. 27.7.93 for inviting objection/suggestion it is envisaged that conservation scheme for areas of heritage and declared protected monuments may be prepared by the concerned Local Authority/Organisation.

6. Bungalow Area

The scheme area is in the vicinity of Bungalow Area boundary and as per draft ZDP of zone 'D' Bungalow Area Policy:

> "Development norms for surrounding areas to the bungalow area boundary should be in consonance with the Bungalow Area policy of low intensity development".

However, plot no. X-21 and X-23 Ashok Road fall within one plot depth of Bungalow Area boundary for which norms of Bungalow Area shall be applicable.

7. Green Area

The area is characterised by tree studded character and low rise buildings except seven storeyed group housing on plot no. 6 A(4).

8. A comparative statement of plot wise development control norms is as under:

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> "Development norms for surrounding areas to the bungalow area boundary should be in consonance with the Bungalow Area policy of low intensity development".

However, plot no. X-21 and X-23 Ashok Road fall within one plot depth of Bungalow Area boundary for which norms of Bungalow Area shall be applicable.

7. Green Area

The area is characterised by tree studded character and low rise buildings except seven storeyed group housing on plot no. 6 A(4).

8. A comparative statement of plot wise development control norms is as under:

PLOTWISE DEVELOPMENT CONTROLS

: NO.	MPD-62	ZDP D4	NDRAC	MPD-2001
-21	M.P.DEN.150 PPA G.Cov.35% FAR150	G.Cov.25%(PSP) FAR 150	DEN.100 DUS/HA (148 DU/HA on surplus land) G.Cov. 25% FAR 150 Max.ht.80'-0" (24.3 M)	As per Bungalow Area Policy
X-23	-do-	Density 25 DU/ACRE FAR 150 G.Cov. 33% (As per MPD-62 Den.)	-do-	-do-
3	-do	G.Cov.25% (PSP) FAR 150	Den.100 DU's /HACT. (148 DU's/Hact. for surplus land) G.Cov.25% FAR 150 Max.ht. 80'-0" (24.3 M)	G.Cov.25%(PSP) FAR 100 Ht.max. 26 M
5	-do-	-do-	-do-	-do-
7	-do-	G.Cov. 25% (PSP) FAR 150	G.Cov. 25% FAR 125 Max.ht.80'-0" (24.3 M)	-do-
9	-do-	-do-	-do-	-do-
6	-do-	Den. 25 DU's/ACRE G.Cov. 33% FAR 150	Den. 100 DU's/ Hact. (148 DU's/Hact. for surplus land) G.Cov. 25% FAR 150 Max. ht. 80' -0" (24.3 M)	Den.400 PP Ha G.Cov. 33% FAR 133 Ht.Max. 26 m
6 A/4	-do-	-do-	-do-	-do-
8	-do-	-do-	-do-	-do-
10	On the merit of the case	G.Cov. 25% FAR 150	G.Cov. 25% FAR 125 Ht.80' (24.3 M)	G.Cov. 33.33% FAR 66.66 Max. ht. 8.0 M (revised to 11.0 M

9. In view of the above details and the fact that the plots under reference are sitated in the vicinity of New Delhi Bungalow Area and Jantar Mantar, which is a historical/ protected monument, the following land use and development controls are proposed:

	Plot no.s	Land use (MPD-2001)	Development control
i.	X-21 & X-23	Residential (Bungalow)	As per Bungalow Area poli...
ii.	3,5,7,9	PSP(Edn./Socio-cultural)	FAR 100,Gr. cov.25% Max. ht. 15 mt.
iii.	6,6A,8	Residential	Plot no. 9 and 7 (Part) fall in the outer envelope of Jantar Mantar Monuments FAR 133 Gr. Cov. 33.33% Max ht. 15 mt.
iv.	10	PSP (Religious)	FAR 66.66 Gr. Coverage 33.33% Max. ht. 11 mt. Partly falls within the inner and partly under the outer envelopes of Jantar Mantar.

The above mentioned development controls for the plots on Jantar Mantar Road are subject to approval of DUAC, ASI and ULCR Act, wherever applicable. In order to maintain a low intensity character, it is, however, proposed to restrict max. ht. to 4 stories (15 mt.)

10. The matter is placed before ;the Technical Committee for consideration.

"DECISION"

The Technical Committee discussed in detail the development control norms alongwith already prescribed land use in the MPD-2001 for the plots on Jantar Mantar Road which was prepared after conducting the Survey as desired by the Authority under item No.19/95 dt.23.2.95. The representative of Archeological Survey of India stated that as per AMASR Rules 1959, Central Govt. has declared area upto 100 mtrs. from the protected limit of monument prohibited area for any constructional activity and further 200 mtrs. as regulated area in which construction could be allowed only after getting the permission from the Director General, Archeological Survey of India. Accordingly the proposal of plot no.8 which is located opposite to plot no.5 having prescribed land use as residential as per MPD-2001 had not been given NOC for construction of residential group housing on this plot by the A.S.I.(plot No.8). In this connection, it was also pointed out in the Technical Committee that the notification dt.15.5.91 of Archeological survey of India was considered in the meeting of Technical Committee held on 13.8.92 and T.C. did not agree considering the repercussion and resolved that construction development be regulated as per respective Town Planning Act. The representative of A.S.I. was requested to send their views in writing regarding development in this area.

P.T.O.

9. In view of the above details and the fact that the plots under reference are sitated in the vicinity of New Delhi Bungalow Area and Jantar Mantar, which is a historical/ protected monument, the following land use and development controls are proposed:

	Plot no.s	Land use (MPD-2001)	Development control
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iii.	6,6A,8	Residential	Plot no. 9 and 7 (Part) fal in the outer envelope of Jantar Mantar Monuments FAR 133 Gr. Cov. 33.33% Max ht. 15 mt.
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P.T.O.

Land and Development officer menticned that the lease of plot no.5 was executed for residential purpose he was requested to send a copy of the same with a view to examine the extent of rights granted for residential use of this plot.

The Technical Committee directed that the matter be examined further on receiving the requsite information from ASI and L&DO.

Cheeked 26/9/95

27/9/95

Addl. Comm. (Dev. Control & Plg.)
Delhi ... of Authority
Vikas Minar, New Delhi

ITEM NO. 84/95 A-11.09.1995

Sub : Change of land use from 'public and semi-public' to 'Govt. Offices' of 0.813 acres of land allotted to Ministry of Personnel, Public Grie.vances & Pension for construction of office of Central Administrative Tribunal between Canning Lane and Copernicus Marg.

F.20(8)94-MP

P R E C I S

The Under Secretary, Ministry of Urban Development, vide his D.O.No. dt.22.6.94 and 1.8.94, informed about the allotment of land measuring 3291.5 sqm. (0.813 acres) at Copernicus Marg to the Ministry of Personnel Public Grievances and Pension for construction of office building for Central Administrativie Tribunal (CAT) and requested DDA to process the change of land use of the area from 'Public and Semi-Public Facilities' to 'Govt. Offices'. The matter was considered by the Technical Committee in its meeting held on 26.10.94 vide item no.107/94. The decision of the TC is reproduced as under:

> "The Technical Committee observed that the plot under reference is located in Lutyens' Bungalow Zone. Under the prevailing policy, the norms of residential use (bungalow) would be applicable even after the change of land use. Whether this sould meet the requirements of the proposed office building for the Central Administrative Tribunal, a reference may be made to the MOUD".

2. The Addl.Secy., Ministry of Urban Affairs & Employment, vide D.O. dt.2.8.95 addressed to Vice-Chairman, DDA, informed that Ministry had given an undertaking to the Delhi High Court stating that the Faridkot House building presently occupied by CAT shall be vacated by March 1998. Therefore, it was requested to :-

i) Change of land use in respect of the aforesaid plot from 'public and semi-public' to 'Govt. Offices'; and

ii) Making a specific provision for development norms (applicable to Govt. offices) involving 25% ground coverage and 150 FAR with corresponding height relaxation notwithstanding any decision, which might be taken by the Govt. on the pending policy proposal in respect of LBZ area, whose finalisation would take considerable time.

3. The matter was examined with the following observations:

a) The plot under reference falls within the New Delhi Bungalow Area for which public objections/

Contd..../-

suggestions have been invited. The same stands referred to Ministry for final notification wherein "Development Control Norms for non-bungalow plot shall be as per bungalow policy irrespective of land use".

b) As per MPD-2001, the land use of the plot under reference is 'public and semi-public facilities' (social and cultural). As per the site report there are existing dilapidated dhobi ghat/structures and there is no bungalow within the plot. However, in the rear of the plot there are existing bungalows

c) As per the draft Zonal Development Plan for Zone 'D' approved by the DDA vide resolution no.103/93 dt.27.7.93 for inviting objections/suggestions, the development norms for non-residential plots shall be worked out keeping in view the urban form studies within the MPD-2001 so as to maintain the existing character of the area. The bungalow area policy envisages low rise and low intensity development hence height of the proposed construction is to be restricted to 14 mtrs. with other ccntrols as per MPD-2001 norms for public and semi-public use.

d) MPD-2001 has prescribed Development Control Norms for govt. offices as indicated below:

Ground Coverage	25%
FAR	150
Maximum height	Upto 26 mtr.

4. The matter was considered in the Technical Committee meeting held on 29.8.95 vide item no.67/95 and the proposal for change of land use of plot measuring 3291.5 sqm. (0.813 acres) from 'public and semi-public facilities' to 'Govt.Offices' with 150 FAR subject to maximum height of 20mtr. considering the surrounding development was recommended for the approval of the Authority under Section 11-A of D.D.Act,1957.

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

R E S O L U T I O N

Resolved that the proposals contained in para 4 of the Agenda item be approved and the Ministry of Urban Affairs and Employment be requested to take into account the proposals for Lutyen's Bungalow Zone Development Controls.

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ITEM NO. 85/95

Subject : Alignment Plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat integrating the junctions/intersection design.
File No. : F.5(117)78-MP/Pt.I.

A-11.09.1995

P R E C I S

1. LOCATION.

New Rohtak Road from Rani Jhansi Road to Anand Parbat is in continuity of the Rohtak Road (NH-10) through Zakhira Flyover. This road caters to both intracity/local and regional traffic of Delhi & Haryana. Location plan is placed at (Appendix 'U' P.No. 88).

2. BACKGROUND.

The R/W of New Rohtak Road as per zonal plan/Master Plan for Delhi-62 and MPD-2001, is 36 mts. Alignment Plan of this road with a R/W of 120' (36 mts.) was prepared by TCPO and approved by DDA vide letter no.F.5(13)64 MP dated 11/6/69 in TCPO file no.F.10(96)64/Tech. without any junction/ intersection design detail.

a) Existing Traffic Conditions.

New Rohtak Road carries both regional and intracity traffic. Heavy, Medium & light vehicular traffic plies on this road. Slow traffic is comparatively low and is seen generally during morning & evening peaks. The road has a continuous ribbon type development on both sides. The traffic from the adjoining properties and the byelanes merges directly on the main carriageways.

b) Existing Road Condition.

Presently there is a 4/6 lane divided C/W with a central verge of 1 mt. and footpath varying from 3.0 to 3.5 mt. on both the sides. Due to non-existence of service roads, the local traffic merges directly with the through traffic plying on this road creating traffic bottlenecks and some times accidents. Almost all along, the C/W is encroached by workshops, vendors leaving only an effective 2 lane C/W for the traffic movement. There is no recessed Busbays due to which one lane of the C/W is used for the same which treates traffic bottleneck.

contd...../-

a) Total length of the road is 2.75 km.

b) A uniform 6 lane devided C/W with a central verge of 1 mt. has been proposed.

b) 5.50 mts. wide service roads on either side of the road have been proposed to segregate the local & though traffic movement wherever required.

d) 1.5 mt. wide outer footpath has been provided for pedestrian movement.

e) Busbays are located at suitable places taking into consideration the existing location and better space standards.

f) Intersection/junction designs of 18 mts. and above roads have been suitably improved and integrated in the alignment plan, zebra crossing, traffic islands, signals points have been marked for smooth flow of traffic.

g) Efforts have been made to retain the existing road infrastructure as far as possible to avoid unnecessary shifting.

4. Feasibility Study.

LOSC Decision.

Executive Engineer(Plg.)II, MCD vide his letter no.D/578/E(P)IIAE(P)S/D/102 dt. 28/8/90 conveyed decision of the LOSC meeting held on 10/7/90. The decisions are as follows :-

" The case was discussed in detail. The alignment plan should have equal widening on both sides from centre of the existing road. The Dargah & two temples being religious buildings be retained, if required shifting, alternative sites be alloted by the DDA. Comments be sent to DDA accordingly.".

Affected Structures.

Details of the affected properties sent with the said letter are placed at (Appendix 'V' P.No. 89 - 92).

Technical Committee Decision.

The ~~decision~~ case was placed before the Technical Committee on 2/3/90 in which the following decisions was taken :-

"Technical Committee discussed the proposal in detail and recommended for approval of the Authority."

contd.../-

In the plan approved by the Technical Committee, the central verge was proposed by taking it in the centre of the R/W. The R/W line had been taken based on the alignment already approved by TCPO with some modifications made in the same to accommodate the existing central verge to the extent possible. With this, the road section was developed.

With service roads on either side which are very essential. The existing central verge was retained to the extent possible, however, it was to be realigned at some places in the alignment for developing proper service roads on either sides. As per the decision of LOSC equal widening should be done on both sides from the centre of the existing road. Based on these facts, the case was again placed before the Technical Committee on 14/1/91 and the following decisions were taken :-

i) In respect of the portion of the road between Rani Jhansi Road upto the intersection with the 18 mt. wide road, the widening should be done only on one side viz. towards the open Kabristan area, as on the other side, there are two to three storeyed buildings constructed as per legally sanctioned plans.

ii) For the protion from 18 mt. R/W Ramjas Marg upto Military road, the widening should be done equally on either side from the central line of the existing road, so that only the open area (within the set back) on either side of the road would be affected.

iii) From Military Road tc Zakhira Crossing, the proposal may be re-examined, keeping in view the DIT scheme and also the regularisation scheme for this section, and the matter be brought again before the Technical Committee."

2) Action taken on the decision of Technical Committee are as follows :-

i) Between Rani Jhansi Road upto intersection with 18 mt. R/W, the widening has been suggested towards the open Kabristan Area. This has been incorporated in the drawing.

contd.... /-

ii) For the portion from Ramjas Marg to Military Road equal widening on either side from the central line of the existing road has been incorporated so that only open area (within the set-back) on either side of the road is affected.

iii)a) The modified plan incorporating the decision of Technical Committee para (1 & 2) were sent to MCD vide Dy.Dir.(T) letter dated 29/7/91 with a request to re-examine the alignment proposal keeping in view the DIT scheme and also regularisation schemes of colonies abutting the road from Military Road to Zakhira Crossing/Sarai Rohilla.

b) Ex.Engineer(P)II MCD vide his letter dt. 13/8/93 sent a copy of the DIT schemes and regularisation plans of the colonies abutting the New Rohtak Road between Military Road and Sarai Rohilla.

c) The above said R/W lines were integrated in the alignment plan for the above mentioned stretch and sent to MCD vide letter dated 1/9/93 for rechecking & feasibility study.

d) Ex.Engineer vide letter dt. 11/10/94 has sent the feasibility study and decision of the LOSC meeting held on 26/8/94 (APPENDIX 'W' P.NO. 93 - 97).

3. Feasibility Study.

As per the feasibility study submitted by MCD, 28 properties in the left hand side(North) & 44 properties in the right hand side(South) are affected in the modified Road alignment as per D.I.T. scheme and regularised colony plans. Details of affected properties are placed at (Appen. 'W' P.No. 93-97). For other properties along the Road i.e. from Rani Jhansi Road upto the Military Road, the details of affected properties are placed at (Appendix 'V' P.No. 89 - 92).

4. Decision of the LOSC meeting.

The case was placed in the LOSC meeting held on 26/8/94 vide item no.224/94 and the following decision was taken (Appendix 'W' P.No. 93-97).

"The proposed alignment plan is approved and be sent to DDA for further necessary action."

contd.... /-

5. Decision of the Technical Committee Meeting:-

The case was discussed in the Technical Committee meeting held on 21.02.95 and the following decision was taken :-

"The Technical Committee recommended for approval of the alignment plan of above mentioned portion of New Rohtak Road with stipulation that right of way of 36 mt. may be maintained."

6. Proposal for consideration by the Authority:-

The case is placed before the Authority for consideration and approval of the following:-

i) Composite alignment Plan of new Rohtak Road from Rani Jhansi Road to Sarai Rohilla as proposed vide drawing no. CA-001/PPW/89.

ii) MCD shall take up the issue of rehabilitation of eligible affected properties with concerned agencies.

iii) MCD shall ensure 3 times plantation of trees affected in the alignment plan after obtaining approval from Competent Authority.

iv) MCD shall protect the R/W as per approved alignment Plan.

R E S O L U T I O N

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

****

APPENDIX 'U' TO ITEM NO. 85/95

Annexture I

LOCATION PLAN

New Rohtak Rd

N

1:25000

APPENDIX 'V' TO ITEM NO. 85/95

NO:DIS/TR/E(P)II/AB(P)S/5(102)

From

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

To

Sh.N.K.Chakroborty,
Dy.Director(T)I, PPW,DDA,
11th Floor, Vikas Minar,
I.P.Estate, New Delhi.

Sub:-Alignment plan of New Rohtak Road from Anand Parbat to Rani Jhansi Road including junctions/intersection design of the road.

.....

Sir,

Kindly refer to your office letter no.F.5(47)78-MP/1805, dated.25.4.90 on the subject cited above. Please find enclosed therewith a copy of the draft alignment plan with affected land andproperties marked on it. The list of affected land and properties and L.C.S.C. decision dated.10.7.90 for further necessary action.

Encl:-As above.

Yours faithfully,

Sd/-

(P.D.GARG)
Ex.Engineer(P)II.

Copy to:-

1. S.E.I. for kind information pl.

Ex.Engr

Pl. send it to Mrs. D.K. Sabiya DD(T)II
29/8.

96. put up with file
Sh. Bakshi 3/9

Item no.193/90

Subject:-Alignment plan of New Rohtak Road from Anand Parbat to Rani Jhansi Road(Drg. no.Nil).

A

-90-

.....

The Note of Ex.Eng.(P) is reproduced as under:-

1) The alignment plan of New Rohtak Road from Anand Parbat to Faiz Road (Drg. no.C/A-183) stands approved vide orders of Chairman DDA dated.8.5.69.

2) A draft alignment plan of New Rohtak Road from Anand Parbat to Rani Jhansi Rd.(Drg. no.DCP-9-86/M-124) received from DDA vide letter no.F.5(11)78-MP/1624 dt.12.3.87 was considered by LOSC vide item no.298/87 dt.8.9.87. LOSC decision is reproduced below:

"The alignment plan as prepared by DDA is approved from Planning point of view. The Engineering department may take further appropriate action."

This was conveyed to DDA vide this office letter no.1625/EE(P)II/AE(P)S/D(102) dated.29.10.87. The case is being persued with DDA for its final approval from the competent a thority, which still awaited.

3) Now again DDA vide letter no.F.5(117)78-MP/1465 dated.27.12.89. has sent another draft alignment plan of New Rohtak Road from Anand Parbat to Rani Jhansi Rd.including junction/intersection designs of the roads (drg. no.nil) for comments.

Table showing the contents of all the three alignment plan is as under:-

S.No.	Drg. no.	R.O.W.	Remarks.
1.	Approved alignment plan C/A-183(Para 1)	120' (36.58M)	Approved vide DDA Chairman's orders dt.8.5.69.
2.	Draft alignment plan DCP-9-86 /M-124(Para 2).	36.00M (118'-0")	Approved by LOSC vide item no. 224/97,dt.8.9.87. In this draft A/p R/W has been reduced from 36.58M to 36.00M and there is shifting of the alignment on both the sides in various reaches.
3.	Draftalignment plan Drg. no.Nil.	36.00M	Alignment is same as abive. only junctions/intersections designs of roads have been incorporated.

The alignment plan has been examined at site & it is observed that the proposed ROW of this road is 36.00M Two carriageways of 10.00M, Central verge of 1.00M & footpaths of 5.50M on both the sides have been provided. It is also observed that the volume of vehicular traffic on this road has been increased many folds in the recent past necessiciating the widening of this road. If the road is widened along with its junctions/intersections as per this draft alignment plan a number of land and properties are affected. The affected land & properties have been marked on the plan in red and red hatching respectively. The existing metalled road has been shown in yellow colour. The list of affected land and properties is enclosed as annexure 'A'. This includes one Dargah and two temples. It is not possible to implement the proposal without acquiring the affected land and properties in the proposal.

Under the circumstances mentioned above the case may be placed before LOSC for consideration & decision so that the comments may be sent to DDA for further necessary action.

Item no.193/90

The Decision of LOSC dated.10.7.90.

Subject:-Alignment plan of New Rohtak Rd.from Anand Parbat to Rani Jhansi Rd.(Drg. no.Nil).....

The case was discussed in detail. The alignment plan should have equal widening on both sides from centre of the existing road. The Dargah and two temples being religious buildings may be retained. If required shifting alternative sites be allotted by the DDA. Comments be sent to DDA accordingly.

Sd/-

Head Clerk,
Town Planner's office,
M.C.D.

Recd. with L. no. D(

Proposed alignment plan of New Rohtak Road(from Anand Parbat to Rani Jhansi Road) Drg. no. (File no. F.5(117)78-MP.PII).

LIST OF AFFECTED LAND AND PROPERTIES

S.No. LHs	Resdl. S/S	Resdl. D/S	Shop Pacca	Shop JJ/KP	Resdl. JJ/KP	Other	Total	Remarks
	4	25	42	7	25	1. B/W with open land of DDA park (Nursery).	13 E.P.	
						1. S.S.Bldg. of Health Dptt. MCD	2 T.P.	
						1. MCD Store	27 Tree	
						1. Open land of DDA	20 EP	
						1. Grave yard	13 TP	
						1. Lav. Block	24 Tree	
						1. B/W with open land	2 T.Signal	
						1. Tin Shed garbage(KP)	6 Tree	
						1. Letter box.	25 E.P.	
						12. B/W with open land	1 T-Signal	
						10. B/W with open land	1 T.P.Box	
						1 B/w with open land of petrol pump.	7 E.P.	
						24. B/W with open land	8 T.P.	
						1. Taxi stand with open land	1 T.Signal	
						32. B/W with open land	15 tree	
						1. DTC Stop	3 T.P.Box	
						1. Letter box Piao	17 E.P.	
						1. Map stand	21 T.P.	
						1. Piao	16 Tree	
						1. Coal Depot	1 T.Signal	
						1. B/W with open land	2. T.P.Box	
						1. DMS Booth not use	13 Tree	
						1. MCD store	10 EP	
						1. Contractor's store. 202	7 T.P.	
	4	25	42	7	25	99 202	256	
RHS	72	12	125	57	4	1. Dargha Mamu Bhanja	11 EP	
						1. Park with open land	5 TP	
						1. MCD store	3. T.Signal	
						1. Temple	12 Tree	
						1. MCD store	2 T.P.Box	
						1. Piao & o/w with open land	13 E.P.	
						1. Tents School Piao. 19	13 T.P.	
						14 BpW with open land piao	45 Tree	
						1 Piao	1 T.Signal	
						1. Tibbia Hospital	11 E.P.	
						1. Open land of Tibbia college	2 V.Shaft	
						1. DTC stop	9 Tree.	
						1. Urinal		
						1. Wooden Khokha Taxi stand.		
						4. B/W with open land	9 E.P.	
						11. B/W with open land	9 T.P.	
						1. Piao	17 T.P.	
						1. B/W with open land cinema	1. T.Signal	
						1. Open land of petrol pump	16 E.P.	
						1. Police booth	3 T.P.	
						26. B/W with open land	24 Tree	
						1. Map stand	1 T.P.Box	
						1. Piao	7 E.P.	
						13. B/W with open land	3 Tree	
						1. D/S Bldg. with open land	1. T.Signal	
						1. DMS Booth		
						1. Temple 363		
Total	172	12	125	57	4	92+1=93	363	218
G. Total	76	37	167	64	29	191+1=192	568	474.

Sd/-
(Jagmohan S
Sengar

APPENDIX 'W' TO ITEM NO. 85/95

MUNICIPAL CORPORATION OF DELHI
(PLANNING DEPARTMENT)

NO: 156 EE(P)II/AE(P)S/D(102) Dated: 11/10/94

From :

Ex. Engineer (P)II
Municipal Corporation of Delhi
Town Hall, Delhi - 110 006

To

Jt.
~~Deputy~~ Director (T)I, DDA
11th floor, Vikas Minar
I.P. Estate
New Delhi - 110 002

Sub: Feasibility of the alignment plan of New Rohtak Road from Military Road to Sarai Rohella Flyover

---

Sir,

Kindly refer to your office letter No. F.5(59)87-MP/2225 2205 dated 1.9.93 on the above mentioned subject and find enclosed herewith a copy of the draft alignment plan of New Rohtak Road (from Military road to Sarai Rohella Flyover) with affected land and properties marked on it, the list of affected land and properties and L.O.S.C decision dated 26.8.94 for further necessary action.

Encl: As above.

Yours faithfully,
10.10.94

(I.C. MANCHANDA)
Ex. Engineer (P)II

With the file pl.
12/X
Pl. refer the file bearing No F.5(119)78 MP PH I has been sent to JD(MP) on 22.2.94. as for record. Kindly see for information & further pl. please
JD(T) (24/10/94)

Item no.224/94.

Subject:-Feasibility of the alignment plan of New Rohtak Road from Military road to Sarai Rohilla Fly over.

.....

The note of Dir(P)II received through S.E.I is reproduced as under:-

"

Previously an alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat including junction/intersection received from DDA vide letter no.F.5(117)78-MP/1456 dated.27.12.89, was considered by LOSC vide item no.190/90 dt.10.7.90. The decision of LOSC dt.10.7.90 is reproduced below:-

"The case was discussed in detail. The alignment plan should have equal widening on both sides from centre of the existing road. The Dargah and two temples being religious buildings may be retained. If required shifting alternative sites be allotted by the DDA. Comments may be sent to DDA accordingly.

The above mentioned LOSC decision dt.10.7.90 was conveyed to DDA and the case was discussed in the Technical Committee of DDA on 14.1.91 on which the following decision were taken:

"The alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat was discussed in detail keeping in view the observations of MCD plan was approved subject to the following:-

1) In respect of the protion of the road between Rani Jhansi Road upto the intersection with the 18mtr. wide road, the widening should be done only on one side viz, towards the open Kabristan area, as on the other side, therexwas are two to three storeyed buildings constructed as per legally sanctioned plan.

2)For the protion from Ramjas Marg upto Military road, the widening should be done equally on either side from the central line of the existing road, so that only the open area(within the set backs)on either side of the road would be affected.

3) From Military Road to Zakhira crossing, the proposal may be re-examined, keeping in view the DIT scheme and also the regularisation scheme for this section and the matter be brought up again before the Technical Committee."

According to the above decision of the Technical Committee of DDA dy.Director (P)II, DDA has sent a modified alignment plan of New Rohtak Road(Modified from Military Road to Sarai Rohilla Fly over) as per DIT/regularisation plans of the colonies in this stretch vide letter no.F.5(59)87-MP/2225, dated.1.9.93 for feasibility report.

Item no.224/94.

The above mentioned modified alignment plan of New Rohtak Road (from Military Road to Sarai Rohilla Flyover) has been examined at site and it is observed that the proposed ROW of New Rohtak Road in this reach varies from 33.00M to 36.58M with two carriageways of 10.00M each with a central verge of 1.00M. It is also observed that the volume of vehicular traffic

...P/2.

Item no.224/94.

Subject:-Feasibility of the alignment plan of New Rohtak Road from Military road to Sarai Rohilla Fly over.

.....

The note of DD(P)II received through S.E.I is reproduced as under:-

Previously an alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat including junction/intersection decision received from DDA vide letter no.F.5(117)78-MP/1456 dated.27.12.89, was considered by LOSC vide item no.190/90 dt.10.7.90. The decision of LOSC dt.10.7.90 is reproduced below:-

"The case was discussed in detail. The alignment plan should have equal widening on both sides from centre of the existing road. The Dargah and two temples being religious buildings may be retained. If required shifting alternative sites be allotted by the DDA. Comments may be sent to DDA accordingly.

The above mentioned LOSC decision dt. 10.7.90 was conveyed to DDA and the case was discussed in the Technical Committee of DDA on 14.1.91 on which the following decision were taken:

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1) In respect of the protion of the road between Rani Jhansi Road upto the intersection with the 18mtr. wide road, the widening should be done only on one side viz, towards the open Kabristan area, as on the other side, therexwas are two to three storeyed buildings constructed as per legally sanctioned plan.

2)For the protion from Ramjas Marg upto Military road, the widening should be done equally on either side from the central line of the existing road, so that only the open area(within the set backs)on either side of the road would be affected.

3) From Military Road to Zakhira crossing, the proposal may be re-examined, keeping in view the DIT scheme and also the regularisation scheme for this section and the matter be brought up again before the Technical Committee."

According to the above decision of the Technical Committee of DDA dy.Director(II, DDA has sent a modified alignment plan of New Rohtak Road(Modified from Military Road to Sarai Rohilla Fly over) as per DIT/regularisation plans of the colonies in this stretch vide letter no.F.5(59)87-MP/2225, dated.1.9.93 for feasibility report.

Item no.224/94.

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...P/2.

on this road has increased many folds in the recent past necessitiating the widening of this road, if the road is widened alongwith junctions/intersection as per this modified draft alignment plan a number of land and properties are affected. The affected Land and properties have been marked on the plan in red and red hatching respectively. The existing metalled road has been shown in yellow colour. The list of affected land and properties is enclosed as Annexure 'A'. It is not possible to implement the proposed without acquiring the affected land and properties."

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

Item no.224/94.

The Decision of LOSC dated.26.8.94.

Subject:-Feasibility of the alignment plan of New Rohtak Road from Military Road to Ranixdhan Sarai Rohilla Fly over.

.....

The proposed alignment plan is approved and be sent to DDA for further necessary action.

Sd/-
Head Clerk,
Town Planner, Office
Municipal Corporation of Delhi

on this road has increased many folds in the recent past necessitiating the widening of this road, if the road is widened alongwith junctions/intersection as per this modified draft alignment plan a number of land and properties are affected. The affected Land and properties have been marked on the plan in red and red hatching respectively. The existing metalled road has been shown in yellow colour. The list of the affected land and properties is enclosed as Annexure 'A'. It is not possible to implement the proposed without acquiring the affected land and properties."

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

Item no.224/94.

The Decision of LOSC dated.26.8.94.

Subject:-Feasibility of the alignment plan of New Rohtak Road from Military Road to Ramkxdham Sarai Rohilla Fly over.

.....

The proposed alignment plan is approved and be sent to DDA for further necessary action.

Sd/-
Head Clerk
Town Planner, Office
Municipal Corporation of Delhi

List of the Land and Properties affected in the draft Alignment Plan of New Rohtak Road (from Mukherji Rd to Kali Bari Marg) no.

Side	S.No. as Marked on A/P	Particulars	Basement Resi.	Basement Office	Basement Shop	G.Floor Resi.	G.Floor Office	G.Floor Shop	1st Floor Resi.	1st Floor Office	1st Floor Shop	IInd Floor Resi.	IInd Floor Office	IInd Floor Shop	IIIrd Floor Resi.	IIIrd Floor Office	IIIrd Floor Shop	K/P Resi.	K/P Shop	K/P Open land With B/W	Misc.	Remarks
L.H.S.	1.	D.E.S.U. Station	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	6	-	1. D.E.S.U Station in 1. PIAO.	
	2.	A/c Bldg	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
		B/c Bldg	-	-	-	X	-	3	-	-	-	-	-	-	-	-	-	-	-	-	1. PIAO 1. Urinal	
		D/s Bldg	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	
		S/s Bldg	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
		D/s Bldg	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	-	-	-	
		S/s Bldg	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		Total	-	-	-	-	-	15	3	-	-	-	-	-	-	-	-	-	6	-	4	

Total No of effected Properties on L.H. SIDE = 28

L.E.(P) Survey

Surveyed by.

List of the Lands and Properties effected on the draft Alignment Plan of Road Rohtak Kalanaur Military Road (R.K.M. Road) no. _____

Side	S.No.as Marked on A/P	Particulars.	Basement			G.Floor			F/.Floor			IInd Floor			IIrd Floor			K/P Resi.	K/P Shop	K/P Open land With B/W	Misc.	Remarks
			Resi.	Office	Shop	Resi.	Office	Shop	Resi.	Office	Shop	Resi.	Office	Shop	Resi.	Office	Shop					
R.H.S.	1.	D.S. Bldg.	-	-	-	-	-	A	1	-	-	-	-	+	+	-	+	-	-	-	-	
		S/s Bldg.	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	
	2	D/s Bldg.	-	-	-	-	-	5	1	-	-	-	-	-	-	-	-	-	-	-	-	
		D/s Bldg.	-	-	-	-	-	3	1	-	-	-	-	-	-	-	-	-	-	-	-	
	3	S/s Bldg.	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	
	4.	S/s Bldg.	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	2	-	
		D/s Bldg.	-	+	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	
	5	D/s Bldg.	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	-	-	-	-	
		D/s Bldg.	-	-	-	-	-	5	1	-	-	-	-	-	-	-	-	-	-	-	-	
	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	
Total		Total-	-	1	-	-	-	32	6	-	-	-	-	-	-	-	-	-	2	2	-	

Total No of affected Properties
on R.H.S. :- 43

A.E.(P) Survey.

Approved by: _____

ITEM NO. 86/95

Sub : Allotment of land measuring 7.697 acres in Chankya-Puri to Civil Services Society for Senior Secondary School.

F9(1)95-MP

A-11.09.1995

P R E C I S

Joint Secretary, Govt. of India, Ministry of Urban Affairs & Employment vide his letter no.J-13017/9/94-LD dt.12.5.95 requested Vice-Chairman,DDA to notify the land use of an area measuring 3.12 ha. (7.697 acres) comprising plots no .34,35 & 36, situated in Chankyapuri Diplomatic Area which had been allotted to Civil Services Society for a Senior Secondary School on recommendation of the Committee of Secretaries. (Appendix...X...P.No. 100)

2. The matter was discussed in the Technical Committee meeting held on 19.5.95 vide item no.30/95 and it was recommended to put up the case to the Authority for consideration as a case of Special Permission. L & DO was reqeusted to send the details regarding allotment of land. L&DO vide letter dt.22.8.95 informed that previously contiguous plot nos.34,35 & 36 (total area 7.697 acres) were allotted to the Civil Services Society and DDA was requested for change of land use from 'residential' (foreign mission) to 'educational' (school). However, since plot no.35 alongwith part of plot no.34, measuring 1 hect. stands allotted to Embassy of Uzbekistan, plot no.40 measuring 1 hect. located across 24 mt. wide r/w road was allotted to the Society to ccmpensate the area.

3. The matter was considered by the Technical Committee held on 29.8.95 vide item no.64/95, and the Technical Committee recommended that plot no.34,36 & 40 in Chanakaya-puri area measuring in all 7.697 acres and as allotted to Civil Services Society for an integrated school consisting of Sr.Sec.School, primary school and residential hostel to be ccnsidered as 'Special Permission' under clause 8(2)a of MPD-2001 and accordingly the matter be put up to the Authority.

Contd...

ITEM NO. 86/95

A-11.09.1995

Sub : Allotment of land measuring 7.697 acres in Chankya-Puri to Civil Services Society for Senior Secondary School.

F9(1)95-MP

P R E C I S

Joint Secretary, Govt. of India, Ministry of Urban Affairs & Employment vide his letter no.J-13017/9/94-LD dt.12.5.95 requested Vice-Chairman,DDA to notify the land use of an area measuring 3.12 ha. (7.697 acres) comprising plots no .34,35 & 36, situated in Chankyapuri Diplomatic Area which had been allotted to Civil Services Society for a Senior Secondary School on recommendation of the Committee of Secretaries. (Appendix...'X'..P.No. 100)

2. The matter was discussed in the Technical Committee meeting held on 19.5.95 vide item no.30/95 and it was recommended to put up the case to the Authority for consideration as a case of Special Permission. L & DO was reqeusted to send the details regarding allotment of land. L&DO vide letter dt.22.8.95 informed that previously contiguous plot nos.34,35 & 36 (total area 7.697 acres) were allotted to the Civil Services Society and DDA was requested for change of land use from 'residential' (foreign mission) to 'educational' (school). However, since plot no.35 alongwith part of plot no.34, measuring 1 hect. stands allotted to Embassy of Uzbekistan, plot no.40 measuring 1 hect. located across 24 mt. wide r/w road was allotted to the Society to compensate the area.

3. The matter was considered by the Technical Committee held on 29.8.95 vide item no.64/95, and the Technical Committee recommended that plot no.34,36 & 40 in Chanakaya-puri area measuring in all 7.697 acres and as allotted to Civil Services Society for an integrated school consisting of Sr.Sec.School, primary school and residential hostel to be considered as 'Special Permission' under clause 8(2)a of MPD-2001 and accordingly the matter be put up to the Authority.

Contd.../.

4. The matter is now, therefore, placed before the Authority for consideration and approval of the above proposals.

R E S O L U T I O N

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

***

APPENDIX 'X' TO ITEM NO. 86/95

IMMEDIATE

M.S. SRINIVASAN
JOINT SECRETARY
TEL NO.301 2309

भारत सरकार
शहरी विकास मंत्रालय
GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

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

D.O.No. J-13017/9/94-LD

Dated : 12.5.95

Dear Shri Pahwa,

As you are aware, the issue of allotment of land for setting up a composite school for children of transferable officers from All India/Central Services in Delhi has been under consideration of the Government for quite some time. This matter was considered by the Committee of Secretaries and keeping in view the recommendations thereof, a plot of land measuring 7.697 acres in Chanakyapuri Diplomatic Area has been allotted for the purpose to the Civil Services Society. Two copies of the site plan indicating the area allotted for school purpose are enclosed.

2. This plot is earmarked as residential (foreign mission) and is located in close proximity to Maitrey College and Jesus and Mary College and is next to the 5 acres of land allotted to M/o External Affairs for hostel and residential quarters for officers of that Ministry. Thus, keeping in view the surroundings of the plot and the pressing requirement of land for setting up of a school, it was decided with the approval of UAEM and FM to allot this plot for school purpose. A copy of the allotment letter issued in this regard was endorsed to DDA on 26.4.95. The institution has made payment for the land and intends to formulate construction proposals shortly.

3. This is to request DDA's prompt action to get the land use changed and notified at the earliest.

4. I shall be grateful for a line in reply indicating the action taken.

With regards,

Yours sincerely,

(M.S. Srinivasan)

Shri Ashok Pahwa
Vice Chairman
Delhi Development Authority
Vikas Sadan
New Delhi.

M NO.
95

11.09.1995

Sub: Change of land use of an area measuring 84ha. from 'rural use' to 'recreational use' and 8ha. from 'rural use' to 'commercial use' at Bhalswa Lake, Delhi.

No. F. 20(2)/94-MP.

PRECIS

Reference is invited to the Authority resolution no.50/94 dated 24.5.94 (App. 'Y' P.No. 103-104) approving the change of land use of an area measuring 84 ha. from 'rural use' to 'recreational use' and 8 ha. from 'rural use' to 'commercial use' at Bhalswa Lake, Delhi.

2. The Govt. of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Affairs & Employment, had conveyed the approval of the Central Govt. vide their letter no.K-13011/21/94-DDIB Dt.21.12.94(App. 'Z' P.No. 105) Accordingly, a public notice was issued on 29.4.95 (Appendix 'AA' Page no. 106)

3. In response to the public notice only one objection/suggestion has been received from Director(T), DDA, which is given in (Appendix 'BB' Page no 107)

4. The proposal has been considered by the Technical Committee in its meeting held on 4.7.95 and recommended to the Authority for referring to the Govt. of India to issue a final notification for the proposed change of land use of an area measuring 84 ha. from 'rural use' to 'recreational use' and 8 ha. from 'rural use' to 'commercial use' at Bhalswa Lake, Delhi.

Contd/.....

5. The proposal for change of land use is now placed before the Authority for its consideration of para '4' above recommend to the Govt. of India to issue a final notification under section 11 of Delhi Development Act, 1957.

RESOLUTION

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved; proper access should be provided to these areas at the time of finalising the detailed plans.

***

APPENDIX 'Y' TO ITEM NO. 87/95

ITEM NO.
50/94
A-26-5-94

Sub : Change of land use of an area measuring 84 ha. from 'rural use' to 'recreational' and 8 ha. from 'rural use' to 'commercial' at Bhalswa Lake, Delhi.

F.20(2)94-MP

-.-.-.-.-.-.-

P R E C I S

A preliminary project report has been prepared for the development of Bhalswa Lake, Delhi (North). The report consists of four sections namely: i)Architectural design; ii) electrical report; iii) plumbing report; and iv) land scaping.

2. The total area of Bhalswa lake complex is 92 ha. as per details below:-

i)	Area of the lake	22 ha.
ii)	Area in the West of the lake	12 ha.
iii)	Area in the East of the lake	58 ha.
		92 ha.

3. In a meeting held at Raj Niwas on this subject, the following important decisions were taken:-

i) This area may be developed as a 'tourist complex' with emphasis on water related recreational activities.

ii) The land use of the area be processed for change from 'rural use' to 'recreational use'. Part of the land may be earmarked for a resort hotel/tourist complex and for that land use be changed accordingly.

iii) The area be declared as 'Development Area' under section 12 of Delhi Development Act,1957.

iv) The land located on the west of the lake (12 ha. approx.) may be developed and managed by the DTTDC. This may include an 'amusement park'. As decided earlier, DTTDC may explore possibilities of involving private entrepreneurs in the development and management of the park; and

Contd. -

v) The land on the east of the lake (58 ha. approx.) may be developed and managed by the DDA. This area would include land for a resort/hotel with dedicated access to the water body. Other facilities may include riding, play area, kiosks, eating places. Care be taken to seggregate the land earmarked for the resort/hotel so as not to be frequented by the daily picnicers. Suitable club house, conference/convention centre may also be thought of. Some portion of the lake easily approachable from the Ring Road, may be kept open for use of the general public.

4. The Technical Committee in its meeting held on 15.3.94 discussed this case and recommended to the Authority for its approval the change of land use of the land measuring 84 ha. from 'rural' to 'recreational use'. The land use of the remaining 8 ha. earmarked for hotel-cum-conventional centre on the East of the lake is recommended for change from 'rural' to 'commercial use'.

5. The proposal is placed before the Authority for the consideration and approval for processing the change of land use as in para '4' above.

R E S O L U T I O N

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

***

APPENDIX 'Z' TO ITEM NO. 87/95

No.K-13011/21/94-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 21st December, 1994

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

C7-214/Mtg
22/12/94

Sub: Change of land use of an area measuring 84 ha. from 'rural use' to 'recreational' and 8 ha. from 'rural use' to 'commercial' at Bhalswa Lake, Delhi.
.....

The undersigned is directed to refer to your letter No.F.20(2)/94-MP/903 dated 1.12.94 on the above mentioned subject and to convey the approval of the Government, under Section 11-A of Delhi Development Act, 1957 for issuing a public notice inviting public objections/suggestions for the proposed change of land use.

Yours faithfully,

(S.C.Sagar)
Under Secretary

APPENDIX 'AA' TO ITEM NO. 87/95

No. F.20(3)93/MP/ DATED 29-4-95

PUBLIC NOTICE

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

MODIFICATIONS:

i) "The land use of an area, measuring 4.035 ha. (10 acres) falling in Zone(division) 'F' (South Delhi-I) and bounded by Ring Road and existing Petrol Pump in the North, Public and Semi-public facility area in the East, Srinivas Puri in the South and existing Cambridge School in the West, is proposed to be changed from 'public and semi public facilities to 'residential'(Nurses Hostel)."

ii) "The land use of an area measuring 92 ha. (227.24 acres) and bounded by agricultural green land in the North, supplementary drain and Outer Ring Road in the South, Mukundpur village and agricultural green in the East and Milk Dairy colony and agricultural green in the West, is proposed to be changed from 'rural use'to 'recreational'(84 ha.(Bhalswa Lake Complex) and 'commercial'(8 ha.)".

iii)"The land use of an area measuring 1 ha. (2.47 acres) falling in Zone (division)'H' (North-West Delhi -1)and bounded by Haiderpur Extension and district park in the North-East, district park in the East Westren Yamuna Canal in the South and 30m. wide road and neighbourhood park in the West, is proposed to be changed from 'recreational'(district park) to 'public and semi-public facilities (cremation/ Burial Ground)".

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

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

NEW DELHI -23
DATED 29-4-95

APPENDIX ' BB ' TO ITEM NO. 87/95

OBJECTION/SUGGESTION RECEIVED FOR CHANGE OF LAND USE OF AN AREA MEASURING 84 HA. 'RURAL USE' TO 'RECREATIONAL' AND 8 HA. FROM 'RURAL USE' TO 'COMMERCIAL' AT BHALSWA LAKE, DELHI.

	OBJECTION/SUGGESTION	COMMENTS
(i)	Layout plan approach to the proposed commercial area (8 ha.) has not been indicated. This may be clarified in relation to road no. 50.	Existing approaches shall be improved for providing ~~suitable~~ commendable approach to the Golf Course and Commerical Complex. No new openings/ connections shall be made on Road No. 50 for providing entry to the proposed complex.

ITEM NO. 88 /95

A-11.09.1995

Sub: Alignment Plan of Aruna Asaf Ali Road - Road Number 16 along the Eastern Side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli-Mahipalpur road.

File Number F.5(3)72-MP(D-75)
Drawing Number TT-35/PPW/93/(3 parts/sheets)

P R E C I S

1. LOCATION

Aruna Asaf Ali Road is a Master Plan Road connecting Outer Ring Road with Mehrauli-Mahipalpur Road. It is abutting the eastern boundary of the Jawahar Lal Nehru University Complex. Length of this road is 4.25 km approximately and falls in Zone 'F'. Location plan is at (Appendix 'CC' P.No. 110).

2. BACKGROUND

An alignment plan of this road was prepared earlier with 30 meter right-of-way and the same was approved by the Coordination Committee Meeting under Engineer Member, DDA on 03.11.1982. The alignment plan of this road was discussed in the Technical Committee Meeting held on 20.10.1987 in which following decision was taken:

"Right-of-way of this road be increased from 30 meter to 45 meter."

The proposed alignment plan of this road with 45 meter right-of-way was recommended for approval by the Technical Committee in its meeting held on 08.02.1994 with the observation that it may be examined whether the service road within the Jawahar Lal Nehru University Complex can be included in the right-of-way of this road without affecting the existing trees. Technical Committee also desired that the approved name of the road i.e. Aruna Asaf Ali Road may be used in the report/drawings.

3. Keeping in view the decision of Technical Committee dated 08.02.1994 that a large number of trees (342) (refer (App. 'DD' P. 111-114) were affected in the proposal and the land to be taken from Jawahar Lal Nehru University for developing a service road, an alignment plan with the following modifications was placed in the Technical Committee Meeting held on 21.02.1995 vide item Number 12/95TC.

(i) Right-of-way of road from Outer Ring Road to Road No. 11 (south of IIT Institutional Area) be retained within the Jawahar Lal Nehru University boundary on the western side and the Ber Sarai DDA Complex/IIT Boundary in the East. There is no need of service road along Jawahar Lal Nehru University, same be provided only along eastern side in this stretch.

Contd..../-

ITEM NO. 88 /95

A-11.09.1995

Sub: Alignment Plan of Aruna Asaf Ali Road - Road Number 16 along the Eastern Side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli-Mahipalpur road.

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P R E C I S

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2. BACKGROUND

An alignment plan of this road was prepared earlier with 30 meter right-of-way and the same was approved by the Coordination Committee Meeting under Engineer Member, DDA on 03.11.1982. The alignment plan of this road was discussed in the Technical Committee Meeting held on 20.10.1987 in which following decision was taken:

"Right-of-way of this road be increased from 30 meter to 45 meter."

The proposed alignment plan of this road with 45 meter right-of-way was recommended for approval by the Technical Committee in its meeting held on 08.02.1994 with the observation that it may be examined whether the service road within the Jawahar Lal Nehru University Complex can be included in the right-of-way of this road without affecting the existing trees. Technical Committee also desired that the approved name of the road i.e. Aruna Asaf Ali Road may be used in the report/drawings.

3. Keeping in view the decision of Technical Committee dated 08.02.1994 that a large number of trees (342) (refer (App. 'DD' P. 111-114) were affected in the proposal and the land to be taken from Jawahar Lal Nehru University for developing a service road, an alignment plan with the following modifications was placed in the Technical Committee Meeting held on 21.02.1995 vide item Number 12/95TC.

(i) Right-of-way of road from Outer Ring Road to Road No. 11 (south of IIT Institutional Area) be retained within the Jawahar Lal Nehru University boundary on the western side and the Ber Sarai DDA Complex/IIT Boundary in the East. There is no need of service road along Jawahar Lal Nehru University, same be provided only along eastern side in this stretch.

Contd..../-

ITEM NO. 88 /95

A-11.09.1995

Sub: Alignment Plan of Aruna Asaf Ali Road - Road Number 16 along the Eastern Side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli-Mahipalpur road.

File Number F.5(3)72-MP(D-75)
Drawing Number TT-35/PPW/93/(3 parts/sheets)

P R E C I S

1. LOCATION

Aruna Asaf Ali Road is a Master Plan Road connecting Outer Ring Road with Mehrauli-Mahipalpur Road. It is abutting the eastern boundary of the Jawahar Lal Nehru University Complex. Length of this road is 4.25 km approximately and falls in Zone 'F'. Location plan is at (Appendix 'CC' P.No. 110).

2. BACKGROUND

An alignment plan of this road was prepared earlier with 30 meter right-of-way and the same was approved by the Coordination Committee Meeting under Engineer Member, DDA on 03.11.1982. The alignment plan of this road was discussed in the Technical Committee Meeting held on 20.10.1987 in which following decision was taken:

"Right-of-way of this road be increased from 30 meter to 45 meter."

The proposed alignment plan of this road with 45 meter right-of-way was recommended for approval by the Technical Committee in its meeting held on 08.02.1994 with the observation that it may be examined whether the service road within the Jawahar Lal Nehru University Complex can be included in the right-of-way of this road without affecting the existing trees. Technical Committee also desired that the approved name of the road i.e. Aruna Asaf Ali Road may be used in the report/drawings.

3. Keeping in view the decision of Technical Committee dated 08.02.1994 that a large number of trees (342) (refer (App. 'DD' P. 111-114) were affected in the proposal and the land to be taken from Jawahar Lal Nehru University for developing a service road, an alignment plan with the following modifications was placed in the Technical Committee Meeting held on 21.02.1995 vide item Number 12/95TC.

(i) Right-of-way of road from Outer Ring Road to Road No. 11 (south of IIT Institutional Area) be retained within the Jawahar Lal Nehru University boundary on the western side and the Ber Sarai DDA Complex/IIT Boundary in the East. There is no need of service road along Jawahar Lal Nehru University, same be provided only along eastern side in this stretch.

Contd..../-

(ii) From Road Number 11 (south of IIT Institutional Area) to the 30 meter right-of-way road to Vasant Kunj : 30 meter (100 feet) right-of-way be taken without any service road on either sides. The existing Kink in the road be removed with a straight bridge as already suggested in the plan and approved by Technical Committee.

(iii) From the junction of the above said 30 meter right-of-way road to Mehrauli-Mahipalpur Road 45 meter right-of-way be taken. Service Road be provided only along western side toward Vasant Kunj. A green belt be taken on the eastern side.

(iv) 'T' junction design with Outer Ring Road and Mehrauli-Mahipalpur Roads be integrated with slip roads and champhering of corners.

4. The decision of the Technical Committee dated 21.02.1995 vide Item no. 12/95 TC is reproduced as under;

"The Technical Committee recommended the approval of Alignment Plan with the modification that right-of-way of Aruna Asaf Ali Road (Road No. 16) may be maintained as 45 meter. The land from Jawahar Lal Nehru University may be acquired for widening of the Road to 45 meter of way."

5. As per the above said decision of Technical Committee, the right-of-way of the Aruna Asaf Ali Road (Road No. 16) has been taken as 45 meter wide from the Outer Ring Road upto Mehrauli-Mahipalpur Road by taking land from Jawahar Lal Nehru University as shown in the modified plan laid in the table.

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

(a) Approval of the alignment plan of the road with 45 meter right-of-way from Outer Ring Road upto Mehrauli-Mahipalpur Road as recommended for approval by the Technical Committee in its meeting dated 21.02.1995 vide Item No. 12/95 TC with the proposed modifications.

(b) PWD, Government of NCTD shall take up the acquisition of land from the Jawahar Lal Nehru University Complex as per the alignment plan.

(c) PWD, Government of NCTD shall plant four times the number of trees required to be cut.

(d) PWD, Government of NCTD shall construct the road as per the alignment plan and protect its right-of-way.

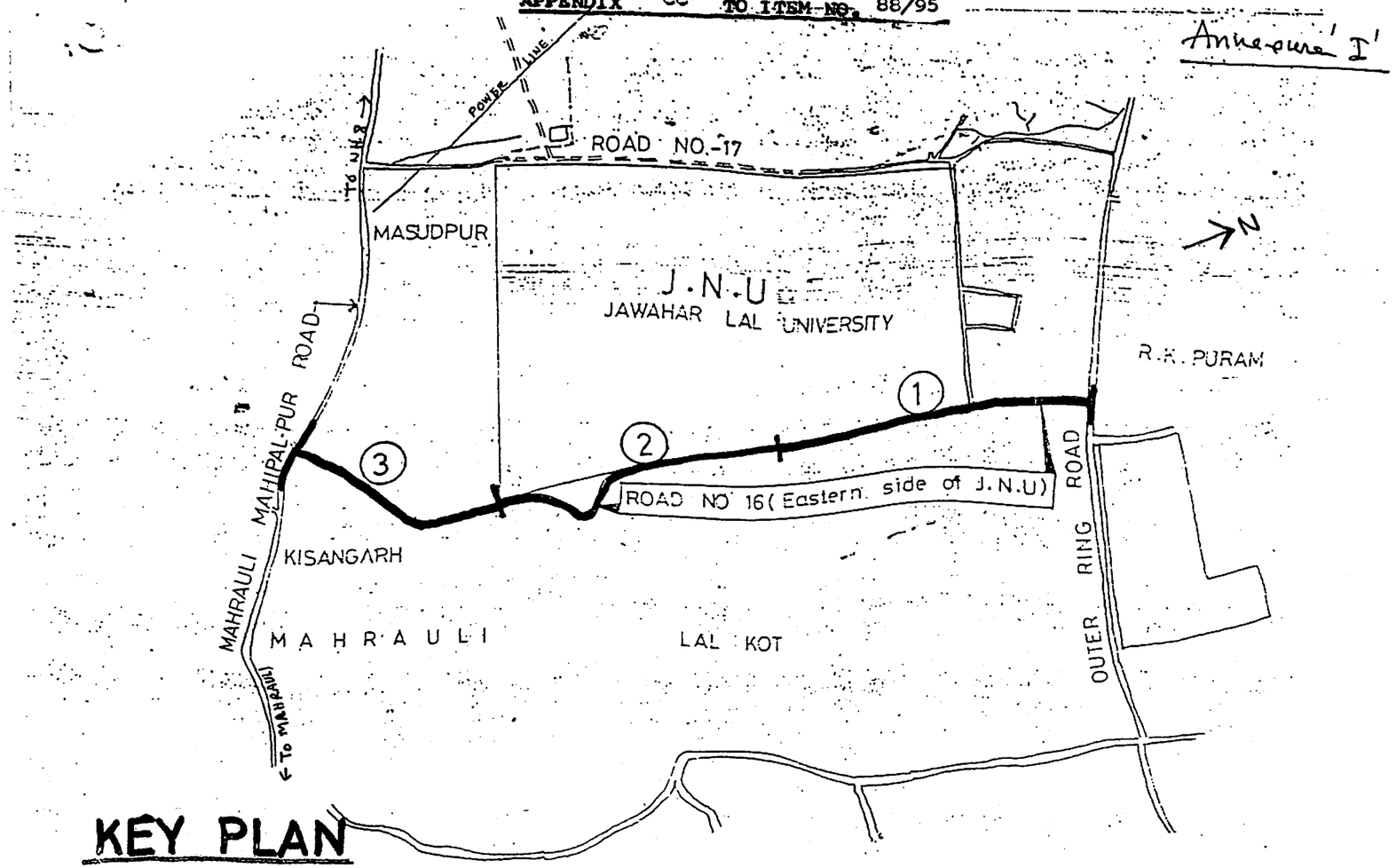
R E S O L U T I O N

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

***

APPENDIX 'CC' TO ITEM NO. 88/95

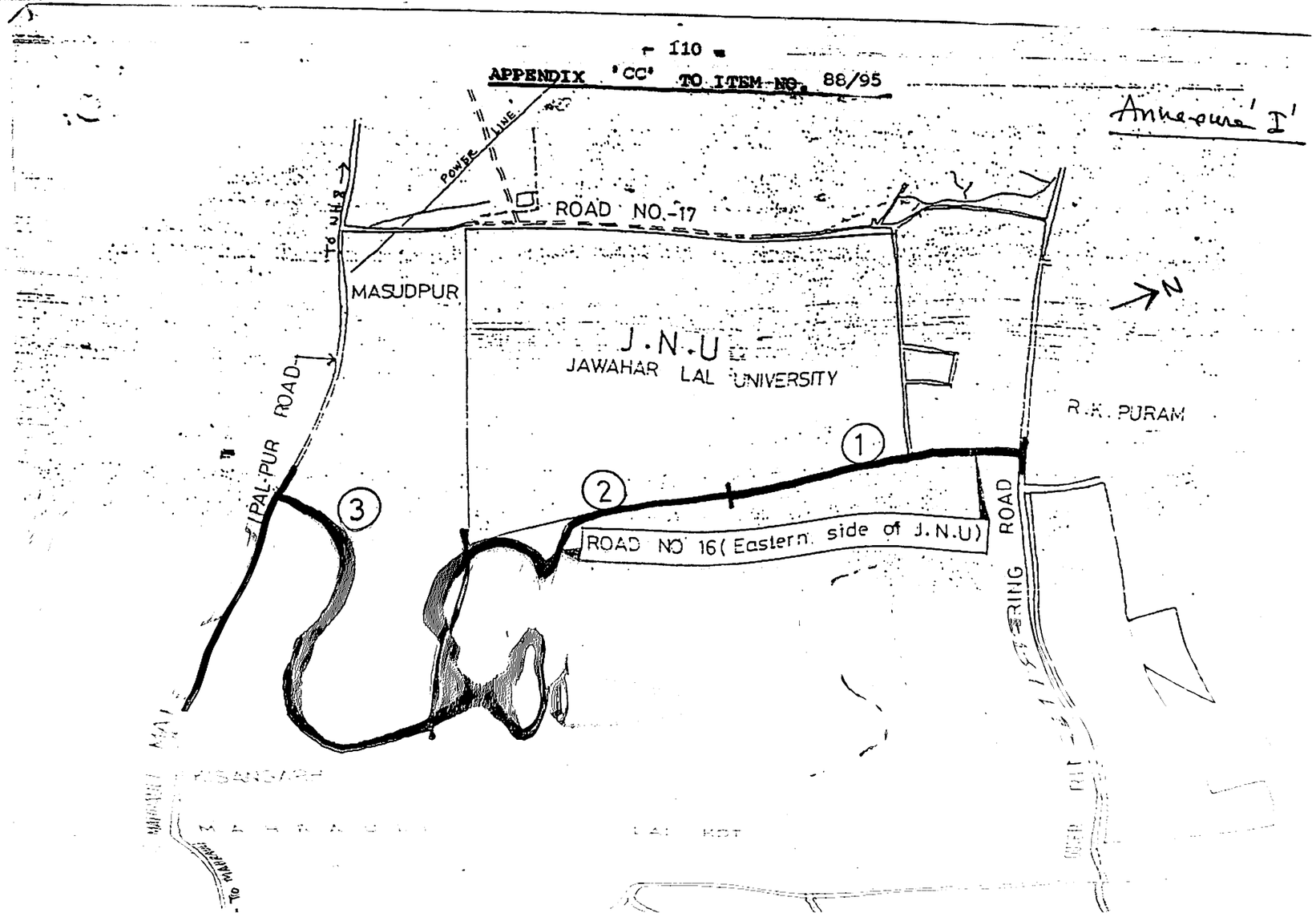
Annexure 'I'



KEY PLAN

APPENDIX 'CC' TO ITEM NO. 88/95

Annexure 'I'



APPENDIX 'DD' TO ITEM NO. 88/95

लोक निर्माण विभाग (दिल्ली)

संख्या:70(7)/लो0नि0वि0सं-7/(दिल्ली)/3315-16 दिनांक 17/3/95

सेवा में,

श्री टी. मण्डल
डिप्टी डायरेक्टर टी-2
दिल्ली विकास प्राधिकरण
विकास मिनार नई दिल्ली

विषय:- मार्ग संख्या-16

संदर्भ:- आपका पत्र संख्या पीए/डीडी/टीटी-2/पीपीडब्लू/93/डी-865 दिनांक 23.7.93

उपरोक्त संदर्भ में जैसे कि आपने मांग की है मार्ग संख्या-16 के संशोधित पांच मानचित्रों में आपको अग्रेषित है। इन मानचित्रों सहित फिजिबिलटी ( ) के विषय में आपसे विचार विमर्श पहले ही हो चुका है।

फिजिबिलटी रपट भी साथ में संलग्न है।

संलग्न: 1. मानचित्र-5
2. फिजिबिलटी-1

कार्यपालक इंजीनियर
लो0नि0वि0सं-7(दिल्ली)
आर0आर0लाईन्स
रिंग रोड नई दिल्ली

प्रतिलिपि प्रेषित:

सहायक इंजीनियर-2, उनके पत्र संख्या 23(137)/स.इं-2/लो0नि0वि0सं-7(दिल्ली)/1106 दिनांक 6.8.93 के संदर्भ में सूचनार्थ।

कार्यपालक इंजीनियर

b

FEASIBILITY REPORT PROFORMA of Road No.16 (Eastern Side of UNO)

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

	Pucca	Semi Pucca	Kutcha
	S/S. D/S. T/S. 3Nos.		
a) Total NO. of structures/ properties affected in the alignment.	— — —		—
b) No. of Properties with boundary wall and set backs only affected in the alignment.	- 10 Nos.	Railway - 50 Metres Bramola Land - 150 Metre. (150 nos)	
c) Width of properties affected in road R/W.:-	5 to 18 Metres		
d) NO. of shops affected.	Pucca S/S - 45 Nos, D/S - 3 Nos S/S 1/4 basement - 17 Nos	Semi Pucca 2 Nos	Kutcha 3 Nos.

2. Is there any deviation in the approved alignment prepared by TCPO earlier. if yes, give details. — Revised alignment plans given to the DDA Officials.

3. Whether the alignment confirms to the R/W. as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If no, give details. —

4. Details of affected services.

		Length in mt.
a) Over head high tension lines.	220 KV. lines	—
	66 KV. lines	—
	33. KV. lines	- 1230 M
	11 KV. lines.	- 680 M
b) Underground lines:-	220 KV. lines.	Not available, as no database at site.
	66. lines	
	33 K.V. lines	
	11 K.V. lines.	
c) Under ground sewerage lines.	Length & depth of the lines:- 250 Metre. Length 457 M	NO. of manholes affected. 11 Nos.
d) Underground water supply lines.		No. of sluice valve chambers affected. 4 Nos.

e) Storm water drainage lines. — length. 1637.00M

f) NO. of electric Poles. — 146 Nos.

g) NO. of telephone poles. — 57 Nos.

5. Details of affected trees — Surfaced Clay & Shrub

Total NO. — Girth varying from 0.60M to 1.40M at a height of 1.00M. Total No. of Trees - 342.

Species.

6. Other Miscellaneous affected structures.

Temple Mosque/Church/Gurudwara — Temple - 1 No (small)

Petrol Pump (Specific location be mention. — Bus Stand - 1 No.

Metro Manning Booth

Standing — 3 Nos.

Taxi Stand. — NIL

Developed part with or without railing pole mounted S/ Stn. — Bituminous footpath - 972.00+2.30M

11 K.V. — C.C. Footpath. 1500.00+2.00M

7. General comments about the feasibility to implement the alignment proposal.

On the LHS of Alignment proposed bridge Kishan Ganj (1) from Rly [illegible] of which have already been constructed & under construction & vacant land is covered with Boundary wall.

[illegible]

Details of Effected Trees in proposed Alignment plan of Road No 16 (Eastern Side of JNU)

Reference of Drg Sheet	No of Trees effected in proposed Carriage way & Service Road
Sheet No ①	55 Nos.
Sheet No ②	41 Nos.
Sheet No ③	51 Nos.
Sheet No ④	195 Nos
Sheet No ⑤	—
Total	342 Nos.

ITEM NO.
89/95

A-11.09.1995

Sub: Change of land use of an area measuring 1 ha.(2.5 acres) from 'recreational' to 'public and semi-public facilities' (Cremation ground/Burial ground) in Block 'C&D' Shalimar Bagh, Delhi.

No. F.20(12)94-MP.

PRECIS

Reference is invited to the Authority Resolution No. 71/94 dated 9.08.94 (Appendix 'EE' page No. 117 - 118) approving the proposed change of land use of an area measuring 1 ha. (2.5 acres) from 'recreactional' to 'public and semi-public facilities' (Cremation/Burial ground) at Block 'C&D', Shalimar Bagh, Delhi.

2. The Government of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections or suggestions from the public. The Government of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter No.K-13011/4/95-DDIB dated 28.02.1995 (Appendix 'FF' page No. 119). Accordingly, a public notice was issued on 29.04.1995 (Appendix 'GG' page No. 120)

3. In response to the public notice, only one objection /suggestion was received from Director(T), DDA which is given with comments in (Appendix 'HH' Page No. 121).

4. The proposal has been considered by the Technical Committee in its meeting held on 4.07.1995 and the Technical Committee recommended to process and forward to the Govt. of India, Ministry of Urban Affairs & Employment, to issue a final notification for the proposed change of land use of an area, measuring 1 ha.(2.5acres) from 'recreational' to 'public and semi-public facilities' (Cremation/ burial ground) in Block 'C&D', Shalimar Bagh, Delhi.

Contd/.....

5. The proposal for change of land use as in para '4' above is placed before the Authority for consideration and for recommendation to the Government of India, Ministry of Urban Affairs and Employment to issue the final notification.

R E S O L U T I O N

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved.

***

APPENDIX ' EE ' TO ITEM NO. 89/95

ITEM NO. 71/94

A-09.08.94

Sub : Change of land use of an area measuring 1.0 hect. from 'recreational (District Parks)' to public & semi public facilities (Cremation/ Burial Ground)' in Shalimar Bagh Block 'C' & 'D' Sub Zone - H-6.

F.20(12)/94-MP

P R E C I S

During the L.G.'s visit in Shalimar Bagh area on 10.7.92 it was decided that provision for a Burial Ground in Village Haider Pur, Ambedkar Nagar be made as there are few JJ clusters in the close vicinity, some unauthorised colonies, village extensions, as a part of Shalimar Bagh Block 'C' & 'D' are in existence.

2. As per study it is observed that there are about 1000 Muslims families living around this area. Further, the existing cremation ground (North of Village Haiderpur) part of Facility Centre No.50; [illegible] also needs to be closed down being part of the 'Facility Centre' and location is very near to the District Centre. In the light of these facts and as there is requirement of the Burial Ground site also, it is observed that a composite site of Burial Ground and Cremation Ground may be identified at a suitable location with a suitable green buffer/rows of trees in between these two sites having seperate enteries.

3. The proposed site is identified as a suitable site. This is undeveloped green area at the crossing of West Yamuna Canal and 30 mtr. wide Master Plan road. About 1 hect. (0.4 hect. each for Cremation Ground and Burial Ground and 0.2 hect. for the green buffer) is proposed for this purpose and is accessible by an existing pucca road (proposed 30 mtr.r/w). Both the sites will have an area of 0.5 acre each with adequate parking facilities and mandatory green area all around. The mandatory green strip of 20 mtr. has been proposed in the middle by taking 10 mtr. out of each plot. Both the sites will have independent enteries from 30 mtr. road with suitable set backs and parking areas as indicated in the proposal.

4. The matter was discussed in the Technical Committee meeting held on 18.1.94 under Item No.01/94 for the

Contd.....

consideration of the following:

i. To approve the proposal of a composite cremation ground/burial ground in an area of 1.0 hect.

ii. The case will be processed for change of land use accordingly.

iii. MCD will develop this site and close the existing Cremation Ground site (forming part of Facility Centre-50.).

5, The Technical Committee after detailed discussion approved the proposal for development of a composite Cremation Ground/Burial ground in an area measuring 1.0 hect. with proper green buffer and having seperate entry. The Committee also recommended to process the change of land use of the site from 'recreational use' to 'public and semi public use' of the MPD-2001. It was also decided that the land of the existing cremation ground as soon as the proposed one is developed and operated by MCD be transferred to the DDA as the same forms part of the proposed Facility Centre.

6. The proposal contained in para 5 above, is placed before the Authority for consideration and approval.

R E S O L U T I O N

Resolved that the recommendations contained in para 5 of the Agenda item be approved.

***

(APPENDIX ' FF ' TO ITEM NO. 89/95

No.K-13011/4/95-DD1B
Government of India
MInistry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 28th February, 1995

To

Sh.P.V.Mahashabdey
Joint Director(MP)
Delhi Development Authority
Vikas Minar
I.P.Estate
New Delhi.

Sub: Change of land use of an area measuring 1 ha. (2.5 acres) from "Recreational" (District Park) to "Public and semi-public facilities" (Cremation/Burial Ground) in Shalimar Bagh, Delhi.

.....

Sir,

I am directed to refer to your letter No.F.20(12)94-MP/832 dated 31.10.94 on the above mentioned subject and to convey the approval of Central Government under Section 11-A of Delhi Development Act, 1957 for issuing public notice for inviting objections/suggestions from the public for the proposed change of land use.

Yours faithfully,

(R.Viswanathan)
Under Secretary(DD)

APPENDIX 'GG' TO ITEM NO. 89/95

No. F.20(3)93/MP/ DATED 29-4-95

PUBLIC NOTICE

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

MODIFICATIONS:

i) "The land use of an area, measuring 4.035 ha. (10 acres) falling in Zone(division) 'F' (South Delhi-1) and bounded by Ring Road and existing Petrol Pump in the North, Public and Semi-public facility area in the East, Sriniwas Puri in the South and existing Cambridge School in the West, is proposed to be changed from 'public and semi public facilities to 'residential'(Nurses Hostel)."

ii) "The land use of an area measuring 92 ha. (227.24 acres) and bounded by agricultural green land in the North, supplementary drain and Outer Ring Road in the South, Mukundpur village and agricultural green in the East and Milk Dairy colony and agricultural green in the West, is proposed to be changed from 'rural use'to 'recreational'(84 ha.(Bhalswa Lake Complex) and 'commercial'(8 ha.)".

iii)"The land use of an area measuring 1 ha. (2.47 acres) falling in Zone (division)'H' (North-West Delhi -1)and bounded by Haiderpur Extension and district park in the North-East, district park in the East Westren Yamuna Canal in the South and 30m. wide road and neighbourhood park in the West, is proposed to be changed from 'recreational'(district park) to 'public and semi-public facilities (cremation/ Burial Ground)".

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

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

NEW DELHI -23
DATED 29-4-95

APPENDIX 'HH' TO ITEM NO. 89/95 APPENDIX 'X'

OBJECTION/SUGGESTION RECEIVED FOR CHANGE OF LAND USE OF AN AREA MEASURING 1 HECT. FROM RECREATIONAL USE TO PUBLIC AND SEMI PUBLIC USE (CREMATION GROUND/BURIAL GROUND) IN SHALIMAR BAGH BLOCK C&D.

	OBSERVATIONS	COMMENTS
(i)	A green buffer of 15m width may be provided between the R/W on the proposed side to camouflage the area.	This has been taken care of and is a matter of further detailing by the implementing agency/MCD. A setback of 35 mtrs has been provided upto the envelope line for the creamation ground.
	Adequate parking space may be provided for parking of vehicles after the said green buffer.	It is also a matter of further detailing and will be taken care of by the Implementing Agency/MCD.
	One gap in verge may be provided on the road in front of the proposed side.	This is also a matter of further detailing at the time of implementation by the concerned agencies.

Item no.: 90/95

A-11.09.1995

Sub: Change of land use of an area measuring 28 hect. (70 acres) from 'agricultural and water body' to 'Commercial (warehousing and storage)' for LPG bottling plant at Madanpur Khaddar, New Delhi.

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

P R E C I S

Reference had been received from IOC Ltd., dated 15.7.94 for setting up a LPG bottling plant on land measuring 28 hect. (70 acres) at Madanpur Khaddar, New Delhi and for the approach road to the site.

2. The proposal was considered by the Technical Committee in its meeting held on 6.9.94 when it was desired that a development plan for the area be prepared with major circulation system showing approach to bottling plant and indicating different land uses.

3. The proposal was re-examined in the light of the decision of the Technical Committee; the following important aspect were noted:-

i) The site allowed to be acquired for setting up IOC bottling plant at Madanpur Khaddar is located in the east of Agra Canal and South of road no. 13-A measuring about 28 hect.

ii) In the absence of finalisation of alignment plan of NH-2, it is not definite as to what will be the status of the road being proposed by IOC along Agra Canal and its junction with road no. 13 and barrage road.

iii) Due to non-finalisation of alignment of NH-2 it would be premature to propose any land use in the vicinity of bottling plant which is located in planning division 'C' i.e. 'agricultural and water body'.

iv) The proposed road as shown on the copy of the plan will be abondened and utilised as per the total plan of this area.

4. The proposal was again considered by the Technical Committee in its meeting held on 25.7.95 vide item no. 57/95. The Technical Committee approved the project road to the site with 12 mtrs. width as 'mettaled portion'

Contd..../-

Item no.: 90/95

A-11.09.1995

Sub: Change of land use of an area measuring 28 hect. (70 acres) from 'agricultural and water body' to 'Commercial (warehousing and storage)' for LPG bottling plant at Madanpur Khaddar, New Delhi.

File No. F.20(16)/86-MP

P_R_E_C_I_S_

Reference had been received from IOC Ltd., dated 15.7.94 for setting up a LPG bottling plant on land measuring 28 hect. (70 acres) at Madanpur Khaddar, New Delhi and for the approach road to the site.

2. The proposal was considered by the Technical Committee in its meeting held on 6.9.94 when it was desired that a development plan for the area be prepared with major circulation system showing approach to bottling plant and indicating different land uses.

3. The proposal was re-examined in the light of the decision of the Technical Committee; the following important aspect were noted:-

i) The site allowed to be acquired for setting up IOC bottling plant at Madanpur Khaddar is located in the east of Agra Canal and South of road no. 13-A measuring about 28 hect.

ii) In the absence of finalisation of alignment plan of NH-2, it is not definite as to what will be the status of the road being proposed by IOC along Agra Canal and its junction with road no. 13 and barrage road.

iii) Due to non-finalisation of alignment of NH-2 it would be premature to propose any land use in the vicinity of bottling plant which is located in planning division 'O' i.e. 'agricultural and water body'.

iv) The proposed road as shown on the copy of the plan will be abondened and utilised as per the total plan of this area.

4. The proposal was again considered by the Technical Committee in its meeting held on 25.7.95 vide item no. 57/95. The Technical Committee approved the project road to the site with 12 mtrs. width as 'mettaled portion'

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and 2 mtr. on either side as brick pitching; the road to be constructed and maintained by IOC.

The Technical Committee also recommended the change of land use of an area measuring 28 ha. (70acres) from 'agricultural and water body' to 'commercial (warehousing & storage)' for LPG depot under section 11-A of Delhi Development Act, 1957.

5. The above proposal (para-4) is placed before the Authority for consideration and approval of the further follow-up action for notification of the change in land use.

R E S O L U T I O N

Resolved that the proposals contained in paras 4 and 5 of the Agenda item be approved.

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ITEM NO. 91/95
A-11.09.1995

Sub: Planning and development of the area measuring 315 ha. in the West of JNU (Vasant Kunj, Phase-II)- Processing change of land use - (Additional Hotel Sites).

File No. F.20(7)89/M.P.

P R E C I S

Reference is invited to the Au-thority Resolution No. 49/95 dated 29.05.95 approving the change of land use of an area measuring 315 ha. in the West of JNU (Appendix 'II' P.NO. 127 - 130).

2. The Government of India, Ministry of Urban Affairs and Employment conveyed the approval of the Central Government under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public vide their letter no. K-13011/8/95-DDIB dated 12.06.1995 (Appendix 'JJ' P.NO. 131). Accordingly, a public notice was issued on 19.06.1995 (Appendix 'KK' P.NO. 132).

3. In response to the public notice, three objections/ suggestions were received, namely:-

i) M/S Unison Hotels Limited.
ii) Shri S.C. Gupta, Urban Development Consultant.
iii) Deputy Director(Planning), DDA.

The observations of the planning department on the objections/suggestions are given in (Appendix 'LL' P.NO. 133 - 136).

4. The Technical Committee in its meeting held on 08.08.95 considered these objections/suggestions and it was observed that since there were no substantial objections in response to the public notice, no change was required with respect to the published land uses, however, some of the suggestions received were noted for consideration at the time of detailed planning of the area.

5. Subsequent to the meeting of the Technical Committee, the matter was again discussed at a meeting taken by the VC, DDA on 16.08.1995 where Engineer Member, Finance Member, Commissioner(Planning), Commissioner(LM), Additional Comm.(and Director(Building) were present. On reconsideration it

Contd.../-

ITEM NO. 91/95
A-11.09.1995

Sub: Planning and development of the area measuring 315 ha. in the West of JNU (Vasant Kunj, Phase-II)- Processing change of land use - (Additional Hotel Sites).

File No. F.20(7)89/M.P.

P R E C I S

Reference is invited to the Au-thority Resolution No. 49/95 dated 29.05.95 approving the change of land use of an area measuring 315 ha. in the West of JNU (Appendix 'II' P.NO. 127 - 130).

2. The Government of India, Ministry of Urban Affairs and Employment conveyed the approval of the Central Government under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public vide their letter no. K-13011/8/95-DDIB dated 12.06.1995 (Appendix 'JJ' P.NO. 131). Accordingly, a public notice was issued on 19.06.1995 (Appendix 'KK' P.NO. 132).

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The observations of the planning department on the objections/suggestions are given in (Appendix 'LL' P.NO. 133 - 136).

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5. Subsequent to the meeting of the Technical Committee, the matter was again discussed at a meeting taken by the VC, DDA on 16.08.1995 where Engineer Member, Finance Member, Commissioner(Planning), Commissioner(LM), Additional Commr.(AP and Director(Building) were present. On reconsideration it

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was felt that since large residential complex is already developed in adjoining area in Vasant Kunj - Phase-I, (there are about 16,000 dwelling units), it would be most appropriate to utilise the available residential area in Vasant Kunj, Phase-II for socio-cultural, educational and other facilities of National and Inter National level. This will also enchance the use value of the area. It was, therefore, suggested that area, measuring 49 ha. for residential use should be changed to public and semi-public facilities use.

6. Subsequently, two more objections/suggestions have been received after the Technical Committee, namely:

a) Chief Planner, TCPO vide letter No. F-3-12/94/TCPO/UT dated 28.07.1995 (Appendix 'MM' P.No. 137). His comments are as follows:-

i) Chief Planner, TCPO has observed that the proposal contains centralisation of Hotel activity at one place which is in contravention to the Master Plan, which envisaged decentralisation of activities. It will be appropriate to locate hotels in different parts of the city, otherwise, it may be required to make changes in the basic concept of Master Plan.

ii) It is further, stated that with large scale commercial development as envisaged, the volume of traffic generated will be extremely high. This needs to be carefully studied.

b) Junior Town Planner, MCD vide letter No. TP/G/2815 dated 17.08.1995 (Appendix 'NN' P.NO. 138). His observations are as follows:-

"MCD has 'No Objection' to the proposed change in land use subject to DDA makes adequate provisions for laying of adequate services for the commercial area, which have increased considerably, so that in future MCD may not face difficulties in the maintenance due to excess load of density."

7. It may be pointed out that the main idea of modifying this scheme was to develop a hotel complex with adequate facilities for tourist accommodation which was finalised in consultation with the Ministry of Tourism and which in no way is in contravention of MPD-2001. The road system and services are being designed and would be implemented in accordance with the requirements of the complex.

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8. In the light of the position explained above, the modified and revised proposals of change of land use are as follows:-

S.No.	Land use	As per MPD 2001.	As per public notice issued on 19.06.1995.	Proposed land use
1.	Residential	100.00 Ha.	49.00 Ha.	----
2.	Commercial	8.00 Ha.	65.00 Ha.	65.00 Ha.
3.	Public and Semi-Public Facilities.	41.50 Ha.	39.00 Ha.	88.00 Ha.
4.	Recreational	147.00 Ha.	147.00 Ha.	147.00 Ha.
5.	Transportation	18.50 Ha.	15.00 Ha.	15.00 Ha.
	TOTAL	315.00 Ha.	315.00 Ha.	315.00 Ha.

9. It is also proposed that an International competition be organised, as urban design competition for area of west of JNU, Vasant Kunj, Phase-II. The competition would be to suggest (i) desirable urban form, (ii) sector plan and sub division plan, (iii) landscape development concepts, (iv) infrastructure planning, (v) environmental impacts analysis, (vi) transportation network and (vii) cost benefit analysis.

10. The matter is placed before the Authority for consideration and approval of proposals as in para 8 and 9 above and for recommendation to the Government of India to issue final notification for change of land use as mentioned in para '8' above.

R E S O L U T I O N

Resolved that change of land use from residential to public and semi-public facilities be allowed in respect of those land pockets only which are situated in the middle of the scheme; land use of the remaining pockets of land be retained as residential. Areas under different land-uses in this scheme shall thus be as under:-

Residential	:	37 ha.
Commercial	:	65 ha.
Public and Semi-Public	:	51 ha.
Recreational	:	147 ha.
Transportation	:	15 ha.

II. Further resolved that the proposals regarding international competition (contained in para 9 of the agenda item) be approved and that steps in this direction be initiated simultaneously while seeking Govt.'s approvals. However, lands already marked for "Shopping Mall" and institutional purposes or already allotted for hotel would not form part of the competition.

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8. In the light of the position explained above, the modified and revised proposals of change of land use are as follows:-

S.No.	Land use	As per MPD 2001.	As per public notice issued on 19.06.1995.	Proposed land use
1.	Residential	100.00 Ha.	49.00 Ha.	----
2.	Commercial	8.00 Ha.	65.00 Ha.	65.00 Ha.
3.	Public and Semi-Public Facilities.	41.50 Ha.	39.00 Ha.	88.00 Ha.
4.	Recreational	147.00 Ha.	147.00 Ha.	147.00 Ha.
5.	Transportation	18.50 Ha.	15.00 Ha.	15.00 Ha.
	TOTAL	315.00 Ha.	315.00 Ha.	315.00 Ha.

9. It is also proposed that an International competition be organised, as urban design competition for area of west of JNU, Vasant Kunj, Phase-II. The competition would be to suggest (i) desirable urban form, (ii) sector plan and sub division plan, (iii) landscape development concepts, (iv) infrastructure planning, (v) environmental impacts analysis, (vi) transportation network and (vii) cost benefit analysis.

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R E S O L U T I O N

Resolved that change of land use from residential to public and semi-public facilities be allowed in respect of those land pockets only which are situated in the middle of the scheme; land use of the remaining pockets of land be retained as residential. Areas under different land-uses in this scheme shall thus be as under:-

Residential	:	37 ha.
Commercial	:	65 ha.
Public and Semi-Public	:	51 ha.
Recreational	:	147 ha.
Transportation	:	15 ha.

II. Further resolved that the proposals regarding international competition (contained in para 9 of the agenda item) be approved and that steps in this direction be initiated simultaneously while seeking Govt.'s approvals. However, lands already marked for "Shopping Mall" and institutional purposes or already allotted for hotel would not form part of the competition.

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APPENDIX 'II' TO ITEM NO. 91/95

ITEM NO. 49/95

29.05.95

Sub: Planning and Development of the Area in the West of JNU (Vasant Kunj, Phase-II). Processing of change of land use (Additional Hotel Sites).

File No. F.20(7)89-MP

P R E C I S

The site of the project Vasant Kunj, Phase-II measuring about 315 ha. is located in the West of JNU and bounded by Vasant Vihar and Outer Ring Road in the North, Delhi Cantonment and the Airport in the west, Jawahar Lal Nehru University in the East and Vasant Kunj Scheme in the South.

2. Earlier, the Authority vide its Resolution Number 104/94 dated 28.11.1994 (App. 'T' P.No. 131-136) approved the change of land use subject to that:

(i) Area under the public and semi public facilities land use be increased from 21 to 35-40 ha., to the extent possible by reducing residential area.

(ii) Only National level institute be preferred for allotment of institutional land in the scheme.

3. Accordingly, the Government of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Government under Section 11(A) of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use.

4. Later, a meeting was held by the Tourism & Civil Aviation Ministry, Government of India about the additional requirement of hotel rooms of the order of about 20 thousands at present while the available rooms were only 8 thousand. A proposal was prepared suggesting three alternative sites, i.e. (i) near Saket Distt. Centre, (ii) Dwarka Sub-City, (iii) Vasant Kunj, Phase-II. In this regard a detailed note was submitted by the Vice-Chairman, DDA to the Lt.Governor, Delhi (App. 'U' P.No.137-141). On the basis of the note mentioned above

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a meeting was convened by the Lt.Governor, Chairman of DDA which was attended by Shri P.P. Chauhan, Chief Secretary Government of NCTD, Vice-Chairman, DDA, Commissioner (Planning), DDA and Chief Architect, DDA. Relevant plans were examined and the note was accorded approval in principle subject to the under mentioned suggestions given by the Lt.Governor/Chairman, DDA.

(a) The hotel cluster zone should be located in Vasant Kunj, Phase-II and should be confined to the existing planned three hotels and seven additional sites as indicated in the plan.

(b) At least 50% of the entire area should be reserved for green. In the green areas, existing quarry pits could be used to create alternative water bodies.

(c) The area of the proposed Golf Course of about 100 acres should be enlarged and under ground golfer passeges should be created under the road. This would necessitate resiting of one of the existing approval hotel site at some other location.

(d) The project should also include development of infrastructural facilities including electric generation, water supply etc.

(e) Keeping in view the high level of sophistication which would be required to execute the project of this nature and magnitude, it would be appropriate to engage International Level Consultants for Planning, Designing, Landscaping etc. of the entire complex including the Shopping Hall.

(f) Some jhuggie cluster which are located close to the proposed site should be removed and strict vigil should be maintained by the watch and ward staff of the DDA to ensure no encroachment on this land.

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5. It was decided that the proposed Hotel Sub-City Zone in the second phase should be located at Dwarka. The immediate need of the Tourism Industry to almost double its existing bed capacity would be achieved in the Vasant Kun, Phase-II Complex and the subsequent needs of increased transit traffic flow could be diverted to Dwarka. The area where the proposed Golf Course is to be set up in Dwarka should instead be used for recreational facilities and sports stadium etc.

6. The proposal of Vasant Kunj, Phase-II would now be suitably modified in accordance with the observations of Chairman of DDA. It is also felt that further refinement and detailing of this plan would be necessary to consider the need, possibility and necessity of incorporating such elements as detailed below within this Hotel Cluster Plan:

Sports Facilities, Cultural Functions, Consumer Trade Mart, Meena Bazar, Tourism Related Institute, Limited Commercial Space for Tourist Related Services such as Travel, Air-Linking Agencies, Banks, Post Offices, State Tourism Offices, Business Centres etc.

The possibility would also be explored of auctioning the hotel sites as a composite block with some limited areas for residential accommodation which will be provided in nearby localities (We are given to understand that this experiment has been tried successfully in Gurgaon in Haryana).

7. The proposal of hotel cluster as suggested above with recreational facilities would require modification in the proposal already submitted to the Government vide Authority Resolution No. 104/94 . To the extent the residential land use component would be reduced from 82 ha. to 49 ha. and correspondingly increasing the commercial component from 32 ha. to 65 ha. to accommodate about 7 more hotel sites with the suggested facilities (Plan laid on the table).

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8. The matter was discussed in the Technical Committee in detail and Technical Committee recommended the change of land use as mentioned in para 7 above.

9. The case is put up to Authority for consideration of the project of Hotel Clusters and consequent modification in the land use pattern in Vasant Kunj II to be conveyed to Ministry of Urban Development for their concurrence and processing the same as per section 11(A)2 of the Delhi Development Act.

R E S O L U T I O N

Resolved that the proposals as contained in paras 7,8& 9 of the agenda item be approved.

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APPENDIX 'JJ' TO ITEM NO. 91/95

No.K-13011/8/95-DDIIB
Government of India
Ministry of Urban Affairs & Employment
(Department of Urban Development)

.....

New Delhi the 12th June, 1995

To

Shri. P.V. Maheshabday
Joint Director (MP)
Delhi Development Authority,
Vikas Minar,
I.P. Estate,
NEW DELHI.

Sir,

Sub:- Planning and Development of the area measuring 315 hacters in the West of JNO (Vasant Kunj) phase II. Procedsing of change of land use.

I am directed to refer to your letter No.F20(7)89-MP/3[illegible] dated 31.5.95 on the above subject and convey the approval of the Central Government for issue of a Public Notice for inviting objections/suggestions from the public on the proposed modifications under Sec-11 A of Delhi Development Act, 1957.

Yours faithfully,

(R.Viswanathan)
Under Secretary(D.D.)

APPENDIX 'KK' TO ITEM NO. 91/95

No.F.20(7)89/MP/ Dt. 17.6.95

PUBLIC NOTICE

The following modification, which the Central Govt. proposes to make in the Master Plan for Delhi-2001, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestions in writing to the Commissioner-Cum-Secretary ,Delhi Development Authority,'B' Block,Vikas Sadan,INA, New Delhi,within a period of 30 days from the date of issued of this notice. The person making the objection/suggestions should also give his name and address.

MODIFICATION:

The land use of an area measuring 315.00 ha.(778.05 Acres) falling in the Zone(Division)'F' (South Delhi-1) bounded by Nelson Mandela Road in the East, Vasant Kunj DDA Group Housing in the South, Defence land in the West, and Indian Airlines Colony in the North, is proposed to be changed as per the following table:-

Sl.No.	Land Use	As per MPD-2001	Proposed land
1.	Residential	100.00 ha.	49.00 ha.
2.	Commercial	8.00 ha.	65.00 ha.
3.	Public and Semi-Public facilities	41.50 ha.	39.00 ha.
4.	Recreational	147.00 ha.	147.00 ha.
5.	Transportation	18.50 ha.	15.00 ha.
	Total	315.00 ha.	315.00 ha.

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

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

New Delhi
Dated_____

APPENDIX 'LL' TO ITEM NO. 91/95

VASANT KUNJ Phase-II

Objections/suggestions received with respect to Public Notice dated 17.6.95.

S.No.	Name & Address	Date of Receipt in D.D.A.	Objections/suggestions	Comments
1 15.7.95	M/s.Unison Hotels S-F, Bhikaji Cama Place, New Delhi-110066.	19.7.95 Time Bar Case	i)Time given for filing objections of 30 days is too less, i)Notification was insignificantly displayed in newspapers, and ii)Information provided in the public notice was inadequate.	Generally, 30 days time is given for such public notices and notification published in newspapers was reasonably readable and adequate information was given as per standard practice. However, in certain cases on public demand time period was extended and the request may be considered.

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			4)Likely to meet DD(MP) to gather further information.	Noted.
2. 18.7.95	Sh.S.C.Gupta A-5,Saket New Delhi-110017.	21.7.95 Time Bar Case	1)Introduction	No comments
			2)Displayed plan does not contain MPD-2001 landuses,therefore, from public notice,it is not clear how the landuses configurations in relation to MPD landuses, as proposed to be changed or re-adjusted.	Existing landuse plan of this pocket is already indicated in the Master Plan of MPD-2001. Secondly, public notice contain the specific details of areas as per MPD-2001 and as now proposed . Therefore, adequate information was easily available.
			3)Concerns Vasant Kunj, Ph-IV.	No comments
			4)The areas should be developed as a low rise development based on low-rise configuration which has large size ditches and not suitable for concentrated development. The area should be developed in an integrated fashion.	May be noted. There is height restriction due to arr funnel and all development has to be within this limit .
			5)This area contains privately owned plots and public notice does not clear how these are to be dealt with.	Beyond public notification.

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1	2	3	4	5
			2)Likely to meet DD(MP) to gather further information.	Noted.
2. 18.7.95	Sh.S.C.Gupta A-5,Saket New Delhi-110017.	21.7.95 Time Bar Case	1)Introduction	No comments
			2)Displayed plan does not contain MPD-2001 landuses,therefore, from public notice,it is not clear how the landuses configurations in relation to MPD landuses, as proposed to be changed or re-adjusted.	Existing landuse plan of this pocket is already indicated in the Master Plan of MPD-2001. Secondly, public notice contain the specific details of areas as per MPD-2001 and as now proposed . Therefore, adequate information was easily available.
			3)Concerns Vasant Kunj,Ph-IV.	No comments
			4)The areas should be developed as a low rise development based on low-rise configuration which has large size ditches and not suitable for concentrated development. The area should be developed in an integrated fashion.	May be noted. There is height restriction due to arp funnel and all development has to be within this limit .
			5)This area contains privately owned plots and public notice does not clear how these are to be dealt with.	Beyond public notification.

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3/8.8.95	Smt I.P.Parate D.D.(ZP)III D.D.A.	2.8.95. time bar case	1) Proposed residential use is reduced by 51 hcts.(50% of the original use). This will further aggravate shortage of residential land in Delhi and she suggests that conversion of such a prime residential use to commercial may not be in consonance with surrounding developments.	There is considerable shortage of Hotels in Delhi and this piece of land is suitable for such a purpose, being nearest to the Airport in the interest of tourism.
			2) Commercial use is increased by 57 hcts.(more than 7 times, the original use). This would require high level of service infrastructure.	Noted and adequate services/infrastructure shall be provided as per norms.
			3) The proposed land is highly contoured with ditches, mines and tunnels, the type of development should be carefully worked out in consultation with experts.	Noted.
			4) With the existance of air-funnel, the proposed development should be low-rise.	Noted and proposed development shall be in accordance with the height stipulations given by Airport Authority, India.

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1	2	3	4	5
3 ~~1.8.95~~	Smt I.P.Parate D.D.(ZP)III D.D.A.	2.8.95. time bar case	1) Proposed residential use is reduced by 51 hcts.(50% of the original use). This will further aggravate shortage of residential land in Delhi and she suggests that conversion of such a prime residential use to commercial may not be in consonance with surrounding developments.	There is considerable shortage of Hotels in Delhi and this piece of land is suitable for such a purpose, being nearest to the Airport in the interest of tourism.
			2) Commercial use is increased by 57 hcts.(more than 7 times, the original use). This would require high level of service infrastructure.	Noted and adequate services/infrastructure shall be provided as per norms.
			3) The proposed land is highly contoured with ditches, mines and tunnels, the type of development should be carefully worked out in consultation with experts.	Noted.
			4) With the existance of air-funnel, the proposed development should be low-rise.	Noted and proposed development shall be in accordance with the height stipulations given by Airport Authority, India.

...../-

1	2	3	4	5
			5) Transportation- Master Plan requirement is of 10 to 12% of land, less than 3% has been received. Further, a higher proportion of commercial activity as proposed would generate a heavy volume of traffic on the proposed road network, which would result in traffic/parking problems.	Adequate land for transportation shall be reserved at the time of detailing out various landuse pockets, sectors. Traffic Experts inside/ outside would be consulted during detailing of the project.
			6) It is not clear how much area is proposed to be changed from one landuse to another.	The written text of public notice makes it absolutely clear the changes proposed with respect to MPD-2001.

APPENDIX 'MM' TO ITEM NO. 91/95

Town and Country Planning Organisation
Government of India
(Min. of Urban Affairs & Employment)

E-Block, Delhi Vikas Bhavan,
IP Estate, New Delhi-110002.

F.No.3-12/94/TCPO/UT - July 28, 1995

To,

The Commissioner-cum-Secretary,
Delhi Development Authority,
B-Block, Vikas ~~Bhavan~~ SADAN, INA,
New Delhi.

Sub: Publication of Public Notice.

Sir,

I am to refer to DDA letter No.F.20(7)/89-MP dated 10.7.95 from Joint Director (MP) enclosing copy of the public notice inviting objections/suggestions on the proposed modifications in the Master Plan for Delhi-2021, regarding change of land use of an area measuring 315 Ha. falling in Zone 'F'.

The public notice has been examined and the following are our suggestions/objections:

i. MPD-2001 envisages balanced development of the city and has recommended decentralisation of activities. The proposal in question is in contradiction to the Master Plan as it contains centralisation of hotel activity (10 hotels) at one place. To adhere to the Master Plan policy, it will be appropriate to locate hotels in different parts of the city to meet the requirements of this activity. Otherwise it may require to make changes in the basic concept of the Master Plan, which has perspective upto 2001.

ii. As per the plan the access to the proposed complex is through Nelson Mandela road only. With large scale commercial development (containing 10 sites of hotel and one site for convention centre) as envisaged in the land use plan, the volume of traffic (both of visitors and heavy service vehicles) generated will be extremely high. Hence, this needs to be carefully studied before any decision is taken in this regard.

Yours faithfully,

(D.S. MESHRAM)
CHIEF PLANNER

APPENDIX 'N' TO ITEM NO.91/95

Municipal Corporation of Delhi
(Town Planning Department)
Nigam Bhawan: Kashmere Gate: Delhi.

No. T0(G)/2815 Dated: 17/8/95

The Joint Director(MP)
Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi.

Subject:- Publication of Public Notice , Letter from Joint Director(MP) DDA vide Ref No. 20(7)/89-MP dated 10-7-95

Sir,

The above public notice regarding change of land use was discussed in the L.C.S.C. vide item No. 162/95 dt. 28-7-95 and it was decided that M.C.D. has no objection to the proposed change in the land use plan, DDA should make adequate provisions for the laying of adequate services for the commercial area which have increased considerably so that the M.C.D. in future may not face difficulties in the maintenance due to excess load of Density.

17/8/95
Jr. Town Planner(G)

APPENDIX 'N' TO ITEM NO.91/95

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(Town Planning Department)
Nigam Bhawan: Kashmere Gate: Delhi.

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The above public notice regarding change of land use was discussed in the L.O.S.C. vide item No. 162/95 dt. 28-7-95 and it was decided that M.C.D. has no objection to the proposed change in the land use plan, DDA should make adequate provisions for the laying of adequate services for the commercial area which have increased considerably so that the M.C.D. in future may not face difficulties in the maintenance due to excess load of Density.

17/8/95
Jr. Town Planner(G)

ITEM NO. 92/95

A-11.09.1995

SUB: Classification of Drivers in the DDA as 'Workmen' in pursuance of orders of the High Court, Delhi.

No. F. 2(15)/95/PB-IV

PRECIS

In its judgement dated 26.7.91, the High Court, Delhi in the case of Shri Nand Lal Vs DDA, C.W. 819/91 has held that a Driver is a 'Workman' and therefore will retire on attaining the age of 60 years under FR 56(b) (Appendix 'OO' page No. 141 - 142)

2. At the moment, Drivers in the DDA are governed by the provision of FR 56(a) which stipulates 58 years as the age of retirement. The DDA, therefore, filed an S.L.P. before the Supreme Court against the decision given in Shri Nand Lal's case. The Supreme Court dismissed this S.L.P. on 16.12.91 but allowed the DDA to file a review petition before the High Court (App. 'PP' P. 143)Now the High Court vide its order dated 3.2.95 (App. 'QQ' P 144)has dismissed the review petition and has again held that Drivers are covered by the word 'Workman'.

3. This judgment is based on an earlier decision given by the High Court in the case of Shri Attar Singh Vs DDA, C.W. 2438/87 in which the High Court had decided that Shri Attar Singh, a Driver in the DDA, would retire at the age of 60 years(App. 'RR' page No. 145-146)

4. This matter has been examined in consultation with the Law Deptt., DDA. On the basis of the orders passed by the High Court in the cases of Shri Attar Singh and Shri Nand Lal and in view of the fact that a number of similar petitions have been filed by the Drivers of the DDA and are pending in the High Court, it is proposed that Drivers in the DDA may be treated as 'Workmen' and they may retire under FR 56(b) on attaining the age of 60 years.

Contd/-....

5. The matter is placed before the Authority to take note of the decision of the High Court and the Supreme Court and for approving the proposal contained in para 4 above.

R E S O L U T I O N

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

***

APPENDIX • 00 • TO ITEM NO. 92/95

HIGH COURT OF DELHI CW 819/91

NAND LAL V/S DDA

26.07.91 Present: Mr. Alok Aggarwal for the petitioner
Mr. A.K. Sikri for the respondents.

CW 819/91

Rule: D.B.

Counsel request that the matter be disposed of here and now. Cosequently we proceed to do so.

The petitioner is employed as driver in the engineering wing of the Delhi Development Authority and is currently posted in the Office of the Executive Engineer SWD-4, DDA, Vasant Kunj, New Delhi. He claims he is a workman and that the Delhi Development Authority is a work charged establishment for the purpose of Fundamental Rule 56(b).

In paragraph 11 of the petition it has been averred that every employee of the Delhi Development Authority is drawing his salary and allowances which are charged against the projects undertaken and the cost of construction of houses and cost of development of land which includes the element of departmental charges. It is further averred that the amount of such departmental charges is a fixed percentage for the total cost of construction and/or development for housing estates or commercial centres. It is further mentioned that the salary and allowances of the employees of the engineering wing of the Delhi Development Authority is chargeable to a fixed percentage of the estimated cost of the works. Consequently the Delhi Development Authority is a work charged establishment within the meaning of Fundamental Rule 56(b). These specific averments of facts have not been disputed by the Delhi Development Authority in their affidavit in reply. This was also the position in CW 2438 of 1987, where the identical point was in issue.

In view of the judgment in Attar Sing V. Delhi Development Authority CW 2438 of 1987, decided on 14th July, 1988 it is clear that Fundamental Rule 56(b) also

Contd../-

applies to the present case and the workman will retire at the age of 60 years and not at the age of 58 years. We make the Rule absolute and direct that the petitioner will not be retired till 31st March, 1993. The petitioner is entitled to costs Rs.1000/-

Sd/ Leila Seth
Acting Chief Justice

26th July, 1991

Sd/- Sat Pal
Judge

applies to the present case and the workman will retire at the age of 60 years and not at the age of 58 years. We make the Rule absolute and direct that the petitioner will not be retired till 31st March, 1993. The petitioner is entitled to costs Rs.1000/-

Sd/ Leila Seth
Acting Chief Justice

26th July, 1991

Sd/- Sat Pal
Judge

APPENDIX 'PP' TO ITEM NO. 92/95

ITEM No. 33 COURT No. 7 SECTION XIV

SUPREME COURT OF INDIA
RECORD OF PROCEEDINGS

Petition(s) for Special Leave to Appeal (Civil/Crl) No.(s) 12321/91

(From the judgment and order dated 26.7.1991 of the High Court of Delhi in Civil Writ Petition No.819 of 1991 appealed from.

Delhi Development Authority — Petitioner (s)

Versus 355177

Nandlal (With Applr.(s)for ex-Parte stay) — Respondent (s)

Date: 16.12.91 This/these petition (s) was/were called on for hearing today.

CORAM:

Hon'ble Mr. Justice M.N.Ahmadi
Hon'ble Mr. Justice S.C.Agrawal
Hon'ble Mr. Justice

For the petitioner (s) Mr.Arun Jaitley,Sr.Adv.
Ms.Indu Malhotra,Adv.

For the respondent (s)

Certified 21/12/91

UPON hearing counsel the Court made the following
ORDER

The main grievance of the counsel is that certain important aspects of the matter which were raised before the High Court in the Counter filed by the D.D.A. were not considered and as a result consequences involving substantial financial implications have arisen. If that be so and if the High Court has omitted to consider any question raised by the D.D.A.of such magnitude, we are sure that the High Court would not hesitate to look into the matter if Review is filed by the D.D.A. in the proceedings which has given rise to the impugned judgment itself. We do not see any reason to interfere. The Special Leave Petition is dismissed.

(J.L.Jain)
Assistant Registrar

APPENDIX ' QQ ' TO ITEM NO 92/95

03.02.95 Present: Mr. Atul Kumar for the petitioner.
Mr. Apurab Lal for the respondent.

O.M. (RA) 5640/92 in C.W. 819/91

Mr. Apurab Lal for the DDA sought review. The meaning of the word "workman" in F.R.56 was considered. Drivers were held to be covered by the word "workman".

By virtue of a judgment of this Court in CWP No. 2630/82, Division Bench of this Court (Kapoor and Ranganathan, JJ) has held that a driver is a workman. According to counsel for the respondent, drivers were working in Engineering Department of D.D.A.

We see no reason to differ from that view, especially in view of the fact that the aforesaid judgment has been upheld by the Supreme Court.

The application is dismissed.

Sd/- Mahinder Narain,
Judge

Sd/- A.K. Srivastava
Judge

03.02.1995

Sd/
True copy
Examiner

APPENDIX ' RR ' TO ITEM NO. 92/95

IN THE HIGH COURT OF DELHI AT NEW DELHI.

CW 2438 of 1987

Sh. Attar Singh ....PETITIONER

VERSUS

DELHI DEVELOPMENT AUTHORITY ....RESPONDENT

THIS THE 14th Day of July, 1988.

CORAM : HON'BLE MS. JUSTICE LEILA SETH
HON'BLE MR. JUSTICE ARUN B. SAHARYA.

PRESENT Mr. Vijayesh Roy, for the petitioner
Mr. S.P. Kalra, for the respondent.

CW 2438 of 87

Rule D.B.

Counsel are agreed that the matter be decided here and now.

The point in issue in this case is whether the petitioner is a w-orkman and the Delhi Development Au-thority is a work charged establishment for purposes of Fundamental Rule 56(b).

The petitioner is a driver employee in the engineering department of the DDA. It has been averred that the salary and allowances drawn by every employee of the DDA are charged against projects undertaken; and the cost of construction of houses and cost of development of land "includes the element of departmental charges". It is further averred that the "amount of such departmental charges is fixed per centage of the total cost of construction and/or development for housing estates or commercial centres" the salary and allowances of the "employees of the Engineering Department of the DDA are chargeable to a fixed per centage of the estimated cost of works".

These specific averments of fact have not been disputed by the DDA in their affidavit in reply. What has been stated, however, is that the respondent has "largely to discharge duties of public authority and major section of the staff has been engaged to look after administrative, financial and engineering function" and consequently, is not a work charged establishment.

This Court decided on 1st March, 1983 in the case of Telu Ram V. MCD C.W.P. 263 of 1982 that a driver working in the Municipal Corporation of Delhi was workman in terms of Fundamental Rule 56(b). The learned judges observed that the driver was an artisan as " he works with his hands" and uses them and his feet for his work. Consequently he is a workman. It was also held in that case that the Municipal Corporation of Delhi was a work-charged establishment because it provided services to the citizens and in any event, the C.S.E. Department in which the petitioner was working was concerned with conservancy and sanitation.

The respondent has not averred that the above mentioned judgment of this court does not cover the present case but the said judgment requires reconsideration.

In Jaswant Singh V. Union of India.

(1979) 4 S.C.C. 440, the Supreme Court has observed in paragraph 42:

"A work-charged establishment broadly means an establishment of which the exp-enses, including the wages and allowances of the staff, are chargeable to works". The pay and allowances of employees who are borne on a work charged establishment are generally shown as a separate sub-head of the estimate cost of the works".

In view of the above mentioned judgments which are binding on us, it is clear that Fundamental Rule 56(b) applies, and consequently, the workman will retire at the age of 60 years and not at the age of 58 years. The Rule is made absolute and as such the petitioner will not retire till 31st August, 1989. However, in the circumstances of the case, we make no order as to costs.

Sd/- Leila Seth.
Judge

Sd/ Arun B. Saharya.
Judge

14th July 1988

(From P.No. 147 - 153)

ITEM NO. 93/95 SUB : Directions of the Ministry of Urban Affairs and Employment regarding posts of Chief Engin-eer in the Delhi Development Authority.

F.No.F.7(95)/93/PB-I.

Consideration of this item was deferred.

ITEM NO.
94/95
A-11.09.1995

Sub: Departmental exam. for promotion to the posts of Assistant Directors - proposal for the scheme of examination.

No. F. 7(306)/87/P.B.-I

PRECIS

The Recruitment Regulations (App. 'III' P.No. 156-157) to the post of Assistant Director in the DDA stipulate the following method of recruitment :-

i) 25% by promotion through limited departmental exams from among graduates who have completed 5 years combined service in the cadre of Assistant or equivalent.

ii) 75% by promotion failing which by direct recruitment.

2. It is proposed that the limited departmental examination for selection of persons for promotion to the posts of Asstt. Directors be conducted as per the following scheme :-

(a) It is proposed that the departmental exam should comprise 6 papers as given in (Appendix 'VV' P.No. 158-159)

(b) The minimum pass per centage in each paper will be 40% and that of the aggregate 45%. The percentage of securing exemption will be 50% in each paper.

(c) The Scheduled Caste/Scheduled Tribe candidates are to be given relaxation of 20 marks. This relaxation will cover not only the pass marks to be given in aggregate but will be inclusive of the pass marks given in each individual paper so that the total number of marks covered by such relaxation will not exceed 20 marks.

(d) The seniority of the pass candidates in the Asstt. Director grade will be fixed first among the passed candidates and then their names will be placed after the last Asstt. Director promoted earlier.

(e) It is also proposed that an incentive be given to all candidates who obtain distinction i.e. 75% marks in Paper-VI (Computer literacy). Such candidates will be given a cash reward of Rs.500/-.

Contd/.....

3. The matter is placed before the Authority for consideration and approval of the proposal contained in para 2 above

RESOLUTION

Resolved that the proposals contained in para 2 of the agenda item be approved.

***

APPENDIX 'UU' TO ITEM NO. 94/95

ANNEXURE-I

PPENDIX 'I'
TEM NO.133/93 A-21.09.93

RECRUITMENT REGULATIONS FOR THE POST OF ASSISTANT-DIRECTOR IN DEVELOPMENT AUTHORITY.

Name of post	:	Assistant Director
No.of posts	:	*55(1993) * subject to variation dependent on work-load.
Classification	:	Group 'B'
Scale of pay	:	Rs.2000-60-2300-EB-75-3200-100-3500/-
Whether selection post or non-selection post.	:	Selection
a) Age limit for direct recruitment.	:	No age limit.
Whether benefit of any added years of service admissible under Rule 30 of CCS(Pension)Rules, 1972.	:	Not applicable.
Educational and other qualifications required for limited promotions	:	Degree or its equivalent from a recognised University.
Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.	:	Age : No Educational qualification : Yes, but only for 25% limit of promotion.
Period of probation, if any.	:	2 years.
Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.	:	i) 25% by promotion through limited departmental exams from among graduates who have completed 5 years combined service in the cadre of Assistant or equivalent. ii) 75% by promotion failing which by direct recruitment.

..... contd.....

APPENDIX 'UU' TO ITEM NO. 94/95

ANNEXURE-I

PPENDIX 'I'
TEM NO.133/93 A-21.09.93

RECRUITMENT REGULATIONS FOR THE POST OF ASSISTANT-DIRECTOR IN DEVELOPMENT AUTHORITY.

Name of post	:	Assistant Director
No.of posts	:	*55(1993) * subject to variation dependent on work-load.
Classification	:	Group 'B'
Scale of pay	:	Rs.2000-60-2300-EB-75-3200-100-3500/-
Whether selection post or non-selection post.	:	Selection
a) Age limit for direct recruitment.	:	No age limit.
Whether benefit of any added years of service admissible under Rule 30 of CCS(Pension)Rules, 1972.	:	Not applicable.
Educational and other qualifications required for limited promotions	:	Degree or its equivalent from a recognised University.
Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.	:	Age : No Educational qualification : Yes, but only for 25% limit of promotion.
Period of probation, if any.	:	2 years.
Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.	:	i) 25% by promotion through limited departmental exams from among graduates who have completed 5 years combined service in the cadre of Assistant or equivalent. ii) 75% by promotion failing which by direct recruitment.

..... contd.....

11.	In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made.	: Promotion from Superintendents who have put in 6 years of regular service in the grade.
12.	If a DPC exists what is its composition.	: Group 'B' DPC.
13.	Saving	: Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
14.	Disqualification	: No person who has entered into or contract a second marriage when his/her spouse is alive.
15.	Power to relax	: When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

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APPENDIX 'VV' TO ITEM NO. 94/95

Syllabus of papers for limited departmental examination for promotion to the post of Asstt. Director in D.D.A.

Paper - I Marks : 100 Time : 1½ Hours

G.F.Rs (including powers delegated by the Authority to various officers), Rules & Regulations framed under Delhi Development Act, 1957, DDA (Salaries, Allowances & Conditions of Service) Regulations, 1961, enforcement of provisions of master plan/zonal development plan.

Paper - II Marks : 100 Time : 1½ Hours

i) D.D.A. (Management of Properties) Regulations, 1961.

ii) D.D.A. (Disposal of developed Nazul land) Rules, 1981.

iii) Conversion of properties from lease hold to free hold.

iv) D.D.A. (Management & Disposal of Housing Estate) Regulations, 1968.

v) Guide lines on Land Management (compiled by Shri Rakesh Behari, I.A.S.).

Paper - III Service Regulation Theory

Marks : 100 Time : 1½ Hours

Fundamental Rules & Supplementary Rules, C.C.S. (Joining time) Rules, C.C.S.(Leave) Rules, C.C.S. (Pension) Rules, C.C.S. Classification Control and Appeal Rules, C.C.S. (Conduct) Rules, 1964.

Paper - IV Marks : 100 Time : 1½ Hours

Constitution of India and D.D. Act.

Constitution of India excluding Parts I to IV, VII, VIII, IX, X, XV, XVII, XXII.

APPENDIX 'VV' TO ITEM NO. 94/95

Syllabus of papers for limited departmental examination for promotion to the post of Asstt. Director in D.D.A.

Paper - I

Marks : 100 Time : 1½ Hours

G.F.Rs (including powers delegated by the Authority to various officers), Rules & Regulations framed under Delhi Development Act, 1957, DDA (Salaries, Allowances & Conditions of Service) Regulations, 1961, enforcement of provisions of master plan/zonal development plan.

Paper - II

Marks : 100 Time : 1½ Hours

i) D.D.A. (Management of Properties) Regulations, 1961.

ii) D.D.A. (Disposal of developed Nazul land) Rules, 1981.

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iv) D.D.A. (Management & Disposal of Housing Estate) Regulations, 1968.

v) Guide lines on Land Management (compiled by Shri Rakesh Behari, I.A.S.).

Paper - III

Service Regulation Theory

Marks : 100 Time : 1½ Hours

Fundamental Rules & Supplementary Rules, C.C.S. (Joining time) Rules, C.C.S.(Leave) Rules, C.C.S. (Pension) Rules, C.C.S. Classification Control and Appeal Rules, C.C.S. (Conduct) Rules, 1964.

Paper - IV

Marks : 100 Time : 1½ Hours

Constitution of India and D.D. Act.

Constitution of India excluding Parts I to IV, VII, VIII, IX, X, XV, XVII, XXII.

Paper - V
Precis & Draft

English/Hindi
Marks : 150

Time : 3 Hours

1. Making precis of a correspondence or of notes on an official subject.

2. Drafting of an official letter or office memorandum bearing on the subject matter of Sl. No.1 above.

3. Questions to test candidates ability to write correct English/Hindi which he is required to use in his day to day official work; Fill up the blanks; framing of sentences to illustrate the use of given words or phrases etc; correction of errors; test of vocabulary of administrative terms in English and their equivalent in Hindi

Paper-VI

Simple test of one hour on Computer literacy. It will consist of half an hour objective questions theoretical test and half an hour practical test. 30 days training of one hour each will be arranged for the candidates by Director (System).

(FROM P.No. 160 - 183)

ITEM NO. 95/95 Sub: Delhi Development Authority (Salaries, Allowances and Conditions of Service) Regulations, 1961 in respect of allotment of Staff Quarters.

F.No. F.6(36)/94/SQ/DDA.

Consideration of this item was deferred.

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(FROM P.NO. 184 - 195)

ITEM NO. 96/95 Sub: Preparation of the Master Plan for Delhi Perspective -2021.

F.No.F.36(01)/PPR/95.

Consideration of this item was deferred.

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(FROM P.NO. 196-199)

ITEM NO. 97/95 Sub: General Policy for providing of statues in DDA Parks/Complexes.

No.F.30(1)/86-M.P.

Consideration of this item was deferred.

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ITEM NO. 98/95

A-11.09.1995

SUBJECT: Simplified scheme for calculations for charging unearned increase in cases of transfer of leased properties by way of sale/ transfer etc.,

F.No 30(40)/94/CS/Acs

P R E C I S

PRESENT POLICY

1.The properties leased out/allotted by DDA have a condition to the effect that the lessee/allottee shall not transfer, assign or part with the property without the permission of the lessor.

In the event of permission being given by the lessor for whole or any part of the plot, the lessor is entitled to claim and recover a portion of the unearned increase in the value of land. (i.e. 50% the difference between the premium paid and the market value of the plot at the time of the sale, transfer, assignment or parting with possession)(App.'A-I' P.No.205-214) gives source of rates for market value for different land uses in different Nazul accounts)

1.1.Recent Trends:

In the year 1994-95, in a few cases it was found in the sale agreements cleared by the Appropriate Authority and submitted to DDA for seeking sale permission, the consideration amount is too large and the yield on account of UEI on the basis of such sale consideration was too large to be ignored by adopting the above three sources mentioned in para 3 below. Therefore the UEI was demanded based on transaction value. Few of such demand letters are under challenge in the Hon'ble High Court of Delhi.

1.2. Size of UEI Receipts:

The annual receipts under the head of UEI, till recent past are not more than Rs. 2-3 crores in DDA, though the transactions ought to be in large number as evidenced in the number of GPA applications received for conversion of lease hold properties in to free hold properties. Obviously the inference is that there is high magnitude of non reporting of the 'transfers'.

1.3. Non reporting:

Due to such non-reporting, the lessor is loosing significant amount of unearned increase. The state government is also loosing on the stamp duty, a concern expressed by the Secretary, L & B Dept. GNCTD.

2.Market Value:

The market value of plots are fixed on the basis of land rate sources from (a) DDA auction rates,

(contd. on next page)

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(b)Delhi Administration circulars (Land & Building Department) for the purpose of unearned increase and (c) Annual circulars originating from Ministry of Urban Development. The choice of source depends upon the land use and the Nazul Account to which the land belongs to.

LIMITATIONS OF THE PRESENT POLICY:

3.Limitations of the preset Policy:

The sources of market rate mentioned in para 2 above have limitations on their coverage of various areas, their timely availability etc., as mentioned below:

(a) Due to delay in notifying the rates by concerned agencies DDA adopts provisional figures, signifying the absence of clarity in the approach.

(b) As the circulars do not cover all the areas, it is left to the discretion of the officials to adopt comparative area approach leading to confusion.

(c) There is no rationale to adopt different rates on the basis of the Accounting practices of DDA.

(d) Due to the above factors each case is examined on its merits and hence neither the public nor the finance wing has perception of exact policy being adopted in DDA. Thus in the present policy the transparency is a casualty.

(e) The demands raised on sale consideration amount basis is igniting litigations.

50% LESSOR'S SHARE AS A CONSTRAINT:

4. High incidence of Lessor's Share in the UEI:

In a meeting taken by VC DDA, on 18.7.1995, with L&DO and Secretary L & B Department there was consensus to the effect that the present level of 50% share to lessor is being considered as a burden of high incidence on the lessee and acting as a limiting factor on reporting their transactions to lessor. As a result lessor is losing the UEI and State Government is losing revenue relating to documentation. Besides it is encouraging reliance upon legally invalid/infirm documents which ultimately would create uncertainties/doubtful titles over the properties. Therefore it was felt necessary to reduce 50% share so that the revenue would increase through increased reporting. This is also borne out of the fact that a majority of applications for free hold conversions come from GPA holders.

PROPOSED POLICY CHANGES:

5. Simplification of calculations and encouragement for reporting transfers:

In view of various limitations/imperfections in the

(contd. on next page)

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present policy it was felt that a policy needs to be finalised and made public so that the whole basis of the calculations are simplified, made transparent with out confusion at any level in DDA or in public mind. Accordingly two proposals are made as following:

(i) Proposal [A]: This is a proposal for working out the UEI on the basis of zonal rates for residential and commercial lands & a separate proposal for industrial lands keeping inview need for uniformity in the policies adopted in DDA and the policy that is going to be formulated by the Govt of NCTD for industrial lands; and

(ii) Proposal [B]: This is a proposal for reducing the lessor's share from the present level of 50% to 20% with a view to reduce the incidence of unearned increase on the lessee and there by encourage reporting of the cases and realisation of higher receipts.

PROPOSAL [A]:

6.Proposal for simplified method for calculation of UEI with zonal rates:

(i) For Residential and Commercial plots:

The unearned increase may be worked out for residential and commercial land on the basis of sale consideration amount shown in the sale agreement submitted to DDA and in those cases where the sale clearance by IT Authoirty is a necessity, on the basis of consideration amount shown on IT clearance certificate, if such method yields higher amount of unearned increase to the lessor as compared to the method based on the rates proposed below.

In this regard legal opinion was also obtained. The same is reproduced at (App.'A-II' R No. 215) The effective part of the opinion is that the best evidence of market value of a plot is the consideration amount declared in the sale agreement unless it is stated fraudulently. The other rates like those mentioned at para 2 above are advised to be taken as the floor level rate of DDA.

Zones	Residential	Commercial
Central	17,000/-	51,000/-
South	11,000/-	22,000/-
West	9,000/-	18,000/-
North	6,000/-	12,000/-
East	3,000/-	5,000/-

These rates are proposed to be valid for the period 1.4.1994 to 31.3.1996. These rates are based on MOUD

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(contd. on next page)

rates for Residential and Commercial plots. The explanatory notes along with the rates are at are (Appendix 'A-III' page No. 216-217)

(guidelines are at (App.'A-IV' P.No.218-220) for residential and commercial properties respectively and upon the approval of the proposals here in the guidelines also would be deemed to have been approved.)

(ii) For industrial lands:

There are two sets of industrial estates in Delhi, one under the Delhi Government and the other under the DDA. However the lessor, in both the cases is LG. Besides the demand for industrial plots depend upon strength of infrastructure facilities and Labour & industrial policies of the Government. In this regard DDA has received a letter dt. 17.7.1995 from the Office of Commissioner Industries GNCTD (App 'A-V' / P.No.221) informing that the Advisory Committee on Industries is considering the issue of UEI and requested DDA to wait for their final decision. Therefore it is for consideration that in respect of industrial plots DDA would adopt similar stand as that of the Industries Department of the GNCTD as and when it is available for future cases after finalisation of Govt's policy.

However until then the cases would be decided on the basis of average market rate received in auction/tender of Industrial plots of all the zones in Delhi in the previous financial year. The proposal for single market rate of previous financial year is because of the following: (a) zonal location being largely irrelevant for industrial activity and (b) to avoid problems in calculating in the months of April or say in October of a Financial year.

PROPOSAL [B]::

7. Proposal for reducing Lessor's share in the unearned increase:

The current level of 50% of the unearned increase as lessor's share is considered to be barrier on reporting of the transfer cases. There fore in the spirit of facility given to the GPA holders in the free hold conversion scheme with 33% of surcharge and also on the information that NOIDA has introduced a scheme for transfer levy at 20% of the UEI it is proposed that the lessor's share may be reduced to 20% from the present level of 50%. The proposal would also need approval of the Ministry of Urban Affairs and Employment.

(contd. on next page)

8. **OPERATIONAL GUIDELINES:**

The above proposals for quantifying UEI chargeable are complementary to the other administrative guidelines as applicable from time to time.

Further, while working out the unearned increase in respect of old cases and those need to be referred to Income tax authorities action on the following lines also would be taken.

(a)**Old Cases:**

All the cases where final demand has not been raised and/or received for calculations of UEI based on the rates of 1994-95, the demand would be finalised on the basis of the proposal in para 6 above.

() Cases to be referred to Income Tax Department:

In certain cases, even though the sale consideration amount shown in the sale agreements exceed the limits prescribed by the IT authorities, the possibility of buyer/purchaser approaching DDA directly without seeking clearance from Income Tax Department is not ruled out. Therefore to prevent such transactions and in the larger interest of the Government revenue, all such cases would be referred to Income Tax Authority/Department by Finance wing.

(c) Publication of a book let on the policy of Unearned increas in DDA:

for wider dissimination of the methods adopted in DDA for arriving at the lessor's share of unearned increase for different land uses, a booklet would be published and made available to the public on payment of a price along with the upto date administrative guidelines.

9. The above proposals are submitted for consideration and approval of the Authoeity.

R E S O L U T I O N

I. Proposals for simplified methods for calculation of unearned increase with zonal rates, be approved;

II. Rates be charged as applicable on the date of expiry of 60 days from the day of filing the application or date of passing final orders for sale permission/conversion from lease-hold to free hold whichever may be the earlier.

III. Consideration of the proposals for reducing lessor's share in the unearned increase was deferred.

Authority further amended the minutes of item No. 98/95 as under vide Resolution No.103/95 dt.16.10.95:-

IV. To facilitate implementation of these Resolutions and simplifications of unearned increase calculations, the L.G. be authorised to approve the changes, if any, that may be proposed by the Finance Department.

APPENDIX 'A-I' TO ITEM NO.98/95

F.No 30(40)/94/CS/Acs

(Draft)

DELHI DEVELOPMENT AUTHORITY
(LANDS FINANCE WING)

ANNEXURE - 1

(To be read with the agenda item proposed for September, 1995 meeting for the Authoirty)

The calculations of unearned increase in case of sale/transfer of built up plots allotted by DDA are done in the following manner : (Extracts from Chapter 8 of the compilation of Principles & procedure of Allotment and Pricing of various lands/buildings under the Management & Control of DDA")

"In the event of permission being given by the lessor for sale, transfer, assignment or parting with possession of the whole or any part of the plot, the lessor is entitled to claim and recover a portion of the unearned increase in the value of land, the amount to be recovered being 50% of the unearned increase in the value(i.e. the difference between the premium paid and the market value of the plot at the time of the sale, transfer, assignment or parting with possession). The market rates fixed for plots allotted for various uses for the purpose of calculation of unearned increase from time to time are given in the annexures mentioned below :-

i) Residential plots belonging to Nazul A/c-II under the scheme of Large Scale acquisition, Development and Disposal of Land in Delhi -Annexure - XIII i.e., Market rates circulated by Delhi Administration. ~~(Flag 'A')~~ Annexure-7.

ii) Residential plots belonging to Nazul A/c-I (Old Nazul Estates) Annexure IX i.e., Market rate circulated by L & D O/MOUD. ~~(Flag 'B')~~ Annexure-6. ✓

iii) Commercial plots belonging to Nazul A/c-II under the scheme of Large Scale Acquisition, Development & Disposal of Land in Delhi - Annexure XIV i.e., Market rate

iv) Commercial plots belonging to Nazul A/c-I(old Nazul Estate)-Annexure IX i.e., Market rate circulated by L & D O/MOUD. ~~(Flag 'B')~~ Annexure-7. ✓

v) Industrial plots belonging to Nazul A/c-II under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi-Annexure XV i.e., Average Auction rates of Industrial schemes.

In those cases, where no market rates have been fixed, market rates are calculated on the basis of average auction rates obtained in the latest auction of similar plots held in the same area/scheme and where no auction have taken place, the market rates are calculated on the basis of latest auction held in the adjacent or comparable areas. In case, however no auction have taken place near about the date of determining

(Contd. on next page)

APPENDIX 'A-I' TO ITEM NO.98/95

F.No 30(40)/94/CS/Acs

(Draft)

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(LANDS FINANCE WING)

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(Contd. on next page)

the market rate, the average auction rates in the auctions of creased or decreased by percentage of increase or decrease in the rates registered in auctions held in the adjacent or other comparable areas to arrive at the market rate for the purpose of calculation of unearned increase."

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

No.J-22011/2/93-LD.

Dated the 11th November, 1994.

To

1. The Land & Development Officer,,
Nirman Bhavan, New Delhi.

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

Subject:-Schedule of Market Rate.

Sir,

The question of fixation of market rates of land in different areas of Delhi/New Delhi w.e.f. 1.4.1994 has been under consideration of the Government and it has been decided not to increase the land rates w.e.f. 1.4.1994 but to extend the validity of the land rates for commercial/residential purposes as well as guidelines/principles laid-down in this Ministry's letter No.J-22011/1/91-LD dated 3rd March, 1993 for two more years i.e. w.e.f. 1st April, 1994 till March, 1996 as per schedule attached.

2. The market rates for residential/commercial purposes are based on existing FARs described for various areas.

NOTE: These rates will be increased proportionate to increase in FAR.

3. In so far as hotel and cinema sites are concerned, each case should be specifically considered in consultation with the Ministry of Finance.

4. For any locality not covered by the schedule annexed hereto the rates for comparable areas will be applied.

5. Proposal for revision of land rates with effect from 1.4.1996 should be submitted by the Land & Development Office/DDA/Delhi Administration to the Government atleast 6 months before 1st April, 1996.

6. This issues with the approval of the Finance Division vide their U.O.No.266/FD(L)/94 dated 10/11/1994.

Yours faithfully,

(D.R.Dhiman)
Under Secretary to the Govt. of India.
Tele:301 9951.

Encl:-As above.

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

No.J-22011/2/93-LD.

Dated the 11th November, 1994.

To:

1. The Land & Development Officer,,
Nirman Bhavan, New Delhi.

2. The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, INA Market, New Delhi. (5 Copies)

Subject:- Schedule of Market Rate.

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Yours faithfully,

(B.N.Dhiman)
Under Secretary to the Govt. of India.
Tele:301 0951.

1. Circulate to
C-D Dir(Ct). VC Dir(Ct).
C(H) FA(H).

Encl:-As above.

Copy forwarded to:-

1. The Chief Engineer(Valuation), CPWD, Rohit House, Tolstoy Marg, New Delhi.
2. Finance Division(Lands Unit), Min. of U.D.
3. Ministry of Home Affairs, Deptt. of Rehabilitation, Jaiselmer House, New Delhi.
4. Municipal Corporation of Delhi, Town Hall, (5 copies) Delhi.
5. New Delhi Municipal Committee, Palika Kendra, (5 copies) Sansad Marg, New Delhi.
6. Director of Audit, CW&M, AGCR Bldg., I.P.Estate, New Delhi.
7. Delhi Division, Min. of U.D.(5 copies).
8. All Desk Officers in Lands Division.
9. Information Officer, Ministry of Urban Development, Shastri Bhavan, New Delhi.
10. PS to UDM.
11. PS to MOS(UD).
12. PPS to Secretary/PS to AS(NPS).
13. Joint Secretary(Finance).
14. Joint Secretary(UD).
15. Joint Secretary(WA).
16. Joint Secretary(HD).
17. Spare copies - 150.

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

SCHEDULE OF MARKET RATES OF LAND IN DELHI/NEW DELHI (ANNEXED WITH MIN. OF URBAN DEVELOPMENT LETTER NO.J-22011/2/93-LD DT. 11/11/1994)

Sl. No.	Name of the Locality	Residential (Rs. per Sq. Metre)	Commercial (Rs. per Sq. Metre)
1	2	3	4
	ZONE - I CENTRAL ZONE		
1.	Connaught Place	16,800/-	50,400/-
2.	Connaught Circus	16,800/-	50,400/-
3.	Connaught Place Extension upto commercial zone.	16,800/-	50,400/-
4.	Barakhamba Road(beyond Conn. Place Extn. upto commercial zone.	16,800/-	50,400/-
5.	Curzon Road beyond Connaught Place Extn. upto commercial zone.	16,800/-	50,400/-
6.	Hanuman Road(Commercial zone)	16,800/-	50,400/-
7.	Janpath beyond (Conn. Place Extn. upto Windsor Place).	16,800/-	50,400/-
8.	Bhagwandas Road	16,800/-	50,400/-
9.	Hailey Road	16,800/-	50,400/-
10.	Hanuman Road(Res. Zone)	16,800/-	50,400/-
11.	Baird Road	16,800/-	50,400/-
12.	Jain Mandir Road	16,800/-	50,400/-
13.	Jantar Mantar Road beyond Conn. Place Extn.	16,800/-	50,400/-
14.	Lady Hardinge Road	16,800/-	50,400/-
15.	Mandir Marg	16,800/-	50,400/-
16.	Area outside the extended commercial zone Parl. Street.	16,800/-	50,400/-
17.	Minto Road	16,800/-	50,400/-
18.	Panchkuian Road	16,800/-	50,400/-
19.	Bhagat Singh Market	16,800/-	50,400/-
20.	Babar Road	16,800/-	50,400/-
21.	Krishna Market Paharganj	16,800/-	50,400/-
22.	Mathura Road Press	16,800/-	50,400/-
23.	Jhandewalan	16,800/-	50,400/-
24.	Motia Khan(including 'C' type tenements).	16,800/-	50,400/-
	ZONE - II SOUGHT ZONE		
1.	Khan Market	12,600/-	25,200/-
2.	Diplomatic Enclave	12,600/-	25,200/-
3.	Diplomatic Enclave Extn.	12,600/-	25,200/-

.....2/-

1	2	3	4
4.	Golf Links	12,600/-	25,200/-
5.	Aurangzeb Road	12,600/-	25,200/-
6.	Prithvi Raj Road	12.600/-	25,200/-
7.	Tis January Marg	12.600/-	25,200/-
8.	Ratendon Road	12,600/-	25.200/-
9.	Humayun Road	12,600/-	25,200/-
10.	Jor Bagh	12,600/-	25,200/-
11.	Sunder Nagar	12,600/-	25.200/-
12.	Andrewsganj	11,600/-	23,200/-
13.	Sadiq Nagar	11,600/-	23,200/-
14.	Defence Colony	10,500/-	21,000/-
15.	R.K.Puram	10,500/-	21,000/-
16.	Moti Bagh	10,500/-	21,000/-
17.	Lodi Road	10,500/-	21,000/-
18.	Lodi Estate	10,500/-	21,000/-
19.	Aliganj	10,500/-	21,000/-
20.	Sewa Nagar	10,500/-	21,000/-
21.	Lajpat Nagar fa[illegible] Ring Road	10,500/-	21,000/-
22.	Vasant Vihar(other than DDA land.	10,500/-	21,000/-
23.	Lajpat N[illegible] I to IV	8,400/-	16,800/-
24.	Nizamuddin	8,400/-	16,800/-
25.	Jangpura	8,400/-	16,800/-
26.	Kalkaji	8,400/-	16,800/-
27.	Malviya Nagar(Ext.)& Old.	7,600/-	15.200/-
28.	M.B.Road	7,600/-	15,200/-
	ZONE - III		
	WEST DELHI		
1.	Ajmal Khan Road	10,500/-	21,000/-
2.	Ghaffar Market	10.500/-	21,000/-
3.	Karol Bagh	10,500/-	21,000/-
4.	Mall Road	10,500/-	21,000/-
5.	Rani Jhansi Market	10,500/-	21,000/-
6.	Link Road(Karol Bagh)	10,500/-	21,000/-
7.	Deshbandhu Gupta Market	10,500/-	21,000/-
8.	Patel Nagar(East, West & South)	10,500/-	21,000/-
9.	Rajinder Nagar(Old & New)	10,500/-	21,000/-
10.	Rohtak Road(Old & New)	8,400/-	16,800/-
11.	Nazafgarh Industrial Area	6,300/-	12,600/-
12.	Rameshwar Nehru Nagar	6,300/-	12,600/-
13.	Moti Nagar	6,300/-	12,600/-
14.	Sarai Rohilla	6,300/-	12,600/-
15.	Tilak Nagar	6,300/-	12,600/-
16.	Tihar I & II	6,300/-	12,600/-
17.	Ramesh Nagar	6,200/-	12,600/-
18.	Industrial Area Extn.	6,300/-	12,600/-

.....3/-

1	2	3	4
	ZONE - IV NORTH DELHI		
1.	Kamla Nagar	6,300/-	12,600/-
2.	Rup Nagar	6,300/-	12,600/-
3.	Shakti Nagar	6,300/-	12,600/-
4.	Qutab Road	6,300/-	12,600/-
5.	Roshnara Road	6,300/-	12,600/-
6.	Lajpat Rai Market	6,300/-	12,600/-
7.	Ansari Market	6,300/-	12,600/-
8.	Jawahar Nagar	6,300/-	12,600/-
9.	Khurshid Market	6,300/-	12,600/-
10.	Teliwara	6,300/-	12,600/-
11.	Azad Market	6,300/-	12,600/-
12.	Mall Road	6,300/-	12,600/-
13.	Rajpura Road	6,300/-	12,600/-
14.	Malka Ganj	6,300/-	12,600/-
15.	Alipur Road	6,300/-	12,600/-
16.	Gokhale Market	6,300/-	12,600/-
17.	Hathi Khana	6,300/-	12,600/-
18.	Khanna Market (Near Tis Hazari)	6,300/-	12,600/-
19.	Lehna Singh Market	6,300/-	12,600/-
20.	Nicholson Road	6,300/-	12,600/-
21.	Vijay Nagar	6,300/-	12,600/-
22.	Ashok Market	6,300/-	12,600/-
23.	Subzi Mandi	6,300/-	12,600/-
24.	Indira Nagar	5,300/-	10,600/-
25.	Azadpur	5,300/-	10,600/-
26.	Andha Mughal	5,300/-	10,600/-
27.	Band Stand Area Extn(DSA)	5,300/-	10,600/-
28.	Bharat Nagar	5,300/-	10,600/-
29.	Gur-ki-Mandi	5,300/-	10,600/-
30.	Gulabi Bagh	5,300/-	10,600/-
31.	Kingsway Camp	5,300/-	10,600/-
32.	Timarpur	5,300/-	10,600/-
33.	Angoori Bagh	5,300/-	10,600/-
34.	Edward Lines	5,300/-	10,600/-
35.	Hamilton Nagar	5,300/-	10,600/-
36.	Hudson Lines	5,300/-	10,600/-
	ZONE - V EAST DELHI		
1.	Jheel Kuranja	2,550/-	5,100/-
2.	Geeta Colony	2,550/-	5,100/-
	Narela & Other Outlying Colonies.	1,800/-	3,600/-

rawat/

DELHI DEVELOPMENT AUTHORITY
BILLING SECTION - II

No. : BA/A.O.(N-II)/89 Dt. 11/8/1992

Sub: Fixation of market rate of land for the purpose of recovery of un-earned increase in the value of land/plot consequent upon the Transfer or Sale of residential plots allotted under the "Scheme of Large Scale Aquisition Development and Disposal of land in Delhi." for the period from 1.4.90 to 31.3.91 and 1.4.91 to 31.3.92.

A copy of the Joint Secretary (Admn.)L&B Deptt Delhi Admn. Letter No. F-16(7)/82/L&B/20369-75 dated 24.6.92 convoying the market rates of land in differnt areas of Delhi for computation of unearned increase recoverable in case of transfer/sale of Resdl. plots allotted under the scheme of Large Scale Aquisition Development and Disposal of land in Delhi is enclosed:-

1. These rates would be applicable to the plots measuring upto 500 sq.mtrs. In respect of Sale/Transfer of plots measuring more then 500 sq.mtrs., a rebate of 15% on the market price of area in excess of 500 sq.mtrs. would be allowed.

2. The date of submission of application by the party for permission for sale/transfer of landwould be taken as the crucial date for the purpose of applications of rates for calculating the unearned increase.

3. The permission granted by the office would be valid for a period of six months from the date of issue of the letter. If applicant does not complete the transaction within this period, permission already granted would be deemed to have been cancelled and the applicant shall have to apply a-fresh for the sale permission.

The localities for which no market ra-tes of land have been indicated the market rates of land for the adjoining/comparable locality may be made applicable.

This issues with the approval of F.M., D.D.A.

(KISHORE CHAND)
A.O.(N-II)

Encl: As stated.

Copy forwarded for information :-

1. Joint Secretary (Admn.)L&B,Deptt,Delhi Admn., Vikas Bhawan with reference to his letter No.F-16(7)/82/L&B/20369-75 dated 24.6.92
2. P.S.to V.C.,DDA.
3. P.S.to F.M.,DDA.
4. Commr.(Lands)
5. Sec'y. DDA.
6. C.A.O.,DDA.
7. Addl.Commr.(L)
8. Dir.(L.M.)
9. Dy.Dir.(OSB)
10. Dy.Dir.(LAB)
11. Dy.Dir.(CE)
12. A.O.(Rohini)
13. A.O.(CS)
14. A.O.(CE)
15. Dy.Dir.(CL)
16. A.O.(Rev.)

Accounts Officer (NII)
D.D.A.

PTO

DELHI ADMINISTRATION : DELHI
LAND & BUILDING DEPARTMENT
VIKAS BHAWN : NEW DELHI

No. F.16(7)/82-L&B/20369-75 Dated: 24.6.92

O R D E R

Subject: Fixation of Market rate of land for the purpose of recovery of unearned increase in the value of land/ plot consequent upon Sale/Transfer of residential plots allotted under the Scheme of Large Scale Acquisition, Development & Disposal of land in Delhi.

-6-

Lt. Governor of National Capital Territory of Delhi is pleased to revise the market rates of land for the purpose of recovery of unearned increase in the cost of land/plot consequent upon the transfer/sale of residential plots allotted under the Scheme of Large Scale Acquisition, Development & Disposal of land in Delhi, susperseding his previous orders conveyed vide order No.F. R. 16(7)/82-L&B/3026-34 dated 31.1.92, as given below:-

S.No.	Name of Locality/Zone	Rate per sq.m. fixed by Delhi Admn.w.e.f. 1.4.1988 to31.3.90 (in Rs.)	Revised Rates per sq.m. fixed w.e.f. 1.4.1990 to 31.3.1991 (In Rs.)	Revised Rate por sq.m. fixed by Delhi Admn. w.e.f. 1.4.91 to 31.3.92 (In Rs.)
	SOUTH ZONE			
a)	Vasant Vihar, Anand Niketan Anand Lok, Panch Sheel Park Gulmohar Park, West End, Niti Bagh, Maharani Bagh.	6,500	8,750	10,500
b)	New Friends Colony	6,500	8,750	10,500
c)	Safdarjung Area/Enclave	6,000	8,750	10,500
d)	CRP Colony, East of Kailash, Masjid Moth, Chirag Enclave	5,400	7,000	8,400
e)	Sarvodya Enclave/Colony	5,400	7,000	8,400
f)	Malviya Nagar, Sadhna Enclave Cosmopolitan House Building Society.	4,000	6,300	7,600
g)	Kalkaji	4,800	7,000	8,400
	NORTH ZONE			
a)	Wazirpur	5,200	5,200	5,300
b)	Shalimar Bagh	5,000	5,000	5,300
c)	Pitampura & Haiderpuri	4,200	4,380	5,300
d)	Prashant Vihar	4,000	4,380	5,300
e)	Ashok Vihar	4,000	4,380	5,300
f)	Yamuna Vihar	4,000	4,380	5,300
	WEST ZONE			
a)	Tagore Garden	5,000	5,250	6,300
b)	Naraina	5,000	5,250	6,300
c)	Vikas Puri	2,000	5,250	6,300
d)	Janak Puri	5,000	5,250	6,300 P.T.O.

e)	Paschim Puri	2,900	7,000	8,400
f)	Paschim Vihar	3,800	7,000	7,400
4.	EAST ZONE			
a)	Jhilmil	1,450	2,100	2,550

For the localities for which Market Rates have not been shown above, the revised Market Rate of land for the adjoining comparable locality as indicated above, may be made applicable.

By order

Sd/-
(ARCHNA ARORA)
JOINT SECRETARY (ADMN.)

Dated:24.6.92

No. F.16(%)/82-L&B/20369-75

To

1. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
2. Land & Development Office, Ministry of Urban Development, New Delhi.
3. Dy. Secretary to the Govt. of India, Ministry of Urban Development, Nirman Bhawn, New Delhi.
4. Finance Secretary, Delhi Admn., 5, Sham Nath Marg, Delhi.
5. Commissioner (Lands), DDA, Vikas Sadan, INA, New Delhi.
6. Director, Deptt. of Industries, Delhi Admn., Delhi.
7. Commissioner, M.C.D., Town Hall, Delhi.
8. Administrator, N.D.M.C., New Delhi.

Sd/-
(ARCHNA ARORA)
JOINT SECRETARY (ADMN.)

APPENDIX 'A-II' TO ITEM NO. 98/95

F.No 30(40)/94/CS/Acs

(Draft)

DELHI DEVELOPMENT AUTHORITY
(LANDS FINANCE WING)

ANNEXURE -2

(To be read with the agenda item proposed for the Authority meeting to be held in September, 1995)

The operative part of the legal opinion quoted below:

...The market value which is disclosed by the seller and the purchaser in the agreement to sell if not fraudulently stated to be low should form the basis of determining the unearned increase which is payable to the authority. The rates which are notified by the Delhi Administration should at best be taken to the minimum rates on which the permission would be granted by the DDA i.e. if the price in the sale agreement is less than the rates so notified by Delhi Admn. or the rates which may be determined by taking into consideration the auction rates of similarly situated properties than the notified or auction rates should be the basis of determining the unearned increase. However, if the agreement to sell itself disclose the price more than the rates notified by the Delhi Administration then the said price should be accepted to determine the market value. The unearned increase is payable on the difference between the market value and the premium already paid. What is the best evidence of the market value of the plot? There should be no doubt that the best evidence of the market value of the plot except in collusion or fraud is the price which is disclosed in the agreement to sell. ....

APPENDIX 'A-III' TO ITEM NO. 98/95

F.No 30(40)/94/CS/Acs (Draft)

DELHI DEVELOPMENT AUTHORITY
(LANDS FINANCE WING)

ANNEXURE - 3 R

(For Residential properties)

(For publishing for the use of public, subject to the approval of the Authority on the agenda item submitted for its meeting to be held in September 1995).

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1. The Lessor's permission to sell/transfer a plot is given subject to charging of unearned increase in the market value of the plot as per the lease deed terms.

CHANGES

2. In supersession of the previous policies on the methods of calculation of unearned increase the following methods are prescribed as approved by Authority in their meeting held on 11th September, 1995.

ADMINISTRATIVE GUIDE LINES:

3. These calculations will be applied as per the administrative guidelines on the applicability of unearned increase under various circumstances of transfer/sale as prevailing now.

4. The unearned increase would be worked out by any of the following methods, that gives highest of the UEI due to the lessor.

CALCULATIONS:

4.1. Cases where Sale agreement cleared by IT Authorities is available:

4.1.1. The UEI is to be worked out w.r.t the consideration amount shown in the Income tax clearance certificate excluding the structure value. For this purpose structure value be taken on the basis of cost of construction of SFS flats constructed by DDA for the year in which sale agreement is entered in to.

4.1.2. The UEI so chargeable, as lessor's share, will have to be more than the UEI due to lessor, if worked out by adopting the following rates prescribed for each zone.

1. Central Zone	Rs. 17,000/- per Sq. mtr.
2. South Zone	Rs. 11,000/- per Sq. mtr.
3. West Zone	Rs. 9,000/- per Sq. mtr.
4. North Zone	Rs. 6,000/- per Sq. mtr.
5. East Zone	Rs. 3,000/- per Sq. mtr.

These rates are valid for the period 1994-95 to 1995-96.

(Contd. on next page)

4.1.3. Cases in which application for sale permission with the sale agreement showing consideration amount exceeding limits prescribed by IT Authorities is submitted but clearance of the same obtained from the IT Authorities is not submitted.

ACTION: Such cases my be referred by DDA to IT Authorities.

4.1.4. Applications for permissions with Sale agreements where in the consideration amount is less than the limits prescribed by the IT Authorities:

The consideration amount shown in the sale agreement is to be taken in to account to calculate the unearned increase as due to the lessor, if it gives higher amount of UEI than the due amount of UEI worked out by adopting the rates given below:

1. Central Zone	Rs. 17,000/- per Sq. mtr.
2. South Zone	Rs. 11,000/- per Sq. mtr.
3. West Zone	Rs. 9,000/- per Sq. mtr.
4. North Zone	Rs. 6,000/- per Sq. mtr.
5. East Zone	Rs. 3,000/- per Sq. mtr.

These rates are valid for the period 1994-95 to 1995-96.

4.2. Cases where sale agreement is not a factor but the UEI has to be charged as per the administrative guide lines/policy:

(eg., transfer out side blood relation, changes in the in share in ownership etc., :

In such cases too the zonal rates are to be made applicable to work out the UEI due to the lessor.

LESSOR'S SHARE:

5. The lessor's share of the unearned increase chargeable would be same as provided for in the lease deed/terms of auction/ terms of allotment etc., until and unless separate administrative guide lines are issued on the issue.

APPENDIX 'A-IV' TO ITEM NO. 98/95

(Draft)

F.No. F 30(40)/94/CS/Acs.

DELHI DEVELOPMENT AUTHORITY
(LANDS FINANCE WING)

ANNEXURE - 3 CL

(For Commercial properties)

(For publishing for the use of public, subject to the approval of the Authority to the agenda item submitted for its meeting to be held in September 1995).

---

1. The Lessor's permission to sell/transfer a plot is given subject to charging of unearned increase in the market value of the plot as per the lease deed terms.

CHANGES:

2. In super session of the previous policy on the method of calculation of unearned increase the following methods are prescribed as approved by Authority in their meeting held on 11th September, 1995.

ADMINISTRATIVE GUIDELINES:

3. These calculations will be applied as per the administrative guidelines on the applicability of unearned increase under various circumstances for transfer/sale as prevailing now.

4. The unearned increase would be worked out by any of the following methods, that gives highest of the UEI due to the lessor.

CALCULATIONS:

4.1. Cases where Sale agreement cleared by IT Authorities is available:

4.1.1. The UEI is to be worked out w.r.t the consideration amount shown in the Income tax clearance certificate excluding the structure value. For this purpose structure value be taken on the basis of cost of construction of SFS flats constructed by DDA for the year in which sale agreement is entered in to.

4.1.2. The UEI so chargeable, as lessor's share, will have to be more than the UEI due to lessor, if worked out by adopting the following rates prescribed for each zone.

1. Central Zone	Rs. 51,000/- per Sq. mtr.
2. South Zone	Rs. 22,000/- per Sq. mtr.
3. West Zone	Rs. 18,000/- per Sq. mtr.
4. North Zone	Rs. 12,000/- per Sq. mtr.
5. East Zone	Rs. 5,000/- per Sq. mtr.

These rates are valid for the period 1994-95 to 1995-96.

(contd. on next page)

FAR: These rates are applicable on th plots with Floor Area Ratio less than 200. In those cases where the FAR is more than 200 the rates have to be proportionately increased.

4.1.3. Cases in which application for sale permission with the sale agreement showing consideration amount exceeding limits prescribed by IT Authorities is submitted but clearance of the same obtained from the IT Authorities is not submitted.

ACTION: Such cases my be referred to IT Authorities.

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The consideration amount shown in the sale agreement is to be taken in to account to calculate the unearned increase as due to the lessor, if it gives higher amount of UEI than the due amount of UEI worked out by adopting the rates given below:

1. Central Zone	Rs. 51,000/- per Sq. mtr.
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These rates are valid for the period 1994-95 to 1995-96.

FAR: These rates are applicable on the plots with Floor Area Ratio less than 200. In those cases where the FAR is more than 200 the rates have to be proportionately increased.

4.2. Cases where sale agreement is not a factor but the UEI has to be charged as per the administrative guide lines/policy:

(eg., transfer out side blood relation, changes in the share holding pattern, changes in partnership etc., as modified from time to time):

In such cases too the zonal rates are to be made applicable to work out the UEI due to the lessor.

LESSOR'S SHARE:

5. The lessor's share of the unearned increase chargeable would be same as provided for in the lease deed/terms of auction/ terms of allotment etc., until and unless separate administrative guide lines are issued on the issue.

(contd. on next page)

F.No. F 30(40)/94/CS/Acs. (Draft)

FAR: These rates are applicable on th plots with Floor Area Ratio less than 200. In those cases where the FAR is more than 200 the rates have to be proportionately increased.

4.1.3. Cases in which application for sale permission with the sale agreement showing consideration amount exceeding limits prescribed by IT Authorities is submitted but clearance of the same obtained from the IT Authorities is not submitted.

ACTION: Such cases my be referred to IT Authorities.

4.1.4. applications for permissions with Sale agreements where in the consideration amount is less than the limits prescribed by the IT Authorities:

The consideration amount shown in the sale agreement is to be taken in to account to calculate the unearned increase as due to the lessor, if it gives higher amount of UEI than the due amount of UEI worked out by adopting the rates given below:

1. Central Zone	Rs. 51,000/- per Sq. mtr.
2. South Zone	Rs. 22,000/- per Sq. mtr.
3. West Zone	Rs. 18,000/- per Sq. mtr.
4. North Zone	Rs. 12,000/- per Sq. mtr.
5. East Zone	Rs. 5,000/- per Sq. mtr.

These rates are valid for the period 1994-95 to 1995-96.

FAR: These rates are applicable on the plots with Floor Area Ratio less than 200. In those cases where the FAR is more than 200 the rates have to be proportionately increased.

4.2. Cases where sale agreement is not a factor but the UEI has to be charged as per the administrative guide lines/policy:

(eg., transfer out side blood relation, changes in the share holding pattern, changes in partnership etc., as modified from time to time):

In such cases too the zonal rates are to be made applicable to work out the UEI due to the lessor.

LESSOR'S SHARE:

5. The lessor's share of the unearned increase chargeable would be same as provided for in the lease deed/terms of auction/ terms of allotment etc., until and unless separate administrative guide lines are issued on the issue.

(contd. on next page)

(Draft)

F.No. F 30(40)/94/CS/Acs.

DELHI DEVELOPMENT AUTHORITY
(LANDS FINANCE WING)

ANNEXURE - 4

EXPLANATORY NOTES FOR LAND RATES to be read with the agenda item proposed for the Authority meeting to be held in September 1995).

1.LAND RATE:

(a) The above rates have been arrived at by taking into consideration the MOUD rates circulated vide no.J-22011/2/93-LD dt.11.11.1994 and valid from 1.4.1994 to 31.3.1996.

(b) The rates circulated by MOUD have been preferred over the rates notified by Delhi Administration or DDA auction rates because Delhi Govt list is not exhaustive and DDA auction rates are not representative as they fluctuate from plot to plot even with in a given area and there may not be auction every year in every locality.

VALIDITY PERIOD: & BASE YEAR:

Since we have to start with a base year, the MOUD rates have been taken as a basis with 1994-96 as base year and thereafter the land rate for UEI is not expected to be revised in relation to these rates but any increase or decrease in the above rates in future may be made on the basis of price trends in the market for the category of land i.e., residential commercial etc.,

ZONES:

3. The zones have been broadly defined as they are in the MOUD circular. No confusion is expected in defining any DDA area even if not listed in MOUD circular

ISSUE OF FAR:

4.(a) The commercial rates are on 200 FAR basis for all the zones, presuming average existing FAR in MOUD circulars to be 200. Therefore the total UEI due from a commercial plot has to be worked out with reference to total floor area permitted on the plot. The calculations have to be made in the light of proposal contained in the Agenda item Para 6.1.4

4.(b) The residential rates are on plot area basis.

APPENDIX 'A-V' TO ITEM NO. 98/95

कार्यालय आयुक्त (उद्योग) : राष्ट्रीय राजधानी राज्य क्षेत्र
दिल्ली सरकार : सी. डी. ओ. भवन : कश्मीरी गेट : दिल्ली ।

सं0 एफ.न0 30(2)/भू.नि./सी.डी./417 दिनॉक: 17.7.95

MOST URGENT

श्री बी. आर. देवीप्रसाद
निदेशक,
भूमि कॉमर्शियल, दि0विकास प्राधिकरण,
भूमि सदन, नई दिल्ली ।

विषय : दिनॉक 19.7.95 को उपाध्यक्ष दिल्ली विकास प्राधिकरण द्वारा औद्योगिक भूखण्डों के हस्तांतरण पर देय राशि के विषय में बुलाई गई बैठक के संदर्भ में ।

महोदय,

कृपया अपने पत्र सं0 30(40)/94/सी. एस./ई. सी. एस./487 दिनॉक 7.7.95 का अवलोकन करें जिसके माध्यम से उपाध्यक्ष दिल्ली विकास प्राधिकरण के कक्ष में निर्धारित बैठक की सूचना दी गई है ।

इस संदर्भ में मुझे यह सूचित करने का निर्देश हुआ है कि इसी मामले पर मुख्य मंत्री दिल्ली सरकार की अध्यक्षता में दिनॉक 17.7.95 को सम्पन्न औद्योगिक सलाहकार बोर्ड की बैठक में अजेंडा लगाया गया था (आइटम नं0 4) जिसकी प्रतिलिपि संलग्न की जा रही है ।

इस बैठक में यह निर्णय लिया गया कि मामले पर विचार हेतु एक समिति का गठन किया जाए जो दो माह के अंदर अपना प्रतिवेदन दे दे ।

अतः आपसे अनुरोध है कि इस विषय में औद्योगिक सलाहकार बोर्ड के निर्णय की प्रतिक्षा करें ।

(अजीत प्रीतमानी)
संयुक्त निदेशक उद्योग (भूमि

ITEM NO. 99/95 A-11.09.1995 Subject: Cost-benefit analysis of Dwarka and determination of land premium for the consideration of Delhi Development Authority for the year 1995-96. (F.NO. F.2(28)AO(P)/95/DDA

1.	Name of the Project	-	Dwarka
2.	Total Project Area	-	3960.00 Hects.
3.	Total Saleable Area	-	1955.70 Hects.
4.	Total Project Cost (Discounted) including provision for contingencies	-	3037.98 crores
5.	Area/location	-	Dwarka has been planned on 3960 Ha. of Land located in the vicinity of Indira Gandhi International Airport, Railway line to Rewari in South-East and Najafgarh Road in the North-West.
6.	Proposed Population	-	1.1 million.

7. The cost benefit analysis, which is appended to the note gives an introduction to the project, assumptions on which the cost benefit analysis has been done, the proposed position of services, the methodology used in the analysis, and the constraints at (App. B-I - P.No. 224-232).

8. Various tables used in the study take one through the logic of arriving at the breakeven rates.

Key to the Tables:

		Page No.
(i)	*Table No.1 gives the land acquisition cost for the project area.*	233
(ii)	*Table No. 2 gives the breakeven analysis with 12% provisions for physical and price contingencies.*	234
(iii)	Table No. 3 gives the year wise breakup of disposable area and the price ratio for various uses.	235-236
(iv)	Table No. 4 gives the year wise breakup of expected revenue from saleable area.	237-238
(v)	Table No. 5 gives the year wise breakup of discounted revenue.	239-240
(vi)	Table NO. 6 gives the item wise land use as percentage of gross area and land use wise revenue as percentage of total revenue (discounted).	241
(vii)	Table No. 7 indicates the yearwise development expenditure of the project at current cost index.	242

9. Sale price of land with 12% provision for physical and price contingencies as given at para 5.1 of the enclosed writeup is as follows:-

i)	per sq.mtr.	:	Rs. 1439.14/-
ii)	per acre	:	RS. 58.24 lakh
iii)	per hect.	:	Rs. 143.92 lakh

Sl.No.	Category of land	Category wise rates: Existing Pre-determined rates for 94-95 per sq.mtr.	Proposed Pre-determined rates for 95-96 per sq.mtr.
(i)	Land for CGHS	Rs. 2033.61	Rs. 2158.71
(ii)	Alternative plots.	Rs. 1873.87	Rs. 2027.49
(iii)	Housing Schemes		
	SFS	*Rs. 2033.61*	*Rs. 2158.71*
	MIG	*Rs. 1694.67*	*Rs. 1798.93*
	LIG	*Rs. 1016.80*	*Rs. 1079.36*
	EWS	*Rs. 677.87*	*Rs. 719.57*
(iv)	Industrial	Rs. 2212.80	Rs. 2387.28
(v)	JJ Squalters Resettlement	Rs. 677.87	Rs. 719.57

10. Decisions to be taken:

(i) The Authority may kindly approve the cost benefit analysis and the manner of execution of the project as per para 1.0 to 6.2 of the annexed cost benefit analysis for Dwarka Project.

(ii) The Authority may approve the land premium rates as mentioned in para-9 above for the year 1995-96 for notification by Govt. of India.

R E S O L U T I O N

Resolved that cost benefit analysis and land premium rates, as indicated in para 9 of the agenda item, be approved.

***

APP 'B-I' TO ITEM NO - 99/95

Cost Benefit Analysis of Dwarka And Determination of Land Premium

1.0 INTRODUCTION:

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

The project expenditure of Dwarka project has been updated with the increase in cost index for the current year. The future estimates have been projected by adopting an average increase in the CPWD cost index in the preceding three years.

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

2.0 ASSUMPTIONS:

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

2.1 The discounted cash flow method has been used in this study. All expenditure and income are discounted to the present using this method.

2.2 Discounting rate has been assumed to be 17% for the expenditure incurred in past. This is the cost of money DDA has invested and this rate has been derived as an average of the lending rates of various housing financing institutions. For the future years the

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discounting rate has been adopted @10.23% being the average increase in the CPWD cost during the past 3 years.

2.3 This costing exercise takes into account the expenditure for only peripheral development. All internal development wherever applicable will be chargeable in addition to the rates fixed in this cost benefit analysis.

2.4 The cost of money wherever funds need to be raised on account of a negative cash flow has been taken @ 17% on discounted cash flow. When the cumulative net inflow is positive interest income is calculated at 10% being the prevailing deposit rate.

2.5 The total area of Dwarka is 5648 hect, out of which 1688 hect. is already builtup as unauthorised/ regularised colonies. It has been planned to develop 1862 hect. area as phase I and 2098 hect. as Phase II. The total area acquired so far, for Phase I and Phase II is 2500 hect. So far, the Project Planning Wing has evolved a plan for only this area. The cost of land acquisition for 1862 hect. of Phase I was Rs.47.65 crores, while 638 hect. in Phase II has cost Rs.100 crores during 1991-92, which implies that the cost of land acquisition for Phase II so far was approx. Rs.15.67 lakhs per hect.. Contingency for anticipated increase in rate by 20% for acquisition of the remaining part of Phase II as well as the additional area of 96 hect. needed for trunk utilities has been provided for.

2.6 The land for all utilities is assumed to be given free and the cost of such land has been loaded on the beneficiaries of the project area.

2.7 The value of actual expenditure for previous years has been compounded to 1995-96 and the value of proposed expenditure for future years has also been discounted to 1995-96. The compounding/discounting has been done as per assumption at Sl. No. 2.2 above.

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

2.9 The agencies like PWD, Delhi Administration and MCD etc. shall drawout a parallel plan so as to provide in a synchronised manner the required trunk services as anticipated. It is further assumed that all these agencies shall drawout similar plan of action and provide necessary provisions in their budget.

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2.9 The agencies like PWD, Delhi Administration and MCD etc. shall drawout a parallel plan so as to provide in a synchronised manner the required trunk services as anticipated. It is further assumed that all these agencies shall drawout similar plan of action and provide necessary provisions in their budget.

2.10 P.W.D., Delhi Admn. shall construct all master plan roads which are considered as city level roads including constn. of over-bridges and sub-ways and various links with the other parts of the city except for 2 lane master plan roads which DDA has already constructed to open the area. The expenditure on the constn. of the Master Plan roads shall be met by PWD/ Delhi Admn. out of the plan funds. DDA shall provide the land free of cost within the project area and any land required outside the project shall be acquired by P.W.D., Delhi Admn. out of their own funds. The roads, and other links are supposed to be completed by PWD, Delhi Admn. within the duration of Eighth Five Year Plan.

2.11 DDA shall finance the cost of the command tanks and the distribution network within the Dwarka Project. Delhi Water Supply & Sewerage Disposal Undertaking shall construct the water treatment plant and lay the trunk water line feeding the command tanks. While the land for const. of these trunk facilities by Delhi Water Supply and Sewerage Disposal Undertaking of M.C.D. shall be given by DDA free of cost, the Constn. cost of these facilities shall be met by MCD out of its own funds/plan funds. It has further been assumed that Delhi Water Supply & Sewerage Disposal Undertaking shall take 3 years time for providing these trunk services after the land is handed over to them by DDA.

2.12 DDA shall finance the laying of sewer lines and take the sewerage upto the pumping stations. From these pumping stations onwards Delhi Water Supply & Sewerage Disposal Undertaking shall lay rising mains and construct the sewerage treatment plant. DDA shall give the land to Delhi Water Supply & Sewerage Disposal Undertaking free of cost to construct these facilities. The funds for the const. of these facilities shall be met by the Undertaking. Delhi Water Supply & Sewerage Disposal Undertaking shall complete their part of the work within 3 years of handing over of land.

2.13 For constn. of 4 nos. 220 kv & 11 nos. 66 kv electric station, DDA shall hand over the land free of cost. D.E.S.U. shall provide the trunk electrification services out of their own funds. The time schedule for completion of work shall be three years from the date of handing over land.

2.14 All drains with discharge of 1000 cusecs and above shall be constructed by I & F Deptt. of Delhi Admn., out of the plan funds; DDA shall only provide the land free of cost wherever required.

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2.15 Dwarka is a composite city which has been planned to be developed in two phases i.e. Phase I and Phase II. So far about 2,500 hect. of land has been acquired. Activities on this land have already been started Cost of land acquisition for the balance area of 1460 hects. of Phase-II has been worked-out at Rs.15.67 lacs per hect.(based on average cost of 638 hects.) incremented by 20% and for this cost will be Rs. 274.608 crores. 96 hect. of land which is required for trunk utilities and which is not part of Phase-I or Phase-II shall be additionaly needed. The cost of the same shall be Rs. 18.057 crores; it will be additional acquisition expenditure which also would have to be loaded. Thus total land acquisition cost for Phase-I and Phase-II would be Rs. 440.313 crores. The discounted value of land acquisition for the Dwarka Project works out. of Rs. 620.02 crore.

2.16 A provision for addl. compensation which may become payable to the persons whose land has been acquired has been made @ 75/- sq.mtr.. Like cost of acquistion of balance land, the amount of additional compensation for future projections has been assumed to be higher by 20% per annum compunding. The discounted value of the addl. compensation works out to Rs. 304.20 crores.

2.17 For land for schools, colleges and charitable organisations, an average multiplier of 0.3 has been adopted for this analysis.

2.18 The project is envisaged to be completed by 2001-2002. Even though land was acquired in 1986-87, development started only in the year 1990-91 and so far an expenditure of Rs. 96. crores approx. has been incurred(absolute value).

3.0 APPROVAL OF PLANS

The conceptual plan of the Dwarka Project covering Phase I and Phase II was approved by Delhi Urban Arts Commission (DUAC) vide No. 11(4)91-DUAC dated 4.9.90. Till September, 1992 the land of Dwarka Phase I was only available, as such, by the Commissioner (Planning) and the same were approved in the different meetings of the Screening Committee of DDA under the Chairmanship of VC, DDA. The composite plan of Dwarka Phase I indicating the detailed planning of Sector No. 1,2,3,4,5,6,7,8,9,10,11,12A,19A,20,21A,22A and 23A was approved by the Authority during its meeting held on 7.7.92 vide Resolution No. 81/92. Subsequently, the plans of Sector 14, 17 and 18 falling under Phase II have also been approved.

4.0 STATUS OF DEVELOPMENT AT DWARKA

4.1 Roads

a) Main Approaches to Dwarka Project: As per planning Dwarka Project area shall be connected with rest of the city by 5 major link roads as follows:

i) 51 mtr. wide road connecting Najafgarh road - This is the master plan road, complete R/W is available. Two lane road constructed.

ii) 45 mtr. wide road connecting Pankha road, partly by covering Palam drain in a length of about 2300 mtr. passing through the built-up area - On the North West side, the area is heavily built-up. The only passage available is the banks of Palam drain. In Phase I it has been decided to construct the road on the banks of the drain and under Phase II to cover the Palam drain when the traffic increases and it requires to increase the width of the road.

Presently the 24 mtr. wide Palam-Dabri road is existing which links Pankha road with the project area.

iii) 60 mtr. wide road connecting Cantonment area - This road also passes through the inhabited area and it requires the construction of fly over bridge over Rewari railway line. Presently the approach is through level crossing.

iv) Link with NH-8 near Centaur Hotel - 18 mtr. wide road has been constructed by making use of the existing level crossing over the Rewari railway line and road passing through Indira Gandhi International Airport.

v) 90 mtr. wide road connecting NH-8/ (Outer to outer ring road) - This is the PWD road and it is on their work schedule.

For the construction of above links two number fly-over bridges shall be constructed over Rewari Railway line.

b) Master Plan Roads: To open the area the construction of two lane master plan roads was taken up in the year 1990-91. The total lengthof these roads is 32 km for which work has been completed.

c) Sectoral Roads: As per approved plan of sectors total 48.74 km length of road has been complted as per details given below:

72172

Width of Road / Road	Total length of Road	Road work Completed
30M	21.40 km	21.40 km
20M	12.91 km	12.91 km
12M	14.43 km	14.43 km
30M	21.40 km	21.40 km
Total	48.74 km	48.74 km

Only Phase I Treatment of road work has been done.

Road work in Phase II of Dwarka has also been started.

4.2 SEWER

The sewer plan covering Phase I and Phase II has since been sanctioned by DWS&SDU, MCD vide no. F.3(813)EE(P)Dr./798 dated 1.9.92 and the works are in progress in all the sectors under Phase I of the Project. Total lenght of sewer line in Phase-I is 59.30 kms. out of which more than 90% work is over. However, the services shall be made functional only after the Sewerage Treatment Plant is constructed by MCD for which the land has been indentified and is available in Sector 16(d).

4.3 WATER SUPPLY

As per the overall planning MCD is to construct Water Treatment Plant at Village Bakarwala, which is about 8km from the Project Area. From this Water Treatment Plant water shall be pumped into 6 no. command tanks (4 nos. in Phase I and 2 nos. in Phase II). In the distribution network the water shall be pumped from these command tanks.

Plans of water supply distribution system under command tanks falling in Phase I Dwarka have been approved by DWS&SDU and works are in progress. The present progress of the work is about 25% in Phase I. During recent meetings with DWS&SDU they have committed to give some water supply from newly constructed Hyderpur Water Treatment Plant Phase II. However, till such time the regular water supply is made available by DWS&SDU, societies may have to make their own arrangement by boring the tubewells.

4.4 DRAINAGE

Towards south-western side of the Project Najafgarh drain is flowing. It is proposed to construct 5 major

drains which will collect the water from the Project area. The discharge carrying capacities of these drains is as below:

Drain No. 1	921.70 cusecs
Drain No. 2	1005.00 cusecs
Drain No. 3	3043.00 cusecs (Existing Palam
Drain No. 4	387.75 cusecs Drain)
Drain No. 5	645.54 cusecs

As per norms the construction of drains with discharge 1000 cusecs and above are to be constructed by CE(I&F) out of plan funds. Accordingly, the cost of two drains shall be met out of plan funds. The design of these drains has been approved by CE(I&F) vide no. CE(F)/P&D/AEIV/Dwarka/91-92/7588 dated 24.4.92. The work is to be taken up as per approval of the drainage system from the DWS and SDU/MCD.

.5 MASTER PLAN GREENS

As per the land use plan, about 15% of Dwarka Project area has been left green at Master Plan level. It covers 3 no. district parks each of an area 209 to 300 acres, 6no. sports complex, play grounds, amusement parks etc. It has been proposed to provide grill fencing around these green areas so as to protect the land and to develop the area by the time residents come for living. After fencing, about 25000 trees and equal number of shrubs have been planted in these greens.

.6 ELECTRICITY

2 No. 220 KV and 11 NO. 66 KV electric sub-stations are to be constructed. All the 7 No. sites of ESS (1 No. 220 KV and 6 No. 66 KV ESS) in Phase I have since been handed over to DESU. The construction of one no. 220 KV and 4 no. 66 KV ESS is in progress. It is expected that sufficent electricity shall be available to the residents in due course of time.

.0 CONSTRAINTS

For the development of Dwarka Project DDA has to depend on many agencies like PWD, DWS&SDU, DESU, Railway, MTNL etc. etc. All these agencies have their own priorities and programmes. It is well known that the services like water supply and electricity available are not sufficient even for the existing inhabited areas, as such, it is very difficult to get these services for the new areas. However, DDA on its part persuing vigrously with all the agencies for getting these services as early as possible.

6.0 *METHODOLOGY USED IN THE COST BENEFIT ANALYSIS:*

6.1 Discounted cash flow method is used in this cost benefit analysis to arrive at the breakeven price.

6.2 The discounted cash flow technique involves discounting both expenditure as well as revenue to the present. For this study, 1995-96 is used as the base year to which everything has been discounted. Discounting rate has been used as per para 2.2 above. In traditional cost benefit analysis, interest is calculated taking into consideration the total project cost multiplied by the rate of interest for half the project period. In this study the technique of net liability in calculation of interest has been used. This is more realistic. Interest has been calculated at 17% wherever there is cumulative out-flow and at 10% whenever there is cumulative in-flow on the presumption that if money is borrowed from market, it will cost 17% and if money is deposited with the bank an interest of 10% shall be earned.

7.0 *CONCLUSIONS :*

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

i) per sq.mtr. : Rs. 1439.14/-
ii) per acre : RS. 58.24 lakh
iii) per hect. : Rs. 143.92 lakh

7.2 Statement of pre-determined proposed rates based on the breakeven prices including 12% provision for physical and price contingency.

Category of Land	Predetermined Rates existing for 1994-95 per sq.mtr.	Proposed Predetermined Rates for Dwarka 1995-96 per sq.mtr.	Multiplier
(i) Land for CGHS	Rs. 2033.61	Rs. 2158.71	1.5
(ii) Alternative Plots	Rs. 1873.87 Including internal development	Rs.2027.49 * * The cost of internal development and use an occupation charges included.	1.00
(iii) Housing Schemes			
SFS	Rs.2033.61	Rs. 2158.71	1.5
MIG	Rs.1694.67	Rs. 1798.93	1.25
LIG	Rs.1016.80	Rs. 1079.36	0.75
EWS	Rs. 677.87	Rs. 719.57	0.50

(iv) Industrial	Rs.2212.80	Rs. 2387.28* * The cost of internal development and use & occupation charges included.	1.25
(v) J.J.& Squatters Resettlements	Rs. 677.87 excluding internal development	Rs. 719.57 (Excluding internal development)	0.50

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70172

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APPENDIX B-II TO ITEM NO. 99/95

TABLE:-1 COST OF LAND ACQUISITION FOR DWARKA (Acc Fig. in crores).

YEAR	LAND AQCU.COST	DISCOUNTED LAND AQCU. COST (1995-96)
1	2	3
1986-87	47.54	190.28
1987-88		
1988-89		
1989-90	0.11	0.28
1990-91		
1991-92	100.00	185.57
1992-93		
1993-94		
1994-95		
1995-96		
1996-97	292.66	243.89
	440.31	620.02

TABLE:2 BREAKEVEN ANALYSIS OF DWARKA WITH PROVISIONS FOR PHYSICAL AND PRICE CONTINGENCIES (All fig in Crs

YEAR	DEV.EXPDR.	DISCOUNTED DEV. EXPDR.	LAND ACQU. COST	ADDL. COMPENSATION	DISCOUNTED ACQU. COST	DISCOUNTED ADDL. COMPENSATION
1	2	3	4	4A	5	5A
1986-87			47.54		190.28	
1987-88						
1988-89			0.11		0.28	
1989-90		44.94			185.57	
1990-91	20.77	48.77	100.00			
1991-92	26.28	22.03				
1992-93	13.84	22.74				
1993-94	13.88	24.22				
1994-95	20.00	102.31			243.89	
1995-96	102.31	181.88	292.66			304.20
1996-97	202.60	227.35		438.05		
1997-98	282.09	261.45				
1998-99	361.35	284.19				
1999-00	437.51	284.19				
2000-01	487.34	284.19				
2001-02	542.84					
	2510.80	1788.26	440.31	438.05	620.02	304.20

TOTAL EXPDR.	TOTAL DISCOUNTED EXPDR.	TOTAL REVENUE	DISCOUNTED VALUE OF REVENUE	DISCOUNTED NET CASH FLOW (COL 9 - COL 7)	CUMMULATIVE CASH FLOW	INT. OUTFLOW @ 17% WHEN NET OUTFLOW : INT.INFLOW @ 10% WHEN NET INFLOW :
6	7	8	9	10	11	12

C:\LOTUS\DWARKA\95-96\FM9596.WK1 TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA IN DWARKA

29-Aug-95

USE CODE	USE	GROSS AREA	DISPOSABLE AREA	RATIO/RATE @ PER ACRE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02	SALEABLE TOTAL AREA
1	2	3	4	5	6	7	8	9	10	11	12	13	13	14	
A1.1	COOPERATIVE HOUSING	358.50	358.50	1.50	18.33	73.05	24.13	126.65	50.00	66.35	0.00	0.00	0.00	0.00	358.50
A1.2	DDA HOUSING	267.15													
	EWS		40.25	0.50	0.00	0.00	0.00	0.00	0.00	13.93	13.32	13.00	0.00	0.00	40.25
	LIG		55.76	0.75	0.00	0.00	0.00	0.00	0.00	18.13	19.63	18.00	0.00	0.00	55.76
	MIG		77.78	1.25	0.00	0.00	0.00	0.00	0.00	25.14	26.64	26.00	0.00	0.00	77.78
	SFS		93.36	1.50	0.00	25.00	21.18	0.00	20.00	15.00	12.18	0.00	0.00	0.00	93.36
A1.3	INSTITUTIONAL HOUSING	48.02	48.02	1.50	0.00	0.00	0.00	0.00	0.00	19.39	28.63	0.00	0.00	0.00	48.02
A1.4	RESETTLEMENT SQUATTERS	148.78	148.78	0.50	47.36	23.85	0.00	77.57	0.00	0.00	0.00	0.00	0.00	0.00	148.78
A1.5	ALTERNATIVE PLOTS	48.56	29.13	1.00	0.00	5.00	5.00	5.00	8.50	5.63	0.00	0.00	0.00	0.00	29.13
A1.6	AUCTION PLOTS	32.44	19.46	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.63	9.83	19.46
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RESIDENTIAL	903.45	871.05		65.68	126.91	50.31	209.22	78.50	163.57	100.40	57.00	9.63	9.83	871.05
A2	EDUCATIONAL FACILITIES	210.08	210.08	0.30	0.00	0.00	0.00	0.00	90.00	90.84	29.24	0.00	0.00	0.00	210.08
A3	OTHER COMM.FACILITIES	15.51	15.51	0.00	0.00	0.00	0.00	0.00	15.51	0.00	0.00	0.00	0.00	0.00	15.51
A4	LOCAL/CONVENIENT SHOPPING	39.38	39.38	2.00	0.00	0.00	0.00	0.00	0.00	16.00	17.80	5.58	0.00	0.00	39.38
A5	UTILITIES	10.56	10.56	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
A6	PARKS & PLAYGROUNDS	281.50	139.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	221.52	100.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES.SUPPORTING FACILITIES	778.55	516.00		0.00	0.00	0.00	0.00	105.51	106.84	47.04	5.58	0.00	0.00	264.97
	TOTAL RESIDENTIAL	1682.00	1387.05		65.68	126.91	50.31	209.22	184.01	270.41	147.44	62.58	9.63	9.83	1136.02
B1.1	OPEN SPACES	17.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	47.30	42.66	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.00	18.00	17.66	42.66
B1.3	COMM. LOW TURNOVER	6.62	5.96	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	3.96	5.96
B1.4	CULTURAL SPACES	6.62	5.96	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	3.96	5.96
B1.5	FACILITIES	7.58	6.84	2000000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.21	4.63	6.84
B1.6	RESIDENTIAL	6.62	5.96	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	3.96	5.96
B1.7	UTILITIES	0.94	0.85	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
	TOTAL DIST. CENTRE	92.73	68.23		0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.00	22.21	34.17	67.58

B4.1	COMM. SPACES	26.73	26.73	4.00	0.00	0.00	0.00	0.00	0.00	0.00	2.19	2.50	11.54	10.50	26.73
B4.2	COMMERCIAL LOMTURN OVER	8.91	8.91	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83	0.80	3.48	3.80	8.91
B4.3	FACILITIES PLUS CULTURAL	7.57	7.57	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65	0.70	3.02	3.20	7.57
B4.4	UTILITIES	1.34	1.34	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 ***	
	TOTAL COMMUNITY CENTRES	44.56	44.56		0.00	0.00	0.00	0.00	3.68	4.00	18.04	17.50	18.04	17.50	43.22
C1.1	CIRCULATION/PARKING	33.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	PUBLIC & SEMI PUBLIC	3.39	3.39	2000000.00	0.00	0.00	0.00	0.00	0.00	2.34	0.35	0.35	0.35	0.00	3.39
C1.3	COMMERCIAL	2.26	2.26	2.00	0.00	0.00	0.00	0.00	0.00	1.56	0.25	0.20	0.25	0.00	2.26
C1.4	UTILITIES	1.13	1.13	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 ***	
C1.5	NET INDL. PLOTS	72.32	54.91	1.25	0.00	0.00	0.00	0.00	0.00	20.00	20.00	14.91	0.00	0.00	54.91
	TOTAL INDUSTRIAL	113.00	61.69		0.00	0.00	0.00	0.00	0.00	23.90	20.60	15.46	0.60	0.00	60.56
D1.0	COLLEGES/HOPITAL/OTHER	213.80	213.80	0.30	0.00	30.00	24.46	30.00	30.00	30.00	30.00	39.34	0.00	0.00	213.80
D2.0	INTEGRATED SCHOOL	67.52	67.52	0.30	0.00	6.50	6.50	7.00	7.00	23.50	17.02	0.00	0.00	0.00	67.52
D3.0	SOCIO-CULTURAL	14.00	10.00	0.50	0.00	0.00	1.80	1.50	1.50	2.00	3.20	0.00	0.00	0.00	10.00
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC&SEMI PUBLIC	295.32	291.32		0.00	36.50	32.76	38.50	38.50	55.50	50.22	39.34	0.00	0.00	291.32
E1.0	UTILITIES	139.48	139.48	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 ***	
F1.0	RECREATION	790.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION RAILWAY	255.49	255.49	1.00	0.00	0.00	0.00	0.00	255.49	0.00	0.00	0.00	0.00	0.00	255.49
H1.0	CIRCULATION	421.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1.0	GOVERNMENT	65.67	65.67	2000000.00	0.00	0.00	22.66	16.00	16.00	11.01	0.00	0.00	0.00	0.00	65.67
	OTHERS	1672.32	460.64		0.00	0.00	22.66	16.00	271.49	11.01	0.00	0.00	0.00	0.00	321.16
	GRAND TOTAL	3960.00	2349.53		65.68	163.41	105.73	263.72	494.00	360.82	239.94	150.42	50.48	61.50	1955.70
													% AGE OF TOTAL PROJECT AREA		49.39

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

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

*** FOR ALTERNATIVE PLOTS THE MULTIPLIER IN COLUMN 5 IS ONLY 1.000 AS PER NAZUL RULES. THE COST OF INTERNAL DEVELOPMENT SHALL BE EXTRA.

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN DWARKA

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02	TOTAL
1	2	0.75 3	0.83 4	0.91 5	1.00 6	1.10 7	1.21 8	1.34 9	1.48 10	1.63 11	1.79 12	
A1.1	COOPERATIVE HOUSING	3025.00	13600.00	4760.00	27338.98	11897.20	17401.87	0.00	0.00	0.00	0.00	78023.05
A1.2	DDA HOUSING											
	EWS	0.00	0.00	0.00	0.00	0.00	1217.83	1283.57	1380.82	0.00	0.00	3882.21
	LIG	0.00	0.00	0.00	0.00	0.00	2377.51	2837.43	2867.86	0.00	0.00	8082.81
	MIG	0.00	0.00	0.00	0.00	0.00	5494.64	6417.83	6904.11	0.00	0.00	18816.59
	SFS	0.00	4654.13	4307.19	0.00	4758.88	3934.11	3521.14	0.00	0.00	0.00	21175.43
A1.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	0.00	5085.49	8276.69	0.00	0.00	0.00	13362.18
A1.4	RESETTLEMENT SQUATTERS	0.00	4418.94	0.00	5581.70	0.00	0.00	0.00	0.00	0.00	0.00	10000.64
A1.5	ALTERNATIVE PLOTS	0.00	620.55	677.87	719.57	1348.35	985.10	0.00	0.00	0.00	0.00	4351.44
A1.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9023.43	10148.43	19171.86
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	3025.00	23293.61	9745.06	33640.26	18004.43	36496.55	22336.66	11152.80	9023.43	10148.43	176866.22
A2	EDUCATIONAL FACILITIES	0.00	0.00	0.00	0.00	4282.99	4764.99	1690.61	0.00	0.00	0.00	10738.59
A3	OTHER COMM.FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	0.00	0.00	3595.18	6861.11	2370.77	0.00	0.00	14827.05
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES.SUPPORTING FACILITIES	0.00	0.00	0.00	0.00	4282.99	10360.17	8551.71	2370.77	0.00	0.00	25565.64
	TOTAL RESIDENTIAL	3025.00	23293.61	9745.06	33640.26	22287.42	46856.72	30888.38	13523.57	9023.43	10148.43	202431.86
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5948.16	16859.22	18232.07	41039.45
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.87	468.31	2044.14	2937.32
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	849.74	936.62	4088.28	5874.64
B1.5	FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.92	97.26	410.19	580.37
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	637.30	702.47	3066.21	4405.98
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7932.99	19063.88	27840.90	54837.76

B4.1	COMM. SPACES	0.00	0.00	0.00	0.00	0.00	0.00	1690.61	2124.34	10808.63	10840.13	25463.72
B4.2	COMMERCIAL LOWTURN OVER	0.00	0.00	0.00	0.00	0.00	0.00	319.93	339.89	1629.72	1961.55	4251.10
B4.3	FACILITIES PLUS CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00	504.18	594.82	2828.60	3303.66	7231.25
B4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	TOTAL COMMUNITY CENTRES	0.00	0.00	0.00	0.00	0.00	0.00	2514.71	3059.05	15266.96	16105.34	36946.07
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	140.44	23.15	25.52	28.13	0.00	217.25
C1.3	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	545.53	96.36	84.97	117.08	0.00	843.95
C1.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C1.5	NET INDL. PLOTS	0.00	0.00	0.00	0.00	0.00	4371.23	4818.19	3959.77	0.00	0.00	13149.20
	TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	5057.21	4937.71	4070.27	145.21	0.00	14210.40
D1.0	COLLEGES/HOPITAL/OTHER	0.00	1116.99	994.84	1295.23	1427.66	1573.64	1734.55	2507.15	0.00	0.00	10650.06
D2.0	INTEGRATED SCHOOL	0.00	242.01	264.37	302.22	333.12	1232.69	984.07	0.00	0.00	0.00	3358.48
D3.0	SOCIO-CULTURAL	0.00	0.00	122.82	107.94	118.97	174.85	308.36	0.00	0.00	0.00	832.94
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC&SEMI PUBLIC	0.00	1359.00	1382.03	1705.38	1879.76	2981.18	3026.98	2507.15	0.00	0.00	14841.49
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION RAILWAY	0.00	0.00	0.00	0.00	40528.68	0.00	0.00	0.00	0.00	0.00	40528.68
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1.0	GOVERNMENT	0.00	0.00	1148.00	790.40	871.22	660.81	0.00	0.00	0.00	0.00	3470.43
	OTHERS	0.00	0.00	1148.00	790.40	41399.90	660.81	0.00	0.00	0.00	0.00	43999.10
	GRAND TOTAL	3025.00	24652.62	12273.09	36136.04	43567.07	55333.91	55244.18	46423.99	43499.48	54094.67	396474.04

NOTE 1: ALL FIGURES ARE IN LAKHS.

TABLE - 5: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN DWARKA

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02	TOTAL
1	2	1.33 3	1.21 4	1.10 5	1.00 6	1.00 7	1.00 8	1.00 5	1.00 6	1.00 7	1.00 8	
A1.1	COOPERATIVE HOUSING	4026.28	16456.00	5236.00	27338.98	10793.55	14323.04	0.00	0.00	0.00	0.00	78173.85
A1.2	DDA HOUSING											
	EWS	0.00	0.00	0.00	0.00	0.00	1002.36	958.47	935.44	0.00	0.00	2896.27
	LIG	0.00	0.00	0.00	0.00	0.00	1956.87	2118.77	1942.84	0.00	0.00	6018.48
	MIG	0.00	0.00	0.00	0.00	0.00	4522.50	4792.34	4677.21	0.00	0.00	13992.04
	SFS	0.00	5631.49	4737.90	0.00	4317.42	3238.07	2629.31	0.00	0.00	0.00	20554.19
A1.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	0.00	4185.74	6180.39	0.00	0.00	0.00	10366.13
A1.4	RESETTLEMENT SQUATTERS	0.00	5346.91	0.00	5581.70	0.00	0.00	0.00	0.00	0.00	0.00	10928.62
A1.5	ALTERNATIVE PLOTS	0.00	750.87	745.66	719.57	1223.27	810.81	0.00	0.00	0.00	0.00	4250.17
A1.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5545.87	5658.70	11204.57
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	4026.28	28185.27	10719.56	33640.26	16334.24	30039.39	16679.27	7555.49	5545.87	5658.70	158384.31
A2	EDUCATIONAL FACILITIES	0.00	0.00	0.00	0.00	3885.68	3921.94	1262.41	0.00	0.00	0.00	9070.04
A3	OTHER COMM.FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	0.00	0.00	4605.25	5123.34	1606.08	0.00	0.00	11334.67
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES.SUPPORTING FACILITIES	0.00	0.00	0.00	0.00	3885.68	8527.19	6385.75	1606.08	0.00	0.00	20404.70
	TOTAL RESIDENTIAL	4026.28	28185.27	10719.56	33640.26	20219.92	38566.58	23065.02	9161.57	5545.87	5658.70	178789.02
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4029.59	10361.81	10166.08	24557.48
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	287.83	287.83	1139.80	1715.45
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	575.66	575.66	2279.60	3430.91
B1.5	FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.40	59.77	228.72	337.90
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	431.74	431.74	1709.70	2573.18
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5374.22	11716.81	15523.90	32614.93

B4.1	COMM. SPACES	0.00	0.00	0.00	0.00	0.00	0.00	1262.41	1439.14	6643.07	6044.39	15389.01
B4.2	COMMERCIAL LOMTURN OVER	0.00	0.00	0.00	0.00	0.00	0.00	238.90	230.26	1001.64	1093.75	2564.55
B4.3	FACILITIES PLUS CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00	376.48	402.96	1738.48	1842.10	4360.02
B4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
	TOTAL COMMUNITY CENTRES	0.00	0.00	0.00	0.00	0.00	0.00	1877.79	2072.36	9383.19	8980.23	22313.58
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	115.60	17.29	17.29	17.29	0.00	167.47
C1.3	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	449.01	71.96	57.57	71.96	0.00	650.49
C1.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
C1.5	NET INDL. PLOTS	0.00	0.00	0.00	0.00	0.00	3597.85	3597.85	2682.56	0.00	0.00	9878.26
	TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	4162.46	3687.10	2757.41	89.25	0.00	10696.21
D1.0	COLLEGES/HOPITAL/OTHER	0.00	1351.56	1094.33	1295.23	1295.23	1295.23	1295.23	1698.47	0.00	0.00	9325.26
D2.0	INTEGRATED SCHOOL	0.00	292.84	290.81	302.22	302.22	1014.59	734.82	0.00	0.00	0.00	2937.50
D3.0	SOCIO-CULTURAL	0.00	0.00	134.22	107.94	107.94	143.91	230.26	0.00	0.00	0.00	724.27
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC&SEMI PUBLIC	0.00	1644.40	1519.35	1705.38	1705.38	2453.73	2260.31	1698.47	0.00	0.00	12987.03
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION	0.00	0.00	0.00	0.00	36769.02	0.00	0.00	0.00	0.00	0.00	36769.02
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1.0	GOVERNMENT	0.00	0.00	1119.40	790.40	790.40	543.89	0.00	0.00	0.00	0.00	3244.10
	OTHERS	0.00	0.00	1119.40	790.40	37559.42	543.89	0.00	0.00	0.00	0.00	40013.12
	GRAND TOTAL	4026.28	29829.67	13358.32	36136.04	59484.72	45726.66	41252.03	31450.02	26735.12	30162.83	318161.676

NOTE 1: ALL FIGURES ARE IN LAKHS.
NOTE 2: THE COMPOUNDING FOR PAST YEARS HAS BEEN CALCULATED @ 10% AND COMPOUNDING FOR FUTURE YEARS HAS BEEN ESCALATED WITH 10.23% COMPOUNDED BEING AVERAGE AVERAGE INCREASE IN CPWD COST INDEX IN PAST THREE YEARS.

TABLE-6 PERCENTAGE OF SALEABLE AREA

	USE	GROSS AREA	%AGE OF TOTAL AREA	DISPOSABLE AREA	SALEABLE TOTAL AREA	%AGE OF TOTAL AREA	% OF TOTAL DISCOUNTED REVENUE
A1.1	COOPERATIVE HOUSING	358.50	9.05	358.50	358.50	18.33	24.57
A1.2	DDA HOUSING	267.15	6.75				
	EWS			40.25	40.25	2.06	0.91
	LIG			55.76	55.76	2.85	1.89
	MIG			77.78	77.78	3.98	4.40
	SFS			93.36	93.36	4.77	6.46
A1.3	INSTITUTIONAL HOUSING	48.02	1.21	48.02	48.02	2.46	3.26
A1.4	RESETTLEMENT SQUATTERS	148.78	3.76	148.78	148.78	7.61	3.43
A1.5	ALTERNATIVE PLOTS	48.56	1.23	29.13	29.13	1.49	1.34
A1.6	AUCTION PLOTS	32.44	0.82	19.46	19.46	1.00	3.52
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	903.45	22.81	871.05	871.05	44.54	49.78
A2	EDUCATIONAL FACILITIES	210.08	5.31	210.08	210.08	10.74	2.85
A3	OTHER COMM.FACILITIES	15.51	0.39	15.51	15.51	0.79	0.00
A4	LOCAL/CONVENIENT SHOPPING	39.38	0.99	39.38	39.38	2.01	3.56
A5	UTILITIES	10.56	0.27	10.56 **	**		
A6	PARKS & PLAYGROUNDS	281.50	7.11	139.63	0.00	0.00	0.00
A7	SECTOR ROADS	221.52	5.59	100.84	0.00	0.00	0.00
	RES.SUPPORTING FACILITIES	778.55	19.66	516.00	264.97	13.55	6.41
	TOTAL RESIDENTIAL	1682.00	42.47	1387.05	1136.02	58.09	56.19
B1.1	OPEN SPACES	17.05	0.43	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	47.30	1.19	42.66	42.66	2.18	7.72
B1.3	COMM. LOW TURNOVER	6.62	0.17	5.96	5.96	0.30	0.54
B1.4	CULTURAL SPACES	6.62	0.17	5.96	5.96	0.30	1.08
B1.5	FACILITIES	7.58	0.19	6.84	6.84	0.35	0.11
B1.6	RESIDENTIAL	6.62	0.17	5.96	5.96	0.30	0.81
B1.7	UTILITIES	0.94	0.02	0.85 **	**		
	TOTAL DIST. CENTRE	92.73	2.34	68.23	67.38	3.45	10.25
B4.1	COMM. SPACES	26.73	0.68	26.73	26.73	1.37	4.84
B4.2	COMMERCIAL LOWTURN OVER	8.91	0.23	8.91	8.91	0.46	0.81
B4.3	FACILITIES PLUS CULTURAL	7.57	0.19	7.57	7.57	0.39	1.37
B4.4	UTILITIES	1.34	0.03	1.34 **	**		
	TOTAL COMMUNITY CENTRES	44.56	1.13	44.56	43.22	2.21	7.01
C1.1	CIRCULATION/PARKING	33.90	0.86	0.00	0.00	0.00	0.00
C1.2	PUBLIC & SEMI PUBLIC	3.39	0.09	3.39	3.39	0.17	0.05
C1.3	COMMERCIAL	2.26	0.06	2.26	2.26	0.12	0.20
C1.4	UTILITIES	1.13	0.03	1.13 **	**		
C1.5	NET INDL. PLOTS	72.32	1.83	54.91	54.91	2.81	3.10
	TOTAL INDUSTRIAL	113.00	2.85	61.69	60.56	3.10	3.36
D1.0	COLLEGES/HOPITAL/OTHER	213.80	5.40	213.80	213.80	10.93	2.93
D2.0	INTEGRATED SCHOOL	67.52	1.71	67.52	67.52	3.45	0.92
D3.0	SOCIO-CULTURAL INSTITUTIONS	14.00	0.35	10.00	10.00	0.51	0.23
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLICSEMI PUBLIC	295.32	7.46	291.32	291.32	14.90	4.08
E1.0	UTILITIES	139.48	3.52	139.48 **	**		
F1.0	RECREATION	790.04	19.95	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION	255.49	6.45	255.49	255.49	13.06	11.56
H1.0	CIRCULATION	421.64	10.65	0.00	0.00	0.00	0.00
I1.0	GOVERNMENT	65.67	1.66	65.67	65.67	3.36	1.02
	OTHERS	1606.65	40.57	394.97	255.49	13.06	12.58
	GRAND TOTAL	3960.00	100.00	2349.53	1955.70	100.00	100.00

TABLE:7 YEAR WISE LIKELY EXPENDITURE ON VARIOUS SERVICES FOR THE DEVELOPMENT OF DWARKA PROJECT

YEARS	EXPENDITURE PROPOSED BY ENGG.WING	EXPENDITURE AFTER ADDITION OF 13.68% ESCALATION OF THE	EXPENDITURE TAKEN IN THE ANALYSIS
1	2 YEAR	3##	4
UPTO 3/91	20.77	20.768	20.768
91-92	26.28	26.284	26.284
92-93	13.84	13.84	13.842
93-94	16.67	13.88	13.876
94-95	20.00	20.00	20.000
CURRENT YEAR	90.000	102.308	102.308
96-97	160.000	181.880	181.880
97-98	200.000	227.350	227.350
98-99	230.000	261.453	261.453
99-00	250.000	284.188	284.188
00-01	250.000	284.188	284.188
01-02	250.000	284.188	284.188
TOTAL	1527.56	1720.33	1720.33

THE EXPENDITURE FOR THE CURRENT YEAR AND ALL FUTURE YEARS INCLUDES 7% ADMN. CHARGES AND 13.68% ESCALATION AS PER CPWD COST INDEX.

ITEM NO. 107/95

A-11.09.1995

Sub: Report on the follow up action on the resolutions passed by the Authority in its meetings held in the first quarter of the year 1995-96.

No. F. 2(6)/95-MC/DDA.

PRECIS

Two meetings of the Authority were held during the first quarter of the current year on 17.4.1995 and 29.5.1995.

Report on the follow up action on the resolutions passed by the Authority in these two meetings was placed before the Authority in its meeting held on 18.7.95 vide Item No.69/95. Follow up action taken was noted by the Authority. It was resolved that "follow up action on the 'under process' items should, in future, be reported to the Authority on quarterly basis".

In the action taken notes presented to the Authority, action on four items was reported as 'under process'. Present stage of action on these items is placed at (Appendix C-I page No. 244-245) for kind information of the Authority.

RESOLUTION

Noted.

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(APPENDIX C-I TO ITEM NO. 100/95)

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTIONS PASSED BY THE AUTHORITY'S MEETING HELD ON 17.4.95 & 29.5.95.

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S.No.	ITEM NO.	SUBJECT	RESOLUTION	REMARKS
1.	28/95	Framing/Amendment of Recruitment Regulations of posts in the Administrative cadre of the DDA. F.No.F.7(189)/90-PB-I	Resolved that recommendations of the Staff Re-organisation Committee constituted by the Authority for the Administrative cadres, as contained in Appendix - H, be approved, being inconformity with the latest guide-lines of the Department of Personnel and Training, Govt. of India. Existing Recruitment Rules be amended accordingly.	Necessary amendments have been made in the regulations and promotions have been made on the basis of amended regulations.
2.	36/95	Recovery of service charges/ maintenance charges in respect of plots auctioned/allotted by DDA to public Coop. Socieites and institutions for Residential, Commercial Industrial, Office uses etc. F.No.LSA-III/Service Charges/DDA/94	Consideration of this item was deferred. It was, however, resolved that the matter relating to sharing of the proceeds of "property tax" be taken up with the MCD for the period of services are maintained by the DDA, as recommended in Baweja Committee report.	Detailed information is being collected from different offices of DDA and the matter is under process.

1.	2.	3.	4.	5.
3.	46/95	Revision of pay scale of Commissioner (Plg.) and Chief Architect in DDA. F.No.F.7(165)/89-PB-I	In addition to the Govt.'s Direction regarding revision of pay scales of the posts of Commr.(Plg.) and Chief Architect, the Authority was informed of the Govt.'s Direction under Section 41(1) of the DD Act regarding six redesignated posts of Chief Engineers in DDA. After due consideration, the Authority resolved that reasons behind these Directions and the implications thereof on other DDA cadres be examined in detail so that a rational and considered view could be taken, in totality. For doing so, it would be desirable to conduct a study of the pay scale structures and the work load of the posts in comparative organisations viz. MCD, CPWD etc. in Delhi and similar organisastions outside Delhi.	Matter was placed before the Authority after detailed examination. Decision in the matter has been communicated to the Ministry of Urban Affairs & Employment on 31.7.1995. 04.8.7.
4.	48/95	Composite alignment plan of Wazirabad Road (Road No. 59 and 63) from Wazirabad barrage to UP Border. F.No.F.5(10)80/M.P./Pt.	Resolved that proposals as contained in para 8 of the agenda item be approved.	Copies of authentic alignment plans have been sent to the Chief Engineer, PWD-I, Govt. of Delhi and to the MCD on 17.8.95 for implementation.

(FROM P.NO. 246 - 256)

ITEM NO. 101/95 Sub: Allotment of Petrol Pump and Gas Godown Sites.

F.No.F.13(44)/91/Pt./CRC/DDA.

Consideration of this item was deferred.

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Agenda Item No.102/95

A-11.09.1995

Sub:- Involvement of Private Developer in land development, construction, infrastructure provision and disposal thereof. (File No.AO(W)III(40)/93-94).

P R E C I S

1. BACKGROUND

(a) Delhi Development Authority in its meetings held in June, July, 1995, examined the report of the Chairman, Task Force (Shri A.P. Sinha, IAS, the then Principal Commissioner, DDA) on involvement of Private Developers in land assembly, development and disposal and decided that proposals be further processed for taking up a pilot project in new developing areas for the model where land has been assembled by DDA. The Task Force had suggested three models D-I (where land is assembled by the Authority) D-II (where land is assembled by bidder Developer) & E (selective land acquisition by DDA). The salient features of the three models of involvement of private developers are enclosed at Annexure-IV P.290-293.

(b) Authority also directed that modalities and changes required in the policy and statutes be finalised in consultation with MOUD (Now MOUA&E) to take up model D-1.

2. FOLLOW UP ACTION:

(a) With a view to formulate firm operational mechanism to take up pilot project as per model D-1, a Committee under the chairmanship of Dr.H.S. Anand, the then Principal Commissioner, DDA was set up. The Committee framed concrete proposals for authorising private developers in land development and disposal. The Committee selected a 52 hectare plot in Sector 18 of the sub city of Dwarka for developing the

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Agenda Item No.102/95

A-11.09.1995

Sub:- Involvement of Private Developer in land development, construction, infrastructure provision and disposal thereof. (File No.AO(W)III(40)/93-94).

P R E C I S

1. BACKGROUND

(a) Delhi Development Authority in its meetings held in June, July, 1995, examined the report of the Chairman, Task Force (Shri A.P. Sinha, IAS, the then Principal Commissioner, DDA) on involvement of Private Developers in land assembly, development and disposal and decided that proposals be further processed for taking up a pilot project in new developing areas for the model where land has been assembled by DDA. The Task Force had suggested three models D-I (where land is assembled by the Authority) D-II (where land is assembled by bidder Developer) & E (selective land acquisition by DDA). The salient features of the three models of involvement of private developers are enclosed at Annexure-IV(P.290-293.

(b) Authority also directed that modalities and changes required in the policy and statutes be finalised in consultation with MOUD (Now MOUA&E) to take up model D-I.

2. FOLLOW UP ACTION:

(a) With a view to formulate firm operational mechanism to take up pilot project as per model D-I, a Committee under the chairmanship of Dr.H.S. Anand, the then Principal Commissioner, DDA was set up. The Committee framed concrete proposals for authorising private developers in land development and disposal. The Committee selected a 52 hectare plot in Sector 18 of the sub city of Dwarka for developing the

Contd/.....

privatisation proposal and made detailed recommendations on operational aspects.

(b) DDA had also entrusted a study to NIUA in May, 1995 for Public-Private - Sector participation in Land development; the interim report was received in June, 1995. A study was also made of the terms and conditions on which Greater NOIDA had invited bids from private developers.

3. DETAILED SCHEME:

Taking advantage of these studies, and after further processing of the Anand Committee Report, a scheme has been finalised with following outlines:-

(a) Selection of Developer:

(i) Competitive and open tenders shall be invited on terms and conditions contained in the draft Notice Inviting Tender/ Tender Document containing Notice Inviting Tender, tender form and terms and conditions of the contract (Annexure-I).

(ii) Selection of the Developer will be through open and competitive tendering. Evaluation of the tenders, assessment of technical and financial capability of the tenderers and award of the project shall be done by a Project Advisory Board consisting of the following:-

1. Vice Chairman	- Chairman
2. Finance member	- Member
3. Engineer Member	- Member
4. Jt.Secy(Delhi Division) MOUA&E.	- Member
5. Chief Accounts Officer	- Member
6. Commissioner(Plg.)	- Member
7. Commissioner(LD)	- Member Secy.

The Board may coopt other officers, wherever necessary, including experts from outside as members.

(b) **Role of Developer:**

(i) The Developer will prepare layout plan for approval of the Authority; will prepare service plan and get them approved from Civic Agencies.

(ii) The Developer will carry out the development, construction, provision of infrastructure within the Sector in accordance with the planning and development control parameters under the MPD 2001 and building by-law and as per the approved layout plan and disposal of his share of plots and flats.

(iii) He will construct EWS and LIG D.Us. as per the DDA's specifications and will hand over the same to DDA, free of cost, for disposal by DDA.

(iv) The Developer will maintain the services as well as common areas, utilities, parks and play grounds till they remain with him.

(c) **Role of DDA:**

(i) Approval of layout plan;

(ii) Test checking of the quality of work by CE(QC);

(iii) Monitoring the progress of the project by DDA's Engineer/Project consultant appointed by DDA;

(iv) Providing peripheral infrastructure services upto the sector level;

(v) Regulation of sale proceeds received by developer for his share of properties.

Enabling provisions to discharge the above functions have been included in terms and conditions of the tender document.

4. CHANGES REQUIRED TO IMPLEMENT THE SCHEME:

Developer will be able to execute the scheme/ project only if he gets the power to sell the developed property and for this following amendments/additions to the existing rules &

regulations shall be necessary:

(a) DDA(Disposal of Developed Nazul Land) Rule, 1981 and

(b) DDA(Management and Disposal of Housing Estate) Regulation, 1968.

The proposed changes in these Rules and Regulations are contained in Annexure-II/& Annexure-III/respectively. On approval of the Authority, these changes will be recommended to the Ministry of Urban Affairs & Employment for their approval. The scheme will be implemented only after approval of MOUAE is received in this regard.

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5.DELEGATION SOLICITED:

(a) The Authority may also permit VC, DDA to effect suitable changes if any, required in the Notice Inviting Tender/Tender Document in consultation with FM,DDA necessitated for operational reasons.

(b) Vice-Chairman, DDA or any officer specifically authorised by him, shall exercise the powers/perform the functions as are envisaged in the proposed contract/agreement, as detailed in Annexure-I, P-262-263 to be exercised/performed by the Authority.

6.COORDINATION:

Commissioner(LD) being incharge of the Land Disposal and Member Secretary of proposed Project Advisory Board shall be responsible for invitation of tenders and operation and coordination of the Scheme within the Department as well as with Govt. of India, GNCTD and Local Bodies.

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

(a) Approval of the scheme as per frame work outlined above including constitution of Project Advisory Board

(b) Approval of the proposed amendment in DDA (Disposal of Developed Nazul Land) Rule 1981 and DDA (Management and Disposal of Housing Estate) Regulations 1968.

(c) Approval of the delegation of powers solicited in para 5 above.

R E S O L U T I O N

The position as brought out in the agenda item was noted. After discussion, it was resolved as follows:-

I. Proposals given in paras 3, 5 and 6 of the agenda item were approved with the following amendments:

(i) Member Secretary of the Project Advisory Board shall be the concerned Chief Engineer, instead of the Commissioner(LD). Commissioner(Housing) shall also be a member of this Board;

(ii) Coordination functions as mentioned in para 6 of the agenda shall be performed by the concerned Chief Engineer;

(iii) An escrew account shall be maintained by the developer with the DDA in order to protect the rights of investors/ buyers;

(iv) Short listing of developers should be done through call of pre-qualification bids;

(v) The developers shall provide and maintain the 'services' on payment of fixed service charges till their handing over to the MCD.

II. Amendments in the DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (Management and Disposal of Housing Estate Regulations, 1968, as contained in para 4 of the Agenda item were approved.

***

ANNEXURE 'I' TO ITEM NO.102/95

A G R E E M E N T

An agreement made this day of _____ between Delhi Development Authority (herein-after called the Authority) a body corporate constituted under Section 3 of the Delhi Development Act, 1957 (which expression shall include its successors and assignees) of the 1st part and M/s _____ _____(hereinafter called the Developer) which expression shall include its heirs, executors and assignees of the other part.

Whereas the Developer had applied to the Authority on the basis of bid/tender to grant to it/him the right to enter upon the said piece of land, belonging to the President of India, measuring 32 Hectares in Sector 22/18 of Dwarka, New Delhi, which land is more particularly described in the schedle annexed hereto as Annexure-I and with the boundaries thereof which have for greater clearness been delineated on the plan annexed to these presents (hereinafter referred to as "the said land"), for the purpose of development/construction as hereinafter provided and the Authority has on the faith of representations and statements made by the Developer accepted such application/tender/bid upon the terms and conditions hereinafter set forth.

And whereas the Authority has agreed to grant for a period of 5 years commencing from the _____ day of _____ one thousand nine hundred and _____ (and the time specified shall be of the essence of the contract) permission to the Developer to entermon the said land for the purpose of making surveys and taking measurements and levels for preparing a layout plan with the necessary designs and specifications dividing the said land into streets, open spaces, plots, etc. and after the sanction of the layout plan by the Authority

or the proper municipal authority, as the case may be, to enter upon the said land to carry out and complete, and the Developer hereby undertakes to carry out and complete.to the satisfaction of the Authority all development including metalling of streets, provisions of sewer and drains, water & electric mains, amenities and other conveniences in and on the said land in accordance with the said layout plan/building plans and handover to the Authority EWS/LIG flats within the period stipulated hereinafter in these presents from the date of execution of these presents.

Now this deed witnesses as under:

That the terms & conditions contained in the tender document and conditions of the contract to this deed and the letter of acceptance dt._____ shall be binding between the parties.

The letter(s) from the Authority dt. _____ and the letter(s) from the Private Developers M/s _____ dt. _____ shall also form part of the agreement.

Private Developer
M/s _____

_____

_____

Commissioner(LD)
for & on behalf of Delhi
Development Authority

DELHI DEVELOPMENT AUTHORITY
(PRESS TENDER NOTICE)

Sealed Tenders are invited from intending tenderers for involvement of Private Developers in land development, construction and infrastructure provisions and disposal thereof for a plot-land measuring 32 hactare in Sector 18 Dwarka in the prescribed tender form which is available on payment of Rs 1000/- from the form sale counter in 'B' Block Vikas Sadan, behind INA Market, New Delhi. The sale of tender document shall remain open on all working days between 11.00 AM & 3.00 PM from _____ to _____. The intending tenderers can purchase the same on production of valid I.T.C.C. in case of Indian Tenderers and on an application in case of Ntl/foreign bidders.

The tenders shall be received on _____upto 3.00 PM in the tender box kept outside the office of Commissioner(Land Development) 1st floor, Block-A, Vikas Sadan and shall be opened on the same day by Commissioner(LD) at 3.30 PM in the presence of Tenderers or their authorised representatives. The tenders can also be sent by Regd.post so as to reach before schedule time/date.

The earnest money of Rs.50 lacs alongwith tenders processing fees of Rs.10,000/- must accompany the tender in the form of Bank Draft drawn in favour of DDA payable at New Delhi on a Scheduled Commercial Bank. The tender of the Tenderer, who does not enclose the Earnest money and/or processing fees, shall be summarily rejected. The tender processing fee of Rs.10,000/- is neither refundable nor adjustable.

Conditional tenders shall not be accepted.

Commissioner(LD)
Delhi Development Autority

दिल्ली विकास प्राधिकरण

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MEMORANDUM OF TENDER SALE

(PARTICULARS OF PERSON/BODY TO WHOM TENDER SOLD)

1. Name of the Private Developer _____

_____

2.Address _____

_____

3.Tender cost of Rs.1000/- received.

4.I.T.C.C. has been seen(in case of Indian Parties only).

Commissioner(LD)
DDA Vikas Sadan
New Delhi

NOTICE INVITING TENDERS

Sealed tenders in the prescribed form are hereby invited on behalf of DDA from intending tenderers for involvement of Private Developers in land development, construction and infrastructure provisions and disposal thereof for a plot of land measuring 32 hactare in Sector 18 Dwarka.

2. Tender document consisting of detailed plan complete specifications and other terms and conditions of the contract can be purchased from the reception counter at 'D' Block, Vikas Sadan between 11.00 AM to 3.00 PM on all working days upto_____.

3. The complete tenders alongwith detailed proposal from the private developers accompanied with earnest money of Rs.50 lacs(Rs.Fifty lacs) and non-refundable and/or adjustable tender processing fee of Rs.10,000/-(Rs.Ten thousand only) in the shape of Bank Draft issued by Schedule Commercial Bank should be deposited in the tender box kept outside the office of Commissioner(LD), First Floor, 'A' Block, Vikas Sadan on_____ upto 3.00 PM.

4. The tenders shall be opened by Commissioner(LD) in his office on 3.30 PM on in the presence of the tenderers or their authorised representative.

5. The tenderers should quote in figures as well as in words the rate and the amount. In case of discrepency between the rate/amount shown in figure and those in words, the rate/amount shown in words shall be treated as final.

6. The tenderer whose tender is accepted shall execute an agreement on Rs.2(Two only) stamp paper reiterating his acceptance for the job at the rate and on such terms and conditions as said in the contract document.

7. Incomplete and conditional tender shall be summarily

rejected. DDA reserve the right to reject any or all tenders without assigning any reason.

8. In case the tender is rejected the earnest money shall be refunded without any interest.

9. The Bidder has to ensure that tender has been deposited into the tender box before stipulated time and date. In case tender is being sent by post the bidder shall ensure that it reaches the office of Commissioner(LD). 'A' Block, First Floor, Vikas Sadan, behind INA Market, New Delhi-110023 before the stipulated date & time. The envelope should be marke "tenders for involvement of private developer in development of land, construction and insrastructure previsions and disposal thereof" in bold letters.

10. It may be noted that mere tendering is not eligibility for allotment.

11. Any person, partnership firm, company, Registered Society, NRI or Overseas Corporate Bodies can apply.

12. Applicant should be competent to contract.

13. Permission/clearance from Reserve Bank of India shall have to be obtained by the international bidder himself wherever required.

14. The Developer may indicate any distinguishing technical features like efficient water management system, eco-friendly previsions, better green management or non-conventional energy utilization etc. he may propose to adopt for innovation. He should give his experience documents in this regard.

15. The Tenderer may give documentary evidence substantiating his financial and technical capabilities to undertake the project of this magnitude.

COMMISSIONER(LD)
Delhi Development Authority

T E N D E R

I/We hereby tender for execution, for the Vice-Chairman DDA, the work "Involvement of Private Developers in Land Development, Construction and Infrastructure provisions & disposal thereof" in accordance 'in all respect' with the terms and conditions contained in the tender document within the time schedule as specified for different jobs therein. I/We hereby further undertake that:

1. I/We shall pay to the Authority a sum of Rs._____ _____Crores on account of grant of permissions to us for development of the said land in Sector 18 Dwarka measuring 32 Hect., construction thereon as per our proposal as may be approved by the Authority and disposal of properties as specified in terms & conditions contained in tender document. The amount of Rs._____ _____will be paid by me/us in following instalments:

(i) Within 30 days of the issuance of acceptance letter Rs._____crores being 30% of the amount at 1 above.

(ii) With in 90 days of the issuance of acceptance letter further Rs._____crores being 20% of the amount at 1 above.

(iii) By the end of the 1st year from the date of Commencement of contract, a further sum of Rs._____crores being 15% of the amount at 1 above.

(iv) By the end of the 2nd year from the date of Commencement of the contract a further sum of Rs._____crores being 10% of the amount at 1 above.

(v) By the end of the 3rd year from The date of Commencement of the contract a further sum of Rs._____crores being 10% of the amount at 1 above.

(vi) By the end of the 4th year from the date of Commencement of the contract a further sum of Rs._____Crores being 10% of the amount at 1 above.

(vii) By the end of the 5th year from The date of Commencement of the contract a further sum of Rs._____Crores being 5% of the amount at 1 above.

2. In addition to the above payment:

(i) I/We shall construct 250 Nos. of EWS houses with an average plinth area of 21 to 23 sq.mtrs. each andshall hand over the same to the Authority within 36 months of the Agreement without any payment from the Authority in return.

(ii) I/We shall construct 350 Nos. of LIG houses with an average plinth area of 38 to 40 sq.mtrs. each and shall hand over the same to the Authority within 36 months of Agreement without any payment from the Authority in return.

3. I/We shall carry out the all kind of internal development within the boundaries of the Sector in accordance with the levels given and connecting points beyond the Sector indicated by the Authority.

4. I/We agree that sale/booking amount will be received by us only in the shape of cheques/drafts in favour of DDA and will be deposited within 3 days of receipt with the authority. The Authority shall release the same to us in following manner.

i) 25% of the amount immediately on receipt.

ii) 25% after progress of the work reaches at 25% level.

iii) 25% after progress of the work reaches at 50% level.

iv) 20% after progress of the work reaches at 75% level.

v) 5% after satisfactory completion report are given by CE(QC) and DDA appointed consultant/Engineer for monitoring progress etc. as per clause 29 of the terms and conditions.

II. I/We enclose herewith demand draft of Rs.50 lacs issued by_____Bank and another Demand Draft of Rs.10,000/- issued by_____Bank in favour of DDA payable at N.Delhi as earnest money and processing fee respectively.

III. Should this tender be accepted, I/We hereby agree to abide by and fulfil all the terms and provisions of the said conditions annexed hereto so far as applicable, and/or in default thereof to forefeit and pay to the Vice Chairman, DDA the sums of money mentioned in the said conditions. If I/We fail to commence the work as per the schedule to be specified by DDA or if I/We fail to deposit the amount as specified at I(1) & (4) above or fail to hand over fully constructed EWS/LIG flats to DDA as specified in I(2)-(i) & (ii) above I/We agree that the Vice-Chairman, DDA without prejudice to any other right or remedy be at liberty to forefeit the said earnest money absolutely otherwise the said earnest money shall be retained by him towards security deposit.

Dated the_____day of_____1995

Witness:

Address:

Occupation:

Signature_____

Designation_____

Name of bidder_____

Detailed Terms & Conditions for grant of Licence to Private Developers.

1. Following documents will be required to be deposited by developer within six months of commencement of work :-

a) Survey of the area at a scale of 1:1000.

b) Layout plan on 1:1000 scale showing.

i) Land use distribution for various activities.

ii) Indicating the blocking of residential units and other uses.

iii) Position of internal services like roads, water supply, sewerage, electrification, street lights, telephone, TV Cables etc.

c) Architectural drawings of building on 1:100/200 scale.

d) Time schedule of Internal development and construction of buildings.

e) Project showing all specifications, design and working drawings of all services in detail.

f) Land scape plan on 1:1000 scale.

2. Authority shall not be reasponsible for any delay for not giving possession of any part of land due to matter being sub-judice or due to natural calamities or any other reason beyond the control of the Authority. No compensation shall be payable by Authority on this account.

3. Developer shall submit audited balance sheet of each year within six months of annual closing to CAO, DDA.

4. Developer shall recommend to the Authority allotment of plot or built up permises according to rules & regulations approved by the Authority.

5. In case of allotment on 99 years lease hold right basis, lease of the plot or built up premises shall be executed by Authority with the allottee. For such lease, developer shall inform Authority in writing.

6. In case of withdrawal of permission/termination of agreement, balance work shall be completed/got completed by the Authority by:

i) Forfeiting of Rs.50 lacs security deposit

ii) Selling the unsold property.

iii) Recovering the balance amount from developer as arrears of land revenue.

iv) Any other manner it may deem fit.

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

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

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

9. The Security Deposit of the Developer amounting to Rs.50 lacs shall be refunded only after completion of all the development and construction work and handing over of various services to the civic bodies and EWS/LIG flats to the Authority.

10. The Developer shall work as the authorised agency of till completion certificate is issued. The Authorisation will be given on individual basis and same shall not pass on to succession without prior permission of DDA.

11. In case of any dispute between the Authority and the developer the decision of Vice-Chairman shall be final and binding on both the parties.

12. The jurisdiction of disputes will be the appropriate court of Delhi.

13. The layout plan and buildings plans are to be prepared according to Building Bye-laws and Master Plan Regulations of the Authority.

14. The plans and scheme submitted by Developer shall be required to be approved by the Authority and the Developer shall also obtain the approval of all other concerned local/ other bodies like MCD, Chief Fire Officer, Civil Aviation etc.

15. The developer will execute the development within the planning and development control parameters which shall be governed by the norms & regulations given in Master Plan 2001 or subsequent Master Plan that may be in force and building bye laws that may be in force from time to time.

16. The developer will adopt standard specifications for construction of EWS and LIG houses as given in Annex.B

17. The land development can be divided into the following three categories.

(i) Peripheral Development

Peripheral Development relates to development till or at the periphery of sector(i.e. the Project Area). This Peripheral Development is to be taken up by the DDA. Since trunk water supply and sewerage are likely to take time, DDA will construct an underground tank and a sumpwell. With regard to drainage, DDA will provide the level at the appropriate point to the Developer for laying-out internal drains. In relation to electricity at the periphery of the project area DDA will ensure that a 66 KVA sub-station is set-up by DESU outside Sector 18, Dwarka. In relation to trunk water supply and sewer lines to be laid by the Delhi Water Supply and Sewerage Disposal Undertaking and the trunk peripheral drains and outfall to be provided by the Irrigation & Flood Deptt. of the Govt. of NCTD, DDA will pursue the same with the appropriate local bodies and Govt. of NCTD.

ii) Internal Development(General)

Internal Development (General) is the development within the 32 Hactares in sector 18 Dwarka that is the project area. This development is to be taken up totally by the Developer. As part of the Internal Development generally the Developer will dig appropriate tube wells and layout the internal distribution system for water supply, layout the internal sewer lines till the sump, layout the internal drains and tie-up with DESU for installing 33/11 KVA sub-stations and laying out the internal distribution lines for electricity. The Developer will also get the Services Plan for internal water supply, sewerage, drainage, roads and electricity as also the building and layout plans approved from the appropriate local bodies/authorities.

iii) Internal Development(plotted)

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

The Developer shall be responsible for all planning and development, internal(general)as well

as internal(plotted), of the land as per approved norms of the Authority.

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

18. The Sector No.18 situated at Dwarka of 32 Hect. shall have the following types of uses.

S.No.	Land use	Gross area in (Hect.)	%age of gross area of land use to total area.	Disposal area (in hect)	%age of disposal area by type to total disposal
1.	RESIDENTIAL	18.00	56.25		
2.	PUBLIC & SEMI PUBLIC FACILITIES	4.00	12.50		
3.	UTILITIES AND PARKS	5.00	15.80		
4.	CIRCULATION	4.00	12.50		
5.	COMMERCIAL	1.00	3.15		
	TOTAL::	32.00	100.00		

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

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

21. Nothing in these presents contained shall be construed as a demise at law of the said land or any part thereof so as to give to the Developer any interest therein but the Developer shall only have the permission to enter upon the said land for the purpose of performing this agreement.

22. The Developer shall not be entitled under any circumstances what-so-ever directly or indirectly to assign, transfer or otherwise part with its rights under this agreement.

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

24. The Developer can start sale/booking only after possession of the land is given to him but he will take money from registrants through Demand Drafts in the favour of the DDA only which he shall deposit within three days with the Authority. The amount so received shall be released by the Authority in the manner given hereunder:-

i) 25% of the amount immediately after receipt.

ii) 25% of the amount after progress the work reaches 25% level.

iii) 25% of the amount after progress of the work reaches 50% level.

iv) 20% of the amount after progress of the work reaches 75% level.

v) 5% after satisfactory completion certificate are given by the Authority.

NOTE: 1. The percentage level of progress shall be assessed by Engineer/Prof.consultant appointed by DDA and his assessment shall be final.

2. Any dues of the Authority payable by the Developer shall be deducted from the payments due to the Developer in accordance with the above schedule.

3. The payment due to developer shall be released only when it is Rs.25 lacs or more except in case of final payment.

25. Notwithstanding what has been said in the foregoing paragraph 24, the Developer's obligation to pay to the Authority the amount stipulated in the Agreement(between the Authority and Developer) shall remain binding irrespective of the fact that sufficient orders have been booked by him/it or not.

26. The land for utilities such as electricity, water supply, drainage and sewage disposal is required to be handed over by the Developer to BESU and other appropriate bodies by the end of the first year of commencement.

27. The common portions of the commercial buildings after completion of the project shall automatically be treated in possession of the DDA. The common portion of the residential area shall be handed over to Residents Welfare Association.

recognised by the Authority and in case no Agency exists the same after completion of the project shall automatically be treated in possession of the DDA. However, the Developer shall continue to maintain services in these areas till services are handed over to civic agencies, irrespective of the fact as to who is in possession of the common area.

28. The Developer shall be free to sell the property developed for commercial, public & semi-public and residential (except EWS & LIG houses which are to be given back to the Authority) use as per provisions of the MPD 2001 or such other MPD as may be inforce. The rates to be charged for public and semi-public facilities shall be subject to the minimum rates approved by the DDA from time to time.

29. The Developer shall handover to the Authority EWS/ LIG flats, as mentioned herein before. Any failure to adhere to this schedule shall entile the Authority to recover penalty at the rate of three thousand per flat per month. In case the default is more than Rs.2 crores, the Authority would reserve its right to cancel/revoke the agreement with the Developer and withdraw the permission of the land given to him for development and construction.

30. For any change in the name of the applicant or change in constitution of the firm shall be subject to consent of the DDA(Authority).

31. In any case of default of payment penal interest @ 24%(Twenty Four) PA on such default amount shall be charged for the period of default.

32. The time for completion of the project is 5 years from the date of issue of letter of acceptance of the tender. The date of commencement of the contract shall be reckoned as the date of issue of letter of acceptance by DDA.

33. The DDA shall in no manner be responsible for any death/accident that may occur while executing the works at site and shall not be liable for any compensation whatsoever may become payable under the law of the land. The Developer shall be absolutely and exclusively responsible for adopting necessary measures to avoid any accident.

34. All Transactions will be made in Indian rupee only.

35. Engineer/project consultant appointed by DDA will moniter the progress of the project and will give monthly reports on the progress of works and also certify that work is being executed according to the approved layout plans. Private developer shall render necessary cooperation to him.

36. The CE(QC) DDA will conduct quality control inspections periodically(minimum four inspections will be conducted

mandatorily at the stage of 25% completion, 50% completion, 75% completion and 90% completion of works). Further quality control test checks including material test will be conducted by the CE(QC)DDA as and when he deems fit to ensure the observance of high level of quality standards. Private developer shall render necessary cooperation to him.

37. The Developer shall bear full and exclusive liability for defects(as provided under the Agreement and under law) in respect of physical infrastructure, plotted development, flats and commercial properties developed by him and will make good the defects immediately as per the recommendations of the CE(QC)DDA. The Project will be deemed to have been completed when all the out puts have been physically handover to the allottees and parks, roads and other services have been handover to the concerned public agencies.

38. The Developer shall not display or exhibit any advertisements, placard whatsoever or put up any hoarding on any part of the interior or exterior of the said land without the prior written permission of the Authority.

39. In the event of the death of the Developer or the Developer becoming insolvent, or dissolved, if it is a partnership firm, or gone in liquidation, if it is a private limited/limited company prior to the expiry of the period fixed herein above, the liabilities under these presents shall be borne by the legal heirs/representatives ofthe Developer and in case of their failure to comply with the terms and conditions of this Agreement it shall stand terminated automatically and all that has been agreed here in above to fall to the share of the Developer shall vest with the Authority free from all encumbrances.

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

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

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

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

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

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

46. By earlier determination or revocation of these presents any belonging of the developer found on such land/site shall be liable to be sold through public auction unless claimed within a fortnight of the determination or revocation of the agreement, as the case may be. The Authority shall be entitled to appropriate out of the proceeds of such sale, the amount due to the Authority, if any, from the Developer and also, after deducting cost of administration and auction of these belonging, the balance, if any, shall be paid over to the Developer or his/its legal heirs, representatives etc., as the case may be.

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

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

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

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

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

52. The Developer shall complete the development of erection and shall commission the eletric sub-station/ water supply and drainage installations within the sector within 3 years from the date of this agreement.

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

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

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

56. The Vice-Chairman may authorise any officer or officers to exercise all or any of the powers which he is authorised to exercise under this Agreement, except the powers of the Authority exercisable by him virtue of clause 55 above.

ANNEXURE -A

Description of Plot of land.

(Location boundaries, measurements alongwith a map of the area enclosed)

Annexure-B.

STANDARD SPECIFICATIONS FOR JANTA, LIG. HOUSES.

Item of work (1)	Specifications (2)
1. FOUNDATION AND PLINTH	LIG.
1.1. Foundation concrete for walls	(i) Lean concrete shall be of stone aggregate. (ii) The mix and width depends on on SBC of soil. (iii) The thickness shall be 15 cm for two storeyed houses and 20 cm for more than two storeyed. JANTA 1:6:12 with 40 mm brick aggregate (15-20 cms)
1.2 Damp proof course.	DPC shall be 40 mm C.C. 1:2:4 for all houses and for Janta houses 25 mm thick C.C. 1:2:4 with bitumen coating at 1.7 kg/sq.meter according to CPWD specification.
1.3 Plinth Filling. a) Sand filling b) Concrete under floor.	Jamuna sand 100 mm. 75 mm layer of CC 1:5:10 with brick aggregate and for Janta 75 mm sand filling with 75 mm thick CC 1:6:12 with 40 mm brick aggregate.
1.4 Brick work in foundation & plinth.	Cement mortar 1:6 (1 cement: 6 fine sand) shall be provided for masonary in foundation & plinth subject to the provision in the structural drawing (fine sand shall be as per CPWD specification).
1.5 Filling up depression in Bath, W.C. & Kitchen.	1) Water proofing compound of approved make. 2) Incasing joints of pipes & traps with CC 1:2:4. 3) GI spout into shaft. 4) The filling shall be 1:5:10 (1 cement:5 fine sand: 10 graded stone agg. 40 mm n.s.) 5) Pipe shall be embedded with [illegible] mm & not to be tested fully. 6) Discharge from trap falling into another trap to be avoided.

(1)	(2)
	7) Gap between viterous china pan & trap to be provided. 8) Only registered plumber to be employed. 9) Standard drawing for plumbing shall be prepared by CEs.
2. SUPER STRUCTURE BRICK WORK	
2.1 Brick work in super structure	All brick work in super structure shall be with coarse sand weather in CM 1:4 or 1:6
2.2 Half Brick work.	In CM 1:4 (1 cement: 4 coarse sand)
2.3 Brick work under Kitchen shelves etc.	(i) Brick on edge in CM 1:3) (ii) Shelves may be of ferro cement supported by small angle or channel.
3. R.C.C. WORK.	
3.1 RCC in beams & slabs.	As per structural design.
3.2 Lintels	Cast in situ as per design and for Janta 75 mm thick with 115mm bearing.
3.3. Lintel band	As per structural design.
3.4 Triangular portion of steps in staircase.	Brick work in CM 1:3.
3.5 Railing in staircase & balcony.	i) MS railing for all houses in staircase. ii) MS railing in balconies in LIG; Brick railing in balconies in EWS and Janta houses with stiffening arrangements. iii) Parapet in the terrace shall be 900 above the finished terrace level. Top of parapet shall be provided with brick on edge. No coping shall be provided. Plaster shall be done at top of parapet.
4. WOOD WORK	All doors of Janta & LIG.
4.1 Door shutters.	i) 30mm factory made pannelled shutters with deodar or

(2)

(1)

secondary species of wood for framing and panelling of :

(a) Deodar battens, tongued and grooved, 12mm thick (OR)
(b) Particle board, 12mm thick(BWP) (OR)
(c) Ply board, 12mm thick (BWP) (OR)
(d) Hard board 12mm thick.

ii)

2. Door fittings

i) MS oxidised fittings will be provided only for Janta houses. For LIG, houses anodised aluminium fittings will be provided.

ii) Sliding door bolts will be provided only at the entrance doors. All other doors will be provided with nickel plated MS pull lock bolts.

Steel Work

1. Door frame

i) 'T' iron frames 40x40x5 shall be provided for all doors in LIG houses

and 35x35x5 shall be provided in janta flat.

2. Windows

Steel windows with standard steel sections will be provided with fly proof shutter and for janta houses angle iron frame with angle iron shutters 25x25x5 with mesh bars.

3. Window fittings

Oxidised MS fittings for all houses.

Flooring

1. Flooring

Janta : 25mm CC 1:2:4
LIG : 40mm CC 1:2:4 in all room except bath, WC and kitchen where 40 mm mosaic flooring in ordinary cement shall be provided

6.2	1. Skirting	18/21 mm skirting to match the floor finish 100 mm high.
7.	ROOFING	
7.1	Usable terrace other than roof.	a) 25 mm thick kota stone flooring
7.2	ROOF TREATMENT	Bitumen painting at 1.7 kg/Sq.m with mu phuska treatment laid by proper slope topped with brick tiles of class designation 100 and grouted with cm 1:3
7.3	Treatment on sloping roof slab (like mumty slab).	Bituman painting 1.7 kg/Sq. m followed by brick tiles of class designation Over 12 mm bed of cm 1:3 and grouted with cm 1:3.
7.4	Rain water pipes.	AC rainwater pipe except the bottem lift which shallbe S.C.I. pipe.
8	FINISHING	
8-1	Plastering on walls(internal).	12/15 mm cement plaster 1:6 for all houses.
8.2	Dado	Janta: 12/15 mm cement plaster 1:3 finished with a floating coat of neat cement upto window sill level in WC and upto lintel level in bath.
		L.I.G : 18 mm plaster with mosaic finish in ordinary cement upto window sill level in WC & upto lintel level in bath.

(1)		(2)
8.3	Kitchen Platform top	Janta : ferrocement slab with smooth finish at top. LIG : 25 mm kota stone flooring over ferrocement slab.
8.4	Finishing bottom of RCC slab.	6 mm rendering in CM 1:3
8.5	Internal finish on walls.	White wash for all houses.
8.6	External finish on walls.	Janta & LIG : Water proof cement paint over cement plaster 1:6.
8.7	Primer	(i) Pink primer on other wood work. (ii) Red oxide zinc-chromate primer on steel work.
8.8	Painting on wood work & steel work.	Superior quality ready mixed.
9.	MISCELLANEOUS	
9.1	Plinth Protection.	50 mm cc 1:3:6 over 75 mm bed of dry brick aggregate with brick edging laid lengthwise to half brick depth.
9.2	Pavement.	75 mm cc 1:2:4 over 75 mm cc 1:5:10

(1)	(2)
10. INTERNAL SANITARY INSTALLATIONS	
10.1 W.C. Pan :	Janta : Deep slope fibre glass W.C. Pan without cistern. LIG : One number white vitreous china 580 mm orissa pattern pan with 12.5 L high level C.1.flushing cistern.
10.2 Wash basin	Janta : no provision. LIG : One number white vitreous china flat back wash basin 550x450 with C.P. brass pillar tap (Architect may provide space for wash basin in LIG houses also).
10.3 Mirror	Janta : no provision. LIG : Bewelled edged mirrors 600x450 mm.
10.4 Towel rail	Janta : no provision. LIG : Solid aluminium towel rail 600x20 mm.
10.5 Soil & Waste pipes	Single stack system 100/75 SCI pipes.
10.6 Internal manhole	Brick masonry with brick of class designation 75 size 90x80x45 cm with C.I. light duty cover.
10.7 Pipe between house manhole and service manhole	SW pipe 150 mm dia.
11. INTERNAL WATER SUPPLY	
11.1 Pipes internal	15/20 mm dia. GI pipe medium quality 'B' class.
11.2 Pipes external	20 mm dia GI pipe medium quality 'B' class.

(1)	(2)
11.3 Painting of GI pipes	
(a) internal	White ready mixed plant.
(b) external	Anti corrosive bitumastic plant.
11.4 Fittings	LIG : Brass biboeck and stop cock.
11.5 Over head tank	LIG : Ferrocement water tanks.

ANNEXURE II TO ITEM NO. 102/95

SUB:- Proposed amendments to DDA (Disposal of Developed Nazul land) Rules, 1981.

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1. It is expected that invariably Nazul Land will be given to the Developer for purposes of development, construction and disposal. The disposal of Nazul land is governed by DDA(Disposal of Developed Nazul Land) Rules, 1981 framed under Section 22 of the Delhi Development Act, 1957. There is no provision in the Rules for giving permission to a developer to develop land, construct built up properties (both flats and shops) and dispose off the same. It is, therefore, necessary that the word "Developer" is appropriately defined under Rule-2 of the said Rules. The "Developer" is defined as follows for purpose of amendment of Rule-2:-

> "Developer : Developer means a person of body of persons whether corporate or otherwise, who is authorised by the Authority to enter upon the Nazul Land for the purpose of development and construction in accordance with approved plans and for disposal of developed land/built up space/premises through the Authority on terms and conditions as may be prescribed by means of an Agreement to be entered between the Authority and the Developer."

2. Since there is no provision in the Nazul Rules, 1981 for allowing a private Developer to develop land, construct flats and shops and dispose of the same, it is felt that an additional rule to be numbered as Rule 44(a), should be incorporated in the said Rules. This new Rule 44(a) should read as under:-

> "The Authority may, notwithstanding anything contained in these Rules, allow a Developer to enter upon the Nazul Land for the Purpose of development and construction of the said land in accordance with the plans, specifications and designs as may be approved by the competent Authority and on such terms and conditions as may be decided by the Authority, by means of an Agreement, to be executed between the Authority and the "Developer"."

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ANNEXURE 'III to Item No. 102/95

PROPOSED AMENDMENTS TO DDA (MANAGEMENT AND DISPOSAL OF HOUSING ESTATES), REGULATIONS 1968.

CHAPTER-I
GENERAL
2.DEFINITION:

EXISTING	PROPOSED
(13) "Disposal Price" or "Hire Purchase Price" in relations to a property means such price as may be fixed by the Authority.	"Disposal Price" or "Hire Purchase Price" in relations to a property means such price as may be fixed by the Authority or as may be fixed by the Developer if authorised by the Authority.
(23) "Housing Estate" means a group of houses built by the Authority for dwelling purposes and may comprise all or any of following namely.	"Housing Estate" means a group of houses built up by the Authority or by a developer under permission from the Authority for dwelling purposes and may comprise all or any of the the following namely: a)dwelling Units; b)land under and appurtenent to such dwelling units: c)roads and paths, sewers, storm water drains, water supply and ancillary installations, street lighting and other similar amenities. d)Convenient shopping, school, community hall or other amenity for common use.
(New Clause to be inserted) (54) "Developer"	"Developer": Developer means a person or body of persons, whether corporate or otherwise, who is authorised by the Authority to enter upon the Nazul land for the purpose of Development and construction in accordance with approved plans and for disposal of developed land/built up space/ premises through the Authority on terms and conditions as may be prescribed by means of an Agreement to be entered between the Authority and the Developer.

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CHAPTER-II

FIXATION OF PRICE:

(6) The hire-purchase price disposal price, as the case may be, shall price, as may be determined by the Authority.	The hire-purchase price or the or the disposal price, as the case may be, shall be such price, as may be be such determined by the Authority or as may be fixed by the Developer if authorised by the Authority.

MANNER OF PAYMENT OF DISPOSAL PRICE

8(6) ------	In case of the Developer, the manner may be decided by himself/themselves within the framework of terms and conditions of the permission given by the Authority.

CHAPTER - III

PROCEDURE FOR DISPOSAL OF PROPERTY:

Rule - 37A --------	The Developer shall be free to set procedure for disposal of property within the terms and conditions of the permission given to him by the Authority.

 ANNEXURE 'IV' TO ITEM NO. 102/95

COMPARISON OF PROPOSED MODELS FOR INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND ASSEMBLY, DEVELOPMENT & DISPOSAL

ITEM	MODEL D-I	MODEL D-II	MODEL E
II.DEVELOPMENT (1) PLANNING	BY DDA AT SUPRA-SECTORAL LEVELS AND PRIVATE DEVELOPER WITHIN THE SECTOR.	BY DDA AT SUPRA-SECTORAL LEVELS AND PRIVATE DEVELOPER WITHIN THE SECTOR.	BY DDA AT SUPRA-LAYOUT LEVELS AND PRIVATE DEVELOPER WITHIN THE LAYOUT.
(2) SUPRA-SECTORAL INFRA-STRUCTURE	BY DDA AT PRIVATE DEVELOPER'S COST.	BY DDA AT PRIVATE DEVELOPER'S COST.	BY DDA AT PRIVATE DEVELOPER'S COST.
(3) SECTORAL INFRAS-TRUCTURE AND COMMON SERVICES AND FACILI-TIES (PSPF, PARKS AND UTILITIES AND CIRCULATION).	BY PRIVATE DEVELOPER	BY PRIVATE DEVELOPER	BY DDA.
(4) LAYOUT INFRASTR-UCTURE AND COMMON SERVICES AND FACILI-TIES.	BY PRIVATE DEVELOPER	BY PRIVATE DEVELOPER	BY PRIVATE DEVELOP-ER/DDA
(5) SUPER-STRUCTURE (RESIDENTIAL AND COMMERCIAL)	BY PRIVATE DEVELOPER	BY PRIVATE DEVELOPER	BY PRIVATE DEVELOP-ER/DDA

COMPARISON OF PROPOSED MODELS FOR INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND ASSEMBLY, DEVELOPMENT & DISPOSAL

ITEM	MODEL D-I	MODEL D-II	MODEL E
LAND ASSEMBLY	BY DDA TO THE EXTENT OF 100% (TOTAL LAND ACQUISITION BY DDA)	BY PRIVATE DEVELOPER TO THE EXTENT OF AT LEAST 90% AND BY DDA UPTO 10% WHERE NECESSARY(SUPPLEMENTARY LAND ACQUISITION BY DDA).	BY DDA TO THE EXTENT OF REQUIREMENT FOR SUPRA-LAYOUT INFRASTRUCTURE, COMMON SERVICE AND FACILITIES SOCIAL HOUSING, CGHS PLOTS, ALTERNATIVE PLOTS, RELOCATION PLOTS & INSTITUTIONAL PLOTS AND 50% OF AREA UNDER PUBLIC AND SEMI-PUBLIC FACILITIES. REST BY PRIVATE DEVELOPER (SELECTIVE LAND ACQUISITION BY DDA).

COMPARISON OF RROPOSED MODELS FOR INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND ASSEMBLY, DEVELOPMENT & DISPOSAL

ITEM	MODEL D-I	MODEL D_II	MODEL E
III. DISPOSAL (1) RESIDENTIAL	PRIVATE DEVELOPER TO DISPOSE OF FREE-MARKET HOUSING AND HAND OVER SOCIAL HOUSING FLATS, CGHS PLOTS, ALTERNATIVE PLOTS, RELOCATION PLOTS AND INSTITUTIONAL PLOTS TO DDA OR ITS NOMINEE AT TENDERED PRICES.	PRIVATE DEVELOPER TO HAND OVER TO DDA OR ITS NOMINEE SOCIAL HOUSING FLATS AT CEILING PRICES FIXED BY HUDCO AND CGHS PLOTS, ALTERNATIVE PLOTS, RELOCATION PLOTS AND INSTITUTIONAL PLOTS AT NOTIFIED PRE-DETERMINED PRICES LESS 10% AND DISPOSE OF REST IN OPEN MARKET.	DDA TO DISPOSE OF SOCIAL HOUSING FLATS AND CGHS PLOTS, ALTERNATIVE PLOTS, RELOCATION PLOTS AND INSTITUTIONAL PLOTS DEVELOPED BY IT ACCORDING TO PREVAILING POLICIES AND PROCEDURE AND PRIVATE DEVELOPER TO BE FREE TO DISPOSE OF WHAT HE DEVELOPS.
(2) COMMERCIAL	PRIVATE DEVELOPER TO DISPOSE OF ESTATES,	PRIVATE DEVELOPER TO DISPOSE OF PLOTS/ESTATES.	PRIVATE DEVELOPER TO DISPOSE OF PLOTS/ESTATES.

COMPARISON OF PROPOSED MODELS FOR INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND ASSEMBLY, DEVELOPMENT & DISPOSAL

ITEM	MODEL D-I	MODEL D_II	MODEL E
(3) PUBLIC AND SEMI-PUBLIC FACILITIES.	PRIVATE DEVELOPER TO HAND OVER TO DDA OR ITS NOMINEE PLOTS TO THE EXTENT OF HALF THE LAND UNDER SUCH PLOTS AT THE TENDERED PRICE AND DISPOSE OF REST IN OPEN MARKET.	PRIVATE DEVELOPER TO HAND OVER TO DDA OR ITS NOMINEE PLOTS TO THE EXTENT OF HALF THE LAND UNDER SUCH PLOTS AT NOTIFIED PRE-DETERMINED PRICES. LESS 10% AND DISPOSE OF REST IN OPEN MARKET.	DDA TO DISPOSE OF PLOTS DEVELOPED BY IT ACCORDING TO PREVAILING POLICIES AND PROCEDURE AND PRIVATE DEVELOPER TO BE FREE TO DISPOSE OF WHAT HE DEVELOPS.
(4) PARKS AND UTILITIES (5) CIRCULATION	PRIVATE DEVELOPER TO HAND OVER TO RELEVANT PUBLIC AGENCIES FREE-OF-COST.	PRIVATE DEVELOPER TO HAND OVER TO RELEVANT PUBLIC AGENCIES FREE-OF-COST.	DDA TO HAND OVER TO RELEVANT PUBLIC AGENCIES FREE-OF-COST.

Secretary
Delhi Development Authority
16/10/95

16/10/95
Chairman,
Delhi Development Authority