



205

18-7-95

MINUTES OF MEETING

18-07-95-To-

DELHI DEVELOPMENT AUTHORITY
(COMM. - CUM. SECY.'S OFFICE)

List of the items discussed in the meeting of the
Delhi Development Authority fixed for 18.07.95 at 3.00 P.M.
at Raj Niwas, Delhi.

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21. 74/95

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

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

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.(PIng.) 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. Confirmation of the minutes of the meeting of the Delhi
54/95 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. Major Review of the Master Plan for Delhi - 2001.
55/95

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

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

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. Formulation of policy for considering requests for mutual
56/95 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 monetary 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 - increase in 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.

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 workshop 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.

ITEM NO. Change of land use of an area measuring 3.9 ha. from
64/95 '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. Constitution of the Delhi Development Authority.
65/95

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. Package deal proposal for partial remission of penalty
66/95 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. Recruitment Regulations for the post of Manager, Assistant
67/95 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".

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- 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. **Revision of pay scale of Commissioner (Planning) and**
68/95 **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. **Report on the follow up action on the resolutions passed**
69/95 **by the Authority in its meeting held on 17.04.95 and 29.05.95**

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

- N o t e d -

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

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

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. **Review of Engineering cadre in D.D.A.**
71/95

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

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

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.

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- 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.

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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.
54/95

A-18.07.95

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 29.05.95 at Raj Niwas, Delhi.

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

P R E C I S

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 29.05.95 at Raj Niwas, Delhi. A copy of the minutes is appended at (Appendix _____ 'A' _____ page No. 2-8)

R E S O L U T I O N

Resolved that minutes of the Authority meeting held on 29.05.95, 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.

- 1 -
DELHI DEVELOPMENT AUTHORITY
[OFFICE OF THE-COMMR.-CUM-SECRETARY]

Draft minutes of the meeting of the Delhi Development Authority held on 29.05.1995 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 Ashok Pahwa.

MEMBERS

1. Sh. K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
2. Sh. K.N. Khandelwal,
Finance Member,
D.D.A.
3. Sh. R.L. Hans,
Offtg. Engineer Member,
D.D.A.
4. Sh. Subhash Sharma,
Commissioner, M.C.D.
5. Sh. D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

Sh. V.M. Bansal.

Contd..

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

Draft minutes of the meeting of the Delhi Development Authority held on 29.05.1995 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 Ashok Pahwa.

MEMBERS

1. Sh. K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
2. Sh. K.N. Khandelwal,
Finance Member,
D.D.A.
3. Sh. R.L. Hans,
Offtg. Engineer Member,
D.D.A.
4. Sh. Subhash Sharma,
Commissioner, M.C.D.
5. Sh. D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

Sh. V.M. Bansal.

Contd..

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SPECIAL INVITEES

1. Shri P.P. Chauhan,
Chief Secretary,
Govt. of Delhi.
2. Mrs. Suman Swarup,
Secretary (L&B),
Govt., of Delhi.
3. Sh. A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Sh. J.C. Gambhir,
Commr.(Pig.),
D.D.A.
2. Sh. K.J. Alphons,
Commr.(L.M),
D.D.A.
3. Sh. S. Roy,
Commr.(LD),
D.D.A.
4. Smt. Rina Ray,
Commr.(Personnel),
D.D.A.
5. Sh. S.M. Gupta,
Chief Legal Advisor,
D.D.A.
6. Sh. K.T. Gurumukhi,
Addl. T.P., T.C.P.O.
7. Sh. J.N. Burman,
Associate Planner,
N.C.R. Board.
8. Sh. H.K. Babbar,
Asstt. Secy.,
D.D.A.

Contd.

ITEM NO.
39/95

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 17.04.1995 at 3.00 p.m. at Raj Niwas, Delhi.

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

Resolved that minutes of the DDA meeting held on 17.4.95 be confirmed.

Further resolved that the draft minutes be considered to have been confirmed if no amendments are proposed within 15 days of their circulation, after approval by the Chairman.

ITEM No.
40/95

Action against misuse of Residential premises for Commercial use in Delhi.

No.F.1(1)/93-EB.

Resolved that consideration of this item be deferred as the Ministry of Urban Affairs and Employment is preparing a composite proposal.

ITEM NO.
41/95

Request for building an additional floor at WHO Building, I.P. Estate, New Delhi.

No.F. 100(1)/71-Bldg./Pt.

Resolved that an FAR of 150 be permitted to the WHO building and modifications in the MPD - 2001 be processed as per the provisions of the DD Act.

The entire exercise must be completed within two months.

ITEM NO.
42/95

DDA becoming one of the promoter directors of the company known as 'Delhi Metro Rail Corporation Ltd.

No.F.G.-127/Commr.(Plg.)/95.

Resolved that the decision about the Vice Chairman, DDA becoming one of the promoter Directors of the Delhi Metro-Rail Corporation Limited be ratified.

Contd.

ITEM NO.
43/95

Development proposal for Tibbia College site
at Karol Bagh, New Delh.

No.F.3(51)/91-MP.

- Resolved that:
- (I) Tibbia college be allowed to plan and develop its campus in Karol Bagh as per development controls outlined in para-3 of the agenda item,
 - (II) Land measuring 4.95 acres, meant for parks and land-scape be allowed to be developed as an underground/overground, two level parking for general public, with soft land scape on the top in order to meet the deficiency of parking facilities in the area.

Further resolved that this development and management be preferrably taken-up as a project of the MCD/Delhi PWD, for an initial period of 30 years, on mutually agreed terms, with the Tibbia college.

ITEM NO.
44/95

Change of land use of an area measuring about
8.1 ha. (20 acres) from 'recreational use' (regional
park) to 'public & semi-public facilities (Hospital)
at village Maidan Garhi, New Delhi.

No.F.20(11)/85-MP.

- Resolved that:
- (I) Government of N.C.T.D. be advised to apply to the Forest Settlement Officer for exemption of the proposed area from the provisions of the Forest Act.

Further resolved that DDA shall forward the case to the MOUA&E for final notification of change of land use, immediately on receipt of letter of exemption from the GNCTD.

Contd.

ITEM NO.
45/95

Review of Engineering Cadres in D.D.A.

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

Resolved that a Joint Committee, comprising of representatives of DDA, MCD and the Govt., of N.C.T.D., be constituted to formulate the policy guidelines for the transfer of engineering staff from DDA to MCD, at the time of transfer of colonies, so that smoother integration of the transferred staff could be achieved. The Committee should submit its report within two months.

Further resolved that consideration of other points contained in the agenda note be deferred.

ITEM NO.
46/95

Revision of pay scale of Commissioner (Plg.) and Chief Architect in DDA.

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

In addition to the Government's Direction regarding revision of pay scales of the posts of Commissioner (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 organisations outside Delhi.

ITEM NO.
47/95

Addition to qualifying services in special circumstances under rule 30 of the CCS (Pension) Rules, 1972.

No. F.7(32)/95/PB-I.

Resolved that provisions of Rule-30 of CCS (Pension) Rules 1972 be made applicable to all group-A posts of the level of Asstt. Director(Plg.)/Asstt. Architect and above and the Recruitment Regulations be amended accordingly w.e.f., 1.5.95.

Contd..

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ITEM NO.
48/95

Composite alignment plan of Wazirabad Road (Road No. 59 and 60) from Wazirabad barrage to U.P. Border.

F.5(10)/80/MP/Pt.

Resolved that proposals as contained in para-8 of the agenda item be approved.

ITEM NO.
49/95

Planning & Development of the area in the West of JNU (Vasant Kunj, Phase-II). Processing of Change of land use (Additional Hotel Sites).

F.No.F.20(7)/89-M.P.

Resolved that the proposals as contained in paras 7,8 & 9 of the agenda item be approved.

ITEM NO.
50/95

Change of use of 1.16 ha. (2.86 acres) from 'Public & Semi-Public Facilities - (Senior Secondary School) to 'Commercial' (Local Shopping) at Gujran wala, C.H.B.S. Area.

F.20(10)95-MP.

Resolved that the proposals as contained in paras 5 & 6 of the agenda item be approved, as an experimental measure.

ITEM NO.
51/95

Unified building bye-laws for the National Capital Territory of Delhi. Modification in Master Plan for Delhi Perspective - 2001 under Section 11-A of the Delhi Development Act, 1957.

F.No.F.15(1)/92-MP.

Noted.

ITEM NO.
52/95

Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 23.02.1995.

F.No.F.2(6)/95/M.C./DDA.

Noted.

Contd.,

ITEM NO.
53/95

- 8 -
Proposal regarding revision of Ground Rent in those cases where the lease deed terms have linked the enhancement of Ground rent to letting value of the premises.

F.No.51(58)/94/OSB

Resolved that:

- (I) In the case of Perpetual Leases Ground Rent be doubled when its revision becomes due, both for the first and the second time, as is being done in the case of Term Leases.
- (II) Formula be worked out for fixation of the letting value of land at the time of third revision of Ground Rent, in the cases of Perpetual, as well as Term Leases.

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

A-18.07.95

File No. NCRAUE/93/P.51.

P R E C I S E

Authority vide Item No. 35/94 dated 24th May, 1994 resolved that the Perspective Planning Wing of the take up the review of MPD - 2001. Authority also resolve that this work be completed during the current financial year (Appendix 'B' P.No. 11 - 12).

2. In August, 1994 Ministry of Urban Development, Government of India have (vide order No. K-13011/II/94-DDIB dated 10.8.1994) issued directions under Section 41(1) of DD Act, 1957 on the subject (Appendix 'C' P.No. 13 - 14); the Government directions are as follows :-

- a. The stipulated review of MPD - 2001 in 1994 will be guided by a Steering Committee.
- b. The Steering Committee under the Chairmanship of Mir Nasrullah, Chairman, DUAC, consisting of 13 members has been constituted.
- c. The stipulated review of MPD-2001 in 1994 will be carried out in the manner indicated by the Steering Committee. All proposals regarding the said review which are placed before the Authority for consideration will be so placed with the approval of the Steering Committee. The said proposals will not be required to be considered by the Technical Committee or any other such committee in DDA Administration.
- d. The Commissioner(Planning), DDA will attend every meeting of the Steering Committee and ensure that all necessary action is taken as per its decision in the matter of stipulated review of MPD-2001 in 1994.
- e. All expenses in connection with the functioning of the Steering Committee, including TA/DA Payable to its members, will be borne by DDA.

Contd.../-

3. Two meetings of the Steering Committee, under the Chairmanship of Sh. Mir Nasrullah, Chairman, DUAC, were held on 12.9.94 and 6.10.94. In the first meeting, it was interalia decided that a background paper shall be prepared by the Commr.(Plg.) to be discussed in the next meeting. In the second meeting, the background paper prepared by the Commr.(Plg.) was discussed and it was decided that working groups/specialised agencies/consultants be identified and assigned the work of major areas of review covering various aspects including development policies & programmes & development code of the Master Plan etc.

4. The Member Secretary of the Steering Committee and Chief Planner, TCPO, vide letter No.3-15/94-TCPO/UT dated 24.11.1994 informed Commr.(Plg.) that as per the decision of the Second Meeting of Steering Committee, Min. of Urban Development have constituted 8 Expert Groups to deal with certain important components of the Review of MPD - 2001. Expert Groups were required to submit their report to the Steering Committee within 6 to 8 weeks periods. The final reports of Expert Groups are yet to be discussed in the Steering Committee.

5. Authority vide Resolution dated 25.4.1994, referred in Para I above has approved an estimate of Rs.15 lakhs under the head "Plan Monitoring & Review". This may need some re-adjustments for the Steering Committee as envisaged in the Ministry's directions dated 10.8.1994.

Above position is brought to the notice of the Authority for information.

R E S O L U T I O N

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

It was resolved that:

1. Chairman, DUAC be requested to expedite the review;
2. Preparation for Master Plan Delhi - 2021 be taken up in the right earnest from 1996 and modalities thereof be put up for discussion in the next meeting of the Authority.

ITEM SUB : Major Review of the Master Plan for Delhi
NO. Perspective - 2001.

35/94

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

A-24.05.94

P R E C I S

Master Plan for Delhi Perspective - 2001 approved by the Cabinet and enforced since 1st August, 1990 in chapter "Plan Monitoring and Review" has recommended that a comprehensive review of the Master Plan for Delhi Perspective - 2001 encompassing all aspects should be taken up during 1994. It is also mentioned that the Authority, in its meeting held in Dec. 1993 while discussing the modifications in the Master Plan for Delhi Perspective - 2001 and to incorporate the Industrial Policy of Govt. of the National Capital Territory of Delhi also emphasised that this review should be taken up and a detailed programme for the same should be presented to the Authority.

2. NCR & UE Unit of the Planning Department have prepared a note elaborating the procedure, and have worked out a programme to conduct this review. Copy of the note is at (App. 'D' P.No. 20-25). The highlights of the note are as under:-

- 1) The review of the MPD - 2001 would be comprehensive and all encompassing for all aspects concerning urban and regional development in the National Capital Territory of Delhi.
- ii) The review will be basically in the following 4 phases:-
 - a) Collection of primary and secondary information;
 - b) Analysis of the primary and secondary information with a view ~~ex~~ to bring out the important issues which could effect the modifications/elaboretion in the MPD - 2001;
 - c) Alternative course of action and choice of the preferred strategies;
 - d) Draft modifications in MPD - 2001.
- iii) It is proposed to submit report at the end of each stage to Authority which would in the form of status paper for the consideration of the Authority in the May, August, November, 1994 and March, 1995.

Contd.../-

- iv) A seminar in the second half would also be organised to get the inputs from the concerned professional, experts administrators, eminent citizens, associations etc.

3. For the perspective Planning Wing to take up this review; as in para 2 Authority may consider the following:-

- a) Implementation of Authority Resolution No. 63 dated 18.6.91 (App. 'E' P.NO. 26-31). According to the resolution a Unit was created in the planning for the Plan monitoring-cum-evaluation.
- b) Approval of an estimate of Rs. 15 lakhs under the head "Plan Monitoring and Review" with the following break up for the year 1994-95.
- | | |
|--|--------------|
| i) Consultancies & experts fee | = Rs.8 lakhs |
| ii) Presentation work including one video film | = Rs.5 lakhs |
| iii) Workshop & Seminars | = Rs.1 lakhs |
| iv) Contingency | = Rs.1 lakhs |
| | <hr/> |
| | Rs.15 lakhs |
- c) Delegation of full financial powers to the head of Monitoring Unit upto Rs.20,000/- for contingency expenditure with a maximum expenditure of Rs. 1 lakh.

The matter is placed before the Authority for consideration.

R E S O L U T I O N

It was resolved to approve the proposals as contained in para - 3 of the agenda item. It was further resolved that work should be completed during the current financial year.

APPENDIX 'C' TO ITEM NO. 55/95

NO.K-13011/11/94-DLMB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated 10th August, 1994

DIRECTION UNDER SECTION 41(1) OF
DELHI DEVELOPMENT ACT, 1957

Subject:-Stipulated review of MPD-2001 in 1994.

WHEREAS THE Master Plan for Delhi-2001 provides for its comprehensive review in 1994;

WHEREAS a proposal in this regard was submitted as Agenda Item No.35/94 in the meeting of the Delhi Development Authority held on 30.5.94 and was approved by the Authority;

WHEREAS the decision of the Authority in the matter has been examined by the Government;and

WHEREAS Government deems it necessary that the proposed review is properly guided;

4. NOW, THEREFORE, in exercise of powers conferred under Section 41(1) of the Delhi Development Act, 1957, the Central Government hereby directs as follows:

(a) The stipulated review of MPD-2001 in 1994 will be guided by a Steering Committee;

(b) The Committee will consist of the following:

- | | | |
|-------|--|--------------------|
| i) | Sh. Mir Nasrullah, Chairman, DUAC | -Chairman |
| ii) | Joint Secretary (HD), MOUD | - Member |
| iii) | Vice Chairman, DDA | - Member |
| iv) | Member-Secretary, NCRPB | - Member |
| v) | Secretary (UD), GNCTD | - Member |
| vi) | Sh. D.T. Joseph, Secretary, UD Department, Government of Maharashtra | - Member |
| vii) | Sh. G.S. Pantbalekundari, Deputy Director, (Town Planning), Govt. of Maharashtra | - Member |
| viii) | Sh. VK. Phatak, Chief, Planning Division, ERDA, Ludhiana | - Member |
| ix) | Sh. S.S. Shafi, former Chief Planner, TCPO and Member, DUAC | - Member |
| x) | Sh. Sharat Das, Architect | - Member |
| xi) | Sh. Ravi Khosla, Architect | - Member |
| xii) | Sh. Ajay Chaudhuri, Architect | - Member |
| xiii) | Chief Planner, TCPO | - Member Secretary |

(C) The stipulated review of MPD-2001 in 1994 will be carried out in the manner indicated by the Steering Committee. All proposals regarding the said review which are placed before the Authority for consideration will be so placed with the approval of the Steering Committee. The said proposals will not be required to be considered by the Technical Committee or any other such committee in DDA administration.

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(d) The Commissioner (Planning), DDA will attend every meeting of the Steering Committee and ensure that all necessary action is taken as per its decisions in the matter of stipulated review of MPD-2001 in 1994.

(e) All expenses in connection with the functioning of the Steering Committee, including TA/DA payable to its members, will be borne by DDA.

5. This decision may be brought to the notice of all concerned and its strict compliance ensured.

6. The receipt of this communication may be acknowledged forth with.

(S.C.Sagar)

Under Secretary to the Government of India

To

The Secretary,

Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi.

Copy to all the members of Steering Committee

✓ Sh. S. P. Tabkhanwal

Vice-Chairman

D.D.A.

Vikas Sadan, I.N.A.,

New Delhi

Oregory
(S.C.Sagar)
Under Secretary

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

A-18.07.95

F-1(40)93/GH/DDA/DR-427/94

P R E C I S

Flats in Cooperative Group Housing societies are allotted by way of draw of lots conducted by DDA in presence of a representative of the RCS, Delhi, the office bearers and the members of the concerned Society. In some cases members of these societies request for mutual exchange of flats after the draw has been held. It is proposed to finalise the policy to be followed in dealing with these requests.

2. The matter has been examined at various levels from different angles. Views of Sr. Standing Counsel of DDA and Chief Legal Advisor, DDA have also been obtained. After placing the matter before Vice Chairman, DDA, it has been decided to consider such requests with certain restrictions. The requests for mutual exchange fall broadly in the following three categories and each case falling thereunder will be dealt with as detailed below:

- (I) Cases in which possession has not been taken and the allottees request for exchange of flats of the same type in the same Group Housing Society.

As close friends and relations may like to stay as neighbours in the CGHS and may like to exchange their flats allotted to them on the basis of draw, such requests, if made before taking over possession of the concerned flats, may be allowed and the result of the draw should be modified to that extent at the level of Commissioner (H).

- (II) Cases in which the flat is already in occupation but sub-lease has not been registered.

keeping in view the ground reality that for many years sub-lease (tripartite agreement between the DDA, CGHS, and the member) has not been executed, allottees may come up to DDA for exchange

of flats even after 5-10 years of taking possession. For all practical purposes, this perhaps involves exchange of immovable properties. To obviate the possibility of misuse of the facility, the cases under this category would be allowed only under the following conditions:-

- i) Since such exchanges would be allowed without payment of unearned increase, if applicable, such request must be received before the expiry of one year from the date of possession of flats.
 - ii) Second mutual exchange will not be allowed.
 - iii) Request for mutual exchange is to be made by both the allottees.
 - iv) The concerned allottee shall have to submit following documents:-
 - a) Joint request from members for mutual exchange alongwith duly attested photographs.
 - b) No objection certificate and Resolution of Managing Committee supporting the mutual exchange.
 - v) Both members must be original allottees and requests from Power of Attorney holder should not be considered.
 - vi) Change charges shall be leviable and these shall be fixed by Vice Chairman, DDA from time to time.
 - vii) Members must belong to the same society and should have been allotted similar category flats.
 - viii) Applicants shall have to submit "No Objection Certificate" from Mortgagee, if any.
 - ix) They will also submit an indemnity bond and an undertaking in the prescribed format.
- III) Cases in which exchange is requested for even after execution of sublease by either parties.

Once a sub-lease deed has been executed even for one of the flats there shall be no question of having an informal arrangement of exchange. All such cases will be treated as

Contd.../-

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"transfer" of property. The applicant will, therefore, have to pay the unearned increase and execute exchange deeds etc. or else or they may adopt the course of getting their properties converted into free-hold and, thereafter, mutually exchange flats at their own level.

3. The matter is placed before the Authority for Approval.

R E S O L U T I O N

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

ITEM NO.
57/95

A-18.07.95

Sub: Departmental action against Shri S.S. Tyagi, Ex. Nazul Officer (acting as Dy. Director (Lands), DDA under the provisions of Rule 9(ii)(a) of the CCS (Pension) Rules.
F.No. 23(38)/88/Vig./Pt.II

P R E C I S

As per Item No. 40/94 dated 24.05.94, Authority resolved that a show cause notice be served on Shri S.S. Tyagi as to why the punishment of imposition of 5% out in Pension for a period of 3 years may not be imposed on him and it was further resolved that the reply, if any, received from Shri S.S. Tyagi be examined and put up for consideration of the Authority.

(Appendix ' D ' page No. 20- 22).

2. As per Authority's resolution dated 24.05.94, a show cause notice for the proposed penalty of 5% cut in pension for a period of 3 years was issued to Shri S.S. Tyagi, Ex-Nazul officer vide No. F. 23(38)/88-Vig./Pt.II dated 19.08.94 and he was given an opportunity of making representation against the proposed penalty but only on the basis of the evidence adduced during the enquiry within 15 days from the date of receipt of the notice. (Appendix ' E ' page No. 23- 24).

3. In response to the show cause notice referred to above Shri S.S. Tyagi submitted a letter dated 5.09.94 and requested to supply the following documents :-

1. Readable copy of the I.O's report.
2. Copy of the recommendations/advice of C.V.C.
3. Copy of the Agenda placed before the Authority and resolution passed thereon. (Appendix ' F ' Page No. 25).

4. Request of Shri S.S. Tyagi was examined and submitted to Vice-Chairman, DDA and as per his orders Shri S.S. Tyagi was informed (vide office letter dated 14.12.94) that his request for supply of a copy of C.V.C. advice and Authority's Resolution is not acceptable and the original report of Inquiry Officer can be made available for his inspection in the office of Dy. Director(Vig.)-III. He was further requested to submit his reply to the show cause notice within 15 days failing which ex-parte proceedings will be initiated in his case.

(Appendix ' G ' page No. 26).

5. In response to above referred letter, Shri S.S. Tyagi submitted another letter dated 3.01.95, he again insisted to supply the following documents.

1. Copy of the I.O report.
2. Copy of the Resolution of Authority vide Item No. 40/94 dated 24.05.94 (Alongwith Agenda).

3. Copy of the C.V.C. advice.
4. The material documents on the basis of which the V.C., DDA has proposed 5% cut in pension for a period of 3 years upon Shri Tyagi. (Appendix 'H' Page No. 27-28).

6. Shri Tyagi was informed vide this office letter No. F. 23(38)/88-Vig. Pt. II dated 20.02.95 that his request has already been considered by the competent Authority and has already been informed vide this office letter dated 14.12.94. He was also requested to submit his reply to the notice within 3 days from the date of receipt of the letter failing which ex-parte proceedings will be initiated in his case. Shri Tyagi did not submit his reply to the show cause notice inspite of above referred request. Accordingly the case was submitted to the Vice-Chairman, DDA who has ordered on 20.04.95 as under:-

" Let us go to the Authority."

7. Accordingly, the matter is placed before the Authority for consideration and suitable decision against Shri S.S. Tyagi (Retd.) Nazul Officer (acting as Dy. Director, Lands) for imposition of penalty.

RESOLUTION

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).

APPENDIX 'D' TO ITEM NO. 57/95

ITEM NO.

40/94

A-24.05.94

Sub:- Departmental action against Shri S.S.Tyagi, Ex.Nazul Officer (acting as Dy.Director(Lands), DDA under the provisions of Rule 9 (ii) (a) of the CCS(Pension) Rules.

F.No. 23(38)/88-Vig./Pt.II

PRECIS

The major penalty proceedings against Shri S.S.Tyagi, Nazul Officer (acting as Dy.Director(Lands) (since retired) were initiated vide memorandum No.F.23(38)/88/Vig. dated 1.7.88 on the following charges:

"That the said Sh.S.S.Tyagi, Dy.Director was working as Dy.Director in Lands Section during the period April, 1987. A report was made by Sh.Jagdish Chander, Patwari on 3.4.87 in file No.TN2(43)/87 regarding unauthorised construction raised by one Sh.Jasvinder Singh at plot No.2140/Ward No.15, Pahar Ganj, New Delhi. The file No.TN2(43)/87 was put up on 8.4.87 by Sh.O.P.Gawri, ALO to Sh.S.S.Tyagi, Dy.Director(Lands) for obtaining demolition order from Director(LM) in respect of unauthorised construction at plot No.2140/Ward No.15, Pahar Ganj, New Delhi. Shri Tyagi was well aware about the urgency of this case and about his proceedings on leave w.e.f. 11.4.87. The case was put up to him on 8.4.87 and he came to office on 9th & 10th April, 1987 at 12.15 PM and 9.34 AM and left office at 17.40 PM and 18.09 PM respectively. The matter was of serious nature but Shri Tyagi had not bothered to ensure before proceeding on leave that he signed the note submitted by ALO on 8.4.87 and sent it to Director(LM) nor he bothered to record the line of action to be taken in his absence. Thus Sh.S.S.Tyagi, Dy.Director(Lands) delayed the submission of file No.TN2(43)/87 as referred to above with some ulterior motive and malafide intention and favoured the encroacher in raising up the unauthorised construction at plot No.1240/Ward No.15, Pahar Ganj, New Delhi and given opportunity to obtain stay orders from the court of law against demolition of said construction.

By his above act, Sh.S.S.Tyagi, Dy.Director(Lands) has exhibited grave dereliction of duty and failed to maintain absolute integrity and devotion to duty and acted in the manner unbecoming of an Authority's servants and thus violated Rule 3 (i) (ii) (iii) of CCS(Conduct) Rules, 1964 as made applicable to the DDA employees."

Before issue of charge sheets, Central Vigilance Commission was also consulted vide this office memo No.F.27(279)87/Vig dated 1.9.87 for initiation of major penalty proceedings against S/Shri S.S.Tyagi, Dy.Director(Lands) and two others namely S/Sh.O.P.Gawri, ALO and Hari Ram, Naib Tehsildar, DDA. C.V.C. vide its OM NO. 9-R W&H(DDA)101 dated 25.11.87 while agreeing to major penalty proceedings against Sh.S.S.Tyagi, Dy.Director(Lands), advised minor penalty proceedings against S/Shri O.P.Gawri, ALO and Hari Ram, Naib Tehsildar, DDA. Disciplinary Authority, however, did not agree with the advice of CVC for initiation of minor penalty proceedings

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against S/Shri O.P.Gawri, ALO & Hari Ram, Naib Tehsildar, DDA vide order dated 25.12.87 and ordered initiation of major penalty proceedings against the said two officials also. Accordingly major penalty charge sheets were also issued to S/Shri O.P.Gawri, A.L.O & Hari Ram, Naib Tehsildar, DDA (copy of charge sheet to Sh.S.S.Tyagi and advice of CVC is enclosed at (App. 'R & S.' P.No. 131-136 & 137)

Shri S.S.Tyagi submitted his reply to the charge sheet vide his letter dated 22.7.88. After considering the reply of the COs the case was entrusted to Sh.P.K.Bandopadhyay, CDI/CVC vide order dated 1.9.88 (App. 'T' P.No. 138). After conclusion of the enquiries against Sh.Tyagi and two other COs, CVC vide its OM dated 24.2.92 forwarded the inquiry reports alongwith its 2nd stage advice that the COs can not be absolved of the charges of lack of care in dealing with the important issue of demolition of property and that stiff minor penalty may be imposed on the three officers. (App. 'U' Page No. 139-140)

Accordingly S/Shri O.P.Gawri, ALO and Hari Ram, Naib Tehsildar were imposed the penalty of stoppage of one increment for two years on 16.10.92. (App. 'V & W' P.No. 141-142 & 143-144).

During the inquiry proceedings Shri S.S.Tyagi retired on 28.2.89, on attaining the age of superannuation. On cessation of relationship of Master & Servant on happening of any contingency, the Disciplinary Rules to which the employees of the organisation are bound are no longer applicable. And as such, it is not possible to take further action against Sh.S.S.Tyagi under DDA (Salaries, Allowances & Conditions of Service) Regulations, 1961. CCS (Pension) Rules, 1972 have been made applicable to the employees of DDA, the only action which can be taken against Sh. S.S.Tyagi is under the provision of Rule 9(ii)(a) of the above said Rule. The extracts of which are enclosed at (App. 'X' Page No. 145-147).

On examining the Inquiry Report in respect of Sh.S.S.Tyagi as well as the 2nd stage advice of C.V.C. dated 24.2.92, the V.C., DDA came to the conclusion for 5% cut in pension including gratuity and further ordered for obtaining the advice of CVC on the issue. Accordingly the case was referred to C.V.C. vide this office OM No.F.23(38)88/Vig dated 4.11.92. Copy is enclosed at (App. 'Y' P.No. 148) Director/CVC forwarded the advice of CVC vide his OM No.9-R W&H(DDA)101 dated 14.12.92. The Commission advised as under:-

The Commission has reconsidered the case of Sh.S.S.Tyagi, who has already retired from service. The penalty proposed by DDA (i.e. 5% cut in pension) including gratuity without any time limit appears to be rather too harsh. The Commission taking into account the nature of misconduct on the part of Shri Tyagi advises imposition of a penalty of 5% cut in pension for three years on the official".

CCP/./-.....

On consideration of CVC advice, Disciplinary Authority i.e. Vice Chairman, DDA, ordered for 5% cut in pension for a period of three years of Sh.S.S.Tyagi (Retd.) Nazul Officer (Acting as Dy. Director(Lands) to meet the ends of justice.

It has been intimated by the A.O.(Pension), DDA on 26.11.93 that Shri S.S.Tyagi (Retd) Nazul Officer was sanctioned/is being paid pensionary benefits as under:-

- 1) He is being paid pensionary benefits at the rate of Rs.1600+RIP w.e.f. 1.3.89 he has not been paid gratuity etc.

DDA is the Competent Authority which can exercise the cut in pension in terms of V.C., DDA orders referred to above in this case.

Accordingly the matter is placed before the Authority for consideration and orders against Sh.S.S.Tyagi (Retd.) Nazul Officer (acting as Dy.Director(Lands) for imposition of the said penalty.

* * * * *

R E S O L U T I O N

It was resolved that a show cause notice be served on Sh. S.S. Tyagi as to why the punishment of imposition of 5% cut in pension for a period of 3 years may not be imposed on him.

It was further resolved that the reply, if any thus, received from Sh. Tyagi be examined and put up for consideration of the Authority.

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APPENDIX E TO ITEM NO. 57/95
DELHI DEVELOPMENT AUTHORITY
(VIGILANCE BRANCH)

No. F.23(38)88-Vig.Pt.II/D-3

Dated: the 15-8-91 Aug. '94

N O T I C E

WHEREAS disciplinary proceedings under Regulation 16 of DDA (Salaries, Allowances and Conditions of Service) Regulations 1961 against Sh. S.S. Tyagi, Nazul Officer (acting as Dy. Dir., Lands) (since ret'd.) were initiated vide memo No. F.23(38)88-Vig. dt. 1.7.88 on the following charges:-

P-81/c "That the said Sh. S.S. Tyagi, while working as Dy. Dir. in Lands Section during the period April, 1987 failed to take timely action and delayed the submission of file No. TN 2(43) 87 pertaining to demolition of unauthorised construction at plot No. 2140, Pahar Ganj, New Delhi with an ulterior motive. Thus he favoured the encroacher in raising up the unauthorised construction at plot No. 2140 ward No. 15, Pahar Ganj, New Delhi and gave opportunity to obtain stay order from the Court of law against demolition of property.

By his above acts, Sh. S.S. Tyagi, Dy. Dir. has exhibited grave dereliction of duty and failed to maintain absolute integrity and devotion to duty and acted in the manner unbecoming of an Authority servant and thus violated Rule 3(1) (i) (ii) (iii) of CCS (Conduct) Rules 1964 as made applicable to the DDA employee."

P-146
221/c AND WHEREAS Sh. S.S. Tyagi, Nazul Officer (Acting as Dy. Dir. Lands) submitted his defence reply vide his letter dt. 22.7.88.

P-241/c AND WHEREAS Sh. P.K. Bandyopadhyay, CDI/CVC was appointed as Inquiry Officer to enquire into the charges framed against Sh. S.S. Tyagi vide order No. 303/Vig./88 dt. 1.9.88.

P-286
441/c AND WHEREAS, Inquiry Officer in his report No. 119/PKB/234 (223) dt. 30.1.92 (photo copy enclosed) had held that the charges against Sh. S.S. Tyagi, Nazul Officer (acting as Dy. Dir., Lands) are partly proved.

AND WHEREAS the inquiry report was examined by the VC, DDA who proposed 5% cut in pension for a period of 3 years in respect of Sh. S.S. Tyagi, Nazul Officer (acting as Dy. Dir., Lands)

AND WHEREAS Sh. S.S. Tyagi had already retired on 28.2.89 prior to imposition of penalty and his case was examined under Rule 9 of the CCS (Pension Rules 1972) and the matter was placed before the Authority on 24.5.94 under item No. 40/94. The Authority in its resolution has resolved that a show cause notice be served to Sh. S.S. Tyagi as to why the punishment of imposition of 5% cut in pension for a period of 3 years may not be imposed upon Sh. Tyagi.

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Shri S.S.Tyagi, Nazul Officer (Acting as Dy. Director (Lands) (Retired) is hereby given an opportunity of making representation against the penalty proposed but only on the basis of the evidence adduced during the enquiry. Such representation if any, which he may wish to make will be considered by the Authority. Such representation should be made in writing and should reach the undersigned within 15 days from the date of receipt of this show cause notice.

Encl. as above

(S.P. Jekhanwal)
Vice-Chairman,
D.D.A.

Shri S.S.Tyagi,
Ex-Nazul Officer (Acting as Dy. Director (Lands), DDA.

N-68, Kirti Nagar, New Delhi

19/8/64

APPENDIX 'F' TO ITEM NO. 57/95

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, I.N.A. Complex,
New Delhi.

Sub: DEPARTMENTAL PROCEEDINGS AGAINST
SH. SAT BIR SINGH TYAGI, DEPUTY
DIRECTOR, D.D.A. - SINCE RETIRED.

Sir,

With reference to your notice dt. 17.8.1994,
vide No. P.23(38)88-Vig.Pt.II/D-3/9324 received on
22.8.1994 on the subject cited above, I respectfully
submit as under:-

1. That the copy of the enquiry officer's report
dated 30.1.1992 supplied with the memo under reply,
is a faded copy and is not legible. A readable copy
of the Inquiry Officer's report may therefore be
supplied to enable me to file the reply to the show
cause notice.

2. That it is now well settled law that copy of the
recommendation/advice of the Central Vigilance Commi-
ssion shall be made available to the charged official.
Despite this, copy of the recommendation/advice of the
C.V.C. has not been supplied to me, the same may now
kindly be supplied.

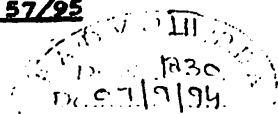
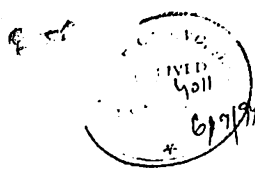
3. That copy of the agenda placed before the Authority
and Resolution passed thereon may also be supplied to
me.

It is, therefore, requested that a readable copy
of the Inquiry Officer's report (2) copy of the recomm-
endation/advice of the C.V.C. and copy of the Agenda
placed before the Authority and the decision taken
thereon may kindly be supplied to me at the earliest.
Further I may be allowed 15 days time to reply to the
show cause notice from the date of supply of the above
mentioned documents.
Thanking you,
DELHI.

DATED: 5.9.1994.

Yours faithfully,

(S.S. TYAGI)
N-68, Kirti Nagar, N.Delhi.



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05/9/94

CRO

V.C. has seen
Pl see for n/a

OSD to VC

Director (Vig)
Dr. No. 1660...
Date: 05/9/94
B. (V.C.)
(S.S.)

9/9
05/9/94

13A

APPENDIX 'G' TO ITEM NO. 57/95

DELHI DEVELOPMENT AUTHORITY
(VIGILANCE BRANCH)

No.F.23(38)/88-Vig.Pt.II.

Dated: the 14-12-94 Dec.'94.

From: B.S. Vashishta,
Dy.Dir.(Vig.)-III.

To

Shri S.S.Tyagi,
N-68, Kirti Nagar,
New Delhi.

Sub: Departmental inquiry against Shri S.S.Tyagi, Ex-Nazul Officer (Acting as Dy. Dir.(Lands), DDA since retired.

This is with reference to your letter dated 5-9-94 regarding supply of certain documents. In this connection, I am directed to inform you that your request in context of supply of copy of CVC advice and Authority's Resolution is not acceptable. Original Report of Inquiry Officer can be made available for your inspection in my office.

You are therefore requested to submit ~~his~~ reply to the show cause notice within 15 days failing which ex-parte proceedings will be initiated in your case.

Yours faithfully,

(B.S. Vashishta)
Dy. Director (Vig.)-III,
DDA.

APPENDIX 'H' TO ITEM NO. 57/95.

The Vice-Chairman
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Sub : Departmental proceedings against
Sh. Satbir Singh Tyagi, Dy. Dir. (Retd.)

Sir,

This has reference to your letter No. F.23(38)/88-Vig.Pt.-II/D-39324 dt.17.8.94 read with the letter of even No. dt.14.12.94 from Dy. Director (Vig.)-III, DDA which is in response to my representation dt. 5.9.94. You would kindly recall that on receipt of the letter dt.17.8.94, I had requested you to get me supplied with the copies of recommendation/ advice of CVC, copy of the Agenda Item alongwith Resolution No.14 of 1994 dt.24.5.94 and a readable copy of the Inquiry Officer's report, as the one supplied to me is not at all legible and hence, the same is being returned herewith.

Vide letter dt.14.12.94, Dy. Director, DDA has observed that my request for supply of the copy of CVC advice/report and Authority's Resolution as mentioned herein above is not acceptable to him and has further observed that the original inquiry report can be inspected by me. In this connection, I may submit that the Inquiry Officer's report is consisted of 18 pages and it is not possible to copy down the same. Therefore, in the fitness of thing: eligible copy thereof may be provided to me alongwith the copy of CVC advice, the Authority's Resolution togetherwith the Agenda. I would feel highly obliged if I am supplied with a copy of the material on the basis of which VC, DDA came to the conclusion and proposed to the Authority for 5% cut in my pension for a period of 3 years.

For the sake of convenience, I may be permitted to submit that there are numerous authorities on the proposition that a charged official against whom penalty is proposed to be imposed is legally entitled to have all material documents for the purpose of making a proper and effective representation to the show-cause notice proposing the quantum of penalty. Accordingly, it is again requested to you to kindly direct your Vigilance Department to supply me the copies of the following documents :-

1. The copy of the Inquiry Officer's report.
2. Copy of Resolution of the Authority vide Item No.40/94 dt.24.5.94 (alongwith Agenda).
3. Copy of the CVC advice.
4. The material/documents on the basis of which the VC, DDA has proposed to 5% cut in pension for a period of 3 years in respect of the applicant herein.

I assure you, Sir, the representation to the notice dt.17.8.94 will be furnished within a period of 15 days from the date of receipt of the aforementioned documents. I trust, you would be kind

...2/-

- 28 -

enough to get the above material made available at your earliest convenient so that the matter may be got precipitated at the earliest, for the reply is getting delayed for want of aforementioned documents.

Yours faithfully,

^{6/4}
(S.S. TYAGI)
N-68, Kirti Nagar,
New Delhi.

Encl : Copy of Inquiry Report.

Dated : 3/11

Copy to :-

1. ✓ Shri B.S. Vashishta, Dy. Director (Vig.)-III,
DDA, w.r.t. his letter of even number dt.
14.12.94.

ITEM SUB : Major penalty proceedings against Shri R.K. Gupta,
Jt. Director(Retd.) in case 25/87-DLI. Imposition
of penalty of cut in pension and gratuity.
NO.
58/95
A-18.07.95 F.No.F.25(30)87/Vig.

P R E C I S

The C.B.I. registered RC 25/87-DLI against Shri R.K. Gupta, Jt. Director(LPB) since retired. The investigation into the matter was carried out by the CBI and the investigation report was received from the Supdt. of Police, C.B.I., A.C. Branch, Delhi vide letter dated 10.02.88, (Appendix I P.No. 32-33) wherein the following action was recommended by the C.B.I.

"There are sufficient material for initiating regular departmental action as far major penalty against Shri R.K. Gupta, Dy. Director, DDA. Draft charges statement of allegation and the list of witnesses and documents are sent herewith for initiation of departmental proceedings".

The case was referred to CVC vide O.M. dated 08.03.88. (Appendix 'J' P.No. 34 - 35).

CVC advice was received vide O.M. No. 4R-W&H(DDA)29 dated NIL (Appendix 'K' P.No. 36) for initiation of major penalty proceedings against Shri R.K. Gupta. Accordingly major penalty proceedings were initiated against Shri R.K. Gupta, Jt. Director(LPB) vide memorandum No. F.25(30)/87-Vig. dated 01.11.89 (Appendix 'L' P.No. 37 -42) on the following charges:-

ARTICLE -I

That Sh. R.K. Gupta while working as Dy. Director was incharge of the LAB(R) during the year 1984. It has been observed that Shri R.K. Gupta allowed the transfer of plot No. 149 Block No. 'A' Jhilmil Tahirpur Phase - II, Delhi from the name of Shri Amar Nath to the name of Smt. Jwala Devi as transfer of plot to blood relation by Shri Amar Nath.

On the basis of documents and gift deed which was registered with the sub-registrar letter No. F.8(72)/79/LAB/984 dated 19.1.84 conveying the approval or transfer of plot was issued to the parties by Shri R.K. Gupta. He did not try to obtain relevant documents from the parties to confirm about the actual relationship of the allottee and the transferee before allowing the transfer of plot admitting their having blood relation. Since allottee and transferee had shown themselves as brother and sister. Shri Gupta should have verified the parentage of both the persons.

Contd.../-

ARTICLE - II

In case of transfer of plot except in the blood relation, allottee is required to pay 50% unearned increase on the cost of land to the DDA. Since the transfer in the case under reference was not the blood relation, the allottee/transferer was required to pay the amount to DDA equal to 50% of unearned increase in the cost of land at the time of transfer. By allowing the transfer by admitting them brother and sister, without verifying their actual parentage, Shri R.K. Gupta has done an irregular act and put to DDA to a financial loss.

ARTICLE - III

When the main allotment file pertaining to the plot under reference was called by the Vigilance Branch, the same was reported to be untraceable. Since Shri R.K. Gupta, Dy. Director who allowed the illegal transfer of plot, as mentioned in Article - I and was incharge of LAB at the relevant time is responsible for the keeping of the records safely and he is also responsible for the loss of the files from his Branch.

Shri R.K. Gupta, Jt. Director by his above acts displayed gross negligence lack of devotion to duty and acted with malafide intension and failed to maintain absolute integrity thus behaving in the manner unbecoming of a public servant thereby violating Rule-3 of the CCS (Conduct) Rules, 1964 as applicable to the employees of the Authority".

Vide order No. 93/Vig./91 dated 8.4.91 (Appendix 'M' P.No. 43) Shri V.I. Velayudhan, CDI, CVC was appointed as I.O. and Inspector C.B.I. Shri R.K. Chadha was appointed as Presenting Officer in this case.

I.O. submitted in his findings that article of charge I and II held proved and article of charges III not held proved. (Appendix 'N' P. No. 44 -55).

Case was submitted to Vice-Chairman, DDA the Disciplinary Authority alongwith IInd stage CVC advice dated 6.1.95 (Appendix 'O' P.No. 56) in which CVC has advised to award major penalty to Shri R.K. Gupta. Disciplinary Authority observed that Shri R.K. Gupta the then Dy. Director(LAB) caused financial loss to the Authority and wrongful gains to the party (although the allotment of the plot was subsequently cancelled when it was detected that the mutation allowed was illegal). Since the C.O. has retired and since action against him can only be taken under the pension rules, the ends of justice will be met by (1) recovery of Rs. 5,000/- (Rupees five thousand only) from the amount of gratuity payable to Shri R.K. Gupta and

(ii) an amount of Rs.100/-(Rupees one hundred) per month be recovered from his pension for a period of five years. (Appendix 'P' P.No. 57 - 59).

Contd.../-

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D.D.A. is the competent Authority who can exercise the cut in pension in this case. The Disciplinary Authority i.e. the Vice-Chairman, DDA has proposed (i) recovery of Rs.5,000/- (Rupees five thousand only) from the amount of gratuity payable to Shri R.K. Gupta and (ii) an amount of Rs.100/- (Rupees one hundred) per month be recovered from his pension for a period of five years.

This case is accordingly submitted for consideration and approval.

R E S O L U T I O N

- 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.5,000/- (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.

APPENDIX 'I' TO ITEM NO. 88/95

NO. DLI /AC/CR/3/25/87/1541

Govt. of India (Bharat Sarkar)
Central Bureau of Investigation,
(Kendriya Anveshan Bureau)
Anti-Corruption Branch, Delhi.
Block No. IV, First Floor,
CGO Complex, Lodhi Road,

New Delhi. Dated :10.02.88

To

The Chief Vigilance Officer,
D.D.A., Vikas Sadan,
I.N.A., New Delhi.

Sub. RC 25/87-DLI.

Sir,

I forward herewith 2 sets of the report of the SP/CBI/
Anti-Corruption Branch, Delhi which gives the facts of the above
case, the allegation and the result of the investigation.

2. The report will show that there is sufficient material
for initiating action as below:-

(1) Regular Departmental Action as for Major Penalty
against S/Shri R.K. Gupta, Dy. Director, DDA, New
Delhi and V.P. Bansal, Steno In-charge Admn. Branch,
Delhi Development Authority, New Delhi.

3. Draft charges statement of allegations, and the list of
witnesses and documents are sent herewith for initiation of
departmental proceedings. Copies of the statements of the
suspects are also enclosed.

4. A copy of the SP's report together with its enclosures
is also being forwarded to the CVC for giving their advice in
the matter.

5. The comments of the Department if any, on the SP's
Report may please be sent to the CVC within 60 days of receipt
of this report as required in CVC's O.M. No.4/62/70-R dated
11-2-1974.

6. The services of the Investigating Officer of the Central
Bureau of Investigation would be available to the Inquiry
Officer for securing the attendance of witnesses, producing
documents and exhibits, explaining the gist of the evidence
available and for giving such clarification as may be required.

Contd.../-

7. The date and venue of the departmental enquiry may kindly be communicated to the Supdt. of Police, Special Police Establishment, Anti-Corruption Branch, Delhi at the appropriate time so that he may depute the Investigating Officer to assist the Enquiry Officer.

8. Shri R.K. Chaddha, Inspr., Special Police Establishment, Anti Corruption Branch, Delhi will present the case before the Enquiry Officer and he may be nominated for the purpose at the appropriate time.

9. The result of the departmental action may kindly be communicated to us in due course.

10. In accordance with instructions as laid down in CVC Mannual Vol.I(4th Edition) Chapter-V at Para-2, and Deptt. of Personnel and Training O.M. No. 142/5/84-AVD.I dated 20.6.86, it is recommended that S/Shri R.K. Gupta, Dy. Director, DDA, New Delhi and V.P. Bansal, Steno Lease Admn. Branch, DDA, New Delhi may please be placed under suspension as soon as Charge-sheet for Major Penalty is served upon them.

11. The SP's Report sent herewith may please be treated as a confidential document and no reference to it may be made in the charge or the statement of allegations issued to the accused officers.

Yours faithfully,

Sd/-

5.2.88

Dy. Inspr. Genl. of Police/CBI
Delhi Region/N. Delhi.

Encl: As above.

APPENDIX 'J' TO ITEM NO. 58/95
DELHI DEVELOPMENT AUTHORITY
(VIGILANCE BRANCH)

Confidential/Immediate
15-5/8. 2020-21

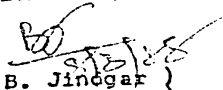
Case No.RC-25/87 was registered by C.B.I. against Shri R.K. Gupta, the then Dy. Director, LAB(now Jt. Dir.) and others. After conducting investigation, D.I.G., C.B.I. Delhi Region has sent report of SP/CBI. In the report it has been stated that Shri R.K. Gupta while working as Dy. Director, L.A.B., D.D.A. during the year 1984 entered into a criminal conspiracy with one Shri Amar Nath and Smt.Jawala Devi to cheat the D.D.A.. Shri Gupta facilitated the transfer of plot no.149, Block A, Jhilmil Tahir Pur, Phase-II, Delhi; initially allotted to Shri Amar Nath to Smt.Jawala Devi showing as transfer of plot to blood relation of Shri Amar Nath on false documents produced by the above referred persons. Thus, he caused pecuniary gain to Shri Amar Nath and correspondence loss to D.D.A. as D.D.A. could have received 50% of the un-earned increase in the value of plot at the time of sale, had the transfer not been shown as blood relation on false documents. C.B.I. further concluded that Smt.Jawala Devi in whose name the transfer was allowed, was found real mother-in-law of Shri V.P.Bansal, who was working as P.A. with Sh. R.K.Gupta, D.D./L.A.B.. C.B.I. also revealed that the main allotment file was also found missing from the records of D.D.A.. However, C.B.I. verified the records of Sub-Registrar, Shahdara and found that the plot has been transferred in the name of Smt.Jawala Devi showing her as sister of Shri Amar Nath but she was not actually his real sister. C.B.I. has come to the conclusion that since Shri R.K.Gupta had accepted wrong affidavits without proper verification and did not care to ascertain the relationship between the transferer and the transferee there are circumstantial evidence from which strong inference can easily be drawn that as the file contained false documents and notings of Shri R.K.Gupta, he along with Shri V.B.Bansal, his P.A.(son-in-law of Smt.Jawala Devi) misplaced the main file to destroy evidence against them. C.B.I. has further found violation of prescribed guidelines by Shri Gupta. Association of Shri V.P.Bansal, P.A. has also been established by the C.B.I.. S.F., C.B.I. has

.....2/-

-35-

recommended departmental action for major penalty proceedings against Shri R.K.Gupta, now Jt. Director and Shri V.P.Bansal, P.S. in addition to their immediate suspension.

Disciplinary Authority, i.e. V.C., D.D.A. after considering the report of S.P./C.B.I. has agreed with the proposal of C.B.I.. Since Shri R.K.Gupta, Jt. Director is drawing pay more than Rs.2,825/- C.V.C. may kindly accord their advice in the matter at the earliest possible. Once copy of S.P./ C.B.I. report is enclosed herewith for information and perusal.


(Mrs. B. Jindgar)
Director(Vigilance)

Encl. As above.

Director, C.V.C., 3, Rajindra Pd. Road, New Delhi.
U.O.No.F.25(30)87/VIG. Dated, the 31 March, 1988.

12/5/88

APPENDIX 'K' TO ITEM NO. 58/95.

No.4R-W&R (DDA)29
Government of India
Central Vigilance Commission

Confidential

No.3, Dr. Rajendra Prasad Road
New Delhi, the

OFFICE MEMORANDUM

Subjects:- RC No.25/87-DLI against Shri R.K. Gupta,
Dy. Director, DDA, New Delhi.

The D.D.A. may please refer to their U.O. No. F.25(30)
87/Vig dated 8.3.88 on the above subject.

2. The Commission, agreeing with the CBI and DDA, advises institution of major penalty proceedings against Shri R.K. Gupta, Deputy Director.
3. So far as Shri V.P. Bansal is concerned, it is observed that as per the opinion of the Public Prosecutor of CBI, there is no evidence at all to prove his complicity in the case and his only fault is that he is the son-in-law of Smt. Jawala Devi. He cannot also be held responsible for the loss of the file as the file was kept in the record room and the keys are kept by some other officers. The Commission, therefore, leaves it to the D.D.A. to take action as deemed fit against Shri V.P. Bansal.
4. The Commission may be approached for nomination of a C.D.I to conduct oral inquiry in the case, in due course.
5. Receipt of the advice may please be acknowledged.

Sd/-
(M.K. Dixit)
Director

Delhi Development Authority
(Miss Janak Juneja, Secretary & C.V.O.)
Vikas Sadan, I.N.A.
New Delhi.

DELHI DEVELOPMENT AUTHORITY
VIKAS SADAN, INA, N. Delhi.

NO.F.25 (30)87-Vig.

Dt. 1/11/89

MEMORANDUM

It is proposed to hold an inquiry against Sh. R.K. Gupta, Jt. Dir. LPB under Regulation, 16 of the DDA (Salaries, Allowances and conditions of Service) Regulation, 1961. Substance of the imputations of misconduct or misbehaviour in respect of which the inquiry is proposed to be held is set out in the enclosed statement articles of charges (Annexure-I). A statement of imputations of misconduct or misbehaviour in support of each article of charge is enclosed (Annexure-II). A list of documents on which and a list of witnesses by whom the article of charges are proposed to be sustained are also enclosed (Annexure-III).

2. Sh. R.K. Gupta, Jt. Dir. is directed to submit within 10 days of the receipt of this memorandum a written statement of his defence and also to state whether the desired to be heard in person.

3. Sh. R.K. Gupta, Jt. Dir. is informed that inquiry will be held only in respect of those articles of charges as are not admitted. He should, therefore, specifically admit or deny each article of charge.

4. Sh. R.K. Gupta, Jt. Dir. is further informed if he does not submit his written statement of defence on or before the date specified in para 2 above or does not appear in person before the inquiring authority or otherwise fails or refused to comply with the provisions of Regulation 16 of the DDA (Salaries, Allowances and Conditions of Service) Regulation, 1961 of the orders/directions issued in pursuance of the said Regulation, the Inquiring Authority may hold an inquiry against him ex-parte.

5. Attention of Sh. R.K. Gupta, Jt. Dir. is invited to Rule 20 of the Central Civil Service (Conduct) Rules, 1964, made applicable to the employees of the Authority vide Regulation 11 of the DDA (Salaries, Allowances and conditions of Service) Regulation 1961, under which no employee of the Authority shall bring or attempt to bring any political or outside influence to bear upon any superior authority to further his interest in respect of matters pertaining to his service in the Authority if any representation is received on his behalf from another person in respect of any matter dealt within these proceedings, it will be presumed that Sh. R.K. Gupta, Jt. Dir. is aware of such a representation and that it has been made at this instance and action will be taken against him for violation of Rule 20 of the Central Civil Service (Conduct) Rule, 1964, as applicable to the employees of the Authority.

6. Sanction for inspection of relevant documents is hereby accorded. He (Sh. R.K. Gupta, Jt. Dir.) may contact the Deputy Vigilance Officer, DDA in his office at Vikas Sadan, 7th Floor Block-B, INA for this purpose.

7. The receipt of the memorandum may be acknowledged.

Sd/-
30.10.89
(K.S. BAINS)
VICE-CHAIRMAN
DDA.

Shri R.K. Gupta,
Jt. Director, LPB,
DDA.

Statement of articles of charges against Shri R.K. Gupta, Jt. Director, DD/L.A.B.

ARTICLE-I

* to the name of Smt. Jwala Devi, as transfer of plot to blood relation by the Amar Nath

That Shri R.K. Gupta, while working as Dy. Director was in charge of L.A.B.(R) during the year 1984. It has been observed that Shri R.K. Gupta allowed the transfer of plot No.149, Block-A, Jhilmil Tahirpur, Phase-II, Delhi, from the name of Shri Amar Nath* showing her real sister.

On the basis of documents and gift deed which was registered with the sub-registrar letter No.F.8(72)79/LAB/984 dated 19.1.84 conveying the approval of transfer of plot was issued to the parties by Shri R.K. Gupta. He did not try to obtain relevant documents from the parties to confirm about the actual relationship of the allottee and the transfer before allowing the transfer of plot admitting their having blood relation. Since allottee and transfer had shown themselves as brother and sister, Sh. Gupta should have verified the parentage of both the persons.

ARTICLE-II

In case of transfer of plot except in the blood relation, allottee is required to pay 50% unearned increase on the cost of land to the DDA. Since the transfer in the case under reference was not the blood relation, the allottee/transfer was required to pay the amount to DDA equal to 50% of unearned increase in the cost of land at the time of transfer. By allowing the transfer by admitting them brother and sister, without verifying their actual parentage, Shri R.K. Gupta, done an irregular act and put the DDA to a financial loss.

ARTICLE-III

When the main allotment file pertaining to the plot under reference was called by the Vigilance Branch, the same was reported to be un-traceable. Since Shri R.K. Gupta, DD who allowed the illegal transfer of plot, as mentioned in Article-I and was in charge of L.A.B. at the relevant time is responsible for the keeping of the records safely and he is also responsible for the loss of the file from his Branch.

Shri R.K. Gupta, Jt. Director by his above acts displayed gross negligence lack of devotion to duty and acted with malafide intention and failed to maintain absolute integrity thus behaving in the manner unbecoming of a public servant thereby violating Rule-3 of the CCS (Conduct) Rules, 1964 as applicable to the employees of the authority.

13/1-
(K.S. DAINI)
Vice Chairman
D.D.A.

Statement of imputations of misconduct in support of articles of charges framed against Sh.R.K.Gupta, Joint Director, D.D.A.

ARTICLE-I

That Shri R.K. Gupta while working as Dy. Dir. was in charge of L.A.S.(A) during the year 1984. It has been observed that he allowed the irregular transfer of plot No. 149, Block-A, Jhilmil Tahirpur, Phase-II, Delhi from the name of Shri Amar Nath to the name of Smt. Jwala Devi, as transfer of plot to blood relation by Shri Amar Nath, showing his real sister, on the basis of documents and gift deed which was registered with the sub-registrar as document No. 80/Addl., Book No. 1/Volume No. 1705 from Pages 73 to 78 dated 17.1.84 letter No. F.8(72)79/LAB/984 dated 19.1.84 conveying the approval of transfer of plot in the name of Smt. Jwala Devi was issued by Shri Gupta. Before allowing the transfer treating Smt. Jwala Devi as blood relation of Shri Amar Nath (sister & brother), Shri R.K. Gupta, did not try to obtain necessary documents from the parties to ascertain/verify the truthness of relationship between them shown in the papers filed by them with the registrar, mentioned above. This verification was essential to avoid irregular transfer of plot in blood relation because the documents filed in the office of registrar did not carry the name of father of Smt. Jwala Devi. During investigation Shri Amar Nath and Smt. Jwala Devi admitted that they are not real brother & sister.

ARTICLE-II

In the case of transfer of plots except in blood relation, allottee is required to pay 50% unearned increase in the cost of land at the time of said transfer, to the DDA. Since the transfer of plot, under reference was not actually in the blood relation the allottee/transferrer was required to pay the amount equal to 50% of unearned increase in the cost of land. By allowing the transfer by admitting the parties as related to each other i.e. brother & sister, without verify the parentage of the parties. Shri R.K. Gupta done an irregular act and put the DDA to financial loss by not recovering the amount as mentioned above.

ARTICLE-III

When the main allotment file ^{pertaining} ~~relating~~ to the plot under reference was called for by the vigilance branch, relating to the plot under reference the same was reported to be not traceable in the record of the Branch/Office of DD/LAB. Since Shri R.K. Gupta who allowed illegal transfer of plot was in charge of the LAB at the relevant time was responsible for the keeping of the records in a safe custody and non-traceable of the file/missing of the file was due to negligence of Sh.R.K. Gupta, DD, who might have allowed to misplace the file because of irregularities having been conducted by him in the matter of transfer of plot and having that a complaint was being enquired into by the Vigilance Branch relating to illegal transfer of plot.

Shri R.K. Gupta, Jt. Dir. by his above acts displayed gross negligence lack of devotion to duty and acted with mala fide intention and failed to maintain absolute integrity thus behaving in the manner unbecoming of a public servant thereby violating Rule 3 of the CCS (Conduct) Rule, 1964 as applicable to the employees of the authority.

9c
(K.S. BAINS)
Vice Chairman
D.D.A. *[Signature]*

List of witnesses.

1. Shri R.S.Jaggi, Inspector, CBI to prove the investigation conducted by CBI to produce part allotment file letter of transfer of plot.
2. Sh.C.N.Jha, Jt.Dr.(Former DD/LAB) to prove that allotment file of Plot No.149 was missing since 1984 when Shri R.K. Gupta was DD of LAB.
3. A.V.O.-IV to produce file No.F.26(263)84 to show that a complaint was received against the transfer of plot and file was reported to be missing from LAB records.
4. Dy.Director/LAB to produce letter No.F.8(82)79/LAB/984 on 19.1.84 issued by Sh.R.K.Gupta, DD/LAB transferring the plot in the name of Shri Jawala Devi and guide-lines since on the subject.

[Signature]
(K.S. BAINS)
Vice Chairman
D.D.A. *[Signature]*

List of documents

1. File No.F.8(72)79/LAB/PT. to be produced by ✓
Inspector of CBI.
2. Letter No.F.8(82)79/LAB/884 dated 19.1.84
issued by Sh.R.K. Gupta, DD/LAB to be produced x
by DD/LAB.
3. Guide Lines for transfer of plots. To be produced x
by DD/LAB.
4. File No.F.26(263)84/Vlg. To be produced by x
A.V.O.-IV.

6/2/84
(K.S. BAINS)
Vice Chairman
D.D.A.

APPENDIX 'M' TO ITEM NO. 58/95
DELHI DEVELOPMENT AUTHORITY
(VIGILANCE DEPARTMENT)

ORDER No. 931

Vlg./91/

Dated: the 8th March '91.

ORDER

WHEREAS an inquiry under Regulation 16 of the DDA (Salaries, Allowances and Conditions of Service) Regulation 1961 is being held against Shri R.K. Gupta, Dy. Director (Now O.S.D (P), DDA) and Shri V.P. Bansal, P.S. to Commissioner Co-ordination (Now P.S. to F.A.(H), DDA).

AND WHEREAS the undersigned considers that an Inquiring Authority should be appointed to inquire into the charges framed against Shri R.K. Gupta, Dy. Director (Now O.S.D (P), DDA) and Shri V.P. Bansal, P.S. to Commissioner Co-ordination (Now P.S. to F.A.(H), DDA)

NOW, THEREFORE, the undersigned in exercise of powers conferred by Sub-Regulation 4 of the said Regulation is pleased to appoint Shri V.I. Velayudhan, CML/CVC as the Inquiry Officer to inquire into the charges framed against Shri R.K. Gupta, Dy. Director (Now O.S.D(P), DDA) and Shri V.P. Bansal, P.S. to Commissioner Co-ordination (Now P.S. to F.A.(H), DDA) and Sub-Regulation 5 of the said Regulation orders that Shri R.K. Chadda, Inspector C.B.I will act as Presenting Officer to present the case before the Inquiry Officer in support of the articles of charges against the said official.

(C. Noronha)
Vice-Chairman,
D.D.A.

Dated: the 8th March '91.

No. F.25(30)87/Vlg.

Copy forwarded for information and necessary action to:-

1. Shri H.K. Dixit, Director CVC, Bikaner House, 1st Floor, No. 1, Pandara Road, New Delhi, with reference to his O.M. No. 4R W&H (DDA) 29 dated 14-1-91.
2. Shri V.I. Velayudhan, Commissioner for Departmental Inquiries, Block 10, Jannagar House, Akbar Road, New Delhi.
3. Shri R.K. Chadda, Inspector C.B.I, A.C.B, Delhi, Block No. 4 C.G.O Complex, Lochi Road, New Delhi.
4. Shri R.K. Gupta, O.S.D(P), DDA.
5. Shri V.P. Bansal, P.S to F.A(H), DDA.

(N. GROVER)
(Madan Lal)
Dy. Director (Vig.)-I,
D.D.A.

APPENDIX 'N' TO ITEM NO. 58/95

CONFIDENTIAL

No.71/VIV/141
Government of India
Central Vigilance Commission

Sub : Departmental inquiry against Shri R.K. Gupta, Dy.
Director (now D.S.D.(P), Delhi Development Authority.

R E P O R T

Vide order No. 93/Vig./91/2783 dated 8.4.91 of the Vice-Chairman, D.D.A., I was appointed as the Inquiring Authority to inquire into the charges levelled against Shri R.K. Gupta, Dy. Director (now OSD(P), DDA. Shri Azad Singh, Inspector, CBI was appointed as the Presenting Officer. Shri R.K. Chadha, Shri K.S. Thakur and Shri R.K. Verma were his predecessors.

PROCEEDINGS

PH was held on 24.7.91 which was attended by the then PO, Shri R.K. Chadha, CO and his Defence Assistant, Shri Vishwa Mohan. BH held on 8.4.92 was attended by Shri K.S. Thakur, PO and CO. BH held on 2.7.92 was attended by PO and CO. RH fixed for 11.10.93 could not be taken up as some of the defence documents were yet to be obtained from the Disciplinary Authority. Rescheduled regular hearing on 28.10.94 also could not be taken up as the PO was changed and appointment order of new PO was not received. Finally the RH was concluded from 13.6.94 to 14.6.94 which was attended by Shri Azad Singh, PO, CO and his defence assistant, Shri V.M. Bansal. During the course of inquiry, 6

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prosecution documents were taken on record and marked as Exs. S-1(GB) to S-3(GB), S-4(G), S-10(GB) & S-11(GB). 3 prosecution witnesses (SW-1 to SW-3) were examined. The last witness, Shri R.S. Jaggi, the Investigating Officer in this case failed to turn up. PO sought adjournment for producing this witness but his request was not acceded to. CO submitted his preliminary statement of defence with a copy to PO. 3 defence documents were taken on record and marked as Exs. D-1 to D-3. The remaining defence documents were either dropped by CO or not available. The CO dropped all the defence witnesses. CO did not wish to appear as his own defence witness. Therefore, he was generally examined by me. Written briefs of PO and CO were received on 7.7.94 and 3.8.94 respectively.

CHARGES

Article I

That Shri R.K. Gupta, while working as Dy. Director was in charge of L.A.B.(R) during the year 1984. It has been observed that Shri R.K.Gupta allowed the transfer of plot No. 149, Block-A, Jhilmil Tahirpur, Phase-II, Delhi, from the name of Shri Amar Nath to the name of Smt. Jwala Devi as transfer of plot to blood relation by Shri Amar Nath showing her real sister.

On the basis of documents and gift deed which was registered with the sub-registrar letter No.F.8(72)79/LAB/984 dated 19.1.84 conveying the approval of transfer of plot was issued to the parties by Shri R.K.Gupta. He did not try to obtain relevant documents from the parties to confirm about the actual relationship of the allottee and the transfer before allowing the transfer of plot admitting their having blood relation. Since allottee and transfer had shown themselves as brother and sister, Shri Gupta should have verified the parentage of both the persons.

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Article II

In case of transfer of plot except in the blood relation, allottee is required to pay 50% unearned increase on the cost of land to the DDA. Since the transfer in the case under reference was not the blood relation, the allottee/transfer was required to pay the amount to DDA equal to 50% of unearned increase in the cost of land at the time of transfer. By allowing the transfer by admitting them brother and sister, without verifying their actual parentage, Shri R.K. Gupta, done an irregular act and put the DDA to a financial loss.

Article III

When the main allotment file pertaining to the plot under reference was called by the Vigilance Branch, the same was reported to be untraceable. Since R.K. Gupta, DD who allowed the illegal transfer of plot, as mentioned in Article-I and was in-charge of L.A.B. at the relevant time is responsible for the keeping of the records safely and he is also responsible for the loss of the file from his Branch.

Shri R.K. Gupta, Jt. Director, by his above acts displayed gross negligence lack of devotion to duty and acted with malafide intention and failed to maintain absolute integrity thus behaving in the manner unbecoming of public servant thereby violating Rule-3 of the CCS (Conduct) Rules, 1964 as applicable to the employees of the authority.

ASSESSMENT OF EVIDENCE

Shri R.K. Gupta, the CO while working as Dy. Director was in-charge of LAB(R) during the year 1984. It is alleged that during this period the CO allegedly committed the abovementioned misconduct. The case relates to irregular transfer of plot No.149, Block-A, Jhilmil, Tahirpur, Phase.II, Delhi. There are three articles of charge levelled against the CO which are explained in the Statement of Imputations. For proving the charges the PO introduced four documents S-1(GB), S-2(GB), S-3(GB) and S-4(G) and introduced three witnesses (SW-1 to SW-3). PO has

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also submitted detailed written brief. CO has relied upon three defence documents (D-1 to D-3) to disprove the charges. His brief is in detail.

The evidences - documentary and oral adduced during the inquiry proceedings are assessed article of charge wise as under:-

Article I

The case as given in the Statement of Imputations is that CO allowed the irregular transfer of plot No.149, Block-A, Jhilmil, Tahirpur Phase.II, Delhi from the name of Shri Amar Nath to the name of Smt. Jwala Devi, as transfer of plot to blood relation by Shri Amar Nath, showing her real sister on the basis of documents and gift deed which was registered with sub-registrar as document No.80/Add1. Book No.1/Volume No.1705 from pages 73 to 78 dated 17.1.84. Approval of transfer of plot in the name of Smt. Jwala Devi was issued by CO on 19.1.94 (S-1(GB) and S-3(GB). The allegation is that during investigation it was found out that Shri Amar Nath and Smt. Jwala Devi are not real brother and sister. The lapse on the part of the CO is that he did not obtain necessary documents from the parties to ascertain/verify the truthness of relationship between them shown in the papers filed by them with Registrar. This was required as the documents filed in the office of the Registrar did not carry the name of father of Smt. Jwala Devi. PO in his brief has stated that as per the guidelines issued by LG, Delhi (S-4(G) CO was personally responsible to verify that Shri Amar Nath and Smt. Jwala Devi are from the same parents.

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CD in his brief has denied the charge. Perused the arguments put forward by both parties. There is no dispute that CD as working as Dy. Director and was in-charge of LAB(R) during the year 1984 and that he transferred the plot No.149, Block-A, Jhilmil Tahirpur, Phase-II, Delhi in the name of Shri Amar Nath to Smt. Jwala Devi as blood relation (brother and sister) vide letter dated 19.1.84 (S-1(BG) and S-3(BG)). The disputed issue is that the transfer was allowed under blood relation of Shri Amar Nath (sister and brother) but on investigation it was found wrong. The charge framed against CD is that he did not obtain the relevant documents from the parties to confirm about actual relationship of the allottee and the transferee before allowing the transfer. PO's argument is that CD was required to call for additional documents including school leaving certificate for this purpose even though there is no specific mention in the guidelines (S-4(G) for obtaining school leaving certificate. This is required in the cases where doubt arises regarding parentage of transferor and transferee (deposition of Shri C.N. Jha - SW-2). CD in his brief has stated that he had obtained all relevant documents and that SW-2 had confirmed that as per guidelines there is no mention of calling for such a document as alleged in the charge sheet. It is further mentioned that SW-3 has stated that once all the documents as prescribed by the lessor are filed by the party, the Lease Administration Branch (LAB) is supposed to take immediate action for transferring the property. CD's other plea is that as confirmed by Shri Jagdish Chander, Joint Director, DDA (SW-3) one all the documents submitted by the parties were found in order after scrutiny by Dealing Assistant, Supdt., Lease Admn. Officer

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and Legal Assistant no room is left for any doubt and the Branch Officer approves the same without going into any further details.

As per the guidelines issued by LG and circulated by Delhi Administration S-4(G) the documents to be obtained in cases of transfer from one family member to another family member are (i) an affidavit from the original allottee to the effect that the person sought to be included in the lease is within the degree of relationship, (ii) an affidavit from the person sought to be included in the lease deed, (iii) Indemnity bond from the transferer, and (iv) Indemnity bond from the transferee. It is stated by the CO that all these documents were obtained and scrutinised before issuing the transfer letter dated 19.1.84. His argument is that as confirmed by SW-2 the guidelines do not provide for calling for additional documents. However, in the said guidelines at para III under the Head General, there is a provision which reads as under :-

"An indemnity bond shall also be filed by both the parties indemnifying the lessor against any claim or loss arising out of the change in the status of the lessee/sub-lessee. When name of married daughter is proposed to be substituted her father's name alongwith the name of her husband would also be mentioned in her affidavit/indemnity bond and other deeds. In such cases, the Executive Officer, in-charge shall be personally responsible for due verification of facts and shall in each case satisfy himself that brothers and sisters are from the same parents."

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It is admitted fact the original file dealing with this case was misplaced and hence it was not produced as a prosecution document.

It is argued by the defence that all the documents prescribed under the guidelines S-4(G) were obtained and subjected to scrutiny and there was no provision in S-4(G) to call for further documents as confirmed by SW-2. In the instant case the transferee Smt. Jwala Devi is claimed to be married sister. In this case the guideline provided in para (iii) under the Head General of S-4(G) quoted above is applicable. Therefore, the father's name of the transferee alongwith the name of husband has to be mentioned. It appears that in all the documents obtained/submitted by the parties as required under guidelines contain the father's name of Smt. Jwala Devi. But in the gift deed filed in the office of the Registrar which was called by CO after satisfying himself that the documents submitted by the parties were in order, did not carry the name of the father of Smt. Jwala Devi. Since the transferee was the married sister of the transferer, in accordance with the provision contained in para (iii) under the Head General S-4(G) CO was required to personally verify the facts and satisfy himself that brother and sister are from the same parents. On investigation, it was found that Shri Amar Nath, the transferer and Smt. Jwala Devi, the transferee are not real brother and sister and subsequently the transfer was cancelled on this ground which CO has admitted. Had CO verified this fact the transfer would not have been made. In view of the above CO was required to confirm verify the actual relationship of

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the allottee and the transferee before allowing the transfer. This had not been done by CO. Hence, the charge is held proved.

Article II

The charge is that in the case of transfer of plots except in blood relation, allottee is required to pay 50% unearned increase in the cost of land at the time of said transfer to the DDA. Since the transfer of plot No. 149, Block-A, Jhilmil, Tahirpur, Delhi under reference was not actually in the blood relation the allottee/transferee was required to pay the amount equal to 50% of unearned increase in the cost of land. The charge is that by allowing the transfer by admitting the parties as related to each other i.e., brother and sister without verifying the parentage of the parties. CO had done an irregular act and put the DDA to financial loss by not recovering the amount as mentioned above. PO in his brief has stated that the letter dated 19.1.94 (S-3GB) confirms that the plot was transferred under blood relation and so no unearned increase was charged which caused loss to DDA and wrongful gain to Shri Amar Nath and Smt. Jwala Devi.

CO's plea is that he allowed transfer after obtaining all the documents required to be collected as per S-4(B) and after thorough scrutiny by Dealing Assistant, Superintendent, LAD, and the Legal Assistant and found them in order. All these documents were registered with the Sub-Registrar/attested by the competent authorities and any misstatement by the parties in these documents could result into their prosecution. Therefore, no room was left to disbelieve the parties.

In this connection it may be seen that charge levelled against CO under Article of Charge I that he failed to call for

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additional documents to confirm the actual relationship of the parties and to verify the parentage of both the persons has been proved. On investigation it was found that Shri Amar Nath, the transferer and Smt. Jwala Devi, the transferee are not brother and sister. Subsequently the transfer was also cancelled as admitted by CO in his reply to the charge sheet. It shows that CO falsely allowed transfer under blood relation. Therefore, the charge of 50% of the unearned increase in the cost of land at the time of the transfer was not made. However, CO has argued that the parties were responsible for defrauding, misrepresentation and cheating as CO had verified the contents of all the documents required to be obtained at the time of processing. The transfer was falsely made as the CO failed to personally verify the facts as required in the case of transfer in the name of married daughter/sister and to satisfy himself that brother and sister are from the same parents. SW-2 also confirmed that if the Dy. Director is satisfied and has any doubt about the parentage, he can call for any additional documents including school certificate. Since this has not been done the transfer was done wrongly.

Hence, DDA lost 50% of the unearned increase in the cost of land to be charged from the allottee/transferer as the transfer was not under blood relation. CO's plea that he had followed all the procedures provided in the Guidelines S-4(G) and this happened as the transferer and transferee played fraud with the lessor by intentionally filing false certifications for which CO cannot be held responsible, is not acceptable. Moreover his argument as seen from his reply to the charge is that DDA has not suffered any

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pecuniary loss as subsequently when it came to the notice the fraud was detected and the transfer was withdrawn. This plea of the CO is not acceptable because had there was no complaint and the matter had not been got investigated this would have gone unnoticed and the DDA would have suffered financial loss to the extent of 50% of the the increase in the cost of land value at the time of transfer. Therefore, this charge is to be held proved.

Article III

When the main allotment file pertaining to the plot under reference was called for by the Vigilance Branch the same was reported to be not traceable in the record of the Branch/Office of DD/LAB. Since CO had allowed illegal transfer of plot and in-charge of LAB at the relevant time he was responsible for keeping of records safely and for loss of file from the Branch. PO in his brief has pleaded that CO might have got the file misplaced or allowed to misplace because of irregularities transfer of plot by him and that a complaint was being looked into by the Vigilance.

CO's argument is that none of the witnesses stated that he was responsible for the misplacement of the file. There is no dispute that the original case file dealing with the transfer of the plot No.149, Block-A, Jhilmil, Tahirpur, Delhi is not traceable. This is evident from the deposition of SW-1 & SW-2. It is pertinent to note that the file was reported not traceable on receipt of an anonymous complaint made against Shri V.P. Bansal, PA attached to CO that he got transferred three plots through forged means including this plot dealt in the missing

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file. On investigation it was found that no transfer issue involved in two cases while the third one pertained to this case file was reported missing. This file was not made available to the Vigilance despite several reminders. As per the recorded statement S-10(BG) of Shri N. Saini, Director (Vigilance), DDA, (SW-1) the CO and Shri V.P. Bansal were instrumental for misplacement of the file. However, during inquiry proceeding he detracted from this statement on the plea that there were no documentary proof to fix responsibility for misplacement of this file on these two officers. Shri C.N. Jha (SW-2) during his deposition stated that the supervisory responsibility for the safe custody of the file was of the CO as he was the Head of the office. However, Shri C.N. Jha (SW-2) confirmed that the relevant file was received in the record room on 23.3.84 and kept there by the Recordkeeper as per his inquiry conducted. He has stated that Dy. Director shall be responsible for the loss of file only if the file was lying personally with him and not if the file was lying with any other dealing official/officer Recordkeeper. Hence, CO cannot be held be responsible for the missing file from the record room.

As regards the possibility of calling for the file by the CO from the Record room, it is stated that as per deposition of SW-2 that one key of the Record room was with Shri Dhyan Singh, Record keeper and the other was with Shri R.N. Kundra, the LAO. During the leave period of Shri Dhyan Singh from 1.5.84 to 30.5.84 this key was handed over to Shri R.N. Kundra. Therefore, there was possibility that the file might have been taken out by the concerned dealing assistant or anybody of the LAB Section.

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Moreover, there are some serious discrepancy in the matter that the DDA submitted to Ministry of Urban Development vide letter dated 9.1.91 (D-2) in connection with furnishing information to the Parliament that in all 134 files were not readily available. In the list of 134 files, the file pertaining to the transfer of plot from Shri Amar Nath to Smt. Jwala Devi does not find mention, meaning that this file was available with the Branch as on 9.1.91. Therefore, CO's plea is that the file was not at all missing/misplaced. As per the Order dated 4.4.90 issued by the Vigilance Branch (D-1) the dealing assistant would be exclusively responsible for misplacement of any file pertaining to his/her seat, and therefore, CO cannot be held responsible for the loss/misplacement of this file. The CO can draw the file from the record room by sending a slip and the movement of the file would be recorded in the Register. No evidence documentary or oral was produced to show that CO had taken out this file officially or through somebody. Therefore, this charge is not held proved.

FINDINGS

Articles of Charge I & II	:	Held proved.
Article of Charge III	:	Not held proved.

(V. I. Velayudhan)
Inquiry Officer

&
Commissioner for Departmental Inquiries

PLACE : NEW DELHI
DATE : 18.11.1994

APPENDIX 'O' TO ITEM NO. 58/95.

NO : 4 R W&H (DLA) 29
GOVERNMENT OF INDIA
CENTRAL VIGILANCE COMMISSION

Bikaner House, Pandara Rd,
New Delhi-11, dtd.

- 6 JAN 1995

OFFICE MEMORANDUM

SUB: Departmental inquiry against S/Sh. R.K. Gupta,
Dy. Director and V.P. Bansal, P.S.

Two inquiry reports from Sh. V.I. Velsayudhan, CDI/IO, against S/Shri R.K. Gupta, Dy. Dir. and V.P. Bansal, P.S. are sent herewith alongwith the documents as per list enclosed.

2. Sh. R.K. Gupta, Dy. Dir.

The Commission advises acceptance of the IO's report and imposition of a suitable major penalty on Shri R.K. Gupta, Dy. Dir.

3. Sh. V.P. Bansal, P.S.

The Commission advises acceptance of the IO's report and dropping of the charges against Shri V.P. Bansal, PS.

4. Receipt of the Commission's advice alongwith the documents may be acknowledged and action taken against Sh. R.K. Gupta may be intimated early.

Sd/-
(S. Chatterjee)
DIRECTOR

D.D.A.,

(Sh. P.K. Mehta, CVO.),
Vikas Sadan, I.W.A.,
NEW DELHI-110023.

APPENDIX 'P' TO ITEM NO. 58/95.

This is a case of illegal transfer of Plot No. 149, Block 'A' Jhilmil Tahirpur, Ph.II, Delhi, outside the blood relation, without realising 50% unearned increase, on the strength of misrepresentation. The CBI, on receipt of source information, investigated the case and their report is at 1-2/C.

2.1 It was alleged that Shri R.K. Gupta, while working as Dy. Director(LAB), DDA, entered into a criminal conspiracy with Shri Amar Nath and allowed mutation of Plot No. 149, Block 'A', Jhilmil Tahirpur, Ph.II, Delhi, in favour of one Smt. Jwala Devi, admitting the latter as the former's real sister, without verifying their relationship. Subsequently the following Articles of charges against Shri R.K. Gupta, the then Dy. Director(LAB) were framed:-

- (i) While working as Dy. Director (LAB) in the year 1984, allowed the transfer of Plot No.149, Block 'A', Jhilmil Tahirpur, Ph.II, from the name of Sh. Amar Nath to the name of Smt. Jwala Devi showing her real sister.
- (ii) In case of transfer of plot except in blood relation, DDA would have earned 50% unearned increase. By allowing the transfer by admitting them brother and sister, without verifying their actual parentage, Shri R.K. Gupta has done an irregular act and put the DDA to a financial loss.
- (iii) The main allotment file under reference was reported to be untraceable. Since Shri R.K. Gupta, who allowed the illegal transfer of the plot and was incharge of LAB at the relevant time is responsible for keeping the records safely and thus is responsible for the loss of the file."

2.2 Alongwith Shri R.K. Gupta, the then Dy. Director(LAB), Shri V.P. Bansal, Steno, was alleged to have been involved in the conspiracy, for Smt. Jwala Devi happens to be his mother-in-law.

3. The CVC conveyed its agreement (P.106/C) with the report of CBI and advised DDA to initiate major penalty proceedings against Shri R.K. Gupta, the then Dy. Director. So far as action against Shri V.P. Bansal is concerned, based on the opinion of the Public Prosecutor of CBI, CVC, was of the view that as there was no evidence of malfeasance on record, Shri Bansal cannot be held responsible for any complicity and for the loss of the file and has, therefore, left to the DDA to take action against Shri Bansal as it may deem fit.

4. Finally a charge sheet was served on Shri R.K. Gupta(P.124/C).

Containing the articles of charges as indicated in Para 2(i) to 2(iii) overleaf.

5.1 Shri R.K. Gupta submitted his reply to the charge sheet (P.167/C). The CO, while clarifying his position, stated that no action was taken against Shri V.P. Bansal, whose real mother-in-law was the beneficiary.

5.2 The reply of the CO and the advice of CVC (P.106/C) advising DDA to take action against Shri V.P. Bansal was processed and it was decided to proceed against Sh. Bansal for a major penalty (P.65/N).

5.3 Accordingly, a reference was made to CVC (P.67/N) and major penalty charge sheet was issued. The CVC appointed an IO to inquire into the charges against both the COs.

6. Director, CVC, has forwarded Inquiry Reports alongwith the advice of CVC, advising DDA to accept the IO's findings. The IO has held that out of three Articles of Charges against Shri R.K. Gupta, the then Dy. Director(LAB), two stand proved. CVC has, therefore, advised to award major penalty to Shri R.K. Gupta. The charges against Sh. V.P. Bansal, as per the IO's report, have not been proved. I accept the findings in respect of Shri V.P. Bansal.

7.1 Now that the Inquiry Reports in respect of both the COs along with the advice of CVC, have been received, the quantum of punishment is to be decided. Sh. R.K. Gupta has since retired from service. The irregularity committed by Sh. R.K. Gupta, the then Dy. Director(LAB) caused financial loss to the Authority and wrongful gains to the party (although the allotment of the plot was subsequently cancelled when it was detected that the mutation allowed was illegal). I, as the Disciplinary Authority, am of the view that since the CO has retired and since action against him can only be taken under the Pension Rules, the end of justice would be met by: (i) recovering Rs.5,000/- from the amount of gratuity payable to Shri R.K. Gupta; and (ii) an amount of Rs. 100/- per month be recovered from his pension for a period of five years.

Contd...../-

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7.2 As the IO has absolved Sh. V.P. Bansal of the charges, it is hereby ordered that an administrative order be issued that he will not be posted in any sensitive Deptt./Branches of the Authority for next five years. His conduct may also be watched for the next three years.

Sd/-
(S.P. Jakhanwal)
Vice Chairman
6.4.1995

ITEM NO.

59/95

A-18.07.95

Sub: Review of DDA Medical Scheme - increase in annual ceiling limit.

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

P R E C I S

Under the provisions of DDA Medical Scheme as approved vide Authority Resolution No. 107 dt. 21.10.88 doctors and chemists so empanelled are providing consultation and medicines for Group 'A' and 'B' officers on credit basis. The officers are issued prescription pads through which they consult the doctors and obtain medicines from the chemist. The chemists and doctors subsequently raise their bills for payment. Payment is made and amounts are posted in the individual account of the officers concerned.

2. Present annual ceiling of Rs. 3,000/- for Group 'A' officers and Rs. 2,000/- for Group 'B' officers were fixed in 1988. Amount posted in excess of the ceiling is recovered from the salary of the officers. V.C., DDA has relaxed the recovery by Rs. 600/- and 400/- of Group 'A' and 'B' officers, respectively, for the year 1990-91 to 1992-93 and Rs. 800/- and Rs. 600/- respectively, for the year 1993-94, thereby making the effective ceiling as Rs. 3,600/- and Rs. 2,400/- for the year 1990-91 to 1992-93 and Rs. 3,800/- and Rs. 2,600/- for the year 1993-94 for Group 'A' and 'B' officers, respectively.

3. The present practice of issue of pads to the employees for obtaining consultations from the doctors and medicines from the chemists has got many drawback such as :

- (a) Officers are unaware of the progressive amount of the expenditure incurred by them. Account is closed annually and sometimes large amounts are found recoverable from the officers and such recovery is normally resented by the officers. This system also results in the blockade of funds of the Authority.
- (b) Consultations and medicines are obtained through pads, hence there is no control of the department on the expenditure to restrict the same within the prescribed ceiling.
- (c) It creates lot of paper work in issue of the pads, checking of bills and arranging of payment to the doctors and chemists which sometime involves irritating delays.

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4. It is proposed that we may withdraw the pad facility and permit officers to get reimbursement from their concerned DDOs for consulting any qualified doctor and specialist of the recognised system of treatment (rates at present for consultation are Rs. 20/- for MBBS qualified doctor and Rs. 60/- for specialist doctors applicable since 1988). The officers can purchase medicines from any chemist. The reimbursement shall be restricted by the DDOs to the actual extent subject to a ceiling rate to be circulated by the Medical Cell after approval from C.A.O. and of a specialist as well as for various tests. All MBBS qualified doctors or equivalent belonging to other pathies recognised by Govt. of India shall then be treated as authorised medical attendants under D.D.A. Medical Scheme, as is the case under Central Services (Medical Attendance) Rules.

5. In view of the substantial rise in the cost of living and upward of medicines since the time when present ceilings were fixed in the year 1988, the Authority may consider fixation of the annual ceiling for reimbursement of medical expenses for Group "A" officers at Rs. 5,000/- (Rs. Five thousands only) and for Group "B" officers at Rs. 3,000/- (Rs. three thousands only) p.a. It is further proposed that likewise the ceiling of retired officials may also be increased as per following scale :

<u>Category</u>	<u>Existing Annual Ceiling</u>	<u>Proposed Annual Ceiling</u>
Gr. A	Rs. 2,000/-	Rs. 3,000/-
Gr. B	Rs. 1,000/-	Rs. 2,000/-
Gr. C	Rs. 900/-	Rs. 1,200/-
Gr. D	Rs. 750/-	Rs. 1,000/-

6. The above proposal covers only the out-door (OPD) treatment in addition, reimbursement for in-door treatment is admissible to all the employees of the Authority including retired employees, at various empanelled

hospitals/nursing homes. The reimbursement however is restricted to rates as prescribed by St. Stephen Hospital, Delhi.

7. This liberalised scheme will be made effective from 1st October, 1995. In the intervening period, pads will be withdrawn and other preparatory action taken.

Authority may kindly approve action as suggested in para 4 to 7 above.

R E S O L U T I O N

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.

ITEM
NO.
60/95

2-18.07.95

-63-

Sub: 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, 93-94.

No. AO(P)/Misc/Cost Benefit Analysis.

PRECIS

Since the year 1992-93, DDA has been fixing the land premium rates on the basis of a detailed exercise "Cost Benefit Analysis". This exercise is being conducted in respect of new projects of DDA. For the old developed areas in which a few isolated allotments have been made, no such exercise is being conducted. As such fixation of rates in these isolated cases was attempted on various other alternative methods.

2. On the pre 1992-93 conventional calculation basis, rate of Rs.2119.22 per sq.mtr. for 1992-93 and the rate of Rs.2321.21 per sq.mtr for 1993-94 was arrived at for Vikas Puri without adding equalisation charges which is Rs.50/- per sq.mtr. for West Delhi. This exercise alongwith some other alternative, were debated at length. The legal advise that finally emerged was that it would be preferable to adopt cost benefit derived rate since in the case of Dwarka Project in which the rates were worked out on cost benefit analysis method we have been able to vindicate the fixation of rate in the High Court. Efforts were made to collect data initially for 2-3 localities in which such allotments had been made but for a period of about one year details only in respect of Vikas puri area could be made available. Details in respect of other

contd..

areas have not been received probably because for these old developed colonies a perfectly authenticated data may not be available since the inception of the scheme. In an exercise made on the basis of the data collected for Vikas Puri to work out the rate on the discounting cash flow method like that of the cost benefit analysis, the following rates have been worked out:

For the year 1992-93	Rs.1910.55 per sq.m
For the year 1993-94	Rs.2252.78 per sq.m

3. The copy of the working sheet is attached as (Appendix 'Q' page No. 66-67) Considering the legal advice in the matter and that the old developed areas are comparatively at a much better and advantageous position, it was ultimately proposed that the cost benefit rates of Vikas Puri be taken as a bench-mark and DDA may work out rates for the alternative plots in other areas by multiplying in the same ratio which it bears to the MOUD rates of the various other developed colonies for the particular area. Accordingly calculations were made as a model in one of such allotments in the East of Kailash plot No.A-37 allotted as alternative allotment during the year 1992-93. The rates circulated by Govt. of India in the vicinity of East of Kailash (Sadiq Nagar) is Rs.11,600/- per sq.mtr as against the rate of Vikas Puri in the west Delhi nearing Tilak Nagar etc. being Rs.6300/- per sq.mtr. The ratio of the rates between Vikas Puri in West Delhi and East of Kailash in South Delhi works out to 1 : 1.841. Accordingly if the rates of 92-93 of Vikas puri is raised in the aforesaid ratio, for East of Kailash, it works out to Rs.3520/- per sq.mtr.

4. This very method in the above para which has already been seen and approved by the L.G. is proposed to be adopted for dealing with other isolated cases in pockets of non project developed areas. Briefly, the suggestion is that:

contd..

(a) For Vikas Puri rate for fresh allotments of alternative plots be approved for the year 1992-93 and 1993-94 at Rs.1910.55 per sq.mtr. and at Rs.2252.78 per sq.mtr respectively.

(b) Vikas Puri rate may be taken as a base rate to be applied to other developed colonies with a multiplier worked out with reference to the ratio between residential market rate of Vikas Puri and the other colonies as notified by L&DO for the relevant year.

(c) For other similar cases, the calculation of the land premium may be approved at the level of VC on this formula.

5. Strictly and legally speaking, the rate has to be notified by Govt. of India under Nazul Rules but looking to such cases being very few for alternative allotments, and for practical reasons, it is suggested that these proposals may be implemented with the approval of the Authority.

6. 10% for corner location plots and 10% for location on main roads of 24m width and above, may be charged extra.

7. It is also suggested that alternative plots may be allotted only in the upcoming projects of Dwarka, Narela and Rohini Phase-III/Phase-IV to protect the financial interests of DDA.

8. The Authority is requested to approve the above proposal.

RESOLUTION

APPENDIX 'Q' TO ITEM NO. 60/95

APPENDIX 'D' TO ITEM NO. 60/95
Derivation of per sq. mtr. rate of developed land in Vikaspuri (Budhela) based on the discounted value of the actual expenditure incurred on acquisition of land and development thereof (Based on these information supplied by the Engineering and Land Management Wing).

(1) Years of incurring expenditure (Taking into a/c the mean years where necessary)	(2) Per sq.m. cost on land acquisition	(3) Per sq.m. cost on addl. compensation	(4) Per sq.m. cost on development	(5) Discounted cost of (2) in 92-93.	(6) Discounted cost of (3) in 92-93.	(7) Discounted cost of (4) in 92-93	(8) Total per sq.m. discounted cost on gross area in 92-93
1970-71	Rs. 2.11	One third for each spell.	-	Rs. 80.47	-	-	Rs. 80.47
1980-81	-	Rs. $\frac{7.35}{3}$	-	-	Rs. $\frac{17.86}{3}$ Rs. 59.60	-	Rs. 17.86
1985-86	-	Rs. $\frac{7.35}{3}$	Rs. 156.00	-	Rs. $\frac{23.41}{3}$ 7.80	Rs. 497.00	Rs. 504.00
1991-92 & 92-93	-	Rs. $\frac{7.35}{3}$	-	-	Rs. $\frac{2.45}{3}$ Rs. 7.35	-	Rs. 2.45
						Total	Rs. 605.58
					Rs. $\frac{605.58}{0.45}$		Rs. 1345.75
						+	Rs. 500.00
						Total	Rs. 1945.75
					Misc. charges on net area		Rs. 10.00
					Use & occupation charges		Rs. 4.80
					Equalisation charges		Rs. 50.00
					Net rate per sq. mtr.		Rs. 1910.55

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THE RATES FOR 1992-93, 1993-94 & 1994-95 WILL BE AS FOLLOWS

	<u>YEAR 1992-93.</u>	<u>YEAR 1993-94</u>	<u>YEAR 1994-95</u>
Per sq. mtr. Net area cost	Rs. 1345.75	Rs. 1587.98 (Discounted for one Yr.)	Rs. 1873.82
Internal Development cost on Net area:	Rs. 500/-	Rs. 600/- (Taken in cost benefit analysis of 1993-94)	Rs. 600/- (Unchanged as no increase in cost index)
Misc., occupation charges and equilisation charges	Rs. 64.80	Rs. 64.80 (Unchanged)	Rs. 64.80 (Unchanged)
(1) Net rates on this method (YEAR-WISE)	Rs. 2010.55	Rs. 2252.78	Rs. 2538.62
(11) Rates of Dwarka	Rs. 1650.55	Rs. 1845.90	-
(111) Rates on conventional method (including equilisation charges).	Rs. 2170/-	Rs. 2375/-	-

ITEM NO.
61/95

A-18.07.95

Sub : 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).
F.20(10)94/MP-

P R E C I S

Reference is invited to the Authority Resolution no.166/93 dated 16.12.93 (Appendix 'R' P.No. 69-71.) approving the change of land use of an area measuring 1.75 ha. from 'manufacturing' to 'transportation' (bus terminal) as well as draft zonal development plan of zone 'A' (Part) (Other than Walled City).

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/suggestion from the public for the proposed change of land use. The Under Secretary, Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of the Central govt. vide letter no.K-13011/13/94-DDIB dated 14.2.95 (App. 'S' Page No. 72.) Accordingly, a public notice was issued on 25.3.95 (Appendix... 'T' Page No. 73.)

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

4. The proposal is placed before the Authority for approval of the proposal at para '3' above.

R E S O L U T I O N

Resolved that proposals contained in para-3 of the agenda item be approved, without interfering with the MCO 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.

THE RATES FOR 1992-93, 1993-94 & 1994-95 WILL BE AS FOLLOWS

	<u>YEAR 1992-93.</u>	<u>YEAR 1993-94</u>	<u>YEAR 1994- 95</u>
Per sq. mtr. Net area cost	Rs. 1345.75	Rs. 1587.98 (Discounted for one Yr.)	Rs. 1873.82
Internal Development cost on Net area.	Rs. 500/-	Rs. 600/- (Taken in cost benefit analysis of 1993-94)	Rs. 600/- (Unchanged as no increase in cost index)
Misc., occupation charges and equilisation charges	Rs. 64.80	Rs. 64.80 (Unchanged)	Rs. 64.80 (Unchanged)
(i) Net rates on this method (YEAR-WISE)	Rs. 1910.55	Rs. 2252.78	Rs. 2538.62
(ii) Rates of Dwarka	Rs. 1650.65	Rs. 1845.90	-
(iii) Rates on conventional method (including equilisation charges).	Rs. 2170/-	Rs. 2375/-	-

ITEM NO.
61/95

A-18.07.95

Sub : 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).

F.20(10)94/MP-

P R E C I S

Reference is invited to the Authority Resolution no.166/93 dated 16.12.93 (Appendix 'R' P.No. 69-71.) approving the change of land use of an area measuring 1.75 ha. from 'manufacturing' to 'transportation' (bus terminal) as well as draft zonal development plan of zone 'A' (Part) (Other than Walled City).

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/suggestion from the public for the proposed change of land use. The Under Secretary, Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of the Central govt. vide letter no.K-13011/13/94-DDIB dated 14.2.95 (App. 'S' Page No. 72.) Accordingly, a public notice was issued on 25.3.95 (Appendix... 'T' Page No. 73.)

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

4. The proposal is placed before the Authority for approval of the proposal at para '3' above.

R E S O L U T I O N

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.

APPENDIX 'R' TO ITEM NO. 61/95

ITEM SUB :
NO.

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

166/93

A-16.12.93

Modified on 22.2.94.

P R E C I S

1.

Section 8 of the Delhi Development Act provides that simultaneously with the preparation of the Master Plan or as soon as may be thereafter the Authority shall prepare the zonal development plans for each zone in which Delhi may be divided. Under MPD-2001, Union Territory of Delhi is divided into 15 zones (Divisions). Zone-A, Old City, covers an area of 1159 ha., which has been further sub-divided into two parts:

- (i) Walled City
- (ii) Other than Walled City.

2.

The present zonal plan is for the area other than Walled City & ad-measures app.559 ha. This area has further been sub-divided into 12 sub-zones, (earlier known as zones) numbering from A-1 to A-12.

3.

Draft zonal development plan with a text for Zone-A (other than Walled City) has been prepared within the frame work of MPD-2001 at (App. 'J' P.No. 'Booklet'). While preparing the Zonal Development Plan - already approved Zonal Plans, Layout Plans & other policy decisions of Technical Committee/Authority, the report of the Sub-committee on unauthorised use in the Special Area of MPD-2001 set by the Delhi High Court and mixed land use streets identified by MCD have been taken into consideration.

4.

The present draft Zonal Development for Zone-A (other than Walled City) was discussed in the Technical Committee meeting held on 11.06.93. After detailed discussions the following observations were made :-

contd.../-

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

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

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

- a) to amend the list of prohibited industries prescribed in MPD 2001 by omitting abattoirs;
- b) for change of land use of 24 HAC of land from 'agricultural and water body' (Rural use zone) to extensive industries - abattoirs and allied units in village Tikri Khurd and Khampur in Narala Block be approved and processed under the provision of Delhi Development Act 1957.

Further resolved that the land use of existing slaughter house site at Idgah be also changed to extensive industry for abattoirs and processed under the provisions of Delhi Development Act 1957. The Authority noted that adequate measures for

Contd...

protecting environment around the new site at Narela through plantation at the periphery would be taken".

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

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

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

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

R E S O L U T I O N

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

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

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

While confirming the minutes of the meeting of the Authority held on 16.12.93, the Authority further resolved against Item No.166/93 in its meeting held on 22.02.94 vide Item No.1/94 which may be read as: "It was resolved that the proposals contained in para 8/9 be approved.

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

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

APPENDIX 'S' TO ITEM NO. 61/95

No.K-13011/13/94-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 14th 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 of 1.75 ha. from "Manufacturing" to "Transportation" on Faiz Road and D.B.Gupta Road, Karol Bagh, New Delhi - Amendment in MPD-2001 as a part of zonal (Divisional) Plan of Zone 'A' (Part other than Walled City).

Sir,

I am directed to refer to your letter No.F.20(10)94-MP/745 dated 23.9.94 on the above mentioned subject and to convey the approval of the Central Government for issue of public notice for inviting objections/suggestions from public under Section 11-A of Delhi Development Act, 1957 for the proposed change of land use.

Yours faithfully,

(K.Viswanathan)
Under Secretary(DD)

DELHI DEVELOPMENT AUTHORITY

Dated: 25-3-95

No.F.20(10)94-MP

PUBLIC NOTICE

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

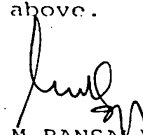
MODIFICATION

The land use of an area, measuring 1.75ha. (4.32 acres) falling in Planning Zone(Division) 'A' (Other than Walled City) and bounded by District Park in the North and East, D.B.Gupta Road in the South and Faiz Road in the West, is proposed to be changed from 'Manufacturing' (light and service industry) to 'transportation' (Bus Terminal)".

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

New Delhi

Dated 25-3-95


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

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

A-18.07.95

P.20(2)95/M.P.

P R E C I S

Reference is invited to the letter from Director General of Civil Aviation dt. 14.02.95 at (Appendix 'u' P.No. 75) requesting for modifications in the provisions of MPD - 2001 with regard to quick removal of waste around the Airport. MPD - 2001 mentions for quick removal of waste within 5 km. of Airport while rule 81-b Aircraft Rules 1939 prescribes a radius of 10 km. from Aerodrome reference point to be the area for quick removal of waste.

2. The matter was considered by the Tech. Committee in the meeting of 10.5.95 and it was recommended to process the proposed modification under section 11-A of DD Act-1957, in the text of MPD- 2001 as under:-

"To avoid bird menace special care in the form of covered dust bins and quick removal of waste should be taken in the areas within ten kilometres of Airport."

3. The proposed modification is put up for consideration and approval of the Authority.

R E S O L U T I O N

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

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APPENDIX 'U' TO ITEM NO. 62/95

GOVERNMENT OF INDIA
CIVIL AVIATION DEPARTMENT
OFFICE OF THE
DIRECTOR GENERAL OF CIVIL AVIATION
TECHNICAL CENTRE, OPPOSITE SAFDARJUNG AIRPORT.

No. AV. 15023/2/94-AS

New Delhi-3 Dated the 14th Feb, 199

To

The Vice Chairman
DDA, Vikas Sadan
INA Colony
New Delhi.

Kind Attn. Vice Chairman.

Sir,

I would like to draw your kind attention on DDA Publication of Master Plan Delhi 2001 and approved by Central Government under DD Act 1957 on 1st August, 1990.

From the page no. 137 on disposal of solid waste, it is mentioned that quick removal of waste should be taken in the area within 5 kms. of airport. In this connection, I would like to intimate you that Rule 81-B of Aircraft Rules 1937 is applicable within a radius of 10 kms. from Aerodrome Reference Point. It is therefore requested that necessary amendment may please be done at your earliest on above mentioned publication.

Yours faithfully,

Enclosed as above.

Sd/-
(K. BAGCHI)
Asstt. Director Air Safety (O)
For Director General of Civil Aviation

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APPENDIX 'U' TO ITEM NO. 62/95

GOVERNMENT OF INDIA
CIVIL AVIATION DEPARTMENT
OFFICE OF THE
DIRECTOR GENERAL OF CIVIL AVIATION
TECHNICAL CENTRE, OPPOSITE SAFDARJUNG AIRPORT.

NO. AV. 15023/2/94-AS

New Delhi-3 Dated the 14th Feb,

To

The Vice Chairman
DDA, Vikas Sadan
INA Colony
New Delhi.

Kind Attn. Vice Chairman.

Sir,

I would like to draw your kind attention on DDA Publication of Master Plan Delhi 2001 and approved by Central Government under DD Act 1957 on 1st August, 1990.

From the page no. 137 on disposal of solid waste, it is mentioned that quick removal of waste should be taken in the area within 5 kms. of airport. In this connection, I would like to intimate you that Rule 81-B of Aircraft Rules 1937 is applicable within a radius of 10 kms. from Aerodrome Reference Point. It is therefore requested that necessary amendment may please be done at your earliest on above mentioned publication.

Yours faithfully,

Enclosed as above.

Sd/-
(K. BAGCHI)
Asstt. Director Air Safety (O)
For Director General of Civil Aviation

ITEM NO.

63/95

-18.07.95

Sub: 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 Bhorgarh, Narela Project.

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

P R E C I S

Reference is invited to the Authority resolution No. 42/95 dated 24.05.94 (Appendix 'v' to Page No. 77-78) vide which change of land use of an area measuring 1.62 ha. (4 acres) from 'industrial use' to 'public and semi-public facilities' (School) in Village Bhorgarh, Narela Project had been approved.

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 for the proposed change of land use. The Under Secretary, Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of Central Govt. vide letter No. K-13011/18/94-DDIB dated 8.12.94 (Appendix 'W' to page No. 79) Accordingly, a public notice was issued on 18.03.95 at (Appendix 'X' to page No. 80)

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

4. The proposal is placed before the Authority for approval of proposal at para '3' above.

R E S O L U T I O N

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

ITEM NO.
42/94
A-24.05.94

Sub : Change of land use of an area of 4.0 acres (1.62ha.) from 'Industrial use' to 'Public and semi-public use' (School) in revenue village of Bhorgarh, Narela Project.

F.9(5)92-MP.

P R E C I S

A proposal for construction of pucca building for Govt. Senior Secondary School, Bhorgarh, Narela was initiated by Directorate of Education, Govt. of National Capital Territory of Delhi. Since, there was no land available in the vicinity of Bhorgarh village on the order of the Hon'ble Lt. Governor, Delhi a piece of land measuring 4.0 acres (1.62 ha) out of the DSIDC complex, Narela was handed over by DSIDC to the Directorate of Education for construction of school building. The DSIDC Industrial Complex does not form part of the Development Area No.175 of DDA, though the Industrial Complex is located in the over all Narela Project.

2. According to the Master Plan for Delhi-2001 the Senior Secondary School is permitted in 'Residential Use Zone'. The Directorate of Education, Delhi Govt. has requested for change of land use.

3. Site description: The site measuring 4.0 acre (1.62 ha.) is falling in revenue village of Bhorgarh, Narela Project and bounded by DSIDC Industrial Complex in east, north and south and the existing shops/roads and Gram Sabha land and a MCD Primary School on West side.

4. Existing site condition: The site was inspected on 6.1.94. The boundary wall and two blocks of single storey with asbestos sheets have been constructed and school is running at this site. The approach to the school is through the DSIDC Complex. (Site plan laid on table).

5. The above proposal was examined by the Technical Committee in its meeting held on 22.3.94 and the Technical Committee recommended to the Authority for its approval of change of land use of an area measuring 1.62 Ha. (4 acres) from 'industrial use' to 'public and semi-public facilities' (School) in the revenue estate of village Bhorgarh, Delhi.

P.T.O.

6. The proposal is placed before the Authority for its consideration and approval the recommendation of the Technical Committee for further processing.

RESOLUTION

The Authority resolved that the proposal as contained in para-5 of the agenda item be approved.

APPENDIX 'W' TO ITEM NO. 63/95

No.K-13011/18/94-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

20.12.94
13/12/94
13/12/94

New Delhi, dated the 8th December, 1994

To

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

Sub: Change of land use of an area measuring 1.62 ha (4 acres) from 'Industrial use' to 'Public and Semi-public facilities' (School) in the revenue village of Bhorgarh, Narela Project, Delhi.

The undersigned is directed to refer to your letter No.F.9(5)/92-MP/655 dated 26.8.94 on the above mentioned subject and to convey the approval of the Government for issuing a public notice for inviting objections/suggestions from the public, under Section 11-A of Delhi Development Act, 1957.

Yours faithfully,

(S.C.Sagar)
Under Secretary

13/12/94
13/12/94
13/12/94

APPENDIX 'W' TO ITEM NO. 63/95

No.K-13011/18/94-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 8th December, 1994

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 1.62 ha (4 acres) from 'Industrial use' to 'Public and Semi-public facilities' (School) in the revenue village of Bhorgarh, Narela Project, Delhi.

The undersigned is directed to refer to your letter NO.F.9(5)/92-MP/655 dated 26.8.94 on the above mentioned subject and to convey the approval of the Government for issuing a public notice for inviting objections/suggestions from the public, under Section 11-A of Delhi Development Act, 1957.

Yours faithfully,

(S.C.Sagar)
Under Secretary

APPENDIX 'X' TO ITEM NO. 63/95

DELHI DEVELOPMENT AUTHORITY

F.9(5)92-MP

dated: 9/3/95

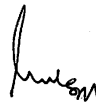
PUBLIC NOTICE

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 objections/suggestions 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, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objection/suggestion should also give his name and address:

MODIFICATION:

"The land use of an area, measuring 1.62 hac. (4 acres) falling in sub-zone I (Narcla) bounded by DSIDC Industrial Estate in the North, East, South and existing MCD Primary School and Alipur Road in the West, is proposed to be changed from 'manufacturing' to 'public and semi-public facilities' (School).

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-SECRETARY
DELHI DEVELOPMENT AUTHORITY
14

New Delhi

Dated 18/3/95

ITEM
NO.
64/95

Sub : 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 Navodaya Vidyalaya at Jaffarpur Kalan, in Najafgarh Block, Delhi.

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

P R E C I S

Navodaya Vidyalaya Samiti, an autonomous organisation of Ministry of Human Resource Development, Deptt. of Education had requested for a NOC for construction of Vidyalaya complex on 22 acres of plot at Jaffarpur Kalan in Najafgarh block (West Delhi). The case was discussed by the Technical Committee in its meeting held on 25.1.94.. The decision of Technical Committee is as given below:-

"The representatives of Navodaya Vidyalaya Samiti indicated that if the land is allotted to them based on the 'No objection' issued by Tehsildar, as a policy they start the construction for such Vidyalayas the same policy may have been followed in case of Delhi. The Tech. Committee advised the representatives of Navodaya Vidyalaya Samiti that they should approach MCD for getting their building plan sanctioned. As far as the change of land use is concerned, the matter be brought before the Technical Committee with the comments of MCD/GNCTD."

2. The Town Planner, MCD vide his letter No. TP/G/95/1123 dt. 28.3.95 had forwarded the following decision of the Layout Scrutiny Committee of MCD:-

- (1) In view of a number of institutions already functioning in the adjoining sites (ITI and Hospital) it was conveyed that the access road provided for the school would not be sufficient. The area requires a review of the overall circulation pattern.
- (ii) The land use of the proposal is non-conforming and therefore, requires change of land use from DDA in the first instance.

Contd.../-

(iii) While reviewing the change in land use, DDA may also examine the applicability of norms for the proposal as the construction has already taken place which do not conform to the norms of MPD - 2001.

3. The proposal was considered by the Technical Committee in its meeting held on 10.5.95 vide item No. 24/95 and it was recommended for approval of change of landuse of an area measuring 3.9 ha. from 'agricultural and rural use zone' to 'public and semi-public facilities' (School) subject to the following stipulations:-

- (i) The school has an access road of 10 mtrs. r/w. In case the adjoining land is available for widening, it should be made 15 mtrs.
 - (ii) The services to be provided by Jawahar Nivedita Vidyalaya.
 - (iii) The building plan to be scrutinised by M.D. : check up the ground position.
4. The proposal is placed before the Authority for approval of proposal at para 3 above.

R E S O L U T I O N

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

ITEM NO.
65/95
A-18.07.95

Sub: Constitution of the Delhi Development Authority.
No. F. 2(1)/95-MC/DDA.

P R E C I S

In exercise of the powers conferred by sub-section (1) read with clause (g) of sub-section (3) of Section (3) of the Delhi Development Act, 1957 (61 of 1957), the Govt. of India, Ministry of Urban Affairs & Employment vide their notification No. K-11011/22/78-DDIA (Vol-11) dated 30.06.95 (Appendix 'Y' page No. 84-85) has nominated Shri M.S. Srinivasan, Joint Secretary and Shri R.K. Singh, Director, Ministry of Urban Affairs & Employment as member and alternate member (in place of the former) respectively of the Delhi Development Authority vice Shri R.V. Pillai and Shri A.P. Sinha nominated earlier.

Submitted for information of the Authority.

R E S O L U T I O N

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

APPENDIX 'Y' TO ITEM NO. 65/95

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

No.K-11011/22/8-DEMA(Vol.II)
Government of India
Ministry of Urban Affairs & Employment
(Department of Urban Development)

New Delhi, dated the 30th June, 1995.

NOTIFICATION

In exercise of the powers conferred by sub-section(1), read with clause(g) of sub-section(3) of Section 3 of the Delhi Development Act, 1957 (61 of 1957) the Central Govt. hereby nominates Shri M.S. Srinivasan, Joint Secretary in the Ministry of Urban Affairs & Employment and Shri R.K. Singh, Director, Ministry of Urban Affairs & Employment as a Member and alternate member (in place of the former) respectively, of the Delhi Development Authority vice Shri R.V. Pillai and Shri A.P. Sinha, and makes the following amendment in the notification of the Govt. of India, Ministry of Health No. 12-173/57-LSG dated 30.12.1957, namely:-

In Item No.9 for the entry "Shri R.V. Pillai, Addl. Secretary with Shri A.P. Sinha, Joint Secretary as alternate to Shri Pillai", the following entry shall be substituted, namely "Shri M.S. Srinivasan, Joint Secretary with Shri R.K. Singh, Director as alternate to Shri M.S. Srinivasan."

(R. Vishwanathan)
Under Secretary to the Govt. of India

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

(with Hindi version)

P.T.O.

Copy forwarded to:

1. LG, Delhi.
2. ✓ Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
3. Commissioner-cum-Secretary, DDA, Vikas Sadan, INA, New Delhi.
4. Chief Secretary, Govt. of National Capital Territory of Delhi, 5 Sham Nath Marg, Delhi.
5. Engineer Member, DDA, Vikas Sadan, INA, New Delhi.
6. Finance Member, DDA, Vikas Sadan, INA, New Delhi.
7. Commissioner, MCD, Town Hall, Delhi.
8. Shri Deepak Parekh, Managing Director, HDEC.
9. Chief planner, TCPO, Vikas Bhawan, New Delhi.
10. Shri K.K. Bhatnagar, CMD, HUDCO.
11. Shri M.S. Srinivasan, Joint Secretary, Ministry of Urban Affairs & Employment.

(R. Vishwanathan)
Under Secretary to the Govt. of India

Copy also forwarded to:

1. PS to M(UAE)/PS to MOS(UAE)/PS to Secretary.
2. All officers in Delhi Division.
3. All officers in Lands Division.

(R. Vishwanathan)
Under Secretary to the Govt. of India

ITEM NO. Sub: Package deal proposal for partial remission of
66/95 penalty for delayed payment of hire purchase
instalments.
A-18.07.95 No.F22(244)/94-HAC

P R E C I S

DDA has undertaken a special drive to effect recovery of outstanding dues from the allottees of flats on hire purchase basis. To improve the pace of recovery, the following steps have been taken:

- i) The Accounts of NPRS-79 are on computer since inception. In order to have complete details about the outstanding dues of instalments, penalty, ground rent, service charges etc., individual files of the allottees have been opened during 1994. Till date about 1,00,000 files have been opened in which D&C records have been completed indicating the position of instalments paid by the allottees upto 3/92.
- ii) Housing Accounts Wing has been de-centralised zonewise to monitor effectively the recoveries of dues from the allottees of flats. Under this system, single window service to allottees is available to have details of outstanding instalments, ground rent, service charges from one official concerned.
- iii) Weekly meetings are held at FM's level to review the position of recovery and decide the ways and means for updation of accounts records etc. and measures to effect recoveries.
- iv) Periodical release on TV and Press are being given advising the allottees to make payment of outstanding dues.
- v) Periodical notices are being issued to individual allottees.
- vi) In case allottee does not clear his dues after issue of defaulter notice action is being taken to effect recovery under the Punjab Land Revenue Act as arrears of land revenue.
- vii) After adequate notices to defaulters, DDA had attached 68 flats of various categories in different colonies. After attachment, dues have been cleared by allottees in 23 cases. Other flats will be put to auction after cancellation of allotment.

Contd...../

viii) In 16 cases, arrest warrants have been issued to the defaultee allottee for not making payment of due instalments inspite of issue of defaulter notices, NRCs etc.

2. The accounts of allottees under General Housing Scheme are being maintained manually and for NPRS and Ambedkar Awasas Yogana, the accounts are on computer since inception of the scheme. As per the information available from the records and generated by computer, the outstanding dues of instalments and penalty is as under.

Name of Scheme	Arrear of instalments	Penalty for non payment of instalments	<u>Figures in crores</u> Total	Ending upto the period
1. General Housing Scheme	7.00	5.00	12.00	Sept. '91
2. NPRS-79	196.18	191.85	388.03	31-3-92
			400.03	

3. In spite of the above steps, recovery of outstanding dues is not picking up to the expected level. A number of representations are being received from the Residents Welfare Associations and allottees of flats that the penalty being levied by DDA for default in making payment is very high which may be reduced to reasonable level so that the allottees may come forward to clear the dues.

The penalty clause of terms of allotments of flats reads as follows:

No separate demand letter shall be issued for recovery of tenancy instalments. Allottees should pay instalment on stipulated dates to avoid termination of H.P. tenancy arrangement. If the payment of any instalments is delayed, he will be liable to pay penalty @ 1% or Rs.2/- for first month, 2% per month or Rs.5/- for 2nd month, 4% or Rs.10/- for 3rd month whichever is more and so on. In case of default of more than 6 months, tenancy shall be terminated & allottee will be liable to be evicted.

Hire-purchase Instalments are worked out at the time of costing on equated instalments basis taking the rate of interest as adopted at that time for cost of capital invested in construction of the flats besides, service charges & collection charges. This element is built in the monthly instalment indicated in the H.P. Demand Letter.

Contd...../-

In case of default of payment of these instalments, penalty is charged which is over and above the equated monthly instalments.

4. The implication of above penalty clause is that if the allottee delays payment of one instalment of Rs.100 for one year he is liable to pay Rs.48/- as penalty. The amount of penalty (@ 48% p.a.) goes on increasing till the allottee makes the payment of instalments. The offices of Ghaziabad Development Authority and NOIDA and I.P. Deptt. were contacted to know as to how much interest/penalty they are charging for belated payment of instalments/dues. As per information, supplied by these offices (APPENDIX 'Z' & 'AA' Page No. 90-92 & 93-94.) it will be seen that they are charging penal rate of interest as follows:-

S.NO.	Authority	Interest	Period	Remarks
1.	Ghaziabad Development Authority.	18% p.a.	upto March, 1992.	Grace period of one month is given for payment of instalment after due date. However, if any previous amount of instalment stands unpaid on due date no grace period is admissible on the current instalments.
		21% p.a.	From April 1992.	
2.	NOIDA	24% p.a.		
3.	Income Tax Department.	24% p.a.		

5. At this juncture, when response to DDA's drive regarding recovery of hire-purchase instalments is not very encouraging, it has become absolutely essential that a pragmatic view is taken and alongwith coercive measures, some relaxation in penalty clause may be introduced for a limited period.

6. An in depth study of the case has been done and issue has discussed in the inter-departmental meetings. In order to effect the recovery of outstanding dues of hire purchase allotments, it was decided that a proposal for package deal with the defaulting allottees may be prepared for submission before the Authority. Accordingly the following proposals are submitted for consideration and decision by the Authority.

Contd...../-

1) Allottees of H.P. Instalments under General Scheme as well as NPRS and AAY scheme may be charged simple interest in following manner for period of default in making payment of instalments provided they clear upto date instalments with such interests.

- a) For default/delayed payments upto 30 equated instalments, simple interest @ 18% p.a. may be charged.
- b) For default/delayed payments beyond 30 equated monthly instalments, simple interest @ 24% p.a. may be charged.
- c) The proposed partial remissions of penalty will be effective from the date of approval by the Authority for a period of 6 months. The old cases will not be re-opened in which the allottees had paid penalties on the basis of original terms & conditions of allotment.

7. The Authority vide its Resolution Number 155 dated 19.8.79 had delegated full powers to VC, DDA for waiving/ reducing of interest/penalty recoverable from allottees of plots/flats/shops. Since the proposal contained in above para is a policy matter applicable to Hire-purchase allottees of flats in general, as such Authority is being approached.

8. In case the above proposal is approved by the Authority and the allottees make payment of outstanding dues & penalty, the approximate financial impact for remission of penalty will be approximately Rs. 90.00 cr. and recovery should be Rs. 310.00 crore.

The matter is placed before the Authority for its consideration.

R E S O L U T I O N

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

NOIDA

मद सं. 5 भूखण्डों/भवनों के मूल्य किराया आदि के अवशेषों पर व्याज की दरों एवं प्रक्रिया में परिवर्तन की स्वीकृति

प्राधिकरण की दिनांक 20.3.91 को हुई बैठक में व्याज आंगणन की प्रक्रिया में परिवर्तन करने एवं व्याज की दरों में परिवर्तन करने का प्रस्ताव प्रस्तुत किया गया था। प्रस्ताव में यह भी सूचना दी गयी थी कि दिनांक 28.4.82 से व्याज की दरें निम्न प्रकार हैं।

मद	व्याज की दर	फूट की दर
1. औद्योगिक भूखण्ड एवं शेड	17 प्रतिशत	3.5 प्रतिशत
2. आवासीय भूखण्ड	17 "	3.5 "
3. स्ववित्त पोषित आवासीय भवन	17 "	2.5 "
4. वाणिज्यिक भूखण्ड एवं भवन	19.5 "	3.5 "
5. किराये की बकिया राशि	17 "	शून्य
6. ग्रुप हाउसिंग	17 "	3.5 "
7. यातायात	19.5 "	3.5 "
8. सार्वजनिक एवं अर्द्ध सार्वजनिक	17 "	3.5 "
9. अन्य जो वर्णित नहीं हैं	18.5 "	3.5 "

समय - समय पर कुछ स्कीमों में उपरोक्त से कुछ निम्न व्याज दरों को उचित स्वीकृति के बाद लागू किया गया है परन्तु मूल प्रक्रिया में कोई परिवर्तन नहीं किया गया।

प्रस्ताव में यह सूचना भी दी गयी थी कि उ० प्र० वित्तीय निगम एवं पिकप ने जो पहली अशुद्ध व्याज दर एवं फूट की प्रणाली अपनाते थे, ने अब भुगतान में वित्तमय की दशा में दण्ड व्याज/फीनियल इन्टरेस्ट की प्रणाली अपना ली है। प्राधिकरण को भी यह अवगत कराया गया था कि फूट की प्रणाली में निम्न लिखित अवगुण हैं :-

1. यह समझने एवं कार्यान्वित करने में जटिल है। इस प्रणाली से आबंटि स्वतः देय व्याज नहीं निकाल पाते एवं भुगतान में देरी की दशा में प्रतिवेदन/प्रतिमास के आधार पर दण्ड व्याज पूर्व में निर्धारित करना कठिन है।

2. चूंकि व्याज में फूट पिछली छमाई से संबंधित है अतः भुगतान की देरी की अवधि के अनुरूप नहीं है। अल्प अवधि की देरी के लिए फूट की अनुमन्यता के रूप में काफी दण्ड व्याज देना पड़ता है जिसका अनुपातित असर देरी की अवधि की बढ़ोतरी के साथ कम होता है।

उदाहरण के साथ यह भी स्पष्ट किया गया था कि बिना ब्याज में छूट के स्थान पर शुद्ध ब्याज एवं दण्ड ब्याज की प्रणाली अपनाने से छोटी अवधि के अतिदेयों पर प्राधिकरण को दण्ड ब्याज के रूप में कम धनराशि प्राप्त होगी। इसलिये शुद्ध ब्याज की दर को बढ़ाने की आवश्यकता होगी। ब्याज दर को बढ़ाने के अन्य औचित्य भी हैं जैसा कि सावधि जमा पर बैंकों द्वारा ब्याज दर में वृद्धेत्तरी एवं बैंकों/वित्तीय संस्थाओं द्वारा ब्याज दर में वृद्धेत्तरी।

प्राधिकरण ने निर्देश किया कि इस प्रस्ताव की विस्तृत समीक्षा की जाय तथा पुनः प्राधिकरण के समक्ष प्रस्तुत किया जाय।

अतएव प्रस्ताव पर विभिन्न स्तरों पर विस्तृत विचार किया गया। प्राधिकरण के संबंधित अधिकारियों का निश्चित मत है कि प्रस्तावित परिवर्तित प्रणाली सरल होने के अतिरिक्त लाभकारी होगी। आशा है कि परिवर्तित प्रणाली के अन्तर्गत अतिदेय के मामले कनिष्ठ अधिकारियों के स्तर पर ही निबट जायेंगे जिससे वरिष्ठ अधिकारियों तथा आबंटियों का समय बचेगा एवं दण्ड ब्याज माफी के नए मामले नहीं बनेंगे।

उ० प्र० वित्तीय निगम, पिकप, हुडको हाउसिंग संस्थाओं द्वारा दिये गये ऋणों पर ब्याज की दरों का अध्ययन किया गया। सभी अधिकारियों का यह मत था कि प्राधिकरण की दरें वित्तीय संस्थाओं से ब्याज की दरों से कम नहीं होनी चाहिये अन्यथा आबंटि वित्तीय संस्थाओं से ऋणों का उपयोग नहीं करेंगे तथा प्राधिकरण की किश्तों को रोकेंगे जिससे प्राधिकरण अनजाने ही वित्त पोषण की जिम्मेदारी से बच सकेगा।

प्रस्ताव है कि ब्याज की दरों में अशुद्ध ब्याज एवं छूट के स्थान पर समय पर भुगतान पर एवं देरी से भुगतान करने पर ब्याज की दरों में अन्तर वाली प्रणाली लागू की जाय जिसके अन्तर्गत देर से भुगतान की गयी राशि मात्र पर विलम्ब की अवधि के लिए ब्याज दर अधिक होगी। ब्याज छः माही चक्रवृद्धि हो। विलम्ब माफी दिये जाने की प्रथा इस प्रकार स्वतः ही समाप्त हो जाएगी। परिवर्तित ब्याज दरें नई योजनाओं/नये आबंटनों पर तुरन्त लागू हो वर्तमान आबंटियों को पुरानी ब्याज दरों के साथ पुरानी प्रथा अथवा नई ब्याज दरों तथा नई प्रथा में से एक के चुनने का विकल्प दिया जाय।

प्रस्ताव है कि समय से भुगतान की ब्याज दर एवं विलम्ब की देरी की अवधि की ब्याज की दरें निम्न प्रकार हों :-

क्रम सं.	मद	भुगतान की निर्धारित तिथि तक व्याज दर	भुगतान में देरी की अवधि के लिए व्याज दर
1.	औपचारिक भूखण्ड एवं शेड	16.5 प्रतिशत	24 प्रतिशत
2.	आवासीय भूखण्ड भवन एवं सामुदायिक आवास	16.0 प्रतिशत	24 प्रतिशत
3.	वाणिज्यिक/यातायात भूखण्ड/भवन	16.5 प्रतिशत	24 प्रतिशत
4.	लीजरेन्ट किराया आदि का अतिदेय धनराशि	24.0 प्रतिशत	24 प्रतिशत
5.	सार्वजनिक एवं अर्द्ध सार्वजनिक संस्थागत भूखण्ड एवं भवन	16.5 प्रतिशत	24 प्रतिशत
6.	धार्मिक भूखण्ड	किश्तों की सुविधा न दी जाय	
7.	हुडको द्वारा वित्त पोषित आवास	हुडको के नियमानुसार	हुडको के नियमों के प्रतिबंधों के अनुसार
8.	स्वयं वित्त पोषित आवास की अतिदेय धनराशि	24.0 प्रतिशत	24 प्रतिशत
9.	अन्य जो वर्णित नहीं	16.5 प्रतिशत	24 प्रतिशत

he met of int. com. 4.15.72 on sub. meeting (1/93)

सुझाव है कि धार्मिक भूखण्डों को आबंटन एक मुश्त भुगतान के आधार पर रखा जाय जिससे किश्तों या व्याज का प्रश्न ही नहीं उठता। आबंटन से पहले एक सिद्धांतिक सहमति तथा अमुक धनराशि जमा करने का पत्र भेजा जाय और धनराशि प्राप्त होने पर ही भूखण्ड संख्या प्रदर्शित करते हुये औपचारिक आबंटन जारी किया जाय।

प्राधिकरण यदि उपरोक्त से सहमत हो तो निम्नलिखित प्रस्ताव पारित करना चाहे।

" प्राधिकरण ने मुख्य कार्यपालक अधिकारी के प्रस्ताव दिनांक 14.6.91 पर विचारोपरान्त निर्णय लिया कि :-

- ॥क॥ व्याज दरों में अशुद्ध व्याज एवं छूट की प्रथा के स्थान पर समय से भुगतान करने की अवधि एवं भुगतान में देरी की अवधि में भिन्न व्याज दरों की प्रणाली लागू की जाय एवं व्याज की नई दरें प्रस्ताव के अनुसार लागू की जाय।
- ॥ख॥ विलम्ब प्राप्ति की व्यवस्था इस प्रकार स्वतः समाप्त समझी जाय।
- ॥ग॥ नई प्रणाली एवं नई व्याज दरें सभी नई योजनाओं/नये आबंटनों पर तुरन्त लागू होंगी।
- ॥घ॥ वर्तमान आबंटनों को पुरानी व्याज दरों के साथ पुरानी प्रथा अथवा नई दरों के साथ नई प्रणाली में से एक को चुनने का विकल्प दिया जाय।
- ॥ङ॥ धार्मिक भूखण्डों के लिए प्रस्तावित आबंटन की प्रक्रिया का भी अनुमोदन किया जाता है।

प्राधिकरण के विचार एवं अनुमोदन हेतु प्रस्तुत।

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APPENDIX 'AA' TO ITEM NO. 66/95.

- 3.43 किसानों के मूल्य की शेष राशि का भुगतान छमाही किस्तों में करना होगा, जिसका विवरण तालिका 1 के कालम 9 में है। बाकी विवरण बाद में दिये जायेंगे।
- 3.45 आरक्षण राशि/किस्तों से सन्तुष्ट सभी भुगतान नकद/बैंक ड्राफ्ट द्वारा उपागम रा.वि. प्राधिकरण के पक्ष में विजया बैंक, 84-नन्दपुर मार्केट, गाज़ियाबाद में सीधे किया जायेगा। बैंक स्वीकार नहीं करेगा। रा.वि. प्राधिकरण किसी भी रूप में भुगतान सीधे स्वीकार नहीं करता है।
- 3.50 किसानों पर देय ब्याज :
यदि भूतल योजना के अन्तर्गत किस्तों पर कोई ब्याज देय नहीं होगा।
यदि भूतल योजना के अन्तर्गत ब्याज 15% की दर से देय होगा।
- 3.60 पैल ब्याज :
यदि गाज़ियाबाद विकास प्राधिकरण को देय राशि का भुगतान निर्धारित समय सीमा के भीतर नहीं किया जाता तो 18% वार्षिक दर से पैल ब्याज गणित, देय धन राशि का भुगतान करना होगा।
- 3.61 आरक्षण राशि/किस्तों के भुगतान हेतु देय तिथि के बाद एक मास की अनुग्रह अवधि दी जायेगी तथापि यदि देय तिथि को किस्त की किसी पिछड़ी राशि का भुगतान शेष रहता है तो चालू किस्त पर कोई अनुग्रह अवधि नहीं दी जायेगी।
- 3.62 यदि अनुग्रह अवधि के बाद भुगतान किया जाता है तो भुगतान की मूल देय तिथि से पैल ब्याज का भुगतान करना होगा।
- 3.63 ब्याज की गणना के प्रयोजन हेतु मास को पूर्णांक माना जायेगा अर्थात् 15 दिन से कम अवधि तक भुगतान न करने पर कोई ब्याज नहीं लिया जायेगा और 15 दिन या उससे अधिक लेकिन एक मास से कम अथवा एक मास के बराबर की अवधि में भुगतान न करने पर एक मास का ब्याज लिया जायेगा।
- 3.64 ब्याज की गणना रुपये के निकटतम पूर्णांक में होगी।
- 3.65 पैल ब्याज अधिकतम तीन महीने की अवधि हेतु देय होगा।
- 3.66 यदि देय तिथि के बाद तीन महीने के भीतर पैल ब्याज सहित, यदि कोई हो, भुगतान नहीं किया जाता तो बिना सूचना दिये आवंटन निरस्त माना जायेगा।
- 4.00 प्राहता :
4.10 आयुक्त, भारतीय नगरपालिका, होना चाहिए।
- 4.20 आयुक्त, वयस्क, होना चाहिए।

- 3.60 पैमाने ब्याज :
यदि गाजियाबाद विकास प्राधिकरण को देय राशि का भुगतान निर्धारित समय सीमा के भीतर नहीं किया जाता तो 21% वार्षिक दर से पैमाने ब्याज सहित, देय धन राशि का भुगतान करना होगा।
- 3.61 आरक्षण राशि/किस्तों के भुगतान हेतु देय तिथि के बाद एक नाम की अनुप्राप्त अस्वधि दी जायेगी तथापि यदि देय तिथि को विज्ञापन की किसी पिछली राशि का भुगतान होय रहता है तो धानु किस्त पर कोई अनुप्राप्त अस्वधि नहीं दी जायेगी।
- 3.62 यदि अनुप्राप्त अस्वधि के बाद भुगतान किया जाता है तो भुगतान की मूल देय तिथि से पैमाने ब्याज का भुगतान करना होगा।
- 3.64 ब्याज की गणना रुपये के निकटतम पूर्णांक में होगी।
- 3.65 पैमाने ब्याज अधिकतम तीन महीने की अस्वधि हेतु देय होगा।
- 3.66 यदि देय तिथि के बाद तीन महीने के भीतर पैमाने ब्याज सहित, यदि कोई हो, भुगतान नहीं किया जाता तो बिना सूचना दिये आवंटन निरस्त माना जायेगा।
- 4.00 प्राप्तिना :
- 4.10 आवंटक भारतीय होना चाहिए।
- 4.20 आवंटक वयस्क होना चाहिए।
- 4.30 आवंटक के पास उसके अपने नाम से अथवा उसके पति/पत्नी अथवा उसके अवयस्क अथवा आश्रित बच्चों के नाम से गाजियाबाद में कोई आवासीय मकान अथवा लैंड होल्ड अथवा फ्री होल्ड आधार पर पूर्णतः अथवा आंशिक भूखण्ड नहीं होना चाहिए।
- 4.40 आवंटक या उसके परिवार के आश्रित व्यक्तिना के नाम में केवल एक ही भवन आवंटित किया जायेगा।

ITEM NO. 67/95
A-18.07.95
SUB:- Recruitment Regulations for the post of Manager, Assistant Manager, Games Supervisor and Games Attendant in the Directorate of Sports in Delhi Development Authority.
F.No. F.7(84)/95/PB-I.

P R E C I S

The Delhi Development Authority has 6 posts of Manager (Sports), 7 posts of Assistant Manager (Sports), 12 posts of Games Supervisor and 156 posts of Games Attendant under the Directorate of Sports for which Recruitment Regulations have not been framed so far.

2. Draft Recruitment Regulations for the post of Manager (Sports), Assistant Manager (Sports), Games Supervisor and Games Attendant have now been framed and are placed at (App. 'BB', 'CC', 'DD', & 'EE' to F.No. 97-98, 99-100, 101-102 & 103-104).

3. These Recruitment Regulations have been framed to suit the requirements of the Delhi Development Authority. It is, therefore, not proposed to create any new cadre or take people on deputation because the D.D.A. already has a surplus of staff.

4. It is also proposed that these posts will be treated as deputation posts within the D.D.A. and the entitlement of pay will be fixed as per rules treating these posts as deputation posts. The deputation will be initially for a period of one year extendable upto 4 years.

Contd.../-

5. These Recruitment Regulations have been framed keeping in view the special functions of Sports Complexes in the D.D.A., and also the requirements of these posts in the D.D.A.

6. The matter is placed before the Authority for approving the draft Recruitment Regulations placed at (Appendix 'BB', 'CC', 'DD' & 'EE' To P.No. 97-98, 99-100, 101-102 & 103-104).

R E S O L U T I O N

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 & 10 of the appendices 'BB, CC, DD & EE "the post will be filled-up from within the DDA staff only".
- 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.

APPENDIX 'BB' TO ITEM NO. 67/95
RECRUITMENT REGULATIONS FOR THE POST
OF MANAGER (SPORTS) IN DELHI DEVELOPMENT
AUTHORITY.

1. Name of Post : Manager (Sports)
(Ex-cadre post)
2. No. of posts : 6 (six)*
3. Classification : Group 'B'
4. Scale of Pay : Rs. 1640-60-2600-EB-75-2900/-
5. Whether selection or non-selection post : Selection
6. a) Age limit : 25 to 40 years
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : i) Graduate from recognised University.
ii) Desirable:- should have played in any of the sports disciplines at University/State Level.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
9. 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. : By selection/transfer from officials working in the regular cadres of ODA in the scale of pay of Rs. 1400-2300/- & Rs. 1400-2600/-.
100% by transfer.

*Subject to variation dependent on Work-load.

10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made. : By selection/transfer from officials working in the regular cadres of DDA in the scales of pay of Rs. 1400-2300/- & Rs. 1400-2600/-.
11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following :-
i) Commissioner - Chairman (Personnel)
ii) C.A.D. - Member
iii) Director (Sports) - Member
iv) Director (Personnel) - Member-Secretary
12. Saving : N.A.
13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. 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.

APPENDIX 'CC' TO ITEM NO. 67/95

RECRUITMENT REGULATIONS FOR THE POST OF
ASSTT. MANAGER (SPORTS) IN DELHI
DEVELOPMENT AUTHORITY

1. Name of Post : ASSTT. MANAGER (SPORTS)
(Ex-cadre post)
2. No. of Posts : 7 (seven)*
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1400-40-1800-EB-50-2300/-
5. Whether selection or non-selection post : Selection
6. a) Age limit : 25 to 40 years

b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : Higher Secondary/10+2 from a recognised Board/University or equivalent.

Desirable:- Should have played at Board/State level in any of the sports disciplines.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.

*Subject to variation dependent on Work-load.

contd....p/

9. 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 method.
- : By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs.1200-2040/-.
- 100% by transfer.
10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made.
- : By selection/transfer from officials working in the regular cadres of DDA in the scales of pay of Rs.1200-2040/-.
11. If a D.P.C. exists what is its composition.
- : Selection Committee comprising of the following :-
- i) Commissioner - Chairman (Personnel)
 - ii) C.A.O. - Member
 - iii) Director (Sports) - Member
 - iv) Director (Personnel) - Member-Secretary.
12. Saving
- : N.A.
13. Disqualification
- : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. 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.

APPENDIX 'DD' TO ITEM NO. 67/95

RECRUITMENT REGULATIONS FOR THE POST
OF GAMES SUPERVISOR IN DELHI DEVELOPMENT
AUTHORITY

1. Name of Post : GAMES SUPERVISOR
(Ex-cadre post)
2. No. of Posts : 12 (twelve)*
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1200-30-1560-EB-40-2040/-
5. Whether selection or non-selection post : Selection
6. a) Age limit : 25 to 40 years.
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : Higher Secondary/10+2 from a recognised Board/University or equivalent.
Desirable:- Should have played School/Board/State level in any of the sports disciplines.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputations. : N.A.

*Subject to variation dependent on Work-load.

contd...p/

9. 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 method.
- : By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs.950-1500/-.
100% by transfer.
10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made.
- : By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs.950-1500/-.
11. If a D.P.C. exists what is its composition.
- : Selection Committee comprising of the following :-
i) Commissioner - Chairman (Personnel)
ii) C.A.D. - Member
iii) Director (Sports) - Member
iv) Director (Personnel) - Member Secretary
12. Saving
- : N.A.
13. Disqualification
- : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. 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 of posts.

RECRUITMENT REGULATIONS FOR THE POST
OF GAMES ATTENDANT IN DELHI DEVELOPMENT
AUTHORITY

1. Name of Post : GAMES ATTENDANT
(Ex-cadre post)
2. No. of Posts : 156*
3. Classification : Group 'D'
4. Scale of Pay : Rs.800-15-1010-EB-15-1150/-
5. Whether selection or non-selection post : Non-selection
6. a) Age limit : N.A.
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : Essential: Atleast 8th pass from a recognised Board/School or equivalent.
- Desirable:- Preference will be given to those who are working in Sports Complexes for the last 2-3 years.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.

*subject to variation dependent on
Work-load.

contd...p/

9. 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 method. : By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs.775-1025/- 100% by transfer.
10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made. : By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs.775-1025/-
11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following..
i) Commissioner (Personnel) - Chairman
ii) C.A.D. - Member
iii) Director (Sports) - Member
iv) Director (Personnel) - Member-Secretary
12. Saving : N.A.
13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. 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.

PRECIS

The Ministry of Urban Affairs & Employment (vide its O.M. No. K-11011/35/93-DDIA dated 21.4.95) has issued directions under Section 41(1) of the Delhi Development Act, 1957 that the pay scale of both Commissioner (Planning) and Chief Architect in the Authority shall be Rs.4500-5700/- as the same were revised without prior approval of the Central Government required under Delhi Development Authority (Miscellaneous) Rules, 1959.

2. The matter was accordingly placed before the Authority in its meeting held on 29.5.95, and after due consideration the Authority resolved that it would be desirable to conduct a study of the pay scale structure and the work-load of the posts in comparative organisations viz MCD, CPWD etc. in Delhi and similar organisations outside Delhi so that a rational and considered view could be taken in totality (a copy of this Authority Agenda Item No.46/95 and the Resolution passed in the meeting held on 29.5.95 is placed at (Appendix 'FF' page No. 108-109)

3. The pay scales of the senior most Planner and senior most Architect in a number of organisations both within Delhi and outside Delhi have been obtained and a comparative chart of these pay scales is placed at (Appendix 'GG' & 'HH' page No. 110 & 111) respectively.

4. From this chart it is apparent that the pay scale of the senior most Planner is either Rs.5900-6700/- or higher than this in all organisations/States from where we have obtained information with the sole exception of Chief Planner, TCPO which is presently in the pay scale of Rs.5100-5700/-. However, it has been confirmed that the Ministry of Urban Affairs & Employment has made a strong representation to the Fifth Pay Commission to substantially increase the pay scale of the Chief Planner, TCPO. Going by this data there is full justification for keeping the pay scale

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of the Commissioner (Planning) in the DDA at its present level of Rs.5900-6700/-.

5. The DDA is the premier Planning Authority for the National Capital Territory of Delhi and is responsible for the preparation of the Master Plan and Zonal Plans for this area. Additionally, the DDA is also responsible for designing various projects in urban extension areas namely Rohini, Dwarka and Narela where it is proposed to plan for a population of approximately 30 lakhs. These are very unique features of the DDA's Planning Wing and in sheer scope and magnitude, the planning done in the DDA is perhaps incomparable to that done anywhere else.

6. As far as the implications of having a Commissioner (Planning) in the pay scale of Rs.5900-6700/- are concerned, it may be noted that while the other posts of Commissioners in the DDA are of the level of Deputy Secretary/Director of Govt. of India, the post of Commissioner (Planning) is the senior most post for a Planner in the DDA which is the single largest and oldest Urban Development Authority in the country responsible for overall planning of the Capital. The pay scale of such a post should be at least equivalent to that of Joint Secretary, Govt. of India i.e. Rs.5900-6700/-

7. It is therefore proposed that the post of Commissioner (Planning) in the DDA be kept in the pay scale of Rs.5900-6700/-.

8. From the comparative chart of pay scales of the senior most Architect in other organisations, it is also clear that the senior most Architect is drawing a pay scale of either Rs.5900-6700/- or more than this in other organisations with the sole exception of the NDMC. Here it may be argued that the sheer quantum and measure of works of the Chief Architect of NDMC is far less than that of the Chief Architect of DDA. The Chief Architect, DDA is responsible for preparing plans for all the housing units constructed by the DDA and also for commercial areas such as District Centres, Community Centres, Local Shopping Centres etc. The

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Chief Architect is also responsible for the detailed land-scape plans for the areas under the DDA.

9. There is, therefore, full justification for keeping the post of Chief Architect in the DDA in the pay scale of Rs.5900-6700/- and accordingly this is proposed so.

The matter is placed before the Authority for approving the proposals contained in paras 7 & 9 above.

RESOLUTION

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.
46/95

Sub: REVISION OF PAY SCALE OF COMMISSIONER (PLANNING
AND CHIEF ARCHITECT IN D.D.A.

APPENDIX 'FP' TO ITEM NO. 66/95

A-29.05.95

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

P R E C I S

The pay scale of the post of Commissioner (Planning) in the D.D.A. was fixed as Rs.4500-5700/- with effect from 1.1.1986 on the basis of the recommendations of the IVth Central Pay Commission. The scale of pay of the post of Chief Architect was also revised at that time to Rs.4100-5300/- with a special pay of Rs.400/-.

2. In August, 1989, the DDA with the approval of the Lt. Governor/Chairman, DDA revised the pay scale of Chief Engineers in DDA from Rs.1800-2000 (pre-revised) and Rs.4100-5300 (revised) to Rs.5900-6700/- vide Estt. Order No. 3466 dated 14.8.89. Copy of the order is placed at (Appendix 'N' page No. 105)

3. Following this, the Chief Architect and Commissioner (Planning) represented that their pay scales should also be revised to Rs.5900-6700/- on the analogy of the aforesaid revision of the pay scale of Chief Engineers. Matter was therefore examined and with the approval of Lt. Governor/Chairman, DDA, Estt. Order No.2831 dated 24.7.90 was issued revising the pay scale of Commissioner (Planning) and Chief Architect to Rs.5900-6700/-. Copy of this order is placed at (Appendix 'O' page No. 106)

4. Now, the Ministry of Urban Development, vide its O.M. No. K-11011/35/93-DDIA dated 21.4.95, has reviewed the matter and issued directions under Section 41(1) of the Delhi Development Act, 1957 that the pay scale of both Commissioner (Planning) and Chief Architect shall be Rs.4500-5700/- as the same were revised without prior approval of the Central Government required under DDA (Misc.) Rules, 1959. It has, however, been ordered that to mitigate any personal hardship to the present incumbents, the incremental

Contd/.....

amount that they are now drawing may be treated as personal to them and if any consequential upward revision of pay scale has been allowed in the case of any other posts in the Planning and Architectural Wing of the DDA, the status-quo ante, shall be restored with the stipulation that the present pay drawn by such incumbents will be protected as personal to them.

5. The Ministry of Urban Development, now Ministry of Urban Affairs and Employment is perhaps not aware of the entire facts of this case. It is, therefore, proposed that since the decision to revise the pay scale was taken after careful consideration

the matter may be referred to the Ministry of Urban Affairs and Employment for re-consideration and till that time the pay scales to the post of Commissioner (Planning) and Chief Architect should remain unchanged.

6. The matter is placed before the Authority for approving the course of action in para 5.

R E S O L U T I O N

In addition to the Government's Direction regarding revision of pay scales of the posts of Commissioner (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 organisations outside Delhi.

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APPENDIX 'GG' TO ITEM NO. 68/95

COMPARATIVE CHART OF PAY SCALES
 OF SENIOR MOST PLANNER

S.No.	Name of the Organisation/ State	Designation	Pay Scale
1.	T.C.P.O.	Chief Planner	Rs.5100-5700/-
2.	M.C.D.	Town Planner	Rs.5900-6700/-
3.	HUDCO	Executive Director (Plg.)	Rs.7250-8250/-
4.	CMDA Calcutta	Chief Physical Planner (CMDA)	Rs.5900-6700/-
5.	Govt. of Punjab	Chief Town & Country Planner	Rs.5900-6700/-
6.	Govt. of Haryana	Chief Town Planner, HUDA	Rs.5900-6700/-
7.	Govt. of Andhra Pradesh	Director (Town Planning)	Rs.7580-10100/-
8.	D.D.A.	Commissioner (Planning)	Rs.5900-6700/-

- 111 -
APPENDIX 'HH' TO ITEM NO 68/95

COMPARATIVE CHART OF PAY SCALES
OF SENIOR MOST ARCHITECT

S.No.	Name of the Organisation/ State	Designation	Pay Scale
1.	C.P.W.D.	i) Addl. Dir. Genl. (Architect)	Rs.7300-7600/-
		ii) Chief Architect	Rs.5900-6700/-
2.	HUDCO	Chief Architect	Rs.6250-7475/-
3.	M.C.D.	Chief Architect	Rs.5900-6700/-
4.	N.D.M.C.	Chief Architect	Rs.5100-5700/-
5.	D.D.A.	Chief Architect	Rs.5900-6700/-

: 112:

ITEM NO.

69/95

A-18.07.95

Sub:

Report on the follow up action on the resolutions passed by the Authority in its meeting held on 17.04.95 & 29.05.95
No. F. 2(6)/95-MC/DDA.

P R E C I S

On the basis of information furnished by Head of Departments, Report on the follow up action on the resolutions passed by the Authority in its meeting held on 17.04.95 & 29.05.1995 are submitted for kind information of the Authority. The Report is appended at (Appendix 'II' page No. 113 - 123).

R E S O L U T I O N

Noted.

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

APPENDIX 'II' TO ITEM NO. 69/95

- 113 -

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTIONS
PASSED BY THE AUTHORITY'S MEETINGS HELD ON 17.04.95
and 29.05.95.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
1.	25/95	Change of land use of an area measuring 21 hect.(approximately) from 'Rural Use Zone' to Residential' in Narela sub-city. <u>F.No.F.20(1)/95-M.F.</u>	Resolved that the proposal to change the land use of 21 hectares of land, as recommended by the Technical Committee, be approved.	The matter has been referred to Govt. of India, Ministry of U.A. & E. on 30.5.95 to convey the approval U/S 11-A of the DD Act - 1957 for inviting objections/suggestions.
2.	26/95	Change of land use for Alternative Cremation Ground in Rohini Phase-I. <u>F.No.F.3(37)/93/M.F.</u>	Resolved that the proposal to change the land use for the Cremation Ground in Rohini Phase-I, as indicated in para 2 of the Agenda note, be approved.	The matter has been referred to Govt. of India, Ministry of U.A. & E. on 30.5.95 to convey the approval U/S 11-A of the DD Act - 1957 for inviting objections/suggestions.
3.	27/95	Parking norms for Telephone Exchange sites in Delhi. <u>F.No.F.8(8)/93/M.F.</u>	Resolved that the parking norms for Telephone Exchange sites, as indicated in para 4 of the Agenda note, be approved.	The matter has been referred to Govt. of India, Ministry of U.A. & E on 26.6.95 to convey the approval U/S 11-A of the D.D. Act-1957 for inviting objections/suggestions.

Framing/Amendment of Recruitment Regulations of posts in the Administrative Cadre of the DDA.

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 in conformity with the latest guidelines of the Department of Personnel and Training, Govt. of India. Existing Recruitment Rules be amended accordingly.

Under process.

Direction under Section 41(1)
of Delhi Development Act, 1957-
Representation from Delhi Auto
and General Finance Pvt. Ltd.
as regards release of land from
acquisition of area measuring
51 bighas 11 biswas situated in
Khasra Nos.264, 265 & 337 in
Tehsil Mehrauli, New Delhi.

Resolved that following aspects be placed before the Ministry of Urban Affairs & Employment:-

- (1) that the plots in question from part of the heritage zone. and consultation with the Archeological Survey of India may, therefore, be necessary.
- (11) that the land forms part of the "ridge". Consultation with the Ministry of Environment & Forests may, therefore, be necessary.

Letter has been sent to the Ministry of U.A.&E. on 30.5.95 as per resolution of the Authority.

Contd. ./-

Further resolved that the Govt. be requested to review its Direction in view of:-

- (a) The facts mentioned in Para (6) and (7) of the agenda note read with the Annexure.
- (b) Illegal construction of workshops and recurrence/continuance of commercial activity on the land despite demolition by DDA. Photographs of the structures at the site be also sent to the Government.

Resolved that new petrol pump sites be disposed of by auction on licence fee basis amongst the Oil Companies/their letters of Intent holders, after approval of the Ministry of Urban Affairs & Employment. Till the revised policy is approved by Govt., the present policy may continue.

Further resolved that the matter be taken up with the Ministry without waiting for formal confirmation of minutes.

Ministry of U.A.&E has been requested for approval of the provisional rates for disposal of new Petrol Pump Sites.

6. 32/95

Disposal of petrol Pump sites by auction.

F.No.F.1(1)/94/LMA.

1. 2. 3. 4. 5.

7. 33/95

Providing Alternative Accommodation in lieu of demolished houses to the evictees of New Ashok Nagar (Chilla Village).

F.No.F.2(4)/93/DD/LPB/EZ.

The Authority noted that relocation facilities are already available to certain categories of JJ dwellers. Resolved to approve the policy of offering DDA flats to evictees from DDA lands in DDA sponsored demolitions with the following stipulations:-

Noted.

- (i) Offers will be limited to the unauthorised occupants as owners of the pucca/semi-pucca residential structures as identified in a survey conducted prior to demolition. Tenants staying in the structures would not be eligible.
- (ii) Cut-off date for eligibility should be same as notified by the Govt. from time to time in the case of Jhuggi-Jhoppris, dwellers.
- (iii) Offer shall be restricted to flats of Janta/LIG category flats.
- (iv) Full cost of flats thus offered, shall be realizable on reasonable terms and conditions including hire purchase system to be prescribed by Chairman, DDA.

Further resolved that this policy be not restricted to pakka-/semi-pakka structures on DDA lands and be adopted as a matter of general policy.

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| 1. | 2. | 3. | 4. | 5. |
| 8. | 34/95 | Annual Administrative Report of the Delhi Development Authority for the year 1993-94.

<u>F.No.F.1(9)93/P&C.</u> | Approved for sending to the Ministry of Urban Affairs and Employment. | Annual Administration Report has been sent to the Ministry of U.A. & E. on 26.6.95. |
| 9. | 36/95 | Recovery of service charges/ maintenance charges in respect of plots auctioned/allotted by DDA to public Coop. Societies & institutions for Residential, Commercial, Industrial, Office uses etc.

<u>No.F.LSA-III/Service Charges/DDA/94</u> | 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 the services are maintained by the DDA, as recommended in Baweja Committee report. | Under process. |
| 10. | 37/95 | Execution of lease deed with AWHO in respect of 8.8 acres of I&DO land in R.K. Puram.

<u>F.No.F.13(28)/80/CRC/94/DDA/Pt.</u> | Resolved that proposals as contained in paras 10(i), 10(ii)(a) and 10(iii) of the Agenda note be approved. | Lease deed papers have been sent to the Society for stamping on 22.5.95. |

8. 34/95

Annual Administrative Report
of the Delhi Development
Authority for the year 1993-94.

F.No.F.1(9)93/P&C.

Approved for sending to the Ministry
of Urban Affairs and Employment.

Annual Administration Report
has been sent to the Ministry
of U.A. & E. on 26.6.95.

9. 36/95

Recovery of service charges/
maintenance charges in respect
of plots auctioned/allotted by
DDA to public Coop. Societies &
institutions for Residential,
Commercial, Industrial, Office
uses etc.

No.F.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 the services are maintained by the DDA, as recommended in Baweja Committee report. Under process.

10. 37/95

Execution of lease deed with
AWHO in respect of 8.8 acres
of I&DO land in R.K. Puram.
F.No.F.13(28)/80/CRC/94/DDA/Pt.

Resolved that proposals as contained in
paras 10(i), 10(ii)(a) and 10(iii) of
the Agenda note be approved.

Lease deed papers have
been sent to the Society
for stamping on 22.5.95.

Meeting dt. 29.5.95

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1. 2. 3. 4. 5.
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11. 41/95

request for building an additional floor at WHO Building, I.P. Estate, New Delhi.

No.F.100(1)/71-Bldg./Pt.

Resolved that an FAR of 150 be permitted to the WHO building and modifications in the MPD-2001 be processed as per the provisions of the DD Act.

The entire exercise must be completed within two months.

The matter has been referred to Govt. of India, Ministry of U.A. & E on 23.6.95 to convey the approval U/S 11-A of the D.D. Act - 1957 for inviting objections/suggestions.

12. 43/95

Development proposal for Tibbia College site at Karol Bagh, New Delhi.

No.F.3(51)/91/M.P.

Resolved that:-

- (1) Tibbia College be allowed to plan and develop its campus in Karol Bagh as per development controls outlined in para-3 of the agenda item,

The Authority resolution has been sent to the Town Planner, MCD and DUAC on 23.6.95 for Implementation.

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1. 2. 3. 4. 5.

- ii) Land measuring 4.95 acres, meant for parks and landscape be allowed to be developed as an underground / overground, two level parking for general public, with soft land scape on the top in order to meet the deficiency of parking facilities in the area.

Further resolved that this development and management be preferably taken-up as a project of the MCD/Delhi PWD, for an initial period of 30 years, on mutually agreed terms, with the Tibbia College.

13. 44/95

Change of land use of an area measuring about 8.1 ha. (20 acres) from 'recreational use' (regional park) to 'public & semi-public facilities (Hospital) at village Maidan Garhi, New Delhi.

F.No.F.20(11)/85/M.P.

Resolved that:-

Government of N.C.T.D. be advised to apply to the Forest Settlement Officer for exemption of the proposed area from the provisions of the Forest Act.

Letter has been sent to the Director, Health Services, Govt. of Delhi on 23.6.95 for obtaining exemption from the Forest Settlement Officer, Govt. of Delhi.

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Further resolved that DDA shall forwarded the case to the MOU&E for final notification of change of land use, immediately on receipt of letter of exemption from the GNCTD.

14. 45/95 Review of Engineering Cadre in DDA.

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

Resolved that a Joint Committee, comprising of representatives of DDA, MCD and the Govt. of N.C.T.D., be constituted to formulate the policy guidelines for the transfer of engineering staff from DDA to MCD, at the time of transfer of colonies, so that smoother integration of the transferred staff could be achieved. The Committee should submit its report within two months.

Committee has been constituted vide orders dated 7.7.95.

Further resolved that consideration of other points contained in the agenda note be deferred.

15. 46/95

Revision of pay scale of Commissioner (Plg) and Chief Architect in DDA.

F.No.F.7(165)/89-P.B.-I.

In addition to the Government's Direction regarding revision of pay scales of the posts of Commr.(Plg.)

Under process.

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1. 2. 3. 4. 5.

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 organisations outside Delhi.

16. 47/95 Addition to qualifying services in special circumstances under rule 30 of the CCS (Pension) Rules, 1972.

F.No.F.7(32)/95/PB-I.

Resolved that provisions of Rule-30 of CCS(Pension) Rules 1972 be made applicable to all group A posts of the level of Asstt. Director(plg)/Asstt.Asstt. Architect and above and the Recruitment Regulations be amended accordingly w.e.f. 1.5.95.

Noted.

1.	2.	3.	4.	5.
17.	48/95	Composite alignment plan of Wazirabad Road (Road No. 59 and 63) from Wazirabad barrage to U.P. Border. <u>F.No.F.5(10)/80/M.P./Pt.</u>	Resolved that proposals as contained in para-8 of the agenda item be approved.	Under process.
18.	49/95	Planning & Development of the area in the West of JNU (Vasant Kunj, Phase-II.). Processing of change of land use (Additional Hotel Sites). <u>F.No.F.20(7)/89-M.P.</u>	Resolved that the proposals as contained in paras 7,8 & 9 of the agenda item be approved.	The matter has been referred to Govt. of India, Ministry of U.A. & E on 17.6.95 to convey its approval U/S 11-A of the D.D. Act, 1957 for inviting objections/suggestions.
19.	50/95	Change of use of 1.16 ha.(2.86 acres) from 'Public & Semi-Public Facilities-(Senior Secondary School) to 'Commercial'(Local Shopping) at Gujran Wala, CHS Area. <u>F.No. F.20(10)95/M.P.</u>	Resolved that the proposals as contained in paras 5 & 6 of the agenda item be approved, as an experimental measure.	The matter has been referred to Govt. of India, Ministry of U.A. & E on 3.7.95 to convey its approval U/S 11-A of the D.D. Act - 1957 for inviting objections/suggestions.

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1. 2. 3. 4. 5.

20. 53/95 Proposal regarding revision of Ground Rent in those cases where the lease deed terms have linked the enhancement of Ground rent to letting value of the premises.

F.No.91(58)/94/OSB.

- (i) Resolved that:- Decision has been implemented.
- (i) In the case of Perpetual Leases Ground Rent be doubled when its revision becomes due, both for the first and the second time, as is being done in the case of Term Leases.
- (ii) Formula be worked out for fixation of the letting value of land at the time of third revision of Ground Rent, in the cases of Perpetual, as well as Term Leases.

ITEM NO.

7/0/95

18.07.95

SUB: Allotment of land to Birla Academy.

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

P R E C I S

K.K. Birla Academy has been set up to develop a Research-cum-Museum Institution based on the lines of the Smithsonian Institute in Washington(USA). They plan to display in the Museum through most modern techniques including robotics, the outstanding contribution India has made, over the centuries to evolve modern development and thought, based on authentic research undertaken by the Academy.

2. The case for allotment was placed before the Authority once before on 11.6.92 vide Item no.65/92. The Authority resolved that the proposal to earmark a plot for the Academy in the Institutional Area of Vasant Kunj-II, is approved, subject to the following conditions:-

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

3. 2½ years have passed since then but the final allotment proposal has not yet fructified and the Academy is pressing hard for allotment. On the other hand the Planning Department has already earmarked a plot of land for the ACademy in Vasant Kunj-II. It has

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been agreed. in principle, that the plot can be allotted provided the Resolution no.65/92 is suitably modified.

4. On the basis of certain clarifications obtained from the Society the present proposal is as under :-

a) Since the Birla Academy has submitted detailed plans & schemes and it has been decided to allot a plot for this prestigious Organisation alongwith National Book Trust and School of Architecture & Planning, therefore. no examianition is requaired afresh.

b) The Academy has adequate funds to meet with the cost of land as well as the infrastructure to be created there. It has adequate corpus and the fund of the project would be done by various agencies under the KK Birla Group. The Societv has already deposited Rs.50 lacs way back on 29.6.85 with DDA. This amount of Rs.50 lacs alongwith interest payable by DDA, will also be adjusted while payment is made by the Society.

c) The possession of land will be handed over only after development. The prohibition of sale/transfer of the plot is already incorporated in the terms & conditions of the lease but will be specifically enforced on the Academy. The Academy has, however, requested for early development which has to be ensured on the part of DDA.

d) The Academy wants to make payment immediately and, therefore, the cost of land to be charved at rates prevalent at the time of handing over of possession needs to be modified. It may take quite some time on thh part of DDA to finally hand over the plot and the institutional varient rate(cost of land) increases every alternate year. Hence the Academy may be allowed to pay immediately at present prevailing rates of Rs.80 lacs per acre after adjusting the payment of Rs.50 lacs + interest thereon.

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5. The matter is placed before the Authority for approval of the above proposals so that allotment-cum-demand letter is issued to the Society. However, possession of the plot will be given only after final development of the plot.

R E S O L U T I O N

Resolved that proposals contained in paras 4(c) and 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 Sub: Review of Engineering Cadre in DDA.
NO. File No. F.7(48)88-PB.I

71/95

A-18.07.95

P R E C I S

There has been no cadre review for any cadre of DDA staff in the past even though looking to the exigencies of work, fresh posts were created from time to time. For the Engineering Wing, a Cadre Review Committee was formed by V.C. vide order No. 4100 dated 28.10.93 (App. ^{°JJ°} P-130) consisting of the following Members :-

- | | | |
|----|--|------------|
| 1. | Finance Member | : Chairman |
| 2. | Commissioner (Personnel) | : Member |
| 3. | Chief Engineer (Shri R.L. Hans till 4.11.94 and thereafter Chief Engineer (WZ) Shri R.K. Bhandari. | : Member |

2. To assist the Committee in examining the complex issue involved in the management of the Engineering cadre, Shri W.D. Dandage, Ex-Director General Works, CPWD was appointed as a Consultant with the approval of Vice-Chairman, DDA.

3. The Committee held a number of meetings and visited Jaipur and Bombay to study the working pattern of Jaipur Development Authority, Rajasthan Housing Board, Maharashtra Housing and Development Authority and CIDCO, Bombay. This was undertaken by the Committee to frame its recommendations with a vision for the future growth of the organisation and develop its efficiency to provide better customer satisfaction. At the same time, Committee had been aware of the need to maintain, for the present, the basic structure of the cadre review on CPWD norms. An attempt has been made to provide sufficient promotional prospects as well as improved quality of control and guidance of field units.

4. The report of the Committee along with its Chairman's forwarding note dated 18.4.95 is placed at (Appendix ~~KE~~ Page No. 131-196).

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From pre-page.

5. Annexure-10 of the Committee's report shows the implications of the recommendations in terms of the new posts to be created at various levels. With these recommendations, about 39 JEs will move upwards. In financial terms, the extra burden per year of the implementation of these recommendations for the pay and allowances would be roughly Rs.77.77 lacs against saving of roughly Rs.22.41 lacs for 39 JEs because this number of posts will be abolished) and a saving of Rs.27.86 lacs on account of surrender of posts. Taken together with the proposed abolition of presently 66 vacant posts of JEs, which will result in a saving of Rs.37.92 lacs approx., total saving will work out to roughly Rs.10.42 lacs per year.

6. Under the existing provisions for creation of Group 'A' posts, Govt. of India is competent, and for creation of Group 'B' & 'C' posts, Authority is competent. However, Ministry of Urban Affairs & Employment has issued directions under Section 41 of the Act Prohibiting DDA from creating any post (Appendix 'LL' page No. 197).

7. This item was considered in the meeting of the Authority held on 29.5.95, and the Authority resolved that a Joint Committee comprising of representatives of DDA, MCD and the Govt. of NCT Delhi be constituted to formulate the policy guidelines for the transfer of engineering staff from DDA to MCD at the time of transfer of colonies, so that smoother integration of the transferred staff could be achieved.

CONTD---

8. In pursuance of this Resolution, a Committee has been constituted vide Estt. Order No. 2257 dated 7.7.95. The Committee should submit its report within two months.

9. The Authority had also resolved on 29.5.95 that consideration of other points contained in the agenda note be deferred. The Committee's report is now re-submitted for consideration of the Authority.

R E S O L U T I O N

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

APPENDIX 'JJ' TO ITEM NO. 71/95

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH-I)

E.O. No. 4100

Dated: 29.10.93

ORDER

Vice-Chairman, Delhi Development Authority is pleased to constitute a Committee for Cadre Review of Engineer Wing, DDA, comprising of the following members:-

- | | | | |
|----|---------------------------------|---|------------------|
| 1. | Finance Member | - | Chairman |
| 2. | Sh. R.L. Hans
C.E. (Rohini). | - | Member |
| 3. | Commissioner
(Personnel). | - | Member Secretary |

The Committee shall submit report regarding review of the cadre by 15.12.93.

SD/-
(D.L. BANSAL)
JOINT DIRECTOR(F)I.

NO. F.7(179)93/PB-I/

Dated: 28.10.93

Copy to:

1. PS to VC
2. PS to EM
3. F.M., DDA.
4. Shri R.L. Hans, C.E. (Rohini).
5. Commissioner (Personnel).

SD/-
JOINT DIRECTOR(F)I

DELHI DEVELOPMENT AUTHORITY

No.PA/FM/95/

April 18, 1995

A Cadre Review Committee was formed by VC vide order No.4100 dated 28.10.1993 consisting of the following members:

- | | | |
|------|---|----------|
| i) | Finance Member, DDA; | Chairman |
| ii) | Commissioner (Personnel), DDA; | Member |
| iii) | Chief Engineer [Sh.R.L.Hans till 4.11.1994 and thereafter Shri R.K.Bhandari]. | Member |

2. To have benefit of expert advice while examining the complex issues generally related to Engineering set-up, Shri W.D.Dandge, ex-EM, DDA & DG, CPWD was appointed a consultant with the approval of VC.

3. The Committee has held a number of meetings and had visited Jaipur and Bombay to study the working pattern and cadre management of Jaipur Development Authority, Rajasthan Housing Board, CIDCO and Maharashtra Housing and Development Authority. A detailed questionnaire was sent to a number of Development Authorities including the above four, but pointwise information could not be received except from Jaipur Development Authority. The Committee was also handicapped in the absence of any detailed data base from 'the Engineers' Association and also from the lack of any experience of Personnel Wing staff in this matter, this being the first cadre review.

In the fluid situation of today when the role of Govt. agencies is being recast with emphasis on cost

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reduction, customer satisfaction and competition with the private sector, the Committee has faced tricky issues of the need to radically remodel the working in DDA with the ground reality of the historic tradition of CPWD mode of working and the conventional set-up and the strength of various levels existing at present. The promotion prospects even in the other conventional organisations of CPWD and MCD could be obtained informally only in this month after a lot of persuasion at the level of Commissioner (Personnel). The Committee could therefore, attempt an Interim Report only and has tried to strike a balance for the present alongwith suggesting certain innovations to make the Engineering Wing more forward looking and result oriented. The Committee also felt that gradually the attempt should be to evolve DDA into an efficient organisation just as CIDCO or MHADA are. With the normal shedding of the maintenance function of colonies to MCD and retirements/transfer of staff to MCD, it should be possible to adopt more efficient work practices with a trimmed strength in future.

4. The guiding principle has been to provide sufficient number of high level posts for better promotion prospects as well as for better control and guidance of the field formations.

5. In financial terms the impact of the recommendations may be a very insignificant increase in establishment expenses because of the proposal of abolishing vacant posts of JE's and the consequent vacancies in JEs grade against the recommendations of upgradation and creation of new posts.

6. The implications of the approach adopted in this review on the other cadres of the DDA were also kept in mind.

7. The Interim Report of the Committee is enclosed for kind perusal and consideration of VC.

(Signature)
[K.N. Khandelwal]
Finance Member

1.1. Independent India saw new urban problems. The chaotic growth of slums, haphazard construction and squating even in public places, was on account of sudden influx of 4.5 lakh people into Delhi at the time of partition in 1947. This single factor posed a challenge to the planners and administrators. To cope with the complex problem of planning & development, by the name and style of Delhi Development Authority constituted for administering the Delhi Development Authority in 1957 and preparing integrated plans for different aspects of urban development of Delhi.

1.2. Later, it was felt proper to plan, develop and construct residential as well as other buildings required for residential areas as a policy. During the year 1982, considerable amount of responsibility was put on DDA Engineering Wing to put up certain prestigious structures in a very short time and of a very high standard of quality. The DDA Engineers rose to occasion and provided the necessary structures for use during the ASIADE, the performance of DDA was highly commended.

2.1. There had been somehow no systematic comprehensive review of the Engg. as well as other posts since inception of DDA. The posts were, however, created on piecemeal basis in the past to cope up with extra work load whenever generated. The strength figures to time is given below: (Annexure 1).

SI. NO.	Post	Year
1.	CE	1992
2.	CE + 1 Ad. CE	1986
3.	SE	1981
4.	EE	1981
5.	AE	1981
3.2	JE	1981

On the demand of the DDA Engineers Association

a cadre review, VC, DDA set up a Committee consisting of the following:

1. Finance Member : Chairman.
2. Commissioner (pers.): Member Secretary.
3. Chief Engineer (WZ) : (VC has nominated Shri R.K. Bhandari to be on this Committee.

3.2 VC, DDA has also nominated Shri W.D. Dandage, former Director General (Works), CPWD and Ex-Engineer Member, DDA as the Consultant to advise the Committee.

4.1 The main objective of the Cadre review was to re-orient or re-structure the Engg. Wing in such a way that there is improved accessibility, support and satisfaction to the clients. This will also go a long way in providing efficient and scientific project management with special emphasis on quality assurances. With a number of new areas being added the professionalisation and specialization in the department will increase.

4.2. The Committee has already visited Jaipur and Bombay to study the Engineering set up of the Jaipur Development Authority, Rajasthan Housing Board, Maharashtra Housing & Area Development Authority and CIDCO. It has tried to draw upon their experiences and practices to the extent possible.

5.1. The Engineers Association has not given any details about the stagnation being faced in their cadre or justification for the creation or upgradation of posts which they might have in mind. The Committee tried to ascertain comparative position of promotion prospects in CPWD and MCD to have an appreciation of the stagnation in DDA. A comparative chart for DDA, MCD and CPWD is given in Annexure 2.

5.2. In CPWD, it is understood that presently JEs are waiting for 29 years in Civil Wing for promotion to the post of AE and AEs are waiting roughly 14 years to be promoted as EE. For electrical Wing, these figures are 26 years for JE to AE and 22 years for AE to EE. In DDA, presently, the span of waiting period in Civil Wing is 16 years for JE to

AE and 14 years AE to EE. In Electrical Wing this period is 15 years for JE to AE and 14 years for AE to EE.

5.3. One interesting aspect while examining the retirement profile in DDA is that upto to the year 2000 very few retirements will be taking place, but the number will be increasing thereafter and it will be very substantial number and may create a situation where a person may get even more than 2 promotions before retirement. The chart of retirements from 1995 to 2010 is enclosed at Annexure No. 3. An exercise going through the gradation lists however shows that by and large staff /person retiring in the next one or two years would have got/will be getting two promotions i.e. J.E to AE and AE to EE before their superannuation.

5.4. It was also pointed out that time bound benefits of higher scale and AEs scale to the JEs applicable in CPWD have been adopted in DDA also. Compared to other Development Authorities and Housing Boards. this is a comfortable situation. In Rajasthan, time bound scale of AE is given to JEs after the service of 18 years compared to 15 years in DDA. In Maharashtra, there is no such time bound AEs scale and their promotion prospects were stated to be slower than DDA. A comparison is given in Annexure 4.

6.1. The Committee was of the opinion that recommendations should be framed by fixing first of all a reasonable work load norm and second by considering the hierarchial field set up and other staff posts required for improving the technical competency in the organisation. The Committee has been very conscious of the fact that with the new economic policies posing fresh challenges to DDA, the recommendations have to be geared not only to satisfy the genuine promotion aspirations of the personnel in the cadre, but also to make the organisation more efficient, customer friendly and competitive.

7.1 While discussing the work load norms, the following facts were kept in mind:

7.2. Generally, DDA has been following the CPWD work load norms. This was Rs. 3.15 crores for Civil Division and

Rs. 1.94 crore for Electrical Division in 1991-92. CPWD has issued a Circular in October, 1994 (Annexure.5) laying down the revised work load norm of Rs. 4.5 crores for one Civil Field Division and Rs. 3.20 crores for one Electrical Field Division;

7.3 Maharashtra Housing Board activities and achievement of 1994 shows that for a total works expenditure of Rs. 330 crores, their establishment expenditure including all the categories comes to Rs. 26.40 crores which is roughly 8% of the works expenditure. The Engg. strength is Class I: 84, Class II: 312, Class III : 732 respectively; total 1128. Against this, in DDA, for works expenditure of Rs.269 crores excluding Horticulture in 1993-94, the overall establishment expenses including work charged staff comes to about Rs.70.00 crores which constitutes roughly 26% with a regular team of Engineers in Group A: 186, AE: 746, JE: 1745.

7.4. In Haryana Housing Board the work load norm during 1993-94 was Rs. 4.50 crores per division.

7.5. In Jaipur Development Authority, the percentage of overhead expenditure as charged in the estimates of various Civil Engg. works is 10% and their actual expenditure is generally within this provision. Against this, in DDA, for development works, our overhead charges for costing purposes are 18% and the actual overhead would be around more than 20%. In 1993-94, Jaipur Development Authority executed development works of roughly Rs. 26.56 crores with 7 Divisions i.e. roughly every Division was executing work of Rs. 4.00 crores.

7.6. In CIDCO, New Bombay, the work load norms are still heavier as the overall establishment charges come to roughly 5-6% against 18% in DDA adopted for land development cost and 11% for housing construction cost. Extracts from CIDCO's BE 1994-95 at Annexure.6.

7.7. Dr. Anand Committee report on improving the marketing of houses constructed by DDA has suggested that the overhead charges should be in the range of roughly 7%.

7.8 Tata Consultancy Services in their report on

"Organisational Renewal Study" for DDA in 1986 (Annexure 7) have recommended as follows:

"Evaluation of existing manpower norms should be undertaken (a) to establish whether the existing CPWD norms for Engg. are valid in DDA, considering the repetitive nature of work and the limited geographical jurisdiction; (b) to establish the basis on which personnel and support staff should be sanctioned. The scope and extent of an individual's assignment must determine how much support staff he must have rather than the existing practice".

8.1. A point was made that DDA has to handle additional works compared to CPWD like:

- (a) Maintenance of buildings till the same are handed over to the allottees including their watch and ward;
- (b) Maintenance of services till the same are handed over to the Local Bodies which includes not only maintenance of Roads, Water Supply & Sewerage but also day-to-day conservancy within the colony;
- (c) They have also to ensure that the DDA land which is with the Engineering Wing for development/construction, is not encroached upon till all the plots are allotted or all the allottees of the residential/non-residential units like shops etc. are taken over by the respective allottees.

On the other hand, as TCS has pointed out since the works are of repetitive nature and are highly concentrated in limited geographical area, work load should be more than the normal CPWD per Division.

8.2. While comparing CPWD norms of work load, it has also to be borne in mind that the CPWD staff has to bear transfer liability very frequently and throughout the country. The Supervisory staff has to spend a lot of time in transit also and that too in many places of very remote and difficult areas. These hazards are absent in DDA and comparatively there should be much more of a settled life and consequent heightened efficiency in the working of DDA's cadre.

8.3. Since an indepth study of desirable work load norm

in DDA would need a technical organisation and method study by some expert Consultancy Group, for the present, the Committee is of the view that CPWD work load norms be adopted considering the fact that CPWD technical and accounting manuals are applicable in DDA. This norm prescribed in October, 1994 Circular of CPWD is Rs. 4.50 crores for one Civil Field Division and Rs. 3.20 crores for one Electrical Field Division.

9.1. The cadre strength has to be considered in the context of the likely work outlay in the coming 4-5 years. The fact that peripheral towns in the adjoining cities like Gurgaon, Ghaziabad, Faridabad are developing fast and meet the needs of the growing number of people who have their work places in Delhi and the fact of limited land available for further acquisition and their unpopular locations, it was felt that the average works outlay of the last 3 years can be adopted as a bench mark for calculation of required field formation to take care of the next 4-5 years. The figures of expenditure including work charged staff for the years 1991-92, 92-93 and 93-94 are as below:

Civil:

Sl.No.	Year	Expenditure (In crores of Rupees)
1.	1991-92	320.50
2.	1992-93	268.91
3.	1993-94	244.60
	Total	834.01
	Average	278.00

Required Divisions as per CPWD norms. $278/4.50 = 61.78$ Say 62 Divisions.

No. of Divisions existing: 66

9.1. Electrical:

Sl.No.	Year	Expdr.	Less Expdr. on deposit work.	Nett.
1.	1991-92	16.69	7.00	9.69
2.	1992-93	43.48	6.00	37.48
3.	1993-94	24.04	2.01	22.03

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3.	1993-94	24.04	2.01	22.03

	- 139 -	
Total	15.01	69.20
Add 25% of the expenditure on deposit work		3.75
		<u>72.95</u>
Average = $72.95/3$	=	24.32
Divisions required as per CPWD norms. $24.32/3.20$	=	7.60
Say		8 divisions.
No. of divisions existing	=	12

Deficiency charges paid to MCD have been excluded from the calculation. In Electrical side only 25% of the deposit amount paid to DESU has been taken for work load purposes as per CPWD norms. Thus, the basic work load should be assumed as Rs. 278.00 crores for Civil Division and Rs. 24.32 crores for Electrical Division. Thus, the corresponding number of Divisions justified work out to 62 on Civil side, and 9 on Electrical side.

However, since work charged staff is a regular category now and can be reduced only by transfer to MCD or by normal wastage, this calculation is not being adopted for working out the field units required for considering the cadre strength. However, this indicates atleast excess strength to be reduced in future by transferring the services to MCD with the least time gap after completion of development work and with the normal wastage through retirements and permanent transfer to MCD.

9.2. Taking a golden mean approach and to contain the overhead charges which are effecting the disposal of DDA flats because of high prices, it is suggested that the Field Divisions may be retained at 66 on Civil side and 12 on Electrical side. The proposals in the subsequent paras for new units for residual work team, soil testing unit, consultancy and construction wing should be formed within these units.

9.3. It has to be appreciated that CPWD set up sanctioned after first cadre review cannot mutatis mutandis adopted in DDA for various differences in the fundamental nature of the Engg. set up. For example, in CPWD, the Director General of Works is responsible for efficient administration of all activities of the department. He has

full technical, financial and administrative control over all the officers in CPWD. He is Principal Technical Advisor to the Govt. of India on all technical matters within his purview (page 6 of CPWD Manual, 1992). CPWD has to play a standard setting role for various other Authorities like DDA who are working on CPWD pattern. This is a unique function for CPWD and need not be duplicated in DDA. For this purpose, the CDO in CPWD in addition to offering design and consultancy services has units concerned with technology application, development and standard specifications. While there is a CE (Vig.) in CPWD looking after all the cases of technical and non-technical cadre, in DDA, we have a Chief Vigilance Officer, which is a post filled up through ACC and he is handling the cases of technical as well as non-technical cadres with the assistance of SEs on technical side. As already quoted, Tata Consultancy Services had recommended that because of repetitive and highly concentrated work within the limited geographical area in Delhi, the work load norms, have to be different from CPWD. The important factor of disturbance of family life every 3 or 5 years in CPWD as against a settled tenure throughout career in Delhi makes a crucial difference in management of the two cadres. In the professional work also, transit time lost at the senior level in CPWD is much more than in DDA. CPWD had a work load of Rs. 640.00 crores in 1991 against Rs. 300-360 crores only in DDA. Obviously, the posts at the top of the pyramid will not be the same in status and number as is prevailing in CPWD. In fact, DG, CPWD is a Secretary level post with 2 Additional Dy. DGs in Additional Secretary grade whereas, Engineer Member in DDA is a JS grade post along with Finance Member. Since the work load norms have been revised by CPWD in 1994, it is certain that the second cadre review being done by CPWD will be on the basis of these norms. In the year 1994, therefore, there cannot be any linkage with the first cadre review or the adoption of wholesale first cadre review of CPWD for the set up of DDA for the reasons mentioned above. For all these reasons, CPWD structure cannot be 100% transplanted in DDA.

10. The tentative proposals arising from the two formulations referred to above are indicated below:

A.

HIERARCHIAL SET UPI

For 66 civil divisions the number of SEs and Zonal Chief Engineers as per the CPWD norm will be as under:

	Civil	Electrical
1. CE	4	1
2. SE	17	3

However, it is proposed to continue with 5 Zonal Chief Engineers and one Zonal Chief Engineer's office along with one Circle to be converted into Consultancy & Construction Wing discussed in para 12.3.

10. A.1. CHIEF ENGINEER (HEAD QUARTERS - UPGRADATION OF POST OF DIRECTOR (WORKS):

The present set up of Engineer Member includes the Planning Wing and Commissioner (Plg.), Architectural Wing under Chief Architect, 7 Chief Engineers for construction activities, 1 Chief Engineer (Design & Research). There are two Directors (Hort.) for entire Delhi and Central Stores which procure materials to the tune of Rs. 60.00 crores every year.

Engineer Member is assisted by Director (Works) who has rank equivalent to SE. For proper functioning and liaison work of Engineer Member's office, it is recommended that the post of Director (Works) is upgraded to that of Chief Engineer (Head Quarters) on CPWD pattern. No other supporting staff is required on upgradation of the post, except existing EOs, AEs and JEs.

10. A.2. UPGRADING THE POST OF TECHNICAL OFFICER TO CHIEF ENGINEERS TO SUPERINTENDING ENGINEERS (HEAD QUARTERS):

Presently, the Chief Engineers are assisted in their day-to-day work by Technical officers who are of the level of Executive Engineers only. All the Chief Engineers in CPWD are already having SEs (HQ) to assist them in their office. This ensures not only better quality of work in the Zonal Offices but also a better liaison with other Wings of DDA as well as other departments of the NCTD and other

Central Govt. Departments. No other supporting staff will be given on upgradation of these posts.

10.A.3 .UPGRADING THE POST OF ENGINEERING ASSISTANTS TO SUPERINTENDING ENGINEERS TO EXECUTIVE ENGINEERS (HEADQUARTERS):

Presently, the SEs/SE(P)s are assisted in their day to day work by Engineering Assistants who are of the rank of AEs. All the SEs/SE(P)s in CPWD are having EE (HQ) to assist them in their offices. This ensures not only better quality of work in the Circle Offices but also a better liaison with other offices of DDA as well as other Departments. No other supporting staff will be given on upgradation of these posts.

10.A.4. SUPERINTENDING ENGINEERS (PLANNING):

At present, out of 6 CEs in field, only 4 are provided with Planning support. This has adversely affected work in other zones. When the work of 2 Zones is attempted to be entrusted to one SE, obviously it leads to inadequate attention for works of the other Zone under whom that SE is not administratively placed. It is, therefore, proposed to create one post of SE(P) for the remaining field Zone who will be supported by 2 EEs who in turn will be supported by 4AEs and 4 JEs.

10.B. STAFF FUNCTIONS:

10.B.1. UPGRADATION OF POSTS OF SEs (ARBITRATION):

Most of the claims put in by the Contractors are technical cases to be decided on the basis of interpretation of specifications and the trade practices. The Arbitration Act provides for remedy against any "bad award" on legal grounds, and there is no remedy against any mistake on technical grounds. Accordingly, it is necessary to have Engineer Arbitrators and that such Engineers should be very senior level Engineers.

The general experience has been that the disputes and unreasonableness of the claims reduce when the cases are presented before an Arbitrator of higher status. In many cases, the contractors withdraw many of their claims which

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are not strong according to their own standards when the cases went to the Sr. Engineer. Similarly, the EEs to defend the cases on behalf of the DDA, generally come better prepared and hesitate in seeking the adjournment before the Arbitrators who are Sr. Engineers of Deptt. for the reasons that they are desirous of putting up the better appearance before their own Sr. officers. Moreover, when the Arbitrator is of a sr. level, awards are based on a better appreciation of technical and contractual implications as the CEs have more maturity and experience. In all other departments, like MES and P&T, Standing Panel of Arbitrators comprises officers of the level of CE. In the MOUD also the posts of Arbitrators are being filled in by posting officers of the rank of CEn. It is recommended that the posts of AE (Arbn.) in DDA be upgraded to the level of CE (Arbn.). In MOUD, three posts of CE exist for Arbitration. In DDA, looking to its work load, two CEs are recommended.

10.B.2. At present, CE (Design) has only 4 EEs and 1 SE. For a better and qualitative and cost effective work in Design Wing, we should have one EE (Design) for every Zone. Thus, one more post of EE (Design) can be created. With this, the number of EE (Design) will be 5 and to supervise and guide them, 1 more post of SE should be created, thus providing each SE with two/three EEs (Design).

10.B.3. TCS had recommended in para 6.4 of their study report that "personnel should be kept upto date of developments in their areas of specialisation both within the organisation and outside. For DDA new experiences and developments the world over are relevant and need to be disseminated within the organisation. It further recommended that there should be continuing education for meeting the organisational skill requirements, technical update, managerial training and value orientation".

It is, therefore, very much required that the quality of Engineers cadre be improved by exposure to latest management information system, Engineering techniques and managerial skills also. It would be desirable that training courses are chalked out for providing computer literacy updation of engineering knowledge and improvement of managerial ability at senior level. This can be arranged much better by providing training in-house to the extent possible and supplement it with trainings at Engineering

Institutes, short term placement with forward looking organisations like CIDCO, HUDCO, long term and short term training at IIPA and suitable courses available abroad. It is recommended that a training reserve of 1 SE, 2 EEs, 4 AEs & 16 JEs may be operated and at any given point of time, this much of staff should be on training. Suitable training programmes can be decided and chalked out by Commr. (S&T) in consultation with EM & VC. 9 months training courses may be particularly useful for SEs at IIPA and MDP programmes of a month at IIPA may be desirable for EEs. It should be mandatory that every JE and AE completes a suitable one month computer literacy programme before he is permitted to take over the charge of the next higher level.

10.B.4 For Lands Department, the Committee considered the need of a Coordinating Officer to supervise the work of AEs and JEs who are presently reporting to the Deputy Directors and Directors. The main function of these Engineers is to carry out the field survey to determine whether the development taking place is in accordance with the approved Zonal Plan/Building Plan/Completion Plan. It is recommended that one post of EE be created to be attached with CLD.

10.B.5 In Housing Management Wing, Engineering assistance is provided for checking of unauthorised construction and demolitions of such constructions. At present, Commr. (Housing) has 3 AEs and 15 JEs for these functions. It is recommended that one post of EE (Civil) may be created and be attached with Commr. (Housing).

11. 1. TRANSFER OF SERVICES TO MCD:

DDA is the premier Development Agency in Delhi if not in India. We have in the past, developed large residential, commercial areas like Janakpuri, Vikaspuri, Safdarjung, Naraina, Rewari Line, Nehru Place, Rajendra Place, Bhikaji Cama Place etc. etc. After the development of physical infrastructure in these areas, it is then transferred to the Civic Body for subsequent repair and maintenance.

11.2. As many as 903 Colonies have been transferred to the MCD in the past as per the details below:

1976 11 colonies.

1979	76 colonies.
1986-87	212 Colonies.
1990	288 colonies
1995-96	316 colonies.

Total	903 Colonies
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11.3. In the past work charged staff has been transferred from time to time, but corresponding regular staff on Engg. or non-Engg. sides have not been transferred. Since the quality of maintenance work in the absence of adequate staff is bound to suffer in MCD and it will be a double burden on public if MCD goes in for fresh recruitment for colonies transferred to them from time to time, while staff in DDA becomes surplus in increasing number resulting in inflated cost of DDA's plots and flats to consumers. It is very much an operational necessity in public interest that MCD is made to accept corresponding regular staff in Group 'C', Group 'B' and Group 'A' on technical as well as non-technical side on some normative basis.

11.4. According to a rough assessment, the transfer of colonies has generated a work load of Rs. 70.00 crores appx. per annum in the MCD and there has been a corresponding reduction of work load over the years in the DDA. The Committee, therefore, recommends that MCD shall take over the corresponding staff as per the norms laid down along with the taking over of services from DDA. MCD should accept strength of 16 Divisions with 4 SEs and 1 CE.

12.0 INNOVATIONS:

12.1 SOIL TESTING UNIT:

Presently, the soil investigations for the various project sites are being got done through a number of private agencies. This has led to not only spending a considerable amount of funds of the DDA which are estimated at around Rs. 1.00 crore per year but also the quality of reporting has given doubt on a number of occasions and has

resulted in delays in construction of the Projects due to incorrect reporting on account of need to reconsider the foundations. The VC, DDA has already approved in principle, the creation of a Soil Testing Unit and has directed that a Committee be set up for the purpose of fine tuning of the proposal.

12.2. RESIDUAL WORK TEAM:

The peculiarity of DDA buildings is that the buildings are not handed over to a particular client Department as such or to staff of DDA as such who may be ready to move into the buildings immediately after the same are allotted. But these are allotted to the public who may or may not have the funds to deposit immediately and take over the completed buildings from the DDA. Instances are not uncommon where after the buildings were completed, even after two years, the allottees did not take the possession and move in. On the one hand, the structure gets deteriorated and on the other hand, DDA gets a bad name. Further, the contractors' contracts get prolonged resulting in legitimate reimbursement of increased cost under their contracts in addition to the claims for damages which are by and large upheld in Arbitration and courts. It is, therefore, proposed that in future the contracts should be invited excluding the items which are required to be fitted only when the allottee appears on the scene with the allotment letter and in case of present contracts after taking the supply of such items from the contractors, to close the contract and finalise his accounts. When the allottees appear on the scene, the proposed residuary work team will ascertain from him the likely date when he proposes to take over and move in, will arrange to complete the providing of fixtures and fittings and hand over the possession to him. This team will also arrange for the necessary watch and ward during the period of taking over from the contractor and handing over to the allottees. This Unit will have small stores having the stock of such fittings and fixtures located at suitable project sites in various Zones and the minimum number of skilled workers.

The team will also be responsible for maintenance of the services till these are transferred to MCD.

There will be five such units for the present, one

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The team will also be responsible for maintenance of the services till these are transferred to MCD.

There will be five such units for the present, one

attached to CE of each Zone. The unit will be headed by one EE and assisted by 3 AEs and 9 JEs, 1 AE & 3 JE (Electl.).

12.3. DDA'S CONSULTANCY AND CONSTRUCTION WING:

At Dwarka, Narela, Rohini etc. a number of plots have been and are being given to various societies. Quite a few societies find it difficult to get a proper Architect and Consultant to guide them in starting and constructing their buildings expeditiously and economically. The proposal is to start a Consultancy Wing to provide the services required by the societies for the initial planning, getting the plans approved, preparing working drawings, preparing structural drawings, preparing statement of quantities/tender documents, receipt and scrutiny of tenders and making recommendations to the societies. This is the first stage of consultancy which will be very much welcomed by the societies so that their projects take off very fast.

This is proposed to be followed by the Consultancy at the second stage by providing for the correspondence to be made with the contractors by the society so as to take care of the possible claims that may arise later on and also to guide the society during the construction phase.

In this phase, if the societies want, the field supervision could also be provided so as to ensure the quality of work and conformance to the Architectural and Structural drawings. The advice, if any needed by the societies in procuring some of the items of materials itself could also be provided by giving them a schedule showing the requirements of various materials as against the period of construction.

The consultancy Unit will also be entrusted with the following functions:

- (i) To carry out planning, designing and execution of all types of construction;
- (ii) To carry out all forms of construction, whether of any metal, concrete, prestressed concrete or any other substance whatever in all their forms including lintels, sunshade, precast slabs,

interlocking slabs, kerb stones, concrete blocks, hollow blocks, fly ash bricks, manhole covers, gully gratings, beams, high tension poles, sheets, sleepers, slabs, skeletons, bridges, aviation and factory hangers whether prefabricated or manufactured at site, fabrication of door, chowkhats, steel windows, grills;

- (iii) Collection and dissemination of information in various low cost technologies developed by various institutions;
- (iv) Undertaking field studies for development of appropriate low cost building materials and for ensuring cost effectiveness in building construction.
- (v) Development of constructions designs matching with the technologies relevant to the local needs.
- (vi) Demonstration of low cost house building technologies.
- (vii) Standardisation of modular construction practices and development of testing and quality control facilities; and
- (viii) Study and improvement of layout plans and building plans.

This unit is expected to handle construction works worth Rs.5 to 10.00 crores per year to start with. Consultancy charges will be levied depending upon the extent of consultancy needed by the various societies, say in the range of 2% to 3%.

This will be formed by diverting one Zonal CE office alongwith one Circle converting it into the new commercial venture. This way, there will be 5 Field Zones in DDA and 1 CE with supporting staff will function as a contractor on the pattern of Rajasthan Awas Sansthan. Modality for this Sansthan can be formulated on the pattern of Rajasthan Awas Sansthan (Annexure-8) or/and Commercial Wing of UP Jal Nigam (Annexure-9). This cell will earn its overhead expenses in

due course from the consultancy and construction work generated in the open competitive environment by bidding for work in DDA as well as works of the Cooperative Group Housing Societies or other Govt. and non-Govt. Institutions. Some incentives can be considered in the form of higher bonus/ex-gratia at the end of the year if this unit generates profit after meeting the establishment expenses.

12.4 In DDA, JEs are granted time bound AEs scale after 15 years of service. Since there has to be a ceiling on line formation looking to the magnitude of work load, it may happen that Sr. JEs in AEs scale may wait for a number of years to become regular AE. It is suggested that to recognise their experience and give them a better status, they may be designated as Jr. Divisional Manager/Sr. Engineer and may be posted only in new project areas like Dwarka, Rohini or Narela where quality of construction work has to be of consistently high order.

GENERAL RECOMMENDATIONS:

13.. The Recruitment rules at some of the levels of Engineers have a provision for direct recruitment but this has by and large not been implemented. This has affected the quality of working in the Engg. Wing. This provision should be implemented with some modification in the proportion of intake if considered administratively desirable.

Wherever direct recruitment is provided in the RRs, 50% of the quota could be made available to the Departmental candidates by holding a limited departmental competitive examination. This could be followed for a limited time of say 3 years or so initially subject to review thereafter.

Such AEs who come through the direct recruitment quota either from within or from outside, will enable manning of posts of Designs, consultancy and quality control etc.

14. The resultant vacancies at the feeder level of JE as a result of upgradation or creation of new posts will be abolished formally alongwith the present vacancies. The posts which will be upgraded in the field formations will not carry with them any additional staff or physical infrastructure liability. The residual maintenance Units recommended in para 12.2 will be formed by CEs by the re-deployment within the existing strength.

15. It is suggested that to gain a high acceptability in the market for its housing stock DDA should continuously review the work load norms to bring it in tune with Dr. Anand Committee Report with the retirements and normal wastage in time to come say every 3 years and close down corresponding number of Divisions and not resort to any direct recruitment at JE level till a thorough cadre review looking to the market conditions justifies such an impact after 3 years or 5 years interval. Also, a project consultant system should be tried on CIDCO pattern to avoid as far as possible any fresh induction of staff as well as to contain ultimately the overheads within 7%.

16. The resultant additionally available posts at various levels from the foregoing recommendations have been indicated in Annexure-10.

17. ADDITIONAL POINTS:

17.1 A point was pressed that in Building Section the work is presently handled by an Architect as Director (Building) whereas this work in other departments like MCD is being handled by Engineering Wing. There is a Superintending Engineer (Building) in the Head Office of the MCD and AE (Bldg) in respective zones. This aspect concerns Planning & Architectural Wing also and hence no recommendation could be firmed up by the Committee and it will be further deliberated for a final view.

17.2 Another point was made about the post of Engineer-in-Chief in the scale of Chief Engineer with some special pay to coordinate the work of field zones. Some recommendations made by the then VC Shri Harish Khanna was quoted in this regard. Papers to examine this issue were not readily available and the Committee could not therefore, reach any conclusion. It will be deliberated if concrete justification is found in the notings in Personnel Wing and it fits in with the established set up of the Authority.

Rina Ray

[Mrs. Rina Ray]
Commissioner (Personnel)
Member

R.K. Bhandari

[R.K. Bhandari]
Chief Engineer (WZ)
Member

K.N. Khandelwal

[K.N. Khandelwal]
Finance Member
Chairman

STATEMENT SHOWING THE SANCTIONED STRENGTH

ANNEXURE-I

S.No.	Name of Post	1980-81	1986-87	1992	1995
1.	Chief Engineer (C)	1	8	8	8
2.	Chief Engineer (E)	-	-	1	1
3.	Addl. Chief Engineer	1	-	-	-
4.	S.E. (C)	9	25	30	31
5.	S.E. (E)	1	3	4	3
6.	E.E. (C)	52	134	127	126
7.	E.E. (E)	9	17	17	17
8.	A.E. (C)	418	601	526	526
9.	A.E. (E)	63	94	77	77
10.	J.E. (C)	1274	1596	1530	1530
11.	J.E. (E)	163	266	215	215

ANNEXURE - II

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STAGNATION LEVELS

GRADE	EXISTING IN THE		
	CPWD	MCD	DDA
1	2	3	4
<u>CIVIL WING</u>			
JE to AE	29 years	27 years	16 years *
AE to EE	14 years	23 years	15-1/2 years *
<u>ELECTRICAL WING</u>			
JE to AE	26 years	-	14 years **
AE to EE	22 years	-	14-1/2 years **

* 17 years for Diploma

** 16 years for Diploma

** 19 years for Diploma holders

* 19 years for Diploma holders

Information in respect of DDA does not contain details of JEs/AEs who have
be reverted or suspended due to vigilance cases or found "unfit" in DPCs.

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Anticipated Retirements over the next 15 years

ANNEXURE

No. of officers superannuating on or before 31st December, 2010

C.E.		S.E.		E.E.		A.E.		J.E.		Total officials
(C)	(E)	(C)	(E)	(C)	(E)	(C)	(E)	(C)	(E)	
-	-	2	-	3	-	1	-	-	-	5
1	-	2	-	7	-	2	-	-	-	12
1	-	1	1	8	-	1	-	-	-	12
-	-	2	-	9	-	1	-	1	-	13
2	-	5	-	8	1	1	-	-	-	17
1	1	6	1	8	-	8	-	-	-	25
-	-	4	-	14	-	12	-	-	-	30
1	-	4	1	16	-	15	1	-	-	38
-	-	2	-	17	3	31	3	1	1	58
-	-	2	1	12	1	26	3	2	1	48
-	-	1	-	7	4	37	10	2	6	67
-	-	-	-	8	3	32	8	1	4	56
-	-	-	-	3	1	35	4	18	5	66
-	-	-	-	-	-	23	14	15	5	57
-	-	-	-	-	1	31	7	24	11	74
-	-	-	-	2	1	34	-	57	11	105

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TIME SCALE TO JUNIOR ENGINEERS (CIVIL/ELECTRICAL)

ANNEXURE IV

GOVERNMENT OF RAJASTHAN

DELHI DEVELOPMENT AUTHORITY

- | | |
|---|--|
| <p>1. After completion of 9 years of regular service, first Selection grade of Rs.1640 - 2900/- is granted.</p> <p>2. After completion of 18 years of regular service, second Selection grade of Rs.2000-3200/- is granted.</p> <p>3. After completion of 27 years of regular service, third Selection grade of Rs. 2000-3500/- is granted.</p> | <p>1. On completion of 5 years' service, higher pay scale of Rs. 1640-60-2600-EB-75-2900/- is granted.</p> <p>2. On completion of 15 years of service, second higher pay scale of Rs. 2000-60-2300-EB-75-3200-100-3500/- is granted at the stage of Rs.2300/-.</p> |
|---|--|

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ANNEXURE - V

DIRECTORATE GENERAL OF WORKS
Central Public Works Department

No. 13/5/94DW(S&D)/1185-94

Nirman Bhawan, New Delhi.
Dated the 6th Oct '94.

Subject : Workload Norms for CPWD Divisions.

The SIU report for CPWD civil divisions received from SIU vide their letter No. 53/4/87-SIU dated 24.6.93 and for electrical divisions vide No. 28/2/84-SIU dated 28.1.93 suggesting workload norms as indicated below, for the year 1988-89. These workload norms are required to be updated to take into account the effect of escalation in costs, DG(W) has accordingly approved the workload norms for the year 1993-94 as shown below :-

	Workload Norms for 1988-89 as per SIU Report (in lakhs)	Updated Work- load norms for 1993-94 (In lakhs)
A. CIVIL Concentrated Construction Division	295	450
B. ELECTRICAL Construction Division (Weighted Norms)	210	320

(R.P. BHARDWAJ)
Director of Works (S&D)

To,

1. DS(W), Ministry of Urban Development for information along with a copy of D.O. letter dt. 23.9.94 issued by Secretary (UD) to Secretary (Exp.) regarding the decision taken for procedure to update workload norms.
2. PPS to DG, PS to ADG's, DOG, DW's, DA.

C1200

ANNEXURE - VI

SUMMARISED STATEMENT FOR BUDGET ESTIMATE
FOR THE YEAR 1994-95

Rs. in lakhs)

SR NO.	PARTICULARS	BUDGET ESTIMATES 1993-94	REVISED ESTIMATES 1993-94	BUDGET ESTIMATES 1994-95
	REVENUE EXPENDITURE			
	1. ESTT. / ADM. EXPENSES	230	240	261
	2. HORTICULTURE EXPENSES	179	369	250
	3. REPAIRS & MAINTENANCE	3448	4452	5387
	TOTAL	3857	5061	5898
	REVENUE RECEIPTS			
	1. SERVICE CHARGES	1258	641	1330
	2. OTHER	1577	1412	1611
	TOTAL	2835	2053	2941
	LOANS AND ADVANCES			
	1. EXPENDITURE	163	200	445
	2. RECEIPTS	137	42	93
	DEFICIT (-) / SURPLUS (+) CAPITAL A/C	1302	-757	6019
	DEFICIT (-) / SURPLUS (+)	254	-3923	2710

6.11% 4.98% 4.63%

SUMMARISED STATEMENT FOR BUDGET ESTIMATE
FOR THE YEAR 1994-95

(Rs.in lakhs)

SR NO	PARTICULARS	BUDGET ESTIMATES 1993-94	REVISED ESTIMATES 1993-94	BUDGET ESTIMATES 1994-95
	CAPITAL EXPENDITURE			
A)	WORKS (DIRECT)	41895	37706	63485
B)	OTHER DEVELOPMENT EXPENSES			
2.	ESTABLISHMENT EXPENSES	1261	1312	1445
3.	ADMINISTRATIVE EXPENSES	727	1046	1037
4.	INTEREST, GUARANTEE FEES	6489	7437	12462
	TOTAL (B)	8477	9795	14944
C)	LOAN REPAYMENT			
1.	LOAN TO GOVT.(UTI)	0	0	20000
2.	LOAN TO GOVT.(TCB)	0	400	400
3.	OTHER	9366	7819	14385
	TOTAL (C)	9366	8219	34785
	TOTAL A+B+C	59738	55720	113214
	CAPITAL RECEIPTS			
A) 1.	MARKETING RECEIPTS	42992	33049	54810
2.	ESTATE RECEIPTS	2700	3175	3250
3.	INTEREST ON FDR/OTHERS	1124	622	4280
4.	LOANS, ADVANCES, BONDS	13921	18117	56393
5.	CONTRIBUTION	303	0	500
	TOTAL	61040	54963	119233

3.91%

SECTION 6

RECOMMENDATIONS

Manpower Planning

6.1

In the process of playing its role, the DDA has not only to plan, monitor and control development, but also ensure that its qualitative and quantitative targets are met. For this, it is necessary to ensure a requisite skill and manpower base.

The Corporate Planning function would be responsible for finalising the targets that the DDA would be required to meet. Manpower Planning would ensure that manpower resources are available and utilised in an optimal manner in order to meet the targets set.

The objectives of a Manpower Planning System are to arrive at a plan following which the DDA can obtain an optimal mix of skills and proper level-wise distribution to meet the targets it has set for itself in its Corporate Plans.

The system should enable a link between the Corporate Plans and the existing skills available and determine how manpower could be optimally utilised.

For this purpose, the following activities would need to be undertaken :

- a) Evaluation of targets set in Corporate Plans and conversion of these targets into manpower terms skill-wise, level-wise projections.
- b) Analysis of current skills inventory, its matching with requirements.
- c) Review of existing level-wise distribution of manpower, keeping in view career paths and plans (Recruitment Rules)
- d) Projection of total manpower requirements on a skill-wise, level-wise basis.
- e) Identification of skills that can be developed internally and projections of career growth of individuals.
- f) Analysis of projected manpower levels to formulate recruitment plans

This must be an on-going exercise, with a long-term perspective to enable the DDA to gear itself up to meet its objectives. As an immediate measure, the evaluation of existing manpower norms should be undertaken :

- a) to establish whether the existing CPWD norms for Engineering are valid in the DDA, considering the repetitive nature of work and the limited geographical jurisdiction.

- b) to establish the basis on which personal and support staff should be sanctioned. The scope and extent of an individual's assignment must determine how much support staff, he must have, rather than the existing practice.
- c) to formulate norms for clerical and administrative staff for departments/wings doing standardised work like housing, allotment and land sales, e.g. the number of files/registrations/allotments that each Deputy Director, Assistant Director, etc should be responsible for.

In undertaking the establishment of these norms, the Organisation and Methods and Industrial Engineering techniques should be used. This expertise has been provided for under the Management Services Wing.

Further, the impact of computerisation and automation that the DDA wishes to undertake should be taken into consideration.

6.2 : Recruitment, Selection and Career Planning

The analysis of policies for Recruitment Selection and Promotions has revealed that a merit orientation exists in technical areas. Non-technical areas face a problem of competence and knowledge at the middle level.

It is necessary that the policies should encourage the development of competence and the capability to perform at different levels, while ensuring the meeting of DDA's objectives effectively.

Certain specific recommendations for this area are as follows :

- a) Promotion decisions should be based on the potential and capability of an individual to perform his new role. In other words, role matching between the individual and the position should be done. The system for promotion could remain the same with the DPC playing an important part in promotion decisions.
- b) If no person is found suitable for a new position, the DDA should opt for direct recruitment or engage a deputationist. This will make it clear to employees that they should also make efforts to develop themselves, and a promotion cannot be taken for granted.
- c) In Planning and Architecture, where the problem of stagnation exists, the implementation of the new structure should help in reducing this problem. In the long-terms, however, it is necessary that the Manpower Planning System should take into account career growth and the possibility of stagnation in this projections. The number of entry-level recruitments (lowest level for graduates) and

post-graduates) may have to be reduced because of limited positions at the higher level. A mix of direct recruits at the Planning and Architectural Assistants level, along with promotees from the lower levels would be necessary. The actual mix would need to be flexible and must be based on manpower plans. It would be important, however, to establish as well as to clarify the limitations of career paths available to promotees with lesser qualifications.

e) The system of inviting deputationists to occupy positions does have some merits. It makes available to the DDA much wider choice of people and the organisation can be confident of a certain level of quality. It is, however, necessary to bring them within the mainstream as quickly as possible. While the DDA should do all it can to do this, the individual should also make the effort to ensure this, it is suggested that, at the end of one year, the DDA must have the option of reverting a deputationist to his parent organisation. Further, the period of deputation could be increased to five years to bring in continuity.

f) In non-technical areas, it is suggested that direct recruits be inducted at the Assistant Director level. This will ensure a suitable mix and introduce a fresh outlook and competence at the middle management levels. Ultimately,

a cadre could be developed within the DDA itself to occupy higher positions. The percentage of direct recruits to promotees should be determined by manpower planning through career growth projections. However, it would be worthwhile from the implementation point of view to start with a small percentage of direct recruits and increase their induction gradually. Direct recruits should be given a good understanding of the DDA's working and its systems and procedures through training programmes. The role that they play within the DDA's overall objectives should also be made clear.

- g) Training should be an integral part of the Career Planning process. Re-orientation of people, mainly to take on managerial and senior positions, is necessary. Such a re-orientation could help to reduce the need for deputationists over-time and the DDA could rely on its own cadres in the future. Keeping competence in mind, the DDA should also keep its options open and fulfill its needs through deputationists, if necessary.
- h) In case of some specialised positions which are essential to the DDA's effort, a normal career path is really not possible as the role to be performed by the specialists would remain the same. As area of specialisation is narrow, it would be possible for these specialists to perform at higher co-ordinating

levels. It might be necessary, therefore, to promote them through grade levels, even though their roles essentially remain the same. As they grow in the organisation, their reporting may be upgraded to higher levels. Hence, the role would remain essentially the same, the status and rank could improve, along with commensurate compensatory benefits.

6.3 Performance Appraisal

Keeping in view the nature and complexity of the DDA's responsibilities, its employees need to develop their skills, learn from experience, assimilate this learning and apply it to their work situations. The Performance Appraisal System of the DDA should hence be directed towards fostering a culture of learning, creativity and innovation.

The existing Performance Appraisal System of the DDA being control-oriented does not encourage people to experiment and break new ground. Therefore, a development oriented system is called for which provides for sharing of experience between superiors and subordinates and in which a negative remark is perceived as an impetus for self-improvement, rather than an 'bad mark'. This is not to undermine the control aspects which ensure that an individual performs and takes decisions within its scope. There are also some situations where standardised responses are more appropriate than a discretionary response.

Therefore, it is recommended that the Performance Appraisal System be refocussed as follows :

- i) The focus should be on evaluating the work done during the year. Feedback, whether positive or negative, should be an essential part of the system. Counselling by superiors on areas of improvement and how the appraisee should go about it is also necessary. The focus here should be on learning and development and not on control.

This form of appraisal can be very sensitive and its objectives and process should be clearly conveyed to the officers of the DDA. Simultaneously, the confidential part of the appraisal could continue, where parameters like integrity and potential are commented upon.

- ii) The Performance Appraisal System, in continuance of the developmental philosophy, should also identify training needs. This would be an important input to the Training and Development function, making it more need-based, rather than being general in nature.
- iii) The identification of potential of individuals, for career planning purposes, would help in preparing them and to develop their potential.

- iv) In order to meet the objectives of the Performance Appraisal System, as described here, the appraisal form could have three parts in addition to the normal biographic details.

Part A

In Part A, the appraisee should state the work he has done during the year, indicating :

- highlights
- specific contribution
- constraints
- experience gained and skills acquired
- training needs

Part B

In Part B, the Reporting Officer should evaluate the work of the appraisee in terms of :

- quality
- quantity and timeliness.

application of new ideas, knowledge and skills

significant contribution

relationships with people.

Training needs should also be identified. Part B should be discussed thoroughly with the appraisee to give him a feedback on his performance and to provide counselling on areas of weakness. This should be done with the purpose of keeping the employee develop his areas of strengths and overcome his weaknesses.

Part C

This is the confidential part of the report and the employees general areas of strengths and weakness, his integrity, his ability to perform at the position he is in, and capabilities to perform in different capacities should be discussed. Comments on the employees integrity, his commitment to the DDA and its objectives may also be described.

6.4

Training and Development

Training in an organisation should be a need-based effort, concentrating on meeting the skill requirements

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that exist. Personnel should be also kept up-to-date of developments in their areas of specialisation, both within the organisation and outside.

For a planning and development authority like the DDA, new experiences and developments the world over are relevant and need to be disseminated within the organisation.

There are two basic areas that would need concentration :

- a) Induction Training for new recruits
- b) Continuing Education for meeting organisational skill requirements, technical update, managerial training and value orientation.

These are discussed below :

a) Induction Training

The purpose of Induction Training is to give the people joining the organisation an opportunity to understand the role of the organisation and its working to gain an appreciation of what is done in different departments, and how they contribute to the overall organisational objectives. Induction Training would be particularly useful for technical staff in areas like Planning, Architecture and Engineering.

In addition to an exposure to the working of various departments in general, an in-depth exposure to their home departments would be necessary. This would facilitate the understanding of norms of working, systems and procedures which are unique to the organisation.

The Induction Training Programme should be viewed as the initiation of fresh recruits into the DDA, where the objectives of 'Planned Development' are conveyed. It is equally important that these recruits should understand their roles in the DDA's overall scheme.

For middle and higher level recruits, an organised training programme may not be called for, but meetings with heads of departments and senior executives would certainly be useful.

b) Continuing Education Programmes

1) Technical Updates

This is necessary for technical departments like Planning, Architecture and Engineering. Technical updates would be concerned with new developments in the field and the application of these developments in the DDA's context.

ii) Need-based Training

Need-based training would need to be organised around the training requirements identified by the DDA. It would also be concerned with developing the potential of people as identified through Performance Appraisals. On a regular basis, information on training needs should be obtained through Performance Appraisal as well as surveys.

iii) Managerial Training

As people move higher in the organisation, their responsibilities increase, as they have more people to manage. It would be necessary, therefore, to provide training on particular skills they might have to use like team management.

iv) Value Orientation

It is necessary that people appreciate and understand the values of 'Planned Development'. As the DDA is concerned with the public and its efforts directly affect the people, there is a need for a service orientation. Value orientation workshops, focussing on overall through training and development should be held to re-orient the officers of the DDA towards effective problem-solving, where they are not just involved in the maintenance of the system, but in finding ways and means to improve the efficiency and the overall effectiveness of the DDA.

The DDA could immediately begin with Management Development Programmes that focus on the change envisaged for the DDA and how such change can be brought about. These programmes should begin with senior officers and cover the middle and lower levels.

Their focus should be on the DDA, its objectives and how various different functions/activities contribute to the overall objectives of the DDA. These programmes should be conducted outside the DDA's premises to provide people with an undisturbed atmosphere as well as an open outlook.

Programmes like 'Planning for Non-Planning Executives' and 'Finance for Non-Finance Executives' would knit the DDA closer, as people would have a better understanding of each other.

6.5


General Recommendations

- a) The DDA must make efforts to bring the terms and conditions of the employees of the Slum Department and the DDA on par, as long as they are an integral part of the organisation. An integration and a sharing of objectives and values will not take place unless people see themselves as part of the organisation.
- b) Communication systems should be developed, where employees could provide feedback and give suggestions for improvement of efficiency and effectiveness. Similarly, to knit people

of the organisation together, an in-house Journal with information about the employees and the DDA would help.

- ✓ c) Departmental meetings with the head of the department and the employees on a periodic basis would give people an opportunity to communicate and offer suggestions for improvement and efficiency. This would also give them a sense of involvement in the change process and bring about a commitment to meeting the objectives of the DDA.

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ANNEXURE 
VIII

AVA
(A)

MEMORANDUM
BYE LAWS,
RULES
&
REGULATIONS

AVAS VIKAS SANSTHAN
4-A-21 JAWAHAR NAGAR
JAIPUR

DESIGNED & PRODUCED BY
COMPU-PRINTS, JAIPUR-302 003



रजिस्ट्रार कक्षा-पत्र



क्रमांक 25/25/1933-35-10

आगत दिनांक

यह पत्र दिनांक २५/२५/१९३३-३५-१० दिनांक २५/२५/१९३३-३५-१० को
रजिस्ट्रार कक्षा-पत्र प्रमाणित, १९३३ (पञ्चसाल प्रमाणित
नं. २५, १९३३) के अनुसार रजिस्ट्रार कक्षा-पत्र दिनांक २५/२५/१९३३-३५-१०

यह पत्र दिनांक २५/२५/१९३३-३५-१० को रजिस्ट्रार कक्षा-पत्र प्रमाणित, १९३३ (पञ्चसाल प्रमाणित
नं. २५, १९३३) के अनुसार रजिस्ट्रार कक्षा-पत्र दिनांक २५/२५/१९३३-३५-१०

रजिस्ट्रार कक्षा-पत्र प्रमाणित, १९३३ (पञ्चसाल प्रमाणित
नं. २५, १९३३) के अनुसार रजिस्ट्रार कक्षा-पत्र दिनांक २५/२५/१९३३-३५-१०

दिनांक २५/२५/१९३३-३५-१०

MEMORANDUM OF
CONSTITUTION OF NETWORK
BUILDING CENTRES IN THE
STATE OF RAJASTHAN

Whereas the Rajasthan Housing Board in collaboration with the Housing & Urban Development Corporation Formulated a scheme for establishing a net work of building centres in the State of Rajasthan for transfer of low cost building technologies and skill upgradation of persons engaged in construction of buildings.

1. Now, therefore, we the signatories to the memorandum have agreed to form the society by the name of "AWASIYA VIKAS SANSTHAN" hereinafter called the "SANSTHAN" and to register it under the name of "AWASIYA VIKAS SANSTHAN", Jaipur.

2. The registered office of the Sansthan will be in Jaipur in the state of Rajasthan. Its present location is at 4-TA-21, Jawahar Nagar, Jaipur. Its jurisdiction extends to whole of Rajasthan.

3. Nature : The Sansthan is a no profit no loss training - cum - research organisation devoted to the skill upgradation of persons engaged in construction work and study of building materials and construction technologies and their application in the field.

4. Objectives : The aims and objectives of the Sansthan shall be as follows:-

(2)

- (a) Collection and dissemination of information in various low cost technologies developed by various institutions;
- (b) Undertaking field studies for development of appropriate low cost building materials and for ensuring cost effectiveness in building construction;
- (c) Providing assistance for development of entrepreneurship in the manufacture, use and marketing of low cost building components;
- (d) Training of artisan and other persons already engaged in or wanting to work in construction industry;
- (e) Training of educated unemployed including technical persons, as contractors including petty contractors and providing assistance to them for the entrepreneurship in building construction;
- (f) Mobilisation of groups of masons, carpenters and other construction workers for undertaking low cost housing construction activities and providing assistance to them;
- (g) Development of construction designs matching with the technologies relevant to the local needs;
- (h) Demonstration of low cost house building technologies;
- (i) Standardisation of modular construction practices and development of testing and quality control facilities;
- (j) Undertaking construction works for imparting practical training to trainees of Sansthan;
- (k) Study and improvement of lay out plans and building plans;
- (l) To undertake such other activities and to create such other activities, institutions and organisations as may be found

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(3)

essential or conducive to better realisation of the above mentioned aims and objectives of the Sansthan.

5. All the incomes earnings, and movable and/or immovable properties of the Sansthan whensoever and howsoever derived shall be applied solely towards the promotion of the aims and objectives of the Sansthan as set fourth in the Memorandum of Association. No portion of the income and property of the Sansthan, shall be paid or transferred or distributed, directly or indirectly by way of dividends, interest or otherwise to any person(s) of the Sansthan or any one through them, provided that nothing here in contained shall prevent the payment in good faith of honoraria, stipend to trainees, facilities of any nature remuneration to any member, office bearer, officer or servant or to any one else in return for services rendered. No member of the Sansthan shall have any personal claim on any movable and/or immovable properties of the Sansthan or make any profit, whatsoever, by virtue of his membership.

In attainment of these objectives, there is no profit motto involved;

6. The names, addresses, occupations and designations of the present members of the Board of Management to whom the management of the Sansthan is entrusted as required under section 2 of Sansthan Registration Act, as applicable to the State of Rajasthan, are as :

S.N.	Full Name (In Capital Letters)	Address	Occupation in the	Designation Sansthan
1	Sh. SHRI RAM GOTEWALA S/o Sh. MOHAN LAL GOTEWALA	B-7, Shiv Marg, Bani Park, Jaipur .	Public Repre sentative	Chairman (Ex-Officio)

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2. SH. AKHEY	Housing	Govt.	Vice-
RAJ S/o. Sh.	Commissioner,	Service	Chairman
DEO RAJ	R. H. B., Jyoti		(Ex-Officio)
	Nager, Jaipur.		
SH. CHANDRA	Secretary, U.D.	do	(Ex-officio)
PR. MEENA	& H. Govt. of		
S/O. S. DEO LAL	Rajasthan, Jaipur.		
MEENA			
SH. SARIPPA	Ex-Chairman	Social	Member
S/o. Sh.	Public Service	Worker	
SIDDAPPA	Commissioner,		
	Jaipur.		
SH. RAVI	Director, Science	Govt.	(Ex-Officio)
MATHUR S/o	& Technology,	Service	Member
SH. MOHAN	Govt. of Rajasthan,		
PRAKASH	Jaipur.		
MATHUR			
6. SH. C. S. MEHTA	Chief	do	do
S/o. Sh. A. S.	Town Planner,		
MEHTA	Govt. of Rajasthan,		
	Jaipur.		
7. Smt. SUDHA	Chairman, Samaj	Public	do
RAINA W/o. Sh.	Kalyan Board,	Repre	
TEJA RAINA	Jaipur.	sentative	
8. Sh. H. S.	Director	Govt.	do
MATHUR	(planning)	Service	
	J.D.A., Jaipur.		

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9. One	Housing &	do	do
Representative.	Urban Develop		
	ment Corporation,		
	Hudco House,		
	Lodhi Road,		
	New Delhi.		
10. One	Human	Govt	(Ex-Officio)
Representative	Settlement	Service	Member
	Management,		
	Institute, N. Delhi		
11. One	Central Building	do	do
Representative	Research institute,		
	ROORKEE.		
12. One	National Building	do	do
Representative	Organisation.		
13. Sh. M. RAISING	Professor of	do	do
HANI S/o. Late	training &		
Sh. JHAMAR	placement,		
DASS	MREC, Jaipur.		
14. Sh. KRISHNA	Regional	Bank	do
MOHAN	Manager	Service	
ROHTAGI	Union Bank of		
	India, Jaipur.		
15. Sh. A. MATEEN	Dy. Housing	Govt.	(Ex-Officio)
S/o. Sh. ABDUL	Commissioner	Service	Member
RAZAK	HQ. R.H.B.,		
	Jaipur.		

(6)

We the undersigned are desirous of forming the Sansthan under the Societies Registration Act as applicable to the State of Rajasthan in pursuance of this Memorandum of Association:

Sl No	Full Name (In Capital Letter)	Address	Occupation	Signatures
1	SHRI RAM GOTEWALA			
2	SH. MOHAN MAL GOTEWALA			
3	SH. M. RAISINGHANI	Professor of	Govt.	
4	S/o Late Sh. JHAMAR	Training & Placement,	Service	
5	DAS	MREC, Jaipur		
6	SH. C. S. MEHTA	Chief Town Planner,	do	
7	S/o Sh. A. S. MEHTA	Govt. of Rajasthan,		
8		Jaipur.		
9	SH. RAVI MATHUR	Director, Science &	do	
10	S/o Sh. MONAN	Technology, Govt. of		
11	PRAKASH MATHUR	Rajasthan, Jaipur.		
12	SH. ABDUL MATEEN	Deputy Housing	do	
13	S/o Sh. ABDUL RAJAK	Commissioner		
14		H.Q. R H B, Jaipur.		

We the undersigned certify that we know the above mentioned persons and they have signed before us.

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Witness No.1

Name: O. P. Bohara

Occupation: Resident Engg.

Address: Rajasthan

Housing Board, JAIPUR

(Signature)

Witness No.2

Name: R. K. Sachdeva

Occupation: Project Engineer(Sr.)

Address: Rajasthan Housing

Board, JAIPUR

(Signature)

AWASIYA VIKAS SANSTHAN

RULES AND REGULATIONS:

1. Name

The name of the Sansthan is the Society for "AWASIYA VIKAS SANSTHAN"

2. Office

The office of the Sansthan will be in Jaipur in the State of Rajasthan. Its present location is at 4-TA-21, Jawahar Nagar, JAIPUR.

3. Objectives

The objectives of the Sansthan are:

The aims and objectives of the Sansthan shall be as follows-

- Collection and dissemination of information in various low cost technologies developed by various institutions;
- Undertaking field studies for development of appropriate low cost building materials and for ensuring cost effectiveness in building construction;
- Providing assistance for development of entrepreneurship in the manufacture, use and marketing of low cost building components;
- Training of artisan and other persons already engaged in or wanting to work in construction industry;

- (e) Training of educated unemployed including technical persons, as contractors including petty contractors and providing assistance to them for the entrepreneurship in building construction;
- (f) Mobilisation of groups of masons, carpenters and other construction workers for undertaking low cost housing construction activities and providing assistance to them;
- (g) Development of construction designs matching with the technologies relevant to the local needs;
- (h) Demonstration of low cost house building technologies;
- (i) Standardisation of modular construction practices and development of testing and quality control facilities;
- (j) Undertaking construction works for imparting practical training to trainees of Sansthan;
- (k) Study and improvement of lay out plans and building plans, and
- (l) To undertake such other activities and to create such other activities, institutions and organisations as may be found essential or conducive to better realisation of the above mentioned aims and objectives of the Sansthan.

5. All the incomes, earnings and movable and/or immovable properties of the 'Sansthan' whenever and how so ever derived shall be applied solely towards the promotion of the aims and objects of the society as set forth in the Memorandum of Association. No portion of the income and property of the Sansthan shall be paid or transferred or distributed, directly or indirectly by way of dividends, interest or otherwise to any person (s) of the Sansthan or any one through them, provided that nothing herein contained shall prevent the payment in good faith of honoraria, stipend to trainees, facilities of any nature remuneration to any member, office bearer, officer or servant or to any one else in return for services rendered. No

member of the Sansthan shall have any personal claim on any movable and / or immovable property of the Sansthan or make any profit, whatsoever, by virtue of his membership.

In attainment of these objectives, there is no profit motive involved.

6. Definitions :

In these rules, unless context otherwise require :

- (a) The 'Board' means the Board of Management of 'Sansthan'
- (b) The 'Chairman' means the Chairman of the Board of the Management.
- (c) The 'Committee' means the Executive Committee of the 'Sansthan';
- (d) The 'Secretary' means the Secretary and Chief Executive of the 'Sansthan';
- (e) 'Sansthan' means the 'Awasiya Vikas Sansthan', JAIPUR;
- (f) 'Society' means the 'Awasiya Vikas Sansthan', and
- (g) The 'Vice Chairman' means 'Vice Chairman' of the Board of Management of Sansthan.

7. Office Bearers of the 'Sansthan'

(a) Chairman :

The Chairman of the Sansthan shall be elected by the General Body of the Sansthan.

(b) Vice Chairman:

The Vice Chairman of the Sansthan shall be elected by the General Body of the Sansthan;

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(c) Secretary:

There shall be a Secretary and the Chief Executive of the Sansthan who shall be a person of suitable status. He shall also be an ex-officio member.

8. Rights, Duties Powers of the office Bearers:

(a) Chairman:

The chairman shall preside over the meetings of the board of Management and shall also exercise such rights and powers, as provided under these rules and regulations; or given to him by the Board of Management or the Executive Committee.

(b) Secretary:

The Secretary will be the Chief Executive of the Society and shall inter-alia, perform following functions:-

- (i) Preparation of agenda for meetings of the Board, Executive committee, the General body and other committees, convening of such meetings and maintenance of the record of proceedings of all such meetings;
- (ii) Ensuring action on all decisions of all meetings of the Board, Executive Committee and other Committees formed by the Board or the Executive Committees;
- (iii) preparation of development plans of the SANSTHAN and their execution after approval of the Executive Committee or the Board as the case may be;
- (iv) Sign all documents and correspondence for and on behalf of the Sansthan;
- (v) Maintain all records of the Sansthan;
- (vi) Make all disbursements on proper vouchers and to receive all money on proper receipts for and on behalf of the Sansthan,

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(vii) Administration of the funds of the Sansthan according to the directions of the Executive Committee;

(viii) To Open and operate Bank Accounts on behalf of the Sansthan;

(ix) Perform all such acts and duties and exercise all such powers given to him under these rules and regulations and bye-laws of the Sansthan and also those which may be delegated or assigned to him by the Board of Management and the Committee, from time to time;

(x) Assign from time to time such functions and duties and delegate such powers as he may deem necessary to any other official whom he may consider fit for proper working of the Sansthan; and

(xi) Perform all such acts and duties and exercise all such powers in the interest of proper working and achievement of the objects of Sansthan.

(xii) The Secretary shall be the chief Drawing & Disbursing Officer of the Sansthan and shall sanction payment in respect of pay and allowances of officers and staff of the Sansthan including T.A., Medical Reimbursement, Honorarium etc. He may sanction and incur contingent expenditure as per the powers delegated to him by the Executive Committee;

(xiii) He shall have the power to appoint & remove from services of ministerial and other non technical staff including those on contract employment. He shall have the power to appoint and remove the technical staff after obtaining prior approval of the Executive Committee.

However, ratification of the same should be obtained in the subsequent General Body/Committee meeting as the case may be.

(C) Directors :

(i) The day-to-day management of the Sansthan will be done by the Director of Sansthan. The Director shall exercise supervision and control over all persons employed in the Sansthan.

(ii) All agreements, assurances, and deeds shall be executed under the signatures of Director.

(iii) The Director shall be the custodian of the property, movable or immovable and records of the Sansthan.

9. Board of Management :

(a) There shall be a Board of Management.

(b) The Board of Management shall consist of the followings:-

S.No.	Full Name (In Capital Letter)	Address	Occupation	Designation in the Sansthan
1.	Sh. SHRI RAM GOTEWALA S/o	B-7, Shiv Marg, Bani Park	Public Representative	Chairman (Ex-Officio)
2.	Sh. MOHAN LAL GOTEWALA	Jaipur		
3.	Sh. AKHEY RAJ S/o Sh. DEO RAJ	Housing Commissioner, R. H. B., Jyoti Nagar, Jaipur.	Govt. Service	Vice Chairman (Ex-Officio)
4.	Sh. CHANDRA PR. MEENA S/o	Secretary, U. D. & H., Govt. of Raj., Jaipur.	do	(Ex-Officio)
5.	Sh. DEO LAL MEENA			

4.	Sh. S. ADVIAPPA S/o Sh. SIDDAPA	Ex-Chairman Public Service Commission, D-280, Todar Mal Marg, Bani Park, Jaipur.	Social Worker	Member
5.	Sh. RAVI MATHUR S/o Sh. MOHAN PRA KASH MATHUR	Director, Science & Technology, Govt. of Rajasthan, Jaipur.	Govt. Service	(Ex-Officio) Member
6.	Sh. C. S. MEHTA S/o Sh. A. S. MEHTA	Chief Town Planner, Govt. of Raj., Jaipur.	do	do
7.	Smt. SUDHA RAINA W/o Sh. TEJA RAINA.	Chairman, Samaj Kalyan Board, Jaipur.	Public Representative	Member
8.	Sh. H. S. MATHUR	Director, (planning), J.D.A., Jaipur.	Govt. Service	(Ex-Officio) Member
9.	One Representative	Housing & Urban Develop- ment Corporation, Hudco House, Lodhi Road, New Delhi.	do	do
10.	One Representative	Human Settle- ment Manage- ment Institute, New Delhi.	do	do

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11. One Representative	National Building Organisation	Govt. Service	(Ex-Officio) Member
12. One Representative	Central Building Research inst., ROORKEE	Govt. Service	(Ex-Officio) Member
13. SH. M. RAISING	Professor of Training & placement	do	do
14. SH. KRISHNA MOHAN ROHTAGI	M.R.E.C. Jaipur Regional Manager, Union Bank of India, Jaipur.	Bank Service	do
15. SH. A. MATEEN S/o. SH. ABDUL RAZAK	Dy. Housing Commissioner H.Q. R.H.B., Jaipur.	Govt. Service	do

The total number of members of the Board, shall be limited to 19 (Nineteen). The Board of Management shall have the rights to co-opt four Members on the Board on the Basis of their expertise in the fields of architecture, social work or construction work, education and training and one member from out of the founding members of the Sansthan. In the first Management Board, following members have been co-opted:-

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1. SH. MANOHAR LALJI MATHUR	Ex-Chairman, Rajasthan Canal Board	Social Worker	Member
2. SH. GEMINI OBEROY	J. Mohanço, Bhagwandass Road, 'C' Scheme Jaipur.	Builders' Association	Member

9.1 Term of the Board :

The term of the first Management Board shall be of two years from the date of registration. Thereafter an elected Board of Management will take its place. The term of an elected Board shall be 3 years.

The procedure of election of management committee shall be indirect and an independent Election Officer shall be appointed by the previous management committee.

The co-opted members shall be the members of the Board for a period of three years. They will be entitled for co-option again. Those members who are on the Board on account of their ex-officio status shall cease to be members of the Board on their ceasing to hold such office. Their places on the Board will be held by their successors in office.

9.2 Rights, Powers and Duties of the Board of Management :

- All properties, movable, immovable or of any kind shall vest in the Board of Management;
- The business and affairs of the Sansthan shall be carried on and managed by the Board of Management;
- The Board of Management shall have all such powers and shall perform all such functions as are considered necessary or proper for the achievements or the furtherance of the objectives of the Sansthan;

(d) Without prejudice to the generality of the foregoing provisions the Board of Management shall have the following powers and rights to :-

- (i) To acquire by gifts, purchase exchange, lease or otherwise lands, buildings or other immovable properties together with all rights appertaining there to;
- (ii) Construct and maintain buildings including rights to alter or improve them and to equip them suitably;
- (iii) Manage properties of the Sansthan;
- (iv) Raise funds for the Sansthan through loans, gifts, donations or otherwise;
- (v) Receive moneys, securities instruments and or any other movable property for and on behalf of the Sansthan;
- (vi) Enter into agreement for and on behalf of the Sansthan;
- (vii) Sue and defend all legal proceedings on behalf of the Sansthan;
- (viii) Grant, receipt, to sign and execute instrument and to endorse/discount, cheques or negotiable instruments.
- (ix) Make, sign and execute all such documents and instruments, as may be necessary or proper for carrying on the management of the properties and affairs of the Sansthan.
- (x) Invest the moneys and funds of the Sansthan and to vary the investment as and when it may seem necessary or proper;
- (xi) Manage, sell, transfer or otherwise dispose of any property, movable, immovable of the Sansthan;
- (xii) Assign from time to time such functions and duties and delegate such powers as it may deem fit to the Committee or the secretary of the Sansthan;

- (xiii) Consider and approve the annual budget of the Sansthan;
- (xiv) Perform all such act and do all such things as may be necessary for the proper management of the properties and affairs of the Sansthan;
- (xv) Appoint auditors of the Sansthan;
- (xvi) Delegate its powers to the Chairman, Secretary Member or any other functionary of the Sansthan;
- (xvii) Make bye-laws in respect of the following matters :-
 - (a) *The management of the properties, funds affairs and working of Sansthan;*
 - (b) *The procedure for selection of Members of the Committee including provisions for the transaction of business by circulation, proxy or otherwise as may be deemed fit;*
 - (c) *Powers, functions and duties of the Secretary other than those specified in these rules & regulations and;*
 - (d) *Such other purposes as may be found necessary;*
- (xviii) Repeal, amend and modify the bye-laws.

9.3 Proceedings of the Board (Governing Body) :

- (a) Every meeting of the Board shall be presided over by the Chairman and in his absence by the vice Chairman.
- (b) Normally fifteen days notice shall be required for conveying the meeting of the Board and the Executive Committee. However, in case of urgency similar notice for the meeting can be given at the discretion of the Chairman. For the annual general body meeting, 15 days notice shall be required.

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10.2 Powers, Rights and Duties of the Committee :

- (a) To create or abolish any post in Sansthan subject to the budget
- (b) To appoint, from time to time, such technical and non technical employees in Sansthan on such terms and conditions as it may consider necessary for carrying out the working of Sansthan;
- (c) To exercise control & disciplinary powers including the powers of dismissal of the employees of the Sansthan;
- (d) To exercise supervision and control and to oversee working of the Sansthan.
- (e) To give directions to the Secretary of Sansthan for proper management of the Sansthan;
- (f) To form committees to assign and/or delegate to the Director or the Committee such powers, duties and functions as it may deem fit;
- (g) To propose bye-laws for any of the matter for which they may be made for consideration and adoption by the Governing Body;
- (h) To publish and or to finance the publication of studies, thesis books, periodicals, reports and other literature, and to sell or arrange for the sale of them, as it may deem fit from time to time;
- (i) To arrange for the documentation of such materials in and allied fields, as may be needed for the Sansthan and its works;
- (j) To institute and maintain library;
- (k) To purchase all such articles and materials including ex. m. & machinery as may be needed for the Sansthan

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- (l) To appoint, from time, such committees including, if need be, persons other than members of the committee and to assign and or delegate there to such powers, duties and functions as it may deem fit;
- (m) To maintain proper books and accounts supported by necessary vouchers;
- (n) To arrange for the audit of the accounts of the Sansthan annually;
- (o) To present every year to the Governing Body and annual report on the working of the Sansthan for the consideration of Governing body; and
- (p) To perform all such acts and duties and exercise all such powers as may be delegated or assigned to it by the Governing Body.

10.3 Quorum:

For the meeting of the Executive Committee, the quorum shall be of three persons;

10.4 Meeting of the Executive Committee:

The Executive Committee shall meet atleast once in two months.

11. MEMBERSHIP OF THE SANSTHAN :

- (A) The members of the Society shall consist of individuals institutions and ex-officio members;
- (B) The members of the Society except ex-officio members shall be admitted/removed/readmitted by the Governing Body or any such committee there of empowered with the specific power :

(a) Category of Member :

There will be 3 categories of members, having equal voting rights in the Society :-

(i) Individuals

(ii) Institutions; and

(iii) Ex-Officio Members

(b) Qualification :

Individuals : Any knowledgeable person in the field of housing who can contribute towards the attainment of the objectives.

Institutions : Only registered bodies engaged in activities connected with housing.

Ex-Officio Members : Representatives of the Govt. Semi-Govt. agencies nominated by the District Collector.

(c) Maximum number of Members :

The number of members of the Society shall be limited to 20 in the following rating :-

Individuals	20%
Institutions	20%
Ex-Officio	60%

(d) In the case of institution members the institution shall appoint a specific person to attend each meeting of the Sansthan and such appointment shall stand removed on the completion of the meeting;

(e) The Sansthan shall keep a Register of Members giving their names, full address and occupation;

(f) Change in the address of members shall be promptly notified to the Sansthan;

(g) Where a person is appointed as Ex-officio member by virtue of holding a specific post, his tenure as members expires if he ceases to hold that specific post;

(h) A person intending to become a member of the Sansthan shall make an application in writing in the prescribed form and send it to the Secretary of the Society who will place the same before the Governing Body or any sub-committee which have absolute right to accept or reject the application and decision of the Body shall be final and on acceptance of the application the membership fee shall be paid. The membership fee shall be as under :-

Individuals	Rs. 100/-
Institutions	Rs. 5,000/-
Ex-Officio Members	Rs. Nil

(i) A Member of the Society shall cease to be a member in the following events:-

(i) if the member resigns, becomes of unsound mind, insolvent or is convicted of a criminal offence involving moral turpitude; and

(ii) if he does not attend 3 consecutive meetings of the Sansthan without leave of absence from the Chairman,

(j) Resignation of membership by a member shall be in writing addressed to the Secretary who shall place the letter before the Governing Body for acceptance and on acceptance the fact shall be communicated;

(k) Any vacancy in the membership of the Sansthan shall be filled in the normal way prescribed supra and members resigning shall not be entitled for the refund of membership fees;

(l) Any proceedings of the Sansthan shall not be rendered invalid on the ground that any person eligible to be a member has not been admitted as a member or three has been any defect in the appointment of members;

- (m) The Governing Body of the Sansthan has absolute right to remove a member without assigning any reason; and
- (n) All persons who signed the Memorandum of Association shall be first members of the Sansthan duly admitted.

12. Funds :

The funds of the Sansthan shall consist of the following :

- (a) Grants from the Government of Rajasthan and any other, State Government and the Government of India;
- (b) Grants and contributions from Housing & Urban Devp. Corporation, New Delhi, Rajasthan Housing Board, Jaipur and other Corporate Bodies, Agencies, institutions and persons in India and out side;
- (c) Loans from the Government of Rajasthan, any other State Governments, the Government of India and other organisations and institutions;
- (d) Fees and charges levied for services rendered and training and research grants received by the Sansthan;
- (e) Earning from production of materials and other works taken up by the Sansthan;

13. Audit :

- (a) The balance sheet and income & Expenditure accounts shall be audited by an Auditor appointed by the Board of Management in the Case of the First balance sheet and then by an Auditor appointed by the General Body Meeting in the subsequent Years. The Balance Sheet and Income & Expenditure statement shall be signed by atleast three members of the Board of Management;

- (b) A statement of the accounts so audited together with observation of the auditors shall be placed before the Board of Management as far as possible at its annual meetings and if the statement of audited accounts are not ready by the date of the annual meeting, it should be placed before the Board of Management at a subsequent meeting called, for the purpose;
- (c) The Board of Management shall at some date not later than 18 months after the registration of the Sansthan and subsequently once at least in every year place before the General Body Meeting the Balance Sheet and Income & Expenditure account for the period. In case of the first account the account shall cover the period from the date of registration to the closing period and in any other cases for a period of the year from the last closure of accounts;
- (d) After the Balance sheet and income & Expenditure accounts have been laid before the General Body Meeting a copy of the Balance Sheet certified by two members of the Board of management shall be forwarded to the Rajasthan Housing Board within 21 days from the date of the General Body meeting, and
- (e) Registrar institution Jaipur shall have full power to inspect the record of the institution and suggestion made by Registrar or representative will be fully compiled by the institution;

14. Amendments :

Amendments to these Rules and Regulations may be made by the Board of Management by a two third majority of the members present and voting in a meeting convened for this purpose provided that the members voting in favour of the amendment constitute not less than half the total members of the members of the Board of Management at the time.

15. Seal of the Society :

The Governing Body should provide a seal and also provide for its safe custody. The seal shall not be used except with authority of the Governing Body previously given and every instrument shall be countersigned by the secretary or some Person authorised by Governing Body.

16. Indemnity :

Every officer of the Sansthan shall be indemnified out of the funds of the Sansthan against all losses and Expenditure incurred in the discharge of his duties except those caused by his own neglect, wilful act or default and such a person shall be answerable only for his own acts, neglect or default and not for those acts, neglect or default of any other persons.

17. Dissolution and Adjustment of affairs :

Upon dissolution, the assets of the Society, after the satisfaction of all of its debts and liabilities, shall be dealt in the manner determined by the Rajasthan Housing Board, Jaipur.

18. DECLARATION:

Save as herein provided, in all circumstances, this Sansthan will be functioning in accordance with the provisions of the Societies Registration Act as applicable to the State of Rajasthan and all the provisions of this said act will be applicable to the Sansthan.

We the under mentioned members of the Board of Management of the Sansthan hereby certify that the above is a correct copy of the Rules & Regulations of the said Sansthan:-

S.No.	Full name (In Capital Letters)	Address	Occupation	Full Signature
1.	Sh. SHRI RAM GOTEWALA S/o Sh. MOHAN LAL GOTEWALA	B-7, Shiv Marg, Bani Park, Jaipur	Public representative	
2.	Sh. AKHEY RAJ S/o Sh. DEO RAJ	Housing Commissioner, R.H.B., Jyoti Nagar JAIPUR.	Govt. Service	
3.	Sh. CHANDRA PRAKASH MEENA S/o Sh. DEO LAL MEENA	Secretary, U. D. & H., Govt. of Rajasthan, JAIPUR.	Govt. Service	
4.	Sh. S. ARVIAPPA S/o Sh. SIDDAPPA	Ex-Chairman, Public Service Commission, JAIPUR.	Social Worker	
5.	Sh. RAVI MATHUR S/o Sh. MOHAN PRAKASH MATHUR	Director, Science & Technology, Govt. of Rajasthan JAIPUR.	Govt. Service	
6.	Sh. C. S. MEHTA S/o Sh. A. S. MEHTA	Chief Town Planner, Govt. of Rajasthan, Jaipur.	do	
7.	Smt. SIJDHA RAINA W/o Sh. TEJA RAINA.	Chairman, Samaj Kalyan Board, Jaipur.	Public Representative	

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8. Sh. H. S. MATHUR	Director, (planning), J.D.A., Jaipur.	Govt. Service
9. One Representative	Housing & Urban Development Corporation, Hudco House, Lodhi Road, New Delhi.	do
10. One Representative	Human Settlement Management Institute, New Delhi.	do
11. One Representative	National Building Organisation	do
12. One Representative	Central Building Research instt., ROORKEE	do
13. Sh. M. RAISING HANI S/o Late Sh. JHAMAR DASS	Professor of Training & placement M.R.E.C., Jaipur	do
14. Sh. KRISHNA MOHAN ROHTAGI	Regional Manager, Union Bank of India, Jaipur.	Bank Service
15. Sh. A. MATEEN S/o. Sh. ABDUL RAZAK	Dy. Housing Commissioner H.Q., R.H.B., Jaipur.	Govt. Service

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We, the undersigned certify that we know the above mentioned persons and they have signed before us:-

Witness No.1

Name: O. P. Bohara

Occupation: Resident Engg.

H.Q. I

Address: Rajasthan

Housing Board, JAIPUR

Witness No.2

Name: R. K. Sachdeva

Occupation: Project Engineer

(Senior)

Address: Rajasthan Housing

Board, JAIPUR

(Signatures)

(Signatures)



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तार : जलनिगम

फोन : 40171
40175

उत्तर प्रदेश जल निगम

प्रधान कार्यालय : राणा प्रताप मार्ग, लखनऊ-226001

पत्रांक : 15/अ-1/कार्यालय/73

दिनांक : 19 अगस्त, 1989

कार्यालय-नाम

Handwritten notes:
15/8/89
10/5/89
17/8/89

जल निगम में कार्यभार ग्रहण करने वाले कर्मियों के निर्माण में तोड़ता लाने के उद्देश्य से अधिकांश 30.10 जल निगम से संगति है "कन्स्ट्रक्शन रजिस्ट्रार सचिवालय 30.10 जल निगम" का गठन तकनीक प्रमाण से किया जाता है, जो कि टेन्डरिंग के माध्यम से अधिकांश नेगोसियेशन द्वारा माहरो संस्थाओं से निर्माण कर्मों को कामशील दृष्टिकोण से प्राप्त करेगा। उररोक्त दृष्टिकोण में इस विंग के सम्बन्ध में निम्नलिखित कार्यकारी आदेश अधिकांश महोदय को संगति से जारी किये जाते हैं।

1- कन्स्ट्रक्शन रजिस्ट्रार सचिवालय विंग को सुचारु रूप से चलाने का पूर्ण अधिकार एक अधीक्षण अभियन्ता को सौंपा जायेगा, जो कि इस विंग का निदेशक व्यवहारेगा। यह निदेशक, 30.10 जलनिगम के प्रमुख निदेशक के सौंपे डेन-रेन में स्वतंत्र रूप से कार्य करेगा, व क्लियर कर्मों के परामर्श के लिये एक अनुमति रजिस्ट्रार सचिवालय को निदेशक के अधीन आदेशानुसार नियुक्त किया जायेगा।

2- जल निगम के एक अधीक्षाओं अभियन्ता को नियुक्त इस विंग में नियोजन व कामशील कर्मों के तिर तुरन्त से को जायेगा, जो कि अभिन्न प्रत्यक्ष स्लायनट्स से सम्पर्क स्थापित करके टेन्डरिंग व नेगोसियेशन द्वारा निर्माण कर्मों को प्राप्त करने का प्रयास कन्साल्टेंट से सहायता से करेगा।

3- "गोर्किटक्युशल व स्वायत्त" सेवाओं के लिये आवश्यकतानुसार माहरो भिन्न भिन्न सेन्सोन का सहयोग भी प्राप्त किया जा सकता है।

4- इस विंग में कार्य को उन्नतियों के अनुसार अलग-अलग क्षेत्रों में विभाजित करके प्रत्येक क्षेत्र के लिए विशेषज्ञ नियुक्त किए जायेंगे और इन विशेषज्ञों के निर्माण कार्य का तात्पर्य अलग-अलग यूनिटों के निर्माण कार्य का होगा जो इस विंग के निदेश के तहत नियंत्रण में कार्य करेंगे। यूनिट्स का गठन प्रत्येक निदेशक द्वारा आवश्यकतानुसार निदेशक "मैनेजमेंट एंड डिजाइन सर्विसेज" को संस्तुति दी जायेगी।

5- विंग के निदेशक को जिन प्रमुख अधिकारियों व कर्मचारियों को आवश्यकता होगी, वे जल निगम के प्रमुख निदेशक से उनसे मांग करेंगे, जिसको व्यवस्था प्रमुख निदेशक द्वारा की जायेगी। जो अधिकारियों व कर्मचारियों इस विंग में भेजे जायेंगे वे ऐसे होंगे जिन्हें कामगारों की समस्याओं में रुचि हो, जो सामान्यतः से अच्छे सम्बन्ध रख सकें एवं व्यवहार कुशल रहने में सक्षम हों।

6- इस विंग में कार्यरत अधिकारियों/कर्मचारियों को लाभ अर्जित होने पर या भका कार्य करने पर पुरस्कार प्रदान किया जायेगा।

7- जो स्टाफ इस विंग में कार्य के लिये तैनात किये जायेंगे उन्हें 15 दिन का उचित प्रशिक्षण भी दिया जायेगा ताकि वह कामगारों की शक्तों से कार्य कर सकें इस प्रशिक्षण को व्यवस्था निदेशक द्वारा कन्सल्टेंट के परामर्श से की जायेगी।

इस विंग के संचालन में प्रगति व रूढ़ि भी होगी जो उत्तर प्रदेश राजस्व निगम निगम को दे, तथा उनका अनुभव व कार्य इत्यादि भी यथासंभव अवधि में ज्ञात हो सके। अतिरिक्त यह निगम अधिकारियों व कर्मचारियों पर लागू है यथासंभव।

उत्तर प्रदेश राजस्व निगम में "डेलीगेशन ऑफ पावर" से पूर्व उनके मैनुअल के सेक्टर 29 में अंकित है। इस विंग के अधिकारियों को भी उन्हीं अधिकार प्राप्त होंगे।

योग, निगम संस्था निर्माण निगम प्रकार है:-

इस विंग के अधिकारी	निर्माण निगम को जिस अधिकारी के द्वारा अनुमति है
1- प्रमुख निदेशक, जल निगम ।	निर्माण निगम के निदेशक गण्डत।
2- कन्सट्रक्शन एवं डिजाइन सर्विसेज विंग का निदेशक ।	निर्माण निगम का प्रमुख निदेशक।
3- यूनिट इन्चार्ज ।	यूनिट इन्चार्ज ।
4- सहायक अभियन्ता ।	रोजेंट इन्चार्ज ।
5- अवर अभियन्ता ।	सब इन्चार्ज ।
6- कन्सट्रक्शन एवं डिजाइन सर्विसेज विंग के मुख्यालय का विलीय अधिकारी ।	साइनेचरियल एडमाइटर व कंट्रोलर ऑफ रेकार्ड्स ।
7- बोर्ड यूनिट का रेकार्डेन्ट	निर्माण निगम के यूनिट का रेकार्डेन्ट ।

विलीय कंट्रोल:

- [क] निदेशक, "डिजाइन एवं कन्सट्रक्शन सर्विसेज" प्रति वर्ष एक चार्टर्ड रेकार्डेन्ट द्वारा इस विंग के लेखा-जोखा, राउचर, इत्यादि का विस्तृत आडिट करायेगा । चार्टर्ड एकाउन्टेन्ट द्वारा बनाई गई रिपोर्ट तथा हानि-लाभ का लेखा-जोखा जल निगम के विल निदेशक/प्रमुख निदेशक को प्रस्तुत किया जायेगा ।
- [ख] जल निगम के विल निदेशक द्वारा भी इस विंग का 2-3 दिन का टेस्ट आडिट कराया जायेगा ।

स्थापना प्रो. प्रमाणित

निदेशक
प्रमुख निदेशक

Director
Construction & Maintenance
U.P. Jal Nigam
Lucknow

प्रा.सं. 415/पे-1-पर्याप्त/71

उत्तर दिनांक : 19.12.1989

श्रीतलिनि निम्नलिखित को सूचनाएँ दी गयीं:-

- 1- अध्यक्ष/प्रबंध निदेशक/ वित्त निदेशक महोदय के निम्न सचिव, उ०२० जल निगम, तबनऊ ।
- 2- मुख्य अभियन्ता : ग्राम/विस्तार, उ०२० जल निगम, तबनऊ ।
- 3- मुख्य अभियन्ता : प्रवेष्ट/भोपेभारदो/गंगा. प्रवेष्ट/विस्तार, उ०२० जल निगम, तबनऊ ।
- 4- मुख्य कार्यालय अधिकारी, उत्तर प्रदेश जल निगम, तबनऊ ।
- 5- समस्त अपेक्षा/अभिप्रायों अभियन्ता, उ०२० जल निगम ।
- 6- समस्त अधिकारी : मुख्यतः, उ०२० जल निगम तबनऊ ।

प्रबंध निदेशक ।

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प्रधान कार्यालय उत्तर प्रदेश जल निगम, 6 राणा प्रसाद मार्ग, लखनऊ -1

क्र. 974 / प्र-1/डिजाइन सर्विस, कार्यालय ज्ञाप

दिनांक 7 जून 1993

कार्यालय ज्ञाप संख्या 415/पी-1/कार्यालय/93, दिनांक 19.4.89 द्वारा कन्स्ट्रक्शन एवं डिजाइन सर्विस उत्तर प्रदेश जल निगम के गठन की व्यवस्था करते हुए विभिन्न स्तर के अधिकारियों द्वारा प्रयुक्त किये जाने वाले अधिकारों का उल्लेख किया गया था। उक्त आदेशों के आंशिक संग्रोहन में निम्न व्यवस्था तत्काल प्रभाव से लागू की जाती है।

उ. सी. एण्ड डी. एम. जिन में कार्यरत विभिन्न स्तर के अधिकारियों द्वारा राजकीय निर्माण निगम में प्रचलित व्यवस्था के अनुसार विभिन्न स्तरों के अधिकारियों को प्रदत्त अधिकारों का उपयोग, उसी स्तर के अधिकारियों द्वारा किया जायेगा।

हस्ताक्षर

रस. एन. गुल्ल
अध्यक्ष

गोपनीय एवं दिनांक उपरोक्तानुसार।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही

हेतु प्रेषित :-

1. अध्यक्ष/प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, 30 प्रो जल निगम, लखनऊ।
2. समस्त क्षेत्रीय मुख्य अभियंता एवं मुख्यालय पर कार्यरत मुख्य अभियंता, 30 प्रो जल निगम।
3. समस्त महाप्रबन्धक, गंगा प्रदूषण नियंत्रण इकाई/विश्व बैंक, 30 प्रो जल निगम।
4. समस्त अधीक्षक/अधीक्षणीय अभियंता, 30 प्रो जल निगम।
5. समस्त अधिकारी मुख्यालय, 30 प्रो जल निगम, लखनऊ।

होरा शर्मा
सचिव प्रशासन25/6/93
7/6/93

संख्या एवं दिनांक उपरोक्तानुसार

प्रतिलिपि निदेशक, कन्स्ट्रक्शन एवं डिजाइन सर्विस, उत्तर प्रदेश जल निगम, लखनऊ को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

होरा शर्मा
सचिव प्रशासन

प्रधान कार्यालय, उत्तर प्रदेश जन निगम, 6-राधा प्रताप मार्ग, लखनऊ।
 पत्रांक 1003/प्र-1/डिजाइन तद्विषय दिनांक 11-6-93

कार्यालय-ज्ञाप

उत्तर प्रदेश जन निगम के कन्स्ट्रक्शन एवं डिजाइन तद्विषय के गठन के संबंध में की गई व्यवस्था के तद्विषय कार्यालय ज्ञाप संख्या 415/पी-1/कार्यालय/93 दिनांक 19.4.89 के आशिक संशोधन में कार्यालय ज्ञाप संख्या 974/प्र-1/डिजाइनतद्विषय दिनांक 7.6.93 निर्गत किया गया था।

जन निगम संचालक मण्डल की दिनांक 7.6.93 को हुई बैठक में पद संख्या 106118 पर हुए निर्णयानुसार परोक्त आदेश दिनांक 7.6.93 के क्रम में निम्नानुसार व्यवस्था तत्काल प्रभाव से लागू की जाती है।

निर्माण निगम में विभिन्न स्तर के अधिकारियों द्वारा प्रयुक्त अधिकारों को सीओएण्ड डीओ विंग में निम्न प्रकार से प्रयुक्त किया जाएगा:-

निर्माण निगम	सीओएण्ड डीओ एकाउंट विंग
1. राजकीय निर्माण निगम के निदेशक मण्डल के अधिकार	1. अध्यक्ष, प्रबन्ध निदेशक व वित्त निदेशक की समिति द्वारा प्रयुक्त किये जायें।
2. राजकीय निर्माण निगम के अध्यक्ष के अधिकार	2. प्रबन्ध निदेशक, जन निगम द्वारा।
3. राजकीय निर्माण निगम का प्रबन्ध निदेशक	3. कन्स्ट्रक्शन एवं डिजाइन तद्विषय विंग का निदेशक मुख्य अभियन्ता स्तर 1/2
4. राओ निओ निगम का महाप्रबन्धक	4. महाप्रबन्धक अप्रीओअमिओ स्तर
5. यूनिट इंजार्ज	5. यूनिट इंजार्ज अधिशासी अमिओ स्तर
6. रेजिडेंट इंजीनियर	6. तहसील अभियन्ता
7. सब इंजीनियर	7. अवर अभियन्ता
8. काइनेमिगल एडवाइजर व कन्ट्रोलर आफ अकाउन्ट्स	8. सीओडोएण्ड विंग के मुख्यतः वित्तीय अधिकारी। ऐतानुशाधि-कारी जिन्हें इस पद पर कार्य का कम से कम 5 वर्ष का अनुभव हो।
9. निर्माण निगम के यूनिट का एकाउन्टेन्ट	9. फील्ड यूनिट का एकाउन्टेन्ट डीओडो पास क्वालिफाई स्तर का।

उपरोक्त संशोधन के फलस्वरूप विभिन्न स्तर के अधिकारियों/कर्मचारियों की आवश्यकता को जन निगम में उपलब्ध वर्तमान स्टाफ से पूर्ण किया जाएगा।

2. इस विंग के हानि लाभ का वार्षिक लेवा-जोवा चार्टर्ड एकाउन्टेन्ट द्वारा बनाई गई रिपोर्ट के साथ निगम के वार्षिक लेवाओं के साथ अध्यक्ष, जन निगम के अनुमोदन उपरान्त निदेशक मण्डल को प्रस्तुत किया जाएगा।

3. इस विंग की हकाईयों का आंतरिक आडिट उसी प्रकार होगा जिन प्रकार जन निगम की शाखाओं के संबंध में होता है।

(311)

4. इस विषय में निदेशक/महाप्रबन्धकों की तैनाती/नियुक्ति अधिष जल निगम के अनुमोदन से होगी। शेष पदों पर कार्यवाही जल निगम के तत्त्व अधिकारियों/कर्मचारियों से प्रबन्ध निदेशक द्वारा अधिष के निम्न-निमित्त सामान्य दिशा निर्देशों के अनुसार की जाएगी।

॥१॥ संबंधित अभियन्ता स्थानांतरण की सामान्य नीति के अनुसार स्थानांतरण का पात्र हो। अतः सामान्यतः केवल ऐसे अभियन्ताओं के संक्षेप में विचार किया जाए जो असाधारण पद पर 3 वर्ष, कार्यकारी पद पर 5 वर्ष पूरा कर चुके हों।

॥२॥ उपर ॥१॥ के अनुसार स्थानांतरण के लिये इस अभियन्ताओं में हो उठता क्रम में उपयुक्त अभियन्ताओं का चयन किया जाए। प्रस्तावित अभियन्ताओं के विरुद्ध कोई विभागीय/तर्कता जैसी आदि लम्बित/प्रस्तावित नहीं होनी चाहिए।

॥३॥ संबंधित अभियन्ताओं की तैनाती उनके गृह जनपद में नहीं की जाएगी और न ही ऐसे जनपद में जहाँ वह पिछले 5 वर्ष में तैनात रह चुका है, का प्रशासनिक कार्यों से हटाया गया है।

॥सं० एन० गुला॥
अधिष

प्रतिलिपि निम्नलिखित को सूचनार्थ प्रेषित:-

- 1- अधिष/प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, 3090 जल निगम, लखनऊ।
- 2- मुख्य अभियन्ता स्तर 1/2, 3090 जल निगम,
- 3- निदेशक, कन्स्ट्रक्शन एवं डिजाइन सक्षिप, 3090 जल निगम, लखनऊ।
- 4- समस्त : महाप्रबन्धक, गंगा प्रदूषण इकाई/विश्व बैंक इकाई, 3090 जल निगम,
- 5- समस्त अधीक्षक अभियन्ता/अधिरात्री अभियन्ता, 3090 जल निगम,
- 6- समस्त अधिकारी ॥मुख्यालय॥, 3090 जल निगम, लखनऊ।

॥हीरा शर्मा॥
सचिव॥ प्रशासन

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CADRE STRENGTH

ANNEXURE-10

Name of Service/Cadre
Cadre Structure

: DDA Engineering Cadre
: Number of Posts sanctioned

S.No.	Post	Number of Posts				Proposed in Cadre Review May, 1995	Remarks
		1981	1986	1992	1995		
1.	C.E.(C)	1	8	8	8	12	Consequently 3 SEs, 10 EEs, 31 AEs and 39 JEs will get promo- tion.
2.	C.E.(E)	Nil	Nil	1	1		
3.	S.E.(C)	9	25	30	31	41	
4.	S.E.(E)	1	3	4	3		
5.	E.E.(C)	52	134	127	126	143	
6.	E.E.(E)	9	17	17	17		
7.	A.E.(C)	248	601	528	526	603	
8.	A.E.(E)	63	94	77	77		
9.	J.E.(C)	1274	1596	1530	1530	1745	
10.	J.E.(E)	163	266	215	215		

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DELHI DEVELOPMENT AUTHORITY

STATEMENT SHOWING THE POSTS OF
SUPPORTING STAFF TO BE CREATED
AS A RESULT OF CADRE REVIEW

<u>Sl.No.</u>	<u>Name of the post</u>	<u>Numbers</u>
1.	Personal Secretary	2
2.	Stenographer	5
3.	Superintendent	1
4.	U.D.C.	2
5.	L.D.C.	6
6.	Peon	11

APPENDIX 'LL' TO ITEM NO. 71/95

No.K-11011/5/91-DDIA
Government of India
Ministry of Urban Development
(Delhi Division).

...

New Delhi, dated the 9th Dec., 1991

To,

The Vice-Chairman,
DDA, Vikas Sadan, INA, New Delhi.

Sub: Creation of post in DDA.

Sir,

I am directed to refer to DDA's letter No. F.7(76)/88/PB-I/2057, dated the 5th Aug., 1991, on the above subject and to state that as certain changes are likely to be carried out in the set up of DDA, DDA may not create any post henceforth in exercise of the powers vested in the Chairman, DDA, till such time as the changes in the set up in DDA are finalised.

Yours faithfully,

sd/-

(K. Suresh)
Desk Officer

ITEM SUB : Rehabilitation Plan of P.V.C. Market, Jawala Puri.

NO.
72/95

F.100(35)95/CL

A-18.07.95

P R E C I S

The large PVC market at Jawala Puri was destroyed by a fire on 6.6.1995. This market was set up to accommodate squatter units of PVC traders shifted from Karol Bagh, Tank Road and Punjabi Bagh in 1981-82.

1.1 The allotments were made by Slum Wing of DDA. The records were subsequently transferred to the Lands Branch of DDA. From the records available, it is found that 479 persons were allotted plots of different sizes in S & W Blocks of Jawala Puri. However, the actual number of occupants were much more who later encroached the entire vacant portions such as parks, roads etc.

1.2 The demand letters were issued by the Slum Wing to their allottees. DDA issued demand letters in 25 cases. The full payment was received in 9 cases and part payment in 25 cases.

1.3 Due to the fire at Jawala Puri which has destroyed the entire PVC market, the scheme of shifting of the market from Jawala Puri to elsewhere is being given very high priority by Hon'ble L.G., Delhi. Chief Secretary, Delhi and Vice Chairman, DDA, have been asked to initiate action for shifting of the market to a new site with adequate safety measures.

NEW SITE :

2. A site has been identified in Tikri near Haryana border. Action for land acquisition is under process. The matter has been referred to Land and Building Department by DDA for notification.

REHABILITATION PROGRAMME :

3. In a meeting under the Chairmanship of L.G., Delhi, held on 5.7.95 attended by Chief Secretary, Delhi, Vice Chairman, DDA and other senior officers, the following

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issues have emerged:-

- 1) Trade of PVC and plastics at Jawala Puri has been prohibited as it is hazardous and material is flammable. Revival of this trade at Jawala Puri will not be permitted.
- ii) The 479 allottees whose lists are available and who wish to start any other permitted trade on their allotted plots, may be allowed to do so provided they execute the lease deed with DDA and clear all the dues within a specified period apart from the other liabilities which may accrue due to the possible regularisation of the unauthorised construction etc.
- iii) Any of the original allottees who decided to continue at the original allotment site shall not be eligible for any rehabilitation elsewhere.
- iv) The lists of original allottees are available with DDA. The lists already submitted by the two Associations shall be treated as frozen but there will be Appeals Committee in DDA which may hear appeals and include fresh names on the basis of documentation such as sales tax record, telephone bills, tehbazari receipts or any other proof of continuing business in the area.
- v) The new market should need to be governed by the Administration through a Market Manager. It will be necessary to establish a Police Post and Fire Station and in due course an electric sub-station.
- vi) No one who cannot establish his trade in PVC/plastics will be permitted in this complex.
- vii) Possibility of shifting of the plastic processing units from various localities in Delhi in the nearby areas of this proposed market should also be explored.

4. In the light of the above policy framework, we are taking follow-up action to plan the rehabilitation scheme. The salient aspects are outlined in the following paragraphs:-

VERIFICATION OF OCCUPANTS:

5. The lists of original allottees are available with us. They will be asked to show the proof of allotment or payment, if any, while filing their claims. Regarding unauthorised occupants, whose list has been supplied by the PVC dealers association, the genuineness will have to be ascertained after obtaining certain documents such as electricity bills, water bills, sales-tax receipts, tehbazari receipts or any other proof of business,

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5.1 The claims Committee consisting of officials of DDA Sales Tax Deptt., MCD, Deputy Commissioner, Delhi's Office, would look into these claims. In case of rejection of claim, the appeal will lie with Commissioner (LD), DDA, whose decision will be final.

DETERMINATION OF ALLOTMENT RATES:

6. The tentative formula for calculation of cost of land at the relocation site is given as under:-

- (a) For the allottees who had made full payment of the premium, cost will be for the new allotment minus the old allotted land and the rate will be for this net fresh land at factor 2x for the plot size of 50 sq. metres and 2.4x for plot of 100 or more sq. metre sizes. (x represents the breakeven rate of the new project).
- (b) For the allottees who had not made full payment of the premium, balance with 18% interest upto the date will be recovered and for the area in excess of the earlier allotted plot, charge will be at 2x or 2.4x factor depending upon the size of the plot allotted (50 or 100 sq. metres and more).
- (c) For those who were the unauthorised occupants and running trade/occupation, they will have to pay:-
 - (i) Damages for the period of unauthorised occupation of public land plus;
 - (ii) The rate of 2x or 2.4x factor depending upon the size of the fresh plot being allotted plus 33% surcharge on that.
- (d) For PVC traders/manufacturers shifting from the other areas of Delhi, rate will be the same as at (a).

The indicative cost of land is likely to be Rs. 2600/- per sq. metre for smaller plots and Rs. 3,120/- per sq. metre for the larger plots. Final rates will be decided on finalisation of location, project size and development plans and its time of execution.

MODE OF PAYMENT :

7. The plots will be handed over only on receipt of full payment.

7.1 NOC to construct and lease deed will be issued simultaneously.

MANAGEMENT OF OLD SITE AT JAWALA PURI:

8. Since all unauthorised occupants are to be removed, DDA has already initiated action to reclaim the open space such as parks, roads etc. These are being fenced and protected by DDA

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to prevent encroachment. The existing structures shall be inspected by a joint team of Engineers from MCD and DDA to decide whether any of them is in a dangerous state and requires to be pulled down.

8.1 The issue of regularisation of other existing structures would be considered on case to case basis.

9.. The matter is being placed before the Authority for information. The plan for rehabilitation, as broadly indicated above, shall be vigorously followed up the co-ordination with Delhi Administration under the overall directions of Hon'ble L.G.

R E S O L U T I O N

Status report on the rehabilitation plan of the FVC 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. Sub: 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.
73/95
A-18.07.95 NO. F.20(4)/83/MP.

P R E C I S

On the above subject, the Authority had recommended certain changes in MPD-2001, as well as the Hotel...Motel (Building Standards) Regulations 1977, vide Resolution No. 105/94, dated November 28, 1994 (APP.'MM' 205-213). The Ministry of Urban Affairs and Employment has approved the amendments to the MPD-2001 on June 16, 1995 (APP.'NN' - P.No 214-217), and to the Hotel...Motel (Building Standards) Regulations 1977 on June 14, 1995 (APP. 'OO' Page No. 218-223).

2. It may be pointed out that the recommendations made by the Authority have undergone certain alterations in the approval given by the Ministry. These changes are as follows:

Relating to Amendments in the MPD-2001

Authority's Recommendations

Motels were to be permitted on national highways and inter-state roads of 60 metres width (right of way).

Ministry's Approval

Motels are permitted on national highways and interstate roads of a minimum width (right of way) of 20 metres, or service roads running parallel to them.

Note. An interstate road is defined as a road that directly connects the National Capital Territory with a neighbouring state.

Relating to Amendments in Hotel...Motel (Building Standards)

Regulations 1977

Authority's Recommendations

a) Maximum size of the motel was 2 Ha with a maximum width of 50 metres alongside the highway

Ministry's Approval

There is no prescription on either the maximum size or the width of the motel alongside the highway.

b) The green buffer specifically indicated along the highways and was not to be considered as part of the motel plot.

The green buffer has been made into a general condition.

c) The maximum permissible floor area was 3,000 sqm

The maximum permissible floor area for the first 2 Ha. of land is 3,000 sqm.; 5% of the area of the remaining land comprised in the

site is subject to a maximum of 1500 sqm. (Max. total = 4,500 sqm)

d) Basement was restricted to 25% of the ground floor coverage.

The basement is allowed to equal the ground coverage.

e) Certain specific clearances and permissions, such as the ULCR and Delhi Land Reforms Act, were required

All permissions and clearances that are usually required are to be obtained, and the approval is to be made into a general condition.

3. Implementation Mechanism

With a view to facilitate the procedural clearances required by prospective entrepreneurs who desire to set up motels in terms of this notification, and also to ensure that no misuse or violation of the conditions and regulations stipulated in the notification are committed, it is proposed that DDA publish a brochure that contains all information required for the scheme's implementation. Specifically, the brochure will contain:

- a. The areas and roads (with full details) where the construction of motels would be permitted under the notification.
- b. The building regulations to which the construction of motels would be required to adhere.
- c. The application form for seeking permission for the proposal, along with a check-list of the information to be furnished.
- d. All clearance required as per law.

Applications received would be processed in a time-bound manner.

Letter of permission (or for seeking clarifications with respect to deficiencies in the application) would be sent to the application within 15 days.

It will be the applicant's responsibility to submit his building proposal to the concerned organization. If the land lies within DDA's jurisdiction, then the proposal will be submitted to the building department of DDA; if the land lies within MCD's jurisdiction, then it will be submitted to the MCD building department.

4. Question of Conversion and Peripheral Development Charges

A. This is the first time that DDA is considering to permit commercial on privately held land in the rural use zones and green belt. For this reason, DDA may consider levying charges to offset any inequitable advantage to these landowners, vis-a-vis other agricultural landowners, whose property is acquired for the planned development of Delhi.

B. At present, land is acquired for Delhi's planned development, and the land thus developed is disposed of in accordance with the policies established by the government. The proposal to build motels on private land is a departure from current policies and it is important that appropriate conversion and peripheral development charges are laid. These charges may be determined by DDA and other concerned departments with the approval of the government.

5. The matter is placed before the Authority for consideration of the above proposals.

RESOLUTION

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.

- 1) 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.
- 11) The expression service roads running parallel should be omitted as it could create ambiguous interpretations.
- 111) Maximum size of the motel plots should be prescribed (2 hect.) 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.
- 1v) There should be a minimum width of 50 metre of the motel plot along the interstate road/highway. This would ensure the requisite set-back in a 2 ha. plot. A smaller width would result in a narrow plot wherein the set-backs will not be feasible.

-204/A-

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

APPENDIX 'MM' TO ITEM NO. 73/95.

ITEM NO.
105/94
A-28.11.94

Sub:- Amendments in MPD-2001 and Regulations for
Hotels.....Motels (Building Standards)
Regulations for the provision of Motels in
the National capital Territory of Delhi.

File No. F.20(4)83-M.P.

P R E C I S

1. Authority vide Resolution No. 113/93 dated 05.08.1993 resolved for amendment in the Master Plan for Delhi 2001 and Hotel Boarding House, Hostel, Lodging House and Motel (Building Standard) Regulations 1977 (App. 'U' P.No. 108-113).
2. The Government of India, Ministry of Urban Development was requested vide letter dated 21.09.1993 to convey the approval under section 11 A of Delhi Development Act 1957 for inviting objections/suggestions for the proposed amendments in MPD-2001 with respect to finding permissibility of motels in Delhi (App. 'V' P.No. 114). The Ministry of Urban Development conveyed the approval of the Government to invite objections/suggestions from the public for the proposed amendments vide its letter dated 17.01.1994 (Appendix 'W' P.No. 115-116).
3. The amendments in Master Plan for Delhi 2001 were published for calling objections/suggestions on 05.03.1994 (App. 'X' P.No. 117). In response 14 objections/suggestions were received.
4. The objections/suggestions were placed before the Technical Committee in its meeting held on 10.05.1994 and

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subsequently on 26.10.1994 as Item No. 111/94 with the recommendation of the committee constituted to go into objections/suggestions.

5. The proposed amendments in MPD-2001 for the provision of Motels alongwith the recommendations of the Committee on objections/suggestions were discussed in detail (App. 'Y' P.No. 118-129). The Technical Committee made the following observations:

- (i) 60 meters and above roads in rural areas/green belt proposed for locating the motels may be specifically mentioned as National Highways and minimum 60 meters right-of-way Inter State Roads.
- (ii) The basement in motels may be restricted to 25 per cent of ground coverage.

The proposed modifications in MPD-2001 alongwith the summary of objections/suggestions and recommendations of the Technical Committee may be prepared in the form of a table and placed before the Authority in its next meeting.

6. The comparative chart for (a) amendments in MPD-2001 (b) amendments in regulations as (i) recommended by the Authority (ii) approved by the Government for calling

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objections/suggestions (iii) recommended by the Technical Committee after taking into consideration the objections/suggestions is placed at (APP. 'Z' P.No. 130-134) for consideration of the Authority.

R E S O L U T I O N

Resolved that proposals as contained in the agenda note and the recommendations of the Technical Committee as in Appendix "A" be approved regarding amendments to the MPD-2001, with consequential amendments to the Regulations, with the following modifications :

- (i) The plot should be accessible from the Highway either by means of direct path or via service road running along the Highway, as a part of right of way as permitted by the Public Authority in which the Highway vests.
- (ii) Motels shall be permitted in the rural use zone/ agricultural green belt on National Highways and on inter-state roads of atleast 60 mtr. width.
- (iii) Motels should also be permitted in urban areas in commercial use zones subject to the norms and building standards as applicable to Hotels.
- (iv) The definition of motels be the same as in the objections/suggestions notice.

ITEM NO. SUB:- Proposed regulations for motels - National Capital
113/93 Territory of Delhi.
A-05.08.93 (F.No. 10(31)81-MP.)

P R E C I S E

The Authority vide resolution No. 63/93 dt. 16.4.93 resolved that a Committee be constituted under the Chairmanship of Principal Commissioner, D.D.A. with representatives of Ministry of Tourism, IITDC and Planning Deptt. of DDA as members. The Committee was to give its recommendations on the development of motels in Delhi and to submit its report in the next meeting of the Authority. This decision was to be conveyed to the Ministry of Urban Development as an interim information.

2. DDA vide reference No.F.10(31)81-MP/94 dt. 7.5.93 constituted a committee. The Ministry of Urban Development, vide D.O.No.F.10(31)81-MP/136 dt. 2.6.93, was informed by the Commr.(Plg.)DDA. However, as Shri S.C. Gupta, Dir. (DO&I) was on long leave, Shri P.C. Jain, Dir. (AP) acted as a convenor of the Committee.

3. Principal Commissioner, DDA vide reference No. F.PS/PC/DDA/93/116 dated 25.6.93 submitted the report of the committee on location of motels in Delhi. The report (June 93) is signed by the Principal Commissioner, DDA/Chairman of the committee and Dir. (AP) as convenor. The other two members viz. Commr. (Plg.), DDA and Managing Director, IITDC have appended their observations/dissent while signing their report (Appendix 'CC' Page No. 'Booklet').

4. The main observations and recommendations are contained in para 10, 11, 12 & 13 of the report. The norms and standards as under are recommended by the committee to serve as guidelines for setting up motels on sites located in the rural/green belt use zone in conjunction with national and other highways, which serve as major links between Delhi and the neighbouring states.

- I a) The minimum plot-size should be 1 ha.
- b) The plot should be accessible from the highway either by means of a direct puncture or via a service road parallel to the highway provided to serve as access to the highway & as may be permitted the public authority in which the highway vests.

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- c) The minimum width of the driveway used for entry into, and exit from, the plot should be 9 mtrs.
- d) The minimum set back should be 15 mts. in the front and 9 mts. from the sides and the rear.
- e) The FAR should be 15 for the first 1 Ha and 10 for the remaining area comprised in the plot, subject to a maximum floor space of 3000sqm.
- f) The maximum ground coverage should be equivalent to FAR.
- g) The built structure should not exceed the height of 9 mts.
- h) Basement equal to the ground coverage should be allowed free from FAR to the extent necessary for air-conditioning plant, filtration plant, electric sub-station and other such essential services and infra-structure.
- i) Parking space should be provided on a minimum scale of 1.67 ECS per 100 sqm. of floor area at the prescribed space standards.
- j) The retail and service shops should be limited to a maximum of 5% of the floor area.
- k) Water and electric supply, sewerage, drainage and other infra-structure should be provided on a scale and according to standards satisfactory to the building regulatory authority.
- l) All permission and clearances required under law for the use of land should be obtained from the prescribed authorities.

II The Committee also recommended that:

- a) the "Master Plan - Perspective 2001" be amended as indicated in paragraph 10 of the report and;
- b) regulations be made to provide for motels in the 'Motel' use Zone, etc. as per norms and standards applicable to hotels and for motels on sites located in the 'Rural' and 'Green Belt' use zone as per norms and standards suggested in paragraph 12 of the report.

5. Commr.(Plg.) in his note forming part of the report on para 12 & 13 of the Report, referred to above, have suggested as follows:-

- a) the motels should be located on National Highways and state highways.
- b) the motel site should have set back from the r/w by a green buffer with a minimum width as specified in the NCR plan for such a highway i.e. 100 metres width for National Highways and 60 meters width for state highways. This green strip shall not be treated as part of the motel plot.

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c) All permission and clearances required under laws i.e. ULCR, Delhi Land Reforms etc. to be obtained from the prescribed authorities for such development.

d) Betterment/conversion charges to be paid to the DDA as per rates to be prescribed.

e) The recommendation of the Technical Committee may also form part of the agenda for the Authority.

6. General Manager, DITDC in his note forming part of the report has made the following observation:

"Para 12(a) of the Report provides that the minimum plot size should be 1 hect. The undersigned is of the opinion that in view of the fact that the FAR and the maximum floor space have been fixed, vide para 12(a) aforesaid, it is not necessary to lay down a minimum plot size".

7. The recommendation of the Technical Committee with regard to location of the motels are given in (Appendix..... 'DD,') Page No. 165).

8. Major stipulations for motels under "The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977 are as under:

- i. Motels "means a hotel located near the main highway for catering the convenience of persons travelling in mechanically propelled vehicles".
- ii. Motels are permitted within the agricultural green belt/rural use zone of the Master Plan, if allowed by the Authority after 'special appeal' provided that motel is located along the road declared as 'national highway'.
- iii. The following zoning regulations would apply to a motel:
 - a) a maximum plot size of 1.21 hect.(3 acres).
 - b) maximum floor area of 1858 sqm.(20,000 sq.ft.).
 - c) minimum set back of 50 mtr. (165 ft.) in front, 4.57 mtr.(15 ft.) in sides and 6.1 mtr.(20 ft.) in rear.
 - d) parking on an equivalent car space of 0.85 per 92.90 sqm.(1000 sq.ft.) of floor area.

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9. The above matter is placed before the Authority for its consideration and recommendation on the following issues:

i. Amendment to MPD-2001

a) Definition of "motel" (033) contained in the schedule to the Development Code of MPD-2001 from "a premises located near main highways and outside urbanisable limits for catering to the convenience of the persons travelling by road" to "a premises designed and operated especially to cater to the boarding, lodging, rest and recreation and related activities of travellers by road".

b) Motel on national and state highways which serve as major linkages between Delhi and the states, shall be permitted in the rural use zone (A3) including green belt (A2).

c) Motel may also be permitted within the commercial use zone and commercial centre in industrial use zone (at par with hotels).

ii. Amendment of "The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977/MPD-2001 as given below:-

a) In rural/green belt - Regulations pertaining to the norms and standards for setting up motels in rural and agricultural green belt as per the details given in the statement (appendix *DI-PSA/Use* as in col.6.

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- b) In commercial use zone & commercial centres in industrial use zone, Development Code/regulations shall be as applicable for a 'hotel' located in the Urban area of Delhi.

* * * * *

R E S O L U T I O N

After detailed discussion, the Authority resolved as under:

1. Definition of motels (033) in the Master Plan for Delhi 2001 to be replaced as under:

A premises designed and operated especially to cater to the boarding, lodging, rest house and recreation and related activities of travellers by road.

2. Motels be permitted in the rural use zone/green belt as per the regulation (norms and standard etc.) for setting up such motels as below:

i) Location: Motels to be located on National Highways and Inter-State roads of minimum 60 mtr. R/W.

ii) Green Buffer: The motel sites shall have set-back from R/W by green belt/buffer with minimum width of 100 mtr. X in case of National Highway (as in the NCR Plan) and 60 mtr. in case of Inter-State roads. This strip shall not be considered as part of the motel plot.

iii) Size of Plot: Minimum plot size one hect. and maximum two hect. with minimum width of 50 mtr. along side the highway.

iv) Set-back: Front 15 mtr. exclusive of 100 mtr. in (ii) above, side and rear 9 mtr.

Contd.../-

v) F.A.R.: 15 (fifteen) subject to maximum floor area of 3000 sq. mtrs.

vi) Ground Coverage: Maximum equivalent to F.A.R.

vii) Height: Maximum height 9 mtr.

viii) Basement: Basement maximum equivalent to the ground coverage, free from FAR to the extent required for air-conditioning plant, filtration plant, electric sub-station, parking and other essential services.

ix) Parking space: Minimum of 1.67 ECS per 100 sq.mtr. of floor area including that provided in (viii) above.

x) Activities: Retail and service shops limited to maximum 5% of floor area.

xi) Services: For infrastructure such as power, water supply and sewerage, etc. if municipal services do not exist or cannot be made available, the owner has to make the provision to the satisfaction of the local development authority/municipal body.

xii) Clearance/No Objection: Height clearance from Civil Aviation Department where necessary, any other NOC/clearance required in any other law specifically laid down including ULCR and Delhi Land Reforms, etc. relating to utilisation of land for such purposes.

xiii) Conversion: Payment of conversion charges to DDA/Competent Authority as per prescribed rules for use of rural/agricultural land for commercial use as a motel. For this modalities be worked out.

Further resolved that amendment in the Master Plan for Delhi-2001 and "Hotel, Boarding House, Hostel, Lodging House and Motel (Building standard) Regulation 1977" be processed as in para 1 and 2 above.

XXXXX

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

No.K-13011/25/93-DDIB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

New Delhi, dated 16th June, 1995

NOTIFICATION

WHEREAS certain modifications, which the Central Government proposed to make in the Development code and Schedule to the Development Code of the Master Plan for Delhi, were published in Notice No.F.20(4)SI-MP dated 25/2/1994 for inviting objections/suggestions from the public in accordance with the provisions of Section 44 of the Delhi Development Act, 1957, (61 of 1957) as required by Sub Section 3 of Section 11-A of the said Act, within a period of 30 days from the date of the said Notice;

WHEREAS 14 objections/suggestions were received from the public with regard to the said proposed modifications;

AND WHEREAS the Central Government, after careful consideration of the matter, have decided to modify the Master Plan for Delhi;

NOW, THEREFORE, in exercise of the powers conferred by Sub Section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi with effect from the date of publication of this Notification in the Gazette of India.

MODIFICATION

On page 155 (left hand column) of the Gazette of India, Extra-ordinary Part II Section 3 Sub Section (ii) dated 1.8.1990 under heading 'A-3 Rural Zone (including A-2)' at the end of (b) (ii), the following is added:

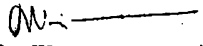
"Motel is permitted as per Regulations made on that behalf in the Rural Zone/Green Belt and in Commercial Zones on National Highways and Inter-State roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 metres or service roads running parallel to them."

Contd.....2/-

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2. On page 171 (left hand column) of the Gazette of India, Extra-ordinary Part II Section-3 Sub-Section (ii) dated 1.8.1990 under the heading '033 (Motels)', the definition is replaced as under:

"A premises designed and operated especially to cater to the boarding, lodging, rest and recreation and related activities of travellers by road."


(R. VISHWANATHAN)
UNDER SECRETARY TO THE GOVT. OF INDIA

To

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

Contd.....3/-

Copy to:

1. The Secretary, DDA, Vikas Sadan, New Delhi (with 20 spare copies) w.r.t. their letter No.F.20(13)/93-MP/99 dated 7-2-1995 with the request that consequential modifications may be carried out in the Master Plan for Delhi and copies thereof may be supplied to the DMG/MCD/DUAC/TCPO and other concerned authorities and publicity may be given through Press.
2. The Chief Secretary, Govt. of NCT of Delhi, Delhi.
3. The Secretary(L&B), Govt. of NCT of Delhi, Delhi.
4. The Chief Planner, TCPO, I.P.Estate, New Delhi.
5. The L&DO, Mirman Bhavan, New Delhi.
6. The Member Secretary, DMG, New Delhi.
7. The Commissioner, MCD, Delhi.
8. The Director(I), Ministry of Urban Affairs and Employment, New Delhi.
9. The Information Officer, M/o U.A.&E, New Delhi.
10. The DG(W), CPWD, Mirman Bhavan, New Delhi.
11. The Secretary, DUAC, Lok Nayak Bhawan, New Delhi.
12. Guard file.
13. Change of land use file.
14. Lands Division, M/o U.A.&E, New Delhi.

(R. VISWANATHAN)
UNDER SECRETARY TO THE GOVT. OF INDIA

Published in the Gazette of India Part-II Section-3
Sub-section (ii) dated 5.3.94

P.20(4)83-MP

Dated: 25.2.94

PUBLIC NOTICE

The following modifications, which the Central Govt. proposes to make in the Master Plan for Delhi-2001, is hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions 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 this notice. The person making objections/suggestions should also give his name and address.

MODIFICATIONS:

1. On page 155 (left hand column) of the Gazette of India, extra-ordinary part II section 3 sub-section (ii) dated 1.8.90 under heading "A-3 Rural Zone (including A-2) at the end of (b) (ii), the following is proposed to be added :
"Motel is permitted as per Regulations made on that behalf in all use zones on National Highways and Inter State Roads of a minimum width of 60 mtrs. or service roads running parallel to them."
- ii "On page 171 (left hand column) of the Gazette of India, Extra-ordinary, part II Section-3 sub-section (ii) dated 1.8.90 under the heading '033 (Motels)', the definition is proposed to be replaced as under:
"A premises designed and operated especially to cater to the boarding, lodging, rest and recreation and related activities of travellers by road."
2. A copy of the MPD-2001, Gazette of India, incorporating the proposed modifications will be available for inspection at the office of the Deputy Director, Master Plan Section, 6th. Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above.

Sd/-

{ V. M. BANJAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

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

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APPENDIX 'OO' TO ITEM NO. 73/95

GOVERNMENT OF INDIA
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
NEW DELHI-110011

No.K-11011/11/78-DDIA/VA(Vol.II)

14th June, 1995

To

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

Sub: Amendments in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations for the provisions of Motels in the National Capital Territory of Delhi.

Sir,

I am directed to refer to DDA's letter No.F.20(4)/83-MP/101 dated 8.2.1995 on the above subject and to convey the approval of Government to the following amendments/modifications to Regulation 6 of the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977:-

"6. MOTELS

1. Motels are permitted in Rural Zone/Green Belt and in Commercial Zones on National Highways and inter-State roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 mts. or service roads running parallel to them.
2. A motel located in Commercial Zones will be subject to the norms and building standards applicable to hotels.
3. A motel located in the Rural Zone/Green Belt shall be subject to the following norms and building standards:-
 - i) The minimum plot size shall be one ha.
 - ii) The minimum width of the drive-way used for entry into, and exist from, a plot shall be 9 mts.

- iii) The minimum setback shall be 15 mts. in the front and 9 mts. from the sides and the rear. This shall be in addition to a green buffer from the road-width if and as specified by law.
- iv) The FAR shall be 15, subject to a maximum floor space of 1500 sq.mts. each on the first and second hectares, and 5% of the area of the remaining land comprised in the site subject to a maximum of 1500 sq.mts.
- v) The maximum ground coverage shall be equivalent to FAR.
- vi) The built-up structure shall not exceed the height of 9 mts.
- vii) Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plant, filtration plant, electric sub-station, parking and other essential services.
- viii) Parking space shall be provided on a minimum scale of 1.67 ECS per 100 sq.mts. of floor area, including the provision made in this regard in the basement.
- ix) Retail and service shops shall be limited to a maximum of 5% of the floor area.
- x) Water and electric supply, sewerage, drainage and other such infrastructure shall be provided on a scale and according to standards satisfactory to the building regulatory authority.
- xi) All permissions and clearances for use of land which are usually required in connection with approval of, or sanction for, development shall be obtained from the prescribed authorities."
2. Further action under section 57(1) of the Delhi Development Act, 1957 to notify the amendment in the Official Gazette may please be taken without delay.

Yours faithfully,

(R.K. Singh)

Director to Government of India

BY SPL. MESSANGER

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No.K-11011/11/78-DDIA/VA/IB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 17th November, 1994

To

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

Sub: Direction under Section 41(1) of the Delhi Development Act, 1957 - Proposed amendment of MPD-2001 as regards regulations for motels in National Capital Territory of Delhi.
.....

WHEREAS the Authority, vide Resolution No.63/93 dated 16.4.93, had resolved that a committee be constituted under the chairmanship of Principal Commissioner, DDA to give its recommendations on the development of motels in Delhi;

WHEREAS such a committee was constituted, vide DDA's reference No.F.10(31)81-MP/94 dated 7.5.93;

WHEREAS the said committee submitted its report in June, 1993, recommending (a) certain amendment to MPD-2001 and (b) regulations to be made to provide for motels in Delhi;

WHEREAS the committee's report was considered by the Authority, vide resolution No.133/93 dated 5.8.93, and its detailed recommendations were sent to the Government, vide DDA's letter No.F.10(31)81-MP/765 dated 21.9.93;

WHEREAS the proposal received from the Authority was examined by the Government and approval of the Government was conveyed, vide letter of even number dated 17.1.94, for inviting objections/suggestions from the public for the proposed amendment to the MPD-2001;

WHEREAS a public notice was published in the Gazette of India on 5.3.94 for inviting public objections/suggestions within a period of 30 days from the date of notice;

WHEREAS the stipulated period of 30 days expired on 5.4.94 but the Authority's final proposal in the matter is still awaited inspite of reminder of even number dated 2.2.94;

NOW, THEREFORE, in exercise of the powers conferred under Section 41(1) of Delhi Development Act, 1957, the

-221-

Central Government hereby directs the Authority to send its final proposal in the matter within a period of six weeks from the date of issue of this letter.

This issues with the approval of Urban Development Minister.

R.K. Singh
(R.K. Singh)
Director (DD)

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No.K-11011/11/78-DDIA/VA/1B(Vol.11)
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 17th Jan., 1994

To

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

कोरि निम्न कक्ष
भास्ती तारीख 18/1/94
नम संख्या 07/9

Subject:- Proposed regulations for motels - National Capital Territory of Delhi - Amendment in MPD-2001.

The undersigned is directed to refer to your letter No. F.10(31)/81-MP/765 dated 21.9.93 on the above mentioned subject and to convey the approval of the Government under Section 11A of Delhi Development Act, 1957 for inviting objections/suggestions from the public for the following amendments in MPD 2001 :-

- i) On page 155 (left hand column) of the Gazette of India, Extraordinary (part II Section 3(ii) dated 1.8.90 under heading "A.3 Rural Zone (including A-2)" at the end of (b)(ii), the following may be added :-

"Motel is permitted as per Regulations made on that behalf in all use zones on National Highways and inter-State roads of a minimum width of 60 mts. or service roads running parallel to them".

- ii) At page 171 (left hand column) of the Gazette of India, Extraordinary, Part II Section 3, Sub-section (ii) dated 1.8.90 under the heading '033(Motels)', the definition may be replaced as under :-

✓ "A premises designed and operated especially to cater to the boarding, lodging, rest and recreation and related activities of travellers by road."

As regards the Regulations pertaining to "The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977", approval of the Government is conveyed for the following modifications in the said Regulations :-

6. MOTELS:

- (1) Motels are permitted in all use zones on National Highways and inter-State roads of a minimum width of 60 mts. or service roads running parallel to them.

Contd...2/-

(2) A motel/ located in use zones other than Rural Zone/Green Belt will be subject to the norms and building standards applicable to hotels.

(3) A motel located in the Rural Zone/Green Belt will be subject to the following norms and building standards :

- i) The minimum plot size shall be 1 Ha.
- ii) The minimum width of the drive way used for entry into, and exit from, a plot shall be 9 mts.
- iii) The minimum setback shall be 15 mts. in the front and 9 mts. from the sides and the rear. This shall be in addition to a green buffer from the road-width if and as specified by law.
- iv) The FAR shall be 15, subject to a maximum floor space of 3,000 sqm.
- v) The maximum ground coverage shall be equivalent to FAR.
- vi) The built structure shall not exceed the height of 9 mts.
- vii) Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plant, filtration plant, electric substation, parking and other essential services.
- viii) Parking space shall be provided on a minimum scale of 1.67 ECS per 100 sqm. of floor area, including the provision made in this regard in the basement.
- ix) Retail and service shops shall be limited to a maximum of 5% of the floor area.
- x) Water and electric supply, sewerage, drainage and other such infrastructure shall be provided on a scale and according to standards satisfactory to the building regulatory authority.
- xi) All permissions and clearances required under law for the use of land shall be obtained from the prescribed authorities.

Further action may be taken in the matter under intimation to this Ministry.

(S.C. BAGAR)

UNDER SECRETARY TO THE GOVT. OF INDIA

ITEM NO. Sub: Alignment Plan of Aruna Asaf Ali Road - Road Number 16
74/95 along the Eastern Side of Jawaharlal Nehru University
from Outer Ring Road to Mehrauli-Mahipalpur road.

A-18.07.95

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 'PP' P.No. 226).

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.'QQ' P-227-230.)) 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.

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(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.

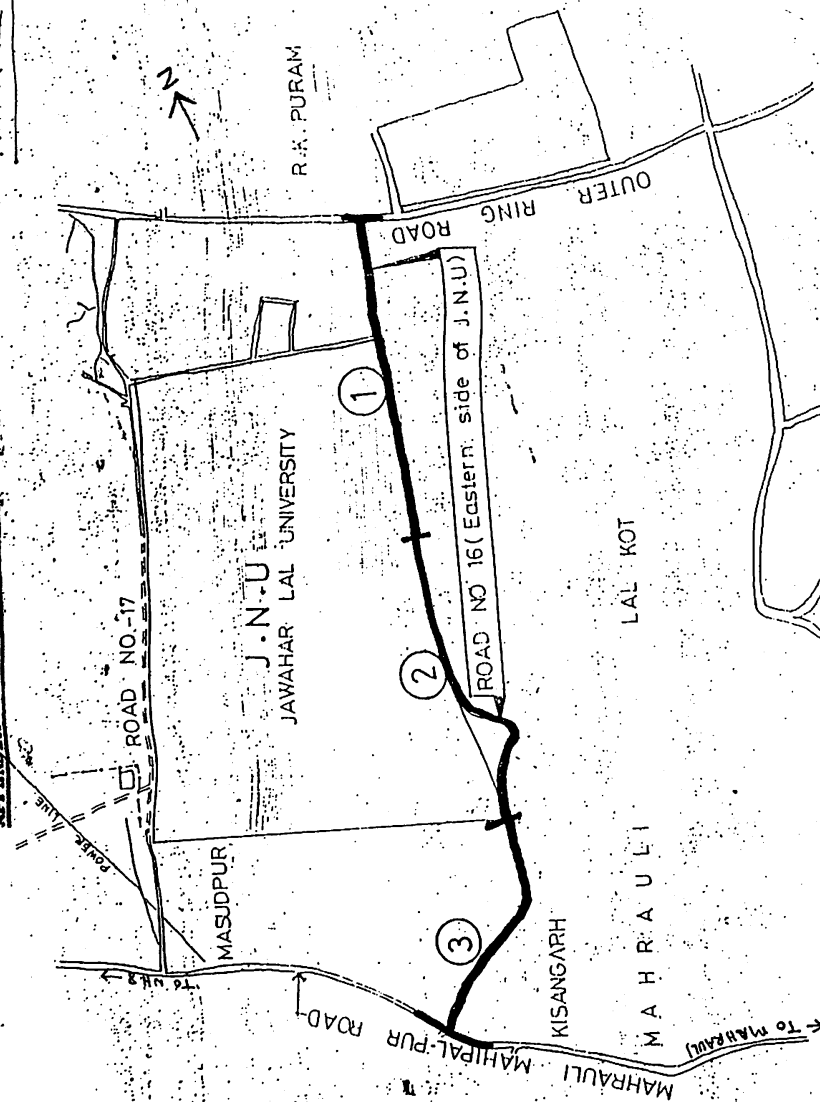
6. The case is placed before the Authority for the consideration of the following:

- (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.

RESOLUTION

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

Annexure 'I'



KEY PLAN

APPENDIX 227-
GO TO ITEM NO. 74/93

लोक निर्माण विभाग दि० प्र०

संख्या: 70/7/लो०नि०वि०मं-7/दि० प्र०

3315-16

दिनांक

17/8/93

✓ 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/सीपीडब्लू/93/डो-8.5
दिनांक 23.7.93

उपरोक्त संदर्भ में जैसे कि आपने मांग की है मार्ग संख्या-16 के
संगठित पांच मानचित्रों में आपका अंग्रेजित है। इन मानचित्रों सहित
फिजिबिलिटी के विषय में आपसे विचार विमर्श
पहले ही हो चुका है।

फिजिबिलिटी रपट भी साथ में संलग्न है।

संलग्न: 1. मानचित्र-5
2. फिजिबिलिटी-1

अ. ज. न.
कार्यपालक इंजीनियर
लो०नि०वि०मं-7/दि० प्र०
आर०आर०आई०
रिंग रोड नई दिल्ली

प्रतिनिधि प्रेषित:

सहायक इंजीनियर-2, उनके पत्र संख्या 23/137/स.डं-2/लो०नि०वि०मं-7/दि० प्र०
1106 दिनांक 6.8.93 के संदर्भ में सूचनाार्थ।

कार्यपालक इंजीनियर

FEASIBILITY REPORT PROFORMA of Road No. 16 (Eastern side of J.N.O.)

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

	Rucca	Semi Rucca	Kutchia
		Thuyas	
S/S.	D/S.	T/S.	3 Nos.

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
Boundary - 150 Metres (150 m)

c) Width of properties affected in road R/W:-

	5 to 12 Metres	Semi Rucca	Kutchia
	Rucca		
S/S - 45 Nos.	D/S - 3 Nos.	2 Nos.	3 Nos.
5 1/2 houses - 17 Nos.			

d) NO. of shops affected.

2. Is there any deviation in the approved alignment prepared by G.P.O. earlier. If yes, give details.

Revised alignment plans given by the DDA Official.

3. Whether the alignment conforms to the R/W. as shown in the approved layout plans & regularization 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 details at site.
66. lines	
33 K.V. lines	
11 K.V. lines	

c) Under ground sewerage lines.

Length & depth of the lines:-	} NO. of manholes affected. 114 Nos.
2500 Metres.	
Length	} No. of sluice valve chambers affected. 41 Nos.
4570 M	

d) Underground water supply lines.

- length. 1632.00

- 146 Nos.

- 57 N65.

5. Details of
Total NO.

Species.

~~Sub: H.N.~~ Total No. of Trees - 342

Conc. varying from 0.01M to 1.0M at constant temp of 1.0M

Temple - 1 Mi (Innill)

Bus Stomel - 10100

- Naming Benzal

Stoneline — 3140

Taxi Stand.

NIL

Antennarius fourth path - 97: 0.02, 3.67

rolling pole mounted S/ Stn.

c c Footpath. 9500000000

11 K.V.

7. General comments about the feasibility to implement the alignment proposal.

On the L.H. of the monument present building
Highway 74 b) from Apr 3-1942 to 4-2-1942
of those frame elements have been constructed a
under construction a variant 2 main
covered with Beams and walls.

Handwritten signature and date: 11/005

Details of Effected Trees in proposed

Alignment plan of Road No 16 (Eastern Side of JNU)

Reference No. of 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.

[Signature]
 Joint Secretary
 Delhi Development Authority
 11/11/05

[Signature]
 Chairman,
 Delhi Development Authority

[Signature]
 Secretary
 Delhi Development Authority

