233

PART-I

MINUTES OF MEETING

FROM — 18-10-2000

PART - I

PART-I

MINUTES of MEETING

HELD ON - 18-10-2000

PART-I

DELHI DEVELOPMENT AUTHORITY
( ( COMMR.-CUM-SECRETARY'S OFFICE )

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 18th October 2000 at 11.00 A.M. at Raj Niwes, Delhi.

I N D E X


| S.NO. | Item No. | Subject | Page No. |
|---|---|---|---|
| 1. | 74/2000 | Confirmation of the Draft Minutes of the meeting of the Delhi Development Authority held on 18 August, 2000.<br>F.2(2)2000/MC/DDA. | 1-19 |
| 2. | 75/2000 | Formulation of regulations for Banquet halls in Delhi.<br>F.3(7)93/MP. | 20-25 |
| 3. | 76/2000 | Development initiatives taken by Delhi Development Authority.<br>SH: Engineering activities.<br>F.EM.3(16)99/Vol.II. | 26-34 |
| 4. | 77/2000 | Zonal Development Plan for Narela Sub-city (Part Zones M,N & P ).<br>F.4(3)98-MP. | 35-41 |
| 5. | 78/2000 | Change of land use from 'Recreational' (Distt. Park) to "Residential" of pockets 'A' & 'B' Transit Camp at Kalkaji.<br>F.20(7)91-MP. | 42-47 |
| 6. | 79/2000 | Permissibility of nursing homes, guest house and bank on a minimum of 200 Sq. Yds. (167.2 sq.mtr.) residential plots of rehabilitation colonies as part of mixed land use policy amendment in MPD-2001.<br>F.10(5)81-MP. | 48-60 |

| S.NO. | Item No. | Subject | Page No. |
|---|---|---|---|
| 7. | 80/2000 | Change of land use of an area measuring 125 hact. from "Rural use zone " to " Public & Semi Public facilities (District Open Jail)" at Baprola in West Delhi.<br><br>No.F.20(6)96-MP. | 61-71 |
| 8. | 81/2000 | Amendment/modification in the Recruitment Regulations for the posts of Jt. Data Asstt., Sr.data Asstt., Programmer-Cum-Console Operator, Asstt.Director(System), Dy. Director (System) and Director (System) in DDA.<br><br>No.F.7(105)/96/PB-I/Part. | 72-85 |

DELHI DEVELOPMENT AUTHORITY
(COMMR-CUM-SECRETARY'S OFFICE )

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 18th October, 2000 at 11.00 A.M. at Raj Niwas, Delhi.

I N D E X

| S.NO. | Item No. | S U B J E C T | Page No. |
|---|---|---|---|
| 1. | 82/2000 | Agenda for adoption of Annual Accounts of the Authority for the year 1993-94 and 1994-95 as certified by the Accountant General Audit), Delhi. | 1 to 156 |

F.A/Cs 6(11)2000.

# DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 18/10/2000 at 11:00 AM at Raj Niwas, Delhi

The following were present:

## CHAIRMAN

1 Shri Vijai Kapoor
Lt Governor, Delhi

## VICE-CHAIRMAN

2 Shri P K Ghosh

## MEMBERS

1 Shri Mahabal Mishra, MLA

2 Kanwar Karan Singh, MLA

3 Shri Puran Chand Yogi, MLA

4 Km Devagya Bhargawa
Councillor, MCD

5 Shri Prithvi Raj Chand
Councillor, MCD

6 Shri K P Lakshmana Rao
Finance Member, DDA

7 Shri R K Bhandari
Engineer Member, DDA

## SECRETARY

Shri V M Bansal
Commissioner-cum-Secretary.

## SPECIAL INVITEES/DDA & OTHER OFFICERS

1 Shri P S Bhatnagar
Chief Secretary

2 Smt B Prasad
Secretary to LG

3 Shri R Narayanswamy
Principal Secretary [UD], GNCTD

4 Shri Sharda Prasad
Commissioner [LD], DDA

5 Shri R K Singh
Chief Vigilance Officer and CLA, DDA

6 Shri Arvind Kumar
Commissioner (P), DDA

7 Shri Vijay Risbud
Commissioner [Plg], DDA

8 Shri Parimal Rai
Commissioner [LM]-I, DDA

9 Shri Devendra Bhushan Gupta
Commissioner [Housing], DDA

10 Shri R C Chauhan
Chief Accounts Officer, DDA

11 Shri Suresh Mehta
Chief Engineer [Dwarka], DDA

12 Shri B L Khurana
Chief Engineer [Elect], DDA

13 Shri A K Jain
Addl Commissioner [Plg], DDA

14 Shri Shamim Ahmed
Director [LM], DDA

16 Shri S K Bajaj
Director [Works], DDA

17 Shri K P Sharma
Dy CLA [A], DDA

18 Shri V K Bugga
Town Planner, MCD

19 Shri K T Gurmukhi
Addl Chief Planner, TCPO

20 Shri Chandu Bhutia
Associate Town & Country Planner
L&B Department, GNCTD

21 Shri H R Kapooor
Jt Director [P&C], DDA

Draft minutes of the meeting of the Delhi Development Authority held on 18/10/2000 at 11.00 AM at Raj Niwas, Delhi

ITEM NO.74/2000

Sub: Confirmation of draft minutes of the meeting of the Delhi Development Authority held on 18/8/2000.
F.2[2]2000/MC/DDA

Minutes of the Delhi Development Authority meeting held on 18th August, 2000 were confirmed, as circulated.

ITEM NO.75/2000

Sub: Formulation of regulations for Banquet halls in Delhi.
F.3[7]93/MP

i] Shri Mahabal Mishra and Shri Puran Chand Yogi were of the view that Banquet halls should be permitted only in the commercial areas, allowing such a use in the residential areas could cause lot of inconvenience to the residents.

ii] Miss Devagya Bhargawa suggested that the proposals need to be considered in the light of increasing public requirement. She, however, felt that minimum size of the plot for regularising the old Banquet halls should be kept a 500 sq. mtrs. as proposed by the MCD. Shri Mahabal Mishra insisted that Banquet halls should not be regularised on residential plots of less than 500 sq. yds.

The Vice-Chairman explained that this matter had been discussed in detail with the representatives of the MCD and the NDMC and there was consensus of opinion that the old Banquet halls operating from 400 sq. yards should be regularised.

iii] Kanwar Karan Singh strongly pleaded for regularisation of all the Banquet halls without any delay.

The LG advised that the Authority must lay down a clear-cut policy on the subject and all the Banquet halls must be made to conform to that policy.

iv] Shri Mahabal Mishra, Shri Puran Chand Yogi and Shri Prithvi Raj Chand suggested that guidelines on the subject should be so framed that there is minimum discretion in the hands of junior officials of the DDA, MCD, NDMC, DVB etc.

b] Agreeing to their suggestions it was decided to carry out the following modifications as indicated below under different headings:

I.[ii] <u>CONVERSION CHARGES</u>

The applicants shall have the discretion to pay the conversion charges either on annual basis or in lump-sum, at his/her convenience.

II..B. <u>PERMISSION FEE</u>

The following line shall stand deleted:

"Permission fee shall be applicable on the actual floor area under use of Banquet hall."

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II..B. <u>PERMISSION FEE</u>

The following line shall stand deleted:

"Permission fee shall be applicable on the actual floor area under use of Banquet hall."

[b] It was decided that permission fee shall be levied on the total area of the plot because it cannot be presumed that only a part of the premises will be used for Banquet hall activities.

III.C. GUIDELINES FOR ALLOWING 'BANQUET HALLS' IN RESIDENTIAL AREAS BY THE LOCAL BODIES

The Authority decided to amend the proposed guidelines and to lay down following guidelines on the subject :

i] Payment of House Tax/Property Tax as on particular date shall determine whether a Banquet hall falls in the category of old or new,

ii] The basements shall conform to, constructed and utilized strictly as per the provisions of the Master Plan, Building bye-laws and the guidelines laid down by the DDA, civic agencies, Delhi Government and the Delhi Fire Services,

iii] The applicants shall personally ensure provision of adequate parking facilities for the Banquet hall users and it shall be their responsibility to ensure that no inconvenience or hardship, whatsoever, is caused to the neighbouring residents or to the visitors of the area on this account,

iv] It shall be the personal responsibility of the applicants to ensure adequate provision for sanitation facilities and for hygienic disposal of the waste generated in the complex. They shall also ensure proper provision for effluent treatment so that no inconvenience or hardship is caused to the neighbouring residents on any account. The applicants shall personally ensure provision and maintenance of all these facilities as per the Building bye-laws and the guidelines, rules & regulations of the DDA, civic agencies and the GNCTD.

v] Only one wedding/wedding reception will be permitted on the Banquet halls functioning from less than 800 sq. mtrs. of residential area and not more than two weddings/wedding receptions on the Banquet halls constructed on residential plots having an area of 800 sq. mtrs. or more. These restrictions will not apply to the Banquet halls running from commercial premises under the rules.

The Authority approved the proposals contained in the agenda item, with the above modifications.

ITEM NO.76/2000

Sub: Development initiatives taken by Delhi Development Authority.
SH: Engineering activities.
F.EM[16]99/Vol.II

The Engineer Member made an audio - visual presentation about the on going development activities. He explained following measures in Dwarka:

I.i] The Water Supply in the area has since been commissioned.

ii] Sewerage system has been completed in the land acquired in Ph. I & II and the same has been connected to the sewerage treatment plant of DJB through four sewage pumping stations constructed by DDA.

iii] The drainage network is totally functional in the land acquired in Ph. I & II by making temporary bye-pass arrangement.

iv] The sectoral roads have since been completed and the work on the Master Plan Roads (30 mtr., 45 mtrs. 60 mtr. R/W) has also been undertaken as earlier approved by the Authority. He informed that the entire area has been divided into 4 parts and specialised agencies have been pre-qualified for taking up bulk construction of roads for which tenders have already been invited and construction is likely to be started by the end of November. He

further informed that Central Road Research Institute has been associated in order to ensure proper designing and third party supervision on quality.

v] The Defence authorities had concurred to the proposed road alignment through the Cantonement and the matter was now under consideration of the Airports Authority of India for according clearance of height/level of fly-over, and consultants have been engaged to workout finer details.

vi] Work has been awarded for construction of approach road from the Pankha Road side by covering of Palam Drain. For approach from Najafgarh road, part of the land is yet to be acquired.

vii] For street lighting on the Master Plan Roads improved specifications have been worked out in consultation with 'Phillips India Ltd.', which will result in considerable saving in the capital cost as well as power consumption. Tenders for this work have already been received and are under scrutiny and this work is likely to be started by the end of November.

The EM further explained that:

i] For incorporating the 'New Technologies' and Innovative Measures', mega housing scheme has been planned at Dwarka and Vasant Kunj through

Architectural design competition. Four architectural consultants have been appointed for planning and designing four such schemes in different pockets. Special feature in these schemes is the adoption of new technology known as 'Mascon Technology'. The EM explained that this is fully RCC monolithic box type construction and eliminates need for costly finish and there is no problem of seepage in this construction.

ii] For conservation of potable water, Dual Water Supply System has been proposed. To overcome the problem of continuous depleting ground water level, water harvesting & recharging of ground water has been made integral part of these schemes.

II. All the members of the Authority highly appreciated DDA's efforts in introducing innovative technologies and for accelerating the pace of developmental activities.

The LG appreciated that the members were being regularly updated about the progress of various developmental schemes.

III. Reviewing the land acquisition progress in Rohini the LG desired the Vice-Chairman to examine the Courts observations and decide how best the acquisition could be expedited.

ITEM NO.77/2000

Sub: Zonal Development Plan for Narela Sub-city (Part Zones M, N & P).
F.4[3]98-MP

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.78/2000

Sub: Change of land use from 'Recreational' (Distt. Park) to "Residential" of Pockets 'A' & 'B' Transit Camp at Kalkaji.
F.20[7]91-MP

After detailed discussions the Authority approved the proposals contained in the agenda item.

ITEM NO.79/2000

Sub: Permissibility of nursing homes, guest house and bank on a minimum of 200 Sq. Yds. (167.2 sq. mtr.) residential plots of rehabilitation colonies as part of mixed land use policy amendment in MPD-2001.
F.10[5]81-MP

I.a] Proposals contained in the agenda item were discussed in detail and it was decided to allow Nursing homes, Guests houses and Banks on residential plots of 167.2 sq. mtrs. only in the "Special Areas" defined in the Master Plan, if such plots conform to all other conditions laid down in the agenda item. Such uses shall not be allowed on residential plots of less than 209 sq. mtrs. situated outside the 'special areas'.

b] The Authority also decided that uses such as clinics, voluntary health services, dispensaries etc. need not be listed separately as these are broadly covered under the nursing home uses. While agreeing to the suggestion of allowing the 'gyms' in the residential areas, the Authority decided not to permit the residential plots to be used for 'music and dance schools' or the 'police posts' as that would cause inconvenience to the neighbours.

c] First part of para-6 - Other Issues was, therefore, decided to be re-worded as under :

> "After detailed discussions the proposal was recommended for consideration of the Ministry for permitting gyms, creches, day care centres, art galleries, post offices, telegraph and booking centres, STD/ISD booths, under the mixed land-use regulations subject to adoption of the guidelines indicated in the agenda item."

II. Proposals contained in the agenda item were approved with the above changes/modifications.

ITEM NO.80/2000

Sub: Change of land use of an area measuring 125 hac. from "Rural use zone" to "Public & Semi Public facilities (District Open Jail)" at Baprola in West Delhi.
No.F.20(6)96-MP

The Lt. Governor was of the view that the concept of Open Jail did not have much relevance in Delhi; nor there

was any provision for an Open Jail in the Delhi Jail Manual. The LG, therefore, requested the Chief Secretary to get the entire issue examined afresh by the Home Department.

ITEM NO.81/2000

Sub: Amendment/modification in the Recruitment Regulations for the posts of Jt. Data Asstt., Sr. Data Asstt., Programmer-Cum-Console Operator, Asstt. Director (System), Dy. Director (System) and Director (System) in DDA.
No.F.7[105]/96/PB-I/Part.

The Lt. Governor did not agree with the proposals of diluting the Recruitment Regulations.

ITEM NO.82/2000

Sub: Agenda for adoption of Annual Accounts of the Authority for the year 1993-94 and 1994-95 as certified by the Accountant General, Audit, Delhi.
F.A/Cs.6[11]2000

Annual accounts of the Delhi Development Authority for the years 93-94 and 94-95, as certified by the A.G. (Audit), Delhi were adopted by the DDA and the proposals contained in the agenda item were approved.

Lt. Governor and the members of the Authority appreciated the efforts made by the Finance and the Accounts Department towards improvement in the quality of the accounts, thus paving way for the issue of positive Audit Certificate by the AG's Office.

ITEM NO.83/2000

Sub: Annual Administration Report of Delhi Development Authority for the year 1999-2000.
F.2[8]2000/P&C

Annual Administration Report of the Delhi Development Authority for the year 1999-2000 was approved by the Authority for laying before the Parliament.

## OTHER POINTS

1 Shri Mahabal Mishra drew attention of the LG to the continuing unauthorised construction on 8 acres of land in Village Mahipal Pur. Shri Mishra alleged that this land had been acquired and was in the possession of DDA in 1996 and now a school building was unauthorisedly coming up on this land. He indicated that this land is not part of the Defence Enclave, which is under regularisation.

The LG asked the Vice-Chairman to submit a report in the matter.

2 i] Shri Mahabal Mishra sought immediate penal action against those allottees of institutional lands who had constructed in the play grounds/green areas, allotted to them free of cost for keeping green. Commissioner [LD] informed that only two cases of this nature had been reported. Kanwar Karan Singh pointed out that five such cases had been reported in the newspapers recently and sought fixation of responsibility on the field staff for incorrect reporting. The non-official members sought copies

of the survey reports so that they could supplement the information given by the field staff.

The LG took a serious view of reported constructions on the play fields/green lands. He directed stern action to be taken in all such cases, including demolition of such structures, levying of penalties, cancellation of allotments etc. on priority.

ii] In reply to the complaints made by Shri Mahabal Mishra and Kanwar Karan Singh that certain educational and social societies had added on to their projected activities and were now providing higher and technical education from the premises allotted for nursery/primary education or for other social purposes, the LG advised that a lenient view could be taken in such cases if such activities had the clearance of the concerned departments of the GNCTD.

iii] Shri Mahabal Mishra also sought stern action against those Societies who had sub-let a part or whole of their premises. He was of the view that institutional lands were allotted strictly as per the projected requirements of the societies for use as per their Memorandum and Articles of Association and that there is no justification whatsoever even for part sub-letting of the institutional premises.

3 Shri Mahabal Mishra sought intervention of the LG for early auction of 170 residential plots in Mangla Puri. He alleged that these plots were being repeatedly encroached

upon and unauthorised construction was continuing inspite of his repeated requests.

LG asked the VC to take early action in the matter.

4 Shri Prithvi Raj Chand suggested that all the [illegible] vacant and unallotted

While confirming the minutes of the meeting of the Authority held on 16.10.2000, Authority further added following lines of the end of para-4 of "Other Points" vide Resolution No.84/2000 dated 26.12.2000.

allotted land [illegible]
should be allowed to run primary classes also because running of only the nursery classes is not economically viable".

by the DDA, the police had yet to vacate the land under their unauthorised occupation.

The LG asked the Commissioner [LD] to take immediate action in the matter.

6 Ms Devagya Bhargava and other members sought LG's intervention on a newspaper report that unqualified people were working against certain technical posts in DDA.

The VC explained that there was no truth in the newspaper report and that the officers were duly qualified town-planners.

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

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Item No.
74/2000

A- 18-10-2000 Sub: CONFIRMATION OF THE DRAFT MINUTES OF THE MEETING OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 18th AUGUST 2000.

F.2(2)2000/MC/DDA

P R E C I S

Minutes of the Delhi Development Authority meeting held on 18th August, 2000 are submitted for confirmation of the Authority ( Appendix-'A' page 2 to 19 ). No amendments have been proposed to these minutes.

R E S O L U T I O N

**Minutes of the Delhi Development Authority meeting held on 18th August, 2000 were confirmed, as circulated.**

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 18/8/2000 at 3:00 PM at Raj Niwas, Delhi

The following were present:

CHAIRMAN

1 Shri Vijai Kapoor
Lt Governor, Delhi

MEMBERS

1 Shri Mahabal Mishra, MLA

2 Kanwar Karan Singh, MLA

3 Shri Puran Chand Yogi, MLA

4 Km Devagya Bhargawa
Councillor, MCD

5 Shri Prithvi Raj Chand
Councillor, MCD

6 Dr Nivedita P Haran
Joint Secretary [D&L]
Ministry of Urban Development
& Poverty Alleviation

7 Shri K P Lakshmana Rao
Finance Member, DDA

8 Shri R K Bhandari
Engineer Member, DDA

9 Shri D S Meshram
Chief Planner, TCPO

SECRETARY

Shri V M Bansal
Commissioner-cum-Secretary.

SPECIAL INVITEES/DDA & OTHER OFFICERS

1 Smt B Prasad
Secretary to LG

2 Mrs Pratibha Karan
Principal Secretary, PWD, L&B

3 Shri Sharda Prasad
Commissioner [LD], DDA

4 Shri R K Singh
Chief Vigilance Officer and CLA, DDA

5 Shri Arvind Kumar
Commissioner (P), DDA

6 Shri Vijay Risbud
Commissioner [Plg], DDA

7 Shri Parimal Rai
Commissioner [LM]-I, DDA

8 Shri Devendra Bhushan Gupta
Commissioner [Housing], DDA

9 Shri R C Chauhan
Chief Accounts Officer, DDA

10 Shri C L Aggarwal
Chief Architect, DDA

11 Shri S K Bajaj
Director [Works], DDA

12 Smt Ila Singh
Financial Adviser [H], DDA

13 Shri Atul Rai
Director [LC], DDA

14 Shri V K Bugga
Town Planner, MCD

15 Shri V C Datta
Chief Regional Planner
NCR Planning Board

16 Shri H K Babbar
Asstt Secretary, DDA

Draft minutes of the meeting of the Delhi Development Authority held on 18/8/2000 at 3:00 PM at Raj Niwas, Delhi

ITEM NO.51/2000

Sub: Confirmation of draft minutes of the meeting of the Delhi Development Authority held on 28/6/2000. F.2[2]2000/MC/DDA

Minutes of the Delhi Development Authority meeting held on 28/6/2000 were confirmed with the following additions under different items, as detailed below:

[a] Item No. 43/2000

Following para shall be added to the minutes earlier recorded, as suggested by Shri Mahabal Mishra and Ms Devagya Bhargava:

"All modified layout plans must be shown in the map of the draft Zonal Development Plan – Zone-H till date. A list of these modified layout plans must be attached with the text of the draft plan. Only zonal plan level facilities should form part of the draft zonal plan. Other facilities should be removed from it."

[b] Item No. 46/2000

The word "simultaneously" shall be added after the word "DDA" in the fifth line to sub-para [b], as suggested by Shri Mesh Ram. First part of sub-para [b] shall, therefore, read as under:

"Shri D S Meshram, Chief Planner, TCPO and Shri Mahabal Mishra requested that the pay-scale of Rs. 14300-18300, proposed to be given to the

Superintending Engineers on completion of 13 years of service in Group-A, should also be given to the Planners and Architects of the DDA simultaneously."

[c] Following lines shall be added at the end of sub-para 2 [a] of para IV of "Other Points", as suggested by Shri Puran Chand Yogi:

"Shri Yogi stressed that these allotments must be cancelled and no new allotments be made in future in any parks/greens."

[d] Following shall be added to sub-para 3 of para IV relating to "Other Points", as suggested by Miss Devagya Bhargava:

"Ms Devagya Bhargava pointed out that Shri U S Jolly, Commissioner [LM]-II had visited Rani Bagh Shakur Pur Village Road No. 43 two times. There are encroachments on this road but nothing has been done so far. Please expedite the removal of encroachments as it is most urgent."

ITEM NO.52/2000

Sub: Constn. of MIG/LIG DU's at Dilshad Garden near G.T. Road including internal services zone E-6.
SH: Const. of 96 LIG at Dilshad Garden near G.T. Road, Grp.4, Blk.R including internal development (Actually constructed 100 MIG and 100 LIG houses).
F.EM.8(137)88/CTE/EZ/DDA.

1[a] Shri Mahabal Mishra and Shri Puran Chand Yogi desired to know why the arbitration proceedings had been continuing for the last 16 years and what has been the role of DDA's panel lawyers.

They also critised the functioning of the Quality Control department of the DDA for not ensuring stoppage of inferior quality construction. They wanted to know the reasons for awarding the balance work in 1990 when there was no possibility of retrieving the old construction and why the FIR had not been lodged all these years.

[b] The LG was of the view that FIR should have been registered against all the contractors to whom payments had been made and desired that all out efforts should be made to recover all the payments made to the contractors rather than writing off the amount.

[c] EM explained that the work had been awarded to the new agencies only after DDA's efforts to execute the works through the first contractor did not materialise.

He also informed that the DDA had made its best efforts to secure expeditious Awards from the arbitrators. However, the arbitrator neither gave the award nor resigned. He informed that in order to check recurrence of similar situations in future, DDA had already taken a policy decision not to appoint outsider persons as Arbitrators and only the DDA engineers were now being appointed as Arbitrators.

2 After detailed discussions, it was decided that the proposal to write-off Rs. 2.74 crore was premature and all out efforts should be made to recover this amount from the defaulting contractors and their agents.

[b] The Authority, however, approved the proposals contained in para 17 of the agenda item regarding dismantling the 200 flats so that the land underneath could be put to immediate use.

[c] The LG desired that quarterly status reports should be put up to the Authority regarding dismantling of the flats, utilisation of the land thus cleared, disposal of the dismantled material, action taken against the defaulting contractors & officers and regarding the progress of the recovery and arbitration proceedings.

ITEM NO.53/2000

Sub: Permission of uses other than those permitted as per MPD-2001 on industrial plots.
F.3(50)97/MP

Shri Mahabal Mishra suggested that permission to use the industrial plots for commercial and other purposes should be given on long term basis rather than restricting it to yearly basis in order to avoid unnecessary inconvenience to the applicants. He, however, expressed apprehension that commercialisation of the industrial plots could lead to parking problems.

He also questioned why this facility was not being extended to the industrial lands covered under the Supreme Court judgement if they meet the criteria laid down by the Court.

2 After detailed discussions, the proposals contained in the agenda item were approved and it was decided to do away with the restriction of the road width of the plots, keeping in view the fact that parking requirements were similar for industrial and commercial plots.

This will also apply to the industrial plots which are retained by the allottees as per the Supreme Court judgement.

[b] The Authority also decided that the applicants may be allowed to deposit the conversion/special permission charges in lumpsum or over a period of 7 years, as per their convenience.

ITEM NO.54/2000

Sub: Fixation of Reserve Price of Residential and Industrial Plots.
F.B-II/1(8)94

Commissioner [LD] and the Finance Member explained that new proposals of determining the reserve price of residential, industrial and commercial plots will be more practical and pragmatic. After detailed discussions, the proposals contained in the agenda item were approved by the Authority.

ITEM NO.55/2000

Sub: Rehabilitation of Kashmiri Migrants.
F11(29)Misc./98/EHS

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.56/2000

Sub: Allotment of land at pre-determined rates under "Gadgil Assurance" to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi.
File No.S2(53)72/OSB

The proposals contained in the agenda item were approved by the Authority. Agreeing with the suggestion of Shri Puran Chand Yogi, the LG desired that the scheme should be implemented expeditiously.

ITEM NO.57/2000

Sub: Disciplinary proceedings against Sh. Som Prakash, PS (Retd.) Date of Retirement 30.4.1995.
F.27(777)88/Vig.

LG agreed with the advice of the non-official members that the Disciplinary Authorities should be more strict while deciding the quantum of punishment in such serious cases.

With these observations, the proposals contained in the agenda item were approved by the Authority.

ITEM NO.58/2000

Sub: Disciplinary proceedings against Sh. Niranjan Singh, AD(Hort.)(Date of Retirement - 25.01.1990)
F4(37)83/Vig./DC

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.59/2000

Sub: Disciplinary proceedings against Sh. S.R. Sapra, Dy.Director (Rtd.) (D.O.R. - 31.1.98) F27(3)92/Vig./DC

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.60/2000

Sub: Disciplinary Proceedings against Sh. R.K. Gupta, Joint Director (Retd.) under Rule 9 of CCS (Pension) Rules 1972. (Date of Retirement 31.10.1994). F26(437)86/Vig./DC

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.61/2000

Sub: Disciplinary proceedings against Sh.P.C.Jain, Addl. Commr.(Bldg.) (Retd.) (Date of Retirement 31.01.1996) F27(430)90/Vig./DC.

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.62/2000

Sub: Disciplinary Proceedings against Sh.Som Parkash, PS (Retd.) Date of retirement (30.04.1995) F27(231)88/Vig/DC

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.63/2000

Sub: Disciplinary proceedings against Sh. Som Prakash, PS (Retd.) Date of retirement 30.04.1995. F27(414)89/Vig,/AV-D/DC.

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.64/2000

Sub: Disciplinary proceedings against Sh.Som Prakash, PS (Retd.) Date of retirement 30.4.1995. F27(71)/94/Vig/DC

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.65/2000

Sub: Change of land use of about 1000 sq.yds. 'Recreational' to 'Public and semi public facilities' on Link Road (opposite CGO Complex, Lodhi Road) for 'Central Wakf Council'. F20(8)99-MP

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.66/2000

Sub: Policy for multi-level parking. F.3(7)97-MP

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.67/2000

Sub: Policy for allotment of land to Hospitals. F.11(32)95-IL

The Lt Governor highlighted the urgent need to improve medical care facilities in the capital city. He

explained that allotment of institutional land to the hospitals is now proposed to be restricted to the specialists and the medical experts through the procedure of pre-qualification and they shall be allotted land at competitive rates, rather than Zonal Variant rates. He informed that the existing policy of allotment of hospital land to charitable and non-profit making societies has not succeeded in providing finest quality of medical care facilities, nor has it been able to ensure due medical assistance to the poor. The charitable societies themselves are handicapped due to non-availability of institutional finances, without which they are not in a position to regularly upgrade their facilities.

[b] The Authority approved the proposals contained in the agenda item and thanked the Lt. Governor for introducing new initiatives, which will go a long way in improving the health-care facilities in the capital city.

2] The Members also raised following issues connected with the policy of allotment of institutional lands:

a] Shri Mahabal Mishra pointed out that a number of Higher Secondary Schools had unauthorisedly put up construction on the play fields/green lands which had been allotted to them free of cost and that they were running professional colleges in these unauthorised structures, thus violating the terms of allotment and the building bye-laws.

He drew the attention of the Authority to a news item on the subject published in the Hindustan Times, dated 7th August, and sought immediate action for demolition of unauthorised structures built on the play-fields. He wanted that damages should be levied on these institutions at commercial rates for the commercial exploitation of green lands, in addition to cancellation of their allotments, sealing of the premises and prosecution of the society members.

[c] Shri Mishra & Shri Puran Chand Yogi also pointed out that a number of institutions had rented out major portions of their lands to multi-national companies, inspite of written commitments that the lands were essentially required for the Society's activities. They sought cancellation of these allotments and recovery of entire rent from all these institutions. Miss Devagya Bhargawa also sought stern action against such allottees and suggested charging of unearned increase where societies had changed hands.

[d] The Commissioner (LD) informed that setting up of bank extension counters was generally allowed on the institutional lands because of practical requirements. Regarding renting out of the institutional space, he informed that the policy on the subject was under consideration of the Government and action against all the defaulting institutions will be taken immediately after finalisation of the policy.

[e] Miss Devagya Bhargawa and Shri Prithvi Raj Chand requested that the norms for nursery, primary and higher secondary schools should be revised and suggested that primary schools should be allowed on one thousand square meters plots rather than restricting their allotment to nursery schools only.

Shri Chand informed that a number of nursery school sites in his constituency were lying vacant because nursery schools cannot afford to put up infrastructure on 1000 sq. mtrs. plots. He sought their immediate allotment to primary schools as these lands were under the threat of encroachment.

Shri Mishra pointed out that a higher secondary school was successfully running from a 1000 sq. mtr. plot in Saket, with the approval of the Education Department. He sought cancellation of this allotment if it was against the Master Plan norms or in the alternative suggested allotment of smaller sized plots for primary and secondary schools.

There was consensus amongst the members that there was no need to allot more land if the criteria laid down by the Director of Education, GNCTD could be complied with in plots of smaller sizes.

[ii] LG agreed with the members that the norms for allotment of land to all the category of schools should to be re-examined before making any fresh allotments because the city of Delhi can not afford to allot large chunks of

lands for the activities which can be run from plots of smaller sizes. He was of the view that lands cannot be allotted for use of play-fields to individual schools and school must share the use of these lands with the residents of the neighbouring areas.

[e] Kanwar Karan Singh sought to know the result of the survey of Institutional lands earlier ordered by the Authority. He desired that a copy of the survey report should be circulated to all the non-officlal members so that they could supplement the information, if necessary.

Commissioner (LD) informed that a survey of the Institutional lands had already been conducted and sub-letting had been reported in 18 cases, action against whom has already been initiated.

[iii] The Authority sought a specific report on sub-letting of lands and putting up of additional/unauthorised construction in play-field lands by the higher secondary schools.

ITEM NO.68/2000

Sub: Change of land use of 4 pockets falling in planning zone 'O', 'P' and 'K' to resettle the squatters. F.3[10]2000/MP

The proposals contained in the agenda item were approved by the Authority. Chief Planner, NCR Planning Board, however, suggested that we should evolve a long term policy on the subject and that the boundaries of the land proposed in the agenda should be clearly defined.

ITEM NO.69/2000

Sub: Change of land use of an area measuring 11.61 ha. [28.67 acres] from 'Manufacturing' to 'Commercial [6.07 ha.]' and 'Residential [5.54 ha]' at Hindustan Prefab Ltd, Jangpura, New Delhi.
F.20[8]88-MP

This item was not taken up for discussion.

ITEM NO.70/2000

Sub: Formulation of regulations for Banquet halls in Delhi.
F.3[7]93-MP

This item was not taken up for discussion.

ITEM NO.71/2000

Sub: Report on the follow-up action on the resolutions passed by the Authority in its meetings held on 9/2/2000 and 28/3/2000 and on the issues raised by the non-official members in the following meetings held on 2/7/99, 26/10/99, 9/2/2000, 28/3/2000 and 28/6/2000.

Noted.

ITEM NO.72/2000

Sub: Development initiatives taken by Delhi Development Authority.
SH: Engineering activities.
F.EM.3[16]99/Vol.II

This item was not taken up for discussion.

ITEM NO.73/2000

Sub: Zonal Plan for planning Zone 'M' [Rohini Sub-City].
F.4[4]98-MP

The proposals contained in the agenda item were approved by the Authority.

## OTHER POINTS:

I] LG agreed with the non-official members that the meetings of the Authority should be held every month, as far as possible and that the agenda for the Authority meetings should be circulated at least 10 days in advance.

II[i] Shri Mahabal Mishra suggested that Petrol Pump sites and the CNG sites should be allotted through auction as these lands were being commercially exploited by setting up Banks, ATMs, Cyber-Cafes and Super Markets etc.

[ii] He also sought early finalisation of new lease-hold policy in the old cases of allotment where leases had already expired.

[iii] Shri Mishra also drew the attention of the Authority to the fact that a number of petrol pumps had changed hands and sought recovery of unearned increase charges in all these cases.

[b] LG agreed with the view that the policy of allotment of land to the petrol pumps needed a thorough review, specially when the lands was being commercially exploited and the petrol pumps were frequently changing hands.

The Finance Member informed that a Committee set-up by the Central Government is seized of the matter and the final recommendations of the Committee is with the Ministry for their consideration.

[iv] Shri Mishra also suggested that the freehold applications received after 31st March, 2000 should be taken up for processing at the prevalent rates by taking an Undertaking from the allottees that they will pay the increased land rates, as may be decided by the Government.

[b] This issue was discussed in detail and the LG agreed with the view that all applications received after 31/3/2000 should also be processed. He requested the Joint Secretary, Ministry of Urban Development to finalise the land rates for the current year expeditiously.

During a discussion on the subject, the Commissioner (Housing) assured that all the requests for freehold conversion received upto 31st March, 2000 will be cleared by the 30th of September.

III[i] Shri Puran Chand Yogi sought a copy of the 'Survey Report' of the Mayapuri Industrial Area. Commissioner (LD) assured him that action will be taken in all the cases and that a copy of the report shall be sent to him shortly.

[ii] Shri Yogi sought LG's intervention for speedier allotment of institutional land to Bahawalpur Panchayat in new Rajinder Nagar. He pointed out that land to their outfit in Janakpuri had since been allotted, whereas the land in new Rajinder Nagar was being refused on the plea that it could be commercially exploited.

IV[i] Shri Prithvi Raj Chand requested for taking early possession of land from the Police department in Kanti Nagar and its speedier allotment to the concerned agencies.

Commissioner (LD) informed that the needful was being done and assured to give a complete report in the matter in the next meeting of the Authority.

[ii] Sh Chand wanted to know the follow up action on his request of pruning of the eucalyptus trees.

The EM informed that he had discussed this matter with the concerned officers of the Forest/Environment Department, GNCTD and the matter was under their active consideration.

V[i] Miss Devagya Bhargawa drew the attention of the LG to heavy encroachments on the entire Rohtak Road, starting from Britannia factory. She sought priority clearance of encroachments from the land adjoining the Community Centre so that the Centre could be put to immediate use and felt that clearance of encroachments from the entire road could perhaps be a long drawn procedure thus delaying the functionalising of the Community Centre.

The LG assured that Commissioner (LM)-I was seized of the matter and will take early necessary action.

VI LG agreed with the non-official members that due courtesy must be extended to them by all concerned and all their communications should be duly acknowledged and replied at appropriate levels.

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

*******

Item No. 75/2000
A- 18-10-2000

SUB: Formulation of regulations for Banquet halls in Delhi.
F.3(7)93/MP

**P R E C I S**

1.0 PROPOSAL IN BRIEF:

The policy for regularisation of existing banquet halls in Delhi is under consideration since last four years. The proposed regulations shall require processing of amendments in Delhi Master Plan, as per provision of Delhi Development Act.

2.0 BACKGROUND

(i) The policy regulations for regularisation of existing "banquet hall" was initiated after discussions in a meeting held under Principal Secretary, GNCTD on 21.1.96. A committee was also constituted by the orders of LG Delhi dt.24.3.96, with representatives of various govt.departments. The group prepared a draft report, which was approved by the LG Delhi on 16.8.97. Subsequently, it was considered by the Technical Committee of DDA and also by the Authority on 30.3.98 and again on 28.10.98. The Authority resolved as below:

a. "Enforcing separate Regulations for old and new banquet halls may not be practical.
b. Requirements of minimum plot area and road width for sanction / regularisation of banquet halls should be re-examined in detail. Fresh proposals should be examined in consultation with the Finance Wing on proposals relating to conversion and betterment charges.
c. Since basements are to be permitted in the banquet halls, it would be mandatory to seek clearance from the Fire Department."

(ii) The draft regulations prepared by the Planning Department of DDA were considered again by the Authority in its meeting held on 26.10.99. Following was resolved:

"The Authority felt that the concerned Committee should re-examine the proposals; especially the size of the plot for the existing and the proposed banquet hall which would be most optimum. The variation in the size of the plot from 333 sq.mtr. to 800 sq.mtr. was considered too large."

3.0 FOLLOW UP ACTIONS :

As a follow up action on the Authority resolution of 26.10.99, a meeting was convened on 19.6.2000 under the chairmanship of VC, DDA with the representatives from all the concerned govt. agencies i.e. MCD, Delhi Fire Services, Traffic Police Deptt., NDMC etc In the meeting the optimum size of the plot, conversion charges and need for separate guide

lines for banquet halls were discussed (App.A at page 24 to 25 ).A gist of recommendations of the Committee is as given below,

(i) Optimum size of the plot : The Committee felt that a distinction has to be made between the existing banquet halls and those that would come up in future. Since there are a number of banquet halls already existing and some of them are located in the areas that might pose problem of circulation and rescue operation in case of any disaster, particularly fire; it has been decided that only such banquet halls which are running on the plots where it is necessary to have side set back would be allowed to continue. The existing banquet halls running on the plots which do not require such set backs should not be allowed to function. In view of this it was further suggested that the minimum size of the plot on which existing banquet halls would be allowed should be 333 sq. mts.(400 sq.yds)

In future new banquet halls would be allowed only on the plots having minimum size of 800 sq.mtr. It was also decided in the meeting that in Master Plan 2021 adequate number of banquet hall sites would be provided. The size of 800 sq.mts. has been suggested by taking a clue from the sites for 'Barat Ghar/Community halls' in the MPD-2001.

(ii) Conversion charges: The committee was of the view that conversion charges should be levied on annual basis, instead of its one time recovery. This was suggested because one time recovery might mean change of land use. Since the new Master Plan is in the offing any action implying a virtual change of land use may not be correct.

(iii) Guidelines : A set of guidelines shall be prepared for regularisation of the existing banquet halls, on the lines of regularisation of banks, guest houses and nursing homes in residential areas.

4.0 PROPOSED REGULATIONS: Following regulations comprising of development controls, permission fee and guidelines are suggested.

A. **DEVELOPMENT CONTROLS:**

a) **For the Existing premises:**

Minimum plot size ..... 400 sq.yds. (about 333 sq.mt.)
Minimum road in front .....13.5 M (9.0 M in Walled City)
Ground coverage, FAR, maximum height and other regulations shall be applicable as per Master Plan norms for specific land use, in which the premises is situated.

b) **For new Banquet hall sites:**

Plot size ..... 800 sq.mt.
Maximum ground coverage..... 33.33%

Maximum FAR..... 75
Maximum Ht. ..... 15 M
Other Controls;
i) Minimum. road R/W in front ..... 18 M
ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not lie counted in FAR.

B. **PERMISSION FEE**

Finance Department of the DDA vide letter dt. 30.7.99 has conveyed that the permission fee for the banquet halls in the residential area may be same as notified on 7.5.99 by MOUA&E, i.e. at the rate of 10% of the differential rate of the commercial land rate and residential land rate. This shall be applicable on annual basis from the current financial year (Modification issued on 22.7.99 by MOUA&E in the said notification) The permission fee shall be applicable on the actual floor area under use of banquet hall.

C. **GUIDELINES FOR ALLOWING 'BANQUET HALLS' IN RESIDENTIAL AREAS BY THE LOCAL BODIES :**

(i) A maximum of 75% of the permissible floor area in case of the existing residential / plot, where banquet hall is functioning may be considered for regularisation.

(ii) The Basement shall be as per the Building Bye Laws and it must have specific clearance from Delhi Fire Services. Further ,in the basement no public function shall be allowed.

(iii) Provision for the parking of the vehicles at the time of function shall be the responsibility of the owner, and no hardship shall be caused to the neighbourers

(iv) Adequate provision for sanitation and hygenic disposal of waste, additional water and power requirements and fulfillment of fire safety conditions etc. shall be the responsibility of the owner.

(v) Where residential premises are already being used as banquet halls, the same will be regularised on their payment of annual permission fee and subject to fulfilling conditions laid down in the policy.

(vi) Wherever premises are utilised for such non-residential but permissible use, it will be ensured that nuisance or hardship is not created for the local residents.

5.0 MODIFICATION IN MASTER PLAN FOR DELHI 2001:

The proposed regulations shall require modifications in the MPD-2001 as given in (Appx. 'A') P-24-25. These shall require to be processed as per Section 11 A of Delhi Development Act 1957.

6.0 RECOMMENDATIONS:

The 'Regulations' comprising of 'development controls', 'guidelines' and 'permission fee' for banquet halls in existing and new areas and proposed amendments in MPD-2001 as given in para 4 & 5 above are placed before the Authority for its consideration so that the same may be forwarded to the Ministry of Urban Development for its approval and to invite public objections / suggestions, under section 11 A of DD Act 1957.

R E S O L U T I O N

i) Shri Mahabal Mishra and Shri Puran Chand Yogi were of the view that Banquet halls should be permitted only in the commercial areas, allowing such a use in the residential areas could cause lot of inconvenience to the residents.

ii) Miss Devagya Bhargawa suggested that the proposals need to be considered in the light of increasing public requirement. She, however, felt that minimum size of the plot for regularising the old Banquet halls should be kept a 500 sq. mtrs. as proposed by the MCD. Shri Mahabal Mishra insisted that Banquet halls should not be regularised on residential plots of less than 500 sq. yds.

The Vice-Chairman explained that this matter had been discussed in detail with the representatives of the MCD and the NDMC and there was consensus of opinion that the old Banquet halls operating from 400 sq. yards should be regularised.

Contd.....23 A/-

iii] Kanwar Karan Singh strongly pleaded for regularisation of all the Banquet halls without any delay.

The LG advised that the Authority must lay down a clear-cut policy on the subject and all the Banquet halls must be made to conform to that policy.

iv] Shri Mahabal Mishra, Shri Puran Chand Yogi and Shri Prithvi Raj Chand suggested that guidelines on the subject should be so framed that there is minimum discretion in the hands of junior officials of the DDA, MCD, NDMC, DVB etc.

b] Agreeing to their suggestions it was decided to carry out the following modifications as indicated below under different headings:

I.[ii] <u>CONVERSION CHARGES</u>

The applicants shall have the discretion to pay the conversion charges either on annual basis or in lump-sum, at his/her convenience.

II. B. <u>PERMISSION FEE</u>

The following line shall stand deleted:

"Permission fee shall be applicable on the actual floor area under use of Banquet hall."

[b] It was decided that permission fee shall be levied on the total area of the plot because it cannot be presumed that only a part of the premises will be used for Banquet hall activities.

III.C. GUIDELINES FOR ALLOWING 'BANQUET HALLS' IN RESIDENTIAL AREAS BY THE LOCAL BODIES

The Authority decided to amend the proposed guidelines and to lay down following guidelines on the subject :

i] Payment of House Tax/Property Tax as on particular date shall determine whether a Banquet hall falls in the category of old or new,

ii] The basements shall conform to, constructed and utilized strictly as per the provisions of the Master Plan, Building bye-laws and the guidelines laid down by the DDA, civic agencies, Delhi Government and the Delhi Fire Services,

iii] The applicants shall personally ensure provision of adequate parking facilities for the Banquet hall users and it shall be their responsibility to ensure that no inconvenience or hardship, whatsoever, is caused to the neighbouring residents or to the visitors of the area on this account,

iv] It shall be the personal responsibility of the applicants to ensure adequate provision for sanitation facilities and for hygienic disposal of the waste generated in the complex. They shall also ensure proper provision for effluent treatment so that no inconvenience or hardship is caused to the neighbouring residents on any account. The applicants shall personally ensure provision and maintenance of all these facilities as per the Building bye-laws and the guidelines, rules & regulations of the DDA, civic agencies and the GNCTD.

v] Only one wedding/wedding reception will be permitted on the Banquet halls functioning from less than 800 sq. mtrs. of residential area and not more than two weddings/wedding receptions on the Banquet halls constructed on residential plots having an area of 800 sq. mtrs. or more. These restrictions will not apply to the Banquet halls running from commercial premises under the rules.

The Authority approved the proposals contained in the agenda item, with the above modifications.

भारत सरकार
शहरी विकास और गरीबी
उपशमन मंत्रालय
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
& POVERTY ALLEVIATION

Nisha Singh
Director (DD)
Tel: 3019280

D.O.No.H-11017/7/91-DDIB

नई दिल्ली-110011, तारीख 200
New Delhi-110011, dated the 2002 200

Dear

A meeting was held under the Chairmanship of Secretary (UD) on February 19, 2002 regarding permissibility of Banquet Halls in Delhi. Minutes of the meeting have circulated, a copy of which is enclosed herewith for ready reference.

Government has also constituted a Committee for coming up with recommendations on a possible policy parameter for running of Banquet Halls in Delhi. In the meantime, I am directed to request you that while developing or proposing layout for new areas like Dwarka, Rohini, etc., it may kindly be ensured that there is provision and facilitation for community services like Banquet Halls so that the genuine requirement of local people are met. DDA may also suitably describe development control norms for such facilities concomitant to lay out and service plans in the proposed development areas.

With regards.

Yours sincerely.

(Nisha Singh)

Shri P K Hota Vice Chairman DDA, Vikas Sadan, New Delhi.

Copy to:

1. Shri Vijay Risbud, Commissioner (Planning) DDA, Vikas Minar, New Delhi.
2. Shri V M Bansal, Secretarty DDA, Vikas Sadan, New Delhi.

(Nisha Singh)
Director (DD)

Open a separate file/new file.
Send a copy to HD(M) for
placing also the Concerned agenda
item for record.

DELHI DEVELOPMENT AUTHORITY
PARLIAMENT & COORDN. BRANCH

No. F.2(12)2002/P&C/DDA/270 Dated : 28.2.2002

Please find enclosed herewith a photocopy of the minutes of the meeting held on 19.2.2002 under the Chairmanship of Secretary (UD), MOUD & PA for keeping along the concerned agenda item for record.pk

Asstt. Director (P&C)

Asstt. Director (MC)

iv] It shall be the personal responsibility of the applicants to ensure adequate provision for sanitation facilities and for hygienic disposal of the waste generated in the complex. They shall also ensure proper provision for effluent treatment so that no inconvenience or hardship is caused to the neighbouring residents on any account. The applicants shall personally ensure provision and maintenance of all these facilities as per the Building bye-laws and the guidelines, rules & regulations of the DDA, civic agencies and the GNCTD.

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The Authority approved the proposals contained in the agenda item, with the above modifications.

(Delhi Division)

....

Nirman Bhavan, New Delhi.
Dated: 25th February, 2002

Subject: Banquet Halls in Delhi.

A copy of the minutes of meeting held under the chairmanship of Secretary (UD) on 19th February, 2002 (Tuesday) at 3.00 PM, on the above mentioned subject, is sent herewith.

Encl: As above.

(D.K. Gool)
US (DD-IB)
Tel. 3016681

1. Shri Subhash Sharma, Chairman, NDMC, Palika Kendra, Parliament Street, New Delhi.
2. Shri Krishan Kumar, D.G., CPWD, Nirman Bhavan, New Delhi.
3. Shri P.K. Hota, Vice Chairman, DDA, Vikas Sadan, New Delhi.
4. Shri S.P. Agarwal, Commissioner, MCD, Town Hall, New Delhi.
5. Shri A.K. Jha, Member Secretary, NCR Planning Board, India Habitat Centre, Lodi Road, New Delhi.
6. Shri Vijay Risbud, Commissioner (Planning) DDA, Vikas Minar, IP Estate, New Delhi.
7. Shri B.K. Jain,Director (MPD), DDA, Vikas Minar, IP Estate, New Delhi.
8. Shri K.T. Gurumukhi, Chief Planner, TCPO, Vikas Bhavan, ITO, New Delhi.
9. Shri R.C. Aggarwal, Chief Regional Planner, NCRPB, India Habitat Centre, Lodi Road, New Delhi.
10. Shri I.D. Rustogi, Chief Architect, CPWD, Nirman Bhavan, New Delhi.
11. Shri V.S. Sharma, Addl. Commissioner (Engg), MCD, Nigam Bhavan, Kashmiri Gate, Delhi.
12. Shri V.K. Bugga , Chief Town Planner, MCD, Nigam Bhavan, Kashmiri Gate, Delhi.
13. Shri R.L. Aggarwal, Chief Architect, NDMC, Palika Kendra, Parl. Street, New Delhi.
14. Shri Rajesh Kumar, Secretary (DUAC), India Habitat Centre, Lodi Road, New Delhi.

Copy to :

1. Sr. PPS to Secretary (UD)
4. PS to JS (D&L)
3. PS to Director (DD)

Issued
US
27/2/02

iv] It shall be the personal responsibility of the applicants to ensure adequate provision for sanitation facilities and for hygienic disposal of the waste generated in the complex. They shall also ensure proper provision for effluent treatment so that no inconvenience or hardship is caused to the neighbouring residents on any account. The applicants shall personally ensure provision and maintenance of all these facilities as per the Building bye-laws and the guidelines, rules & regulations of the DDA, civic agencies and the GNCTD.

v] Only one wedding/wedding reception will be permitted on the Banquet halls functioning from less than 800 sq. mtrs. of residential area and not more than two weddings/wedding receptions on the Banquet halls constructed on residential plots having an area of 800 sq. mtrs. or more. These restrictions will not apply to the Banquet halls running from commercial premises under the rules.

The Authority approved the proposals contained in the agenda item, with the above modifications.

शहरी विकास और गरीबी उपशमन मंत्रालय
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
& POVERTY ALLEVIATION
नई दिल्ली-110011, तारीख 200
New Delhi-110011, dated the 200

MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF SECRETARY (UD) TO DISCUSS THE PROBLEM OF BANQUET HALL (BH) IN DELHI.

The list of participants is enclosed.

Secretary (UD) stressed on the necessity to have proper facilities/centres for purposes of functions like marriages and community functions in various localities. This should be properly defined in the Master Plan taking into consideration adequacy of infrastructure and facilities like parking, waste disposal, sanitation, etc. Basically the building should have a basement Parking, Dining Hall and Kitchen in the Ground Floor and Functional Hall in first floor and rooms to cater to the function in the second floor. The example of Satya Sai Nigamagam, in a residential colony, in Hyderabad, is a good example of a Marriage/Function Hall in a residential locality without any spillover effects on the neighbourhood. The necessity of such community facilities could be looked into in 3-tier with the local residential colonies having a community center which may also function as Barat Ghar; then larger community centres which cater marriages for a group of residential colonies and in community centres, commercial larger plots could be delineated for providing such facilities.

MS, NCRPB was of the view that BH should not be allowed to operate in the residential areas, since problems of parking, sewage, water and other infrastructure cannot be overcome in residential areas. This should be provided for in local shopping centres and community shopping centres. BH should be a part of planned development which are developed on identified plots in layout plans. It was also stressed that presently, many community centres and community halls of DDA, NDMC, MCD were being under-utilized and models of management of these community centres in private partnership could be worked out to ensure that wherever possible, these community centres can also cater to these essential social needs.

After detailed discussion, the following decisions were taken:-

- The problem of BH needed to be looked into in two areas - one for provision and facilitation in new/developing areas and another to find a solution for existing areas.

- For the new areas, it should be ensured that the BH are suitably described, development control norms specified and provided for in the layout plan. DDA which is developing new areas in Dwarka, Rohini and Narela, should adequately take care to provide for

community services like BH so that genuine requirements of local people are met with.

- As far as existing areas are concerned, a check-list of such BH should be made in terms of requirements of sanitation, parking and services and examination of each BH should be done case-to-case basis.

- The MCD and DDA should prepare a list of unauthorized BH in Delhi within one month and also come up with feasibility of having alternate facilities in all localities.

- To finalize the policy for BH in Delhi, a Committee under the Chairmanship of Shri Ashok Jha, MS, NCRPB would be constituted which have Commissioner (Planning), Addl. Commissioner (Engg.) and Town Planner, MCD, CA, NDMC and JS(DL) as Members. This Committee would give its recommendations to the Ministry of Urban Development & Poverty Alleviation

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

## List of participants

### Ministry of Urban Development & PA

1. Shri K. Kosal Ram, Secretary (UD) - in Chair
2. Shri P.K. Pradhan, JS (DL)
3. Smt. Nisha Singh, Director (DD)
4. Shri D.K. Goel, Under Secretary (DDIB)

### C.P.W.D.

1. Shri I.D. Pundeji, Chief Architect

### NCR Planning Board

1. Shri Ashok Jha, Member Secretary
2. Shri J.N. Barman, Joint Director

### T.C.P.O.

1. Shri K.T. Gurumukhi, Chief Planner

### D.D.A.

1. Shri Chandra Ballabh, Addl. Commissioner(MP)
2. Shri Surinder Srivastav, Director (Planning)
3. Shri B.K. Jain, Director (MPD)
4. Shri A.K. Monwar, Jt. Director (Plg.)

### M.C.D.

1. Shri Sunil Mehra, Senior Town Planner
2. Shri V.S. Sharma, Addl. Commissioner (E)
3. Shri M.M. Dass, Supdt. Engineer (Bldg.) Hq.

### U.D.M.C.

1. Shri R.L. Aggarwal, Chief Architect

### DUAC

1. Shri Rajesh Kumar, Secretary

Item
75/2000
18-10-2000

**PROPOSED MODIFICATIONS IN MPD-2001**

Draft Regulations of Banquet Halls involve the following modifications in MPD-2001:

a) On page 153 of the Gazette of India dated 1.8.90 in the table the following is proposed to be incorporated:

| | RD | CI | C-2 | M-1 | M-2 |
|---|---|---|---|---|---|
| Banquet Hall | P | P | P | P | P |

b) On page 155 (RHS) after the heading Barat Ghar, the following is proposed to be added:

BANQUET HALL (010-A)

Banquet Hall, Soft Drinks and Snack Bar, Residential Accommodation.

c) On page 160 (LHS) after the heading Dharamshals, Barat Ghar and Night Shelter the following is proposed to be added:

| Banquet Hall (010 - A) | Proposed New Sites | Existing Premises |
|---|---|---|
| Minimum plot size | 800 sqm | 333 sqm. (400 sqyds.) Development controls as per MPD-2001 for specific use premises subject to conditions laid down in the guidelines. |
| Max. Ground coverage | 33.33% | |
| MAX. FAR | 75 | |
| Max. Height | 15 M | |
| Minimum R\W of road infront | 18 M | 13.5 M (9 M in Special area) |
| Parking | 1.67 ECS\100 sqm. of floor area. | |

Other controls:

Existing Sites:

Ground coverage, FAR height and basement in the case existing banquet hall shall be as per MPD-2001 for specific land use in which the premises is located subject to the conditions laid down in the guidelines.

Proposed New Sites:

i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and is to be included in FAR calculations except equivalent to 25% of the ground coverage, if used for services \ storage.

ii) 15% of the total floor area shall be allowed for residential purpose.

Item No.
76/2000
A-18-10-2000

Sub: DEVELOPMENT INITIATIVES TAKEN BY DELHI DEVELOPMENT AUTHORITY.
SH:- ENGINEERING ACTIVITIES
(A-1) LAND DEVELOPMENT
DWARKA PROJECT
F.EM.3(16)99/Vol.II

P R E C I S

As per MPD-2001, the scheme covers an area of 5648 Ha out of which 1688 Ha is built up area. The development activity of 1862 Ha area is in advance stage of completion and the work on 1014 Ha area is in progress. For integrated completion of Dwarka, request for acquisition of additional 1048 ha of land has been made to Government of Delhi and is under process of acquisition.

A brief note about the Infrastructure Development is given as under:-

1. ***Water Supply.***

1.1 COMMAND TANKS.

The total water requirement of Dwarka has been assessed as 60 MGD for the entire area. Command tanks of adequate capacity are required to be constructed for proper distribution of water in the area. Depending upon the availability of acquired land, development of area and pace of habitation, out of 6 command tanks, the DDA has completed the construction of 2 Nos. command tanks i.e. Command Tank No.2 & 4 having a capacity of 16 MG. The completion schedule of the remaining Command Tank is given as under:-

1.1.1. Command Tank No.1

Sector 1,2,7,8,9 and Nasirpur fall under the command area of this Tank. The work of construction of the tanks is in progress. The construction of pump houses and installation of pumps is being taken up side by side and all this is expected to be made operational in one year. In the meantime water is being supplied to these areas through bye-pass arrangement from C.T-2. The total cost of this work including the electrical and plumbing work is estimated as Rs.15 crores. The capacity of this tank is 13.5 MG.

1.1.2 Command Tank No.3

Sectors 4,12 & 13 and built-up area under MCD fall under the command area of this tank . The capacity of the tank is about 7.5 MG. The work of construction of this underground tank shall be taken up by the end of Oct,2000. The total cost of this work including the electrical and plumbing work is estimated as Rs.8.0 crores .In the meantime command area is being fed from CT.2 through bye-pass arrangement.

1.1.3 Command Tank No.5.

Sec.15,16,17,18 & 19-B shall fall under the command area of this command tank. The capacity of the tank is about 4 MG. The work of construction of this under ground tank shall be taken up in about 6 months time. The total cost of this work

including the electrical and plumbing work is estimate as be Rs. 5 crores. At present there is no habitation, however, once allotment is released water will be supplied from CT.2 through bye-pass arrangement.

1.1.4 Command Tank No.6

Sec. 21,25,26,27 28 & 29 fall under the command area of this command tank. But land of these sectors is yet to be acquired. Work on this command tank shall be taken after the land is acquired. Acquisition process is already in progress.

1.2 **Distribution Network**

Out of 78 Kms peripheral water line 57 Kms has already been completed, tested and commissioned covering entire Ph.I area and part of Ph.II area already acquired ( ranging from 300 mm dia to 900 mm dia. ). Remaining 21 Kms, pipeline in Ph.II area is under progress and is expected to be completed by Dec,2000.

1.3. Supply of Water.

Delhi Jal Board has not given any written confirmation to this matter which is being vigorously persued. However, presently 3 MGD water is being supplied by Delhi Jal Board.

2. **Sewerage.**

2.1 Network.

After getting the sewerage proposal approved from the DJB, 73.10 Km of sewer line out of 83.43 Km ( for area already acquired ) has since been laid covering entire Ph.I area and the remaining length is expected to be completed within 9 months.

2.2 **S.P.S** :-The system envisages construction of 4 Nos. sewerage pumping stations, which have since been completed The sewerage treatment plant of DJB is also completed and functional.

3. **Drainage.**

Out of 195 Kms of peripheral drain , 170 Km length has already been constructed. The remaining drains are expected to be completed within 9 months. However, with the non-completion of this much length, there is no stagnation of water in any area. Trunk drain no.2 which take the discharge from SPG area also has been partly completed. The remaining length of about 2 Km is still to be constructed for want of acquisition of land. The carrying capacity of this part of the drain being more than 1000 cusecs is required to be constructed by the I&F Department , out of its plan allocation , after the land is made available .. However, a katcha drain has been dug in a diverted alignment to avoid flooding of area.

4. **Roads.**

4.1 **Roads upto 30 M R/W.** The total length of road of 30 M R/W is 37.25 Kms. The first phase of such roads has already been completed and the second phase along-with the construction of footpaths, street lighting etc. i.e. to its final cross section / specification is planned to start in Oct,2000 and targeted to be completed by Oct,2001.

4.2 **45 M R/W and 60 M R/W** – The total length of 45 Mtr & 60 Mtr R/W roads are 20.56 Km & 27.86 Km respectively and Two lanes of such roads were earlier constructed and it has now been decided by the Authority to complete these roads to its final specifications. This being a major work, pre-qualification applications have been received from the agencies having experience in such major works and the select list of the agencies has been finalised by the competent authority. Central Road Research Institute, a body expert in Road Designing and Construction work has been associated for designing and third party supervision in the work. The work is planned to start by the end of November, 2000 and likely to be completed by 30.11.2001.

4.3 **Road to Dwarka Passing through Cantonment.**
After great persuasion and follow up at various levels and with the intervention of Hon'ble L.G and Union Minister of Urban Development, the alignment has now been cleared by Defence Authorities. The detailed ground work with regard to structures falling in this alignment and other connected issues are being sorted out. The Defence Authorities have constituted a board for early settlement and the DDA is represented by the Director(Planning) Dwarka , on this board.
However, a simultaneous exercise for detailing a final alignment is also being done through an expert Consultant. The proposal is likely to be discussed in the Technical Committee by the end of this month. Thereafter, the NIT shall be prepared . The work is proposed to be awarded in two packages – one for the reach NH-8 to Rewari Railway line and the second from Rewari Railway line to Dwarka Dwar including ROB. DDA has been interacting with the Railways for construction of the ROB. The estimate of Rs. 5.5 crores has since been received from Railways.

4.4 **Approach from Pankha Road** :- Another approach road 45 M R/W is proposed to be constructed connecting Panka Road to Dwarka by covering Palam Drain ( 2.3 Kms ) after getting the details design done from S.E.R.C . Tenders have been accepted by WAB and the work is just to start .

4.5 **The road connecting Najafgarh road to Bijwasan- 60 M R/W.**
Out of 12 Kms , about 5 Kms has already been constructed ( 2 lanes 1st phase ) and the remaining can only be taken after the land is acquired. This will provide good link from Bijwasan to Najafgarh area and will deflect most of the heavy

traffic going to Najafgarh and beyond from Delhi. Remaining construction in 5 Kms for balance cross-section of road is included under para 4.2 above.

4.6 **Approach road to Bindapur.**

DDA has constructed about 3000 housing units in Bindapur area. The planned 30 M wide approach could not be constructed to its full width due to encroachment on either side. A new 18 M road has been planned connecting Dwarka to Bindapur . This involves the clearance of the corridor by removing about 80 Nos. of built-up structures. A package is being worked out by C(LM) –II and needs to be expedited to provide accessibility to Bindapur.

4.7 ***Street lighting.***

As far as the street lighting of these roads is concerned , after verification of fitting of various concerns , final proposal was got prepared from the Philips India Ltd, who are expert in the electrification works The proposal was presented before the Hon'ble LG . when officers from MCD, NDMC, DJB, PWD etc were also present .The proposal was appreciated by one and all. The proposal envisages distance between two light poles as 45 Mtr against 30 Mt normally being provided by the DVB. The design of the pole is also innovative as the junction box would be concealed and not mounted on the pole. The provision has also been included for the alternative light to be switched off automatically during the lean traffic hours which can be regulated with the provision of a in-built timer . This work is also expected to start in November this year and likely to be completed by Oct,2001.

5. **Mass Rapid Transport System ( *MRTS*).**

Delhi Metro Rail Corporation has already prepared a Master Plan for Rapid Transport System in Delhi . East West corridor of Delhi Mass Rapid Transport System is proposed upto Gulabi Bagh on Shivaji Marg near entrance to Dwarka Sub-city. DDA has requested Delhi Metro Rail Corporation to extend the system into Dwarka Sub-City terminating near to existing Rewari Railway Line crossing. The final report has already been received from Metro Rail Corporation which is under study. It will cover a length of about 10 Kms and it is proposed to have 9 stations in Dwarka Sub-city itself.

6. **Model Sector-6, Dwarka.**

It is proposed to develop Sec.6 Dwarka as a Model Sector. It will provide promenades and plaza's which would create a new open system and enhance opportunities for the interaction of citizens. NIT's are under preparation and the work is expected to start by Nov,2000.

7. ***Commercial.***

To give impetus to the commercial facilities for the habitants of Dwarka, involvement of private sector was encouraged and commercial shops/offices have been constructed on mixed land use plots in Sec.6 and 10 auctioned by DDA. 51 additional mixed land use plots in Sec.4,5,11 & 12 are also being offered to private developers.

In additional to above, DDA has also constructed 102 shops/covered platform/stalls in various sectors of Dwarka and are being disposed off early.

## (A-2) ROHINI PH-IV & V.

Rohini Phase- IV & V is part of Zone-M which has an area of 4543 Ha. The area is bounded by Western Yamuna Canal in North East, Rohtak Railway Line in the South, existing H.T Line in the West and boundary of Phase-III in the East. The Zonal Plan of the said Zone has been prepared and stands submitted for consideration and approval of the Authority. The areas has been planned for predominantly residential with supporting facilities as per Master Plan norms. The main objective is to clear the backlog of DDA registrants, besides provision of land for Slum Resettlement. Recently about 2000 acres of land notified for acquisition , of which about 1478 acres ( 600 Ha ) of land has already been taken over by DDA. Acquisition of balance land is in progress. Plan has been prepared for the total land. According to the Preliminary Estimates, the net Residential land ( 157 Ha out of 600 Ha ) will be distributed as per the following table in different residential schemes.

| Sl.No. | Scheme | Area in Ha | No. of plots |
|---|---|---|---|
| 1. | **DDA Registrants** | **86.00** | **12000** |
| 2. | **Alternative plots.** | **7.8** | **450** |
| 3. | **Flats to be provided in Group Housing ( DDA Registrants, Institutional Housing, Retired Persons Scheme)** | **39.65** | **6500 ( Built up units )** |
| 4. | **Slum Resettlement.** | **23.55** | **5500** |

However, it is pertinent to mention that physical possession of the land ( 1458 Acres ) has been taken over by DDA but villagers are not allowing the development works . It is understood that the compensation is yet to released by the LAC to the villagers. It is informed that LAC is not releasing compensation on account of some stay orders passed by the Hon'ble High Court against acquisition notifications, for which efforts are being made by C(LM)-II to get the stay orders vacated at the earliest possible.

Physical survey of the acquired area has already been completed and Zonal roads have been demarcated at site. Tenders for two lanes wide construction for part of Zonal roads had been received on 14.8.2000 and the work can commence soon after the vacation of stay orders. It is expected that after the approval of the Authority, detail sector plans will be released by the Planning Wing . The construction of sectoral roads and demarcation of plots can be taken up thereafter to be completed by 2001. Simultaneous action will be taken, after due interaction with local bodies, for preparation of service plans of Water Supply , Sewerage, Drainage , Power etc and work will be taken up accordingly , in a time bound manner.

## (B) HOUSING ACTIVITY.

DDA has constructed a total of 268242 houses ( 50309 SFS + 61526 MIG + 75070 LIG + 81337 EWS ) upto 31.3.2000 .

2. About 20000 houses are in progress and in various stages of construction. Out of these 20,000 houses, which are in different stages of construction , about 8000 are expected to be completed during the current year of 2000-2001.

3. For the current financial year, a target of 13702 flats was made out for taking up new housing schemes was earmarked on the pieces of land available in different areas .624 DUs have been awarded and are in different stages of execution. 4202 DUs are under the process of tendering and award.

840 flats are held up due to court's stay order and removal of encroachment. Drawings for 3042 flats are under the process of issue.

For 4174 houses , a design competition was held by DDA and the Architects/Consultant has been identified. The formal agreement between DDA and Consultant is yet to be entered by Chief Architect who is pursuing the matter vigorously .

The proposal for 820 flats was dropped as the land has been transferred to Slum & JJ department for resettlement of jhuggies at Molarbund

### 4. Innovative Technology

Under the process, DDA has already introduced hollow-block technology in the construction of flats. It is now proposed to introduce another innovative technology widely known as **Mascon Technology** for major housing schemes mentioned in para 3 above. Mascon technology is the jointless system in cast-in-situ RCC. This system makes it fast, simple and adaptable. It is cost effective and comparable with the conventional technology . The mascon aluminum shutters can be erected by unskilled labour with just a hammer. This system enables walls and slabs to be cast-in the same operation, eliminating need of costly finish. It also avoids the problem of seepage etc. This being a box system provides better earth quake resistance. One DU is completed in a period of 4 days in rotation.

### 5. Other Innovative measures.

Following innovative measures are proposed to be adopted in the major housing schemes in para 3.4 above on experimental basis.

#### 5.1 Dual Water Supply System.

The proposed dual water supply system shall conserve potable water restricting its use for drinking and cooking purposes which works out to 30% of total consumption. The system will be quite effective particularly for the areas where the water supply is scares

and the ground water is also not fit for consumption but can be utilised for the remaining 70% uses.

5.2 **Roof-top harvesting /Recharging of Ground Water.**

DDA has also planned to utilise the technique of ground water resources for major housing projects by utilising the green areas within or abutting the housing pockets. The rain water from all the roofs/ terraces, roads, parking areas or other paved surface would be collected through the network of underground storm water drain pipes and lead to central ground area, where it will be connected to a series of perforated pipes laid at suitable depth under the ground to allow percolation of water through the soil for recharging ground water reserves as also to create environment for the greenery in the area. Overflow from this will be connected to specially designed harvesting pits.

**********

C ) FLYOVER

## STATUS REPORT AS ON 15.9.2000

| S.No. | Location | Activities completed/likely date of completion | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Piles | Pile caps | Piers | Pier caps | Girder Casting | Launching | Obligatory Span | Deck Slab | Approach Ramp | Finishing | Lighting | Remarks/Reasons for delay |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | Nelson Mandela Mehrauli Mahipal pur Road. | Completed | Completed | Completed | Completed | Completed | 31.10.2000 | Completed | 31.10.2000 | 31.10.2000 | 31.10.2000 | 31.10.2000 | - Non-release of funds by GNCTD<br>- Re-adjustment in layout plan to accommodate entry for Vasant Kunj Pkt.D-7 & D-8<br>-Shifting of 66 KV HT lines by DVB<br>- Hindrance due to unauthorised construction. |
| 2 | Sarita Vihar | Completed | Completed | Completed | Completed | Completed | 3.10.2000 | Completed | 10.10.2000 | 15.10.2000 | 25.10.2000 | 15.10.2000 | - Non-release of funds by GNCTD<br>- Shifting of sewer mains by DJB |
| 3 | Vikas Marg | Completed | Completed | Completed | 30.9.2000 | Completed | 20.12.2000 | 15.12.2000 | 25.12.2000 | 15.12.2000 | 31.12.2000 | 15.12.2000 | - Non-release of funds by GNCTD<br>- Shifting of PWD office<br>- Shifting of OH&UG HT lines by DJB<br>- Shifting of MTNL lines by MTNL |
| 4 | Wazirabad Road | 22.11.2000 | 28.11.2000 | 4.12.2000 | 10.12.2000 | 15.9.2000 | 15.12.2000 | 15.11.2000 | 18.12.2000 | 18.12.2000 | 31.12.2000 | 31.12.2000 | - Non-release of funds by GNCTD<br>- Shifting of water mains by DJB<br>- Non-completion of Minor bridges by I&F Wing.<br>- Shifting of 33KV/11KV lines by DJB. |

| S.No. | Location | Piles | Pile caps | Piers | Pier caps | Girder Casting | Launching | Obligatory Span | Deck Slab | Approach Ramp | Finishing | Lighting | Remarks/Reasons for delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 5 | Jail Road,Maya Puri Road | Completed | Completed | Completed | 10.10.2000 | 15.10.2000 | 22.1.2001 | 15.1.2001 | 28.2.2001 | 28.2.2001 | 31.3.2001 | 31.3.2001 | - Non-release of funds by GNCTD.<br>- Change of design from double to single pier as per resistance of public<br>- Shifting of 66KV HT lines. |
| 6 | Ring Road | 31.10.2000 | 30.11.2000 | 31.12.2000 | 31.1.2001 | 30.11.2000 | 31.12.2000 | 31.3.2001 | 31.3.2001 | 31.3.2001 | 30.4.2001 | 30.4.2001 | - Non-release of funds by GNCTD.<br>- Concurrence of re-locating of workshop & sheds accorded by DTC in April,2000<br>- Limitation of space available for execution storage of materials and machinery inside the DDTC depot, restricted progress.<br>- Resistence by PWD to take up constn. on road No.41.Even a FIR was lodged with local police<br>- Proposal formulated at different times had to be modified number of times on account of interference by PWD, DTC,MRTS Peculiarity of the intersection due to various existing features like;<br>i) Main WS line passing under Ring Rd.<br>ii) Pedestrian underpass on Ring Rd.<br>iii) Non-availability of weaving length for entry to Pitampura TV Tower Road.<br>iv) Entry and exist to Netaji Subhash Distt. Place.<br>v) Linkage to MRTS Station. |
| 7 | Noida More | 31.12.2000 | 31.1.2001 | 28.2.2001 | 31.3.2001 | 31.12.2000 | 31.5.2001 | 31.8.2001 | 31.7.2001 | 31.8.2001 | 30.9.2001 | 15.9.2001 | - Non-availability of funds by GNCTD.<br>- GAD changed due to puccka structures of Pandav Nagar, Petrol Pump, & Heavy water etc. etc.<br>- Decision for cutting of Bund<br>- Increase in flyover length. |

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

The Engineer Member made an audio - visual presentation about the on going development activities. He explained following measures in Dwarka:

I.i] The Water Supply in the area has since been commissioned.

ii] Sewerage system has been completed in the land acquired in Ph. I & II and the same has been connected to the sewerage treatment plant of DJB through four sewage pumping stations constructed by DDA.

iii] The drainage network is totally functional in the land acquired in Ph. I & II by making temporary bye-pass arrangement.

iv] The sectoral roads have since been completed and the work on the Master Plan Roads (30 mtr., 45 mtrs. 60 mtr. R/W) has also been undertaken as earlier approved by the Authority. He informed that the entire area has been divided into 4 parts and specialised agencies have been pre-qualified for taking up bulk construction of roads for which tenders have already been invited and construction is likely to be started by the end of November. He

further informed that Central Road Research Institute has been associated in order to ensure proper designing and third party supervision on quality.

vi The Defence authorities had concurred to the proposed road alignment through the Cantonement and the matter was now under consideration of the Airports Authority of India for according clearance of height/level of fly-over, and consultants have been engaged to workout finer details.

vii Work has been awarded for construction of approach road from the Pankha Road side by covering of Palam Drain. For approach from Najafgarh road, part of the land is yet to be acquired.

viii For street lighting on the Master Plan Roads improved specifications have been worked out in consultation with 'Phillips India Ltd.', which will result in considerable saving in the capital cost as well as power consumption. Tenders for this work have already been received and are under scrutiny and this work is likely to be started by the end of November.

The EM further explained that:

ii For incorporating the 'New Technologies' and Innovative Measures', mega housing scheme has been planned at Dwarka and Vasant Kunj through

..

Architectural design competition. Four architectural consultants have been appointed for planning and designing four such schemes in different pockets. Special feature in these schemes is the adoption of new technology known as 'Mascon Technology'. The EM explained that this is fully RCC monolithic box type construction and eliminates need for costly finish and there is no problem of seepage in this construction.

iii For conservation of potable water, Dual Water Supply System has been proposed. To overcome the problem of continuous depleting ground water level, water harvesting & recharging of ground water has been made integral part of these schemes.

II. All the members of the Authority highly appreciated DDA's efforts in introducing innovative technologies and for accelerating the pace of developmental activities.

The LG appreciated that the members were being regularly updated about the progress of various developmental schemes.

III. Reviewing the land acquisition progress in Rohini the LG desired the Vice-Chairman to examine the Courts observations and decide how best the acquisition could be expedited.

Item No. 77/2000
A-18-10-2000

**Sub : Zonal Development Plan for Narela Sub-city (Part Zones M, N & P)**
File No.F.4(3)98-MP

P R E C I S

1. Draft Zonal Plan of Narela Sub-city (Part Zones M, N & P) covering an area of 7365 Ha. and a population of 1.2 million, was put up before the Authority vide item No. 52/99 dated 26.10.99 ( App. 'A' P-36 to 38 ), which resolved as under:-

> "The Authority approved the proposals contained in para 5.1 of the agenda item keeping in view that the draft zonal development plan was co-terminus with the Narela sub-city project, earlier approved by the Authority.
> On the suggestion of the NCR Planning Board, it was agreed that the approval was subject to the decision of the Ministry of Urban Development regarding approval of the area as a part of the Urban extension plan."

2. With the approval of V.C., DDA, the draft zonal plan was published on 18.12.99 inviting objections/suggestions from public and was also circulated to various government departments, including the TCPO, NCRPB, GNCTD, MCD, etc. In response to public notice 2 objections/suggestions were received.

3. The objections/suggestions were considered by Screening Board in its meeting held on 17.7.2000 and a brief of the recommendations of the Screening Board ( App. 'B' to Page 39 to 41), is as given under:

3.1. The first objection/suggestion is from Asstt. Director (Plg.) L&B, GNCTD which states that while undertaking execution of the projects, it may be ensured that such projects do not violate the land use provisions of Regional Plan. The Screening Board observed that the DDA has already sent draft ZDP to the NCR Planning Board for their comments, and the clearance of NCR Planning Board will be necessary for change of land use proposals beyond the urbanisable limit as identified in the Regional Plan.

3.2. The second objection/suggestion is from the Secretary, North Delhi Godown Owners Association, which suggests that vacant pocket along G.T. Karnal Road from Budhpur to Delhi Border and existing food grain godowns be earmarked for the purpose of cold storage & food grain godown. The Screening Board did not approve the regularisation of the existing godowns, in violation of land use. Already the Zonal Plan and Regional Plan have earmarked lands for commercial/warehousing activity etc. in the proposed Integrated Freight Complex within the zone.

3.3. Further, the Screening Board observed that the legend of the ZDP be suitably modified to cover all zonal plan level land uses. Accordingly the legend of the Zonal Plan has been modified.

4. As recommended by the Screening Board, the draft zonal development plan is placed for the consideration and approval of the Authority, after which it will be submitted to the Govt. of India for final approval.

R E S O L U T I O N

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.Sub 52/99 A-26-10-99

Draft Zonal Development Plan for part zones M, N & P (Narela subcity).
File No.F.4(3)/98-MP

P R E C I S

1.0 BRIEF PROPOSAL

To cater to the needs of growing population of Delhi, the D.D.A. has taken up development of sub-city projects, viz., Narela, Rohini and Dwarka. Narela Project covers an area of 7365 hac. and is planned for a projected population of 1.2 million. Under the D.D. Act, it involves preparation and approval of :-

1) Draft Zonal Plan - The Zonal Plan of Narela covers zones, M, N & P (Part).

2) Change of land use from Rural to Urban.

2.0 BACKGROUND

As per MPD-2001, to accommodate a population of 3 to 4 million, an urban extension of about 14000 to 20000 ha. is proposed. Within this network a draft zonal development plan of Narela sub-city (Part zones of M, N & P), covering an area of 7365 hac. has been prepared. This is bounded by green belt towards North, NCTD boundary, NH-1/G.T. Road towards East, Zones C & H towards South and Western Yamuna Canal towards the west.

The draft zonal development plan for part Zones M, N & P (Narela sub-city) was considered in the Technical Committee in its meeting held on 13.1.99 with the following recommendations ( Appendix 'A' Page No. 66 to 67 )

"The observations received from Yamuna Action Committee, Land & Building Deptt. (Plg.Cell), GNCTD and Commissioner of Industries, GNCTD were discussed in detail in relation to development plans of Narela sub-city and part zone M,N & P and Technical Committee recommended that the matter be processed further for putting up to the Authority for necessary change of land use since broad land uses of Narela subcity already approved as part of the Urban Extension Plan of MPD-2001".

3.0 NECESSITY OF AUTHORITY'S APPROVAL

i. The approval of Zonal Plan is to be processed under D.D. Act (Sec.8 & 10).
ii. Processing of change of change of land use is done under Sec. 11 A of D.D. Act which requires the approval of the Authority.

**IMPLICATIONS:**

The Zonal Development Plan for the Zone I-1, "Narela" already stands approved thwe MOUD Govt. of India. This apart from time to time, the following change of uses in the above zones have been established or are under process:

| Land use already established/under process | Area (ha.) | Remarks |
|---|---|---|
| Zonal Development Plan I-1 (Narela Towhship) | 268.00<br>521.40 | Notified vide MOUD No.K-13011/9/90-DDV/IB dated 17.1.91<br>Ministry of Works & Housing letter No. 11.2.69 UD. Dated 10.1.1974 (I-1 Zonal Plan) |
| Public & Semi-Public: (Higher Secondary School) | 1.62 | Notified vide notification No.K-13011/18/94-DDIB dt.25.7.96 |
| Commercial (FCI Godowns) | 21.04 | Notified vide MOUD Notification No. F.20(37)80-MP dated 8.12.97 |
| Residential [Sector B-2 (Pt.)] | 21.00 | Notified vide MOUA&E notification No.K-13011/24/95-DDIB dt.13.10.97 |
| Govt./Public and Semi Public (Jail and District Court) | 43.00 | Approved by the DDA vide its Resolution No.3/99 dated 12.2.99 and same referred to MOUD for issue of final notification. |
| Transportation, warehousing (IFC Narela) | 117.07 | Plan put up in the DDA meeting held on 12.2.99 vide item no.2/99. Change of land use under process. |
| Manufacturing, Residential, Commercial & public and semi-public(Bawana-Narela Indsl. area) | 1,606 | Plan put up in the DDA's Technical Committee meeting held on 13.1.99 vide item No.20/99. The area proposed for change of land use as part of structure plan for relocation of industries in Bawana-Narela is being processed separately. |
| TOTAL | 2,829.13 | |

RECOMMENDATIONS

In view of the above following changes of land use from Rural use zone are proposed:

| Land use | Total area as per zonal plan (ha.) | %age | Area proposed for change of land use (Ha.) |
|---|---|---|---|
| Residential | 3,165 | 42.9 | 2,030.43 |
| Commercial | 566 | 7.7 | 128.9 |
| Public & Semi Public | 875 | 11.9 | 650.8 |
| Manufacturing | 308 | 4.1 | - |
| Government | 16 | 0.2 | 13 |
| Utility | 327 | 4.5 | 223.4 |
| Recreational | 1,029 | 14 | 770.6 |
| Transportation | 1,079 | 14.7 | 716.74 |
| Total | 7,365 | 100 | 4,535.87 |

The draft zonal plan for part zones of M,N & P (Narela sub-city) and the proposed change of land use as given above are placed before the Authority for approval. After approval of the Authority the draft zonal plan as proposed change of land use will be referred to MOUD.

R E S O L U T I O N

The Authority approved the proposals contained in para 9.1 of the agenda item keeping in view that the draft Zonal Development plan was co-terminus with the Narela sub-city project, earlier approved by the Authority.

On the suggestion of the NCR Planning Board, it was agreed that the approval was subject to the decision of the Ministry of Urban Development regarding approval of the area as a part of the Urban extension plan.

DELHI DEVELOPMENT AUTHORITY
PLANNING DEPARTMENT

No. F.4(5)98/MP / 113 ..  Dt.2.3.2000

Sub: Minutes of the meeting of the Screening Board held on 17.7.2000 in the Conference Hall, Vikas Minar, DDA Office to consider the objections/suggestions on Zonal Development Plan of zone "M, N & P (Part)" - Narela sub-city.

1. The meeting was attended by the following:

**Members**

1. Sh.D.S.Meshram, Chief Planner, TCPO
2. Sh.Vijay Risbud, Commissioner (Plg.), DDA
3. Sh.V.K.Bugga, Town Planner, MCD
4. Sh.K.K.Bandopadhyay, Addl.Commr.(DC&B)

**Spl. Invitees**

5. Sh.A.K.Jain, Addl.Commr. (Plg.) UDP
6. Sh.Chandraballabh, Adldl.Commr., MPPR
7. Sh.I.Mohan, Director (Plg.) Narela
8. Dr.S.P.Bansal, Director (DC)
9. Sh.B.K.Arora, TCP/ TCPO
10. Sh.A.K.Pal, Dy.Director, / Narela
11. Mrs.I.P.Parate, Jt.Director / ZP
12. Mr.J.C.Mongia, Asstt.Director (Plg.), Narela.

**Persons invited for presenting objection/suggestion**

13. Sh.Rameshwar Sharma, RO(P) Land & Bldg. Deptt.

2. Mr.Rameshwar Sharma explained the objection/suggestion filed by the Land and Building deptt., Govt.of Delhi for drawing attention towards the need for approval of NCR Planning Board, while undertaking execution of proposed development.

Screening Board after hearing recommended the following:

> "DDA has already sent draft zonal development plan to the NCR Planning Board for their comments. Screening Board desired that clearance of NCR Planning Board will be necessary for change of land use proposals beyond the urbanisable limit as identified in the regional Plan."

The Screening Board considered the objection/suggestions from Secretary, North Delhi Godown Owners Association, who was not present, and the following was recommended:

> "The Screening Board does not approve the regularisation of the existing godowns, in violation of land use. Already the Zonal and Regional Plan have earmarked lands for commercial/ warehousing activity etc. in the proposed Integrated Freight Complex."

4. The Screening Board observed that the legend of the zonal development plan be suitably modified to cover all zonal plan level land uses.

5. Gist of objections/suggestions with the decision of the Screening Board may be seen in the table annexed.

( K.K.Bandyopadhyay )
Addl.Commissioner (DC&B)

Copy to: All members.

DECISION OF THE SCREENING BOARD TAKEN IN ITS MEETING HELD ON 17-7-2000 ON HEARING PUBLIC OBJECTION / SUGGESTIONS- ZONAL DEVELOPMENT PLAN OF ZONE "M,N & P (Part)- NARELA SUB CITY.

| S.No | Gist of objection / suggestions | Decision of the Screening Board |
|---|---|---|
| 1 | F.12(93)92-L&B/Plg/15790 dated 3.2.2000 Asstt. Dir. (Plg.) Land & Bldg. Deptt., GNCTD<br>It is stated that earlier the instructions were issued by NCR Plg. Board in connection with change of land use prescribed in the Regional Plan and it is requested that while undertaking execution of any development programme / projects it may be ensured that such projects do not violate provisions of the Regional Plan, especially the land use prescribed by it. | DDA has already sent draft ZDP to the NCR Planning Board for their comments. Screening Board desired that clearance of NCR Planning Board will be necessary for change of land use proposals beyond the urbanisable limit as identified in the Regional Plan. |
| 2 | Letter dt. 16.3.2000 from Rameshwar Dass Mangla (Secretary North Delhi Godown Owners Association.<br>It is stated that vacant pocket along G.T.Kamal Road from Budhpur to Delhi Border and adjoining existing food grain godowns be earmarked for the purpose of cold storage a& food grain godown. It is also suggested that no industry or other commercial activity should be permitted in these areas, which may be declared as free zone for the purpose of storage facility. | The Screening Board does not approve the regularisation of the existing godowns, in violation of land use. Already the Zonal plan and Regional plan have earmarked lands for commercial/warehousing activity etc. in the proposed Integrated Freight Complex within the zone. |
| 3 | The screening Board also observed that the legend of the ZDP be suitably modified to cover all zonal plan level land uses. | |

Sd/-
Mr. D.S.Meshram
Chairman/Screening Board.

Sd/-
Mr. V.K.Bugga
Town Planner / MCD

Sd/-
Mr. Vijay Risbud
Commr. (Plng.) DDA

Sd/-
Mr.K.K.Bandyopadhyaya
Member Secretary

Item No.
78/2000
A - 18-10-2000

SUB: Change of land use from "Recreational" (Distt. Park) to "Residential" of pockets 'A' & 'B' Transit Camp at Kalkaji.
F.20(7)91-MP

P R E C I S

1.0 PROPOSAL IN BRIEF: The case is for change of land use of an area measuring 3.2 ha. in pocket A & 8.72 ha. in Pocket B from 'recreational (Distt. Park) to residential' for Transit Camp at Kalkaji is put up for consideration of the Authority, for final amendment in the land use of MPD-2001

2.0 BACKGROUND: (i) To re house the squatter and weaker section of the Society DDA have been identifying sites for such housing programmes in the form of Transit camp at various locations. Two such transit camp pockets were identified and developed in Kalkaji, for which change of land use is required from 'Recreational to Residential'. (ii) The proposal was put up for consideration of the Technical Committee of DDA in the year 1992 and subsequently to the Authority vide item no. 99\93 dt. 27.7.93. Authority resolved the following:

> "The Authority resolved to approve the change of land use of transit camps sites at: Kalkaji Extn. Pkt. 'A' and 'B' (11:93 hact) from 'recreational use' to 'residential' and further resolved that case be processed for change of land use under section 11-A of DD Act 1957."

(iii) The matter was referred to MOUD on 13.8.93 to seek approval for inviting objections \ suggestions. The Ministry conveyed its approval vide letter dt. 11.12.98 and there after the public notice was issued for inviting objections \ suggestions on 26.7.99

3.0 OBJECTIONS / SUGGESTIONS & PLANNING COMMENTS : In response to the public notice five objections / suggestions were received. The gist of the objections / suggestions and planning comments are as under:

| Sl.No | Suggestions | Observations |
|---|---|---|
| 1 | Resident Welfare Association . Himgiri Apartments Kalkaji<br><br>(i) The recreational area of 3.203 ha. in Pocket A and 8.772 Ha. in Pocket-B are, , vital lung space for the residents of our pockets. Further reduction in recreational areas and open spaces therein will tantamount to exponential deterioration in the living and working conditions of middle income, low income and Janta flats occupants and residents of this area.<br><br>(ii) The proposed change in the land use is a betrayal of trust with the residents in this area. The transit camp interpretation is for a temporary accommodation for the squatter and LG Delhi Sh. Wali had given assurance that this was meant for temporary camp and green area shall not be reduced.<br><br>(iii) The residents of the Association are free to take appropriate legal action to the highest court of law of the country. | In both the pocketsthe transit camp is already existing , since 1993. Shifting of existing unitsis not feasible. |
| 2 | Sh. Omkar Nath Bazdan, Flat No. 30 A Kalkaji Extn.<br><br>(i) Development around Kalkaji residential pocket, is of very high density consisting Okhla Industrial Area, Resettlement Colony and other residential development from Pocket A - 1 to Pocket A-40) Therefore further reduction in the green area is not desireable.<br><br>(ii) that the proposed change of land use is a betrayal of trust with the residents in | -do- |

| | | |
|---|---|---|
| | this area as the transit camp was established for the temporary accommodation.<br><br>(iii) The applicant has the right to take up the appropriate legal action to the highest court of the country.<br><br>(iv) No section of society be given treatment on cost of others. | |
| 3 | Delhi Urban Arts Commission<br><br>The commission does not agree to such change land use and strongly objects. objective to recreational area being converted for some other use. | -do- |
| 4 | Jr. Town Planner (G) MCD<br><br>(i) The site is adjoining to thickly populated area of Govind Puri for which urban renewal scheme has been proposed in Zonal Development Plan This is only a lung space for the existing residential and industrial development in the area.<br><br>(ii) Large number of fully grown trees are existing on the site. | No tree cutting is involved at present. |
| 5 | T.T. Unit DDA<br>TT Unit of DDA has suggested to consider the boundaries and existing the roads and its capacity. | Transit camp is existing No new road is envisaged at this stage. |

4. RECOMMENDATIONS OF THE TECHNICAL COMMITTEE: The objections / suggestions received in response to the public notice were considered and recommended by the Tech. Committee DDA in its meeting held on 15.2.2000 ( App. 'A' P- 46-47) for chang of land use from 'recreational' to 'residential' . The details of the two pockets are as given below

i) **Pocket A (area 3.206 ha)**
North : Built up area
South : 30 mtr. Road
East : 45 mtr. Road
West : Built up area.

ii) **Pocket - B (area 8.7222 ha.)**
North : 30 mtr. Road
South : 30 mtr. Road
East : 45 mtr. Road
West : Industrial tenements.

5.0 RECOMMENDATIONS: The case for the change of land use from **'Recreational'** to **'Residential'** for two pockets having an area of 3.26 hact and 8.72 hac ( description given in para 4.0 above) is to be put up for consideration of the Authority. to recommend the same to the Ministry for **final notification** as per section 11-A of the Delhi Development Act.

R E S O L U T I O N

**After detailed discussions the Authority approved the proposals contained in the agenda item.**

APPENDIX 'A' TO ITEM NO. 78/2000.

:: 46 ::

*Subject : Change of land use from 'recreational' to 'residentia'' of Pocket-'A' and 'B' Transit Camp at Kalkaji.*

F. 9.6 (2) 31/99

1.0 INTRODUCTION

1.1 The above subject matter of change of land use of 2 pockets measuring 3.2 Ha (Pocket-A) and 8.72 Ha (Pocket-B) was considered by the Authority vide item No.99/93 in its meeting held on 27.7.93 wherein following was resolved:-

"The Authority resolved to approve the change of land use of transit camps sites at **Kalkaji Extn., Pokcet-'A' and 'B' (11.93 Ha) from 'recreational use' to 'residential'.** Further resolved that case be processed for change of land use under Section 11-A of D.D. Act, 1957." Annexure-I.

1.2 In pursuance of Govt. of India approval conveyed vide their letter dtd. 11.12.98 the proposed change of land use was published for inviting objections/suggestions on 26.7.99 in pursuance of Section-11 of Delhi Development Authority Act.

1.3 In response to the notice for inviting objections/suggestions a total number of 5 objections/suggestions have been received. Details at Annexure II. However, the salient features are as under:-

i) The recreational areas (green areas ) are the vital lung spaces in the city and should not be converted to some other use.
ii) A large number of fully grown up trees are existing on the site and the area should be retained as recreational (District Park).
iii) The boundaries/peripheral roles of the areas under consideration for change of land use needs to be confirmed.

2.0 DETAILS OF EXAMINATION

2.1 The transit camps in the areas for which the change of land use is under consideration are already existing which can not be shifted as the area is fully habitated.

3.0 PROPOSAL

3.1 The change of land use from recreational to residential is submitted for the consideration of the Technical Committee, plan laid on the table.

i) **Pocket-A (area 3.206 Ha)**

| | | |
|---|---|---|
| North | : | Built up area |
| South | : | 30 mtr. Road |
| East | : | 45 mtr. Road |
| West | : | Built up area |

ii) **Pocket-B (area 8.722 Ha)**

| | | |
|---|---|---|
| North | : | 30 mtr. Road |
| South | : | 30 mtr. Road |
| East | : | 45 mtr. Road |
| West | : | Industrial tenements |

4.0 Proposal contained in para-3 above is placed before the Technical Committee for its consideration and recommendations to the Authority.

P.T.O.

After considering the objections/suggestions received on the public notice the change of land use for 2 pockets (Pocket A area 3.2 ha.pocket B are 8.7 ha) as per details given in para 3(i) of the agenda) was recommended for change of land use from 'recreational' to 'residential'(Transit Camp at Kalkaji) for further processing as per section 11-A of Delhi Development Act. through Authority/Ministry. This was recommended in view of the fact that Transit Camps were already existing and the area was fully habitate

*****

Original

Member Secretary
Technical Committee
Delhi Development Authority

Item No. 79/2000
A-18-10-2000

SUB: Permissibility of nursing homes, guest house and banks on a minimum of 200 sq. yds (167.2 sq. mtr.) residential plots of rehabilitation colonies as part of mixed land use policy - amendment in MPD-2001.
NO.F.10(5)81-MP

P R E C I S

1. PROPOSAL IN BRIEF: The proposal is to extend the permissibility of nursing homes, guest houses and banks presently allowed on residential plots of minimum 209 sq. mtr. and above (as part of mixed land use policy of MPD-2001, subject to certain conditions) to minimum 200 sq. yds ( 167.2 sq. mtr.) residential plots of rehabilitation colonies.

Authority vide its item no. 87 / 98 in its meeting held on 28-10-98 had agreed for fresh processing of the proposed amendment in MPD-2001 (App. 'A' P-52-54). A public notice was also issued in this regard on 27-12-99 with the approval of Central Govt. inviting public objections / suggestions on the proposed amendment in Master Plan u/s 11(A) of Delhi Development Act 1957.

After processing the public objections / suggestions, the proposal is recommended by the Technical Committee for consideration of the Authority.

2. BACKGROUND:

i) Ministry of Urban Development vide notification no. H-11017/17/91-DDIB dt. 7.5.99 had issued amendments in the mixed land use policy of MPD-2001, by allowing nursing homes, guest house and banks in residential plots of min. 209 sq.mt. and above, subject to certain conditions (App. 'B' P-55-59). The amendment was processed under section 11-A of DD Act 1957 based on the recommendations of the Steering Committee of MOUA&E on MPD-2001 - review exercise.

ii) While processing the amendments in MPD-2001 one of the suggestions received from Sh. Vijay Kumar Malhotra, MP was to extend the proposed modifications to the residential plots 200 sq.yds. (167.2 sqm.) in case of Rehabilitation colonies. Subsequently Authority vide item no. 87\98 in its meeting held on 28.10.98 also agreed for fresh processing of the proposed amendment.

ii) Ministry vide letter dt. 7-5-99 approved issuing of fresh notification for inviting objections / suggestions in the matter. Accordingly, a public notice was issued in the leading newspaper on 1-1-2000 ( App. 'C' P- 60).

## OBSERVATIONS ON THE OBJECTIONS/SUGGESTIONS:

In response to the public notice two objections / suggestions were received. The gist of observation against each objection / suggestions is as under :

| SUGGESTIONS | COMMENTS |
|---|---|
| Suggestion 1 received from Prof. A.K.Moitra, Dir., School of Planning and Architecture, New Delhi (vide letter dt. 14-1-2000): The proposal to allow nursing homes, guest houses and Banks on residential plots of min. size of 167.2 sqm facing a road width of 13.5 m is ill conceived for the following reasons - Nursing Home, Guest House and Banks are not among the compatible land uses, therefore, they can not be clubbed together. - Nursing Home is a hazardous land use, because of the highly contaminated and potentially dangerous solid and liquid waste generated. In addition they store & use radio-active materials which is dangerous to nearby houses. Nursing homes, banks and guest houses invite very large amount of traffic, which is undesirable in a residential area and will create traffic hazard and endanger safety of local resident population. | Nursing homes, guest house and banks are the necessities of local residential population. A large number of these facilities have already come up in the residential areas. Recently, Govt. have already amended the provisions of Master Plan by allowing these facilities (as part of Mixed use policy) in residential plots having a min. size of 209 sq.m. with certain guidelines. The guidelines provide for developing adequate parking facilities within / adjacent area, safe disposal of waste from nursing homes and also that no hazard / nuisance is caused to be nearby residents of the area. Moreover, since the permission is to be granted on year to year basis, it is possible to withdraw it at any stage, in case of an hazard / nuisance. The detailed guidelines may be seen as Annexure I. |
| Suggestion II from Sh. Prashant Khandore: The applicability of the proposed min. plot size of 167.2 sq.m. should not be restricted to Rehabilitation colonies alone. It should also be extended to other areas such as Yamuna Vihar, where hardly 1% plots are more than 209 sqm. in area. | -The extension of the proposed mixed use provisions to smaller plot size may not be desirable from planning point of view, specially on account of traffic congestion, parking problem, safety and convenience of the people. |
| | |

4. RECOMMENDATIONS OF TECHNICAL COMMITTEE:

Technical Committee in its meeting held on 31-3-2000 under item no. 24/2000 made following recommendations :

" The proposal was principally approved for further processing. It was also desired that the Director, School of Planning and Architecture, be suitably informed about the observations on the objections / suggestions submitted by him on the proposed amendment".

5. FOLLOW UP ACTION:

As a follow up action, Director / School of Planning and Architecti. New Delhi has been informed about the amendment already made in Master Plan vide ... nks, nursing homes and guest houses are permitted in residential plots of 209 sq. mtr. as part of mixed land use policy with certain conditions.

6. OTHER ISSUES : Ministry of Urban Development vide letter dt.20.5.99 has desired to examine inclusion of other uses as part of the mix land use policy in the residential area. Accordingly the matter has been discussed in the meeting of the Tech. committee held on 14.10.99, wherein it has been decided to considered inclusion of the following activity.

"After detailed discussion , the proposal was recommended for conside ation of the Ministry for permitting Clinic, Voluntary Health Services, Music and dance school, Creche and Day Care Centre, Art Gallery, Dispensary, Post Office, Telegraph and Booking Centre, Police Post, STD/ISD booths under the mixed land use regulations subject to adoption of following guidelines:

i. The minimum road frontage, minimum plot size, maximum FAR, parking requirement, permission fee etc. shall be same as approved by the Ministry recently for "Nursing Homes, Guest Houses and Banks" in residential areas under mixed land use policy.
ii. The maximum size of plot prescribed as 1000 sqm. in case of Banks, Guest Houses and Nursing Homes etc. by the Ministry lvide guidelines issued on 7.5.99 may be removed. However, maximum permissible floor area on plots more than 1000 sq.mt. will be as applicable for 1000 sq.mt. plots.
iii. In case of the plot, if located on 30 mt. or above roads and having service road, the upper limit of 2/3 FAR may be regularised by allowing proposed activity in the full plot but beyond the 2/3 limit, the permission for extra FAR shall be charged with the double rate of the permission fee applicable in that particular area and necessary modification in layout for usej of the plot shall be made.

Technical Committee desired that the above items be communicated to the Ministry for their concurrence before processing for amendment in thbe Master Plan."

The matter stands referred to the Ministry of Urban Development for its concurrence, before processing the same further under section 11 A of DD Act

(b) Considering the litigations going on between the tenants and the owners where mix use has been allowed or existing, it has also been recommended to the Ministry of Urban Development to include the following clause in the guidelines already issued by the Ministry on 7.5.99.

"From the planning point of view, planning permission can be granted if all the guidelines and conditions specified and approved by the Competent Authority, i.e Ministry of Urban Development area met. The only clause which can be added further in the guidelines is "that such permission shall be given to the owner or the legal heirs of the owners and not to be occupier, or the tenant" The owner \ legal heir can thereafter rent out the property for the permissible use. This will, in effect, safeguard the interest of the land lord."

7. RECOMMENDATIONS:

The proposal (i) to allow nursing homes, guest houses (max. 15 beds) and bank on residential plot of minimum 167.2 sq.mt. and above facing a minimum of 13.5 sq.mt. R\W road in rehabilitation colonies with similar other conditions as given in the guidelines issued by the Ministry in this regard & (ii) the recommendations of the Technical Committee given in para 6 above, are put up for consideration of the Authority so that Ministry could be requested for issue of final notification for amendment in MPD-2001 u/s 11(A) of Delhi Development Act.

R E S O L U T I O N

I.a) Proposals contained in the agenda item were discussed in detail and it was decided to allow Nursing homes, Guests houses and Banks on residential plots of 167.2 sq. mtrs. only in the "Special Areas" defined in the Master Plan, if such plots conform to all other conditions laid down in the agenda item. Such uses shall not be allowed on residential plots of less than 209 sq. mtrs. situated outside the 'special areas'.

b) The Authority also decided that uses such as clinics, voluntary health services, dispensaries etc. need not be listed separately as these are broadly covered under the nursing home uses. While agreeing to the suggestion of allowing the 'gyms' in the residential areas, the Authority decided not to permit the residential plots to be used for 'music and dance schools or the 'police posts' as that would cause inconvenience to the neighbours.

Cont.....51 A/-

c) First part of para-6 - Other Issues was, therefore, decided to be re-worded as under:

"After detailed discussions the proposal was recommended for consideration of the Ministry for permitting gyms, creches, day care centres, art galleries, post offices, telegraph and booking centres, STD/ISD booths, under the mixed land-use regulations subject to adoption of the guidelines indicated in the agenda item."

II. Proposals contained in the agenda item were approved with the above changes/modifications.

ITEM NO. 87/98



Sub : Regulations for 'Nursing Homes' Guest Houses & Banks in Residential use zone - Proposed amendment in MPD-2001.

F.10(5)01-MP

## P R E C I S

Reference is invited to the Authority Resolution No. 161/97 dt. 23.12.97 (Appendix-P-8-10) vide which Authority resolved the following for processing under Section 11-A of Delhi Development Act, 1957 subject to the contion that catering/restaurants shall not be permitted :

"10 Mixed Use Regulations" (P-166 left hand side, Gazette of India dt. 1.8.90).

The following is proposed to be deleted in (iii):
"(d) Nursing Homes.
(e) Guest Houses, Boarding House and Lodging House".
"A layout plan of the area shall be prepared indicating (a) parking per standard (b) public convenience; (c) road carriage of ways as prescribed, for approval of the competent authority".

The following para is proposed to be incorporated after "(h) Junk Shop", on P-166 left hand side of the Gazette of India dt. 1.8.90.

"Nursing Home, Guest House (Max. 15 beds) and bank shall be allowed in residential plots of minimum size of 209 sq.m.(ing a minimum of 10 mt. wide road (9 m in Special Area and 13.5 in rehabilitation colonies) to the extent of maximum 2/3 rd of permitted floor area".

2. The Govt. of India, Min. 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 amendment in MPD-2001. The Under Secretary to the Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.H-11011/7/91-DDVA/IB dt.24.4.98 (Appendix ~~B~~ 11.....) Accordingly, a public notice was issued on 11.7.98 (App. ~~C-P-12~~)

3. In response to the public notice, no objection/Suggestion has been received. The Govt. of India, Ministry of Urban Affairs & Employment is now to be requested to issue a final notification for the following proposed amendments in MPD-2001:-

"At page 166 (LHS) of the Gazette of India part-II section 3 sub-section (ii) dt.1.8.90, under the heading 'Mixed Land Use Regulations, the following is deleted in (iii)

(d) Nursing Home
(e)Guest House., Boarding House., Lodging House.

A layout plan of the area shallbe prepared indicating (a) parking per standard (b) public convenience; (c) road carriage of ways as prescribed for approval of the Competent Authority".

"At page 166(LHS) of the Gazette of India, part-II section 3 sub-section (ii) dt.1.8.90 under the heading 'Mixed land use regulations', the following is incorporated after (h)Junk Shop:

"Nursing Home, Guest House. (Maximum 15 beds & without any eatry /restaurant) and Bank shall be allowed in 'residential plots' of minimum size of 209 sqm. facing a minimum size of road 18 M wide (9m in 'special area and 13.5m in rehabilitation colonies) to the extent of maximum two-thirds of permitted floor area".

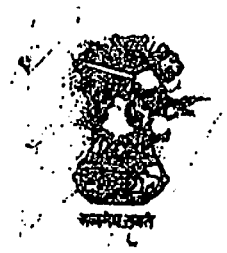
4. Recently a letter dt. 18.9.98 from Sh. Vijay Kumar Malhotra,MP has been received, recommending to consider extension of the proposed modification to residential plots of minimum 167.2 Sq.Mt.(200 Sq.yds) keeping other conditions same as proposed and is under process for issue of final notification ( in para 3 above) for all rehabilitation colonies. This shall require processing the suggestion under Section-11 A of Delhi Development Act, 1957 for which approval of Central Government for issuance of fresh public notice inviting objections/suggestions will be necessary.

5. The proposal contained in para '3 & 4' above is placed before the Authority for its consideration and approval.

RESOLUTION

The Authority gave its approval to the proposals contained in paras 3 & 4 of the agenda item. The suggestion of increasing the proposed ceiling of maximum 15 beds in the guest houses was not agreed to.

2. Regarding the existing guest houses not covered by these Regulations. It was dec-ided that the matter shall be examined expeditiously separately in consultation with the MCD in a time bound manner.



भारत सरकार
शहरी कार्य और रोजगार मंत्रालय
शहरी विकास विभाग
Government of India
Ministry of Urban Affairs and Employment
Department of Urban Development

APPENDIX 'B' TO ITEM NO.79/2000



Dr. Nivedita P. Haran
Director (DD)
Tel: 3019028

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

D.O.No. H-11017/7/91-DDIB Dated: 7.5.1999

Dear Shri Ghosh,

Please find enclosed copy of the final notification carrying out the modification to the Master Plan for allowing mixed land use and the guidelines under which the same should function.

2. Regarding lowering minimum plot size for such activities to 167 sqm, it is requested that DDA may issue fresh notification calling for objections/suggestions in the matter and thereafter revert to the Government.

With regards,

Yours sincerely,

(Dr. Nivedita P. Haran)

Shri P K Ghosh,
Vice Chairman,
DDA, Vikas Sadan,
New Delhi.

GUIDELINES FOR ALLOWING MIXED LAND USE, NAMELY, NURSING HOMES, GUEST HOUSES AND BANKS IN RESIDENTIAL AREAS.

Master Plan for Delhi has been modified vide Notification dated 7th May, 1999 allowing Guest House, Boarding House, Lodging House, Nursing Homes and Banks in residential plots of minimum size 209 sqm facing roads of minimum width 18 mts. (9 mts. in special areas and 13.5 mts. in rehabilitation colonies) subject to the following conditions:

(i) Minimum road frontage as mentioned above will be necessary for allowing above-mentioned activities. For Guest Houses, Banks and Nursing Homes which are already in existence, this requirement may be relaxed provided there is clearance from Fire Department.

(ii) For Nursing Homes and Banks, a maximum of 2/3rd floor area may be allowed for conversion for plot size upto 250 sqm. In case of larger plots, the use for the above-mentioned purposes may be permitted subject to a ceiling of 2/3rd FAR or 600 sqm whichever is less. In the case of Guest Houses, a maximum of 3/4th floor area may be allowed for conversion regardless of size of plot. A maximum of 15 guest rooms will be permitted in Guest Houses.

(iii) The maximum plot size for the above-mentioned activities will be 1000 sqm.

(iv) All parking requirements of plot size over 250 sqm is to be provided within the plot. In case of smaller plots, land in the vicinity will be identified and common parking areas developed.

(v) Nursing Homes, on payment of a fee, should link up their disposal of waste with MCD/NDMC, to ensure hygiemic disposal.

(vi) To avoid chances of recycling of syringes, needles, plastics, the Nursing Homes must ensure that these are destroyed before disposal. A certificate in this regard should be submitted to the local authorities at periodical intervals.

(vii) Only Branch Offices of Banks catering to the neighbourhood banking facilities will be permitted.

(viii) No commercial activity in the form of canteen or restaurant will be permitted. Catering will be allowed only for the residents of the Guest Houses/Nursing Homes.

(ix) A permission fee will be charged at the rate of 10% per annum of the difference between the current commercial rate and current residential rate as approved by this Ministry. The fees will be based on the actual floor area utilised for such non-residential purpose. The amount collected through the levy of permission fee will be placed in a separate escrow account by the

concerned local body collecting it and will be utilised for augmentation of infrastructure in and around the area.

(x) Where residential premises are already being put to such non-residential use, the same will be regularised on their payment of permission fee vide Para (ix) above from the date from which its functioning has been established.

(xi) Local bodies will ensure that permission fee is paid for each financial year within six months of that financial year. In case of violation of these guidelines \default, prompt action will be taken to issue time-bound notice to party and in case of non-compliance close and seal the premises and permission fee with 100% misuse fee recovered.

(xii) Wherever premises are utilised for such non-residential but permissible use, it will be ensured that no nuisance or hardship is created for the local residents.

2. Based on the above guidelines, the local bodies will ensure that all existing premises are regularised after fulfilling the conditions laid down herein within next 6 months. Monthly status report may be sent to the Government. Local bodies will also ensure that the mixed land use facilities being permitted through these guidelines are implemented in the proper spirit so that the residential character of such areas is maintained.

Haran 05.09.97

(Dr. Nivedita Haran)
Director (DD)

TO BE PUBLISHED IN THE GAZETTE OF INDIA PART - II SECTION 3 SUB SECTION (ii).

No. H-11017/7/91-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

***

Nirman Bhavan, New Delhi
Dated the 7th May, 1999

NOTIFICATION

WHEREAS certain modifications which the Central Government propose to make in the Master Plan for Delhi regarding the area mentioned hereunder were published with Notice No. F.20(17)95-MP on 11.7.1998 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice,

2. WHEREAS no objections/suggestions were received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan,

3. 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 modification in the said Master Plan for Delhi with effect from the date of publication of this Notification in the Gazette of India:

MODIFICATION

"At page 166 (LHS) of the Gazette of India Part - II Section 3 sub-section (ii) dated 1.8.90, under the heading 'Mixed Land Use Regulations, the following is deleted in (iii):

(d) Nursing Home
(e) Guest House Boarding House, Lodging House.

A layout plan of the area shall be prepared indicating (a) parking as per standard (b) public convenience; (c) road carriageways as prescribed for approval of the Competent Authority".

At page 166 (LHS) of the Gazette of India, Part - II

Section 3 sub-section (ii) dated 1.8.90 under the heading 'Mixed land use regulations', the following is incorporated after (h) Junk shop:

"Nursing Home, Guest House and Bank shall be allowed in 'residential plots' of minimum size of 209 sqm. facing a minimum road width of 18 mtrs. wide (9 mtrs. in 'special area and 13.5 mtrs. in rehabilitation colonies) subject to the conditions laid down in the guidelines issued in this regard."

(N K Chadha)
Under Secretary to the Government of India

To

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

APPENDIX 'C' TO ITEM NO.79/2000.



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No. F.10(5)81/MP Pt. II

27.12.99

PUBLIC NOTICE

The following modification which the Central Government propose to make in the Master Plan for Delhi-2001, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/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/her name and address.

MODIFICATION

" At Page 166 (LHS) of the Gazette of India, Part-II Section 3 sub-section (ii) dated 1.8.90 under the heading 'Mixed Land Use Regulations", the following is to be incorporated after (h) Junk Shop and earlier amendments finally notified by the Govt.of India, vide notification no.H-11011/17/91-DDIB dt.20.5.99 :

"Nursing Home, Guest House and Bank shall be allowed on 'residential plots' of minimum size of 167.2 sqm. facing a minimum road width of 13.5 m. wide, only in rehabilitation colonies."

2. The text of MPD-2001 duly incorporating the modification is available for inspection of the office of 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

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

DATED 1.1.2000

Item No.
80/2000
A-18-10-2000



SUB: **Change of land use of an area measuring 125 hact. from "Rural use zone" to " Public & Semi Public facilities (District Open Jail )" at Baprola in West Delhi. NO. F.20(6)96-MP**

P R E C I S

1.0 PROPOSAL IN BRIEF:

This is a case of change of land use of an area measuring 125 hact. from ' Rural Use' to 'Public and Semi Public (Open jail)'. Already public objections \ suggestions have been processed under section 11 (A) of Delhi Development Act. The proposal is now to be considered by the Authority for recommending to the Ministry for final notification.

2.0 BACKGROUND:

(i) On the request of I.G (Prisons) Delhi a site of 125 hact. for an 'open jail' in the revenue boundary of village Baprola (West Delhi) was identified and discussed in the meeting of the Authority on 31.3.97 as item no. 9/Plg./97. The Authority had approved the proposal for inviting objections / suggestions, subject to the following conditions:

a) To process the change of land use of about 125 ha. from 'rural use' to 'public and semi public facilities' (District Jail)

b) Approved right of way of Najafgarh Nangloi Road would be maintained.

c) Interim arrangement of services would be the responsibility of the Delhi Prison Authorities, till the time municipal services are extended in this area.

d) The development control norms of large educational campus, as per MPD-2001 shall be applicable.

e) The land acquisition may be done directly by the Prison Deptt. of GNCTD.

ii) **Approval of the Ministry of Urban affairs & Employment**

Ministry of Urban Affairs & Employment conveyed its approval vide letter dt. 4.1.99 under section 11 A of DD Act -1957. Accordingly a public notice was issued on 23.1.98 (App. 'A' p-64) Also clearance from NCRPB was separately sought about to the proposal. The same has been received vide letter no. K-14011\8\98-NCRPB dt. 19.5.98 (App. 'B' page 65-66).

iii) **Directions of the Hon'ble High Court**

Delhi High court in case (CRL.M(M) No. 3499\97 have passed orders on 27.4.98 that "it is not disputed that as against a capacity of 3000 inmates more than 9000 prisoners are being held in Tihar Jail. It is unimaginable how 9000 human beings have been put in jail,

which is meant for 3000 prisoners. This is like packing the prisoners like sardines and forgetting about them. This amounts to serious violation of prisoners' rights. It is well settled that even convicts cannot be robbed of their fundamental rights. The proposal to construct additional jails has so far remained a paper project. In view of the complexity of the problem it needs to be tackled immediately on priority basis, as otherwise by the time the new space is created it will also be insufficient."

The subject regarding the construction of new jail is under review by the Hon'ble Delhi High Court and in the hearing held on 20.5.98 the Court ordered expediting the clearance of change of land use for construction of jails. Copy of the letter of IG Prisoners dt. 5.6.98 is annexed (App. 'C' page -67).

Also the Ministry of Urban Development has filed an affidavit in Hon'ble High Court that necessary approval has been accorded for inviting objections / suggestions on the proposed land.

3.0 EXAMINATION OF OBJECTIONS \ SUGGESTIONS:

(i) Gist of objections / suggestions: In response to public notice 364 objection / suggestions were received. These were examined and it is observed that all these objections / suggestions are from the residents of two unauthorised colonies namely Jai Vihar part-I & II The gist of their objections / suggestions is as below:

(a) There are about 3000 residents residing in the proposed site for the past several years.

(b) The colonies (Jai Vihar Part-I & II) figure at S. No. 101 in the list of colonies proposed to be regularised by GNCTD in near future.

(c) The colonies have electricity and water supply connection.

(d) The residents of these colonies are mostly poor and are under privilege. Hence, they cannot afford to shift their residence to any other place.

(e) In the public interest, the request is for finding out an alternative site for the proposed open jail.

(ii) Our Observations:

(a) In the list of colonies under consideration for regularisation by GNCT, Delhi, the name of Jai Vihar part-I & II does not figure. Therefore, the claim of the residents about the regularisation of the colony is factually incorrect.

(b) As per the aerial photographs- 1993 available with DDA for the area under consideration only except for little construction here and there, the area appears to be vacant (Photographs laid on table). Also the Survey of India Sheet recently got printed through NRSA, Hyderabad (1996) does not indicate any heavy built up area in the proposed site under consideration.

4.0: DECISION OF THE TECH. COMMITTEE:

The objections / suggestions on the proposed change of land use were discussed in the meeting of the Tech. committee held on 30.6.99. The decision is as follows:

"In view of the fact that the proposed change of land use from Rural Use Zone to Public and Semi Public facilities (Distt. Open Jail) at Baprola, forms part of the overall scheme of 3 such jails; the Technical Committee DDA recommended the processing of the proposed change of land use. It was suggested that Prison Authority may be requested to pursue with Land & Building Deptt. of Delhi Govt. for finalising the acquisition proceedings." (App. 'D' page -68-69).

5.0 STATUS REPORT OF THE SITE:

As a follow up action to the meeting taken by Principal Commissioner (Home) GNCTD on 25.4.2000; a joint site inspection consisting of the representative of Land & Building Department of GNCT Delhi, Jail Authorities, Lands Department and Project Planning Office (Dwarka), DDA was carried out on 11.8.2000. As per the visual report of this team, it is reported that an average about 20% of the land meant for the proposed open jail has already been encroached upon by unauthorised constructions. Copy of the report is annexed ( App. 'E' page - 70-71 ).

6.0: URGENCY OF THE PROPOSED CHANGE OF LAND USE :

After the proposed change of land use the land is to be utilised for 'public semi public facility (open jail)', for which Prison Deptt. of the Govt. is pressing hard. Simultaneously Hon'ble High Court is monitoring the decongestion of the existing Tihar Jail by way construction of the new jails.

On the last hearing held on 15.9.2000 and 21.9.2000 court has desired that the process for the change of land use and acquisition of the land be expedited.

7.0 RECOMMENDATIONS:

The proposed change of land use is put up for consideration of the Authority, as per recommendations of the Technical Committee, so that it could accordingly be referred to the Ministry, for final notification .

R E S O L U T I O N

The Lt. Governor was of the view that the concept of Open Jail did not have much relevance in Delhi; nor there was any provision for an Open Jail in the Delhi Jail Manual. The LG, therefore, requested the Chief Secretary to get the entire issue examined afresh by the Home Department.

APPENDIX 'A' TO ITEM NO.80/2000.

:: 64 ::

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.20(6)96-MP Dated: 15.1.99

PUBLIC NOTICE

The following modification which the Central Government 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 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 objections/suggestions should also give his name and address.

MODIFICATION:

"The land use of an area, measuring 125 hac. (309 acres) falling in the revenue estate of village Bapraula bounded by Agricultural land of village Bapraula and Abadi of village Bapraula in the North, and East, Mungeshpur Drain in the South and Nazafgarh Bapraula Road in the North-West, is proposed to be changed from 'rural use zone' to 'public and semi public facilities' (Distt. Open Jail)."

2. The plan indicating the proposed modification shall be available for inspection at the office of the Joint Director Master Plan Section, 6th Floor, Vikas Minar, IP Estatye, New Delhi on all working days within the period referred above.

(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY
23/1/99

VIKAS SADAN
'B' BLOCK, INA
NEW DELHI.

DATED THE 23.01.99

APPINDIX 'B' TO ITEM NO.89/2000. UKHIN, OUT TODAY



No.K-13011/14/97-DDIB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

Nirman Bhavan, New Delhi
Dated 4th January, 1999

To

Shri R.K.Jain,
Joint Director, (MP)
Delhi Development Authority,
Vikas Minar,
Indraprastha Estate,
New Delhi.

Subject: Change of land use of an area measuring 125 ha. from 'rural use zone to 'public and semi-public facilities' at Baprola.

* * * *

Sir,

The undersigned is directed to refer to the subject cited above and to say that this Ministry conveys its approval to the DDA to invite objections/suggestions under section 11A of DD Act, 1957, and notice to the effect may be issued urgently.

A copy of the letter of approval of NCRPB is also enclosed for your information.

Yours faithfully,

(P.K.GHOSH)
Under Secretary to the Govt. of India

Put up with file
4/1/99
Unit.I

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD
1st Floor, Zone-IV
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No.: 4642163

No.K-14011/8(AP)/98-NCRPB

Dated : 19.5.98

To,

Shri A.K. Jain
Additional Commissioner, (Dev. Control & Bldg.)
Delhi Development Authority
Vikas Minar, I.P. Estate
New Delhi.

**Ref.:1. Letter No.F.20(33)80/MP/321 dt.13.5.98 regarding proposal for change of land use of an area mensuring 320 ha. from 'rural use zone' to 'urban uses' in Narela Project/Urban Extension (includes district jail).**

**2. Letter No.F.20(6)/96.MP/359 dt.16.5.98 regarding proposal for change of landuse of an area mensuring 125 ha. from 'Rural Use Zone' to Public and Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi).**

Sir,

It is intimated that the proposals contained in your above referred letters have been approved as under:

i) In regard to change of land use of an area measuring 320 ha. at Narela for change of land use of an area of 43 ha. of which 40 ha. for locating a district jail and another 3 ha. for locating a district court and for residential accommodation for judicial officers, may be changed from the rural use to urban uses. Land use change of the rest of the area would be considered along with the urban extension plan of DDA.

ii) An area of 125 ha. may be changed from rural use zone to public and semi-public facilities (district jail) at Bapraula.

Yours faithfully,

(R.C. Aggarwal)
Chief Regional Planer

R.S. GUPTA, IPS
रोक्षक (कारागार)
Inspector General (Prisons)

APPINDIX 'C' TO ITEM NO.80/2000.

:: 67 ::

केन्द्रीय कारागार तिहाड़
Central Jail, Tihar
राष्ट्रीय राजधानी क्षेत्र सरकार दिल्ली
Govt. of National Capital
Territory of Delhi-110064
Tele. No. : 5555897 Fax : 5555890

D.O. No. [illegible]

Dated: 05-06-1998

Dear Sh. Negi,

I am to refer to letter No.F.20(6)/96-MP/417 dated 06-4-98 from Dr. P.V.Maheshabdev, Jt.Director(M.P.), Delhi Development Authority(Copy enclosed).

On our proposal for construction of new jails in Dwarka and Narela Projects where 125 Hcts. x 40 Hcts. of the lands have been identified for the new Jails. As advised by the Jt.Director(M.P.); you are requested to acquire the land for Jails in Dwarka and Narela as per the proposed location plan. The copies of the proposed location plan of jails to be constructed in Dwarka and Narela are enclosed for your perusal please.

I hope, you will initiate the process of acquisition on urgent basis as the new Jails will facilitate the movement of prisoners for court production as well as reduce overcrowding in Jails.

I would also like to bring to your kind notice that this subject is under constant review by the Hon'ble Delhi High Court, in a pending suo-moto proceedings and the Hon'ble High Court has been insisting on priority attention to this matter. On the last hearing on 20-5-98, the Hon'ble High Court had even summoned the Member Secretary of N.C.R. Region Planning Board Sh.Omesh Sehgal to expedite clearance of the change of land use for construction of jails. Thus there is an urgency about the whole matter

- Regards,

Yours sincerely,

( R.S. GUPTA )

Encl: As above

Shri D.S. Negi,
Commissioner-cum-Secy.,
Land & Building Deptt.,
Vikas Bhawan,
NEW DELHI.

Copy to Pr. Secy. (Homee), GNCT of Delhi, 5-Sham Nath Marg, Delhi.

Copy to Sh.R.K.Jain, Jt.Director(MP), D.D.A., Vikas Minar, I.P.Estate, New Delhi.

 APPINDIX 'D' TO ITEM NO.80/2000.

SR.NO. 4/ITEM NO. 27/99/T.C.

Sub: Change of land use of an area measuring 125 hact. from 'Rural Use Zone' to public & Semi public' facilities (District open Jail). F.20(6)96-MP.

1.0 BACKGROUND

1.1 On the request of I.G.(prison) to locate an open jail in West Delhi, Technical Committee in its meeting held on 19.11.96 under item NO. 109/96 approved a site comprising 125 hac. at Baprola. The land is bounded by Agriculture land in the East, Mungeshpur drain in the South, Najafgarh Nangloi road in the North West and agriculture land in North.

1.2 It was decided in the meeting that the proposal be considered and approved subject to the following conditions:-

i) To process change of land use from 'Rural Use Zone' to 'public & Semi public facilities' ( District Jail).

ii) Approved right of way of Najafgarh-Nangloi road could be maintained.

iii) Interim arrangement of services would be the responsibility of the Delhi Prison Authority till the time municipal services are extended in the area.

iv) The development control norms of large education campus as per MPD-2001 shall be applicable while the land acquisition may be done directly by the prison department of GNCTD.

1.3 The proposal as above was placed in the Authority meeting held on 31.3.97 vide item NO. 9/plg/97 and Authority resolved that the proposal contained in para 1.2 be approved.

1.4 Accordingly clearance from NCR planning Board was obtained vide its letter NO. K.14011/8/AP/98/NCR PB dt. 19.5.98.

1.5 The Ministry also conveyed its approval for inviting objections/suggestions vide letter dt. 4th Jan.,99 under section21-A of D.D. Act 1957 and the notice in local Newspaper to this effect was issued on 23rd Jan.,99(Annexure-A).

1.6 In response to the public notice 36 objections and suggestions are received.

2.0 EXAMINATION

2.1 All the objections and suggestions are scrutinised and it is observed that two colonies namely Jai Vihar part-I & II in the area have unauthorisedely developed within the area which is notified for change of land use from Rural use Zone to public & semi public (Open District Jail).

2.2 About 3000 houses have already come unauthorisedly.

2.3 These colonies have got electricity and water supply connections. The available documents are submitted.

2.4 It is also mentioned in the objections and suggestions that the colonies figure at S.L NO. 101 in the list of colonies proposed to be regularised by GNCTD in near future.

2.5 The prayer of the residents of these colonies are that they are poor and under privilege and cannot afford to shift their residence to any other place and requested that alternative site be indetfied for open jail.

2.6 It is observed that the balance land excluding the unauthorised encroachment may not be sufficient to meet the requirements of Jail Authority for open District Jail.

3.0 RECOMMENDATIONS FOR CONSIDERATION.

In view of large number of objections received, it is felt that Land & Bldg. Deptt., GNCTD may not able to acquire the land vis-a-vis remove unauthorised construction/encroachment and hand over the vacant possession of the land to Jail Authority. Following is, therefore, submitted for consideration of Technical Committee:-

i) Land & Bldg., Deptt., GNCTD may be asked to furnish their comments/views whether it would be possible to acquire and hand over the vacant possession of the land after removing the unauthorised construction/colonies to Jail Authority.

OR

ii) Jail Authority may be requested to identify alternative site for District open Jail.

4.0 The proposal is placed before the Technical Committee for consideration.

DECISION

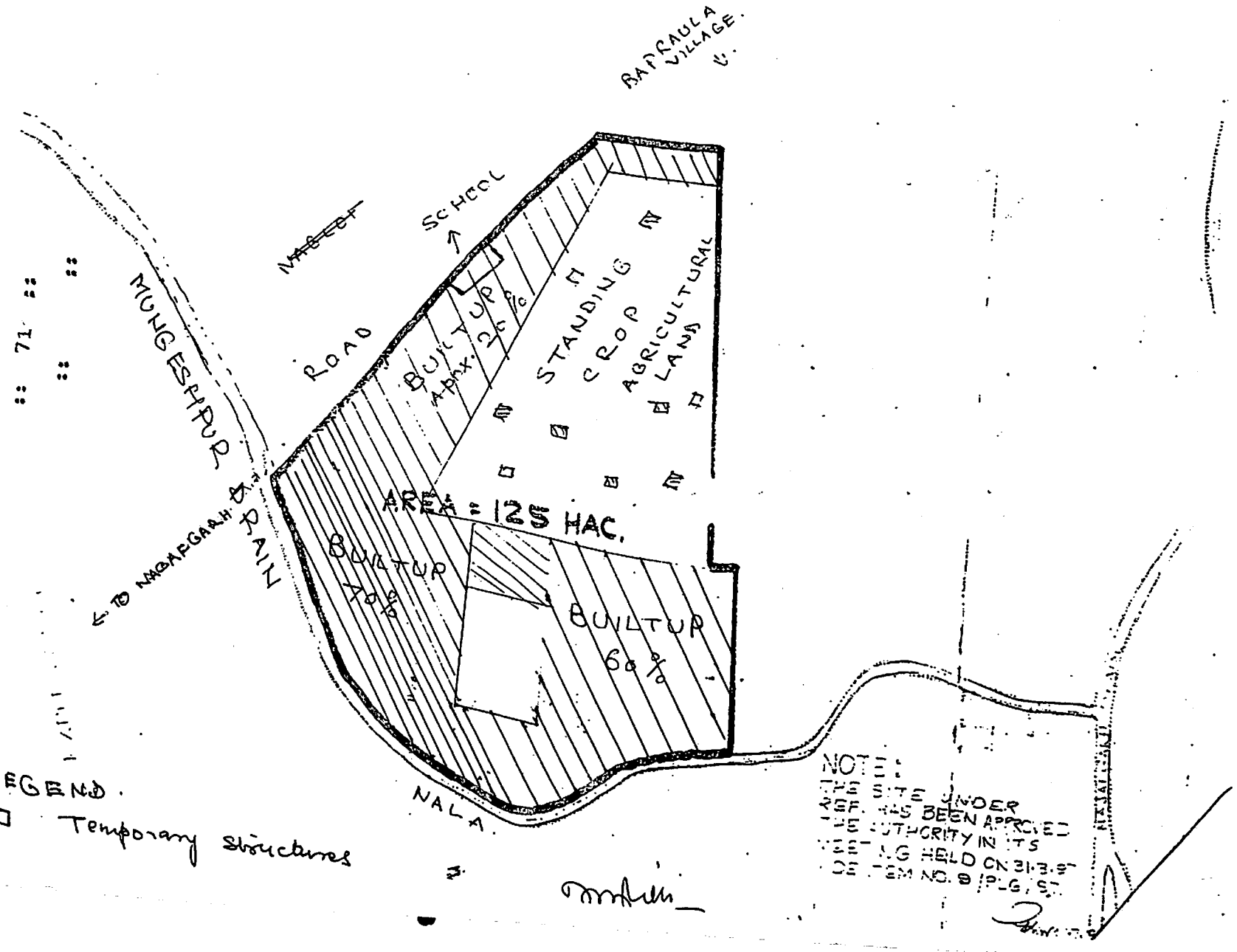
In view of the fact that the proposed change of land use from Rural use zone to Public and semi public facilities (Distt. Open Jail) at Baprola forms part of the overall scheme of 3 such jails, the Technical Committee, DDA recommended the processing of the proposed change of land use. It was suggested that Prison Authority may be requested to persue Land & Building Deptt. of Delhi Govt, for finalising the acquisition proceedings.

संयुक्त सर्वे - जिस हेतु भूमी अधिग्रहण के धारा 5-ए के उपरोक्त विषय पर आज दिनांक 11-05-2000 को ग्राम बापरोला तथा दिनाक्त खसरा नं की भूमी की संयुक्त सर्वे किया गया। दिल्ली विकास प्राधिकरण के सहायक निदेशक (योजना) श्री एस. एस. चीमा के जिस भूमी पर जेल का निर्माण होना है, के निशान के अनुसार भूमी की पहचान की। ग्राम बापरोला के लगभग 15% तक भूमी पर अनअधिकृत निर्माण हुआ है तथा ग्राम द्वितीय खसरा में 60% तक निर्माण कार्य हुआ है। उक्त प्रकार जेल के लिए निर्धारित की गई भूमी पर लगभग 20% तक भूमी पर अनधिकृत निर्माण है। सर्वे के दौरान कुछ समय तक श्री के. एस. चीमा अधीक्षक, कारागार श्री. अरविन्द देव। ग्राम बापरोला तथा द्वितीय खसरा के परवारी अर्थात इलाके के रक्सा नंबरदार की सूची के मुताबिक 18-8-2000 तक तैयार कर दी रतन लाल नामक तहसील दार के पास जमा कर देंगे।

| | | | |
|---|---|---|---|
| 11.5.2000 | | | |
| (K. K. Cheema) | (Ratan Lal) | (Tirtha Singh) | (Manvinder Singh) |
| A.D. (Plg) DDA | NIT LA P. Bgk | NIT LA B | NIT LA Najf |
| (Vijay Goswami) | (Rajinder) 11/5/2000 | (Dhir Singh) | (HEM CHAND) |
| Asstt. Supdt Jail | N/r DDA | Patwari DDA | Kanungo LA N/Govt. |
| (Sukh Pal) | (SURINDER KR) 11/5/00 | (Dharam Vir) 11/5/00 | (Dal Bagh Singh) |
| KGO N/Govt | Patwari Bakhtawar | Patwari D. Kalan | Patwari G/O P. Bgk |

SITE INSPECTION REPORT

# LOCATION PLAN



V. Item No. 81/2000
A-18-10-2000

Sub: Amendment/ modification in the Recruitment Regulations for the posts of Jr. Data Asstt., Sr. Data Asstt., Programmer-Cum-Console Operator, Asstt. Director(System), Dy. Director(System) and Director (System) in DDA.

No.F.7(105)/96/PB-I/Part. P R E C I S

1. PROPOSAL IN BRIEF

The Delhi Development Authority vide its Resolution No.76/93 dated 8.6.93 has approved the Recruitment Regulations in respect of various categories of posts in Computer Cell namely Jr.Data - Asstt., Sr.Data Asstt., Programmer-Cum-Console Operator, Asstt.- Director(System), Dy. Director(System) and Director (System). While implementing the provisions of the Recruitment Regulations, it was noticed that too many qualifications have been asked for recruitment to different posts. As a result, inspite of many attempts persons with required qualification were not available. The problem was examined by the Administration and it is proposed to bring the R.Rs in line with those prescribed in Department of Electronics as far as educational qualifications are concerned. The specific amendment/ modification in the R.Rs incorporating therein the revised pay scale has been detailed in Annexure-I. For administrative convenience and better cadre management it is also proposed to add the post of Director (System) to the overall strength of Directors in Administrative Wing.

2. BACKGROUND NOTE

In the R.Rs approved in 1993, too many educational qualifications had been made necessary for recruitment to these posts. As a result, inspite of attempts no eligible candidate was found for these posts. In addition, it has been felt that with the improvement in the Computer Technology, specialised posts of Data Asstt. are no longer necessary and the normal staff can very well do this job with minimum training. Therefore, it has been decided to abolish the posts of Jr.Data Asstt. and Sr. Data Asstt. The present incumbents will however, be retained till they vacate these posts either on promotion or retirement/ resignation etc. The posts vacated by them will then be abolished. However, there will be requirement of senior professionals to manage the systems which are being installed in different departments of DDA. Therefore, an increase of 4 posts has been suggested in the category of Programmer-Cum-Console Operator who will be handling and operating these systems. As the Ministry and Authority have already agreed earlier to providing an avenue of promotion to Director (System) to Commissioner, it is also proposed to add the post of

Director (System) to the overall strength of Directors in Administrative Wing for better administrative convenience and cadre management.

3. WHY THE APPROVAL OF AUTHORITY IS NECESSARY

As amendments are being proposed in the R.Rs already approved by the Authority in 1993, so fresh approval of the Authority is necessary.

4. IMPLICATIONS, IF ANY

With the approval of these R.Rs, there will be increase in the number of sanctioned posts in the category of Programmer-Cum-Console Operator and the four vacant posts of Jr. Data Asstt. and Sr. Data Asstt. will be abolished and the balance eight posts will be earmarked for abolition as and when they are vacated.

5. SPECIFIC RECOMMENDATION REQUIRING AUTHORITY'S APPROVAL.

Authority is requested to approve the revised Recruitment Regulations for the posts in System Directorate as ( App. 'A' page 74 to 85).

R E S O L U T I O N

The Lt. Governor did not agree with the proposals of diluting the Recruitment Regulations.

While confirming the minutes of the meeting of the Authority held on 18.10.2000, Authority further added following lines in the minutes of item No.81/2000 vide resolution No.84/2000 dated 26.12.2000 as under:-

" There is no need to fill up the vacancies in the Systems Directorate in view of the nature of their work".

APPENDIX 'A' TO ITEM NO.81/2000

## RECRUITMENT REGULATIONS FOR THE POST OF JUNIOR DATA ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

| | | APPROVED | PROPOSED | REMARKS |
|---|---|---|---|---|
| 1. | Name of Post | : Jr. Data Assistant | : Jr. Data Assistant | |
| 2. | No. of Posts | : * 8<br>* Subject to variation dependent on workload. | : * 4<br>* To be abolished after promotion or retirement / resignation of present incumbents. | |
| 3. | Classification | : Group 'C' | : Group 'C' | |
| 4. | Scale of pay | : 1200-30-1560-EB-40-2040/- | : 4500-125-7000/- | |
| 5. | Whether selection post or non-selection post. | : Not applicable | : Not applicable | |
| 6. | a) Age limit for direct recruitment. | : Not exceeding 25 years. | : Not exceeding 25 years. | |
| | b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. | : N.A. | : N.A. | |
| 7. | Educational and other qualifications required for direct recruits. | : Qualification:<br>Essential<br>i) Graduate from a recognised University<br>ii) Should have passed 'O' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC).<br>iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C | : Qualification:<br>Essential<br>i) Graduate from a recognised University<br>ii) Should have passed 'O' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC).<br>iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C | No change proposed |
| 8. | Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | : N.A. | : N.A. | |
| 9. | Period of probation, if any | : Two years. | : Two years. | |
| 10. | Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. | : By direct recruitment. | : By direct recruitment. | |

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| 11. In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made. | : | N.A. | : N.A. |
| 12. If a DPC exists what is its composition. | : | Group 'C' DPC | : Group 'C' DPC |
| 13. Saving | : | Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. |
| 14. Disqualification | : | No person who has entered into or contracted a second marriage when his/her spouse is alive. | : No person who has entered into or contracted a second marriage when his/her spouse is alive. |
| 15. Power to relax | : | When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts. | : 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 those regulations in respect of any class or category or persons or posts. |

RECRUITMENT REGULATIONS FOR THE POST OF
SENIOR DATA ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

| | | APPROVED | PROPOSED | REMARKS |
|---|---|---|---|---|
| 1. | Name of Post | : Senior Data Assistant | : Senior Data Assistant | |
| 2. | No. of Posts | : * 4<br>* Subject to variation dependent on workload. | : * 4<br>* To be abolished after promotion or retirement / resignation of present incumbents. | |
| 3. | Classification | : Group 'C' | : Group 'C' | |
| 4. | Scale of pay | : 1400-40-1800-EB-50-2300/- | : 5000-150-8000/- | |
| 5. | Whether selection post or non-selection post. | : Selection post | : Selection post | |
| 6. | a) Age limit for direct recruitment. | : Not exceeding 30 years. | : Not exceeding 30 years. | |
| | b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. | : No | : No | |
| 7. | Educational and other qualifications required for direct recruits. | : Qualification:<br>Essential<br>i) Graduate from a recognised University.<br>ii) Should have passed 'O' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC).<br>iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C<br>iv) Atleast 5 years experience in Data entry/Verification and validation of data. | : Qualification:<br>Essential<br>i) Graduate from a recognised University.<br>ii) Should have passed 'O' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC).<br>iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C<br>iv) Atleast 5 years experience in Data entry/Verification and validation of data. | No change proposed |
| 8. | Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | : N.A. | : N.A. | |
| 9. | Period of probation, if any | : Two years. | : Two years. | |
| 10. | Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. | : By promotion failing which by direct recruitment. | : By promotion failing which by direct recruitment. | |

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| 11. In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made. | : Promotion From Jr. Data Assistant with atleast 5 years regular service in the grade. | : Promotion From Jr. Data Assistant with atleast 5 years regular service in the grade. |
| 12. If a DPC exists what is its composition. | : Group 'C' DPC | : Group 'C' DPC |
| 13. Saving | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. |
| 14. Disqualification | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | : No person who has entered into or contracted a second marriage when his/her spouse is alive. |
| 15. Power to relax | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts. | : 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 those regulations in respect of any class or category or persons or posts. |

## RECRUITMENT REGULATIONS FOR THE POST OF PROGRAMMER-CUM-CONSOLE OPERATOR IN DELHI DEVELOPMENT AUTHORITY

| | APPROVED | PROPOSED | REMARKS |
|---|---|---|---|
| 1. Name of Post | : Programmer-cum Console Operator | : Programmer-cum Console Operator | |
| 2. No. of Posts | : * 8<br>* Subject to variation dependent on workload. | : * 12<br>* Subject to variation dependent on workload. | |
| 3. Classification | : Group 'B' | : Group 'B' | |
| 4. Scale of pay | : 1640-60-2600-EB-75-2900/- | : 5500-175-9000/- | |
| 5. Whether selection post or non-selection post. | : Selection post. | : Selection post. | |
| 6. a) Age limit for direct recruitment. | : Not exceeding 30 years. | : Not exceeding 30 years. | |
| b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. | : NO | : NO | |
| 7. Educational and other qualifications required for direct recruits. | : Qualification:<br>Essential<br>i) Master degree in Statistics/ Mathematics/Operational Research/Physics/Electronics/ Computer Science/Computer Applications.<br>OR<br>Master's degree in Economics/ Commerce with Statistics.<br>OR<br>Degree in Electronics/ Computer Engineering.<br>ii) One year Programming experience in a high level language.<br>Note: However, one year experience will not be compulsory for candidates possessing Master's degree in Computer Science or Computer Application or having Engineering Degree in Computer Science or Computer Engineering.<br>iii) Should have passed 'B' level or 'C' level examination from the Deptt. of Electronics Accreditations of Computer Course (DOEACC). | : Qualification:<br>Essential<br>i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute.<br>OR<br>Master degree in Statistics/ Mathematics/Operational Research/Physics/Electronics/ Computer Science/Computer Applications.<br>OR<br>Master's degree in Economics/ Commerce with Statistics.<br>OR<br>Degree in Electronics/ Computer Engineering.<br>OR<br>Should have passed 'B' level or 'C' level examination from the Deptt. of Electronics Accreditations of Computer Course(DOEACC).<br>ii) One year Programming experience in a high level language.<br>Note: However, one year experience will not be compulsory for candidates possessing Master's | M.Tech in Computer Science/Application has also been incorporated.<br><br>'B' level is equivalent to MCA/B.Tech. in Computer Science and 'C' level is equivalent to M.Tech. in Computer Science & hence these qualifications can not be compulsorily expected in addition to other specified qualifications. |

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| 8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | : Age<br>Educational Qualification | : NO<br>: NO | : Age : NO<br>Educational Qualification : YES<br>degree in Computer Science or Computer Application or having Engineering Degree in Computer Science or Computer Engineering. | Sr.Data Asstts. are primarily Data Entry Operator-cum-Supervisor unless they improve their qualification they will not be able to write software. |
| 9. Period of probation, if any | : Two years. | | : Two years. | |
| 10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. | : 50% by promotion, failing which by direct recruitment.<br>50% by direct recruitment. | | : 50% by promotion, from Sr.Data Asstts. possessing educational qualifications prescribed for the post, failing which by direct recruitment.<br>50% by direct recruitment. | |
| 11. In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made. | : Promotion<br>From Sr. Data Assistant with atleast 8 years regular service in the grade. | | : Promotion<br>From Sr. Data Assistant with atleast 5 years regular service in the grade and educational qualifications as prescribed for direct recruitment. | 5 years is enough for technical posts |
| 12. If a DPC exists what is its composition. | : Group 'B' DPC | | : Group 'B' DPC | |
| 13. Saving | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | |
| 14. Disqualification | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | |
| 15. Power to relax | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts. | | : 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 those regulations in respect of any class or category or persons or posts. | |

## RECRUITMENT REGULATIONS FOR THE POST OF ASSISTANT DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

| | | APPROVED | PROPOSED | REMARKS |
|---|---|---|---|---|
| 1. | Name of Post | : Assistant Director(Systems) | : Assistant Director(Systems) | |
| 2. | No. of Posts | : * Eight (8)<br>* Subject to variation dependent on workload. | : * Eight (8)<br>* Subject to variation dependent on workload. | |
| 3. | Classification | : Group 'A' | : Group 'A' | |
| 4. | Scale of pay | : 2200-75-2800-EB-100-4000/- | : 8000-275-13500/- | |
| 5. | Whether selection post or non-selection post. | : Selection post. | : Selection post. | |
| 6. | a) Age limit for direct recruitment. | : Not exceeding 35 years. | : Not exceeding 35 years. | |
| | b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. | : NO | : NO | |
| 7. | Educational and other qualifications required for direct recruits. | : Qualification:<br>Essential<br>i) Master's degree in Computer Applications/M.Tech. (with specialisation in Computer Application) from a recognised University or equivalent.<br>OR<br>Master's degree in Statistics/ Mathematics/Operations Research/ Physics/Economics/Commerce (with statistics) or Degree in Engg./ Computer Science from a recognised University or equivalent;<br>ii) Should have passed 'B' level or 'C' level examination from the Deptt. of Electronics Accreditations of Computer Course(DOEACC).<br>iii) 4 years experience of Electronic Data Processing work, out of which atleast one year experience should be in actual programming on an Electronic Computer. | : Qualification:<br>Essential<br>i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute.<br>OR<br>Master degree in Statistics/ Mathematics/Operational Research/Physics/Electronics/ Computer Science/Computer Applications.<br>OR<br>Master's degree in Economics/ Commerce with Statistics.<br>OR<br>Degree in Electronics/ Computer Engineering.<br>OR<br>Should have passed 'B' level or 'C' level examinations from the Deptt. of Electronics Accreditations of Computer Course(DOEACC).<br>ii) 4 years experience of Electronic Data Processing work, out of which atleast one year experience should be in actual programming on an Electronic Computer. | The education qualifications have been described in same order as Programmer-cum-Consol Operator, the entry level technical posts. |

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| 8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | : Age : NO<br>Educational Qualification : NO | : Age : NO<br>Educational Qualification : NO | |
| 9. Period of probation, if any | : Two years. | : Two years. | |
| 10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. | : 50% by promotion failing which by direct recruitment.<br>50% by direct recruitment. | : 50% by promotion failing which by direct recruitment.<br>50% by direct recruitment. | |
| 11. In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made. | : Promotion<br>From Programmer-cum-Console Operator with atleast 8 years regular service in the grade. | : Promotion<br>a) From Programmer-cum-Console Operator with atleast 5 years regular service in the grade, and,<br>b) From Sr.Statistical Asstts. with atleast 5 years regular service in the grade subject to their fulfilling educational qualifications required for the direct recruitments to the post of Asstt. Director. | 5 years is enough for technical posts. |
| 12. If a DPC exists what is its composition. | : Group 'A' DPC | : Group 'A' DPC | |
| 13. Saving | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | |
| 14. Disqualification | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | |
| 15. Power to relax | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts. | : 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 those regulations in respect of any class or category or persons or posts. | |

## RECRUITMENT REGULATIONS FOR THE POST OF DEPUTY DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

| | | APPROVED | PROPOSED | REMARKS |
|---|---|---|---|---|
| 1. | Name of Post | : Deputy Director(Systems) | : Deputy Director(Systems) | |
| 2. | No. of Posts | : * Five (5)<br>* Subject to variation dependent on workload. | : * Five (5)<br>* Subject to variation dependent on workload. | |
| 3. | Classification | : Group 'A' | : Group 'A' | |
| 4. | Scale of pay | : 3000-100-3500-EB-125-4500/- | : 10000-325-15200/- | |
| 5. | Whether selection post or non-selection post. | : Selection post. | : Selection post. | |
| 6. | a) Age limit for direct recruitment. | : Not exceeding 40 years (relaxable for Govt.Servants and employees of the Authority by 5 years.) | : Not exceeding 40 years (relaxable for Govt.Servants and employees of the Authority by 5 years.) | |
| | b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. | : NO | : NO | |
| 7. | Educational and other qualifications required for direct recruits. | : Qualification:<br>Essential | : Qualification:<br>Essential | The educational qualifications have been described in same order as Programmer-cum-Console Operator, the entry level technical posts. |
| | | A. i) Master's degree in Computer Application / M.Tech (with specialisation in Computer Application)/ Master's degree in Computer Engineering from recognised University or equivalent. | i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute.<br><br>OR<br><br>Master degree in Statistics/ Mathematics/Operational Research/Physics/Electronics/ Computer Science/Computer Applications.<br><br>OR<br><br>Master's degree in Economics/ Commerce with Statistics.<br><br>OR<br><br>Degree in Electronics/ Computer Engineering.<br><br>OR<br><br>Should have passed 'B' level or 'C' level examinations from the Doptt. of Electronics Accreditations of Computer Course(DOEACC). | |
| | | ii) 5 years experience of Electronics Data Processing work, out of which atleast two years experience should be in actual programming on an electronic computer. | | |
| | | OR | | |
| | | B. i) Master's degree in Statistics/ Mathematics/Operations Research/ Physics/Economics/commerce (with statistics) or degree in Engg./Computer Science from a recognised University or equivalent. | | |
| | | ii) Seven year experience of Electronic Data Processing work, out of which atleast 3 years experience should be in actual programming on an Electronic Computer. | | |

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| 8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | C) Should have passed 'B' level or 'C' level examination from Deptt. of Electronics, Accreditation of Computer Course.<br>: Age : NO<br>Educational Qualification : NO | ii) Seven years experience of Electronic Data Processing work, out of which atleast 3 years experience should be in actual programming on an Electronic Computer.<br>: Age : NO<br>Educational Qualification : NO |
| 9. Period of probation, if any | : Two years. | : Two years. |
| 10. Method of recruitment, whether by direct recruitment or by promotion or transfer and or by deputation and percentage of the vacancies to be filled by various methods. | : By promotion, failing which by deputation, failing both by direct recruitment. | : By promotion, failing which by deputation, failing both by direct recruitment. |
| 11. In case of recruitment by promotion/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made. | : Promotion<br>From Asstt. Director(Systems) with atleast 5 years regular service in the grade.<br>Deputation<br>Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/ Autonomous Organisation. | : Promotion<br>From Asstt. Director(Systems) with atleast 5 years regular service in the grade.<br>Deputation<br>Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/ Autonomous Organisation. |
| 12. If a DPC exists what is its composition. | : Group 'A' DPC | : Group 'A' DPC |
| 13. Saving | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | : Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. |
| 14. Disqualification | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | : No person who has entered into or contracted a second marriage when his/her spouse is alive. |
| 15. Power to relax | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts. | : 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 those regulations in respect of any class or category or persons or posts. |

## RECRUITMENT REGULATIONS FOR THE POST OF DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

| | | APPROVED | PROPOSED | REMARKS |
|---|---|---|---|---|
| 1. | Name of Post | : Director(Systems) | : Director(Systems) | |
| 2. | No. of Posts | : One<br>* Subject to variation dependent on workload. | : One<br>* Subject to variation dependent on workload. | |
| 3. | Classification | : Group 'A' | : Group 'A' | |
| 4. | Scale of pay | : 3700-125-4700-150-5000/- | : 12000-375-16500/- | |
| 5. | Whether selection post or non-selection post. | : Selection post. | : Selection post. | |
| 6. | a) Age limit for direct recruitment. | : Not applicable | : Not applicable | |
| | b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. | : NO | : NO | |
| 7. | Educational and other qualifications required for direct recruits. | : Not applicable | : Qualification<br>Essential<br>i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute.<br>OR<br>Master degree in Statistics/ Mathematics/Operational Research/Physics/Electronics/ Computer Science/Computer Applications.<br>OR<br>Master's degree in Economics/ Commerce with Statistics.<br>OR<br>Degree in Electronics/ Computer Engineering.<br>OR<br>Should have passed 'B' level or 'C' level examinations from the Deptt. of Electronics Accreditations of Computer Course(DOEACC).<br>ii) Ten years experience of Electronic Data Processing work, out of which atleast 2 years experience as an incharge in Computer Centre in Govt./ Semi Govt. or Autonomous/Public/ Private Sector Organisation. | The educational qualifications have been described in same order as Programmer-cum-Console Operator, the entry level technical posts. |

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|---|---|---|
| 8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | : Not applicable | : Not applicable |
| 9. Period of probation, if any | : Two years. | : Two years. |
| 10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and perceptage of the vacancies to be filled by various methods. | : By promotion, failing which by deputation. | : By promotion, failing which by deputation. |
| 11. In case of recruitment by promption/transfer/ deputation, grades from which promotion/transfer/ deputation is to be made. | : Promotion<br>From Deputy Director(Systems) with atleast 5 years regular service in the grade.<br><br>Deputation<br>Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/ Autonomous Organisation. | : Promotion<br>From Deputy Director(Systems) with atleast 5 years regular service in the grade.<br><br>Deputation<br>Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/ Autonomous Organisation. |
| 12. If a DPC exists what is its composition. | : Group 'A' DPC | : Group 'A' DPC |
| 13. Saving | : Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. | : Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard. |
| 14. Disqualification | : No person who has entered into or contracted a second marriage when his/her spouse is alive. | : No person who has entered into or contracted a second marriage when his/her spouse is alive. |
| 15. Power to relax | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts. | : 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 those regulations in respect of any class or category or persons or posts. |

Item No.
82/2000
A- 18-10-2000

SUB:- Agenda for adoption of Annual Accounts of the Authority for the year 1993-94 and 1994-95 as certified by the Accountant General(Audit), Delhi.

F. A/Cs6(11)2000

P R E C I S

In accordance with the provision contained in DDA Budget and Accounts Rules 1982, the Annual Accounts of the Authority for the year 1993-94 and 1994-95 comprising of Receipt and Payment Account of Nazul Account-I, Nazul Account-II and General Development Account(GDA) and also Income & Expenditure Account and Balance Sheet in respect of Nazul Account-I and B-General Development Account duly approved by the Authority vide item No.7/95 dated 20.1.95 and item No.117/95 dated 16.10.95 respectively, were sent to A.G.(Audit), Delhi for Audit and issue of certificate as contained in the provision referred above. The comments on the Draft Audit Report received subsequently were also sent to A.G. (Audit).

On the comments furnished by DDA on Draft Audit Reports, it was observed by the Audit that a note clarifying the position on the following items be also made part of the Accounts for the years 1993-94 and 1994-95:-

1. Preparation of Income and Expenditure Account and Balance Sheet in respect of Nazul Account-II.

2. Maintenance of separate Cash Book for Nazul Account-I and Nazul Account-II and GDA.

3. Maintenance of Movable and Immovable register of property.

4. Minus Balance under GDA.

5. Difference between the value of closing stock as compared to value of the inventory.

Accordingly the above said notes on Annual Accounts for each of the aforesaid years were placed before/approved by the Authority vide agenda item No.38/99 and sent to A.G.(Audit), Delhi with a request for certification of the Accounts.

On receipt of observations from AG(Audit),Delhi notes given in the Annual Accounts as approved by the Authority were modified covering therein physical availability of movable and immovable assets as also Sundry Debtors and Creditors. The respective asset holders have confirmed physical availability of assets in the possession of the Authority by the respective units. The modified notes duly approved by the Authority, vide item No.60 dated 26.10.99, were again sent to A.G.(Audit), Delhi with a request to certify the Accounts. However, the Audit observed that the Annual Accounts for the aforesaid years and the note to be appended were approved by the Authority in separate meetings. The Audit also indicated that the clarification given regarding built up houses certified by the respective assets holders in item No.3 was an internal matter of DDA and a clear note on behalf of DDA as a whole should only be given. As this addition was by way of a clarification, this was deleted subject to that if later on at any stage any discrepancy is noticed/observed the responsibility solely lies on those who are actual custodian of the properties. To satisfy this requirement of Audit, the Annual Accounts of the aforesaid years together with the footnotes were again submitted to/approved by the Authority vide item No.14/2000 dated 9.2.2000 which were sent to A.G.(Audit), Delhi with a request to certify the Accounts for the aforesaid years.

As a part of Action Taken Note on the Footnotes forming part of the Annual Accounts for the years 1993-94 and 1994-95, the concerned HODs and other officers responsible for items in the Footnotes will ensure as under:-

1. That the figures of assets as reflected in Accounts corresponds to the figures shown in the Asset Registers to be maintained as per the assurance given to Audit. The responsibility here would be that of the custodian of the assets/properties. (Commr(LD), Commr(H), CEs, Director(Naz)).

2. That action for recovery of outstanding amount of sundry debtors under Nazul Account-I and GDA, is taken as per the set targets. (Director(LC) & FA(H)).

3. That unreconciled figures are reconciled with Bank and difference accounted for in the subsequent years' Account. (Sr.A.O.(Cash)Main)

4. That sundry creditors as depicted in the Balance Sheet of GDA are as per the balances of outstanding liabilities reflected in the books of the Authority. (Commr(LD), FA(H), Dir(LC) & Zonal CEs).

5. That the Stock as depicted in the Balance Sheet of GDA account physically exists and annual physical verification of stock is done as prescribed in the Rules and shortages/excesses are reconciled and accounted for in the Accounts. (Dir(MM)

6. That the Double Entry System based on the Commercial Accounting System is implemented as per the time schedule intimated to Audit so that the book of the Accounts of the Authority and Annual Accounts are maintained as per the requirement of the Audit. (All HODs, Jt.CAOs and Jt.FAs(H)).

The Audit having considered the Annual Accounts together with the footnotes (entailing improvement in quality of Accounts) for the aforesaid years and the comments on the Draft Audit Report has issued certificates of Audit vide their No.AG(A)DDA Cell/SAR/93-94/166 dated 5.9.2000 and even number dated 5.9.2000, respectively. The Audit Report on the Accounts of the Authority for the years 1993-94 and 1994-95 along with the certified Annual Accounts for these years are placed opposite at Appendix 'A'. (page ...4..... to 126....)

The parawise comments indicating the Action Taken Note are placed at Appendix 'B' P-127 to 156) The Audit Report & Annual Accounts for the aforesaid years, after having certified by the Audit, are to be placed before both the Houses of Parliament under Section 25(4) of the D.D.Act, 1957

The agenda is, therefore, placed before the Authority for adoption of Accounts of DDA for the year 1993-94 and 1994-95 as certified by the A.G.(Audit), Delhi to enable this office to submit the same to Ministry of Urban Development and Poverty Alleviation for placing before the Parliament.

## RESOLUTION

**Annual accounts of the Delhi Development Authority for the years 93-94 and 94-95, as certified by the A.G. (Audit), Delhi were adopted by the DDA and the proposals contained in the agenda item were approved.**

**Lt. Governor and the members of the Authority appreciated the efforts made by the Finance and the Accounts Department towards improvement in the quality of the accounts, thus paving way for the issue of positive Audity Certificate by the AG's Office.**

Appendix-A to Item No.82/2000

## AUDIT CERTIFICATE

I have examined the Receipts and Payments Account, Income and Expenditure Accounts and Balance Sheet for the year ended 31 March 1994 of Delhi Development Authority, New Delhi alongwith the note on accounts . I have obtained all the information and explanations that I have required and subject to the clarifications furnished in the note attached to and forming part of the accounts and observations in the appended Audit Report, I certify, as a result of my audit that in my opinion these accounts and Balance Sheet are properly drawn up so as to exhibit a true and fair view of the state of affairs of Delhi Development Authority according to the best of my information and explanations given to me and as shown by the books of the organisation.

**Place :** New Delhi
**Date:**September 1, 2000

**(Meenakshi Mishra)**
**Accountant General (Audit), Delhi**

# Audit Report on Delhi Development Authority for the year 1993-94

## Introductory

Delhi Development Authority (DDA) was constituted by the Government of India on 30th December 1957 in replacement of Delhi Development (Provisional) Authority set up in 1955, which in turn had come into existence in place of Delhi Improvement Trust constituted in 1937 with the object of ensuring planned development of Delhi.

Delhi Development Authority had prepared and submitted the following set of separate accounts under Delhi Development Authority (Budget and Accounts) Rules 1982 and these accounts were audited under the provision of section 25(2) of Delhi Development Act 1957 read with section 19(2) of the Comptroller and Auditor General's (Duties, Powers and conditions of Service) Act, 1971.

i) Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of General Development Account (GDA).

ii) Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of Nazul Account–I (NA-I).

iii) Receipt and Payment Account in respect of Nazul Account–II (NA-II).

## 2. Cash Balances of NA-I, II and GDA

One General Cash Book was maintained to record all the transactions pertaining to above accounts by the Authority. The Receipt and Payment Accounts i.e. NA-I, II, and GDA showed cash balance of Rs. 27,68,11,195.15, Rs. 81,40,08,069.05 and

(-) Rs. 82,92,01,915.36 respectively which could not be verified from the General Cash Book in the absence of maintenance of account wise cash records. Despite having been pointed out for number of years, DDA has not started maintaining separate cash books for the three heads of accounts.

**3. Reconciliation of cash and bank balances**

(a) It was noticed from the consolidated statement of cash books of different divisions/ circles etc. that bank balance as per Cash Book amounted to Rs. 2606.53 lakh whereas as per Bank it stood at Rs. 2907.43 lakh. The difference of Rs. 300.90 lakh was attributable to the following:

i) Amount of un-cashed cheques Rs. 1589.54 lakh.

ii) Amount of cheques deposited by Authority but not taken into account by bank Rs. 1154.74 lakh.

iii) Amount collected by bank on behalf of the Authority but not taken into account by authority, misclassifications etc. (-) Rs. 133.90 lakh. In the notes attached to and forming part of the accounts, the Authority has certified in January 2000 that except for a sum of Rs. 24.91 lakh, there exist no unreconciled difference.

(b) Further, scrutiny of details of closing balances of Cash and Bank as per Cash Book as on 31-3-94 revealed that there were following minus balances against DDA Main:-

| Sl. No. | Name of the Bank | Amount (Ruppes) |
|---|---|---|
| 1. | SBI, Vikas Minar | (-) 2475706.64 |
| 2. | SBI, I.P. Estate | (-) 439036.95 |
| 3. | Punjab National Bank | (-) 300.00 |
| 4. | Canara Bank | (-) 400.00 |
| 5. | State Bank of India | (-) 8200.00 |

The Authority stated in February 1999 that these would be rectified through reconciliation. However, no time frame for rectification through reconciliation has been indicated by the DDA.

**NAZUL ACCOUNT - I**

**4. Irregular retention of surplus funds**

As per clause 9 of the Nazul agreement 1937, surplus funds in the Nazul Development Account at the end of each financial year shall be put at the disposal of Central Government and shall be applied until further orders of the Government for the improvement and development of the said Nazul estate and/ or for the repayment of loans made to the erstwhile trust as the Government may decide.

The Balance Sheet of Nazul Account-I as on 31-3-1994 showed surplus funds of Rs.4440.11 lakh payable to the Government. But these were not placed at the disposal of the Government and were kept for development of schemes/ works etc. without the approval of the Government. The Authority stated in February 1999 that the matter regarding retention of surplus funds was being taken up with the Government.

## 5. Opening and closing value of Land and Works

The Income and Expenditure Account of Nazul Account-I showed opening and closing value of Land and Works as on 1.4.1993 and 31.3.1994 at Rs.1623.75 lakh and Rs. 1672.00 lakh respectively but details showing acquisition cost and expenditure on works were not made available to audit for verification.

## 6. Properties

(i) Balance Sheet of Nazul Account-I showed properties amounting to Rs.104.23 lakh. The Authority was requested to furnish the details regarding acquisition cost, addition, disposal, total depreciation charged etc. pertaining to the properties given in Schedule 'Q'. The Authority had stated in February 1999 that assets registers etc. were being maintained by the various divisions/ units. A test check of six divisions, however, revealed that such records were not maintained even at the divisional level. The Authority while stating in the Notes on Accounts that no consolidated asset register of immovable and movable assets has been maintained at Headquarters has however, certified that the assets shown in the Accounts are physically available and are under the possession of the Authority.

## 7. Short/ excess depreciation charged

The depreciation on the fixed assets is to be charged at the rates prescribed in Resolution no. 677 dated 16.10.67 of the Authority. A scrutiny of schedule 'Q' annexed to the Nazul Account-I for the year

1993-94 revealed that depreciation on the following fixed assets was charged in excess/short as detailed below:-

(Amount in Rupees)

| Sl. No. | Particular of Property | Depreciation charged | Depreciation chargeable as per Resolution | Short (-) Excess (+) depreciation charged. |
|---|---|---|---|---|
| 1. | Motor Vehicles | 345410 | 384914 | (-)39504 |
| 2. | Office furniture & fittings | 47049 | 50788 | (-)3739 |
| 3. | Other office equipment | 110682 | 113066 | (-)2384 |
| 4. | Staff quarters | 146710 | 175427 | (-)28717 |
| 5. | D/o 128 Acres land at Jhandewalan | 75000 (fixed) | 7398 | (+)67602 |
| 6. | Janta Market Rani Jhansi Road | 18560 (fixed) | 2773 | (+)15787 |
| 7. | Providing parking arrangement at Ajmeri Gate | 45000 (fixed) | 5358 | (+)39.642 |

The Authority stated in February 1999 that depreciation had been charged on properties at sl. nos. 1 to 4 above, as per decision taken by the then Finance Member and that for charging depreciation on properties at sl. nos. 5 to 7, the decision of the competent authority is not readily available.

**8. Sundry Debtors**

(i) In schedule 'O' annexed to Nazul Account-I the following amounts were shown under Sundry Debtors as on 31.3.1994:-

| | | Amount in Rs. |
|---|---|---|
| a) | Premia | 1,02,81,006 |
| b) | Ground rent | 1,05,49,864 |
| c) | Other receipt | 42,88,765 |
| d) | Damages | 3,76,63,813 |
| e) | Other Nazul receipt | 26,78,143 |

The supporting records and age wise break up of the outstanding amounts were not maintained, in the absence of which it could not be ascertained whether these were good and recoverable. The Authority has, however, certified in the Notes on Accounts that

sundry debtors as depicted in the balance sheet are good and recoverable.

ii) Sundry debtors includes Rs. 2879218 and Rs. 3533 pertaining to District Centre, Janakpuri and Kingsway Camp respectively transferable from GDA, relating to earlier years, but no efforts were made to clear these balances.

**NAZUL ACCOUNT - II**

**9. Non preparation of Income and Expenditure Account and Balance Sheet**

Income and Expenditure Account and Balance Sheet of Nazul Account-II have not been prepared. Therefore, the progressive assets and liabilities on account of debt, deposit and advances remained out of the Accounts. Despite audit comment year after year, no attempt had been made by the Authority to prepare the Income and Expenditure Account and Balance Sheet.

**10. Non-keeping of details of Land**

In the Receipt and Payment Account of Nazul Account-II, receipts from disposal of developed Land Rs.10296.70 lakh and underdeveloped Land Rs. 14619.52 lakh had been shown. However, the details of land on the disposal of which these receipts were made were not shown to Audit.

-11-

**11. Incorrect depiction of 'Deposits'**

The head 'Deposits' under Receipts side of Receipt and Payment Account of Nazul Account-II shows a Minus receipt of Rs. 258.18 lakh, which should have been shown under expenditure side.

**GENERAL DEVELOPMENT ACCOUNT**

**12. Minus Cash and Bank Balance**

There was Minus Cash and Bank balance of Rs. 829201915 in Receipt and Payment Account and on Assets side of Balance Sheet of General Development Account. When questioned in audit, the Authority had replied in February 1999 that in the combined three accounts, overall Cash and Bank Balance was in plus figure of Rs. 26,16,17,349 and hence expenditure was continued to be incurred although the receipts under General Development Account were less. Since the three accounts i.e. Nazul Account-I, II and General Development Account pertain to three different authorities and are independent, mixing of funds is not only irregular but is also against the basic principles of accounting.

**13. Deposit with post office**

As per Schedule 'J' annexed with General Development Account a deposit of Rs.30,594 in Post Office Savings Account had been shown. The Pass Book of the same was not available with the Authority. The name of the Post Office and the Account Number was

also not known. The accrued interest on the deposit was also not included in the accounts of the Authority.

**14. Non maintenance of details of properties / assets**

(i) Various properties and assets valued at *Rs. 96246.23 lakh* were shown on assets side as per details given below:

| Sl. No. | Name of Property /Assets | Amount (in Rs.) |
|---|---|---|
| 1. | Property | 64,06,17,610 |
| 2. | Built-up flats / Shops | 5,49,34,01,579 |
| 3. | House under construction | 1,66,92,96,280 |
| 4. | Built up Shops | 1,46,52,12,000 |
| 5. | Shops under construction | 9,67,22,150 |
| 6. | Books value of land & works | 24,20,73,152 |
| 7. | Stock | 1,72,99,848 |
| | **TOTAL** | **9,62,46,22,619** |

No asset/ property registers had been maintained by the Authority. Division/ unit wise break up of the above assets/ properties had also not been maintained. A test check of six divisions, however, revealed that such records were not maintained either at Headquarter's or at divisional level. The Authority while stating in the Notes on Accounts *that no consolidated asset register of immovable* and movable assets has been maintained at Headquarters has certified that the assets shown in the Accounts are physically available and are under the possession of the Authority.

(ii) The Authority owns Road Rollers and Bulldozers under Mechanical Division at Mayapuri. Neither the value of Road Rollers and Bulldozers were depicted in the accounts nor details thereof were made available to audit to ascertain their value which was kept out of the accounts.

**15. Sundry Debtors**

Sundry debtors amounting to Rs. 40248.84 lakh were reflected in the Balance sheet of General Development Account as on 31-3-1994. The supporting records and age wise break up of the outstanding amounts were not maintained, in absence of which it could not be ascertained whether these were good and recoverable. The Authority has, however, certified in the Notes on Accounts that sundry debtors as depicted in the balance sheet are good and recoverable.

**16. Closing stock**

Value of Stock of Rs. 173 lakh in the Balance Sheet could not be verified in the absence of division/ office wise details on the basis of which the amount was arrived at. The Authority has however, certified in the Notes on Accounts that stock as depicted in the balance sheet physically exists and that physical verification of stock is done on yearly basis and shortage/excess were reconciled and accounted for.

Further, during verification of records in February 1999 it was noticed that though the value of stock was correctly booked as Rs. 952.09 lakh in the monthly account of Store Division I & II, but in the classified abstract the figure was erroneously booked as Rs. 452.09 lakh and the difference of Rs. 500 lakh was credited to Purchase Suspense. When pointed out in audit, the Authority had accepted the omission and assured to rectify the same in the accounts for the year 1997-98.

**17. Non-investment of GPF amount**

Liability amounting to Rs. 5841.04 lakh on account of GPF of the employees was shown in the balance sheet as on 31.3.94. Out of which only Rs. 850.00 lakh were invested and the balance Rs. 4991.04 lakh was utilised by the Authority in contravention of the GPF Rules as well as the decision of the Authority. The Authority had stated in February 1999 that investment was being raised to 80 per cent in 1998-99.

**18. Sundry creditors**

(i) A liability of Rs. 28305.35 lakh had been shown under the head "Sundry creditors" in the balance sheet. The year wise break up of the liability was not made available to audit. The Authority has, however, certified in the Notes on Accounts that sundry creditors as depicted in the Balance Sheet are as per the balances of outstanding liabilities reflected in the books of the Authority.

(ii) Sundry Creditors include Rs. 6183.48 lakh on account of estimated expenditure to be incurred on construction of "built up houses/flats and shops etc. Scheme-wise details of liability created were, however, not made available to audit.

(iii) Sundry creditors also include Rs. 4272.92 lakh on account of purchases of material in divisions awaiting adjustment, the details of which were also not made available to audit.

-15

## 19 Depreciation

The assets accounts depict book value of acquisition and do not exclude obsolete, unusable, irrepairable and condemned assets and also do not take into account depreciation with corresponding reduction of capital account. Therefore, the capital and asset accounts are overstated accordingly thereby not giving the correct picture.

**Place :** New Delhi
**Date :** – September 1, 2000

**(Meenakshi Mishra)**
**Accountant General (Audit), Delhi**

-11-

50.

**Note attached to and forming part of the Accounts of the Delhi Development Authority For the year 1993-94.**

1. The Accounts of the Authority have been prepared as per the forms of accounts as prescribed in Budget and Accounts Rules, 1982, approved and notified by the Central Govt. in consultation with the Comptroller and Auditor General of India under Section 56(2) of the Delhi Development Act 1957 (61 of 1957).

2. Bank balance adopted in the Accounts as per the Cash Book has been reconciled with the balances in the Bank as certified by the bankers and there exists no unreconciled differences except those given in Annexure-A for which action has already been initiated.

3. No consolidated asset register of immovable and movable assets are maintained at Hqrs. The assets shown in the accounts are physically available and are under the possession of the Authority.

4. Sundry debtors as depicted in the Balance Sheets are good and recoverable.

5. Sundry creditors as depicted in the Balance Sheet of General Development Account (GDA) are as per the balances of outstanding liabilities reflected in the books of the Authority.

6. Stock as depicted in the Balance Sheet of GDA physically exists. Physical verification of stock is done on yearly basis and shortage/excess are reconciled and accounted for.

Sr.A.O (A/cs) Jt.CAO-I C.A.O.

Annexure-A

Statement showing unreconciled figure in the closing balance in Annual Accounts for the year 1993-94.

| Sl.No. | Name of unit | Year | Unreconciled Amount | Remarks |
|---|---|---|---|---|
| 1. | Store Divn. 2 | 1993-94<br>1994-95 | Rs.120028.32 | Amount has been adjusted in 1997-98. |
| 2.. | Eastern Div.5 | 1993-94<br>1994-95 | No discrepancy<br>Rs.1188574.91 being the balance as per Bank statement but taken in A/c Rs.1874435.15 | -<br>Amount adjusted in the A/c. 1995-96 |
| 3. | Eastern Din.8 | 1993-94<br>1994-95 | No discrepancy<br>Rs.2131377.63 taken in A/c Instead of Rs.2121335.74 being balanceas per Bank statement | -<br>Amount adjusted in the A/c 1995-96 |
| 4.. | Eastern Div.9 | 1993-94<br>1994-95 | No discrepancy<br>Rs.515277.35 taken in A/c instead of Rs.517708.76 being balance as per Bank statement. | -<br>Amount adjusted in the A/c.1995-96. |
| 5. | AO(Cash)M | 1993-94 | Rs.76096780.66 taken in A/cs instead of Rs.78587372.85 Resulting in unreconciled figures of Rs.2490592.19 in the closing Bank balance. | Efforts are being made to reconcile the figures. |
| | | 1994-95 | Rs.218279561.65 taken in a/cs instead of Rs.220770153.84 resulting in unreconciled figures of Rs.2490592.19 in the closing Bank Balance. | Efforts are being made to reconcile the figures. |

सहायक लेखा अधिकारी
[illegible] अधिकरण
नई दिल्ली

O. P. GULATI
Joint Chief Accounts Officer
[illegible] Development Authority
New Delhi-110023.

OM PARKASH
Sr. AO (Cs) / Officer
D.D.A. Vikas Sadan,
New Delhi

DELHI DEVELOPMENT AUTHORITY
A- NAZUL ACCOUNT -I
ANNUAL ACCOUNTS FOR THE YEAR 1993-94
RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR 1993-94

(Amount in Rs.)

| HEAD OF ACCOUNT | Actual Receipts 1992-93 | Actual Receipts 1993-94 | HEAD OF ACCOUNT | Actual Expdr. 92-93 | Actual Expdr. 93-94 |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| REVENUE: | | | | | |
| Revenue from Works & dev. Schemes Premia | 26125296 | 1897873 | 1. Share cost of Admn. transferred from B-GDA | 11260649 | 10952835 |
| Ground Rent | 670867 | 2049715 | Less Estt. Charges recovered from Works | (-) 5060096 | (-)5463348 |
| Other Receipts | 692414 | 2543341 | | 6200553 | 5489487 |
| | | | 2. Expdr. on work & dev. Schemes | 44450090 | 47955525 |
| Damages | 2961347 | 4202426 | 3. Misc. Expenditure | ---- | ---- |
| OTHER NAZUL REVENUES | --- | 72932 | 4. Payment of Nazul revenue to Govt. | ---- | 139213 |
| Revenue from Agriculture land and other lands | --- | --- | 5. Interest on loan | ---- | ---- |
| Other receipts | 83741 | --- | 6. Delhi Master Plan | 1648578 | 1321449 |
| DELHI MASTER PLAN | | | 7. New Master Plan for Delhi | ---- | ---- |
| Misc. receipts i/c composition fee | 4508783 | 21452380 | 8. Land transferred from L & DO Gram Sabha | ---- | ---- |
| NEW MASTER PLAN OF DELHI | --- | --- | 9. Dev. & C/o lakes around Delhi | ---- | ---- |
| Land transferred from L&DO Gram Sabha | --- | --- | | | |
| Interest from Investment | 5084932 | --- | TOTAL 1 to 9 | 52769221 | 54945472 |
| Dev. & Constn. of lakes around Delhi | --- | --- | 10. Debt Repayment Repayment of loan | ---- | ---- |
| Total I to VIII | 40127380 | 32318667 | 11. DEPOSIT AND ADVANCES | | |
| Debt Receipts | --- | --- | i) Suspense Account | | |
| DEPOSIT AND ADVANCES | | | a) Investment cash balance Investment account | ---- | ---- |
| Suspense Account | | | b) OTHER SUSPENSE ITEMS | | |
| Investment cash balance Investment account | | | ii) Deposits | ---- | ---- |
| OTHER SUSPENSE ITEMS | 250000000 | ---- | iii) Advances (HBA) | --- | ---- |
| Deposits | 4257771 | ---- | | | |
| Advances (HBA) | 215000 | 54646 | | | |

| | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| iv)P.L.A. | --- | --- | iv) P.L.A. | --- | ---- |
| v) Amount received from other a/c | --- | --- | v) Amount paid to other accounts | --- | ---- |
| Total X Deposit and Advances | 254472771 | 54646 | Total Deposit & Advances | 52799221 | 54945472 |
| Total Receipts | 294600151 | 32373313 | Total payments | 299383354 | 276811195 |
| Opening Balance | 57582424 | 299383354 | Closing balance | 352182575✓ | 331756667✓ |
| Grand Total | 352182575✓ | 331756667✓ | Grand Total | | |

Accounts Officer(A/Cs)
Delhi Development Authority

Dy. Chief Accounts Officer-I

Chief Accounts Officer

*AKD*

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 1993-94
IN RESPECT OF NAZUL ACCOUNT I
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR 1993-94

(Amount in Rs.)

| 1992-93 Expenditure | Head of Account | 1993-94 expenditure | 1992-93 Income | Head of Account | 1993-94 Income |
|---|---|---|---|---|---|
| 161812950 | 1. Opening value of land and works as on 1.4.93 | 162374727 | 21005046 | 1. Receipt from disposal of land (Premia). | 1897873 |
| 561777 | 2. Expdr. on land and works during the year | 4824976 | - | 2. Land transferred from L&DO | - |
| 23581078 | 3. Excess of income over expdr. carried to balance sheet | 1897873 | 2576032 | 3. Interest on investments | - |
| | | | 163394727 | 4. Closing value of land and works as on 31.3.94 | 167199703 |
| 185955805 | Total | 169097576 | 185955805 | | 169097576 |
| | 4. Cost of Admn. (Proportionate) | | | 5. Revenue from works and Dev. schemes | |
| 2402548 | a) Pay & allowances of officers | 2359341 | 2285558 | a) Ground Rent | 2729315 |
| 6550532 | b) Pay & allowances of Estt. | 6708251 | 5332185 | b) Other receipts | 24248150 |
| 1639998 | c) Other charges | 812487 | 4931519 | c) Damages | 5193256 |
| (-)5060096 | d) Estt. charges recd. from works | (-)5463548 | - | d) Deduct Refunds | - |
| 5532982 | | 4416531 | | | |
| Nil | 5. Payment of Nazul Revenue to Govt. | 139213 | 286773 | 6. Other Nazul Revenues | 286772 |
| 738155 | 6. Depreciation (Moveable & immoveable properties) | 789536 | 42346766 | 7. Net excess of expdr. over income carried to balance sheet | 17029534 |
| - | 7. Provision for bad & doubtful debt. | - | | | |
| 5192888 | 8. Demand dropped in r/o premia & other receipts | 971200 | | | |
| 43716776 | 9. Misc. expdr. (M/o staff qtrs) | 43170547 | | | |
| - | 10. Net excess of income over expdr. carried to balance sheet | - | | | |
| 55182801 | Total | 49487027 | 55182801 | | 49487027 |

A.O. (Vcs)

Dy. C.A.O.-I

C.A.O.

# DELHI DEVELOPMENT AUTHORITY

## ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF

## A-NAZUL ACCOUNT-I

## BALANCE SHEET FOR THE PERIOD ENDING 31.3.94

(Amount in Rs)

| 1992-93 | LIABILITIES Head of Account | Schedule | 1993-94 | 1992-93 | PROPERTY & ASSETS Head of Account | Schedule | 1993-94 |
|---|---|---|---|---|---|---|---|
| 461758081 | 1. Accumulated surplus funds payable to Govt. under Clause 9 of Nazul Agreement, 1937. | "M" | 444010858 | 299383354 | 1. Cash & Bank Balance | "B" | 276811195 |
| | 2. Deposits: | | | — | | | |
| 22519 | i) Securities | | 22519 | | 2. Investment | | — |
| 11863214 | ii) Other deposits | | 11663214 | 162374727 | 3. Closing value of land and works. | | 167199703 |
| 11850 | iii) Development Charges | | 11850 | | | | |
| 11897583 | | | 11897583 | | 4. Advances:- | | |
| - | 3. Amount received from other a/cs. | | — | 81376 | i) Advance to other accounts | | - |
| 649948 | 4. Sundary Creditors | "L" | 510070 | | ii) Other Advances | "N" | 26730 |
| | | | | | iii) Amount transferred to other a/c | | - |
| — | 5. Excess of assets over liabilities balance as per last balance sheet 63846572 | | | | iv) Personal Ledger Account | — | - |
| | Excess of income over expdr. during the year 1993-94. | | | | 5. Sundry debtors 68351293 | "O" | |
| | Part-I 1897873 | | | 66032999 | Less provision for bad debts. 1252795 | "P" | |
| | Part-II(-) 17029534 | | | | Net Sundry Debtors | | 67098498 |
| | (-) 15131661 | | | 10279728 | 6. Property | "C" | 10423070 |
| 63846572 | Less amount transferred to accumulated receipts under Nazul Agreement (-)16425734 | | 65140645 | | | | |
| 538152184 | | | 521559196 | 538152184 | | | 521559196 |

Foot Note

A note on accounts forming part of accounts attached

Accounts Officer(A/cs)

Dy.C.A.O.-I

CAO & 5/8/94

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF NAZUL ACCOUNT-I

SCHEDULE-L

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.94 (Amount in Rs.)

| | | |
|---|---|---|
| 1. | Administration Pay & Other charges Schedule 'A' of G.O.A. including Audit fee etc. | 3,66,909 |
| 2. | Amount payable to Nazul Account-II | 3,948 |
| 3. | Payment of Nazul Revenue to Govt. | 1,39,213 |
| | TOTAL | 5,10,070 |

Accounts Officer (A/Cs)

Dy. CAO. II

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF NAZUL ACCOUNT-I

SCHEDULE-M

Statement of funds payable/paid to Govt. under Nazul agreement 1937. (Amount in Rs.)

| | | |
|---|---|---|
| Transfer of funds upto 31.3.93 | | 50,51,87,037 |
| Add: Amounts transferred during the year under Nazul agreement | | (-) 1,64,25,734 |
| | | 48,87,61,303 |
| **Less:** | | |
| Total expenditure incurred on Old Delhi Master Plan, Zonal Plan upto 31.3.93 | 1,84,08,799 | |
| Add: Expenditure during 1993-94 | 13,21,449 | |
| | 1.97.30.248 | |
| Less: Receipts on account of Sale proceeds during the year 1993-94. | NIL | |
| A. Net Expenditure at Delhi Master Plan & Zonal Plan | | 1,97,30,248 |
| Total Expenditure incurred on New Master Plan and Zonal Plan upto 31.3.93 | | 2,50,20,157 |
| Add: Expenditure during 1993-94 | | Nil |
| Less: Receipts on a/c of New Master Plan | | Nil |
| B. Net Expenditure on New Master Plan | | 2,50,20,157 |
| Total Expenditure of Master Plan(A+B) | | 4,47,50,405 |
| Balance carried forward to Balance Sheet | | 44,40,10,090 |

Accounts Officer (W/Cs)

Dy. CAO(I)

DELHI DEVELOPMENT AUTHORITY

Annual Accounts for the Year 1993-94 in respect of

NAZUL ACCOUNT-I

SCHEDULE-N

(Amount in Rs.)

| | | | |
|---|---|---|---|
| 1. | Advance to NDMC for provision of Car parking at Nigam Bodh Ghat. | | 26,730 |
| 2. | Advance to Staff for the purpose of House Building: | | |
| | Outstanding as on 1.4.93 | 54,646 | |
| | Add: Payment | Nil | |
| | | 54,646 | |
| | Less: Recovered | NIL | NIL |
| | | | 26,730 |

Accounts Officer (A/Cs)

Dy. C.A.O.I

DELHI DEVELOPMENT AUTHORITY

Annual Accounts for the year 1993-94 in respect of
NAZUL ACCOUNT-I

SCHEDULE-O

Statement of Sundry Debtors as on 31.3.94

(Amount in Rs.)

| | |
|---|---|
| 1. Premia for lease of land payable by the Lessees | 1,02,81,006 |
| 2. Ground Rent (payable by lessees for lease of land). | 1,05,49,864 |
| 3. Other Receipts | 42,88,765 |
| 4. Damages levied for unauthorised occupation of Nazul Land/properties. | 3,76,63,813 |
| 5. Other Nazul Advance | 26,78,143 |
| 6. Cost transferred to L & B O/ Govt Sub.A. | 6,951 |
| 7. Amount recoverable from G.B.A. redevelopment | |
| i) Ringway Camp | 3,533 |
| ii) O/o District Centre Janakpuri | 28,79,218 |
| | 6,83,51,293 |

Accounts Officer (A/Cs)

Dy. CAO.I

DELHI DEVELOPMENT AUTHORITY

Annual Accounts for the year 1993-94 in respect of NAZUL ACCOUNT-I

SCHEDULE-P

Statement showing provision for Bad Debts.

(Amount in Rs.)

| Head of Account | Opening balance as on 1.4.93 | Addition during 93-94 | Cancellation during 93-94 | Balance as on 31.3.94 |
|---|---|---|---|---|
| 1. Ground Rent | 1,01,056 | - | - | 1,01,056 |
| 2. Other Receipts | 16,792 | - | - | 16,792 |
| 3. Damages | 4,62,818 | - | - | 4,62,818 |
| 4. Other Nazul Revenues | 6,72,129 | - | - | 6,72,129 |
| | 12,52,795 | - | - | 12,52,795 |

Accounts Officer (A/cs) D.D.A.

Dy. C.A.O.I D.D.A.

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 1993-94
In R/o Nazul Account - I

SCHEDULE - Q

Statement of Property as on 31.3.94

(Amount in Rs.)

| Sr. No. | Particulars of Property | Balance as on 1.4.93 | Additions during 1993-94 | Disposal during 1993-94 | Depreciation in 1993-94 | Balance as on 31.3.94 |
|---|---|---|---|---|---|---|
| 1. | Motor Vehicles | 12,30,281 | 6,44,511 | - | 3,45,410 | 15,79,182 |
| 2. | Office Furniture & Fittings | 3,45,813 | 1,22,068 | - | 47,049 | 4,60,832 |
| 3. | Other Office Equipments | 10,04,161 | 1,26,499 | - | 1,10,682 | 10, 19,978 |
| 4. | Survey & Drawing Instruments | 11,245 | - | - | 1,125 | 10,120 |
| 5. | Staff Quarters | 70,17,069 | - | - | 1,46,710 | 68,70,359 |
| 6. | D/o 128 Acres of land for temporary junk shops at Dhandwalan. | 2,95,940 | - | - | 75,000 | 2,20,940 |
| 7. | Banta Market Rani Jhansi Road | 1,10,921 | - | - | 18,560 | 92,361 |
| 8. | Providing parking arrangements at Ajmeri Gate. | 2,14,318 | - | - | 45,000 | 1,69,318 |
| | | 1,02,79,728 | 9,32,878 | - | 7,89,536 | 1,04,23,070 |

Accounts Officer (A/Cs)
D.D.A.

Dy. C.A.O.I
D.D.A.

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 1993-94 in respect of
NAZUL ACCOUNT -I

S C H E D U L E - R

Statement showing investment made under Section 23(3) of DDA Act as on 31.3.94

------ N I L ------

Accounts Officer(A/Cs)
D.D.A.

Dy. Chief Accounts Officer-I
D.D.A.

## DELHI DEVELOPMENT AUTHORITY

### NAZUL ACCOUNT-II

(Large Scale Acquisition, Development & Disposal of land in Delhi)

### RECEIPTS & PAYMENTS ACCOUNT FOR 1993-94

(Amount in Rs.)

| | Head of Account | Actual Receipts 1992-93 | Actual Receipts 1993-94 | | Head of Account | Actual Expenditure 1992-93 | Actual Expenditure 1993-94 |
|---|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | | 4 | 5 | 6 |
| IC. | Receipts from disposal of developed land - Premia | 471773709 | 1029670014 | IC. | Payment to Delhi Admn(Land & Bldg.Deptt. for acqisition of land) | — | — |
| IIC. | Receipts from disposal of Undeveloped land. | 707548293 | 1461951581 | IIC. | Expdr. on Dev. of Land | 1553586231 | 1273209334 |
| IIIC. | Ground Rent & other receipts | 200297423 | 271737090 | IIIC | Expdr. on C/o Road other than those i/c in D/Schemes. | 6320 | 146413 |
| IVC. | Misc Receipts: | | | | | | |
| | a)Composition fee | 75948304 | 66412427 | IVC. | Expdr. on Bldg. other than those including in the Dev. Schemes. | — | — |
| | b)Int. from investment | — | — | | | | |
| | c)Other Misc.Receipts. | 283036629 | 75616508 | VC. | Share cost of Admn. | 228752172 | 221926370 |
| VC. | Adhoc increased/Adhoc cut made by Delhi Admn. | — | — | | Deduct Estt.Charges recovered from work | (-) 144732956 | (-) 119017714 |
| | Sports Complex | 35487132 | 23160947 | | Net share cost of Admn | 84019216 | 102908656 |
| | | | | VIC. | Int. on loan(way & mean Advances) | — | — |
| | | | | VIIC. | Less: Adhoc cut/adhoc increase made by Delhi Admn. | — | — |
| VIC. | Debt.Receipts | 1774091489 | 1928548567 | VIIIC | Debt Repayments | 1637511797 | 1375264403 |
| | i)Loans from Central Govt. (Ways & Means advances) | — | — | | i)Repayment of loans to Central Govt.(Ways & means advances) | — | — |
| | ii)Amt.received from other Account | — | — | | ii)Amt. paid back to other Accounts. | — | — |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| VIIC. | Deposits & Advances | | | IXC. | Deposits & Advances | | |
| | i) Suspense Account | | | | i) Suspense Account | | |
| | a) Invt. Cash Balance / Investt. A/c | 23518817 | 2800000 | | a) Investt. Cash Balance / Investment Account. | 40325566 | 5500000 |
| | b) Other Suspense Items | 2875722 | 625i198 | | b) Other Suspense Items | 6577676 | 1541722 |
| | | (-) 1571625 | (-)25817568 | | | 90177 | 713780 |
| | ii) Deposits | 1992900000 | 2547100000 | | ii) Deposits | 2033500000 | 3273945918 |
| | iii) Amt. Recc. from / Advances received from other A/cs | — | 3096082 | | iii) Amt paid to R.Fund | — | — |
| | | | | | iv) Advances | | |
| | v) Personal Ledger A/c. | 71446067 | 37436784 | | v) Amount paid to other Accounts | 30000000 | 78o5235 |
| | vi) Urban Heritage Award Fund | — | 1900000 | | vi) Personal Ledger A/c | 104340078 | 35925044 |
| | Total VIIC Deposits & Advances | 2089168781 | 2572766496 | | Total IXC Deposits & Advances | 2214833497 | 3325431699 |
| | Total Receipts | 3863260270 | 5501315063 | | Total Payments | 3852445264 | 4701696102 |
| | Opening Balance | (A)3574102 | 14389108 | | Closing Balance | (B) 14389108 | 814008069 |
| | Grand total | 3866834372 | 5515704171 | | Grand Total | 3866834372 | 5515704171 |

Accounts Officer(A/cs)
D.D.A.

Dy.C.A.O-I
D.D.A.

Chief Accounts Officer
D.D.A.

34

DELHI DEVELOPMENT AUTHORITY
B-GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 1993-94
Receipt & Payment account for the year 1993-94

(Amount in Rs.)

| HEAD OF ACCOUNT | Actual Receipts 1992-93 | Actual Receipts 1993-94 | HEAD OF ACCOUNT | Actual Expdr. 92-93 | Actual Expdr. 93-94 |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| IX) Revenue from works & dev. Schemes | | | 8. ADMINISTRATION | | |
| a) PREMIA | 157065623 | 303287788 | Deduct amt. recovered from works | 510319477 | 544354646 |
| b) GROUND RENT | 44229223 | 100201617 | Share cost transferred to Nazul A/c-I | (-)14489910 | (-)3194547 |
| c) OTHER RECEIPTS | 79502157 | 77181898 | TOTAL: | 495829567 | 541160099 |
| d) DEDUCT REFUNDS | --- | --- | Nazul A/c-II | (-) 11260649 | (-) 10952835 |
| X) DAMAGES | --- | 801646 | Delhi Master Plan | (-) 228752172 | (-)221926370 |
| XI) OTHER REVENUES | 170113285 | -86750283 | Nazul A/c-III | (-) 1648578 | (-) 1321449 |
| XII) Receipts from disposal of Houses/Shops under Hire-purchase Housing Scheme. | 1759791067 | 1318051888 | I.S.B.T. | (-) 588695 | --- |
| XIII) Delhi Master Plan | --- | --- | Balance under GDA | (-) 1637382 | --- |
| XIV) Grants-in-aid | --- | --- | 9. Expdr. on Works & development Schemes | 251942091 | 306959445 |
| XV) INTEREST | | | 10. C/o Houses/Shops under Hire purchase Scheme | 186132077 | 130447395 |
| a) Intt. from Investt./debentures | 2032337 | 11406191 | 11. Delhi Master Plan | 1792904388 | 2293792172 |
| b) Intt. on Hire purchase instalments | 11824644 | 24772527 | 12. Misc. Expenditure | --- | --- |
| c) Intt. on S.F.S. | (-) 8507703 | (-) 9663555 | 13. INTEREST: | 554675 | 3846267 |
| XVI) LIC Premium of Group Housing Schemes | (-) 1479174 | 1883978 | a) Intt. on Loan | 30324704 | 36623806 |
| | | | b) Intt. on deposits | 3764615 | 585628 |
| | | | 14. LIC premium on Group Housing | (-) 9932 | 2099607 |
| | | | 15. Interest on G.P.F. | 42840299 | 46029724 |
| TOTAL IX to XVI | 2214571459 | 1914674261 | TOTAL 8 to 15 | 2308452917 | 2820384044 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| XVII DEBT RECEIPT | | | 16: DEBT REPAYMENT | | |
| 1. Loan from Central Govt. | --- | --- | a. Repayment of loan to Central Govt. | 20975557 | 15000000 |
| 2. Loan from LIC/GIC/UTI | — | — | b. Other Loans (LIC/GIC/HUDCO/Bonds) | 6222691 | 5036798 |
| 3. Amt. recd. from other A/cs(Temp. Adv.) | — | — | c. Financing Institutions | 15000000 | 85000000 |
| 4. Issue of debentures | --- | --- | d. Amt. paid to Delhi Admn. | 3613645 | 4620000 |
| 5. Loans from Delhi Admn. | — | — | TOTAL: | 45811893 | 109556798 |
| 6. Loan from HUDCO | — | — | | | |
| 7. Loans from NHB & Other financial Institutions | 100000000 | 250000000 | 17: G.P. FUND | | |
| XVIII: G.P. FUND : | | | a. GPF Other than Class IV | 83618445 | 90280306 |
| (i) Other than Class IV | 160960280 | 201718256 | b. GPF Class IV | 76209785 | 57606290 |
| (ii) Class IV | 94849437 | 83297565 | TOTAL: | 159828230 | 147886596 |
| (iii) W/charge | 39400 | --- | | | |
| Total: (i) to (iii) : | 255849117 | 285015821 | 18. : C.P.F. W/c employees | 1677504 | 90208 |
| XIX : C.P. Fund | 35638 | 79188 | | 1677504 | 90208 |
| W.C.P.Fund | (-) 1717351 | -- | Expdr. on works: | | |
| | TOTAL: (-) 1681713 | 79188 | M/o Indoor Stadium | 10449005 | 192221 |
| Sports complex | --- | --- | LIC Gr. Insurance for D.D.A. Employees | 3513957 | 4256281 |
| i) Receipt from Govt. | --- | --- | TOTAL : 8 to 18 | 2529733506 | 3082466148 |
| ii) Advance from other A/c | --- | --- | | | |
| iii) Deposits & Advances | --- | --- | 19. DEPOSIT & ADVANCE: | | |
| iv) Donation & other | --- | --- | I (A) Suspense account | | |
| XX : LIC Premium in r/o G.I.S. of DDA employees | 1576911 | 4067207 | a) Investment/Cash balance Investment A/c | 513547257 | 110097863 |
| TOTAL IX to XX | 2570315774 | 2453836477 | b) GPF Investments/s | 60000300 | 20000000 |
| XXI: DEPOSIT & ADVANCE: | | | c) Pension fund investment a/c | 5000000 | 17500000 |
| I (A) Suspense Account | | | d) Urban dev. fund investment a/c | --- | 18920280 |
| a) Investment/Cash Balance Investment A/c | 367353642 | 107123863 | e) Transfer from other a/c | 33322691 | --- |
| b) GPF Investment Account | --- | --- | f) Prov. from redemption of debentures(2001) | --- | --- |
| c) Pension fund Investment A/c | 10000000 | --- | g) Inter transfer of funds from one a/c to another a/c | [illegible] | [illegible] |
| d) Urban dev. fund Investments/c | --- | --- | B - (i) Other suspense item | 785126754 | 1064221516 |
| e) Inter transfer of funds from one a/c to another a/c | 33170711 | 56776485 | (ii) Deposits | 412993921 | 276106009 |
| I (B) (i) Other suspense a/c | 916848508 | 1433188284 | (iii) Advances | 11010164 | 14126370 |
| (ii) Deposits | 704282878 | 443492492 | (iv) Reserve fund | 17885779 | 30468067 |
| III) Advances | 19294070 | 17520283 | (v) Personal Ledger a/c | 5186101154 | 5375942723 |
| (iv) Reserve fund | 14609143 | 57215218 | (vi) Plan Schemes | ----- | ----- |
| Advances from Other a/c Nazul a/c-II | 30000000 | --- | (vii) Other a/cs | ----- | ----- |
| (v) Urban dev. fund | --- | 193857244 | | | |

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| (vi) Personal ledger a/c | 5029362863 | 4613215295 | (viii) DEPOSIT WORKS: | | |
| (vii) Plan Schemes | --- | --- | 1. D/o Urban village | 894828 | 1638 |
| (viii) DEPOSIT WORKS | | | 2. 8th ATF Meet | 223624 | --- |
| i) Innovation research plan monitoring | 1380000 | 1560000 | 3. C/o Police Station | --- | 163691 |
| ii) C/o DUs at Turkman Gate | 46500 | --- | 4. C/o DUs at Turkman Gate | 120635 | 1816726 |
| iii) Geeta Colony T.Y.A. | 169502 | --- | 5. D/o regularised/unauthorised colonies | 225783 | --- |
| iv) Kalkaji Extn. EPDP | 1771602 | --- | 6. D/o Dairy colony | 2557892 | 827419 |
| v) C/o 996 LIG Hastsal | --- | 523153 | 7. D/o School bldg. at various settlement colonies | --- | (-) 36118 |
| vi) Transit Camp | --- | 53134 | 8. Addl. facilities JJ Colony | --- | 35865 |
| | | | 9. Mother Teresa Charity Centre | 33737 | --- |
| | | | 10. C/o shooting range at Tughlakabad | 2879752 | 1002560 |
| | | | 11. C/o 926 DUs for SC/ST at Gazipur | 1101307 | 155732 |
| | | | 12. D/o land at PPK South West Delhi | 692613 | 3267414 |
| | | | 13. D/o 1800 SM plot at Bindapur | 13053840 | (-) 656909 |
| | | | 14. D/o 714 plots at EPDP colony | 13383652 | 2678823 |
| | | | 15. C/o 26 houses at EPDP colony/Kalkaji | 48387 | 155683 |
| | | | 16. Innovation research & plan monitoring | 2050518 | 168972 |
| | | | 17. 312 DUs Pitampura | 1462 | --- |
| | | | 18. 192 DUs Shalimar Bagh | 310092 | 251590 |
| | | | 19. 240 DUs Shalimar Bagh | 187500 | 604 |
| | | | 20 203 DUs Shalimar Bagh | 217482 | 155526 |
| | | | 21. 360 DUs Vikaspuri | (-) 2215 | 248411 |
| | | | 22. 300 DUs T.Y.A. | 184599 | --- |
| | | | 23. Channelisation of River Yamuna | 74100 | 82382 |
| | | | 24. C/o Zonal Road for JNU to Kishangarh | 187437 | 499057 |
| | | | 25. D/o Rangpuri shifting of Village Nangal Dabat | 13953945 | 8173136 |
| | | | 26. C/o 6 lane RCC Bridge at Dabri Crossing | ---- | 1140000 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| | | | 27. Transit Camp | --- | 70121 |
| | | | 28. Artist studio at Garhi | 2189301 | 2075058 |
| | | | 29. D/o land at P.P.K. | 1187180 | --- |
| | | | 30. M/s Central facility bldg.,cultural centre, Admn. Block Sports village complex | 237373 | 64981 |
| | | | 31. Sports Complex at Shahdara | 1172774 | 1486360 |
| | | | 32. Haz Manjil | 1180473 | 207344 |
| | | | 33. C/o 996 LIG DUs Hastsal | --- | 114671 |
| | | | 34. I.S.R.T. Anand Vihar | 257258 | --- |
| | | | 35. Bhalswa Lake | 2668323 | 2485745 |
| Total Deposit & Advances | | 7148289419 | 6924525451 | Total Deposit & advances | 7199073694 | 7127601510 |
| TOTAL Receipts | | 9716605193 | 9378361928 | Total Payments | 9728807200 | 10210067658 |
| Opening Balance | | 12705822(A) | 2503815 | Closing Balance | 2503815 | (-)829201915 |
| GRAND TOTAL: | | 9731311015 | 9380865743 | GRAND TOTAL : | 9731311015 | 9380865743 |

'A' Excludes Investment of Rs.19.85 Crores

'B' Excludes Investment of Rs.39.07 crores

Accounts Officer(A/Cs)
Delhi Development Authority

Dy. Chief Accounts Officer-I

Chief Accounts Officer

'KD'

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN R/C B.GENERAL DEVELOPMENT A/C

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR 1993-94

| Amount 1992-93 | Expenditure Head of Account | Amount 1993-94 | Amount 1992-93 | Income Head of Account | Amount 1993-94 |
|---|---|---|---|---|---|
| | 1. Opening value of lands as on 1st April, 1993 | | | 1.Revenue from works and Dev. schemes | |
| 531405 | a)Land in Ajmeri Gate scheme | 531405 | 157065623 | a) Sale of land(Premia) | |
| 308070 | b)Other acquired lands - | 308070 | 138801798 | b) Ground Rent | 306419508 |
| 5172949 | c)Land in Katkaji Distt. Centre | 5405732 | (-)2785800 | c) Less payable to Delhi Admn. | 168868433 |
| 950559 | d)Land at R.K.Puram Distt. Centre | 950559 | 201202 | d) Damages | (-)9754000 |
| 3703200 | e)Wajirpur Distt. Centre | 3703200 | 293282823 | | 408640 |
| 1448350 | f)Laxmi Nagar Distt. Centre | 1448350 | | | 465942581 |
| 1645305 | g)Janakpuri Distt. Centre | 1645305 | | | |
| 2337600 | h)Land at Saket(Malviya Nagar) | 2337600 | 531405 | 2.Closing value of land and works as on 31st March,1994 | |
| 225499673 | i)Land from Min. of Rehabilitation | 225499673 | 308070 | a)Land at Ajmeri Gate Scheme | 531405 |
| 241597111 | | 241829894 | 5405732 | b)Other acquired land | 308070 |
| | | | 950559 | c)Land in Katkaji Distt. Centre | 5640990 |
| Nil | 2. Purchase of land | Nil | 3703200 | d)Land in R.K.Puram Distt. Centre | 950559 |
| 80851183 | 3. Expdr. on Dev. of land & works | 70756026 | 1448350 | e)Land in Wazirpur Distt.Centre | 3703200 |
| 212664423 | 4. Gross Excess or income over expdr. on dev. of land & works | 395429813 | 2337600 | f)Land in Laxmi Nagar Distt.Centre | 1448350 |
| | | | 1645305 | g)Land in Saket Distt.Centre | 2337600 |
| | | | 225499673 | h)Land in Janakpuri Distt.Centre | 1645305 |
| | | | 241829894 | i)Land of Min. of Rehabilitation | 225499673 |
| 535112717 | Total 1 to 4 | 708015733 | 535112717 | Total 1 & 2 | 243073152 |
| | | | | | 708015733 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| 1319457300 | 5. Opening value of Housing Schemes. | 2528593140 | | 3. Receipts from housing schemes | |
| 27728997 | Expenditure on Housing Schemes. | 3161306971 | 1700478628 | a) Sale proceeds. | 1655895246 |
| 2880416229 | Gross excess of income over expdr. | | (-)1469242 | b) Other receipts(LIC premium from Gr.Housing Schemes) | (-) 215629 |
| | | 3128477365 | 2528593140 | c/Closing value of Housing schemes as on 31-3.94 | 7162697859 |
| 4227602526- | | 8818377476- | 4227602526- | | 8818377476- |
| 1003824007 | 6. Opening value of shops | 1265463940 | 258311881 | 4. Receipts from shops. i) Sale proceeds | 180382841 |
| 315488573 | Expenditure on shops | 220166278 | 1265463940 | ii) closing value of shops as on 31.3.94 | 1561934150 |
| 201463236 | Gross excess of income over expenditure | 256686773 | | | |
| 1523775821- | | 1742316991- | 1523775821- | | 1742316931- |
| 54022314 | 7. Cost of Administration | | | 5. Gross excess of income over expdr.brought down as on 31.3.94 - | |
| 147327709 | a) Pay & allowance of officers | 66251228 | 2126644?3 | i) C/O land & works | 395423813 |
| 53025347 | b) Pay & allowances of Estt. | 188543673 | 2880416229 | ii) on Housing schemes | 3134773o5 |
| | c) Other charges(contingencies & misc. expenditure. | 47284882 | 201463236 | iii) on shops | 2566867?5 |
| 2?4?53370- | | 3020?9?83- | 3294543688- | | 378e593951- |

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| 29736508 | 8. Interest on loans & debentures. | 36243672 | 17081888 | 6. Ordinary revenue(Plan fee, sale of forms etc.) | 30907514 |
| | | | 3799844 | 7. Interest | |
| | | | 4793084 | i) Interest on investment | 21302744 |
| | | | 11824644 | ii) conversion of lease | 27179676 |
| | | | | iii) Interest on H.P.Instal-ments | 24772527 |
| 42840299 | 9. Interest of GPF/CPF | 46029724 | | | |
| | 10 Interest on deposits/ registration money. | | | | |
| 1953564 | a) From intending purchasers of flats | 1104582 | | | |
| 16340693 | b) Self Finance Schemes | 17940945 | | | |
| 9391648 | c). Hudco Registration scheme | 7599172 | | | |
| 237023 | d) Retired/retiring persons schemes | 339520 | | | |
| 12320000 | e) Ambedkar Awas ——— | 12847125 | | | |
| 4793084 | f) Interest on conversion of lease | 27179676 | | | |
| 88004204 | 11) Misc. expenditure including maintenance of staff qtrs. | 26344023 | | | |
| 83597500 | 12. Demand dropped | 3257096 | | | |
| 5453871936 | | 4826965818. | 5457769912 | | 3900756412 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| 9936026 | 13. Depreciation as per Sch.'F' | 13079126 | | | |
| 2930487172 | 14. Net excess of income over expenditure carried over to balance sheet. | 3428711968 | | | |
| 3485760391 | | 3444756412 | 3485760391 | | 3444756412 |

Accounts Officer(A/cs)
IDA

Dy.CAO-I
D.D.A

C.A.O
IDA

# DELHI DEVELOPMENT AUTHORITY

## ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF B-GENERAL DEVELOPMENT ACCOUNT

### BALANCE SHEET FOR THE PERIOD ENDING 31.3.94

(Amount in Rs)

| Amount 1992-93 | Funds & Liabilities | Schedule | Amount 1993-94 | Amount 1992-93 | Properties & Assets | Schedule | Amount 1993-94 |
|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 242829530 | 1.Loans from Central Govt/LIC | | | | 1.Cash & balance | "B" | (-)829201915 |
| 100000000 | Balance as per last B.S. | | 297017437 | 2503615 | | | |
| (-)45811893 | Add receipts | | 250000000 | | 2.Investment:- | | |
| 297017437 | Less payments | | (-)109656798 | 42500000 | i)(a)Short Term deposits | "H" | |
| | Net Houstanding Loans. | | 437360639 | 155993615 | (b)Conversion of lease | "H" | 43400000 |
| | | | | — | (c)A.C. Circular Shopping Centre | "H" | 345196295 |
| 321267820 | 2.Employees Provident Fund | | | 65000300 | ii)GPF Investment. | "C" | 2074000 |
| 46186297 | i)GPF other than class IV | | | 5030594 | iii)Pension Fund investment | "J" | 85000300 |
| 79531617 | ii)GPF class IV | | | 37797864 | iv)Sinking fund investment | "K" | 22530594 |
| 446985734 | iii)Work Charged WCP fund | | | | | | 46124554 |
| | | | | | 3. Advances:- | | |
| 5855137 | 3. GIS of DDA employees | | | 358043 | a)Permanent Advances | | |
| | | | | | b)Temporary Advances | | 358043 |
| | 4. Deposits:- | | | | i)For purchase of conveyance | | |
| | i)Securities | | | 11108915 | ii)House Bldg. Advance | | 7707588 |
| 17398 | (a)Staff | | | 13027397 | iii)Other advances. | | 10988630 |
| 1107729 | (b)Others | | | 7003445 | c)Advances to other accounts | "E" | 9049626 |
| 12801820 | ii)Deposit Works | | | | i)Advance to Slum Deptt. | | |
| 204173022 | iii)Other deposits | | 17398 | | ii)Advance to Nazul Account-II | | 41130340 |
| 326345669 | iv)Public Works Deptt. | | 1107729 | 41130340 | iii)Advance to ISBT | | 2618340267 |
| | | | 12801820 | 2618340267 | iv)Advances to J.J. | | 13156799 |
| | | | 373311690 | 13156799 | d)Other Suspenss:- | | 13907018 |
| 1294304546 | | | 329646316 | 13907018 | CSS A/c & other suspenses. | | 704194445 |
| | | | | 361910468 | | | |
| | | | 1744216194 | 3390768880 | | | 3133956584 |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|
| 202142566 | v)Earnest money for housing shops | | 357366388 | 3461067907 | 5. Sundry Debtors 4024885743 "D" | | |
| 126519642 | vi)Regn.money under HUDCO scheme. | | 125134082 | | a)Govt Deptt. & other bodies. | | — |
| 10499549 | vii)Deposit from SFS Commercial | | 10261384 | 111947238 | b)Others | | 102913774 |
| 1496099 | viii)Regn.deposit/E.M. for Spl.housing | | 1496099 | 23397807 | c)Amt. Outstanding on A/c of DGS&D | | 37291679 |
| 1205198 | ix)Deposits from wet widows | | 1205198 | 3313161077 | d)Amt due on a/c of Housing instalments. | | 3829915688 |
| 12165366 | x)Regn. deposit from intending purchasers of flats. SFS/RPS | | 12165366 | | e)Amt. due on a/c of disposal of shops. | | 5542279 |
| 437880357 | xi)Deposit from Ambedkar Awas Yojna | | 423394182 | 407069 | f)Defence colony flyover | | — |
| 238968508 | xii)Deposits from Auction money - shops | | 237765770 | | g)Amt.recoverable from sports Authority of Indiaon a/c of M/o stadia | | 9949 |
| — | xiii)Auction money - shops | | — | 9949 | h)Interest accrued on Pension Fund Investment | | 3653000 |
| — | xiv)Deposit for SC/ST Shops | | 24097000 | — | i)Interest accrued on account of short term investments | | 1278315 |
| — | xv)NCR Deposit | | 459578 | | j)Interest accrued on a/c of short-term Investt.on AC Circular Shopping Centre | | 147596 |
| — | xvi)A.C. Circular Shopping Centre | | 2074000 | 40685 | k)Interest accrued on magnum | | 845 |
| | 5. Reserve Funds: | | | 295890 | l)Interest accrued on GPF Investt. | | 13532527 |
| 7122544 | i)Reserve for House fire risk | | 7122544 | | m)Conversion of lease. | | 30598091 |
| 24917322 | ii)Pension Fund reserve. | | 59001163 | | 6. Benevolent Fund | | 1146996 |
| 363100 | iii)DDA Resettlement colonies welfare & amenities fund. | | 363100 | — | 7. Property | "E" | 640617610 |
| 124163526 | iv)Distt Centre | | 104061866 | 690000 | 8. Construction of Houses:- | | |
| 1323800 | v)Amount payable to JJR | | 1323800 | 4036155 | i)Built up flats/Houses | | 5493401579 |
| 39300000 | vi)Reserve for Deptt Charges on Janta Housing Scheme | | 39300000 | 3418415 | ii)Houses under constn. | | 1669296280 |
| | | | | 517232 | 9. Construction of shops | | |
| 1654304993 | 6. Sundry creditors including provision for anticipated liabilities | | 2830534578 | 653554904 | i)Built-up shops | | 1465212000 |
| | | | | 830472310 | ii)Shops under construction | | 96722150 |
| 4176677116 | | | | 1698120830 | | | 16525236942 |
| | | | | 1129300000 | | | |
| | | | 5981342292 | 136163940 | | | |
| | | | | 11299660003 | | | |

17660184 30

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|
| 4444066510 | 7. Excess of income over expdr. as per last balance sheet. | | 7374555682 | 241829894 | 9. Book value of land and works. | | 242073152 |
| 2930487172 | Excess of income over expdr. during the year. | | 3428711968 | 9436901 | 10. Stock | | 17299846 |
| 11551232798 ✓ | Grand Total Foot Note. | | 16784609942 ✓ | 11551232798 ✓ | Grand Total | | 16784609942 ✓ |

A note on accounts forming part of Accounts attached.

Accounts Officer(A/cs)
D.D.A.

Dy.C.A.O.-I
D.D.A.

CAO
25/7/2011

Chief Accounts Officer
D.D.A.

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 I.R. R/O
G. GENERAL DEVELOPMENT ACCOUNT

SCHEDULE - A

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.94

Distribution of Liabilities for the year 1993-94 under various Accounts in the ratio of Works Expenditure.

WORKS EXPENDITURE

| | |
|---|---|
| Nazul Account-I | 494.56 |
| Nazul Account-II | 12,733.56 |
| D.S.U.A. | 24,242.40 |
| TOTAL | 37,470.52 lacs |

(Amount in Rs.)

Total Liabilities outstanding as on 31.3.94

| | |
|---|---|
| Pay & Allowances | 1,54,45000 |
| Contingencies | 24,39,000 |
| Exgratia | 84,44,000 |
| Audit fee | 6,46,000 |
| LS & PC | 7,90,000 |
| Medical All. | 35,000 |
| TOTAL | 2,77,99,000 |

Liabilities shown in the balance sheet of D.U.A. as on 31.3.94

| | | |
|---|---|---|
| i, Liability on a/c of Pay & Allowances plus direct charges | 1,15,70,458 | |
| ii, Liability on a/c of Exgratia, Audit fee, L.S. & P.C. | 64,14,734 | 1,79,85,192 |
| 2. Estimated liability on a/c of House Tax | | 8,97,80,000 |
| 3. Estimated Expenditure to be incurred on a/c of built-up shops. | | 9,72,78,000 |
| 4. Estimated Expenditure to be incurred on a/c of built-up flats/houses. | | 52,10,70,000 |
| 5. Amount due to Delhi Admn. on a/c of land in Malkaji Distt. Centre. | | 33,300 |
| 6. Amount awaiting adjustment on a/c of purchase of materials in divisions. | | 42,72,92,355 |
| 7.a) Interest on loans | | 5,62,151 |
| b) Interest on debentures | | 65,54,795 |

Contd.2/-...

| | |
|---|---|
| 8(a) Interest on deposits from intending purchase of flats | 1,70,11,223 |
| (b) Interest on deposits under SFS | 15,80,82,826 |
| (c) Interest on deposits under HUDCO Regn. Scheme. | 15,84,32,248 |
| (d) Interest on deposits under Special Scheme for retiring/retired personnel Scheme 1982. | 57,36,237 |
| (e) Interest on deposits under Ambedkar Awas Yojna. | 2,50,18,641 |
| 9. Estimated Expenditure to be incurred on Community Centre at Karampura. | 97,440 |
| 10. Ground Rent payable to Delhi Admn. in respect of land under Housing/Shops. | 3,80,78,168 |
| 11. Amount payable to Nazul A/c I on a/c of i) Kingsway Camp Redevelopment | 3,533 |
| ii) Distt. Centre Janakpuri | 28,79,218 |
| 12, Cost of land at Dist. Centre payable to Delhi Admn. | 93,93,600 |
| a) Jazirpur Distt. Centre<br>b) Laxmi Nagar Distt. Centre<br>c) Janakpuri Distt. Centre<br>d) Shalet (Malviya Nagar) Distt. Centre. | |
| 13. Cost of land payable to Dir. of Rehabilitation | 13,50,00,000 |
| 14. Cost of land in r/o Hotel at Sardar Patel Marg | 6,98,00,000 |
| 15. Amount payable to Delhi Admn. on a/c of cost of land used for flats. | 1,01,86,59,560 |
| 16. Sinking Fund | 11,88,000 |
| 17. Interest payable on investment of conversion fees. | 2,05,98,091 |
| TOTAL | 2,83,05,34,578 |

Sd/.
Accounts Officer (A/c)

Sd/.
Dy. CAO.I

## Summary

| | | | | | | |
|---|---|---|---|---|---|---|
| [illegible] | 2021 | 28·3254 | 21·216 | | | |
| First Zone | 32439.64 | 5942439.18 | 1636871.66 | 48588.32 | 6289913.84 | 10644069.68 |
| CAU(R) | 37555.30 | 6412434.84 | 187371.60 | 4.60 | 6562922.09 | 12794989.93 |
| SWZ | 5708.30 | 664323.15 | 26697.30 | — | 1543323.72 | 2180949.57 |
| CAU(SWZ) | 3562.10 | 3681999.25 | 326355.10 | — | 1870000.60 | 5225644.15 |
| ND | 13974.86 | 10457134.81 | 2309017.11 | (—) 7251.75 | 5224876.95 | 13365742.90 |
| SEZ | 29700.88 | 3737682.64 | 700872.10 | 400.30 | 3035287.66 | 6072498.50 |
| CAU(SEZ) | 5433.06 | 363200.70 | 171491.60 | — | 2310376.02 | 2502085.72 |
| WD | 21639.24 | 1923369.11 | 221208.25 | 7821.09 | 4623000.37 | 4337982.32 |
| CAU(PPK) | 748.53 | 2950692.70 | 253873.24 | (—) 4643.21 | 2228397.27 | 2635873.45 |
| PAO(Engg) | 69523.95 | 1507307.65 | — | 39296.60 | 4512780.27 | 6059383.32 |
| Elec. Divn | 24663.59 | 26018543.28 | 415000.60 | 73838.43 | 3490417.71 | 29173735.42 |
| Hort. Dte | 111733.50 | 2365146.45 | 33689.10.95 | 29375.40 | 1641287.48 | 15438508.28 |
| Store Divn | 415.11 | 11281391.94 | 7255433.05 | 1500.60 | 1095865.08 | 14422[illegible].32 |
| [Labour Welfare] | | | | | | |
| Land Fund | | | | | | |
| Stock Cash | 138709.87 | 523405.16 | 157230.60 | [illegible] | 1900000.00 | 1900000.00 |
| Main | 468232.70 | 8105498[illegible].51 | 9353010.21 | [illegible] | 4[illegible]87.49 | 2512327.35 |
| | 969035.63 | 1589540[illegible].37 | 11597[illegible].37 | [illegible] | 18730957.26 | 16111577.12 |
| | | | | | 2606553[illegible].21 | 2557[illegible].32 |

| | | |
|---|---|---|
| Grand total of | Col. 2 | 969035.63 |
| Grand total of | Col. 6 | 26065313.21 |
| GRAND TOTAL | | 2616[illegible]348.84 |

| | |
|---|---|
| Nagar Account I | 27,681195.15 |
| Nagar Account II | 81,40,082.69 |
| 8- G.P.A. | 8292019.00 |
| | 2616[illegible]348.84 |

Accounts Officer (A/cs) — by CAO?

150

| | | | | 5 (+) | 6 (+) | TAMMUZ |
|---|---|---|---|---|---|---|
| | | | 59701.60 | 68319.15 | 6435.80 | 15053.95 |
| | | | 48868.15 | | 48868.15 | — |
| | | | — | | 63944.93 | 63944.93 |
| | | | — | | 15000.00 | 15000.00 |
| | | | — | | | |
| | | | — | 4000.00 | (–) 4300.00 | (–) 300.00 |
| | | | — | | (–) 400.00 | (–) 400.00 |
| | | | 250.00 | | (–) 7350.00 | (–) 8200.00 |
| | 468232.70 | 81059825.51 | 83553010.21 | (–) 13645935.41 | 187309537.26 | 161165577.15 |

| | | | | | | |
|---|---|---|---|---|---|---|
| MAIN OFFICE | | | | | | |
| CBI Vikas Sadan A/c No. 10026 | | 3277004.44 | 73485.19 | 6197.62 | 3723929.77 ✓ | 6933646.64 |
| CBI (SFS) A/c No. 10119 | — | — | 308000.00 | 73471.80 | 25216848.80 ✓ | 24982319.80 |
| CBI IP Estate | — | 21580.31 | 41575.47 | 39624.80 | (—) 19629.64 | — |
| CBI Vikas Sadan A/c No. 002 | — | — | — | — | 36831016.61 ✓ | 36831016.61 |
| CBI (SFS) A/c No. 022 | — | 3499937.39 | — | — | 12727877.17 ✓ | 16227819.56 |
| CBI Vikas Sadan | — | 27002289.60 | 8992035.45 | (—) 1364612.85 | 10332256.31 ✓ | 26775066.01 |
| SBI Vikas Sadan A/c No. 10030 | 468232.70 | 47254174.37 | 3110775.55 | (—) 191423.13 | 8277810.31 | 52222785.00 |
| SBI Vikas Minar | | | | | (—) 2475706.64 | (—) 2475706.64 |
| SBI P. S Street | | | | | 15572.64 | 15572.64 |
| SBI IP Estate | | | | | (—) 439036.55 | (—) 439036.55 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1103·296·61 | 264203·00 | 23685·00 | — | — | 1758 717·91 | 2022 940·91 |
| 15101·00 | 292 020·90 | 6882·00 | — | — | 1238 227·00 | 2206 562·90 |
| 6041·43 | 35528·00 | — | 4327·00 | — | 2137 753·10 | 2166 399·10 |
| 13·54 | 187 713·75 | — | — | — | 2068 761·53 | 2260 802·28 |
| — | — | — | 7837·00 | — | 299 870·75 | 299870·75 |
| 12·88 | 76533·00 | 3209·95 | — | — | 1948 205·32 | 2029 365·37 |
| 2062·78 | 59015·30 | 5439·00 | — | (—) 31·60 | 1187 514·71 | 1241 091·01 |
| 61549·66 | 106862·00 | — | 3945·00 | | 1958 679·52 | 2105 509·92 |
| 10568·60 | 1012676·00 | 133450·00 | 8298·00 | | 1225 122·21 | 919 232·21 |
| 29678·00 | 323580·50 | 19951·50 | 29375·40 | | 1850 135·43 | 186823·93 |
| 111733·50 | 2365 146·45 | 2268 510·35 | — | | 16412987·48 | 15438 598·38 |
| 395·41 | 5497 845·20 | 5112 768·84 | 1500·00 | | 408 176·67 | 794 753·03 |
| 19·70 | 5783 546·74 | 2742 664·21 | — | | 10590 488·41 | 13631 370·34 |
| 415·71 | 11281 591·34 | 7855 433·05 | 1500·00 | | 10998 665·08 | 14426 123·97 |
| — | — | — | — | | — | — |
| — | — | — | — | | 1900 000·00 | 1900 000·00 |
| 3704·87 | 593 405·16 | 167890·00 | — | | 1900 000·00 | 1900 000·00 |
| 3704·87 | 593 405·16 | 167890·00 | 60485·10 | | — | — |
| — | — | — | 60425·10 | | 333 347·49 | 259 827·75 |
| — | — | — | — | | 4835 427·49 | 2612 827·75 |

| | | | | | | |
|---|---|---|---|---|---|---|
| - 1 | 3433.99 | 423398.90 | 656290.00 | 5457.40 | 312975.46 | 85141.76 |
| - 2 | 3EE- | 0.0 98745.09 | 2493.10 | | 409540.73 | 17497392.72 |
| - 3 | 31 640.95 | 208306.85 | 11809.00 | (-) 2109.00 | 338233.14 | 532621.99 |
| - 45 | 8389.35 | 302700.35 | 181.15 | (-) 0.31 | 1303024.03 | 1605542.92 |
| - 6 | 2630.00 | 197405.50 | 38141.00 | (-) 65.00 | 178786.17 | 337985.67 |
| - 7 | 3116.25 | 11349.70 | — | — | 346410.65 | 357755.35 |
| - 12- 8 | 471.45 | 23589.70 | — | 96.00 | 250097.09 | 273782.79 |
| - 13 | 150.25 | 292054.92 | 1184346.00 | 4442.00 | 1212427.75 | 324578.67 |
| - 15 | 2807.50 | 374223.10 | 322948.00 | — | 271905.35 | 323180.45 |
| Total VIII | 21639.24 | 1923369.11 | 2216208.25 | 7821.09 | 4623000.27 | 4237582.32 |
| CAU (PPK) | 748.53 | 2950692.70 | 2538573.24 | (-) 4643.24 | 2228397.27 | 2635873.49 |
| Total IX | 748.53 | 2950692.70 | 2538573.29 | (-) 4643.24 | 2228327.27 | 2635873.42 |
| PAO (Engg) | 69523.95 | 1507307.65 | — | 39256.01 | 4512780.27 | 6059383.92 |
| Total X | 69523.95 | 1507307.65 | — | 39256.00 | 4512780.27 | 6059383.92 |
| Elec. Div. 1 | 875.80 | 3905.00 | — | 5719.00 | 296770.00 | 306402.00 |
| 2 | 757.45 | 2345538.04 | — | 82945.00 | 7346712.10 | 2424156.14 |
| 3 | 2494.47 | 113303.50 | — | | 271223.00 | 392336.00 |
| 5 | 1233.17 | 138457.60 | — | | 1315270.00 | 320366.22 |
| 7 | 409.15 | 129901.27 | — | | 3505000.00 | 4094061.81 |
| 8 | 7435.20 | 133274.60 | — | | 405000.00 | 538274.00 |
| 12 | 4039.25 | 112086.40 | — | 21178.43 | 411770.00 | 345000.00 |
| 11 | 1195.81 | 1074519.35 | — | 1-00 | 401852.35 | 1476374.87 |
| M2M Sub | 6128.59 | 857530.02 | 415000.00 | — | 419370.30 | 850900.92 |
| Total XI | 24663.59 | 2601843.28 | 415000.00 | 72836.43 | 3490417.71 | 25173795.42 |

SCHEDULE - B

DETAILS OF CLOSING BALANCE AS ON 31.3.1994

| Deptt./ Branch/ Section/ Division | Cash in Hand as on 31.3.94 | Amount of un-cashed Cheques as on | Amt of cheques collected by authority and accounted during 93-94 but not taken into account by the Bank + Misc. receipts taken in Cash Book | Amount collected on behalf of authority and accounted for during 93-94 by Bank but not taken into account by Authority | Balance as per Cash Book as on 31.3.94 | Bank Balance as on 31-3-94 |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Fashion Dm 2 | 3186.04 | 172215.60 | 98896.00 | | 785929.27 | 849248.87 |
| 3 | 3872.45 | 307805.00 | 650920.00 | | 662990.86 | 1326838.86 |
| 4 | 1052.20 | 1521354.26 | 879000.00 | | 871578.70 | 1913932.56 |
| 5 | 716.27 | 277251.80 | | | 706961.49 | 984213.56 |
| 6 | 12123.15 | 122423.00 | | | 342372.31 | 476843.31 |
| 7 | 3918.06 | 656493.43 | | 12048.00 | 596083.34 | 1453617.77 |
| 8 | 1047.23 | 73178.50 | 940.00 | 1240.00 | 561053.05 | 636270.55 |
| 9 | 138.50 | 1243933.25 | 25390.66 | 3560.00 | 215306.03 | 1434589.12 |
| 10 | 4006.07 | 94844.50 | | 790.50 | 342478.45 | 441363.45 |
| 11 | 14.90 | 660236.00 | | 10040.50 | 323213.23 | 993029.35 |
| 12 | 2250.22 | 49584.00 | 680.00 | 3580.00 | 566006.38 | 614910.38 |
| 14 | 114.55 | 163116.84 | 1245.00 | | 314885.45 | 494136.61 |
| 13 | | | | 17379.32 | 16094.68 | 16094.68 |
| Total I | 32439.64 | 5942439.18 | 1636871.66 | 48588.32 | 6289913.91 | 10644069.65 |
| CAU(Rolling) | 39535.20 | 6412434.64 | 187371.00 | | 6565922.05 | 12754985.20 |
| Total II | 37555.30 | 6412434.64 | 187371.00 | 4.00 | 6562922.09 | 12754985.20 |
| SHZ 1 | 3357.30 | 55086.75 | 10427.30 | 4.00 | 363430.14 | 404054.59 |
| SHZ 2 | 975.40 | 39495.00 | 16270.00 | | 357182.40 | 336407.80 |
| SHZ 3 | 723.55 | 268596.90 | | | 394034.02 | 663354.47 |
| SHZ 4 | 606.05 | 300774.50 | | | 427677.16 | 728451.66 |
| SHZ 7 | — | — | | | 1000.00 | 1000.00 |
| Total I | 5708.30 | 664323.15 | 26697.30 | | 643323.72 | 2180745.72 |
| CAU(SHZ) | 3562.10 | 3681933.25 | 326355.10 | | 1870000.00 | 5225649.15 |
| Total IV | 3562.10 | 3681933.25 | 326355.10 | | 1870000.00 | 5225649.15 |

| | | | | | | |
|---|---|---|---|---|---|---|
| AND. L | 3615·60 | 1124871·00 | — | (–) 70·50 | 343805·26 | 1468605·50 |
| 2 | 793·26 | 242348·60 | — | (–) 16·90 | 465800·00 | 3287341·79 |
| 3 | 428·95 | 29100·50 | — | (–) 31182·99 | 789823·07 | 785740·58 |
| 4 | 1422·25 | 46250·00 | — | — | 343634·69 | 389884·69 |
| 5 | 175·65 | 596355·28 | — | (–) 100·00 | 423138·31 | 1019393·59 |
| 6 | 2904·95 | 779615·74 | — | 12062·04 | 431583·50 | 1218262·28 |
| 7 | 463·79 | 207230·00 | 271850·00 | (–) 8615·95 | 269955·59 | 2061519·64 |
| 8 | 566·28 | 295935·80 | 859548·11 | 7152·05 | 579964·82 | 23504·56 |
| 9 | 398·19 | 104325·75 | 72833·00 | (–) 10·00 | 508533·49 | 540016·24 |
| 10 | 1785·04 | 1049096·35 | 1103551·00 | 13520·00 | 519459·65 | 478525·00 |
| 11 | 1222·75 | 270433·00 | 1202·00 | — | 299977·77 | 569210·77 |
| 12 | 627·10 | 1273771·70 | 35·00 | — | 250000·80 | 1523737·50 |
| TOTAL V | 13971·86 | 10457134·81 | 2309017·11 | (–) 7251·75 | 5224876·35 | 13365742·50 |
| SED. 2 | — | — | — | — | 500·00 | 500·00 |
| – 3 | — | — | — | — | 94002·65 | 94002·65 |
| – 4 | — | — | — | — | 22601·18 | 22601·18 |
| – 7 | 6738·32 | 17887·84 | — | — | 249166·19 | 267054·03 |
| – 8 | 2509·61 | 1297085·30 | 110251·00 | — | 1121176·61 | 2307951·21 |
| – 9 | 3645·10 | 1135731·00 | — | 400·00 | 462691·59 | 1538882·59 |
| – 10 | — | — | — | — | 7858·40 | 7858·40 |
| – 11 | 16807·85 | 1286977·30 | 590621·10 | 0·30 | 1077251·04 | 1773642·14 |
| TOTAL VI | 29700·88 | 3737682·64 | 700872·10 | 400·30 | 3035287·66 | 6072493·20 |
| CAU(SEZ) | 5433·06 | 363200·70 | 171491·00 | — | 2310376·02 | 2502065·72 |
| TOTAL VII | 5433·06 | 363200·70 | 171491·00 | — | 2310376·02 | 2502065·72 |

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF

B GENERAL DEVELOPMENT ACCOUNT

SCHEDULE-C

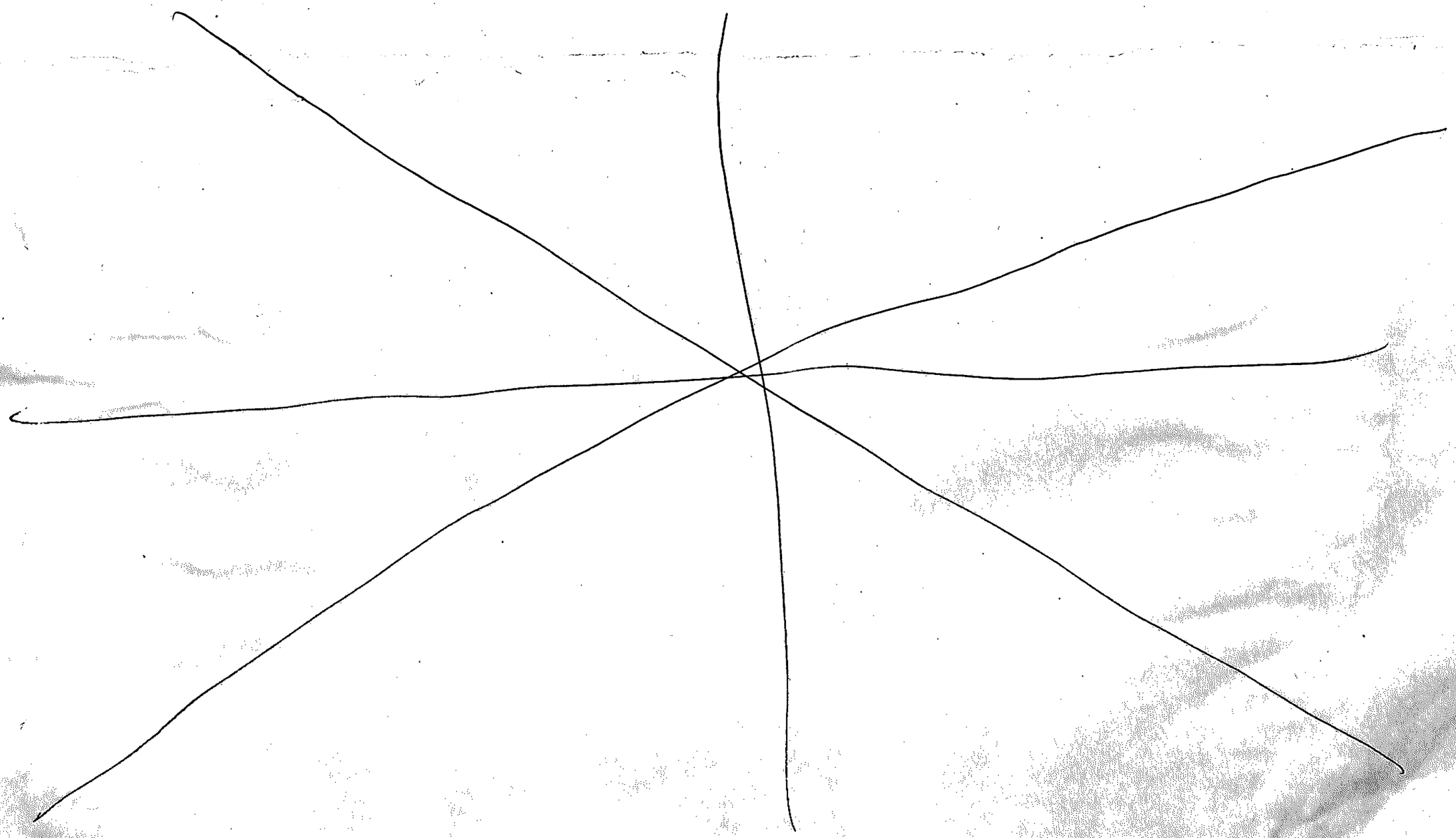
STATEMENT SHOWING INVESTMENT MADE UNDER G.P.F. AS ON 31-3-94

(Amount in Rs.)

| Date of Investment | Nature of Investment i.e. Govt.Paper, Fixed Deposit Receipts etc. | Amount including brokerage and other charges | Face value | Market Value |
|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. |
| 8-7-88 | Public Debt Certificate | 50,00,000 | 50,00,000 | 50,00,000 |
| 12-9-92 | S.B.I.Vikas Sadan | 3,00,00,000 | 3,00,00,000 | 3,00,00,000 |
| 14-9-92 | -do- | 3,00,00,300 | 3,00,00,300 | 3,00,00,300 |
| 22-4-93 | -do- | 1,00,00,000 | 1,00,00,000 | 1,00,00,000 |
| 26-8-93 | -do- | 1,00,00,000 | 1,00,00,000 | 1,00,00,000 |
| | Total | 8,50,00,300 | 8,50,00,300 | 8,50,00,300 |

A.O. (A/cs)
DDA

DY.CAO.I
DDA



DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN R/O B.GENERAL DEVELOPMENT A/C

Schedule 'D' (Statement showing Sundry Debtors as on 31.3.94) (Amount in Rs.)

| | | |
|---|---|---|
| 1. Initial premia for lease of land payable by the lessees | 2,43,43,827 | |
| 2. Ground Rent payable by the lessees on land | 6,09,28,182 | |
| 3. Miscelleneous (other receipts) | - | |
| 4. Ordinary Revenues | 76,81,504 | |
| 5. Decretal amount realisable as a result of decree from Civil courts | 664 | |
| 6. Damages levied from unauthorised occupation | 99,59,497 | |
| 7. Amount outstanding on a/c of non-rendering of accounts by DGS&D(MPWA) | 3,72,91,679 | |
| 8. Amount due on a/c of disposal of housing | 382,99,15,688 | |
| 9. Amt. due on a/c of disposal of Shops | 55,42,279 | |
| 10. Amount recoverable from sports autority of India on a/c of M/o stadia by Hort.Divn.VI | 36,53,000 | |
| 11. Amt. due on a/c of disposal of shops under defence Colony Fly over (MCD) | 9,949 | |
| 12. Interest accrued on short term deposits with SBI & other banks; | | |
| 1. Investment | 1,47,596 | |
| 2. Pension Fund Investment | 12,78,315 | |
| 3. G.P.F. Investment | 2,63,542 | |
| 4. Sal-Deposit Scheme(GPF) | 1,32,60,935 | |
| 5. Conversion of lease | 3,05,98,091 | |
| 6. A.C.Circular shopping Centre | 845 | |
| | | 4,55,57,374 |
| TOTAL | | 4,02,48,83,743 |

A.O. (ACS)
DDA

Dy.CAO.I
DDA

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN R/O
B. GENERAL DEVELOPMENT A/C.

SCHEDULE-E

(Amount in Rs.)

STATEMENT SHOWING THE DETAILS OF TEMPORARY ADVANCE AND OTHER ADVANCES AS ON 31-3-94

| | | |
|---|---|---|
| Opening balance as on 1-4-93 | | 70,03,445 |
| Add: Payment during the year 1993-94 | | |
| Festival Advance | 58,15,070 | |
| Other Misc.Advance | 55,46,492 | 1,13,61,562 |
| | | 1,83,65,007 |
| Less: Receipt during 1993-94 | | |
| Festival Advance | 61,27,186 | |
| Other Misc.Advance | 31,88,195 | 93,15,381 |
| | | 90,49,626 |

A.O. (A/cs)
D.D.A.

Dy. (A)O. I,
D.D.A.

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 1993-94 R/C B.GEN. DEV.A/C
SCHEDULE-F
STATEMENT OF PROPERTY AS ON 31-3-94

(Amount in Rs.)

| S.No. | Particulars of Property | Balance as on 1-4-93 as per last Balance Sheet | Additions if any | Depreciation disposed off | BALANCE AS ON 31-3-94 |
|---|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. |
| 1. | Motor Vehicles | 16,37,920 | 4,76,628 | 3,87,796 | 17,26,752 |
| 2. | Office furniture & fittings | 30,44,719 | 3,16,652 | 3,26,881 | 30,34,490 |
| 3. | Other office equipments | 27,40,135 | 4,09,723 | 3,00,827 | 28,45,031 |
| 4. | Survey & drawing Instruments | 3,77,826 | 4,692 | 37,944 | 3,44,574 |
| 5. | Printing Press | 1,68,830 | 46,168 | 19,322 | 1,95,676 |
| 6. | Computers | 4,23,807 | 90,016 | 50,081 | 4,65,742 |
| 7. | Tools & Plants | 5,56,857 | — | 55,686 | 5,01,171 |
| 8. | Staff Quarters | 2,33,20,618 | — | 5,83,015 | 2,27,37,603 |
| 9. | Community centre Rajendra Place | 42,751 | — | 1,069 | 41,682 |
| 10. | Four storeyed Bldg. near Kamal Theatre | 8,50,943 | — | 21,274 | 8,29,669 |
| 11. | Central cement store at Rewari Line | 34,52,860 | — | 86,322 | 33,66,538 |
| 12. | I.S.B.T. | 2,39,53,110 | — | 2,39,53,110 | — |
| 13. | Five Star Hotel at Patel Nagar | 16,01,20,453 | — | 40,03,011 | 15,61,17,442 |
| 14. | 23 storeyed Bldg. Vikas Minar | 3,17,18,920 | — | 5,42,973 | 2,11,75,947 |
| 15. | Temp. office Bldg.at various places | 23,88,422 | — | 59711 | 23,28,711 |
| 16. | Community centre at Yusuf sarai | 50,216 | — | 1,255 | 48,961 |
| 17. | Central store at G.T.Karnal Road | 3,33,51,956 | — | 8,33,799 | 3,25,18,157 |
| 18. | C/o Barat Ghar | 90,351 | — | 2,258 | 88,073 |
| 19. | C/o Office Bldg.at Dilshad Gdn. | 563,650 | — | 14,091 | 5,49,559 |
| 20. | Tourist Complex at Tughlakabad | 1,55,076 | — | 3,877 | 1,51,199 |
| 21. | Community centre at Vivek Vihar | 9,458 | — | 236 | 9,222 |
| 22. | Community centre at Janakpuri | 5,86,00,877 | — | 14,65,022 | 5,71,35,855 |
| 23. | Commercial Complex Sidhartha Enclave | 2,519 | — | 63 | 2,456 |
| 24. | Shopping complex at Mayapuri | 39,96,666 | — | 99,917 | 38,96,749 |
| 25. | Community centre at Vikas Puri | 35,628 | — | 891 | 34,737 |
| 26. | Shopping/office complex in front of M.C.Hospital Ring Road | 1,18,339 | — | 2,958 | 1,15,381 |

| 1. | 2. | 3. | 4. | 5. | 6. |
|---|---|---|---|---|---|
| 27. | Office Complex Paschimpuri | 67,980 | – | 1700 | 66280 |
| 28. | Office Bldg. at East of Loni Road | 75,969 | – | 1899 | 74070 |
| 29. | Staff Qts. at A.G.V.C. | 85,86,412 | – | 214660 | 3371752 |
| 30. | Office Bldg. at Lawrance Road | 299,105 | – | 7478 | 291627 |
| 31. | C/o Shopping Centre at Janakpuri | 9,49,38,793 | 10580806 | – | 105519599 |
| 32. | C/o SDA Press Bldg. at INA Mkt. | 9,72,35,036 | 406160 | – | 97741196 |
| 33. | C/o Tiffined factory at Okhla | 1,57,250 | – | – | 157250 |
| 34. | C/o Shopping Centre at Nehru Place | 2,99,77756 | 135011 | – | 30113767 |
| 35. | C/o Office Bldg. at Shikari-cum-Talkatora. | 4,71,16,928 | 2194822 | – | 49311750 |
| 36. | C/o Office Bldg. at Distt. Centre Laxmi Nagar. | 2,19,24,734 | 2069116 | – | 23993850 |
| 37. | Distt. Centre at Saket | 44.18.501 | 1740088 | – | 6158589 |
| 38. | Shopping/office complex at Kirti Nagar | 14,31732 | 1342080 | – | 2773812 |
| 39. | Office Bldg. at Sarita Vihar | 1,87,875 | 138091 | – | 325966 |
| 40. | Distt. Centre at Shastri Park | 10,69,058 | – | – | 1058058 |
| 41. | Distt. Centre G-8 area Hari Nagr. | 25,07,094 | 45639 | – | 2552733 |
| 42. | Temp. office Bldg. on Trans Yamuna | 4,65,775 | 148140 | – | 613915 |
| 43. | Distt. Centre at Chilla. | 12,23,019 | – | – | 1223019 |
| | | 65,35,54,904 | 2,01,41,832 | 3,30,79,126 | 54,06,17,610 |

Accounts Officer (A/cs)

Dy. CAO:I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN R/O B. GEN. DEV. A/C.

SCHEDULE - 'G'

STATEMENT OF LOAN SANCTIONED BY THE CENTRAL GOVT. AND THE OUTSTANDING BALANCES AS ON 31.3.94

| Sl. No. | No. & Date of Sanction | Original Amt. (in crores of Rs.) | Rate of Interest | Balance as on 1.4.93 (Rs.) | Additions during 1993-94 (Rs.) | Total (Rs.) | Repayment upto the end of year i.e. 31.3.93 (Rs.) | Payment during the year 1993-94 (Rs.) | Total Repayment upto the end of 1993-94 (Rs.) | Balance as on 31.3.94 (Rs.) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1. | 2. | 3. | 4 | 5. | 6. | 7. | 8. | 9. | 10. | 11. |
| | **CENTRAL GOVT. LOANS** | | | | | | | | | |
| 1. | 12011(13)66-UD dt.11.8.67 | 2.80 | 4½% | | | | | | | |
| 2. | K-11011/59/78/UD dt.29.3.79 | 1.67 | 8½% | NIL | - | NIL | 28000000/- | NIL | 28000000/- | NIL |
| 3. | K-110 11/14/79 dt.1.10.79 | 5.00 | 8½% | 16700000/- | - | 16700000/- | 13030000/- | 1670000/- | 14700000/- | 2000000/- |
| 4. | K-110 11/14/79 dt.4.12.79 | 4.00 | 8½% | 10000000/- | - | 10000000/- | 4000000/- | 5000000/- | 9000000/- | 1000000/- |
| 5. | K-11011/8/81 dt.4.3.81 | 4.33 | 8½% | 8000000/- | - | 8000000/- | 3200000/- | 4000000/- | 7200000/- | 800000/- |
| | | | | 12990000/- | - | 12990000/- | 3031000/- | 4330000/- | 7361000/- | 5629000/- |
| | Total | 17.80 | | 32660000/- | - | 32660000/- | 14534000/- | 15000000/- | 29534000/- | 3126000/- |
| | **LOANS FROM DELHI ADMN.** | | | | | | | | | |
| 6. | LSG/DA dt.31.3.79 | 1.00 | 8% | 670000/- | - | 670000/- | 9330000/- | 670000/- | 10000000/- | NIL |
| 7. | F2(30)80/L&B dt.8.9.80 | 0.70 | 7½% | 1410000/- | - | 1410000/- | 5590000/- | 470000/- | 6060000/- | 940000/- |
| 8. | 12(30)80/L&B dt.31.3.82 | 0.445 | 8½% | 1150000/- | - | 1150000/- | 3300000/- | 300000/- | 3600000/- | 850000/- |
| 10. | 12(30)80/L&B dt.3.3.83 | 1.87 | 8½% | 1200000/- | - | 1200000/- | 17500000/- | 1200000/- | 18700000/- | NIL |
| 11. | 12(30)80/L&B dt.29.3.84 | 1.20 | 8½% | 4800000/- | - | 4800000/- | 7200000/- | 800000/- | 8000000/- | 4000000/- |
| 12. | F.12(70)/L&B dt.12.10.84 | 0.50 | 8½% | 2300000/- | - | 2300000/- | 2700000/- | 340000/- | 3040000/- | 1960000/- |
| 13. | -do- dt.17.12.84 | 0.50 | 9½% | 2300000/- | - | 2300000/- | 2700000/- | 340000/- | 3040000/- | 1960000/- |
| | -do- dt.28.3.85 | 0.75 | 9½% | 3500000/- | - | 3500000/- | 4000000/- | 500000/- | 4500000/- | 3000000/- |
| | | 6.965 | - | 17330000/- | - | 17330000/- | 52330000/- | 4620000/- | 56940000/- | 12710000/- |

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. |
|---|---|---|---|---|---|---|---|---|---|---|
| | **LOANS FROM GIC** | | | | | | | | | |
| 14. | Feb.,78 | 2.00 | 8½% | NIL | — | NIL | 2,00,00,000 | NIL | 2,00,00,000 | NIL |
| 15. | July,78 | 4.00 | 8½% | 27,80,000 | — | 27,80,000 | 3,72,20,000 | 2680000 | 3,99,00,000 | 1,00,000 |
| | | 6.00 | | 27,80,000 | — | 27,80,000 | 5,72,20,000 | 2680000 | 5,99,00,000 | 1,00,000 |
| 16. | DDA Debentures | 15.00 | — | 15,00,00,000 | — | 15,00,00,000 | — | — | — | 15,00,00,000 |
| | **LOANS FROM HDFC** | | | | | | | | | |
| 17. | Nov.,92 | 10.00 | 16½% | 8,50,00,000 | — | 8,50,00,000 | | | | |
| 18. | Nov.,93 | 15.00 | 16½% | NIL | 150000000 | 150000000 | 1,50,00,000 | 85000000 | 1,00,00,000 | NIL |
| | | | | | | | — | — | — | 15,00,00,000 |
| | **LOAN from HUDCO** | | | | | | | | | |
| 19. | Nov.,82 | 1,06,14,390 | 5% | 5,42,958 | — | 5,42,958 | 1,00,71,432 | 542958 | 10614390 | NIL |
| | **LOAN FROM SBI HOME FINANCE LTD.** | | | | | | | | | — |
| 20. | Dec.,93 | 10.00 | 17½% | NIL | 100000000 | — | — | — | — | 10,00,00,000 |

| Sl. No. | Date of sanction | Original Amt. (In Cr.) | Rate of Interest | Balance as on 1.4.93 | Additions during 1993-94 | Total | Repayment upto the end of year i.e 31.3.90 | Payment during the year 93-94 | Total | Balance as on 31.3.94 |
|---|---|---|---|---|---|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. |
| | LOANS FROM LIC | | | | | | | | | |
| 21. | Agreement dt.28.3.77 | 2.50 | 8½% | NIL | - | - | 2,50,00,000 | - | 2,50,00,000 | NIL |
| 22. | K-11011/42771 dt.15.2.72 | 1.00 | 7% | NIL | - | - | 1,00,00,000 | - | 1,00,00,000 | NIL |
| 23. | K-11011/157/700 dt.27.5.71 | 1.00 | 6¾% | 16,00,000 | - | 16,00,000 | 84,00,000 | 4,00,000 | 88,00,000 | 12,00,000 |
| 24. | K-11011/113/721 dt.14.11.72 | 1.00 | 7% | NIL | - | - | 1,00,00,000 | -- | 1,00,00,000 | NIL |
| 25. | Investment/PSD dt.11.3.76 | 1.00 | 7½% | NIL | - | - | 1,00,00,000 | -- | 1,00,00,000 | NIL |
| 26. | Investment/PSD dt.26.3.76 | 0.62 | 7½% | NIL | - | - | 62,00,000 | -- | 62,00,000 | NIL |
| 27. | 2.14(69)UD dt.16.12.79 | 1.00 | 6¾% | 8,00,000 | - | 8,00,000 | 92,00,000 | 4,00,000 | 96,00,000 | 4,00,000 |
| 28. | 12011/9/66/UD dt.20.3.68 | 1.00 | 6½% | NIL | - | - | 1,00,00,000 | - | 1,00,00,000 | NIL |
| 29. | 11011(6)70 dt.22.8.70 | 1.00 | 6½% | 12,00,000 | - | 12,00,000 | 88,00,000 | 4,00,000 | 92,00,000 | 8,00,000 |
| 30. | 2-5169/UD dt.25.3.69 | 1.00 | 5½% | 4,00,000 | - | 4,00,000 | 96,00,000 | 4,00,000 | 1,00,00,000 | NIL |
| 31. | Res.No.8 dt.13.10.86 | 53.46 Lacs | 12% | 47,04,480 | - | 47,04,480 | 5,41,520 | 2,13,840 | 8,55,360 | 44,90,640 |
| | | 11,65,46,000 | | 87,04,480 | - | 8704480 | 10,78,41,520 | 18,13,840 | 10,96,55,360 | 68,90,640 |

## PART-B DISTRIBUTION OF THE OUTSTANDING DEBT SCHEMES

| Name of Scheme | Date of Completion. | Amt. of loan | Rate of interest | Repayment upto the end of year 1993-94 | Loan outstanding at the end of year i.e. 1993-94 |
|---|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. |
| a/c houses for sale to public | | | | | |
| (A) LOANS FROM CENTRAL GOVT. | | | | | |
| | | i) 2,80,00,000 | 4½% | 2,80,00,000 | NIL |
| | | ii) 1,67,00,000 | 9½% | 1,67,00,000 | NIL |
| | | iii) 5,00,00,000 | 8½% | 4,50,00,000 | 50,00,000 |
| | | iv) 4,00,00,000 | 8½% | 3,60,00,000 | 40,00,000 |
| | | v) 4,33,80,000 | 8½% | 2,46,40,000 | 96,60,000 |
| | | 17,80,00,000 | | 16,03,40,000 | 1,76,60,000 |
| (B) LOANS FROM GIC | | i) 2,00,00,000 | 8½% | 200,00,000 | NIL |
| | | ii) 4,00,00,000 | 8½% | 3,99,00,000 | 1,00,000 |
| | | 6,00,00,000 | | 5,99,00,000 | 1,00,000 |
| (C) LOANS FROM LIC | | i) 2,50,00,000 | 8½% | 2,50,00,000 | i) NIL |
| | | ii) 1,00,00,000 | 7% | 1,00,00,000 | ii) NIL |
| | | iii) 1,00,00,000 | 5½% | 88,00,000 | iii) 12,00,000 |
| | | iv) 1,00,00,000 | 7% | 1,00,00,000 | iv) NIL |
| | | v) 1,00,00,000 | 7½% | 1,00,00,000 | v) NIL |
| | | vi) 62,00,000 | 7½% | 62,00,000 | vi) NIL |
| | | vii) 1,00,00,000 | 6½% | 96,00,000 | vii) 400,000 |
| | | viii) 1,00,00,000 | 6½% | 1,00,00,000 | viii) NIL |
| | | ix) 1,00,00,000 | 6½% | 92,00,000 | ix) 8,00,000 |
| | | x) 1,00,00,000 | 6½% | 1,00,00,000 | x) NIL |
| | | xi) 53,46,000 | 11% | 8,55,360 | xi) 44,90,640 |
| | | 11,65,16,000 | | 10,96,55,360 | 68,90,640 |

| 1. | 2- | 3. | 4. | 5. | 6. |
|---|---|---|---|---|---|
| (D) LOANS FROM HUDCO | | 1,06,14,390 | 5% | 1,06,14,390 | NIL |
| (E) LOANS FROM HDFC | | i)10,00,00,000 | 18½% | 10,00,00,000 | NIL |
| | | ii)15,00,00,000 | 16½% | NIL | 15,00,00,000 |
| | | 25,00,00,000 | | 10,00,00,000 | 15,00,00,000 |
| (F) DDA DEBENTURES | | 15,00,00,000 | - | - | 15,00,00,000 |
| (G) LOANS FROM DELHI ADMN. | | i) 1,00,00,000 | 8% | 1,00,00,000 | i) NIL |
| | | ii) 70,00,000 | 7½% | 60,60,000 | ii) 9,40,000 |
| | | iii) 44,50,000 | 8½% | 36,00,000 | iii) 8,50,000 |
| | | iv) 1,87,00,000 | 8½% | 1,87,00,000 | iv) NIL |
| | | v) 1,20,00,000 | 8½% | 80,00,000 | v) 40,00,000 |
| | | vi) 50,00,000 | 9½% | 30,40,000 | vi) 19,60,000 |
| | | vii) 50,00,000 | 9½% | 30,40,000 | vii) 19,60,000 |
| | | viii) 75,00,000 | 9½% | 45,00,000 | viii) 30,00,000 |
| | | 6,96,50,000 | | 5,69,40,000 | 1,27,10,000 |
| (H) LOANS FROM SBI HOME FINANCE LTD. | | 10,00,00,000 | 17½% | NIL | 10,00,00,000 |

Accounts Officer (A/Cs)

Dy. CAO.I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 FN R/O B.GENERAL DEVELOPMENT A/C

SCHEDULE-H

STATEMENT SHOWING INVESTMENT AS ON 31-3-94

(Amount in Rs.)

| S.No. | Date of investment | Fixed Deposit | amount including brokerage & other charges | Face value | Market value |
|---|---|---|---|---|---|
| 1. | 21-2-94 | C.B.I. Vikas Sadan | 50,00,000 | 50,00,000 | 50,00,000 |
| 2. | 16-3-94 | Bank of Baroda, Bhopal | 50,00,000 | 50,00,000 | 50,00,000 |
| 3. | 16-3-94 | Corporation Bank Karol Bagh | 30,00,000 | 30,00,000 | 30,00,000 |
| 4. | 17-3-94 | Andhra Bank, Sadar Bazar | 50,00,000 | 50,00,000 | 50,00,000 |
| 5. | 17-3-94 | Andhra Bank, Connaught place | 50,00,000 | 50,00,000 | 50,00,000 |
| 6. | 17-3-94 | Bank of Maharashtra, UPSC EXTN. | 50,00,000 | 50,00,000 | 50,00,000 |
| 7. | 17-3-94 | Dena Bank, Karel Bagh | 50,00,000 | 50,00,000 | 50,00,000 |
| 8. | 17-3-94 | Bank of Baroda, G.K. | 50,00,000 | 50,00,000 | 50,00,000 |
| 9. | 18-3-94 | Syndicate Bank, SouthBlk. | 50,00,000 | 50,00,000 | 50,00,000 |
| 10. | 28-3-94 | C.B.I., Vikas Sadan | 4,00,000 | 4,00,000 | 4,00,000 |
| | | TOTAL 'A' | 4,34,00,000 | 4,34,00,000 | 4,34,00,000 |
| 11. | | Corporation Bank Canara Bank | 6,62,62,317 | 6,62,62,317 | 6,62,62,317 |
| 12. | | Total 'B' | 27,89,33,978 | 27,89,33,978 | 27,89,33,978 |
| | | | 34,51,96,295 | 34,51,96,295 | 34,51,96,295 |
| 13. | | Central Bank of India | 20,74,000 | 20,74,000 | 20,74,000 |
| | | TOTAL 'C' | 20,74,000 | 20,74,000 | 20,74,000 |
| | | TOTAL 'A', 'B', C : | 39,06,70,295 | 39,06,70,295 | 39,06,70,295 |

Accounts Officer (A/Cs)
D.D.A.

Dy. C.A.O.T.
D.D.A.

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF
B. GENERAL DEVELOPMENT ACCOUNT

SCHEDULE-J

STATEMENT SHOWING INVESTMENT ON ACCOUNT OF PENSION FUND AS ON 31-3-94

| S.No. | Date of Investment | Nature of Investment i.e. Govt.Papers Fixed Deposit Receipt etc. | Booked value i.e. amount including brokerage & other charges | Face value |
|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. |
| 1. | | Post office saving A/c | 30,594 | 30,594 |
| 2. | 21-4-93 | S.B.I., Vikas Sadan | 50,00,000 | 50,00,000 |
| 3- | 24-8-93 | C.B.I. Vikas Sadan | 1,00,00,000 | 1,00,00,000 |
| 4 | 5.3.94 | S.B.I. Vikas Sadan | 50,00,000 | 50,00,000 |
| 5. | 30.3.94 | C.B.I. Vikas Sadan | 25,00,000 | 25,00,000 |
| | | TOTAL | 2,25,30,594 | 2,25,30,594 |

A.O. (A/cs)
DD

Dy.C.A.O.I
D.D.A.

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 1993-94 IN RESPECT OF
B. GENERAL DEVELOPMENT A/C

SCHEDULE-K

STATEMENT SHOWING INVESTMENT UNDER SINKING FUND WITH C.B.I./S.B.I., VIKAS SADAN FOR REDEMPTION OF DEBENTURES 2001 AS ON 31-3-94

| PERIOD | NATURE OF INVESTMENT i.e. GOVT. PAPERS FIXED DEPOSITS ETC. | BOOKED VALUE I.E. AMOUNT INCLUDING BROKERAGE & OTHER CHARGES | FACE VALUE | MARKET V. |
|---|---|---|---|---|
| 8-7-87 to 31-3-88 | Fixed deposits with C.B.I./S.B.I. | 35,64,000<br>1,48,500 | 35,64,000<br>11,48,500 | 35,64,000<br>1,48,500 |
| 1-4-88 to 31-3-89 | -do- | 47,52,000<br>6,28,650 | 47,52,000<br>6,28,650 | 47,52,000<br>6,28,650 |
| 1-4-89 to 31-3-90 | -do- | 47,52,000<br>12,18,195 | 47,52,000<br>12,18,195 | 47,52,000<br>12,18,19 |
| 1-4-90 to 31-3-91 | -do- | 47,52,000<br>17,63,735 | 47,52,000<br>17,63,735 | 47,52,00<br>17,63,73 |
| 1-4-91 to 31-3-92 | -do- | 47,52,000<br>28,98,370 | 47,52,000<br>28,98,370 | 47,52,000<br>28,98,370 |
| 1-4-92 to 31-3-93 | -do- | 47,52,000<br>38,16,414 | 47,52,000<br>38,16,414 | 47,52,000<br>38,16,414 |
| 1-4-93 to 31-3-94 | -do- | 47,52,000<br>35,74,690 | 47,52,000<br>35,74,690 | 47,52,000<br>35,74,690 |
| | | 4,61,24,554 | 4,61,24,554 | 4,61,24,554 |

A.O. (Acs)/DDA

Dy.CAO.I/DDA

(figures)

Proforma account in respect of comple d schemes

| S.No. | Name of scheme | Sanct. Cost. | D.S.C. | Total Exp. | Anti. Exp. | Intt. charges | Deptt. charges | Cost of land | total | Disposal Cost i/c cost of land | Service receb./ receble. | Total (11+12) | Surplus/ Deficit | Varie Rease |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 1. | C/O 336 MIG at Pkt.I Gr.I Sec. B-4,Narela. | 439.52 | 27.2.92 | 543.04 | 60.00 | 272.82 | 86.17 | 459.65 | 1421.68 | 1755.52 | 35.00 | 1790.52 | + 368.84 | |
| 2. | -do- Gr.II B-4, Narela. | 439.52 | 26.2.92 | 606.03 | 40.00 | 261.50 | 83.10 | 445.72 | 1436.35 | 1695.20 | 33.50 | 1728.70 | + 292.35 | |
| 3. | C/O 330 LIG incremental houses i/c water Supply,int. dev.works etc.in Pkt X-6GR.II Narela. | 287.32 | 2.8.93 | 381.18 | 25.00 | 223.70 | 71.10 | 451.80 | 1152.78 | 1530.10 | 34.00 | 1564.10 | + 411.32 | |
| 4. | C/O 24 MIG Houses at Lawarance Road Pocket C-8 | 41.28 | 8.5.93 | 36.25 | 1.50 | 18.25 | 5.80 | 28.36 | 90.16 | 107.43 | 2.15 | 109.58 | + 19.42 | |
| 5. | C/O 285 E.W.S & 53 LIG at Dwarka Bindapur.Pkt.3 | 233.83 | 31.1.94 | 87.29 | 10.00 | 118.47 | 41.78 | 328.06 | 585.60 | 917.24 | 24.60 | 941.84 | + 356.24 | |
| 6. | C/O 240 EWS & 40 LIG at Dwarka Pkt.3 Bindapura. | 191.56 | 7.9.93 | 188.95 | 5.00 | 96.78 | 34.13 | 266.72 | 591.58 | 748.00 | 20.00 | 768.00 | + 176.42 | |
| 7. | C/O32 C.S.P. Houses at Paschim Vihar. | 17.19 | 31.8.93 | 12.50 | 3.00 | 5.75 | 1.89 | 10.02 | 33.16 | 49.65 | 0.75 | 50.40 | + 17.24 | |
| 8. | C/O 120 Janta Houses at Adhichini Village. | 65.06 | 6.6.93 | 92.85 | 5.00 | 29.95 | 6.45 | 27.55 | 161.80 | 163.66 | 2.08 | 165.74 | + 3.94 | |

AO(HAC) 6/1/95 Dy.FA(R)-II 6/1/95

SE/F.C.SWZ,FB(NZ)& FC(NZ)

## AUDIT CERTIFICATE

I have examined the Receipts and Payments Account, Income and Expenditure Accounts and Balance Sheet for the year ended 31 March 1995 of Delhi Development Authority, New Delhi alongwith the note on accounts . I have obtained all the information and explanations that I have required and subject to the clarifications furnished in the note attached to and forming the part of the accounts and observations in the appended Audit Report, I certify, as a result of my audit that in my opinion these accounts and Balance Sheet are properly drawn up so as to exhibit a true and fair view of the state of affairs of Delhi Development Authority according to the best of my information and explanations given to me and as shown by the books of the organisation.

**Place :** New Delhi
***Date:*** September 1, 2000

**(Meenakshi Mishra)**
**Accountant General (Audit), Delhi**

# Audit Report on Delhi Development Authority for the year 1994-95

## Introductory

Delhi Development Authority (DDA) was constituted by the Government of India on 30 December 1957 in replacement of Delhi Development (Provisional) Authority set up in 1955 which in turn had come into existence in place of Delhi Improvement Trust constituted in 1937 with the object of ensuring planned development of Delhi.

Delhi Development Authority had prepared and submitted the following sets of separate accounts under Delhi Development Authority (Budget and Accounts) Rules 1982 and these accounts were audited under the provision of section 25(2) of Delhi Development Act, 1957 read with section 19(2) of the Comptroller and Auditor Generals (Duties, Powers and Conditions of Service ) Act, 1971.

i) Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of Nazul Account-I (NA-I).

ii) Receipt and Payment Account in respect of Nazul Account-II (NA-II).

iii) Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of General Development Account (GDA).

## 2. Cash Balances of Nazul Account-I, II and General Development Account

i) One General Cash Book was maintained to record all the transactions pertaining to above accounts by Delhi Development Authority. The accounts i.e. Nazul Account-I, II, and General

Development Account showed cash balance of Rs. 93,73,21,769.97, Rs. 168,56,16,608.87 and (-) Rs. 244,40,11,127.69 respectively which could not be verified from the General Cash Book in the absence of maintenance of account wise cash records. Despite having been pointed out for number of years by Delhi Development Authority has not started maintaining separate cash books for the three heads of accounts.

ii) The cash book of Stores Division II showed a bank balance of Rs. 1,18,70,699.20 whereas as per Schedule 'B' attached to the accounts, the amount is Rs. 1,19,90,727.52. Thus there was overstatement of cash and bank balance by Rs. 1,20,028.32.

***3. Reconciliation of cash and bank balances***

(i) It was noticed from consolidated statement of cash books of different divisions/circles etc. that bank balance as per Cash Book amounted to Rs. 1773.19 lakh whereas as per Bank it stood at Rs. 8486.51 lakh. The difference of Rs. 6713.32 lakh was attributable to:

a) Un-cashed cheques Rs. 9060.83 lakh.

b) Cheques collected by DDA but not taken into account by bank Rs. 2267.93 lakh.

c) Collection made by bank but not taken into account by DDA Rs. (-)79.58 lakh.

In the notes attached to and forming part of the accounts, the by Delhi Development Authority had certified in January 2000 that

except for the sum of Rs. 24.91 lakh, there exist no un reconciled difference.

(ii) Further, scrutiny of details of closing balances of cash and bank as per Cash Book as on 31-3-95 revealed that there were following minus balances against DDA Main:

| Sl. No. | Name of the Bank | Amount (Rupees) |
|---|---|---|
| 1. | SBI, Vikas Minar | (-) 2475706.64 |
| 2. | SBI, I.P. Estate | (-) 439036.95 |
| 3. | Punjab National Bank | (-) 300.00 |
| 4. | Canara Bank | (-) 400.00 |
| 5. | State Bank of India | (-) 8200.00 |

Delhi Development Authority had stated in February 1999 that these would be rectified through reconcilation. However, no time frame for rectification through reconciliation has been indicated by the DDA.

(iii) Besides above, there were time barred cheques worth Rs. 255.01 lakh. These cheques had not been got revalidated.

**4. Depreciation**

The assets accounts depict book value of acquisition and do not exclude obsolete, unusable, irrepairable and condemned assets and also do not take into account depreciation with corresponding reduction of capital account. Therefore, the capital and asset accounts are overstated accordingly thereby not giving the correct picture.

**NAZUL ACCOUNT - I**

**5. Irregular retention of surplus funds**

As per clause 9 of the Nazul agreement 1937, surplus funds in the Nazul Development Account at the end of each financial year shall

be put at the disposal of Central Government and shall be applied until further orders of the Government for the improvement and development of the said Nazul estate and/ or for the repayment of loans made to the erstwhile trust as the Government may decide.

The Balance Sheet of Nazul Account-I as on 31-3-1995 showed surplus funds of Rs. 11077.67 lakh payable to the Government. But these were not placed at the disposal of the Government and were kept for development of schemes/ works etc. without the approval of the Government. Delhi Development Authority had stated in February 1999 that the matter regarding retention of surplus funds was being taken up with the Government.

**6. Opening and closing value of Land and Works**

The Income and Expenditure Account of Nazul Account-I showed opening and closing value of Land and Works as on 1.4.1994 and 31.3.1995 at Rs. 1672 lakh and Rs. 1704.46 lakh respectively but details showing acquisition cost and expenditure on works were not made available to audit for verification.

**7. Properties**

i) Balance Sheet of Nazul Account-I showed properties amounting to Rs.108.03 lakh. Delhi Development Authority was requested to furnish the details regarding acquisition cost, addition, disposal, total depreciation charged etc. pertaining to the properties given in Schedule 'Q'. Delhi Development Authority had stated in February 1999 that assets registers etc. are being maintained by the various divisions/ units. A test check of five divisions however, revealed that such records were infact also not maintained at divisional

level. Delhi Development Authority while stating in the Notes on Accounts that no consolidated asset register of immovable and movable assets has been maintained at Headquarters has however, certified that the assets shown in the Accounts are physically available and are under the possession of the Authority.

ii) It was observed that 29 *per cent* cost of any asset acquired out of Delhi Development Authority funds was being charged to Nazul Account-I. However, no resolution of the Authority in support of this division of cost was made available to audit.

## 8. Short/excess depreciation charged

The depreciation on the fixed assets is to be charged at the rates prescribed in Resolution no. 677 dated 16.10.67 of DDA. A scrutiny of schedule 'Q' annexed to Nazul Account-I for the year 1994-95 revealed that depreciation on the following fixed assets was charged in excess/short as detailed below:

| Sl. No. | Particular of Property | Depreciation charged (in Rs.) | Depreciation chargeable as per Resolution (in Rs.) | Short (-) Excess (+) depreciation charged. (in Rs.) |
|---|---|---|---|---|
| 1. | Motor Vehicles | 4,44,400 | 4,59,499 | (-)15,099 |
| 2. | Office furniture & fittings | 47,912 | 50,663 | (-)2,751 |
| 3. | Other office equipment | 1,10,469 | 1,12,602 | (-)2,133 |
| 4. | Staff quarters | 1,43,042 | 1,03,055 | (+)39,987 |
| 5. | D/o 128 Acres of land at Jhandewalan | 75000 (fixed) | 7398 | (+)67602 |
| 6. | Janta Market Rani Jhansi Road | 18560 (fixed) | 2773 | (+)15787 |
| 7. | Providing parking arrangement at Ajmeri Gate | 45000 (fixed) | 5388 | (+)39,612 |

Delhi Development Authority had stated in March 1999 that depreciation had been charged on properties at sl. nos. 1 to 4 above, as per decision taken by the then Finance Member and that for charging

depreciation on properties at sl. nos. 5 to 7, the decision of the competent authority is not readily available.

**9. Sundry debtors**

(i) In schedule 'O' annexed to Nazul Account-I the following amounts were shown under Sundry debtors as on 31.3.1995:

| | | Amount in Rs. |
|---|---|---|
| a) | Premia | 1,02,81,006 |
| b) | Ground rent | 1,78,27,173 |
| c) | Other receipt | 45,41,354 |
| d) | Damages | 3,85,53,538 |
| e) | Other Nazul Revenues | 28,90,579 |

The supporting records and age wise break up of the outstanding amounts were not maintained, in the absence of which it could not be ascertained whether these were good and recoverable. DDA has, however, certified in the Notes on Accounts that sundry debtors as depicted in the balance sheet are good and recoverable.

ii) Sundry debtors include Rs. 28.79 lakh and Rs. 3,533 pertaining to District Centre, Janakpuri and Kingsway Camp respectively transferable from GDA, related to earlier years, but no efforts were made to clear these balances.

**NAZUL ACCOUNT - II**

***10. Non preparation of Income and Expenditure Account and Balance Sheet***

Income and Expenditure Account and Balance Sheet of Nazul Account-II have not been prepared, the progressive assets and liabilities on account of debt, deposit and advances remained out of the Accounts. Despite audit comment year after year, no attempt had been

made by DDA to prepare the Income and Expenditure Account and Balance Sheet.

**11. Non-keeping of details of Land**

In the Receipt and Payment Account, receipts from disposal of developed Land Rs.19817.27 lakh and undeveloped Land Rs. 10241.62 lakh had been shown. However, the details of land on the disposal of which these receipts were made were not shown to audit.

**12. Non-accountal of receipt**

In the Receipt and Payment account , a receipt of Rs. 11.28 lakh on account of amalgamation charges was not included. When pointed out in audit, DDA replied in March 1999 that this amount was erroneously booked as 'Other Receipt' in GDA and that necessary rectification will be carried out in the accounts for the year 1997-98.

**13. Incorrect depiction of 'Deposits'**

The head 'Deposits' under Receipts side of Receipt and Payment Account shows a Minus receipt of Rs. 662.53 lakh which should have been shown under expenditure side.

**GENERAL DEVELOPMENT ACCOUNT**

**14 Minus Cash and Bank Balance**

There was Minus Cash and Bank balance of Rs. 244,40,11,128 in Receipt and Payment Account and on Assets side of Balance Sheet of General Development Account. When questioned in audit, Delhi Development Authority replied in March 1999 that in the combined

three accounts, overall Cash and Bank Balance was in a plus figure of Rs. 17,89,27,251 and hence expenditure was continued to be incurred although the receipts under General Development Account were less. Since the three accounts i.e. Nazul Account-I, II and General Development Account pertain to three different authorities and are independent, mixing of funds is not only irregular but is also against the basic principles of accounting.

**15. Deposit with post office**

As per *Schedule* 'J' annexed with General Development Account a deposit of Rs.30,594 in Post Office Savings Account had been shown. The Pass Book of the same was not available with Delhi Development Authority. The name of the Post Office and the Account Number was also not known. The accrued interest on the deposit was also not included in the accounts of DDA.

**16. Non maintenance of details of properties/ assets**

(i) Various properties and assets valued at Rs. 1,10641.69 lakh were shown on assets side as per details given below:-

| Sl. No. | Name of Property /Assets | Amount (in Rs.) |
|---|---|---|
| 1. | Property | 65,49,48,658 |
| 2. | Built-up flats / Shops | 666,61,31,840 |
| 3. | House under construction | 169,88,84,060 |
| 4. | Built up Shops | 175,27,84,000 |
| 5. | Shops under construction | 4,90,92,890 |
| 6. | Books value of land & works | 24,23,27,357 |
| | **TOTAL** | **1106,41,68,805** |

No asset/ property registers had been maintained by DDA. Division/ unit wise break up of the above assets/ properties had also not been maintained. A test check of five divisions revealed that such

records were not maintained either at Headquarter's or at divisional level. DDA while stating in the Notes on Accounts that no consolidated asset register of immovable and movable assets has been maintained at Headquarters has certified that the assets shown in the Accounts are physically available and are under the possession of the DDA.

*(ii)* DDA owns Road Rollers and Bulldozers under Mechanical Division at Mayapuri. Neither the value of Road Rollers and Bulldozers had been depicted in the accounts nor details thereof were made available to audit to ascertain their value which was kept out of the accounts.

**17. *Closing stock***

Value of Stock of Rs 188.76 lakh in the Balance Sheet could not be verified in the absence of division/ office wise details on the basis of which the amount was arrived at. The Authority has however, certified in the Notes on Accounts that stock as depicted in the balance sheet physically exists and that physical verification of stock is done on yearly basis and shortage/excess are reconciled and accounted for.

As per the inventories of Store Division I and II, the value of stock was Rs. 1364.39 lakh whereas in the Balance Sheet, the value of closing stock had been shown at Rs. 188.76 lakh. The difference of Rs. 1175.63 lakh has not been reconciled by DDA.

**18. Non-investment of GPF amount**

Liability amounting to Rs. 7030.91 lakh on account of GPF of the employees was shown in the balance sheet as on 31.3.95. Out of

which only Rs 1500 lakh were invested and the balance Rs. 5531.91 lakh was utilized by DDA in contravention of the GPF Rules as well as the decision of DDA. DDA stated in February 1999 that investment was being raised to 80 *per cent* in 1998-99.

**19. Excess depreciation charged on the fixed assets**

The depreciation on the fixed assets is to be charged at the rates prescribed in Resolution no. 677 dated 16.10.1967 of Delhi Development Authority. A scrutiny of schedule 'F' annexed to the Balance Sheet of General Development Account for the year 1994-95 revealed that depreciation on the following fixed assets was being charged in excess of rates let down in the resolution, as detailed below:

| Sl. No. | Particular of Property | Depreciation charged (In Rs.) | Depreciation chargeable as per Resolution (In Rs.) | Short (-) Excess (+) depreciation charged. (In Rs.) |
|---|---|---|---|---|
| 1. | Motor Vehicles | 420601 | 478560 | 57959 |
| 2. | Office furniture & fittings | 308478 | 312624 | 4146 |
| 3. | Other office equipment | 315940 | 334153 | 18213 |
| 4. | Survey and drawing instrument | 40854 | 41138 | 284 |
| 5. | Printing Press | 27663 | 28200 | 537 |
| 6. | Computers | 55328 | 58889 | 3561 |
| | **Total** | | | 84700 |

Delhi Development Authority had stated in March 1999 that depreciation had been charged on properties as per decision taken by the then Finance Member. As the depreciation was not charged inaccordance with the reslution of 1967 and even the decision of Finance Member was not got approved from the Authority, depreciation was charged in excess.

**20. Sundry debtors**

Sundry debtors amounting to Rs. 41330.70 lakh were appearing in the Balance sheet of General Devlopment Account as on

31-3-1995. The supporting records and age wise break up of the outstanding amounts were not maintained, in absence of which it could not be ascertained whether these were good and recoverable. Delhi Development Authority has however, certified in the Notes on Accounts that sundry debtors as depicted in the balance sheet are good and recoverable.

**21. Sundry creditors**

A liability of Rs 25709.49 lakh had been shown under the head Sundry Creditors in the Balance Sheet. The year wise break up of the liability was not made available to audit. Delhi Development Authority has however, certified in the Notes on Accounts that sundry creditors as depicted in the Balance sheet are as per the balances of outstanding liabilities reflected in the books of the Authority.

**22 (i) Non recovery of advance from ISBT**

In the Balance Sheet a sum of Rs.131.57 lakh has been shown as advance to ISBT. The ISBT Building was sold to Delhi Administration during 1993-94 and the advance should have been adjusted at that time.

***(ii)*** *The Balance Sheet includes the following advances to the* Slum and JJ department :-

| Name of Department | Amount (in Rs.) |
|---|---|
| Slum Deptt | 41130340 |
| J.J. | 13907018 |
| **Total** | **55037358** |

The Slum and JJ Department were transferred to MCD during 1992-93 and the advances should have been adjusted at that time.

**23. Cash Settlement Suspense Account**

As per prescribed Procedure, the debit in respect of cash settlement suspense must be cleared with in 10 days of receipt of the bills from the transferring division and the balance under this head should be nil at the end of the financial year. It was, however, observed from the Balance Sheet of General Devlopment Account that a balance of Rs 9701.07 lakh under Cash Settlement Suspense was lying unadjusted. Yearwise breakup of the balance was also not made available.

**(Meenakshi Mishra)**
**Accountant General (Audit), Delhi**

**Place:** New Delhi
**Date:** September 1, 2000

**Note attached to and forming part of the Accounts of the Delhi Development Authority For the year 1994-95.**

1. The Accounts of the Authority have been prepared as per the forms of accounts as prescribed in Budget and Accounts Rules, 1982, approved and notified by the Central Govt. in consultation with the Comptroller and Auditor General of India under Section 56(2) of the Delhi Development Act 1957 (61 of 1957).

2. Bank balance adopted in the Accounts as per the Cash Book has been reconciled with the balances in the Bank as certified by the bankers and there exists no unreconciled differences except those given in Annexure-A for which action has already been initiated.

3. No consolidated asset register of immovable and movable assets are maintained at Hqrs. The assets shown in the accounts are physically available and are under the possession of the Authority.

4. Sundry debtors as depicted in the Balance Sheets are good and recoverable.

5. Sundry creditors as depicted in the Balance Sheet of General Development Account (GDA) are as per the balances of outstanding liabilities reflected in the books of the Authority.

6. Stock as depicted in the Balance Sheet of GDA physically exists. Physical verification of stock is done on yearly basis and shortage/excess are reconciled and accounted for.

Sr.A.O (A/cs) Jt.CAO-I C.A.O.

Annexure-A

Statement showing unreconciled figure in the closing balance in Annual Accounts for the year 1994-95.

| Name of unit | Year | Unreconciled Amount | Remarks |
|---|---|---|---|
| 1. Store Divn. 2 | 1993-94 1994-95 | Rs.120028.32 | Amount has been adjusted in 1997-98. |
| 2.. Eastern Div.5 | 1993-94 1994-95 | No discrepancy Rs.1188574.91 being the balance as per Bank statement but taken in A/c Rs.1874435.15 | Amount adjusted in the A/c. 1995-96 |
| 3. Eastern Div.8 | 1993-94 1994-95 | No discrepancy Rs.2131377.63 taken in A/c Instead of Rs.2121335.74 being balanceas per Bank statement | Amount adjusted in the A/c 1995-96 |
| 4.. Eastern Div.9 | 1993-94 1994-95 | No discrepancy Rs.515277.35 taken in A/c instead of Rs.517708.76 being balance as per Bank statement. | Amount adjusted in the A/c.1995-96. |
| 5. AO(Cash)M | 1993-94 | Rs.76096780.66 taken in A/cs instead of Rs.78587372.85 Resulting in unreconciled figures of Rs.2490592.19 in the closing Bank balance. | Efforts are being made to reconcile the figures. |
| | 1994-95 | Rs.218279561.65 taken in a/cs instead of Rs.220770153.84 resulting in unreconciled figures of Rs.2490592.19 in the closing Bank Balance. | Efforts are being made to reconcile the figures. |

Sr.AO (A/cs)

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O NAZUL ACCOUNT - I

RECEIPT & PAYMENT ACCOUNT FOR THE YEAR 1994-95

(Amount in Rs.)

| HEAD OF ACCOUNT | Actual Receipts 1993-94 | Actual Receipts 1994-95 | HEAD OF ACCOUNT | Actual Expdr. 1993-94 | Actual Expdr. 1994-95 |
|---|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. |
| REVENUE: | | | | | |
| I. Revenue from Works & dev. Schemes | | | 1. Share Cost of Admn. transferred from B-GDA | 10952835 | 12089555 |
| a) Premia | 1897673 | 701000632 | Less Estt. Charges recovered from works | (-) 5463548 | (-) 6343843 |
| b) Ground Rent | 2049715 | 2210623 | | 5489287 | 5745712 |
| c) Other Receipts | 2643341 | 2640803 | | | |
| II. Damages | 4202426 | 6159254 | 2. Expdr. on work & dev. Schemes | 47995523 | 54761909 |
| III. Other Nazul Revenues | 72932 | 74336 | 3. Misc. Expenditure | -- | -- |
| a) Revenue from Agriculture land and other lands | -- | -- | 4. Payment of Nazul Revenue to Govt. | 139213 | 278426 |
| b) Other recei pts | -- | -- | 5. Interest on loan | -- | -- |
| IV. DELHI MASTER PLAN | | | 6. Delhi Master Plan | 1321449 | 1517642 |
| i) Misc. Receipts i/c Composition fee | 21452380 | 10728616 | 7. New Master Plan for Delhi | -- | -- |
| V. NEW MASTER PLAN OF DELHI | -- | -- | 8. Land transferred from L & DO Gram Sabha | -- | -- |
| VI. Land transferred from L&DO Gram Sabha | -- | -- | 9. Dev. & C/O lakes around Delhi | -- | -- |
| VII. Interest from Investment | -- | -- | | | |
| VIII. Dev. & Constn. of lakes around Delhi | -- | -- | | | |
| TOTAL I to VIII | 32318667 | 722814264 | TOTAL 1 to 9 | 54945472 | 623036 89 |

| 1. | 2. | 3. | 4. | 5. | 6. |
|---|---|---|---|---|---|
| IX. Debt Receipts | -- | -- | 10. Debt Repayment Repayment of loan | -- | -- |
| X. DEPOSIT AND ADVANCES | | | 11. DEPOSIT AND ADVANCES | | |
| i) Suspense A/c | | | i) Suspense A/c | -- | -- |
| a) Investment Cash Balance Investment A/c | -- | -- | a) Investment Cash Balance Investment A/c | -- | -- |
| b) Other Suspense Items | -- | -- | b) Other Suspense Items | -- | -- |
| ii) Deposits | -- | -- | ii) Deposits | -- | -- |
| iii) Advances (HBA) | 54646 | -- | iii) Advances (HBA) | -- | -- |
| iv) P.L.A. | -- | -- | iv) P.L.A. | -- | -- |
| v) Amount received from other a/c | -- | -- | v) Amount paid to other a/c | -- | -- |
| TOTAL X Deposit and Advances | 54646 | -- | Total Deposit & Advances | -- | -- |
| TOTAL RECEIPTS | 32373313 | 722814264 | Total PAYMENTS | 54945472 | 62303689 |
| Opening Balance | 299383354 | 276811195 | Closing Balance | 276811195 | 937321770 |
| Grand Total | 331756667 | 999625459 | Grand Total | 331756667 | 999625459 |

Sd/-
ACCOUNTS OFFICER (A/C)

Sd/-
DY. CHIEF ACCOUNTS OFFICER-I

Sd/-
CHIEF ACCOUNTS OFFICER

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O NAZUL ACCOUNT-I

INCOME & EXPENDITURE A/C FOR THE YEAR 1994-95

(Amount in Rs.)

| 1993-94 Expenditure | HEAD OF ACCOUNT | 1994-95 Expenditure | 1993-94 Income | HEAD OF ACCOUNT | 1994-95 Income |
|---|---|---|---|---|---|
| 161374727 | 1.Opening value of land and works as on 1.4.94 | 167199703 | 1897873 | 1.Receipt from disposal of land (Premia) | 701000632 |
| 48824976 | 2.Expdr. on land and works during the year | 3245956 | -- | 2.Land transferred from LDO | -- |
| 1897873 | 3.Excess of Income over expdr. carried to Balance Sheet | 701000632 | -- | 3.Interest on Investments | -- |
| | | | 167199703 | 4.Closing value of land and works as on 31.3.95 | 170446661 |
| 169097576 | Total | 871446293 | 169097576 | Total | 871446293 |
| | 4.Cost of Admn.(Proportionate) | | | 5. Revenue from Works & Dev. Schemes | |
| 2359341 | a) Pay & Allowances of Officers | 2616421 | | | |
| 6708251 | b) Pay & Allowances of Estt. | 7440435 | 2729315 | a) Ground Rent | 9487932 |
| 812487 | c) Other charges | 857566 | 24248150 | b) Other Receipts | 13622008 |
| (-)1563548 | d) Estt.Charges recd. from works | (-)6343843 | 5193256 | c) Damages | 7998679 |
| 4416531 | | 4570579 | -- | d) Deduct Refunds | -- |
| 139213 | 5. Payment of Nazul Revenue to Govt. | 276426 | 286772 | 6. Other Nazul Revenues | 256772 |
| 789536 | 6. Depreciation(Moveable & immoveable properties) | 885395 | 17029534 | 7. Net excess of expdr. over Income carried to Balance Sheet | 26665447 |
| -- | 7. Provision for bad & doubtful debts | -- | | | |
| 971200 | 8. Demand dropped in r/o premia & Other Receipts | 949700 | | | |
| 43170547 | 9. Misc. Expdr. (M/O staff qtrs.) | 51376738 | | | |
| -- | 10. Net excess of Income over expdr. carried to Balance Sheet | -- | | | |
| 49487027 | | 58060838 | 49487027 | | 58060838 |

Sd/-
ACCOUNTS OFFICER (A/C)

Sd/-
DY. CHIEF ACCOUNTS OFFICER-I

Sd/-
CHIEF ACCOUNTS OFFICER

# DELHI DEVELOPMENT AUTHORITY

## ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O NAZUL ACCOUNT-I

## BALANCE SHEET FOR THE YEAR ENDING 31.3.95

(Amount in Rs.)

| LIABILITIES | | | | | PROPERTY & ASSETS | | | |
|---|---|---|---|---|---|---|---|---|
| 1993-94 | HEAD OF ACCOUNT | | Schedule | 1994-95 | 1993-94 | HEAD OF ACCOUNT | Schedule | 1994-95 |
| | 1. Accumulated surplus funds payable to Govt. under Clause 9 of Nazul Agreement, 1937 | 'N' | | 11C7767431 | 276811195 | 1. Cash & Bank Balance | 'B' | 937321770 |
| 444C1C898 | | | | | -- | 2. Investment | | -- |
| | | | | | 16719970 3 | 3. Closing value of land and works | | 17644 5661 |
| | 2. Deposits: | | | | | 4. Advances: | | -- |
| 22519 | i) Securities | | | 22519 | -- | i) Advance to other accounts | 'M' | -- |
| 11863214 | ii) Other deposits | | | 11863214 | 26730 | ii) Other Advances | | 26730 |
| 11850 | iii) Development Charges | | | 11850 | -- | iii) Amount transferred to other accounts | | -- |
| -- | 3. Amount received from other a/cs. | | | -- | -- | iv) Personal Ledger Account | | -- |
| 51C070 | 4. Sundry Creditors | | 'L' | 460698 | | | | |
| | 5. Excess of assets over liabilities Balance as per last balance sheet | | | 65140645 | | 5. Sundry Debtors | 76983252 'C' | |
| 63846572 | Excess of income over expdr. during the year 1994-95. | | | | | Less Provn. for bad debts | 1252705 'F' | |
| | | | | | 67098498 | Net Sundry Debtors | | 75730557 |
| | | | | | | | 'G' | 10EC2649 |
| 1897873 | Part-I | | | 7C10C0632 | 10423070 | 6. Property | | |
| 17C29534 | Part-II | | | (-)26665447 | | | | |
| (-)15131661 | | | | 67433185 | | | | |
| (-)16425734 | Less amount transferred to accumulated receipts under Nazul Agmt. | | | 74201656 | | | | |
| | | | | 665274175 | | | | |
| 521559196 | | | | 1194327367 | 521559196 | | | 1194327367 |

Foot Note

A note on account forming part of Accounts attached

Sd/-
ACCOUNTS OFFICER (A/C)

Sd/-
DY. C.A.O.-I

CHIEF ACCOUNTS OFFICER

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O
NAZUL ACCOUNT - I

SCHEDULE - L

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.95

| | | |
|---|---|---|
| 1. | Administration Pay & other charges Schedule 'A' of G.D.A. including Audit fee etc. | 4,56,750 |
| 2. | Amount payable to Nazul Account-II | 3,948 |
| | TOTAL | 4,60,698 |

Sd.
Accounts Officer (A/C)

Sd-
Dy. C.A.O.-I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O
NAZUL ACCOUNT - I

SCHEDULE - M

STATEMENT OF FUNDS PAYABLE/PAID TO GOVT.
UNDER NAZUL AGREEMENT 1937.

| | | |
|---|---|---|
| Transfer of funds upto 31.3.94 : | | 48,67,61,303 |
| Add: Amounts transferred during the year under Nazul Agreement. | | 66,52,74,175 |
| | | 115,40,35,478 |
| LESS: | | |
| Total expenditure incurred on Old Delhi Master Plan, Zonal Plan upto 31.3.94 | 1,97,30,248 | |
| Add: Expenditure during1994-95 | 15,17,642 | |
| | 2,12,47,890 | |
| Less: Receipts on account of Sale proceeds during the year 1994-95. | NIL | |
| A. Net Expenditure of Delhi Master Plan and Zonal Plan | 2,12,47,890 | |
| Total expenditure incurred on New Master Plan and Zonal Plan upto 31.3.94 | 2,50,20,157 | |
| Add: Expenditure during 1994-95 | NIL | |
| Less: Receipts on a/c of New Master Plan | NIL | |
| B. NET expenditure on New Master Plan | 2,50,20,157 | |
| Total Expenditure of Master Plan ( A + B ): | | 4,62,68,047 |
| Balance carried forward to Balance Sheet | | 110,77,67,431 |

Sd/-
Accounts Officer (A/C)

Sd/-
DY. C.A.O.-I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O
NAZUL ACCOUNT - I

SCHEDULE - II

| | |
|---|---|
| 1. Advance to NDMC for provision of Car parking at Nigam Bodh Ghat: | 26,730 |
| TOTAL: | 26,730 |

Sd-
Accounts Officer (A/C)

Sd-
DY. C.A.O.-I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 III R/O
NAZUL ACCOUNT - I

SCHEDULE-O

STATEMENT OF SUNDRY DEBTORS AS ON 31.3.95

| | | |
|---|---|---|
| 1. | Premia (for lease of land payable by the lessees) | 1,02,81,006 |
| 2. | Ground Rent (payable by the lessees for lease of land) | 1,78,27,173 |
| 3. | Other Receipts | 45,41,354 |
| 4. | Damages levied for unauthorised occupation of Nazul land/properties | 3,05,53,538 |
| 5. | Other Nazul Revenues | 28,90,579 |
| 6. | Land transferred to L & DO/ Gaon Sabha | 6,951 |
| 7. | Amount recoverable from G.D.A. redevelopment. | |
| | i) Kingsway Camp | 3,533 |
| | ii) D/O District Centre Janakpuri | 28,79,218 |
| | TOTAL: | 7,69,83,352 |

Sd/
Accounts Officer (A/C)

Sd/.
DY.C.A.O.-I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O

NAZUL ACCOUNT-I

SCHEDULE-P

STATEMENT SHOWING PROVISION FOR BAD DEBTS

| Head of Account | Opening balance as on 1.4.94 | Additions during 1994-95 | Cancellation during 1994-95 | Balance as on 31.3.95 |
|---|---|---|---|---|
| 1. Ground Rent | 1,01,056 | -- | -- | 1,01,056 |
| 2. Other Receipts | 16,792 | -- | -- | 16,792 |
| 3. Damages | 4,62,818 | -- | -- | 4,62,818 |
| 4. Other Nazul Revenues | 6,72,129 | -- | -- | 6,72,129 |
| TOTAL | 12,52,795 | -- | -- | 12,52,795 |

Sd/-
Accounts Officer (A/C)

Sd/-
DY. C.A.O.-I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O NAZUL ACCOUNT-I

SCHEDULE-Q

STATEMENT OF PROPERTY AS ON 31.3.95

| Sl. No. | Particulars of Property | Balance as on 1.4.94 | Additions during 1994-95 | Disposal during 1994-95 | Depreciation in 1994-95 | Balance as on 31.3.95 |
|---|---|---|---|---|---|---|
| 1. | Motor Vehicles | 15,79,162 | 11,13,128 | -- | 4,44,400 | 22,47,890 |
| 2. | Office furniture & fittings | 4,60,832 | 45,800 | -- | 47,912 | 4,58,720 |
| 3. | Other office equipments | 10,19,978 | 1,06,046 | -- | 1,10,469 | 10,15,555 |
| 4. | Survey & drawing instruments | 10,120 | -- | -- | 1,012 | 9,108 |
| 5. | Staff Quarters | 68,70,359 | -- | -- | 1,43,042 | 67,27,317 |
| 6. | D/O 128 Acres of land for temp. Junk shop at Jhandewallan | 2,20,940 | -- | -- | 75,000 | 1,45,940 |
| 7. | Janta Market Rani Jhansi Road | 92,361 | -- | -- | 18,560 | 73,801 |
| 8. | Providing parking arrangement at Ajmeri Gate | 1,69,318 | -- | -- | 45,000 | 1,24,318 |
| | TOTAL | 1,04,23,070 | 12,64,974 | -- | 8,85,395 | 1,08,02,649 |

Sd-
Accounts Officer (A/C)

Sd-
DY. C.A.O.-I

ACCOUNTS FOR THE YEAR 1994-95 IN R/O NAZUL ACCOUNT-I

SCHEDULE-Q

STATEMENT OF PROPERTY AS ON 31.3.95

| Sl. No. | Particulars of Property | Balance as on 1.4.94 | Additions during 1994-95 | Disposal during 1994-95 | Depreciation in 1994-95 | Balance as on 31.3.95 |
|---|---|---|---|---|---|---|
| 1. | Motor Vehicles | 15,79,162 | 11,13,128 | -- | 4,44,400 | 22,47,890 |
| 2. | Office furnitbre & fittings | 4,60,832 | 45,800 | -- | 47,912 | 4,58,720 |
| 3. | Other office equipments | 10,19,978 | 1,06,046 | -- | 1,10,469 | 10,15,555 |
| 4. | Survey & drawing Instruments | 10,120 | -- | -- | 1,012 | 9,108 |
| 5. | Staff Quarters | 68,70,359 | -- | -- | 1,43,042 | 67,27,317 |
| 6. | D/O 128 Acres of land for temp. Junk shop at Jhandewallan | 2,20,940 | -- | -- | 75,000 | 1,45,940 |
| 7. | Janta Market Rani Jhansi Road | 92,361 | -- | -- | 18,560 | 73,801 |
| 8. | Providing parking arrangement at Ajmeri Gate | 1,69,318 | -- | -- | 45,000 | 1,24,318 |
| | TOTAL | 1,04,23,070 | 12,64,974 | -- | 8,85,395 | 1,08,02,649 |

Sd-
Accounts Officer (A/C)

Sd-
DY. C.A.O.-I

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O

NAZUL ACCOUNT - I

S C H E D U L E - R

STATEMENT SHOWING INVESTMENT MADE UNDER SECTION 23(3) of DD Act as on 31.3.95

---------- NIL ----------

ACCOUNTS OFFICER (N/C)

DY. C.A.O.-I

## DELHI DEVELOPMENT AUTHORITY

### NAZUL ACCOUNT - II

(Large Scale Acquisition, Development & Disposal of land in Delhi)

### RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR 1994-95

(Amount in Rs.)

| HEAD OF ACCOUNT | Actual Receipts 1993-94 | Actual Receipts 1994-95 | Head of Account | Actual Expdr. 1993-94 | Actual Expdr. 1994-95 |
|---|---|---|---|---|---|
| IC. Receipts from disposal of developed land - Premia | 1029670014 | 1961727323 | IC. Payment to Delhi Adm. (L&B Dept.) for acquisition of land | -- | -- |
| IIC. Receipts from disposal of Undeveloped land | 1461981561 | 1024161762 | IIC. Expdr. on Dev. of land | 1273209334 | 1500668776 |
| | | | IIIC. Expdr. on C/O Road other than those i/c in D/Scheme | 146413 | 619069 |
| IIIC. Ground Rent & Other Receipts | 271737090 | 141163865 | | | |
| IVC. Misc. Receipts: | | | IVC. Expdr. on Bldg. other than those including in the Dev. Schemes. | -- | -- |
| a) Composition fee | 66412427 | 106324583 | | | |
| b) Int. from Investment | -- | -- | | | |
| c) Other Misc. Receipts | 75616505 | 57337978 | | | |
| VC. Adhoc increase/Adhoc cut made by Delhi Adm. | -- | -- | VC. Share Cost of Adm. | 221926370 | 235062554 |
| | | | Deduct Estt. Charges recovered from Work | (-)119017714 | (-)147335951 |
| Sports Complex | 23160947 | 79410109 | | | |
| | | | Net Share Cost of Adm. | 102908656 | 87726603 |
| | | | VIC. Intt. on loan (Way & mean Advances) | -- | -- |
| | | | VIIC. Less: Adhoc/Adhoc increase made by Delhi Adm. | -- | -- |
| | 2928548567 | 3318656521 | | 1376264403 | 1588233448 |
| VIC. Debt.Receipts | | | VIIIC. Debt Repayments | | |
| i) Loand from Central Govt. (Ways & mean advances) | -- | -- | i) Repayment of loans to Central Govt. (Ways & mean advances) | -- | -- |
| ii) Amt. received from other a/c | -- | -- | ii) Amt. paid back to other accounts | -- | -- |

| 1. | 2. | 2. | 3. | 4. | | 5. | 6. | |
|---|---|---|---|---|---|---|---|---|
| VIII. | Deposits & Advances | | | IXC. | Deposits & Advances | | | |
| | i)Suspense Account | | | | i) Suspense Account | | | |
| | a)Investment Cash Balance Investment A/C | 2600000 | 6644785) II(a) | | a)Investment Cash Balance Investment A/C | 5500000 | 7418455 } II(g) | |
| | b)Other Suspense Items | 6251196 | 97969 } II(e) | | b)Other Suspense Items | 1541722 | 4779870 } | |
| | ii) Deposits | (-)25817568 | (-)66253098 | | ii) Deposits | 713780 | 190461 — II(f) | |
| | iii)Amt.recd. from R. Fund | 2547100000 | 2200800000 II(b) | | iii)Amt. paid to R. Fund | 3273945816 | 2981156101 — II(c) | |
| | iv)Advances received from other accounts | 3096082 | -- | | iv)Advances | -- | -- | |
| | v) Personal Ledger A/c | 3743784 | 4992895 II(c) | | v)Amount paid to other Accounts | 7805535 | 5996C3 — II(d) | |
| | vi)Urban Heritage Award Fund | 1900000 | 66279 II(e) | | vi)Personal Ledger A/C | 359255?4 | 44000373 — II(i) | |
| | | | | | vii)Urban Heritage Award Fund | -- | 1799500 — II(j) | |
| | Total VIII-C. Deposit & Advances | 2572760496 | 2187538830 | | Total IX-C Deposit & Advances | 3285421699 | 3045352363 | |
| | Total Receipts | 5501315063 | 5506195351 | | Total Payments | 4701696102 | 4634586811 | |
| | Opening Balance | 14389108 | 814008069 | | Closing Balance | 814008069 | 1685166609 | |
| | Grand Total | 5515704171 | 6320203420 | | Grand Total | 5515704171 | 6320203420 | |

Sd -
ACCOUNTS OFFICER (A/C)

Sd -
DY. CHIEF ACCOUNTS OFFICER-I

Sd -
CHIEF ACCOUNTS OFFICER

## DELHI DEVELOPMENT AUTHORITY

### ANNUAL ACCOUNTS FOR THE YEAR 1994-95 IN R/O B.GENERAL DEV. A/C

### Receipt & Payment A/c for the year 1994-95

| HEAD OF ACCOUNT | Actual Receipts 1993-94 | Actual Receipts 1994-95 | |
|---|---|---|---|
| 1. | 2. | 3. | |
| IX) Revenue from works & dev.Schemes | | | |
| a) Premia | 3033877788 | 4183721963 | 1 |
| b) Ground Rent | 100021617 | 85828963 | |
| c) Other Receipts | 77181898 | 71171985 | 4 |
| d) Deduct Refunds | -- | -- | |
| X) Damages | 601646 | 710384 | 1 |
| XI) Other Revenues | 66750283 | 35122132 | 4 |
| XII) Receipts from disposal of Houses/ Shops under Hire Purchase Housing Scheme | 1318051868 | 1404044802 | 2 |
| XIII) Delhi Master Plan | --- | --- | |
| XIV) Grants-in-aid | --- | --- | |
| XV) INTEREST | | | |
| a) Intt. from Investment/debentures | 11406191 | 23461651 | |
| b) Intt. on Hire Purchase Instalments | 24772527 | 8864805 | 3 |
| c) Intt. on S.F.S. | (-) 9663555 | --- | |
| XVI) LIC Premium of Group Housing Schemes | 1583978 | 1331236 | |
| TOTAL IX to XVI | 1914674261 | 2363008348 | |

| HEAD OF ACCOUNT | Actual expdt. 1993-94 | Actual expdt. 1994-95 | |
|---|---|---|---|
| 4. | 5. | 6. | |
| 8. ADMINISTRATION | 5440364646 | 5846617952 | 1 |
| Deduct amt. recovered from works | (-) 3184547 | (-) 1407938 | M. |
| TOTAL | 5411660099 | 5825213014 | |
| Share cost transferred to Nazul A/C-I | (-) 10088835 | (-)12039566 | |
| Nazul A/C-II | (-)2219240370 | (-)2350625340 | M. |
| Delhi Master Plan | (-) 1321449 | (-) 1917642 | |
| Balance under CDA | 3060959445 | 3341402366 | |
| 9. Expdr. on Works & dev. Schemes | 130447395 | 143886494 | -3 |
| 10. C/O Houses/Shops under Hire Purchase Scheme | 2293792172 | 2978746732 | -4 |
| 11. Delhi Master Plan | -- | -- | |
| 12. Misc. Expenditure | 3846267 | -- | |
| 13. INTEREST | | | |
| a) Intt. on Loan | 36623806 | 40935041 | |
| b) Intt. on deposits | 585628 | 3225734 | 5 |
| 14. LIC premium on Gr. Housing | 2099607 | 2400795 | |
| 15. Interest on G.P.F. | 46029724 | 41291049 | |
| Total 8 to 15 | 2820364044 | 3173657742 | |

| 1. | 2. | 3. | 4. | 5. | 6. | |
|---|---|---|---|---|---|---|
| XVII. DEBT RECEIPT | | | 16. DEBT REPAYMENT | | | |
| 1. Loan from Central Govt. | -- | -- | Repayment of loan to | | | |
| 2. Loan from LIC/GIC/UTI | -- | -- | i) Central Govt. | 15000000 | 13330000 | |
| 3. Amt. recd. from other A/cs. | -- | -- | ii) SBI Home Finance Ltd. | -- | 100000000 | |
| 4. Issue of debentures | -- | -- | iii) Other Loans(LIC/GIC/HUDCO) | 5036796 | 1513840 | |
| 5. Loans from Delhi Admn. | -- | -- | iv) H.D.F.C. | 85000000 | 150000000 | |
| 6. Loans from HUDCO | -- | -- | v) Delhi Admn. | 4620000 | 2750000 | |
| 7. Loans from NHB & other financing Institutions | 2500000000 | -- | Total i to v | 109656796 | 267593840 | → 9 |
| XVIII. G.P. FUND: | | | 17. G.P. FUND | | | |
| i) Other than Class-IV | 2017182386 | 1936632007 | i) GPF other than Class-IV | 902800006 | 1012854231 | |
| ii) Class-IV | 83297565 | 93461421 | ii) GPF Class-IV | 57606800 | 66347082 | → 10 |
| XIX. C.P. Fund (i) & (ii) Total | 2850158211 | 2671246528 | 18. GPF W/C Employees | 90208 | -- | |
| Total : | 79188 | (-)4950000 | | 1479767C4 | 1676425C5 | |
| Sports Complex | 2850237C09 | 2666296528 | Expdr. on works: | | | |
| i) Receipt from Govt | -- | -- | W/O Indoor Stadium | 192121 | 401169 | → 8 |
| ii) Advance from other A/c | -- | -- | LIC Gr. Insurance for | | | |
| iii) Deposits & Advances | -- | -- | D.D.A. Employees | 436281 | 2995763 | → 10 |
| iv) Donation & others | -- | -- | TOTAL 8 to 18: | 3CE2466148 | 3612291039 | |
| XX. LIC Premium in r/o G.I.S. of DDA Employees | 4067207 | 2253725 | 19. DEPOSIT & ADVANCE: | | | |
| TOTAL IX to XX | 2453836477 | 2651891701 | I. (A) Suspense account | | | |
| XXI. DEPOSIT & ADVANCE: | | | a) Investment Cash Balance Investment A/C | 1100978663 | 1443984082 | — 11(F) |
| I.(A) Suspense Account | | | b) GPF Investment A/C | 20000000 | 650000000 | — 11(a) I |
| a) Investment Cash Balance Investment A/C | 107123663 | 455342000 | c) Pension Fund Invstmt.A/c | 17500000 | 157500000 | — 11(a) ii |
| b) GPF Investment A/C | -- | -- | d) Urban dev.fund Invst.A/c | 1892C2680 | 289456729 | — 11(F) |
| c) Pension Fund Investment A/c | -- | -- | e) Transfer from other a/c | -- | -- | |
| d) Urban dev.fund Invstmt. A/c | -- | 781275 | f) Prov.from redemp.of deben. | -- | -- | |
| e) Inter transfer of funds from one a/c to another a/c | 5677648S | 12910374 | g) Inter transfer of fund from one a/c to other | 3300000 | 4000000 | — 11(F) |
| I.(B)(i) Other Suspense a/c | 1433188284 | 1466035858 | (B)(i) Other Suspense Item | 1064221316 | 978096468 | — 11(F) |
| ii) Deposits | 443492492 | 1143802333 | ii) Deposits | 276106009 | 313460759 | — 11(F) |
| iii) Advances | 17520283 | 14880386 | iii) Advances | 14126370 | 8386931 | — 11(F) |
| iv) Reserve Fund | 57215218 | 8618859 | iv) Reserve fund | 3C465067 | 30797976 | — 11(e) |
| Advances from other a/c | -- | -- | v) Personal Ledger A/c | 5375942725 | 5693608283 | — 11(d) |
| Nazul a/c-II | 2115316625 | 3102171085 | vi) Plan Schemes | -- | -- | |
| | | | vii) Other a/cs | -- | -- | |
| | | | | 7100965030 | 9035491228 | |

| 1. | 2. | 3. | 4. | | 5. | 6. |
|---|---|---|---|---|---|---|
| v) Urban dev. fund | 1938 57244 | 2894 56729 | h(e) | viii) DEPOSIT WORKS: | | |
| vi) Personal Ledge A/c | 4613 215295 | 4971 846314 | h(e) | 1. D/C Urban village | -- 1638 | -- |
| vii) Plan Schemes | -- | -- | | 2. Conversion charges | -- | 317667 |
| viii) DEPOSIT Works | | | | 3. C/C Police Station | 163691 | -- |
| i) Innovation research plan monitoring | 1560000 | 26000000 | | 4. C/C DUs at Turkman Gate | 1816726 | -- |
| ii) Musical Garden | -- | 1116479 | | 5. Maternity Centre at New Seema Puri | -- | 13 |
| iii) Conversion Charges | -- | 400 | 7 | 6. SS Light Rly. Drain Wazirabad | -- | 2066 |
| iv) Slum ming | -- 523153 | -- | | 7. D/C Dairy Colony | 827419 | 608134 |
| v) C/C 696 LIG Hastsal | 53134 | 540 | | 8. D/C School bldg. at various Resettlement Colonies | (-) 20118 | 208400 |
| vi) Transit Camp | -- | 251267 | | 9. Addl. facilities JJ Colony | 25865 | 77738 |
| vii) M.T.N.L. | -- | 608695 | | 10. D/C village Khirki | -- | 47234 |
| viii) N.C.R. | | | | 11. C/C shooting range at Tughlakabad | 1002560 | 1018645 |
| | | | | 12. C/C 926 DUs for SC/ST at Gazipur | 155732 | 84851 |
| | | | | 13. D/O land at FFK South West Delhi | 3267414 | 4523390 |
| | | | | 14. D/O 1800 SW plot at Bindapur | (-) 656909 | (-)471219 |
| | | | | 15. D/O 714 plots at EFDP Colony | 2678823 | 3034627 |
| | | | | 16. C/O 26 houses at EFDP Colony/Kalkaji | 155683 | (-) 865 |
| | | | | 17. Innovation research & plan monitoring | 169972 | 2067142 |
| | | | | 18. GHSSchool Pitampura | -- 251590 | 145424 |
| | | | | 19. 192 DUs Shalimar Bagh | 604 | 250324 |
| | | | | 20. 240 DUs Shalimar Bagh | 155526 | 5534 |
| | | | | 21. 203 DUs Shalimar Bagh | 248411 | 43364 |
| | | | | 22. 360 DUs Vikas puri | -- | 41380 |
| | | | | 23. 300 DUs T.Y.A. | | 95103 |
| | 6924525451 | 8401453509 | | | 7111367421 | 9047490780 |

