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19-2-93

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19-2-93

DELHI DEVELOPMENT AUTHORITY
(SECRETARY'S OFFICE)

List of the items discussed in the meeting of
of the Delhi Development Authority fixed for 19.02.1993 at
3.00 P.M. at Raj Niwas, Delhi.

I N D E X

| Sl. NO. | ITEM NO. | S U B J E C T | PAGE NO. |
|------------|-------------|--|-------------|
| 1. | 21/93 | Confirmation of the minutes of the last meeting of Delhi Development Authority held on 02.02.93 at Raj Niwas, Delhi. <u>F.NO. 2(2)/93-MC/DDA</u> | 01-06-A |
| 2. | 21-A/93 | Action Taken Report on the resolutions passed by the Delhi Development Authority for the last quarter of 1992. <u>F.No. 2(6)/92/M.C.</u> | 6-B to B-XI |
| 3. | 22/93 | Conceptual Scheme of the area along with National Highway - 8 near Indira Gandhi International Airport. <u>F.NO. F.10(2)/92/M.F.</u> | 07-14 |
| 4. | 23/93 | Change of land use of an area measuring 2.4 ha. from 'recreational use' to 'Public and Semi-public facilities' (Institutional) at Mayur Vihar, Patparganj, Delhi. <u>F.NO. F.20(1)/93-MP.</u> | 15-16 |
| 5. | 24/93 | Proposal for provision of construction of a restaurant in the 'recreational use' (District Park Play-ground & open spaces) Amendment in MPD - 2001. <u>F.NO. F. 10(19)91-MP.</u> | 17-18 |
| 6. | 25/93 | Draft Zonal (Divisional) Development Plan for Zone 'C' (Civil Lines & Extension) and Amendments in MPD - 2001. <u>F.NO. 1(16)92/ZP-Pt.-I.</u> | 19-21 |
| 7. | 26/93 | Publicity Policy for Engineering Divisions of D.D.A. <u>F.NO. F.1(2)/91/DPR</u> | 22-28 |
| 8. | 27/93 | Writ petitions in Delhi High Court for regularisation of Sainik Farm Colony. <u>FNO. F. 20(3)/83-MF/Pt.-II</u> | 29-43 |

| 1. | 2. | 3. | 4. |
|-----|-------|---|-------|
| 9. | 28/93 | Composite alignment plan of Road No. 35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass integrating ROB proposal on Delhi-Ghaziabad Railway lines. <u>F.No. 5(19)/91-M.F.</u> | 44-55 |
| 10. | 29/93 | Revision of rates of damages for the purposes of assessment under the Public Premises (Eviction of unauthorised occupants) Act, 1971. <u>F.No. 2(32)/80/Pt.A</u> | 56-84 |
| 11. | 30/93 | Delegation of powers to the Commissioner (Lands) for extending the period of payment of premium under the D.D.A. (Disposal of developed Nazul Land) Rules, 1981 / D.D.A. (Management & Disposal of Housing Estates) Regulations, 1968. <u>F.No. 100(107)90/CL.</u> | 85-97 |
| 12. | 31/93 | Disposal of commercial plots through tenders. <u>F.No. 100(47)92/C.L.</u> | 98-10 |
| 13. | 32/93 | Change of localities/floor in respect of flats being allotted by the DDA under the various housing schemes. <u>F.No. 2(104)92/Coordn.(H)</u> | 101- |
| 14. | 33/93 | Proposed sites for MRTS Depots, Yards Inter - change etc. referred by Secretary (Tpt.) Delhi Admn. <u>F.3(15)/90-M.P.</u> | 108 - |
| 15. | 34/93 | Allotment of land to Institute of History of Medicine & Medical Research in the Institutional area in the Mehpal Pur Badarpur road. <u>F.14(2)/69-IL.</u> | 125 |
| 16. | 35/93 | Development of Urban Extension - Modification in the Urban land policy. <u>F. JD/PP/UR/92/F-24</u> | 145 |

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of Delhi Development
Authority held on 19.2.93 at 3.00 P.M. at Raj Niwas,
Delhi.

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The following were present :-

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.F. Jakhanwal

MEMBERS

3. Dr. F.S.A. Sundaram,
Jt. Secretary,
Ministry of Urban Development
4. Sh. F.V. Jayakrishnan,
Commissioner, M.C.D.,
5. Sh. H.D. Sharma,
Engineer Member, DDA.
6. Sh. D.S. Meshram,
Chief Planner, T.C.P.O.

SPECIAL INVITEES

7. Sh. R.K. Takkar,
Chief Secretary,
Delhi Administration,
Delhi.
8. Sh. R.D. Kapoor,
Secretary (Finance)
Delhi Administration,
Delhi.
9. Sh. R.S. Sethi,
Commr. & Secy. (UI)
Delhi Administration,
Delhi.
10. Sh. T.T. Joseph,
Secretary (L.B),
Delhi Administration

ALSO PRESENT

11. Sh. A.P. Sinha,
Principal Commissioner, DDA.
12. Sh. J.C. Gambhir,
Commissioner (Planning)
13. Sh. V.K. Jain,
Chief Legal Adviser,
D.D.A.

14. Sh. S. Roy,
Commissioner (LD),
15. Sh. K.J. Alphonse,
Commissioner (LM),
16. Sh. J.K. Puri,
Chief Accounts Officer,
17. Sh. S.C. Gupta,
Director (DC&P),
18. Sh. Ranbir Singh,
Secretary, DDA.

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Item No. Confirmation of the minutes of the last
21/93 meeting of Delhi Development Authority
held on 02.02.93 at Raj Niwas, Delhi.
F.No.2 (2093-MC/DDA).

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Resolved that the draft minutes of the meeting held on 2.2.93 be confirmed subject to the following additions against Resolution No.14/93 regarding budget estimates:

- i) DDA should provide for payment of compensation enhanced by the courts in respect of the lands acquired for planned development of Delhi;
- ii) Meetings should be held on substantive issues in the next couple of months with a view to increasing the liquid resources by unlocking the assets;
- iii) A zero based budget analysis of DDA's non-development expenditure should be taken up.
- iv) Efforts be made to reduce expenditure on staff, stores, horticulture, I.S.B.T., maintenance of colonies etc. by transferring functions wherever possible.

Item No. Action Taken Report on the resolutions
21A/93 passed by the Delhi Development Authority
for the last quarter of 1992.
F.2(6)92/M.C.

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The information given in Action Taken
Note was noted.

Item No. Conceptual Scheme of the area along the
22/93 National Highway - 8 near Indira Gandhi
International Airport.
F.10(2)92/M.P.

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Resolved that the area identified in
the draft indicative plan with extended
boundary upto Old National Highway towards
the west be declared as Development Area
under Section 12 of the Delhi Development
Act, 1957 after getting it surveyed as
quickly as possible.

Further resolved (i) that besides the
uses already mentioned in the agenda note
and in the proposed indicative plan, the
scheme should also include a complex of
residential and non-residential schools with
common facilities such as Swimming Pool,
Stadium, Auditorium, etc. (ii) that alterna-
tives for the urban land policies should also
be worked out and brought before the Authority
(iii) that the stipulation of 2 kilometer -
green belt along the border as per provisions
of MPD-2001 should also be explained to the
Ministry while forwarding the development plan
of the area.

Item No. Change of land use of an area measuring 2.4 ha.
23/93 from 'recreational use' to 'public and semi-
public facilities (Institutional) at Mayur Vihar,
Patparganj, Delhi.
F.20(1)/93-MP.

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Resolved that the proposed change of land
use for an area measuring 2.4 hac. from
'recreational use' to 'public and semi-public
facilities' be referred to the Government for
their approval for calling objections/suggestions
as per Section 11(A) of the Delhi Development Act,
1957.

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Item No. 24/93 Proposal for provision of construction of a restaurant in the 'recreational use' (District Park Play - Ground & Open Spaces) Amendment in MPD-2001.
F.10(19)91-MP.

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Resolved that the proposals contained in para (4) of the Agenda Note be approved.

Item No. 25/93 Draft Zonal (Divisional) Development Plan for Zone 'C' (Civil Lines & Extension) and Amendments in MFD-2001.
F.1(16)92/ZP-Ft.I.

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Deferred.

Item No. 26/93 Publicity Policy for Engineering Division of D.D.A.
No.F.1(2)/91/DPR.

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The Authority resolved that the proposals in para (3) and (4) of the Agenda Note be approved and para (5) be treated as deleted.

Item No. 27/93 Writ petitions in Delhi High Court for regularisation of Sainik Farm Colony,
F.20(3)/83-MP/Ft.II.

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Resolved that Government and High Court may be informed that Authority is not in favour of regularising the unauthorised structures or developments undertaken by the petitioners or others in the area covered by Sainik farms and further that Authority is totally against the provision of electric supply for connections to the residents in the area or the petitioners. Action may be initiated by DDA to ensure the declaration of the area as the 'development area' and to finalise the acquisition of area covered under the development area including lands of the petitioners by virtue of the court proceedings already in progress or those to be initiated in

the near future in the light of the decision on the cases pending before the High Court as well as in the light of survey of non-notified lands in the area. The grant of alternate plots to original allottees in the same area may be considered on the basis of the plan prepared by DDA. No compensation may be proposed for unauthorised structures and MCD may be requested to continue action for demolition of unauthorised structures in the area.

Item No. Composite alignment plan of Road No.35
28/93 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass integrating ROB proposal on Delhi Ghaziabad Railway lines.
F.No.5 (19)91-MP.

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Resolved that the proposal as alternative (ii) (Composite alignment plan) of Road No.35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass, as proposed in para 9, be approved.

Item No. Revision of rates of damages for the
29/93 purposes of assessment under the Public Premises (Eviction of unauthorised occupants) Act, 1971.
F.No.2 (32)/80/Pt.A.

.....

The Authority resolved that the proposal to revise rates for damages to be made applicable from 1.4.1992 be approved.

Item No. Delegation of powers to the Commissioner
30/93 (Lands) for extending the period of payment of premium under the D.D.A. (Disposal of developed Nazul Land) Rules, 1981/D.D.A. (Management & Disposal of Housing Estates) Regulations, 1968.
F.No.100 (107)90/CL.

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Resolved that the proposal to empower Director and Commissioner (including Principal Commissioner) level officers in Lands and Housing Departments of DDA for condoning delay in respect of balance premium as proposed be approved and recommended to the Government of India, accordingly.

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Item No. Disposal of commercial plots through tenders.
31/93 F.No.100(47)92/C.L.

Deferred.

Item No. Change of localities/floor in respect of flats
32/93 being allotted by the DDA under the various
 housing schemes.
F.No.2(104)92/Coordn.(H)

The Authority resolved as follows :-

- (1) The ban on change of location under the Self Financing Schemes imposed in terms of Authority Resolution No.108/92 will continue and will be extended to all other housing schemes.
- (2) Change of floor banned earlier in the case of Self Financing Schemes in accordance with Authority Resolution No.108/92 will continue and further, be extended to all housing schemes, provided that the Lieutenant Governor/Chairman, DDA may, at his discretion, permit change of floor at the same location in suitable cases subject to availability of flat and the production of a certificate from a Government hospital/recognised hospital which establishes that either the allottee or any member of his family, as defined in the Financial Rules of Government, suffers from blindness or physical handicap of an orthopaedic nature where lower limbs are affected, or rheumatoid arthritis, or serious heart condition, or the allottee or any member of his family as aforesaid is more than 70 years of age.

Contd.

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Item Nos.

33/93

34/93

35/93

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Consideration of these items was deferred.

ITEM NO. SUB; Confirmation of the minutes of the last
21/93 meeting of the Delhi Development Authority
A-19.02.93 held on 02.02.93 at Raj Niwas, Delhi.
(F.2(2)93/MC/DDA)

P R E C I S

Confirmation of the minutes of the meeting
of the Delhi Development Authority held on 02.02.93
at Raj Niwas, Delhi. A copy of the draft minutes
is annexed at (Appendix 'A' Page No. 2-6-A).

APPENDIX 'A' TO ITEM NO.21/93
DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of Delhi Development Authority held on 2.2.93 at 3.00 P.M. at Raj Niwas.

The following were present:

CHAIRMAN:

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

VICE-CHAIRMAN

2. Sh. S.P. Jakhanwal,

MEMBERS

3. Dr. P.S.A. Sundaram,
Jt. Secretary, MOUD,
4. Sh. P.V. Jayakrishnan,
Commissioner, M.C.D.,
5. Sh. H.D. Sharma,
Engineer Member, DDA,
6. Sh. K.N. Khandelwal,
Finance Member, DDA,

SPECIAL INVITEES

7. Sh. R.K. Takkar,
Chief Secretary,
Delhi Admn.
8. Sh. R.D. Kapoor,
Secretary (Finance),
Delhi Admn.
9. Sh. T.T. Joseph,
Secretary (L&B),
Delhi Admn.
10. Sh. I.J. Talwar,
Secy. to L.G., Delhi.

ALSO PRESENT

11. Sh. A.P. Sinha,
Principal Commissioner, DDA,
12. Sh. J.C. Gambhir,
Commissioner (Plg.), DDA,
13. Sh. S. Roy,
Commissioner (LD), DDA,
14. Sh. P.N. Gupta,
Commissioner (P), DDA,
15. Sh. V.K. Jain,
C.L.A., DDA,

16. Sh. J.K. Puri,
C.A.O., DDA,
17. Sh. S.C. Gupta,
Director (DC&P), DDA,
18. Sh. K.T. Gurmukhi,
Addl. Chief Planner, TCPO,
19. Sh. Ranbir Singh,
Secretary, DDA.

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Item No. Sub: Confirmation of the minutes of the
1/93 last meeting of Delhi Development
Authority held on 17.12.92 at Raj
Niwas, Delhi.
F.2(2)93/MC/DDA.

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Resolved that the draft minutes of the meeting held on 17.12.92 be confirmed. It was further decided that in future Action Taken Notes on the resolutions passed by it or other directions given should also be brought before the Authority.

Item No. Sub: Zonal Development Plan for walled
2/93 city (part of Zone A & Part of Zone
C) Old City Area.
F.1(28)92/ZP.

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Resolved that the Zonal Development Plan for the Walled City (part of Zone A & C) be approved for publication for inviting objections/suggestions subject to the following:

- i) Para 5.2 be suitably modified keeping in view that the hazardous trades are to be closed and no licence is to be renewed/granted for such trades.
- ii) Para 5.3 be suitably modified and wherever the words 'shifting or shifted' have been used be replaced as 'closing/closed/not permitted'.
- iii) Para 5.6 and 5.8 be redrafted taking into account the urban design schemes intended to be formulated. MCD should obtain clearance of DUAC before sanction renovation/development of listed buildings.
- iv) In para 5.7(i) the word "and to be utilized as per redevelopment scheme" be added.

vi) In para 5.7 (iii), the
lopment Act be read as
Area Development Act"
Control Regulations for
perties be made part of

vi) Para 9.0 (Change of la

viii) Temporary structure in
cluding Office of Asse
the Railway Station b

viii) "Phoolmandi" may be e
into a park.

ix) Buildings of historical
tance should be listed,
provided for by the Del
logical Department. S
should be carefully o
other authorities san

Item Sub: Change of land use of
No. (5.92 acres) from 're
semi-public facilities
3/93 and Gokulpuri, North
(F.20(14)91-M.P.)

Resolved that the pro
of an area measuring 2.4 h
dential' to 'public and se
(facility-service centre)
Ministry of Urban Developm
notification under Section

Item Sub: Change of land use c
No. (2.5 acres) from 'res
public facilities"
4/93 at Vasant Kunj, Kish
(F.3(57)90/M.P.)

Resolved that the pr
an area measuring 1 ha.
(regional park) to 'publ
(cremation and burial g
tion and a green strip
and burial ground sites
resolved that the sette
Urban Development, G

- vi) In para 5.7 (iii), the Maharashtra Housing Development Act be read as "Maharashtra Housing and Area Development Act" (MHADA). Bombay Building Control Regulations for development of such properties be made part of the Zonal Plan.
- vii) Para 9.0 (Change of Land Use) be deleted.
- viii) Temporary structure in the Town Hall Area including Office of Assessor and Collector opp. the Railway Station be shown as 'green area'.
- ix) "Phoolmandi" may be earmarked for conversion into a park.
- x) Buildings of historical or architectural importance should be listed, and their conservation provided for by the Delhi Administration Archaeological Department. Such a plan for conservation should be carefully observed by the MCD and any other authorities sanctioning building plans.

Item Sub: Change of land use of an area measuring 2.4 ha.
No. (5.92 acres) from 'residential use' to 'Public and
3/93 semi-public facilities' (facility-service-centre)
and Gokulpuri, North of Wazirabad road, Delhi.
(F.20(14)91-M.P.)

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Resolved that the proposal for change of land use of an area measuring 2.4 ha. (5.92 acres) from 'residential' to 'public and semi-public facilities' (service (facility-service centre) be approved and referred to Ministry of Urban Development, Govt. of India, for final notification under Section 11-A of Delhi Development Act, 1957.

Item Sub: Change of land use of an area measuring 1 ha.
No. (2.5 acres) from 'residential' to 'public and semi-
4/93 public facilities' (Cremation and burial ground)
at Vasant Kunj, Kishangarh, New Delhi.
(P.3(57)90/M.P.)

•••••

Resolved that the proposal for change of land use of an area measuring 1 ha. (2.5 acres) from 'recreational' (regional park) to 'public and semi-public facilities' (cremation and burial ground) be approved and that partition and a green strip be provided between the cremation and burial ground sites with separate entries. Further resolved that the matter be referred to Ministry of Urban Development, Government of India, for

final notification under section 11-A of Delhi Development Act, 1957.

Item No.
5/93

Sub: Composite alignment plan of 45 mtrs. R/W road along West bank of Pankha Drain & 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting Outer Ring Road and Najafgarh Rd. F.5(16)87.

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Resolved that the proposal in para 6 of the agenda note regarding composite alignment plan of 45 mtrs R/W road along West Bank of Pankha Drain and 30.48 mtrs R/W road on the eastern side of Najafgarh Drain connecting Outer Ring Road and Najafgarh Road, be approved.

Item No.
6/93

Sub: Change of land use of an area measuring 1 ha. (2.5 acres) from 'residential use' to 'commercial use' at Tilak Nagar, Delhi. F.20(15)88-MP.

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Resolved that the proposal for change of land use of an area measuring 1.00 ha. (2.5 acres) from 'residential use' to 'commercial use' be approved and referred to Ministry of Urban Development, Govt. of India, for final notification under Section 11-A of Delhi Development Act, 1957.

Item No.
7/93

Sub: Change of land use of an area measuring 0.92 ha. (2.27 acres) from 'public & semi-public facilities' to 'Govt. offices' for CTO building at Janpath, New Delhi. F.16(7)90-MP.

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Resolved that the proposal in para 5 of the agenda note be approved and referred to Ministry of Urban Development, Govt. of India, for final notification under section 11-A of Delhi Development Act, 1957.

Item No.
8/93

Sub: Promotion Grade of Accounts Officer. F.7(216)/92-PB.I.

Resolved that the proposal be approved subject to correction in para 5 of agenda note regarding figures of the sanctioned posts of Accounts Officers stated as 57 and 46 which may be read as 53 and 42 respectively.

Item No.
9/93

Sub: Career advancement of Group 'C' and Group 'D' employees.
(F.2(85)92/P.B.IV).

Resolved that the proposal be approved.

Item No.
10/93

Sub: Policy for allotment of land to religious institutions.
(F.1(28)92/II).

The Authority was of the view that in the prevailing pressure on land in Delhi, any relaxation of the kind suggested would not be justified.

Resolved that the proposal to increase the size of religious plots be rejected and the present policy and norms for allotment of land to religious institutions should continue to be followed.

Item No.
11/93

Sub: Fixation of pre-determined rates for Industrial and Commercial Plots.
(F.NA.II/12/1/79-80/Pt.).

Resolved that the proposal for fixation of pre-determined rates for industrial and commercial plots for the year 92-93 only be approved; and for the year 93-94 fresh proposal should be put up at the appropriate time. It was further resolved that the matter be referred to Min. of Urban Development for issuing the notification. It was suggested that it might be rational and for more manageable if the rates were constant for a period of 3 years at a time that would prevent uncertainties of institutional allotments and enable the beneficiaries who are largely voluntary, non-profit making organisations, to budget their constructions with greater facility.

Item No.
12/93

Sub: Change of land use of plot Nos. A-21/12 to A-21/20 from 'Industrial' to 'Commercial use' at Naraina Industrial Area, Phase II, New Delhi.
(F.20(1)92-M.P.)

During discussion, Commissioner (Plg.) stated that such changes may effect the growth of light and service industries in the city which may not be a very healthy trend. Considering various aspects of the case as brought out in the agenda note, Chairman, DDA, felt that he would like to inspect the site and bring up the matter before the Authority again.

6-A :

Item No.
13/93

Sub: Representation of Sh. Vinay Bharat Ram, Chairman and Managing Director, the DCM Group dt. 29th Dec., 1992 regarding development of leasehold land at their own before the Hon'ble Minister of Urban Development, Govt. of India.
(F.S.8(18)84-Vol.II).

The Authority considered the agenda note at length. It was felt that the request of DCM was not at all justified and that having secured development rights over the free-hold land, the party was now trying to integrate the leasehold lands for which the leases had already been determined. It was resolved:-

- a) that Govt. of India, Ministry of Urban Development be requested to reject in the public interest, the requests/representations made by DCM Ltd., to the Hon'ble Urban Development Minister, seeking directions to D.D.A. under Sec. 41 of DD Act to withdraw and cancel its Resolution No. 142/92 dated 13th Oct., 1992 and the 10 letters of determination of 10 leases, all dated 3rd Dec., 1992 and further to renew the leases and permit it to redevelop the said leasehold land.
- b) that the reasons for rejection of the requests/representations of DCM Ltd., be conveyed separately by Commr. (LD) to Govt. of India, Ministry of Urban Development.
- c) that as all the 10 leases stand determined and determination of the leases stands communicated to DCM Ltd., Commissioner (LD) is directed to take further action in accordance with Authority's Resolution No. 142/92 dated 13th Oct., 1992.

Item No. Sub:
14/93

Revised Estimates for the year 1992-93 and Budget Estimates for the year 1993-94.
F. 4(3)92-93/Budget.

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The Authority resolved that Revised Estimate for the year 92-93 and the Budget Estimate for the year 93-94 as proposed be approved.

The Authority observed that tempo of land acquisition and disposal of commercial properties are to be speeded up.

Item Nos.
15/93 to
20/93

Consideration of these items was deferred.

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6-B

ITEM SUB : Action taken report on the resolution passed
NO. by the Delhi Development Authority for the
21A/93. last quarter of 1992.
A-19.02.93 F.2(6)/92.M.C.

P R E C I S

The Authority decided in its meeting on 2.2.93 that Action Taken Note on the Resolutions passed by the Authority should be invariably submitted for its information.

Accordingly a report on the Action Taken on the Resolutions passed by the Authority in the last quarter of 1992 has been prepared which may kindly be seen at (Appendix 'BA' Page No. B-I to B XI)

The matter is placed before the Authority for its information.

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R E S O L U T I O N

The information given in Action Taken Note was noted.

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LIST OF THE ITEMS INVOLVING ACTION TAKEN/TO BE TAKEN
FOR THE LAST QUARTER OF 1992.

(Appendix 'BA to ITEM No. 21A/93.)

| S.NO. | ITEM NO. | DATE | SUBJECT | RESOLUTION | ACTION TAKEN /TO BE TAKEN REMARKS |
|-------|----------|----------|---|---|--|
| 1. | 136/92 | 13.10.92 | Change of land use of an area measuring 7611.62 sq.mtr. from 'residential use' to 'Govt. use' (Lawyer's Chambers) located at the crossing of Mathura Road Bhagwan Dass Road, New Delhi. (F.No.20(6)/84-M.P.) | The Authority resolved to recommend to the Central Government to issuing final notification for the change of land use as per proposal in para 1 of the agenda note. | The case has been referred to the Under Secy. to the Govt. of India vide letter No. F.20(6)/84-M.P./970 on 13.11.92 to issue a final notification for the proposed change of land use. |
| 2. | 137/92 | 13.10.92 | Change of land use of an area measuring 2.30 hact.(5.68 acres) from 'residential' to 'Public and semi - public facilities' 'cremation ground, Burial ground and Cemetery) at Village Sultan Pur Mazra, Delhi. (F.No.20(5)/91-M.P.) | The Authority resolved to recommend to the Central Government for issuing final notification for the change of land use as per proposal in para 4 of the agenda note. | The Case has been referred to the Under Secy. to the Govt. of India vide letter No.F.20(5)/91-M.P./968 on 13.11.92. to issue a final notification for the proposed change of land use. |

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| (1. | 2. | 3. | 4. | 5. | 6. |
|-----|-----------------|--|--|--|----|
| 3. | 138/92 13.10.92 | Change of land use of an area measuring 20 hac.(49.4 acres) from 'transportation (Truck Terminal and Integrated Freight Complex) to 'Public and Semi-Public facilities, commercial, recreational and circulation (roads) at Mandawali-Fazalpur, Delhi. F.No. 20(12)/92-MP | The Authority resolved to recommend the proposed change of land use to the Central Govt., Ministry of Urban Development, to issue a final notification to this effect. | The Case has been referred to the Under Secy. to the Govt. of India vide letter No.F.20 (12)/91/M.P./962 on 13.11.92 to issue a final notification for the proposed change of land use. | |
| 4. | 139/92 13.10.92 | Change of land use of an area measuring 2.5 acres from 'residential use' to 'Govt. offices' for new broad casting house at Mahadeva Road. F.No. 16(10)/86-MP | The Authority resolved to recommend the proposed change of land use to the Central Govt. , Ministry of Urban Development, to issue a final notification to this effect. | The Case has been referred to the Under Secy. to the Govt. of India vide letter No.F.16 (10)/86-M.P./864 on 13.11.92 for issue a final notification for the proposed change of land use. | |
| 5. | 140/92 13.10.92 | Change of land use of an area measuring 0.937 ha. (2.5 acres) from 'Public and Semi-Public facilities' to 'Residential use' at Village Adhchini, New Delhi. F.No. 20(5)/86-MP. | The Authority resolved that the proposed change of land use for an area measuring 0.937 ha. from 'Public & Semi Public facilities' to 'Residential' be referred to the Government for their approval for calling objections/suggestions as per Section 11(A) of Delhi Development Act, 1957. | The Case has been referred to the Under Secy. to the Govt. of India vide letter No.F.20 (5)86/MP/966 on 13.11.92 to issue a public notice for inviting objections/suggestions for the proposed change of land use and convey the approval of Central Govt. under Section 11-A of Delhi Development Act-1957. | |

6. 141/92 13.10.92

Allotment/Regularisation of land to Guru Singh Sabha in Jangpura and permission as a case of 'Special Appeal' to use the plot as part of religious activities.

(F.3(2)/89-Instl.).

7. 142/92 -do-

Determination of leases of land leased out to D.C.M. Ltd.

(F.58(18)84-OGS-Vol.II.).

The Authority resolved that an offer to Guru Singh Sabha be made for allotment of land at market rates and damages for past unauthorised occupation of the land may also be intimated. And after the consent of the allottee has been obtained, the matter may again be brought before the Authority for its final approval.

The Authority resolved to approve as under:-

a) That all the ten leases executed in favour of DCM Ltd. be determined on the following grounds:-

i) These lands were leased out for purposes incidental/ancillary to the running of DCM and once they have ceased to be utilised for those purposes they should revert to the lessor for appropriate use.

ii) The lands in question are required for making up the deficiencies in the facilities required to meet the needs of the community, which is a public purpose.

iii) As per revised Master Plan of Delhi - MPD-2001, the entire land in question is first to be utilised for making up deficiencies in respect of the facilities as per the needs of the population comprised in the special area, based on the norms given in the Master Plan. The extent of land required for making up these deficiencies in facilities as per norms given in the Master Plan will be much more than the aggregate area of the lease-hold land.

The compliance report from the Commr.(LD) is awaited.

Determination of 10 leases have been communicated to DCM Ltd. on 3.12.92. A representation of DCM received through MOUD was considered by the Authority in its meeting on 2.2.93 and the Ministry would be informed of the decision shortly.

6. 141/92 13.10.92

Allotment/Regularisation of land to Guru Singh Sabha in Jangpura and permission as a case of 'Special Appeal' to use the plot as part of religious activities.

(F.3(2)/89-Instl.).

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The compliance report from the Commr.(LD) is awaited.

Determination of 10 leases have been communicated to DCM Ltd. on 3.12.92. A representation of DCM received through MOUD was considered by the Authority in its meeting on 2.2.93 and the Ministry would be informed of the decision shortly.

2. 3. 4. 5. 6.

b) That Commissioner (Land) is authorised to communicate determination of leases, give notice to DCM Ltd. for the purpose of assessment of compensation, and after hearing DCM through its authorised representative, adopt with the previous approval of VC such methodology, as may be deemed appropriate, for the purpose of compensating the lessees on account of determination of the leases.

c) That Commissioner (Land) is authorised to pay with the previous approval of the Chairman, such compensation to DCM Ltd., as is considered fair and reasonable by him.

The Authority approved the revision of predetermined rates of land as proposed in the agenda note. The Authority also approved the consequential revision in predetermined land rates for SPS flats from Rs.1660/- to Rs.1650/- per sq.m.

The matter was taken up with the MOUD and the Min. has since Notified the rates vide Notification No. GSR-824(X) dated 21.12.92.

a- 143/92 13.10.92

Cost benefit analysis - Darka Ph.I.

(PS/Commr. (S)/92/698-A).

B-V

1. 2. 3. 4. 5. 6.

9. 144/92 13.10.92 Overdraft/loan facility from Nationalised Banks and other financial institutions. (Acs.6(3)/16).

The Authority resolved that DDA may obtain loan facility from HDFC, NHB, any nationalised bank or any other financial institution and may offer debentures on such terms and conditions as may be approved by the Central Government subject to the condition that at any given point of time the principal amount of the loan will not exceed Rs.65(Sixty five) crores. Separate proposal, if necessary, may be brought before the Authority for the facilities of over draft.

The Finance Department has intimated that a Loan of Rs.10 crores has been raised from H.D.F.C in the month of Nov.1992 and for the balance, FA(H) is negotiating with various financial institution. The loan was raised in anticipation of the approval of the Govt. and the formal approval of the Govt. is being sought vide letter No. F.24(1)/92/HAC dt.10.12.92.

10. 145/92 -do-

Modifications in terms and conditions of allotments under NPRS-1979. (F.22(122)79/HAC/Pt.)

The Authority resolved that terms and conditions of allotment under NPRS be modified as proposed in para 9 of the agenda note subject to the following:-

- i) That revised terms will be applied prospectively and will not be made applicable to the draws already held.
- ii) No Change of mode of payment to hire purchase will be allowed in cases in which allotment has been made on cash down basis. In such cases possession will be handed over to the allottee only after he has made full payment of the flat.

Dy.FA(H)-II has intimated that Demand letter of NPRS-1979 allotments are being issued as per Authority's Resolutions

11. 147/92 -do-

Fixation of the amount to be recovered as earnest money for allotting land to Cooperative Group Housing Societies. (F.2(27)/91/GH-Pt.)

The Authority resolved that the earnest money to be deposited by Cooperative Group Housing Societies alongwith their applications for allotment of land, under Sub-rule(1) (a) of Rule 25 of the DDA (Disposal of Developed Nazul Land) Rule, 1981, shall be an amount equal to 10% of the total premium of the plot offered.

Earnest Money has been demanded from 257 Group Housing Cooperative Societies accordingly in Oct.-Nov.92.

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| 12. | 150/92 | 1.12.92 | Proposed redevelopment scheme of Janpath lane area. (F.16(89)81-M.P.) | Resolved that the revised scheme for Janpath lane area as discussed and recommended by the Technical Committee be published for inviting public objections/suggestions and be also referred to L&DO, NDMC and other concerned departments for comments, if any. |
| 13. | 151/92 | 1.12.92 | Two level flyover proposal on G.T. Shahdara road from Shyam Lal college to Sansar Sewing Machine Factory. F.5(55)66-MP/Pt-III. | Resolved that the recommendations as in para '7' of the agenda be approved for further implementation by the M.C.D. |
| 14. | 152/92 | 1.12.92 & 17.12.92 | Disposal of Commercial Plot No.10, Bhikaji Cama Place District Centre (F.100(60)/92/CL/Pt.) | Resolved that a Committee consisting of V.C., F.M. and Commr.(L) be constituted to negotiate with nationalised banks/financial institutions/Govt. Depts. P.S.Us and to take a final decision in case of reasonable offers from them. In case of efforts not being successful the same Committee will look into the refixation of reserved price and will make suitable proposal on the refixation for consideration of the Authority. |
| 15. | 153/92 | 1.12.92 | Reg. allotment of land for passenger cum-freight at Durga. | Resolved that the land be offered to the Railways at the "break-even rate". The Railways should be requested to indicate their requirement of land for passenger/freight complex. |
- A copy of report of redevelopment scheme of Janpath lane, N. Delhi alongwith a plan has been forwarded to Land&Dev. Officer, MOUD, C.Arch. NDMC, Director Archeological Survey of India Secy., DUAC & DCP (Traffic) vide letter No.F.16(89) 81-M.P./81-85 on 1.12.93. Public Notice inviting objections/suggestions has been approved and will be issued shortly.
- A communication sent to Ex.Eng. M.C.D. for sending original tracing/reproduction of the said flyover proposal as approved by DUAC for record & office use & incorporating Authority's decision for further implementation and the reply is awaited.
- Reply is awaited.
- Demand letter has been issued on 18.12.92 for payment of Rs.1,59,91,94,395-00 with upto date interest. Reminder have been issued to Railways on 9.2.93 by Commr.(LD).

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16. 154/92 01.12.92 & 17.12.92 Approval of survey report in r/o r/o 6 MIG flats in Pkt. A-10, Kalkaji Extension and write off of total loss sustained by Delhi Development Authority on repairs and rectification work.
(F.No.EM 1(16)88/Vol.V)
17. 155/92 01.12.92 Incentive for acquiring higher qualification of I.C.W.A.
(F.E.4(2)91.)
18. 156/92 01.12.92 Change of land use of an area measuring 8 hect. (9.8 acres) from 'recreational use' to 'Public and Semi-Public facilities (CRPF) in the South of Gharoli, Trans Yamuna area, Delhi. (F.25(19)/85/Instl.)
19. 158/92 01.12.92 Permission for construction of State Guest House on Plot No.18, Sardar Patel Marg, (D-13), New Delhi.
(F.No. 16(8)92/MP)
- Resolved that the proposal be approved. However, the actual amount to be written off should be worked out again after taking into account the cost of houses to be demolished and rebuilt, while separately accounting for expenditure on repairs and renovations in consultation with F.M.
- Resolved that on the pattern of orders issued by the Comptroller & Auditor General, incentive as mentioned in para 2 of the agenda note for acquiring higher qualification of ICWA/AICA be granted to only non gazetted and Group 'B' Officers.
- Resolved to approve the proposal for change of land use of an area measuring 4 ha.(9.8 acres) from 'recreational' to 'Public and Semi-Public facilities'(CRPF battalions). The Authority reiterated the urgent need to protect the "Ridges" of Delhi.
- Resolved that the recommendations of the Technical Committee as in para 4 of agenda note be approved as a case of special permission.
- The matter is under process.
- The CRPF have been issued letter on 7.1.93 conveying the decision of the Authority.
- Resident Commissioner, Govt. of Himachal Pradesh, New Delhi has been informed vide letter No.F.16(8)/92-M..P./ 1to 3 dated 1.1193, for construction of "State Guest House" under special appeal.

20. 164/92 1.12.92

Audit report on the accounts
of the Delhi Development
Authority for the year
1990-91.

(RA.14(140)CA/90-91/Vol.III)

The Authority resolved that the Annual Accounts of DDA for the year 1990-91, be approved and the same may now be sent to MOUD for placing before both the Houses of Parliament. While adopting the accounts, the Authority observed that expeditious action should be taken inter-alia in respect of the following and the progress made in this regard be intimated to the Authority.

- a) Liquidation of liabilities of Rs. 1752.92 lacs as per para 11 of the Audit report.
- b) Review the sundry debtors of ISBT in respect of cases where whereabouts of allottees/ex-licensees is not available in respect of court cases so as to expedite recovery of Rs.186.29 lacs as per para 19.1 of the Audit Report.
- c) Take expeditious action for clearance of the old outstanding DACR objections, especially those pertaining to the old period.

Audit Note was forwarded to MOUD on 9.12.92 & 5.2.93 for laying it before both the houses of Parliament.

-One team has been deputed for taking expeditious action for clearance of the old outstanding DACR objections.

-As regards review of sundry/debtors/ISBT and liquidation of liabilities, action is in hand at the level of GM(ISBT) and Lands Wing of DDA.

B-IX

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21. 165/92 1.12.92 Intensive utilisation of DTC Depots.
(F.No.10(10)88-M.P.)

Resolved that individual cases may be processed on merit as and when referred to by the DTC. Meanwhile DTC be apprised of the provisions of the rules/regulations and MPD-2001 for their information and necessary action.

Chairman-cum-Managing Director, D.T.C. has been informed of the decision of the Authority.

22. 166/92 1.12.92 Request for 'NO Objection Certificate' for activity of milk processing and packing at Karawal Nagar, Delhi.
(F.3(31)92/M.P.)

Resolved that, as the Unit was already functioning since 1976 and supplying the milk in polypacks to meet the requirement of Delhi consumers, the unit be allowed to continue and necessary permission be granted as a case of special appeal.

Case was discussed with L.G. & file has been submitted to him on the issue whether changes in Master Plan are to proceed NOC.

B-X

23. 170/92 1.12.92

Regarding shifting of hazardous and noxious units from Delhi.

(F.3(33)73-M.P.)

Having noted that MPD-2001 required closures/shifting of hazardous/noxious industries latest by 1.8.92 the Authority resolved that the GAIL can be permitted for laying of pipeline for supplying industrial GAS to M/s Shriram Food & Fertiliser Ltd. "at the risk and cost of the unit/GAIL".

The Authority/Delhi Admn. may take separate action for implementing provisions of MPD-2001.

General Manager (Mktg. & Plg.) Gas Authority of India has been informed vide this office letter No. F.3(133)/73-M.P./5355 dt. 19.1.93.

24.

171/92 1.12.92

Note on rates of alternative plots.

PA/FM/DDA/92/194

The matter was discussed by the Authority at length. Chief Secy. Delhi Admn. informed that simplification of procedure for recommending the alternative plot to the persons whose lands have been acquired is under active consideration of Delhi Admn. and orders are likely to be issued soon. The Authority noted the basis on which the land premium rates for various categories have been worked out.

Dy. CAO (LC) has intimated vide his note dated 9.2.93 that the procedure for recommending the alternative plots is under active consideration of the Delhi Admn.

The matter is under process.

25.

172/92 1.12.92

Fixation of premium for land to be leased out for setting up fly-ash brick manufacturing units at Rajghat.

(L.1(57)/90).

Resolved that the Vice-Chairman may constitute an empowered Committee to consider the techno-economic aspects of the project and recommend to the lessor the rate of premium to be charged from the firm or any other suitable financial arrangements.

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B-XI

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26. 174/92 17.12.92

Draft Zonal (divisional) development plan 2 no 'B' - (Karel Bagh & city extension) and amendment in MPD-2001. F.No. 1(18)92-ZP.

The Authority discussed the matter at length and considered the suggestion offered by the members listed in Annex. A and thereafter resolved that the draft zonal plan be approved subject to the following:

The matter is under process for referring to Min. of Urban Development.

- i) Anand Prabhat area should be excluded from the proposal for the present because of ongoing court cases.
- ii) A section on utilities and services i.e. water supply, sewerage and power should be added.
- iii) Another section on 'private effort for the development of public and semi-public facilities' should be added in the introduction or at any other appropriate place.
- iv) The comments given by members of the Authority be taken into consideration for incorporation into the report and the zonal plan be published for calling objections/suggestions.

Separate minutes to be issued by V.C., D.D.A.

Commr. (MCD) has been intimated vide D.O. No. PA/VC/DDA/92/101 on 22.10.92 enclosing therewith a copy of minutes of the discussion regarding dues of DDA against MCD and Home Deptt. held with L.G. at Raj Niwas on 17.12.92.

27. 175/92 17.12.92

Dues from Delhi Admn. and Local Bodies.

F.PA/FM/DDA/92/223.

ITEM NO. Sub: Conceptual Scheme of the area alongwith
22/93 National High Way-8 near Indira Gandhi
International Airport. (F.10(2)92/M.P.)

A-19.02.93

P R E C I S

1. The Authority vide Resolution No.169/92 (App. 10-124) resolved that an indicative plan for development of the land along both sides of NH-8 between Indira Gandhi International Airport and the border of National Capital Territory of Delhi and Haryana be formulated keeping in view the mixed land use concept. Further resolved that the quantum of land uses under different categories and the indicative scheme together with the legal frame of provisions under which the same is to be implemented, be worked out by a Group consisting of V.C., DDA, Commissioner, MCD, Principal Commr. and Commr.(Plg.).

The urgency of the problem from the point of view of improving to visitor-perception of Delhi and the rapid rate at which encroachments and unauthorised constructions were proceeding, was specially emphasised.

2. The Government of India, Ministry of Urban Development vide reference No.K-13011/1/90-DDIB dated 1st January, 1993 issued directions under Section 41(1) of the Delhi Development Act, 1957 for Land Use Plan for area adjoining National Highway NH-8 (App. 'C' P.NB. 13-14) directed the DDA to prepare an indicative land use plan along the corridor extending to 1 k.m. on either side of the National Highway No.8, from the present boundary of the development area upto the Haryana border. Such an indicative land use plan should be based on proposed uses consistent with the general pattern of development in and around that area."

In the same letter, it is also mentioned that in the meantime, considering the proximity of the area to the International Airport and the need for tourism facilities applications pending with the Ministry and DDA for the development of privately owned plots for the purposes of construction of hotels/motels with foreign equity participation may be permitted. Changes in the land use in such cases may be incorporated in the indicative land-

use plan. It would be upto the parties to develop/obtain the necessary infrastructure facilities subject to clearances by the Municipal Corporation.

3, Following are the important points for consideration for planning of this area:

(i) The area is not included in urban extension plan prepared alongwith MPD-2001 approved by the Authority and submitted to the Govt. in the year 1987.

(ii) As per MPD-2001 along the border of National Capital Territory of Delhi, approx. 2 KM depth is to be left as green belt, major part of this area would be covered in the same.

(iii) According to NCR plan along the National Highway 100 mt. wide green strip on both sides is to be left as green.

(iv) Presently all developments in the urban extension is as per the urban land policy i.e. Large Scale Acquisition Development and Disposal of land. According to this all land for development is to be acquired by the Govt., developed and disposed of as per policy in force at present.

(v) In case this policy is not followed, there has to be alternative comprehensive urban land policy for the National Capital Territory of Delhi regarding the land assembly, provision of social infrastructure i.e. telephone, police, fire, open space etc., etc., physical infrastructure i.e. development of trunk peripheral and internal water, sewerage, power and drainage and disposal/retention of developed land. In the absence of such a policy backing it is not possible to prepare a land use plan.

(vii) an indicative plan showing major roads and approximate breakup of land uses for mixed urban development in different sectors has been prepared which could be detailed alongwith the modification to be carried out in the Master Plan and a policy backing for integrated urban development.

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4. Technical Committee in its meeting held on 21.1.93 discussed the indicative plan mentioned above and desired that the scheme be submitted before the Authority. Technical Committee also desired that (i) while submitting the case before the Authority, the allocation of land uses in various sectors be indicated (ii) plan be prepared with the indication of sites where the requests are pending for location of hotels, motels etc. and (iii) the issue of modification required in the Master Plan-2001 because of its stipulation to keep 2 Km. depth as green belt along with National Capital Territory boundary and the urban land policy may be brought out in the agenda note.

5. (i) The matter is placed before the Authority for its consideration along with the plan (laid on the table).

(ii) As far as the alternative urban land policy; the matter is being worked by a group under the chairmanship of Pr. Commissioner, DDA.

R E S O L U T I O N

Resolved that the area identified in the draft indicative plan with extended boundary upto Old National Highway towards the west be declared as Development Area under Section 12 of the Delhi Development Act, 1957 after getting it surveyed as quickly as possible.

Further resolved (i) that besides the uses already mentioned in the agenda note and in the proposed indicative plan, the scheme should also include a complex of residential and non-residential schools with common facilities such as Swimming Pool, Stadium, Auditorium, etc. (ii) that alternatives for the urban land policies should also be worked out and brought before the Authority; (iii) that the stipulation of 2 kilometer - green belt along the border as per provisions of MPD-2001 should also be explained to the Ministry while forwarding the development plan of the area.

Further vide item No. 36/93, it was resolved on 23.03.93 as under:-

Against item No. 22/93, after the first para following should be added:-

The proposed scheme would provide for development of individual plots by the owners, subject to the payment of conversion, betterment, development charges according to a detailed scheme to be worked out. These charges shall at least cover the full cost of acquisition & development of common areas and facilities, utilities, greens & roads, inter-connections, etc. The scheme will also specify the spheres and responsibilities of the implementing agencies mainly DDA, MCD, DESU etc. DDA may not be required to acquire the land & develop it except to the extent required for providing common areas and facilities, utilise, green and roads etc. at the cost and expense of individual plot owners. The legal framework for such a scheme should be carefully prepared and got vetted by competent legal advice.

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APPENDIX 'B' ITEM NO. 22/93

ITEM NO: 169/92
SUB: Conceptual Scheme of the area alongwith National Highway-8 near Indira Gandhi International Airport.
(F.10(2)/92-M.P.)

A-01.12.92
Modified on
17.12.92

PRECIS

1. Boundary of the area and the scheme :

The scheme is bounded by Indira Gandhi International Airport. The boundary of the National Capital Territory, Delhi with Haryana is 1/2 km. depth. The total area of the scheme is 392 hect.

2. Master Plan for Delhi Perspective-2001 :

As per Master Plan for Delhi Perspective-2001, this area is indicated as rural use zone.

3. National Capital Region-2001 :

As per NCR-2001, this area is also outside the urban limit and alongwith National Highway-8 (90mtr. R/W), the green strip of 100 mtr. on either sides is to be maintained.

4. Present situation :

National Highway-8 is an important link connecting Delhi with Jaipur and has recently been constructed. Being also a major link to the Indira Gandhi International Airport, the area is under tremendous pressure for transit facilities like Hotel, Motel, Petrolpumps, recreational and residential etc. It is also felt that if this area is not developed immediately for such facilities as per present policy, lot of unauthorised construction will take place. The following references have also been received from MUD & Delhi Admn. :

(i) D.O. No.K-20013/10/91/DDIB dt. 14.9.92 from JS(II).

(ii) No.1(33)/90/UI/2426 dt. 19.10.92 from Secy.(LSG/UI).

(iii) Minutes of the meeting under the Chairmanship of MUD held on 15.10.92 No.J-13036/3/87-DDII-B Vol.III.

Authority in its Resolution No.4 dated 16.1.90 has decided to prepare a comprehensive scheme for development along NH-8. It was also decided that till such time, the scheme is approved, 'No Objection Certificate' not be issued in any case. Accordingly, a conceptual scheme for this area has been prepared mainly for the development of transit facilities in relation to International Airport & Highwazy commuters, covering an area about 392 hect. (Plan laid on table).

5. Land use :

The Master Plan for Delhi Perspective-2001 has given special consideration to prescribe mixed land use in certain areas. This area would be most appropriate to develop as mixed use area for hotels, motels, shopping restaurant, partly residential recreational (specially

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amusement parks), transport and other transit facilities etc. The total floor area generated would be of the order of about 1.5 million sq. mtr. The following is the proposed break-up of area for transit mixed development :

| | |
|---|---------|
| (i) Total Area | 392 ha. |
| (ii) Area under Transportation | 35 ha. |
| a) NH-8 | 25 ha. |
| b) Expressway | 10 ha. |
| (iii) Area under green buffer UT boundary (1/2 km.) | 25 ha. |
| (iv) Area under Defence | 45 ha. |
| (v) Gross area proposed under mixed transit development | 287 ha. |

Proposed break-up of area for transit mixed development :

| | | |
|----------------------------------|-----------|------|
| (i) Total Gross Area | 287 ha. | 100% |
| (ii) Residential | 71.25 ha. | 25% |
| (iii) Commercial | 14.35 ha. | 5% |
| (iv) Recreational | 143.5 ha. | 50% |
| a) District Parks & playgrounds. | 71.75 ha. | |
| b) Special re-creational area | 71.75 ha. | 25% |
| (v) P & S.P. | 28.7 ha. | 10% |
| Transportation | 28.7 ha. | 10% |

While formulating the detail scheme, location of the different blocks would be worked out for different activities taking into consideration the existing defence area, existing villages, National Highway, Expressway, High tension line, suitable green buffer etc.

6. The matter was discussed in the meeting of the Technical Committee held on 25.11.92 to consider the scheme and to approve the following course of action :-

- (i) Processing of change of land use from "Rural Use" to "Mixed Urban Uses" consisting of residential, commercial, recreational and public and semi-public facilities.
- (ii) Area to be declared as Development Area of the DDA.
- (iii) Area to be notified for acquisition for implementation of the Conceptual Scheme as per the details given above.

7. The Technical Committee recommended the change of land use as Para (5) above and to declare the area under Section 12 of Delhi Development Act.

8. The Technical Committee also discussed the following models of development :-

(i) Existing model i.e. large scale acquisition, development and disposal of land - According to this model, all land in the urban extensions is to be acquired under Land Acquisition Act, 1894/1985, developed by the Govt. agency by providing infrastructural and to deposit the land as per rules. This model is being followed in Delhi since enunciation of this policy in 1961.

(ii) Gujrat model - According to this model town planning schemes are formulated and processed under an act by pooling this land forming part of the scheme and taking over about 30 to 40 per cent of land for facilities. The remaining developed land is distributed amongst the landowners after levying the development charges. The experience is that such schemes take lot of time for actual implementation and the development remains scattered for a long period of time and without proper infrastructure.

(iii) Joint venture by the owners of the land - In this case, the land is to be pooled together by all the owners/beneficiaries and planned and developed jointly as per prescribed norms. After the development the owners/beneficiaries in lieu of their holding may either get developed land or compensation. In this model the owners have to combine for such a project.

In case of model (i), the land is acquired under the Land Acquisition Act for planned development. For model (ii) and (iii), legal frame would be required to be worked out to be for making it uniformly applicable.

Note : For urban planning point of view, permission for development to individual land owner for urban activities may not lead to in planned development. Requirement of land for common facilities will still have to be acquired. In this case working out a scheme/layout may suffer from subjectivity and differential treatment to different plot-owners.

9. The recommendations of the Technical Committee is submitted to the Authority for its consideration.

RESOLUTION

Resolved that an indicative plan for development of the land along both sides of NH-8 between Indira Gandhi Inter-

national Airport and the border of National Capital Territory of Delhi and Haryana be formulated keeping in view the mixed land use concept. Further resolved that the quantum of land uses under different categories and the indicative scheme together with the legal frame of provisions under which the same is to be implemented, be worked out by a Group consisting of V.C., DDA, Commr., MCD, Principal Commissioner and Commr. (Plg.).

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Further resolved that the aforesaid indicative plans with suggested boundaries be brought before the Authority for processing the change in land use and for notifying the area under Delhi Development Act '57. It was further resolved that E.C.D., in the meantime, should take effective measures against unauthorised construction/misuse in the area.

The urgency of the problem from the point of view of improving the visitor-perception of Delhi and the rapid rate at which encroachments and unauthorised constructions were proceeding, was specially emphasised.

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APPENDIX 'C' TO ITEM NO. 22 /93

No.K-13011/1/90-DDIB
Government of India
Ministry of Urban Development

New Delhi dated the 1st January, 1993

Sub: Land Use Plan for area adjoining National Highway No.8-
Directions under Section 41(1) of the Delhi Development
Act, 1957.

1. Master Plan for Delhi extends throughout the Union Territory of Delhi. While detailed, land use indications are given in respect of those areas within the urbanised limits (including development areas as defined under Section 12 of the Delhi Development Act, 1957), areas outside this limit have been shown as agricultural green/rural use zone.

2. From time to time the Ministry of Urban Development has been receiving applications from parties who have purchased land outside the urbanised limits especially along the corridor defined by National Highway No.8 upto the Haryana State border. Such parties require their plans to be sanctioned by the Municipal Corporation of Delhi. The Municipal Corporation is however, not in a position to act upon such applications since Master Plan shows the land as green.

3. Meetings were held at the level of Minister, Urban Development on 6th May, 1992 and 28th May, 1992 wherein the LG of Delhi, officials of this Ministry, Delhi Admn. and the DDA were also present. In the course of the meetings, it was stated that unauthorised development of land was taking place at a very fast pace on the lands adjoining the National Highway No.8. The Ministry had also voiced its perception that if orderly planning were to take place in the area, the notion of declaring the area as development area under Section 12 of the Act, acquiring the land under the provisions of Land Acquisition Act and then drawing up a Master Plan disposing of land in accordance with the Nazul Rules would not only be time-consuming but would also be financially difficult in terms of raising resources for paying for the land acquired.

It was, therefore, felt that the DDA should prepare an indicative land use map so as to control the contours of development.

4. Further meetings have been held on this issue thereafter, with the Ministries of Civil Aviation and Tourism at which need for development of hotels in this area was stressed. In view of the fact that applications have also been received from non-resident Indian groups who are willing to bring in upto 100% foreign equity in developing land, such as the

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application received from M/s Sartaj Hotel, it would be desirable that such an indicative land use plan be prepared at the earliest. The Ministry, therefore, in exercise of the powers conferred upon it under Section 41(1) of the Delhi Development Act, 1957 hereby directs the Delhi Development Authority to prepare an indicative land use plan along the corridor extending to 1 k.m. on either side of the National Highway No.8, from the present boundary of the development area upto the Haryana border. Such an indicative land use plan should be based on proposed uses consistent with the general pattern of development in and around that area.

5. In the meantime, considering the proximity of the area to the International Airport and the need for tourism facilities applications pending with the Ministry and DDA for the development of privately owned plots for the purposes of construction of hotels/motels with foreign equity participation may be permitted. Changes in the land use in such cases may be incorporated in the indicative land-use plan. It would be upto the parties to develop/obtain the necessary infrastructure facilities subject to clearances by the Municipal Corpn.

6. This issues with the concurrence of the Minister, Urban Development.


(R. BANNERJI)

Dy.Secretary to the Govt. of India

Vice-Chairman
Delhi Development Authority
New Delhi

ITEM
NO.
23 /93
A-19.02.93

SUB : Change of land use of an area measuring 2.4 ha. from 'recreational use' to 'public and semi-public facilities' (Institutional) at Mayur Vihar, Patparganj, Delhi.

F.20(1)/93-MP

P R E C I S

In April 1976, DDA approved layout plan of a complex of 815 ha. at Patparganj, in the South of National High-way No.24 with a break up of 406 ha. for gross residential use; 82 ha. for cattle farm, 58 ha. for storm water drain; 85 ha. for meat processing plant; 19 ha. for wireless stations. Gross residential area was largely used for plots of resettlement colonies.

2. DDA also recommended change of land use from 'rural use' to 'urban uses' as per land use given above and the processing was initiated in 1976, however, the final change of land were approved as part of MPD-2001.

3. Planning of institutional area of 2.4 ha. was started in 1980 when the first allotment was made to Sri Sanatan Dharam Sabha after its approval from the L.G.Delhi. Further, allotments were made to Arsha Dharama Parishad, a Church and others in same pocket.

4. MPD-2001 came into operation from 1.8.90. In the plan, this pocket of 2.4 ha. ^{was} shown as 'recreational' instead of 'institutional use'.

5. The proposal has been considered by the Technical Committee in its meeting held on 10.12.92 and the Technical Committee observed that in the layout plan earlier approved by the Authority, prior to the enforcement of MPD-2001, land measuring 2.4 ha. was shown for 'institutional use', where-as in MPD-2001 which

came into operation from 1.8.90, the land use is shown as 'recreational use' (district parks, playground and open spaces). The Technical Committee recommended that the land use change be processed for the pocket from 'recreational use' to 'public and semi-public facilities' (institutional) as shown on plan (laid on table).

6. The proposal is placed before the Authority for approval of change of land use of a triangular area, measuring 2.4 ha. from 'recreational use' to 'public and semi-public facilities' (institutional), bounded by Mayur Vihar Pocket III (DDA Group Housing) in the North; Wireless Station in the South-East and 30 mtr. wide road in the West.

R E S O L U T I O N

Resolved that the proposed change of land use for an area measuring 2.4 hac. from 'recreational use' to 'public and semi-public facilities' be referred to the Government for their approval for calling objections/suggestions as per Section 11(A) of the Delhi Development Act, 1957.

ITEM
NO.
24/93

Sub: Proposal for provision of construction of a restaurant in the 'recreational use' (District parks, playgrounds & open spaces)-Amendment in MPD-2001.

A-19.02.93 F. 10(19)/91-MP

P R E C I S

The DTTDC has submitted a proposal for a restaurant in the vicinity of Qutab Complex.

2. The proposed restaurant is proposed to be located in the district park as per MPD-2001. According to MPD-2001 in 'district park' following use premise are permitted:

"District Park, Residential Flat (For watch & ward and maintenance staff), Play Ground, Swimming Pool, recreational Club, Childrent Traffic Park, Specialised Park/Ground. National Memorial, Bird Sanctuary, National Garden and Zoological Garden".

3. It is thus, seen that the restaurant is not permitted according to MPD-2001 provisions, in the 'recreational use' (district parks, playground and open spaces). However, if the Japanese restaurant, sponsored by DTTDC, is to be located in this area, it would be necessary to make provisions for such use in MPD-2001 within the 'district park' area.

4. The proposal has been considered by the Technical Committee in its meeting held on 21.1.93 and the Technical Committee recommended that provisions be made to allow setting up of 'restaurant' within the 'District Park' areas, having an area more than 40 ha. (100 acres) area subject to the following stipulations:

- (i) It should be a single storey building with a maximum height of 4 mt. (four metres).
- (ii) The restaurant plot should not be more than 1% of the District Park area subject to a maximum of 0.8 ha. (2 acres) without any physical segregation.
- (iii) FAR of the restaurant building should not be more than 5% (five percent) of the area of the restaurant plot.

- (iv) The building should harmonize with the surroundings and should not have any residential facility.
- (v) Parking facility should be provided within the restaurant plot if not available in the vicinity.
- (vi) The organisation running such restaurant will have to make their own arrangement for water supply, sewerage and other utilities, wherever not available at site and not provided by the local body.

5. The matter is placed before the Authority for approval of para '4' so that steps could be taken for amendment in MPD-2001.

RESOLUTION

Resolved that the proposals contained in para (4) of the Agenda Note be approved.

* * * * *

((FROM PAGE 19 - 21 + Booklet)

ITEM NO. SUB : Draft Zonal (Divn.) Development plan for
25/93 Zone 'C' (Civil Lines & Extn. and Amend-
ments) in MPD-2001.

F.1(16)/92-ZP/Pt.I

Deferred.

CONFIDENTIAL

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ITEM
NO.

Sub: Publicity Policy for Engineering Divisions of DDA.
F. 1(2)/91/LPR/

26 /93

A-19.02.93

P R E C I S

DDA, so far, has not framed any guidelines/publicity policy for display of tender notices in Newspapers with varying circulation. Tender Notices are released by the Engineering Divisions for various Works. The expenditure has been increasing steadily, firstly due to increase in rates by various Newspapers and secondly by charging of commercial rates, instead of DAVP rates, by the Newspapers.

| <u>Year</u> | <u>Figures of Expenditure</u> |
|---------------------------|-------------------------------|
| | 107.23 |
| 1989-90 | 129.80 |
| 1990-91 | 140.00 |
| 1991-92 | (roughly) |
| | 61.09 |
| 1992-93 (upto Nov.'92) | |

2. The policy followed by CPWD for display of tender notices as well as by DAVP are at (App. E. & F.) These policies cannot be followed in toto as for Govt. Organisations DAVP rates are allowed by the Newspapers. The possibility of display of DDA advertisements through DAVP was explored in 1990-91 but it was not found possible to entrust this work to DAVP. Various guidelines are proposed for ensuring equitable distribution of display of tender notices and maximising the economy in these displays in succeeding paras. P. 25, 26-27

3. (i) Newspapers be grouped under two categories:-

(a) Newspapers having Delhi circulation less than 50,000
(Group 'A') Appendix 'G' Page No. 25)

(b) Newspapers having Delhi circulation above 50,000
(Group 'B') Appendix 'G' Page No. 26)

(c) Grouping of Newspapers will be based on Delhi circulation. The media list indicating papers under various groups will be updated every year after verification of circulation after obtaining a certificate from C.A./DAVP circulation/ABC Circulation. Fresh inclusion in the lists can be made with the approval of Vice-Chairman.

- (ii) The Newspapers selected should be 'Morning Dailies'.
- (iii) The Newspapers from Group 'A' will be selected on rotational and equitable basis and from Group B in a manner so as to ensure maximum publicity through a mix of various papers.
- (iv) The total expenditure on Group 'A' Newspapers should not be more than 10 percent of the total advertisement expenses of the Division.
- (v) No paper will be recognised as a specialised Newspaper for tender notices etc. unless it is recognised by CPWD or DAVP as such and therefore, all Newspapers will be treated at par with the Newspapers of that particular group to which the paper belongs.

4. The following economy measures have to be considered to curtail the heavy expenditure on advertisements:-

- (a) tender notices may be published only in one 'English' and one 'Hindi' Newspapers under Group 'B' (Circulation of more than 50,000) and one Newspaper from Group 'A' (out of the combined list of English and Hindi Newspapers);
- (b) practice of giving repeat advertisements may be stopped;
- (c) for ensuring economic utilisation of ^{news print} space, a standard format will be adopted for tender notices and display will be as per the format with modifications whenever necessary.

5. It is also proposed to publish a weekly Tender Notice Newspaper, preferably named as 'Vikas Tender News'. The Newspaper can be sent to all the Contractors registered with DDA. The printing and distribution of the paper will be on 'no profit no loss' basis and the printing cost will be met by way of subscription. For this purpose, one EO or one AE at Vikas Sadan can function as a Nodal Collection point for such tender notices from various Divisions of DDA and from various organisations. The AE or EO will also edit the advertisement/tender notice for brevity and proper communication etc. The Newspaper can be published at the DDA Printing Press on a weekly basis. This would mean a substantial saving in the Advertis-

sement expenses of the Engineering Wing. The paper will be a non-registered paper meant for private circulation. With such a publication, we may give ad to only one Newspaper with largest circulation in Delhi instead of two at present from Group 'B' (in one language) and one in Newspaper of Group 'A' in other language to conform to the requirements of official language policy.

The matter is placed before the Authority for consideration.

R E S O L U T I O N -

The Authority resolved that the proposals in para (3) and (4) of the Agenda Note be approved and para (5) be treated as deleted.

Appendix

'E'

to Item No.

Publicity of Tenders

1. Tenders must be invited in the most open and public manner possible, whether by advertisement in the press or by notice in English and the written language of the district, posted in public places. Wide publicity should, therefore, be given to the notice inviting tenders. A copy of the notice should be sent to the Central PWD Divisions, the Central Office, the Circle Office, Local Municipalities and Collector's Office. * In respect of works estimated to cost more than Rs.1,00,000, a brief advertisement inviting tenders should invariably be inserted in the press. In the case of works costing above Rs.25,000 but below Rs.1,00,000 the Superintending Engineer concerned should exercise his discretion whether any advertisement should or should not be published. In the case of works costing less than Rs.25,000 no press notice is required (CE/Con/713 dated 7.4.80 and CE/Con/800 dated 23.2.85)

GOI's Decision:- Streamlining the procedure and rules in respect of tenders and contracts in CPWD - Report on the study conducted by DP & AR.

1. Publicity of tenders:

- (i) Tenders for Works costing more than Rs.1 lakh should be advertised in Newspapers. Tenders for work costing Rs.1 lakh or less need not be advertised in the Newspapers.
- (ii) Executive Engineers may be authorised to take up with the DAVP, special cases in which advertisements are to appear in standard regional papers with large circulation potential.

(Standing Order No.260 issued vide M/W&H No. 280/2/33/80-W4 dt. 20.2.85) (CE/Con/800 dated 23.2.1985)

2. Advertisement for Notice Inviting Tenders should be sent to the Directorate of Advertising and Visual Publicity, Ministry of Information and Broadcasting for insertion in the press. Sometimes, tenders may have to be invited for different works by the same Division at the same time or at short intervals of one or two days. In such cases it is not desirable to send separate press advertisements for each work and so far as possible composite advertisements in the following form should be sent to avoid unnecessary expenditure on advertisement.

MINISTRY OF INFORMATION AND BROADCASTING
(ADVERTISING POLICY OF THE GOVERNMENT OF INDIA)

'A' Preamble:

1. The Directorate of Advertising and Visual Publicity places advertisements in various newspapers and journals on behalf of various Ministries and Departments of the Government of India. A number of autonomous bodies and public sector enterprises channelise their advertising through the DAVP.
2. The primary objective of Government advertising is to secure widest possible coverage through newspapers which circulate news or comments on current affairs and standard journals on science, art, literature, sports, films, cultural affairs etc. While giving advertisements, political affiliations or editorial policies of the publication concerned are not taken into account. However, advertisements would not be issued to newspapers, journals which incite or tend to incite communal passions, preach violence, offend the sovereignty and integrity of India or socially accepted norms of public decency and morals.

'B' Policy guidelines:

1. Keeping in view Government Policy, Publicity requirements and availability of funds, a balanced and equitable placing of advertisements is aimed at. Government advertisements are not intended to be a measure of financial assistance to newspapers/journals. In pursuance of broad social objectives of the Government and in order to achieve parity of rate between various categories newspapers appropriate weightage consideration may be given to:

- (a) Small and Medium newspapers/journals;
- (b) Specialised scientific and technical journals;
- (c) Language newspapers/journals; and
- (d) Newspapers/journals published especially in backward, remote and border areas.

2. Small, Medium and big newspapers/journals are categorised as under:-

- (a) Small: Up to a circulation of 25,000 copies per issue.
- (b) Medium: Circulation between 25,000 and 75,000 copies per issue.
- (c) Big: Circulation above 75,000 copies per issue.

In selecting newspapers/publications for placing Government advertisements the following consideration may be taken into account:

- (a) Coverage of readership from different walks of life, particularly in case of national campaigns.
- (b) Reaching specific sections of people depending upon the message to be conveyed. Small and Medium Newspapers will get major consideration in motivational/educative campaigns.
- (c) Any other category of Newspapers/journals/publications which Government may consider from time to time appropriate for bonafide reasons.

(a) House journals, magazines and souvenirs will not ordinarily be used for Government advertisements.

4. The DAVP will use newspapers, journals with a minimum paid circulation of not less than 2,000 copies. Relaxations, however, may be made in the case of the following:-

(a) Specialised/scientific technical journals with a paid circulation of 500 copies per issue.

(b) Sanskrit newspapers/journals and newspapers/journals published in backward, border or remote areas or in tribal language or primarily meant for tribal readers and those published from J&K with a minimum paid circulation of 500 copies per issue.

5. Newspapers/journals should have an uninterrupted and regular publication for a period of not less than four months and should comply with the provisions of Press & Registration of Books Act, 1867 before they qualify for consideration for placing Government advertisements. For quarterly journals, they have to bring out at least two issues before they are considered.

6. Newspapers/journals should have the following minimum print area to be acceptable for Government advertising:-

| ***** Print area not less than ***** | |
|--------------------------------------|--------------------|
| <u>Periodicity</u> | |
| Dailies | 760 std. col. cms. |
| Weeklies and Fortnightlies | 480 std. col. cms. |
| Monthly and other periodicals | 960 std. col. cms. |
| ***** | |

Exceptions might be made in the case of newspapers/journals published in tribal language or primarily for tribal readership.

7. Circulation of all newspapers/journals should be certified by a Chartered Accountant or by a Professional and reputed accounts body or institution. Newspapers having a circulation upto 2,000 copies per issue are, however, exempted from this requirement. The papers/journals whose circulation is found to be incorrect/faulty will become ineligible for advertisements, besides any other action which Government may deem appropriate.

8. Advertisement Rate:

The rate-structure for Government advertisements will be worked out by DAVP on the basis of the principles enunciated above. The DAVP will enter into appropriate rate contracts with individual newspapers/journals.

Appendix 'G' to Item No. 26/93

ROSTERGROUP 'A' (Circulation between 5000 to 50000)

| | | | |
|----|-----------------------------|---|--------|
| 1. | Statesman (English) | : | 8,922 |
| 2. | The Page (Hindi) | : | 11,000 |
| 3. | Financial Express (English) | : | 14,538 |
| 4. | Bandematram (Hindi) | : | 17,238 |
| 5. | Veer Arjun (Hindi) | : | 22,935 |
| 6. | National Herald (English) | : | 31,601 |
| 7. | Patriot (English) | : | 33,839 |
| 8. | Economic Times (English) | : | 40,700 |

GROUP 'B' (Circulation exceeding 50000)B 1. Hindi Newspapers

| | | | |
|----|------------------|---|----------|
| 1. | Navbharat Times | : | 2,24,000 |
| 2. | Punjab Kesri | : | 1,35,000 |
| 3. | Rashtriya Sahara | : | 1,06,000 |
| 4. | Jansatta | : | 95,774 |
| 5. | Hindustan | : | 53,076 |
| 6. | Dainik Jagran | : | 52,247 |

B 2. English Newspapers

| | | | |
|----|-----------------|---|----------|
| 1. | Indian Express | : | 86,975 |
| 2. | Times of India | : | 1,71,000 |
| 3. | Hindustan Times | : | 2,09,609 |

- I One Newspaper from Group 'A' will be selected on rotation basis in the order given in the roster above.
- II One Newspaper of Hindi and One Newspaper of English will be selected on rotation basis in the order mentioned in the roster above. This will give the optimum publicity for the NITs.
- III NITs will be published total in three newspapers i.e. one from Hindi Group 'B'; one from English Group 'B' and one from Group 'A' (Hindi & English combined).

Item No: SUB : : Writ petitions in Delhi High Court
29/93 for regularisation of Sainik Farm
A-19.02.93 Colony.
File No.F.20(3)/83-MP/Pt.II.

PRECIS
Jt.Secretary, Ministry of Urban Development
vide letter No.J-13036/7/83-DDIIB/Vol.III dated 18.12.92
(App.'H' P.No. 32) forwarded the minutes of the meeting
held on 18.12.92 (App.'I' P.No.33-34) and desired that
the following information be made available by Delhi
Admn./DDA:

- i. Total area which is regarded as Sainik Farm, taking into account surrounding development.
- ii. Whether DDA has declared or would like to declare the area as urban area and to what use the land will be put, if it is acquired.
- iii. Total cost of acquisition of land, cost of providing trunk and other services and community facilities.
- iv. Changes in land-use, building regulations and exemptions under Urban Land Ceiling Act needed.
- v. Legal status of land acquisition proceedings.

It is also mentioned that pros and cons for not regularising the colony be examined in detail by Delhi Admn. in consultation with other agencies and their specific recommendations be sent not later than 10.1.93 so as to apprise the Hon'ble Court of the decision taken in this regard and desired that the matter be placed before the Authority before 10.1.93 and forwarded a report together with Authority resolution.

2. LSG Department, Delhi Admn. vide order dated 10.10.92 (App. 'I' P.No. 33-34) constituted a Task force with a representative from the DDA. Reports covering 17 writ petitions filed in Delhi High Court were submitted to the Secretary, LSG, Delhi Admn.; first on 4.1.92 and second on 13.1.93. The Task Force, after deliberations, suggested the following course of action:

- a) that action should be taken against unauthorised construction by the concerned agency as per law.
- b) that unauthorised/illegal/theft/misuse of electric connections should be discontinued.
- c) that police assistance may be sought wherever felt necessary by the concerned agency to achieve the above objectives.

- d) In view of the latest stand of the Administration in Tek Chand Vs Union of India, further action for taking over of the possession of the lands regarded as acquired should be taken in case where the concerned persons have not obtained specific orders of the courts quashing land acquisition proceedings in respect of their land & for such lands notification under Section 22 of Delhi Development Act, 1957, should be issued.
- e) Where it is concluded that land is not acquired, issuance of fresh notification under the relevant provisions of Land Acquisition Act, may be considered so that the land could be used for Urban Extension Scheme as part of Planned Development of Delhi.

3. Additional Secretary(UD), Ministry of Urban Development took a meeting which was attended by Secretary(LSG), Delhi Admn.; officers of MCD and DDA. Secretary(LSG) submitted a status paper covering various in the Ministry's letter referred to in para 1 above (Appendix 'K' P.Nc. 37-43).

4. Observations on the various issues are as below:

- i. Total area which is regarded as Sainik Farm as per the note of the Secretary(LSG) is 161 acres which was purchased by Sainik Farm Cooperative House Building Society.
- ii. After the land is acquired, it would be used for urban extension scheme. At present, it is not the 'development area' of DDA declared under Section 12 of DD Act 1957, and is controlled by MCD.
- iii. Acquisition cost may not be less than Rs.10 lakh per acre and cost of providing services would be around Rs.872 per sq.mtr. based on 1992 rates. Provision of community facilities is to be examined in detail.
- iv. Presently, the land use in MPD-2001 is rural use/urban extension. Whenever, the land is acquired the land use is changed as per the use required for urban extension scheme on the norms given in MPD-2001 and building regulations will apply based on the land uses and the development plans.

As regards the applicability of Urban Land Ceiling Act, Secretary (LSG). Delhi Admn. in his status paper mentioned that it will be applicable to the land owners/plot holders.

- v. Regarding the legal status of the land proceedings, LSG Department, Delhi Admn. has informed as below:

"The govt. of NCT of Delhi has taken a plea in the High Court in Tek Chand's case and another writ petitions pending in the Court that in the case of lands falling in 13 villages of South Delhi for which Land Acquisition Notification had been issued, the Awards had been announced and this should be treated as having become final, except in those cases where the land owners have obtained orders from the Court quashing the land acquisition proceedings in respect of their lands. The matter is yet to be decided by the Court even though in an interim order passed by a Division Bench consisting of Justice B.N. Kirpal and Justice Smt. S. Duggal, the High Court has upheld our view on the subject."

5. It is for consideration whether DDA can take a stand that DDA was already represented in the Task Force and DDA is in touch with Delhi Admn. to evolve an approach to the problem. At this juncture, it may not be necessary to formulate separate views in the matter.

6. As desired by the Ministry vide letter dated 18.12.92, the matter is submitted before the Authority for the views of the Authority on the issues raised in the Ministry's letter, for communication to the Ministry.

R E S O L U T I O N

Resolved that Government and High Court may be informed that Authority is not in favour of regularising
cont..../-

the unauthorised structures or developments undertaken by the petitioners or others in the area covered by Sainik farms and further that Authority is totally against the provision of electric supply for connections to the residents in the area or the petitioners. Action may be initiated by DDA to ensure the declaration of the area as the 'development area' and to finalise the acquisition of area covered under the development area including lands of the petitioners by virtue of the court proceedings already in progress or those to be initiated in the near future in the light of the decision on the cases pending before the High Court as well as in the light of survey of non-notified lands in the area. The grant of alternate plots to original allottees in the same area may be considered on the basis of the plan prepared by DDA. No compensation may be proposed for unauthorised structures and MCD may be requested to continue action for demolition of unauthorised structures in the area.



Appendix 'H' to Item No: 27/93

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भारत सरकार

भारत विकास विभाग

GOVT. OF INDIA

MINISTRY OF URBAN DEVELOPMENT

DO No. J-13036/7/83-DDIIB/Vol. IX

म. 1461

नं. दिल्ली-110011, तारीख

Dated New Delhi-110011, the 18.12.1992

24/12/92

Dear Shri Jakhnwal,

Please refer to the discussions held on 18.12.1992 under the chairmanship of Secretary(UD) regarding writ petitions in Delhi High Court on regularisation of Sainik Farm Colony. The minutes of the meeting are enclosed.

2. In the meeting it was inter-alia decided that it would be necessary to have detailed information about the Sainik Farm Colony with specific recommendations of National Capital Territory of Delhi and D.D.A. thereon, before a view in the matter is taken. It is, therefore, necessary that the following information is made available by the Delhi Administration:-

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89. Not to be finalized
90. Not to be finalized
91. Not to be finalized
92. Not to be finalized
93. Not to be finalized
94. Not to be finalized
95. Not to be finalized
96. Not to be finalized
97. Not to be finalized
98. Not to be finalized
99. Not to be finalized
100. Not to be finalized*

- (i) Total area which is regarded as Sainik Farm, taking into account surrounding development.
- (ii) Whether DDA has declared or would like to declare the area as urban area and to what use the land will be put if it is acquired.
- (iii) Total cost of acquisition of land, cost of providing trunk and other services and community facilities.
- (iv) Changes in land use, building regulations and exemptions under Urban Land Ceiling Act needed.
- (v) Legal status of land acquisition proceeding.

3. I shall be grateful if the pros and cons for regularising or not regularising the colony are examined in detail by the Delhi Administration in consultation with all agencies and their specific recommendations together with report of Task Force in this regard is sent not later than 10.1.1993 in order to enable the Government to take a view in the matter and apprise the Hon'ble Court of the decision taken in this regard. Delhi Admin. is also requested to place the matter before Authority before 10.1.1993 and forward a report together with Authority resolution.

Yours sincerely,

(Dr. P. S. A. Sundaram)

Shri S. P. Jakhnwal,
Vice-Chairman,
DDA, Vikas Sadan,
New Delhi.

Minutes of the meeting held on 10.12.1992 under the Chairmanship of Secretary(UD) at 11.00 AM regarding Sainik Farm House.
.....

A meeting was convened by Secretary, UD on 10.12.1992 to discuss the further action to be taken in respect of submission to the High Court in the batch of writ petition filed by a number of residents of Sainik Farm in Delhi. The following were present in the meeting :-

1. Secretary(UD), Min. of UD
2. Shri R.V. Pillai, AS(P), MUD
3. Dr. P.S.A. Sundaram, JS(MD), MUD
4. Shri P.V. Jagakrishnan, Commissioner, MCD
5. Mrs. M.D. Ghosh, Secretary, LSG, Delhi Admn.
6. Shri J.C. Gambhir, Commissioner (Plg.), DDA
7. Shri S.L. Malhotra, ADM(LA), Delhi.
8. Shri S. Bayya, Addl. Town Planner, MCD.

2. The matter was last discussed in a meeting convened by AS(P) on 5th Oct., 1992 when it was decided that Secretary, LSG, Delhi Admn. who have coordinated the working of the task force set up by the Delhi Admn. to prepare a list of all khasra numbers involved in the land acquisition proceedings as well as those covered by the batch of writ petitions, investigate the ground situation in terms of built structures, scope for regularisation as unauthorised colonies in terms of the present approach of the government, feasibility of the declaration of the areas as developed area, scope for extension of electric supply etc. Meanwhile information on the action being taken by the Ministry and Delhi Admn. were submitted to the High Court and matter had been adjourned to Feb., 1993 and the Ministry was expected to indicate final decision on the action to be taken about the Sainik Farms and the petition of the residents.

3. (i) It was noted that the task force under ADM, Delhi has completed the work only in respect of land covered by 7 writ petitions and would be submitting the reports in respect of all the 16 writ petitions by next week. It was also noted that contrary views have been taken by different Benches of the High Court regarding the fact whether the order quashing of the land acquisition notification in respect of a few land owners would nullify the entire proceedings or whether the order would operate in respect of only the petitioners.

(ii) It was felt that the entire area over which the unauthorised development had taken place in the area around Sainik farms should be looked at in order to adopt an uniform policy.

4. The Delhi Admn. was requested to identify the entire area covered by Sainik farms and the surrounding development. They should further work out in consultation with DDA, the District land acquisition authorities and MCD the total cost of land acquisition and the cost of providing trunk and peripheral services. They should also examine the implications of permitting residential development in the context of the provisions of Urban Land Ceiling Act. DDA was requested simultaneously to initiate steps for declaring the area as the

development area under the Delhi Development Act and formulate an indicative plan together with MCD and other agencies. They should also indicate clearly the uses to which land could be put in case entire land could be acquired subject to DDA being able to pay the compensation at market rates.

5. In view of the urgency of the matter, Delhi Admn., was asked to forward its report after incorporating the views of all concerned agencies by 10.1.1993. DDA was asked to place the matter before the Authority before 10th January, 1993 and forward their proposals to the Ministry together with the resolution of the Authority on the matter.

.....

No.J-13036/7/83-DDIIB
Government of India
Ministry of Urban Development
Nirman Bhavan
...

New Delhi, dated 23.12.1992.

Copy to : All concerned.

(R.B.Gusain)
Desk Officer

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.....

No.J-13036/7/83-DDIIB
Government of India
Ministry of Urban Development
Nirman Bhavan
...

New Delhi, dated 23.12.1992.

Copy to : All concerned.

(R.B. Gusein)
Desk Officer

Appendix

35

to Item No. 21/93
LOCAL SELF GOVT. DEPARTMENT
DELHI ADMINISTRATION : DELHI
VIKAS BHAWAN : NEW DELHI

m/350

15/10/92

No.F.12(1)/92-UI

Dated: 10.10.1992

ORDER

Administrator, Delhi is pleased to constitute a Task Force with immediate effect for making detailed investigations in respect of writ petitions pending in the Courts pertaining to the Sainik Farms area.

The Task Force will consist of the following:

- (i) Additional District Magistrate(LA), Chairman
- (ii) Zonal Assistant Commissioner of the area.
- (iii) Town Planner, MCD/his representative.
- (iv) Executive Engineer, DESU
- (v) Representative of Commissioner(Planning), DDA
- (vi) Under Secretary(L&B),
- (vii) Land Acquisition Collector, concerned.

68549
12.10.92

3.

The primary duty of the Task Force will be as follows:-

✓ C.A.
✓ C.C. (P29)

To ascertain the exact position with regard to lands acquired but not formally taken into possession, lands acquired and subsequently taken into possession as well as lands covered by cases already decided in the courts or covered by cases which are still pending in the courts.

1st. Meeting
of Task Force
has been fixed
at 3 PM on
15.10.92 in
the room X

To investigate the ground situation in respect of built up structures,

ADM(LA)
Tis Hazari
Cm's Bldg.
for info. etc.

The Task Force will complete its assignment within 6 weeks.

C. P. 29
14/10/92

The Chairman of the Task Force will submit a detailed report to the Commissioner-cum-Secretary(LSG). This report will include a detailed map of the area covered by Sainik Farms indicating the different categories of lands,

Cy. P. 29
16/10/92
T. (D. 12)
12/10/92

details of khasra numbers involved in the land acquisition proceedings as well as those covered by the writ petitions, as well as the quantum and extent of built up structures together with specific recommendations about the feasible course of action.

Rina Ray
JOINT SECRETARY(LSG)

No.F.12(1)/92-UI/ 2357-65

de Dated: 10.10.1992

Copy to:

1. ✓ Vice Chairman, DDA.
2. Commissioner(Planning), DDA.
3. Commissioner(MCD).
4. Engineer-in-Chief, MCD.
5. Zonal Asstt. Commissioner, Incharge of South Zone.
6. Executive Engineer, DESU.
7. Town Planner, MCD.
8. Secretary(Land & Building),
9. Dy. Commissioner, Delhi.
10. Addl, District Magistrate(LA).
11. Land Acquisition Collector, concerned.
12. Dy. Secretary(DD), Ministry of Urban Development.

de Rina Ray
JOINT SECRETARY(LSG)

-37-
APPENDIX 1K

TO ITEM NO. 27/93

STATUS PAPER

(1). Total area which is regarded as Sainik Farm taking into account surrounding development

We presume that the subject matter of discussion relates to the area which was earmarked for setting up of housing colonies for defence personnel in 1961. Two such facilities were created in Delhi - one at Pitampura as housing colony and the other at Khanpur as Farm's colony. We are concerned with the latter.

As per our records, the Sainik Farm Cooperative House Building Society was formed in 1961 but was registered in 1964. They purchased 161 acres of land in the "Green Belt", land use of which is "agricultural green" in the Master Plan in south of Mehrauli-Badarpur near village Khanpur with a view to develop it into a Farm House colony to resettle war widows, disabled soldiers and retiring personnel of defence services. No lay out plan of the Society or of the colony was got approved /sanctioned from the MCD. Hence individual plans were also not got sanctioned/approved by MCD. The Society claimed to have submitted certain plans to MCD in 1978 but the MCD denied it and no such papers are available with MCD.

Subsequently, this land was notified for acquisition in 1980. The present position of land acquisition proceedings is the same as indicated under item No.(v).

The present position appears to be that there are now only 88 members of the Sainik House Building Cooperative Society. Quite a few of them have either sold their lands or sold parts of them.

could..

Medh

Also there has been a continuous and flagrant violation of bye-laws and rules and regulations from time to time. MCD has been repeatedly taking the stand that Sainik Farms Colony does not qualify for regularisation. The position remains the same till this date.

Unfortunately, a large number of land racketeers and speculators have taken advantage of the name of the Sainik Farm and have constructed palatial unauthorised buildings around the area of Sainik Farms spreading in different directions. By no stretch of imagination can these land grabbers, speculators and racketeers be termed in the same category as ex-servicemen, most of whom also unfortunately have followed the same path of speculation and racketeering. Buildings have sprung up without sanction possibly with the connivance of the local revenue and municipal authorities. The entire area is practically built up. There is no proper infrastructure worth the name. Every effort has been made to grab whatever land is available without caring for common facilities like adequate width of roads, public facilities etc. In fact, the present day scenario in the so called areas surrounding the original Sainik Farms is one which typifies flagrant and wilful violation of every possible land and municipal law of Delhi. Added to it is the fact that a large number of influential officials from Armed Forces, Civil Services and even the Judiciary have cornered plots.

As a result of the activities as detailed above coupled with the quashing of land acquisition proceedings, the original plan of DDA for ensuring planned development of Delhi in this area, which was part of the over all plan of land acquisition in 13 villages of South Delhi, has virtually been thrown out of the window.

Uch

contd..

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-39:-
We would like to reproduce the observations of L.G. on this subject.

"This is one of the most complex of cases in the already difficult land management problems of Delhi.

We have to find a way of taking away surplus land for planned development, declare all sub-divisions illegal and direct Sub-Registrar not register them; prevent further illegal constructions and demolish them as they occur; disconnect illegally tapped or misutilised electric connections; issue notices for illegal generation; etc. etc.

All this cannot be done without detailed mapping which should be done without waiting for the aerial survey which should go on in any case. Hand picked staff of known integrity under one or preferably two young IAS officers should be appointed for this purpose immediately. The Sainik Farms case should be segregated from the exercise for regularising unauthorised colonies, because it has very special characteristics. Much of the land is under acquisition; farms so called have been used for exercise and frequently palatial construction; large scale violation of bye-laws and many cases of theft of electricity are known.

I suggest that as the mapping goes on, the various issues policy, legal and administrative should be thrashed out and an action plan prepared".

U. Ch.

201

- 39 -

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I suggest that as the mapping goes on, the various issues policy, legal and administrative should be thrashed out and an action plan prepared".

Urish

STATUS PAPER

- (11) Whether DDA has declared or would like to declare the area as urban area and to what use the land will be put if it is acquired.

At present the area has not been notified as "development area" of the DDA.

However, as and when it is finally acquired, DDA will utilise it for planned development of Delhi. In fact, this was the ground taken earlier when land acquisition proceedings were originally initiated in 1980. In other words, the land would be used by DDA for urban extension schemes as part of the over all scheme of Planned Development of Delhi.

Heh

(111) Total cost of acquisition of land, cost of providing trunk and other services & community facilities

As per present indications, the likely cost of acquisition in this area at this point of time will not be less than Rs. 10 lakhs per acre.

As regards cost of providing trunk and other services and community facilities, MCD has informed that the cost of providing services works out to around Rs. 872/- per sq mt. based on 1992 rates. This is also likely to be revised based on the cost index and other factors. We have not yet gone into the question of provision of community facilities.

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42-
L.D.
STATUS PAPER

(iv) Changes in land use, building regulations and exemptions under Urban Land Ceiling Act needed

The land use of the area covered by the lay out plan submitted by the Sainik Farms Residents Welfare Association is 'agricultural green'. In other words, if any other activity is to be permitted, land use would have to be changed after following the prescribed procedure.

In regard to building regulations, MCD has reported that the lay out plan of Sainik Farms Colony which was formed by a Cooperative Society of retired army personnel was not sanctioned by the Corporation. Also, it is pertinent to point out that a substantial amount of unauthorised construction has subsequently taken place. Moreover, plots which were originally of one acre size have been further sub-divided.

As regards, the Urban Land Ceiling Act, it may be made clear that the provisions of the ULCR Act will be applicable to the land owners/plot holders of the Sainik Farm Colony.

L.H.

STATUS PAPER

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As regards, the Urban Land Ceiling Act, it may be made clear that the provisions of the ULCA Act will be applicable to the land owners/plot holders of the Sainik Farm Colony.

14th

STATUS PAPER

(v)

Legal Status of Land Acquisition Proceedings

The Govt of NCT of Delhi has taken a plea in the High Court in Tek Chand's case and another writ petitions pending in the Court that in the case of lands falling in 13 villages of South Delhi for which Land Acquisition Notification had been issued, the Awards had been announced and this should be treated as having become final, except in those cases where the land owners have obtained orders from the Court quashing the land acquisition proceedings in respect of their lands. The matter is yet to be decided by the Court even though in an interim order passed by a Division Bench consisting of Justice B.N.Kirpal and Justice Smt.S.Duggal, the High Court has upheld our view on the subject.

Uch

ITEM No.
28/93

A-19.02.93

Sub:- Composite alignment plan of Road No.35(Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass integrating ROB proposal on Delhi-Ghaziabad Railway lines. F.5(19)/91-M.P.

PRECIS

1. Location:-

Marginal Bundh Road(Road No.35)is a part of Ring Road of Trans Yamuna Area starting from Wazirabad road upto NH-24 bye-pass. Location plan is placed as (App:LI P.No.49)

2. Zonal Plan/Master Plan proposal.

R/W of this road as per MFD-2001 is 60 mtrs. Eastern side of the road is abutting unauthorised-regularised colony layout. On the western side is the Yamuna river bed. There is no community/district centre or any other major commercial/industrial complex abutting this road.

3. Alignment plan of this road with two alternatives was prepared earlier as per details given below:

Alternative I:

The entire R/W widening was suggested towards the city side from toe line of the bundhas indicated on the regularisation plan of the unauthorised-regularised colonies.

As per the feasibility report submitted by PWD(DA) (Annexure II), about 250-300 pucca structures, built up temple, high tension line pylons and service lines from railway well shall be affected in this alternative.

Alternative II:

Four lanes carriageway were proposed on either side of existing bundh in the alignment of the remaining stretch of Marginal Bundh road between Vikas Marg & Wazirabad Road. As per the Feasibility Report of PWD(DA)(App. 'M'P.No.50-51) 8 pucca, 12 semi pucca and 105 jhuggies are affected. About 450 sq.mtrs. land of the builtup temple is affected in R/W beyond the four lanes carriageway.

4. Decisions:

Both the alternatives were discussed in the Technical Committee meeting held on 31.3.92 in which the following decision was taken:

"The Technical Committee observed that in the first instance the proposals should be examined by the Flood Department of Delhi Administration. The matter may also be taken up with the railways for the provision

...2/-

of an additional level crossing, if this road is to be developed".

5. Action taken.

Copies of the alternative II proposals, as discussed in the Technical Committee were sent to Flood Department and the Railways. Chief Engineer(I&F) DA vide letter dated 10.9.92 at (App. 'N' P.No. 52) has given the following observations:

- a) The proposal of widening of the existing Marginal Bundh towards the river side is practicable and hence it is recommended for adoption.
- b) A large number of jhuggies have come into existence on the embankment and the removal of such jhuggies by rehabilitating them elsewhere as per the policy decision of the Administration should be made a part of the project estimate and I&F Department would not have any responsibility in this regard.
- c) During the eight Five Year Plan, I&F Department is proposing to raise and strengthen the existing embankments on either sides of the river Yamuna to protect the urban areas from flood discharges upto 4.5 lakh cusecs. It needs to be recognised by your authority that this scheme is independent of the proposal of DDA to channelise the river Yamuna. As and when such proposal of raising and strengthening of banks is finalised, the embankment would be raised towards the river side by initiating a separate scheme by I&F Department. Hence any protection works required to be carried out for the safety of the embankment will be decided separately.

As regards the widening of the embankment on the city side, Chief Engineer (I&F)(DA) vide letter dated 10th April 1992 at (Appendix 'O' P.No.53) has clarified that a policy decision has been taken by Secretary(I&F) for widening of river embankment towards the city and their subsequent maintenance would be vested with F&D, Ex-Engineer, F&D(DA), Divn.23 in his feasibility report (Annexure II) has already recommended for construction of four lanes on the city side and four lanes on the river side as per alternative II proposal. Further in his letter dated 22.9.92 at (App. 'P' P.No. 54) Executive Engineer, F&D(DA) Divn.23 while referring to the above said letter of Chief Engineer(I&F) has requested to get the alignment

approved in the Technical Committee as honourable Lt. Governor, Delhi has desired to complete the missing link of Yamuna ring road at the earliest.

General Manager (Engg.) Northern Railway in his letter dated 21.7.92 (App. 'Q' P.No. 55) has given the following observation on the alternative II proposal sent to them for comments.

"The existing bank height of railway formation is about 15 ft. above the general ground level. The proposed road level with the road over bridge at the crossing of the Marginal Bund if constructed shall be about 45 ft. above the general ground level.

As regards the construction of Road Over Bridge at the site of the level crossing where a close gate exist, railway will provide a road over bridge as a deposit work of the concerned authority on such terms as are applicable to the deposit works.

As regards the utility of the road over bridge the same can only be assessed by the concerned authority".
6. Presently the road is not in existence. As stated earlier, this road forms an integral part of the ring road of trans Yamuna area. As per the CRRRI study this road stretch shall carry 4700 PCU's during peak hour peak direction. This intersection of the road with Vikas Marg shall have 12559 PCU's and the intersection with NH-24 bye-pass shall have 13998 PCU's during the peak hour peak direction during 2001. Keeping these traffic volumes and existing site conditions in view, a comprehensive proposal has been worked out in alternative II as per details given below:

- a) An eight lane divided C/W has been proposed with a four lanes towards city side & equal number of lanes on the river side. One metre width of existing bundh being used as central verge.
- b) A six lane divided C/W ROB has been proposed over the Delhi-Ghaziabad Railway lines for an uninterrupted traffic flow. Slope of the approaches to the bridge shall be 1:30.
- c) 7.50 mtrs. service road in form of a loop has been proposed on both side of the Railway line which shall pass below the ROB for right turning movements.
- d) 2.0 mtrs. loop paths have been proposed on both sides of the road for pedestrian movement.
- e) Recessed bus bays are proposed at suitable locations.

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- d) 2.0 mtrs. footpaths have been proposed on both sides of the road for pedestrian movement.
- e) Recessed bus bays are proposed at suitable locations.

- f) The two major intersections viz. i) intersection with Vikas Marg and ii) intersection with NH-24 bye-pass have been designed with suitable geometrics to handle the traffic. Appropriate traffic islands, slip roads for left turning, adequate storing space for vehicles during red signal have been worked out & integrated in the alignment. Both the intersections shall be signalised.
- g) Local roads have been taken care of and suitably merged with the C/W which will not affect the movement of the through traffic.
- h) Green belt on both sides has been proposed for a better traffic environment and future development of the road.
7. Feasibility study.

Executive Engineer, PWD(DA) Divn. 23 vide his letter dated 17.12.92 has submitted the feasibility study of the alignment. As per their observation alternative II with 4 lanes on the city side & 4 lanes on the river side is more feasible in comparison to Alternative I where less number of properties are affected. In this alternative a total of 8 single storied, 12 semi-pucca, 105 jhuggies along with 8 mtrs. strip of land from the Renny Well is affected in this proposal. A part of a temple is also affected in the R/W beyond the carriageway.

8. With the observations of Chief Engineer(I&F)DA, General Manager, Northern Railways, the alternative II proposal was put up to the Technical Committee meeting held on 30.10.92 in which the following decision was taken:

"Composite alignment plan was recommended for approval with the observations of Irrigation and Flood Deptt. & Railways".

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

1. Approval of Alternative II alignment proposal with equal widening of the road from the central verge (generally on existing bund) on either sides as per details given in the composite alignment including the ROB proposal on Delhi-Ghaziabad Railway line vide drawing No. TT-29/PPW-92.

ii) R/W as per the alignment plan shall be maintained by PWD(DA).

- f) The two major intersections viz. i) intersection with Vikas Marg and ii) intersection with NH-24 bye-pass have been designed with suitable geometrics to handle the traffic. Appropriate traffic islands, slip roads for left turning, adequate storing space for vehicles during red signal have been worked out & integrated in the alignment. Both the intersections shall be signalised.
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ii) R/W as per the alignment plan shall be maintained by PWD(DA).

- 48 -

- iii) Rehabilitation of the eligible affected properties shall be taken up by FWD with the Lnds Deptt. of DDA.
- iv) Three times the number of trees required to be cut shall be planted by FWD after obtaining approval of the Competent authority.
- v) FWD, DA shall obtain clearance from other concerned deptt. wherever necessary.

R E S O L U T I O N

Resolved that the proposal as alternative (ii) (Composite alignment plan) of Road No. 35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass, as proposed in para 9, be approved.

-: 48 :-

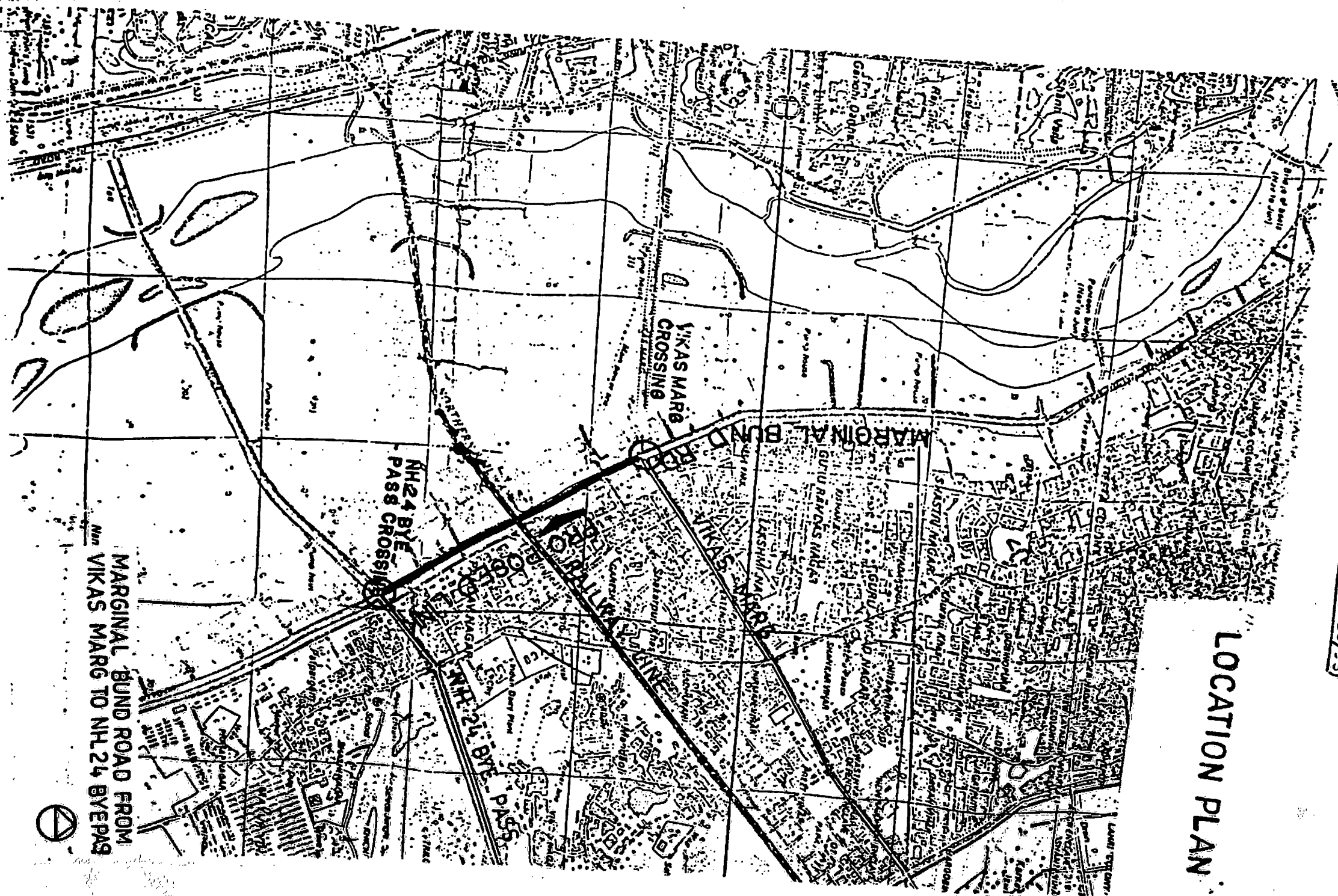
- iii) Rehabilitation of the eligible affected properties shall be taken up by F&D with the Lands Deptt. of DDA.
- iv) Three times the number of trees required to be cut shall be planted by F&D after obtaining approval of the Competent authority.
- v) F&D, DA shall obtain clearance from other concerned deptt. wherever necessary.

R E S O L U T I O N

Resolved that the proposal as alternative (ii) (Composite alignment plan) of Road No. 35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass, as proposed in para 9, be approved.

(APPENDIX 'I' TO ITEM NO. 28/93)

LOCATION PLAN



(APPENDIX 'M' TO ITEM NO. 28/93)

Sub:- Alignment plan of Marginal Bundh Road from Vikas Marg crossing to NH-24 crossing.
FEASIBILITY REPORT FOR ROAD

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

| | Pucca S/D | D/S | T/S | Semi Pucca | Kutcha |
|---|---|-----|-----|------------|-----------------|
| a) Total no. of structures properties affected in the alignment. | 8 | - | - | 12 | Juhggies 105 |
| b) No. of properties with boundary wall and set backs only affected in the alignment. | About 8m strip of land from two Rainey wells shall be affected. | | | | |
| c) Width of properties affected in road R/W. | | | | | |
| d) No. of shops affected. | | | | | |

2. Is there any deviation in the approved alignment prepared by T.C.O earlier. If yes, give details.

Alignment plan is yet to be approved.

3. Whether the alignment confirms to the R/W as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If not, give details.

R/W is in master plan

4. Details of affected services.

Length in mtr.

| | | |
|------------------------------------|--|---------------------------------------|
| a) Overhead high tension lines: | 220 KV lines- | |
| | 66 KV lines-HT pylon falls in R/W | |
| | 33 KV lines-this may be | |
| | 11 KV lines adjusted after carriageways. | |
| c) Underground sewerage lines: | Length & depth of the lines. | No. of manholes affected. |
| d) Underground water supply lines: | Length | No. of sluice valve chambers affected |
| | | Nil |

- e) Storm water drainage lines Nil Length
f) No. of electric poles Nil
g) No. of telephone poles Nil

5. Details of affected trees

Total nos. 30
species Safeda 20 others 10 Girth No.

6. Other miscellaneous affected structures

Temple, Mosque, Church/Gurudwara One pucca built up area
petrol pump (specific location temple in about 450 s. mtrs.
be mentioned) in affected in R/A, but
part of it can be retained
after four lanes.

Milk Dooth Nil

Dus Stand -

Taxi stand Nil

Developed part with or with
at railing pole mounted S/Etn.
11 KV.

7. General comments about
the feasibility to
implement the alignment
proposal.

Alternative II with four lanes
on city side and four lanes
on river side is more feasible.
Alternative I is not desirable
as all the eight lanes are
proposed on the city side
due to which about 250-300
structures, entire built
up temple, HT pillars and service
lines from Rainy wells shall
be affected.

Sd/-
EE/MD-23(DA)

Sd/-
EE-IV/MD-23.

- e) Storm water drainage lines Nil Length
f) No. of electric poles Nil
g) No. of telephone poles Nil

5. Details of affected trees

Total nos. 30
species Safeda 20 others 10 Girth No.

6. Other miscellaneous affected structures

Temple, Mosque, Church, Gurudwara One pucca built up area
control pump (specific location temple in about 450 s. mtrs.
be mentioned) in affected in R/I, but
part of it can be retained
after four lanes.

Milk Booth.

Nil

Dus Stand

Taxi stand

Nil

Developed part with or with
at railing pole mounted S/Stn.
11 KV.

7. General comments about
the feasibility to
implement the alignment
proposal.

Alternative II with four lanes
on city side and four lanes
on river side is more feasible.
Alternative I is not desirable
as all the eight lanes are
proposed on the city side
due to which about 250-300
structures, entire built
u. temples, HT pillars and service
lines from Rainy wells shall
be affected.

Sd/-
RE/AD-23(DA)

Sd/-
RE-IV/AD-23.

-52-

Dated the 10 Sept., 92.

DEPT. ADJUTANT
OFFICE OF THE CHIEF
10TH FLOOR 1ST BLDG
Bund/AC-1V/91-92

Shri Anil Bafna
Deputy Director
Delhi Development
Vikas Marg
New Delhi.

Alignment plan
Vikas Marg to
No.F.5(19)/91/MP/
in the draft Alignment
to III-24 has been
No.91. While regretting
are the comments

Kindly refer to the existing Marginal
Bund, side 1- practicable and
for adoption.

Jungles have come into exis-
tence and the removal of such
jungle dwellers
policy decision of the
meeting the cost towards such
hence it is
If Department would not have
in this regard.

(11)

(11)

A large number of
jungle dwellers
elsewhere
Administrative
rehabilitated
project
any response
During the
is proposed
embankment
to protect
upto 4.5
by your
of the
Yemuna.
strengthened
would be
any protec-
the safety
your latest reference No.F.5(19)/
your faithfully.

92/MP/ dated 28th

(Sd/-)
CHIEF ENGINEER (16F)

....2/-

-52-
(APPENDIX 'N' TO ITEM NO. 28/93.)

DELHI ADMINISTRATION
OFFICE OF THE CHIEF ENGINEER (I&F)
10TH FLOOR ISBT BUILDING KASHMERE GATE, DELHI
No.CEF/P&D/S.M Bund/AE-IV/91-92/ 17681 Dated the 10th Sept., 92.

To

Shri Anil Barai,
Deputy Director(MP),
Delhi Development Authority,
Vikas Sadan, 1st Floor, 8th Floor
New Delhi.

Sub:- Alignment Plan of Marginal Bund Road from
Vikas Marg to NH-24.

Sir,

Kindly refer your letter No.F.5(19)/91/MP/
503 dated 9th June, 1992 vide which the draft Alignment
Plan of Marginal Bund from Vikas Marg to NH-24 has been
forwarded, which has been gone through. While regretting
the delay in responding, the following are the comments
on the proposal :-

- 1624 11/24/92
- (i) The proposal of widening of the existing Marginal
Bund towards the river side is practicable and
hence it is recommended for adoption.
- (ii) A large number of jhuggies have come into exis-
tence on the embankment and the removal of such
jhuggies by rehabilitating the jhuggi-dwellers
elsewhere : per the policy decision of the
Administration and meeting the cost towards such
rehabilitation should be made a part of the
project estimate and I&F Department would not have
any responsibility in this regard.
- (iii) During the Eighth five Year Plan, I&F Department
is proposing to raise and strengthen the existing
embankments on either sides of the river Yamuna
to protect the urban areas from flood discharges
upto 4.5 lakh cu.mts. It needs to be recognised
by your authority that this scheme is independent
of the proposal of DDA to channelise the River
Yamuna. As and when such proposal of raising and
strengthening of banks is finalised, the embankment
would be raised towards the river side by initia-
ting a separate scheme by I&F Department. Hence
any protection works required to be carried out for
the safety of the embankment will be decided separa-
tely.

This disposes of your latest reference No.F.5(19)/
91/MP/ dated 28th August, 1992.

Yours faithfully,

(Sd/ MURTI)
CHIEF ENGINEER (I&F)

....2/-

-53-
(APPENDIX 'O' TO ITEM NO. 28/93)

DELHI ADMINISTRATION

OFFICE OF THE CHIEF ENGINEER (RR & FLOOD)
IV FLOOR, 150T BUILDING, KASTURBA GANDHI MARG, NEW DELHI

No. CEF/P&D/S.H.Bund/ASIV/91-92/

Dated the

To

Shri K.S. Gannanathan
Chief Engineer (PWD) Zone-I
Delhi Administration,
Kasturba Gandhi Marg,
New Delhi.

Sub:

Alignment Plan of marginal bund road from Vikas
Marg to Wazirabad Road.

Sir,

Kindly refer to your Superintending Engineer, Circle
II (DA) letter no. 23(135)/92-PWD/11/D-23/397 dated 24th March, 1992,
copy of which has been forwarded to your office. The undersigned
strongly resents the contents of the letter. It is requested
that you may kindly advise your officers not to take up such
policy matters at their level with the Heads of other departments
but rather process through your office so that the subject can
be appreciated better and views exchanged.

Your Superintending Engineer is relying upon
communications sent in 1987 and has concluded that L&F Department
has conveyed no approval. You will appreciate that L&F Department
had not agreed with the proposal that another department should
take up works in land under their custody and had rejected the
proposal. Only in July, 1991 a policy decision was taken by Socy. II
that the widening of the river embankments towards the city side
and subsequent maintenance would be vested with PWD, Delhi Adminis-
tration. It is also decided that the widening of the embankments
towards the river side will be taken up by L&F Department. In view
of this decision, this department has no comments to offer for
widening of Left Marginal Bund from Vikas Marg upto Wazirabad Road
towards city side. But it is relevant to add that the road requires
widening towards river side at a few locations, (as conceded by
Sd/-, Circle-II) and it is requested that exact details of the same
be sent to this office for initiating further action.

However, regarding widening of the Marginal Bund
between Vikas Marg and III-28, the undersigned would prefer to be
apprised of the proposals of your department and you are requested
to forward drawings in this regard, if finalized.

Yours faithfully,

(Sd/- MURTHY)
CHIEF ENGINEER (L&F)

No. CEF/P&D/S.H.Bund/ASIV/91-92/ 6897

Dated the 10 April, 92

Copy forwarded for information & necessary action to:-

1. Superintending Engineer, PWD Circle II (DA), Kasturba Gandhi
Marg, New Delhi.
2. Shri B.K. Seluja, Dy. Director (T), DDA, Vikas Marg, New Delhi.
3. Superintending Engineer, Flood Control Circle, Delhi Admin.,
Delhi alongwith copies of reference for his information.

CHIEF ENGINEER (L&F)

सुख्य वाजना प्रमुख
आपरी सं. 1302MP
दिनांक 22-9-92

PUBLIC WORKS DEPARTMENT (DA)

No. 23(30)/P&D23/DA/NA/ 1110

Dated: 22/9/92

To

Shri Anil Barai
Deputy Director (I.P.)
Delhi Development Authority
Vikas Minar, I.P. Estate
New Delhi.

Sub:- Alignment of Marginal Bund Road from Vikas Marg to
to NH24.

Kindly refer to the Chief Engineer (I.P.) Delhi Admin.
letter No. CEE/P&D/ J.Bund/AE.IV/91-92/17081-82 dated 10.9.92
wherein the comments were sent by him in response to your
letter No. F.5(19)/91/I.P/505 dated 7.6.92. It is requested to
get the above alignment approved in the Technical Committee
meeting at the earliest possible so that the honourable L.G. may
desired to complete this missing link of trans Yamuna ring
road at the earliest possible.

Executive Engineer
P&D Divn. No. 23 (DA)
New Delhi.

Copy to:-

1. The Chief Engineer (I) P&D Delhi Admin. with reference to
his endorsement No. 9(6.24)/92- /DA dated 16.9.92 for
information.
2. The Superintending Engineer P&D. II (DA) with reference to the
reference to the Chief Engineer (I) and necessary action, dated
92- /DA dated 16.9.92 for Delhi.
3. The AE. IV/P&D Divn.

Executive Engineer.



NORTHERN RAILWAY

No. 1260-W/384/BR(S&D)

Headquarters Office,
Baroda House,
New Delhi.
Dated: 21.7.92.

To
✓
The Dy. Director(MP),
Delhi Development Authority,
Vikas Minar,
Indraprastha Estate,
New Delhi

सूचना योजना संख्या
1987/11/1
दिनांक 7-8-92

Sub:- Alignment Plan of Marginal Bandh Road
from Vikas Marg to NH-24.

Ref:- Your letter No. P5(19)91/MI/504 dated
9.6.92.

....

The existing bank height of railway formation
is about 15ft. above the general ground level. The proposed
road level with the Road Over Bridge at the crossing of
the marginal bank if constructed shall be about 45ft.
above the general ground level.

As regards the construction of Road Over Bridge
at the site of the level crossing where a close gate exist,
railway will provide a road over bridge as a deposit work
of the concerned authority on such terms as are applicable
to the deposit works.

As regards the utility of the road over bridge
the same can only be assessed by the concerned authority.

(I. N. Sengupta)
for General Manager (Engg.)

ITEM NO. SUB:- Revision of rates of damages for the purposes
29/93 of assessment under the Public Premises
A-19.02.93 (Eviction of Unauthorised Occupants) Act,
1971.
No. FE. 2(32)/80/Pt.A.

P R E C I S

The damages for unauthorised use and occupation of government land are being assessed under the provisions of Public Premises (Eviction of Unauthorised Occupants) Act, 1971 on the basis of rates of damages approved by the Authority from time to time. The present rates of damages for encroachers both on Nazul Land-I as well as Nazul Land-II, were approved by the Authority vide its Resolution No. 70 dated 25.6.81 (Appendix 'R' Page No. 58-74). These rates were subsequently revised by the Authority vide its Resolution No. 95 dated 14.7.88 (Appendix 'S' Page No. 75 -79).

The Authority while approving the rates of damages in respect of land under management of Slum Department, DDA vide its Resolution No. 13 dated 7.1.91 resolved as follows:-

"The Authority resolved that the proposal be approved. It was noted that the corresponding damages/license rates being charged for similar properties administered by DDA (Main) would need to be brought on par with these rates."

In the light of the above decision of the Authority and in view of the facts that the rates of damages approved by the Authority in Resolution No. 70 dated 25.6.81 and Resolution No. 95 dated 14.7.88 are ever due for revision, the revised rates of damages proposed to be made applicable from 1.4.92 onwards have been proposed by the Finance, DDA. The proposal of the revised rates had been made as per Resolution No. 13 dated 7.1.91. The proposed rates for various uses are as follows:

(a) The proposed residential rates are contained

- in (Appendix 'T'
Page No. 80).
- (b) The proposed commercial rates are contained
in (Appendix 'U'
Page No. 81).
- (c) The proposed institutional and religious rates
are contained in (Appendix 'V'
Page No. 82).
- (d) The proposed rates for Nursery, Agricultural and
School are contained in (Appendix 'W'
Page No. 83).
- (e) The revised rates for the Villages (Nazul - II)
land are contained in (Appendix 'X'
Page No. 84 - 84H).
- The proposed rates contained in (Appendix 'T' TO 'X'
Page No. 80-84)
are placed before the Authority for consideration and
approval.

R E S O L U T I O N

The Authority resolved that the proposal to revise
rates for damages to be made applicable from 1.4.92 be approved.

*

No. 70
A.25.6.81

APPENDIX 'R' TO ITEM NO. 29/93

Subj: - Fixation of rates of damages for the purpose of assessment under the Public Premises (Eviction of Unauthorised Occupants) Act, 1971 (Act No. 32 of 1971).

Damages are being levied on the squatters who are in unauthorised occupation of land under the control and management of the Authority. The assessment of damages is made against these squatters under Section 7(2) of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971 at the rates approved by the Authority. These rates are given in Appendix ('G' Pages 33 and 34).

In order to fall in line with the Govt. Of India, Ministry of Works & Housing (Land and Development Office) The Authority vide its Resolution No.95 dated 26.10.79 adopted the rates of land for the purpose of calculating the amount of premium, transfer levy etc., as intimated by the Govt. Of India, Ministry of Works & Housing vide letter No.J-22011/1/79-LII(I) dated 21st June, 1979.

Approved by
26.11.81
The Govt. Of India, Ministry of Works and Housing (Land and Development Office) vide their letter No.LDO/5(9)/80-CDI dated 23rd Jan.1980

kept at Appendix ('H' Pages 35 to 39) has intimated that rates for assessment of damages for squatting on land under their control and management.

SHYAM LAL VARMA
Superintendent
Delhi Development Authority
NEW DELHI

In view of the considerable rise in market price of land and to discourage the encroachment on DDA's land, it has become necessary to revise the rates of damages in respect of the land under the management and control of the Authority. For this purpose, the following proposals are submitted for consideration and approval of the Authority.

SK

i) That the rates of damages as given in Appendix (_____ 'I' Page 40) for Nazul-I land and appendix('J' Pages 41 to 48) for Nazul-II land may be made applicable with effect from 1.4.1981.

ii) That the ex-lessees of the expired/ determined leases and their legal heirs be continued to be charged at the existing rates till their cases regarding lease of otherwise which are pending for want of approval of zonal plans of the areas are finally decided. In the case of sale by the Ex-Lessee or their heirs (Substitutes), the damages at the double the zonal rate may be charged w.e.f. the date of such sale.

iii) That the squatters of Custodian of Evacuee Property denotified by the Custodian may be given the same treatment as in the cases of Ex-Lessee of the expired/determined leases.

iv) The squatters of Post April 1980 may be charged damages at double the rates given in Appendix ('I' & 'J' Pages 40 to 48).

v) As against the present practice no distinction has been made pre & post 1960 squatters.

RESOLUTION

Resolved that the proposal contained in the agenda be approved.

SK

APPENDIX 'G' TO ITEM NO.70
RATE PER 100 SQUARE YARDS PER MONTH OF THE D.D.A.

| Name of the Estate | Residential | | Commercial | | Institutions | | Dairy | | Bigha per acre | | Agriculture | |
|----------------------|-------------|-----------------------|------------|-----------------------|--------------|-----------------------|----------|-----------------------|----------------|-----------|-------------|-----------|
| | Pre-1960 | Post 1960 Substitutes | Pre-1960 | Post 1960 Substitutes | Pre-1960 | Post 1960 Substitutes | Pre-1960 | Post 1960 Substitutes | Pre-1960 | Post-1960 | Pre-1960 | Post-1960 |
| 1. B. Reghar | 5-00 | 10-00 | 22-50 | 45-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | - | - |
| 2. Naiwala | | | | | | | | | | | | |
| 3. Karol Bagh | | | | | | | | | | | | |
| 4. Shidi Pura | 10-00 | 20-00 | 22-50 | 45-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | - | - |
| 5. Southern Ridge | | | | | | | | | | | | |
| 6. Bagh Raoji | | | | | | | | | | | | |
| 7. Paharganj | | | | | | | | | | | | |
| 8. Qadam Sharif | | | | | | | | | | | | |
| 9. Sadar Bazar(N) | 10-00 | 20-00 | 37-50 | 75-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | - | - |
| 10. Sadar Bazar(S) | | | | | | | | | | | | |
| 11. Ahata Kidara | | | | | | | | | | | | |
| 12. B.B. Road | 15-00 | 30-00 | 60-00 | 120-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | - | - |
| 13. G.B. Road | | | | | | | | | | | | |
| 14. Darya Ganj(N) | 15-00 | 30-00 | 45-00 | 30-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | - | - |
| 15. Darya Ganj(S) | | | | | | | | | | | | |
| 16. Inside City Wall | | | | | | | | | | | | |
| 17. Bola Estate | 5-00 | 10-00 | 15-00 | 30-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | 17-50 | 35-00 |
| 18. Jangpura | | | | | | | | | | | | |
| 19. Aliganj | | | | | | | | | | | | |
| 20. Indraprastha | | | | | | | | | | | | |
| 21. Chiragh(N) | | | | | | | | | | | | |
| 22. Chiragh(S) | 5-00 | 10-00 | 15-00 | 30-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | 3-50 | 7-00 |
| 23. Jhilmil Tahirpur | | | | | | | | | | | | |
| 24. Arakpur Bagh | | | | | | | | | | | | |
| 25. Jhandewala | 5-00 | 10-00 | 37-50 | 75-00 | 1-00 | 2-00 | 15-00 | 30-00 | 7-00 | 14-00 | - | - |

APPENDIX 'H' TO ITEM NO.70
DELHI DEVELOPMENT AUTHORITY
(FINANCE & EXPENDITURE)

No.FE.2(32)/CO

Dated: 31.3.1980

OFFICE ORDER

Subject:- Schedule of rates for temporary allotment of land and damages for squatting on Government land in different areas of Delhi/N.Delhi.

A copy of the Government Of India, Ministry of Works & Housing Office Order No.5/80(LDO/5(9)/80-CDN) dated 23.1.80 on the subjected noted above is forwarded for information and necessary action to all concerned. Consequent upon the revision of land value w.e.f., 1.4.79 and revision of rates for temporary allotment and damages for squatting on Government land it has become necessary to revise the rates for temporary allotment and damages for squatting on Government land w.e.f., 1.4.79. All the concerned Lands Branch are, therefore, requested to take prompt action to revise the rates already fixed for temporary allotment of land & rates of damages already fixed for squatting on Government land w.e.f., 1.4.79, wherever necessary under intimation to finance.

sd/--
(K.P. Jhamb)

Accounts Officer(F&E)

1. Copy to all the officers & Branches of the Authority.
2. Copy to Accounts Officer(R) with the request to watch compliance.

SK

No.LDO/5(C)/80-CDN
Government Of India
Ministry Of Works & Housing
Land and Development Office
Nirman Bhawan.

New Delhi, the 23/1/80

OFFICE ORDER NO.5/80

Sub:-Schedule of rates for temporary
allotment of land and damages for
squatting on Government land in
different areas of Delhi/N.Delhi.

Consequent upon the revision of land
values with effect from 1.4.79, the rates for
temporary allotment and damages for squatting
on Government land have been revised by the
Ministry of Works and Housing vide letter no.
J-22012/2/79-LD(DO.I) dated 14/18th Jan.80
as per schedule attached.

These rates are effective from 1.4.79.
For any locality not covered by the schedule
attached hereto, the rates for adjoining areas
will be applied.

Sd/-
(S.Rangaswamy)
Addl. Land and Development Officer.

To,
All Officers/Sections.

Copy to:- Ministry of Works and Housing with
reference to their letter no.J-22012/2/79-
LD(DO) dated 14/18th January, 1980.

SK

200 Rs.30/- per acre per day

Rs.60/- per acre per day.

300 Rs.45/- " " "

Rs.90/- " " "

400 Rs.60/- " " "

Rs.120/- " " "

500 Rs.75/- " " "

Rs.150/- " " "

2. For Dumping
of material

200 Rs.80/- per bigha p.a.

Rs.160/- per bigha p.a.

300 Rs.120/- " "

Rs.240/- " "

400 Rs.160/- " "

Rs.320/- " "

500 Rs.200/- " "

Rs.400/- " "

600 Rs.240/- " "

Rs.480/- " "

3. For Cultivation

200 Rs.50/- " "

Rs.100/- " "

300 Rs.75/- " "

Rs.150/- " "

400 Rs.100/- " "

Rs.200/- " "

500 Rs.125/- " "

Rs.250/- " "

600/Rs.150/- " "

Rs.300/- " "

4. For Schools

(a) Recognized & Govt.

aided schools Rs.41.67 per acre p.m. Rs.83.34 per acre p.m.

(b) Recognized but Rs.1250/- per acre p.m. Rs.2500/- per
unaided schools acre p.m.
and Public Schools
and Unauthorised
schools.

Unauthorised Occupation without allotment 1.4.79

For Holding Meetings:-

| Residential land value. | Temp. Allotment rate. | Damages rates |
|----------------------------|--------------------------|---------------------------|
| 1 | 2 | 3 |
| 200 Rs.30/- | per acre per day | Rs.60/- per acre per day. |
| 300 Rs.45/- | " " " | Rs.90/- " " " |
| 400 Rs.60/- | " " " | Rs.120/- " " " |
| 500 Rs.75/- | " " " | Rs.150/- " " " |

2. For Dumping of material

| | | |
|--------------|----------------|-------------------------|
| 200 Rs.80/- | per bigha p.a. | Rs.160/- per bigha p.m. |
| 300 Rs.120/- | " " " | Rs.240/- " " " |
| 400 Rs.160/- | " " " | Rs.320/- " " " |
| 500 Rs.200/- | " " " | Rs.400/- " " " |
| 600 Rs.240/- | " " " | Rs.480/- " " " |

3. For Cultivation

| | | |
|--------------|-------|----------------|
| 200 Rs.50/- | " " " | Rs.100/- " " " |
| 300 Rs.75/- | " " " | Rs.150/- " " " |
| 400 Rs.100/- | " " " | Rs.200/- " " " |
| 500 Rs.125/- | " " " | Rs.250/- " " " |
| 600 Rs.150/- | " " " | Rs.300/- " " " |

4. For Schools

- (a) Recognized & Govt. aided schools Rs.41.67 per acre p.m. Rs.83.34 per acre p.m.
- (b) Recognized but Rs.1250/- per acre p.m. Rs.2500/- per acre p.m.
unaided schools
and Public Schools
and Unauthorised
schools.

Schedule for the other business purposes such as for circus purposes (including cutting of stalls etc.) Exhibitions and Offices @ 5% of commercial land value per annum.

| Land rate per sq.yds. | Temporary allotment | Damages |
|--------------------------|------------------------|---------|
| 200 | 0-84 | 1.68 |
| 400 | 1-67 | 3.34 |
| 600 | 2-50 | 5-00 |
| 800 | 3-34 | 6-68 |
| 1000 | 4-17 | 8-34 |
| 1800 | 7-50 | 15-00 |
| 3000 | 12-500 | 25-00 |
| 4000 | 16-67 | 33-34 |

SK

Schedule of rates per sq.yds. per month of temporary allotment claiming damages of unauthorised occupation

| S.No. | Residen- tial land value | For Nursery and Ramlila Celebra- tion 2½% of resi- dential land value p.a. | For residential, temple institution etc.purposes 5% of the residential land value p.a. | For cottage industries, full depots etc. 7½% of R _e sidential land value p.a. | | | |
|-------|--------------------------------|--|--|--|---------|------|------|
| | | For Temp. Damages allot- ment | For Temp. Damages allot- ment | For Temp. allot- ment | Damages | | |
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. |
| 1. | 100 | 0.21 | 0.42 | 0.42 | 0.84 | 0.63 | 1.26 |
| 2. | 200 | 0.42 | 0.84 | 0.84 | 1.68 | 1.25 | 2.50 |
| 3. | 300 | 0.63 | 1.26 | 1.25 | 2.50 | 1.88 | 3.76 |
| 4. | 400 | 0.84 | 1.68 | 1.68 | 3.36 | 2.50 | 5.00 |
| 5. | 500 | 1.05 | 2.10 | 2.10 | 4.20 | 3.12 | 6.24 |
| 6. | 600 | 1.25 | 2.50 | 2.50 | 5.00 | 3.75 | 7.50 |

APPENDIX 'I' TO ITEM NO. 70
RATE PER 100 SQUARE YARDS PER MONTH
NOW PROPOSED TO BE ADOPTED BY DDA

| Name of Estate | Resdl. | Comm. | Resdl. | Comm. | Institutional other than school | Dairy | Nursery | Agriculture |
|------------------------|--------|---------|--------|---------|---------------------------------------|--------|---------|-------------------------|
| 1. Basti Beghar | 600-00 | 1800-00 | | | | | | |
| 2. Naiwala | 600-00 | 1800-00 | | | | | | |
| 3. Kaol Bagh | 300-00 | 1800-00 | 500-00 | 1000-00 | 500-00 | 750-00 | 250-00 | |
| 4. Shidi Pura | 300-00 | 1800-00 | | | | | | |
| 5. Southern Ridge | 600-00 | 1800-00 | | | | | | |
| 66. Bagh Baji | 600-00 | 1800-00 | | | | | | |
| 7. Paharganj | 600-00 | 1800-00 | | | | | | |
| 8. Qadam Sharif | 300-00 | 600-00 | | | | | | |
| 9. Sadar Bazar (N) | 300-00 | 600-00 | | | | | | |
| 10. Sadar Bazar (S) | 300-00 | 600-00 | | | | | | |
| 11. Ahata Kidara | 300-00 | 600-00 | 250-00 | 500-00 | 250-00 | 375-00 | 125-00 | |
| 12. B.B. Road | 300-00 | 600-00 | | | | | | |
| 13. G.B. Road | 300-00 | 600-00 | | | | | | |
| 14. Darya Ganj (N) | 300-00 | 600-00 | | | | | | |
| 15. Darya Ganj (S) | 300-00 | 600-00 | | | | | | |
| 16. Inside City wall | 300-00 | 600-00 | | | | | | |
| 17. Bela Estate | 300-00 | 600-00 | | | | | | 150/- P. Bigha P.A. |
| 18. Jangpura | 300-00 | 600-00 | | | | | | 150/- P. Bigha P.A. |
| 19. Aliganj | 300-00 | 600-00 | | | | | | 150/- P. Bigha P.A. |
| 20. Indraparastha | 300-00 | 600-00 | | | | | | 150/- P. Bigha P.A. |
| 21. Chiragh (S) | 200-00 | 400-00 | 168-00 | 336-00 | 168-00 | 250-00 | | 84-00 Rs. 100 per bigha |
| 22. Chiragh (N) | 200-00 | 400-00 | | | | | | |
| 23. Jhilmil Tahirpur | 200-00 | 400-00 | 250-00 | 500-00 | 250-00 | 375-00 | 125-00 | |
| 24. Arakpur Bagh Mochi | 300-00 | 600-00 | 500-00 | 1000-00 | 500-00 | 750-00 | 250-00 | |
| 25. Jhandewala | 600-00 | 1800-00 | | | | | | |

For School in the above Estate:

Recognised & Govt. aided
school. Recognised but unaided
Schools. and public schools &
unauthorised schools.

83-34 per Acre per month

2500/- per acre per month

APPENDIX 'J' TO ITEM NO.70
DELHI DEVELOPMENT AUTHORITY
NORTH AREA

| S.No. | Site Name | Res. | Com. | Res. | Com. | Institu- tional | Dairy | Agricul- tural |
|-------|--------------------------------|--------|--------|--------|--------|--------------------|--------|----------------------------|
| 1. | Civil Station | | | | | | | |
| 2. | Dakka, A.Pur | 400-00 | 800-00 | 336-00 | 668-00 | 336-00 | 500-00 | 168-00 |
| 3. | Dheer Pur, A/Pur | | | | | | | Rs.200/- per bigha P.A. |
| 4. | Malikpur Chhawani, A/Pur | | | | | | | |
| 5. | Rajpur Chhawani | 300-00 | 600-00 | 250-00 | 500-00 | 250-00 | 376-00 | 126-00 |
| 6. | Sidhora Kurdh | | | | | | | Rs.150/- per bigh P.A. |
| 7. | Sidhora Kalan | | | | | | | |
| 8. | Nimdee, A/Pur | 400-00 | 800-00 | 336-00 | 668-00 | 336-00 | 500-00 | 168-00 |
| 9. | Wazipur, A/Pur | | | | | | | Rs.200/- per bigha P.A. |
| 10. | Chowkhari Mubarkabad | | | | | | | |
| 11. | Yakut Pur | 100-00 | 200-00 | 84-00 | 168-00 | 84-00 | 126-00 | 42-00 |
| 12. | Shakur Pur, outlying colony | | | | | | | Rs.100/- per bigha P.A. |
| 13. | Silim Majra, Maipur | | | | | | | |
| 14. | Puth Kalan, A/Pur | | | | | | | |
| 15. | Mangol Pur, Kurdh, A/Pur | 400-00 | 800-00 | 336-00 | 668-00 | 336-00 | 500-00 | 168-00 |
| 16. | Mangol Pur Kalan, A/Pur | | | | | | | Rs.200/- per bigha P.A. |
| 17. | Sultan Pur Mazra, A/Pur | | | | | | | |
| 18. | Pritam Pura, A/Pur | | | | | | | |
| 19. | Nahar Pur, A/Pur | | | | | | | |
| 20. | Ritla, A/Pur | | | | | | | |

[illegible]

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|-----|---------------------------------------|----|--------|--------|-------|--------|-------|--------|-------|
| 38. | Jhilmil Tahir Pur Outlaying Colony |) | | | | | | | |
| 29. | Khajuri Khas Outlying Colony |) | | | | | | | |
| 40. | Khichri Pur " |) | | | | | | | |
| 41. | Khanpur " |) | | | | | | | |
| 42. | Khureji Khas " |) | | | | | | | |
| 43. | Mandawali " |) | | | | | | | |
| 44. | Kad-Kad Duma " |) | | | | | | | |
| 45. | Samas Pur Jahangir Outlying |) | | | | | | | |
| 46. | Seelampur Colony |) | | | | | | | |
| 47. | Mandawali Fazalpur Colony |) | 100-00 | 200-00 | 84-00 | 168-00 | 84-00 | 126-00 | 42-00 |
| 48. | Oldan Pur |) | | | | | | | |
| 49. | Shakur Pur Baramad |) | | | | | | | |
| 50. | Shakur pur Khas Outlying Colony |) | | | | | | | |
| 51. | BabarPur " |) | | | | | | | |
| 52. | Chila Sareja Fanger |) | | | | | | | |
| 53. | Shahdara Colony |) | | | | | | | |
| 54. | Sakdar Pur Colony |) | | | | | | | |
| 55. | Jayudden Bur " |) | | | | | | | |

Rs.100/-per
Bigha P.A.

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|-----|---|----|--------|--------|--------|--------|--------|--------|----------------------------|
| 56. | Dallu Pura Outlying Colony |) | | | | | | | |
| 57. | Chondha Chawan Khadar Outlying Colony |) | | | | | | | |
| 58. | Saboli |) | | | | | | | |
| 59. | Chilla Sabola Khadar Outlying Cly. |) | | | | | | | |
| 60. | Mauz Pur " |) | | | | | | | |
| 61. | Chondha Guzran Khadar |) | 100-00 | | | | | | |
| 62. | Meer Pur Turk |) | | 200-00 | 84-00 | 168-00 | 84-00 | 126-00 | 42-00 |
| 63. | Ghotla Shahdara Outlying Colony |) | | | | | | | Rs. 100/- per High P.A. |
| 64. | Ghaondhali " |) | | | | | | | |
| 65. | Koandlee " |) | | | | | | | |
| 66. | Ghondha Guzran Khadar |) | | | | | | | |
| 67. | Basau Dara Fur (West side) (Ramesh Ngr) |) | | | | | | | |
| 68. | Dawadi |) | | | | | | | |
| 69. | Chawkhandi (Tilak Ngr) |) | 200-00 | 400-00 | 168-00 | 336-00 | 168-00 | 250-00 | 84-00 |
| 70. | Asalat Pur Khadar |) | | | | | | | |
| 71. | Shadi Pur (Patel Ngr) |) | | | | | | | -do- |
| 72. | Khan Pur " |) | | | | | | | |
| 73. | Nangli Jalib (Tilak Ngr) |) | | | | | | | |
| 74. | Hasthal " |) | | | | | | | |
| 75. | Buddela " |) | | | | | | | |

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|----------|-------------------------|
| 76. Jawala Pur Ali Pur | | | | | | | | | |
| 77. Tatar Pur Ramesh Ngr. | 200-00 | 400-00 | 168-00 | 336-00 | 168-00 | 250-00 | 84-00 | Rs.100/- | |
| 78. Ghari Peera Ali Pur | | | | | | | | | |
| 79. Kesho Pur Ramesh Ngr. | | | | | | | | | |
| 80. Posangi Pur Tilak Ngr. | | | | | | | | | |
| 81. Tihar | " | | | | | | | | |
| 82. Narainia | | | | | | | | | |
| 83. Nangal Rai Tihar | | | | | | | | | |
| 84. Nagloi Jatt | | | | | | | | | |
| 85. Nagloi Sayad | | | | | | | | | |
| 86. Madi Pur Ali Pur | | | | | | | | | |
| 87. <u>Khayala Tilak Nagar</u> | | | | | | | | | |
| 88. Adh. Nagar M/Nagar | | | | | | | | | |
| 89. Aali | " | 300-00 | 600-00 | 250-00 | 500-00 | 250-00 | 376-00 | 126-00 | Rs.150/- per Bigha P.A. |
| 90. Badarpur | | | | | | | | | |
| 91. Basant Nagar | | | | | | | | | |
| 92. Beer Sarai M/Nagar | | | | | | | | | |
| 93. Begum Pur | " | | | | | | | | |

SOUTH ZONE

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|------|------------------|------------|--------|--------|--------|--------|--------|--------|--------|
| 94. | Saha Pur | M/Nagar | | | | | | | |
| 95. | Chiragh Delhi | Kalkani | | | | | | | |
| 96. | Ghari, Jharia | Mariya | | | | | | | |
| | | L/Nagar | | | | | | | |
| 97. | Hojarani | M/Nagar | | | | | | | |
| 98. | Hoj Khas-II | " | | | | | | | |
| 99. | Humuya Pur | (RK Puram) | | | | | | | |
| 100. | Jiya Sarai | M/Nagar | | | | | | | |
| 101. | Joga Bai | " | | | | | | | |
| 102. | Jasula Near | Badarpur | | | | | | | |
| 103. | Kotla Mahigaran | | | | | | | | |
| 104. | Kamun Pur | | 300-00 | 600-00 | 250-00 | 500-00 | 250-00 | 376-00 | 126-00 |
| 105. | Kalu Sarai | M/Nagar | | | | | | | |
| 106. | Kharoda | | | | | | | | |
| 107. | Kham Pur | | | | | | | | |
| 108. | Khidke | M/Nagar | | | | | | | |
| 109. | Kotla Mubarakpur | | | | | | | | |
| 110. | Kidhara Bad | | | | | | | | |
| 111. | Kilokari Lajpat | Ngr. | | | | | | | |

Rs.150/- per
Bigha Per acre

17/
92

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|------|-----------------------------------|--------|--------|--------|--------|--------|--------|--------|-----|
| 112. | Lado Sarai M/Nagar | | | | | | | | |
| 113. | Maharolai -II | | | | | | | | |
| 114. | Muredabad Pehari | | | | | | | | |
| 115. | Munirka Mohamad Pur (RK Puram) | | | | | | | | |
| 116. | Mola Bandh-II | | | | | | | | |
| 117. | Masjid Moth(Kalkaji) | | | | | | | | |
| 118. | Madan Geer M/Nagar | | | | | | | | |
| 119. | Mahipal Pur | | | | | | | | |
| 120. | Malikpur Koi Aadi Rangi Furi | | | | | | | | |
| 121. | Okhla Kalkaji | 300-00 | 600-00 | 250-00 | 500-00 | 250-00 | 376-00 | 126-00 | |
| 122. | Farhlad Pur | | | | | | | | |
| 123. | Rampur Kurkh. | | | | | | | | |
| 124. | Sahibabad | | | | | | | | |
| 125. | Sultan Maheroli | | | | | | | | |
| 126. | Saida Dal Jaiab | | | | | | | | |
| 127. | Sheikh Sarai Kalkaji | | | | | | | | |
| 128. | Sahapur Jatt-2 M/Ngr. | | | | | | | | |
| 129. | Tigdi | | | | | | | | |
| 130. | Taj Pur | | | | | | | | |

Rs.150/- Per
Bigha per acre

| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|------|-------------------------------|--------|--------|--------|--------|--------|--------|--------|-------------------------------|
| 131. | Puth Sarai | | | | | | | | |
| 132. | Tehkhand Kalkaji | | | | | | | | |
| 133. | Tuglakabad I to IV Kalkaji | | | | | | | | |
| 134. | Yusuf Sarai | | | | | | | | |
| 135. | Yakut Pur | | | | | | | | |
| 136. | Katavaraya Sarai | | | | | | | | |
| 137. | Musud Pur | | | | | | | | |
| 138. | Mecthey Pur | | | | | | | | |
| 139. | Cheetorney | 300-00 | 600-00 | 250-00 | 500-00 | 250-00 | 376-00 | 126-00 | Rs.150/- per Bigh per acre |
| 140. | Sarai Sahaji | | | | | | | | |
| 141. | Ladho Sarai M/Nagar | | | | | | | | |
| 142. | Samalikha Sarai | | | | | | | | |
| 143. | Samalikha | | | | | | | | |
| 144. | Maharoli | | | | | | | | |
| 145. | Kapas Heda Najafgarh | | | | | | | | |
| 146. | Sarai Kalekhan Nizamuddin | | | | | | | | |

16/

(db)

No. 95
A.14.7.88

Subject: Revision of rates of damages for the purpose of assessment under the Public Premises (Eviction of Unauthorised Occupants) Act-1971. (No. FE.2(32)80).

P R E C I S

Attention is invited to DD. Resolution No. 70 dt. 25.6.81 (Appendix 'EE' Pages 177 to 191) vide which rates of damages were revised as decided by Govt. of India, Ministry of Works & Housing. (Land & Development Office) vide their letter No. LDO/5(9)/80 dt. 23.1.80. In some cases the upward revision is 100 times and in some cases 25 times.

Since the revision of rates of damages, a lot of representations from the effected persons are being received and also, the matter has been raised in the Civil Court.

For office use only

2. A Sub-Committee of the DD. Officers was constituted to suggest the rates to be charged from these unauthorized occupants. The Committee held various meetings and came to the conclusion that damages be charged from the unauthorized occupants at the rates as shown in its report (Appendix 'FF' Pages 192-197).

Comparative statement of rates of damages before revision, after revision and the rates of damages as calculated on the basis of the recommendations of the Committee in cases of Residential/commercial use are available at (Appendix 'GG' Page 198).

3. The damages from the unauthorized occupants covered under 'Gadgil Assurance Scheme' are being charged at concessional rates upto 31.3.81 in respect of premises which are being used for residential purposes. The unauthorized occupants to whom notices have been issued at revised rates are not paying damages and arrears are accumulated and are requesting for reduction of rates. Year-wise break up of recovery made from 1980-81 to 1987-88 is given below

| Year | Amount recovered | Amount recoverable |
|---------|------------------|--------------------|
| | Rs. | Rs. |
| 1980-81 | 12,18,940.24 | 21,02,227.06 |
| 1981-82 | 10,51,752.69 | 9,50,546.07 |
| 1982-83 | 4,40,000.18 | 10,97,004.90 |
| 1983-84 | 14,92,984.32 | 87,33,844.17 |
| 1984-85 | 8,33,090.29 | 53,71,111.11 |
| 1985-86 | 14,20,155.53 | 88,06,704.97 |
| 1986-87 | 20,21,874.00 | 1,03,27,557.34 |
| 1987-88 | 34,86,924.86 | 59,22,225.00 |

4. A deputation of unauthorised occupants of Slaughter House, Qadam Sharif Estate, Delhi also called on the Minister for Works & Housing and made a representation requesting for reduction of rates of damages. The Minister was pleased to order that damages at the rates prevailing prior to April, 1981 shall continue to be charged from these unauthorised occupants (Appendix 'HT' Page 199). Since it was an issue of vital importance, it was decided to make recovery at old rates provisionally in view of Hon'ble Minister's orders and it was decided to put up the matter before D.D.. These encroachers of Slaughter House are being charged damages at the old rates i.e. Rs. 37.50 per 100 sq.yds. per month. By charging damages at old rates from these unauthorised occupants, the other unauthorised encroachers are also approaching against this discrimination and it is, therefore, suggested that the rates of damages as recommended by the Committee shall also be made applicable to all the encroachers of Slaughter House, Qadam Sharif Estate, Delhi v.s.f. 1.4.81 and the provisional/confirmed demand and recovery made thereof shall be adjusted accordingly.

5. Keeping in view the above facts, the rates of damages, as proposed by the Sub-Committee of DDA Officers (Appendix

'GG' Page 190

) are submitted for consideration of the Authority. It is presumed that reduction of rates of damages as suggested by the Sub-Committee will definitely give certain relief to the public and DDA will also be able to collect its outstanding revenue presently not being recovered due to litigation and hike in damages rates. The above rates if approved by the Authority shall come into force w.e.f.

1.4.81 and necessary relief would be provided to the effected persons by re-opening all the assessment cases. The rates as suggested by the committee will be made applicable to all those encroachers who have been assessed to damages. However, to minimise the under hand/Breemi Transaction/sale of property and to discourage the fresh encroachment on Govt. land, the rates of damages for post 1981 squatters (Substitute encroachers) may be charged at double the zonal rates as suggested by the committee in its report.

For office use only

This will help to solve the problem of effected persons and also in speedy recovery of damages because it has been noticed that the unauthorised occupants have a general tendency not to pay the damages at such high rate and it will also reduce the litigation work. Eviction of such cases, has also become difficult because these encroachers have been living on DDA's land for the last many years and they cannot be easily thrown out from the same. It is also pointed out that even, if the land under their occupation is got vacated, the same is encroached upon by the other persons.

The matter was placed before the Authority in its last meeting held on 15.10.87 but the same was postponed as the members desired that the details of amount recoverable be also indicated against the statement of recoveries made from 1980-81 to 1987-88. Accordingly, the figures of amount recoverable have also been indicated against the statement of recoveries made in para 3 above.

6. The revision as proposed will require concurrence of Ministry of Urban Development, Govt. of India, after the approval of authority as Nazul I and Nazul II land vest in the Central Govt.

The matter is again placed before the Authority for consideration and approval of proposal as contained in para No. 4,5,6 above.

RESOLUTION

The Authority resolved that the rates of damages for residential properties be doubled the rates prevailing before 1.4.81 while for the commercial properties the rates as recommended by the Sub-Committee of the DD. Officers be adopted. The new rates would be effective from 1.4.1981.

The Authority further desired that the public be advised to clear their arrears which would facilitate their consideration for grant of ownership rights if and when considered in future.

21-11-87
[Signature]
Asstt. Secretary
Delhi Development Authority

IF DAMAGES FOR ASSESSMENT RECOVERY OF DAMAGES AFTER 1981 AS ADOPTED BY RESOLUTION NO. 95 dt. 14.7.88 BY RESOLUTION N

| No of the Rate | RESIDENTIAL RATES | | | | COMMERCIAL RATES | | | |
|------------------------|---|---|---|---|---|---|--|--|
| | Rates of damages before 1981 for Pre-60 | Rates of damages after 1981 for Post-60 | Rates of damages before 1981 for Pre-60 | Rates of damages after 1981 for Post-60 | Rates of damages before 1981 1981 | Rates of damages for those who have been assessed to damages from 1.1.52 | Rates of damages for those who have been assessed to damages w.e.f. 1.1.61 | Rates of damages for those who have assessed to damages w.e.f. 1.4.76 |
| 1. Basti Regar | 5.00 | 10.00 | 10.00 | 20.00 | 22.50 | 45.00 | 90.00 | 180.00 |
| 2. Maiwala | | | | | | | | |
| 3. Karol Bagh | | | | | | | | |
| 4. Shidi Pura | 10.00 | 20.00 | 20.00 | 40.00 | 22.50 | 45.00 | 90.00 | 180.00 |
| 5. Southern Ridge | | | | | | | | |
| 6. Bagh Raoji | | | | | | | | |
| 7. Paharganj | 10.00 | 20.00 | 20.00 | 40.00 | 37.50 | 75.00 | 150.00 | 300.00 |
| 8. Qadam Shriff | | | | | | | | |
| 9. Sadar Bazar (N) | | | | | | | | |
| 10. Sadar Bazar (S) | | | | | | | | |
| 11. Ahata Kidara | | | | | | | | |
| 12. B.B.Road | 15.00 | 30.00 | 30.00 | 60.00 | 60.00 | 120.00 | 240.00 | 480.00 |
| 13. G.B.Road | | | | | | | | |
| 14. Darya Ganj (N) | 15.00 | 30.00 | 30.00 | 60.00 | 45.00 | 90.00 | 180.00 | 360.00 |
| 15. Darya Ganj (S) | | | | | | | | |
| 16. Inside City Wall | | | | | | | | |
| 17. BELA Estate | | | | | | | | |
| 18. Jangpura | | | | | | | | |
| 19. Aliganj | 5.00 | 10.00 | 10.00 | 20.00 | 15.00 | 30.00 | 60.00 | 120.00 |
| 20. Indraprastha | | | | | | | | |
| 21. Chiraga (N) | | | | | | | | |
| 22. Chiraga (S) | | | | | | | | |
| 23. Jhilai Tahripur | | | | | | | | |
| 24. Arakpur Bagh Mochi | | | | | | | | |
| 25. Jhandewalan | 5.00 | 10.00 | 10.00 | 20.00 | 37.50 | 75.00 | 150.00 | 300.00 |

APPENDIX 'T' TO ITEM NO. 29/93
 RATES OF DAMAGES FOR RESIDENTIAL USE PER SQ. YDS. PER MONTH

-80-

| Sl. No. | Name of the Estate | EXISTING RATES APPLICABLE PRIOR TO 1-4-1992. | | | PROPOSED RATES APPLICABLE FROM 1-4-1992. | | |
|---------|--------------------|--|---|--|--|-------------|--|
| | | Encroacher of pre-60. Effective from 1-4-81 | Encroacher of post-60 Effective from 1-4-81 | Those squatters & substitutes who encroached the land from 1-4-1981. | Those who have encroached the land before 1-4-81 | From 1-4-81 | Those squatte-rs & substitutes who en-croached the land w.e.f. 1.4.1992. |
| 1. | B. Rehgar | 0.10 | 0.20 | 10 | 1.00 | 12 | 24 |
| 2. | Naiwala | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 3. | Karol Bagh | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 4. | Shidi Pura | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 5. | Southern Ridge | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 6. | Bagh Raoji | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 7. | Paharganj | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 8. | Qadam Sharif | 0.20 | 0.40 | 10 | 2.00 | 12 | 24 |
| 9. | Sadar Bazar (N) | 0.20 | 0.40 | 5 | 2.00 | 6 | 12 |
| 10. | Sadar Bazar (S) | 0.20 | 0.40 | 5 | 2.00 | 6 | 12 |
| 11. | Ahata Kidara | 0.20 | 0.40 | 5 | 2.00 | 6 | 12 |
| 12. | B.B. Road | 0.30 | 0.60 | 5 | 2.00 | 6 | 12 |
| 13. | G.B. Road | 0.30 | 0.60 | 5 | 3.00 | 6 | 12 |
| 14. | Darya Ganj (N) | 0.30 | 0.60 | 5 | 3.00 | 6 | 12 |
| 15. | Darya Ganj (S) | 0.30 | 0.60 | 5 | 3.00 | 6 | 12 |
| 16. | Inside City Wall | 0.10 | 0.20 | 5 | 3.00 | 6 | 12 |
| 17. | Bela Estate | 0.10 | 0.20 | 5 | 1.00 | 6 | 12 |
| 18. | Jangpura | 0.10 | 0.20 | 5 | 1.00 | 6 | 12 |
| 19. | Aliganj | 0.10 | 0.20 | 5 | 1.00 | 6 | 12 |
| 20. | Indraprastha | 0.10 | 0.20 | 5 | 1.00 | 6 | 12 |
| 21. | Chiragha (N) | 0.10 | 0.20 | 3.36 | 1.00 | 5 | 10 |
| 22. | Chiragha (S) | 0.10 | 0.20 | 3.36 | 1.00 | 5 | 10 |
| 23. | Jhilmil Tahirpur | 0.10 | 0.20 | 3.36 | 1.00 | 5 | 10 |
| 24. | Arakpur Bagh | 0.10 | 0.20 | 3.36 | 1.00 | 5 | 10 |
| 25. | Jhandewala | 0.10 | 0.20 | 5 | 1.00 | 6 | 12 |
| | | 0.10 | 0.20 | 10 | 1.00 | 12 | 24 |

APPENDIX 'U' TO ITEM NO. 29/93
COMMERCIAL RATES EFFECTIVE FROM 1-4-1992 PER 32. YDS. PER MONTH.

-81-

Existing rates applicable prbr to 1-4-1992.

Those who have been assessed to damages from
 1-1-1952 1-1-1961 1-4-1976 1-4-81 to 31-3-1992.
 (including Substitutes)

| | | | |
|------|------|------|------|
| 0.45 | 0.90 | 1.80 | 20 |
| 0.45 | 0.90 | 1.80 | 20 |
| 0.45 | 0.90 | 1.80 | 20 |
| 0.45 | 0.90 | 1.80 | 20 |
| 0.45 | 0.90 | 1.80 | 20 |
| 0.45 | 0.90 | 1.80 | 20 |
| 0.75 | 1.50 | 3.00 | 20 |
| 0.75 | 1.50 | 3.00 | 10 |
| 0.75 | 1.50 | 3.00 | 10 |
| 0.75 | 1.50 | 3.00 | 10 |
| 0.75 | 1.50 | 3.00 | 10 |
| 0.75 | 1.50 | 3.00 | 10 |
| 1.20 | 2.40 | 4.80 | 10 |
| 1.20 | 2.40 | 4.80 | 10 |
| 0.90 | 1.80 | 3.60 | 10 |
| 0.90 | 1.80 | 3.60 | 10 |
| 0.30 | 0.60 | 1.20 | 10 |
| 0.30 | 0.60 | 1.20 | 10 |
| 0.30 | 0.60 | 1.20 | 10 |
| 0.30 | 0.60 | 1.20 | 10 |
| 0.30 | 0.60 | 1.20 | 6.62 |
| 0.30 | 0.60 | 1.20 | 6.62 |
| 0.30 | 0.60 | 1.20 | 6.62 |
| 0.30 | 0.60 | 1.20 | 6.62 |
| 0.30 | 0.60 | 1.20 | 10 |
| 0.75 | 1.50 | 3.00 | 20 |

RATES APPLICABLE AFTER 1-4-1992 (Proposed).

Those Encroachers who have been assessed to damage from:
 1-1-1952 1-1-1961 1-4-1976 1-4-1981 1/2 Substitute
 To encroacher
 31-3-1992 after 1-4-1992.
 (Including
 Substitute)

| | | | | |
|------|-------|-------|-------|----|
| 2.00 | 4.00 | 8.00 | 25 | 60 |
| 2.00 | 4.00 | 8.00 | 25 | 60 |
| 2.00 | 4.00 | 8.00 | 25 | 60 |
| 2.00 | 4.00 | 8.00 | 25 | 60 |
| 2.00 | 4.00 | 8.00 | 25 | 60 |
| 2.00 | 4.00 | 8.00 | 25 | 60 |
| 3.00 | 6.00 | 12.00 | 25 | 60 |
| 3.00 | 6.00 | 12.00 | 12.50 | 30 |
| 3.00 | 6.00 | 12.00 | 12.50 | 30 |
| 3.00 | 6.00 | 12.00 | 12.50 | 30 |
| 3.00 | 6.00 | 12.00 | 12.50 | 30 |
| 5.00 | 10.00 | 20.00 | 12.50 | 30 |
| 5.00 | 10.00 | 20.00 | 12.50 | 30 |
| 4.00 | 8.00 | 15.00 | 12.50 | 30 |
| 4.00 | 8.00 | 15.00 | 12.50 | 30 |
| 1.50 | 3.00 | 5.00 | 12.50 | 30 |
| 1.50 | 3.00 | 5.00 | 12.50 | 30 |
| 1.50 | 3.00 | 5.00 | 12.50 | 30 |
| 1.50 | 3.00 | 5.00 | 12.50 | 30 |
| 1.50 | 3.00 | 5.00 | 9.00 | 24 |
| 1.50 | 3.00 | 5.00 | 9.00 | 24 |
| 1.50 | 3.00 | 5.00 | 9.00 | 24 |
| 1.50 | 3.00 | 5.00 | 9.00 | 24 |
| 1.50 | 3.00 | 5.00 | 9.00 | 24 |
| 1.50 | 3.00 | 5.00 | 12.50 | 30 |
| 3.00 | 6.00 | 12.00 | 25.00 | 60 |

APPENDIX 'V' TO ITEM NO. 29/93

| ZONE | <u>INSTITUTIONAL</u> (Religious etc.) Existing rates upto 31-3-1981 in per sq. yards. | | | Proposed rates w.e.f. 1-4-1992 per sq. yards. | <u>DAIRY</u> Existing rates upto 31-3-81 | | | Proposed rates w.e.f. 1-4-92 |
|-----------------|--|---------|---------------------------|--|---|---------|---------------------------|---------------------------------|
| | Pre-60 | Post-60 | From 1-4-81 to 31-3-92 | | Pre-60 | Post-60 | From 1-4-81 to 31-3-92 | |
| East | 0.10 | 0.20 | 1.68 | 4.00 | 0.15 | 0.30 | 2.50 | 12.00 |
| West | 0.10 | 0.20 | 5.00 | 6.50 | 0.15 | 0.30 | 7.50 | 19.50 |
| North | 0.10 | 0.20 | 2.50 | 5.00 | 0.15 | 0.30 | 3.75 | 15.00 |
| Central Zone | 0.10 | 0.20 | 5.00 | 10.00 | 0.15 | 0.30 | 7.50 | 30.00 |
| South | 0.10 | 0.20 | 2.50 | 7.50 | 0.15 | 0.30 | 3.75 | 22.50 |

Note. The proposed rate effective from 1-4-92 shall also apply to the encroachments of villages (N-II land) falling in respective zone for Institutional and Dairy uses.

APPENDIX 'W' TO ITEM NO. 29/93

| NURSARY | | | | AGRICULTURAL | | | SCHOOLS | | | | |
|---|------|------|------|---|---|-------|---------|---|--|---|---|
| Existing rates upto 31-3-81 Pre-60 Post-60 w.e.f. 1-4-1981 (per Sq. yard) To 31-3-1992 | | | | Proposed rates w.e.f. 1-4-1992. (per Sq. yard) | Existing rates upto 31-3-81 in per Bigha Per Year. Pre-60 Post-60 w.e.f. 1-4-1981 to 31-3-1992 | | | Proposed rates w.e.f. 1-4-1992 Per Bigha per year. | Existing rate in per Acre per Month w.e.f. 1-4-1981 to 31-3-1992 (Unaided & Aided Schools) | Unaided and Pub- lic un- authori- sed sch- ools w.e.f. 1-4-81 to 31-3-92. | Proposed rates w.e.f. 1-4-92 in per sq. yards per Month unaided public & unautho- rised Schools. |
| ZON-S | | | | | | | | | | | |
| East | 0.07 | 0.14 | 0.64 | 12.00 | 3.50 | 7.00 | 100.00 | 1200.00 | 83.84 | 2500.00 | 12.00 |
| West | 0.07 | 0.14 | 2.50 | 19.50 | - | - | - | - | 83.84 | 2500.00 | 19.50 |
| North | 0.07 | 0.14 | 1.25 | 15.00 | 17.50 | 35.00 | 150.00 | 1500.00 | 83.84 | 2500.00 | 15.00 |
| Central Zone | 0.07 | 0.14 | 2.50 | 30.00 | - | - | - | - | 83.84 | 2500.00 | 30.00 |
| South | 0.07 | 0.14 | 1.25 | 22.50 | - | - | - | - | 83.84 | 2500.00 | 22.50 |

Note: The proposed rates effective from 1-4-1992 shall also apply to the encroachers of village (N.-II land) falling in respective Zones for Nursery, Agricultural and Schools use.

[Handwritten signatures and dates]
22/11/12
20/12/12

Distribution of Zones.

| East Zone | West Zone | North Zone | South Zone | Central Zone |
|--|---|---|---|---------------------------|
| Jhilmil Tahirpur Chiragha (N) Chiragha (S) | Basti Rehgar Naiwala Karol Bagh Shidi Pura Southern Ridge Bagh Raoji | Judam Sharif Sadar Bazar (N) Sadar Bazar (S) Ahata Kidara B.B. Road G.B. Road Darya Ganj (N) Darya Ganj (S) Inside City Wall Bela Estate | Jang Pura Ali Ganj Arakpur (Bagh Mochi) Indraprastha | Jhandewalan Pahar-ganj |

84-A RATE OF DAMAGES FOR RESIDENTIAL USE PER SQ. YDS. PER MONTH.

Existing Rates of damages per Sq. yards Per Month.

| Sl. No. | Site Name | Encroacher who have been assessed prior to 31-3-81. | Encroachers & Substitutes who have been assessed from 1-4-1991. | Proposed Rates Applicable from 1-4-1991. | | Those Squatters & Substitutes who have been assessed prior to 31-3-81. |
|---------|-----------------------------|---|---|--|-------------|--|
| | | | | Those who have been assessed | FROM 1-4-81 | |
| 1. | Civil Station | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 2. | Dakka, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 3. | Dheer Pur, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 4. | Malikpur Chhawani, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 5. | Rejpur Chhawani | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 6. | Sadhora Kurdh | 2.50 | 5.00 | 3.00 | 6.00 | 12.00 |
| 7. | Sadhora Kalan | 2.50 | 5.00 | 3.00 | 6.00 | 12.00 |
| 8. | Nimda, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 9. | Hazirpur, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 10. | Chowkri Subarkabad | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 11. | Yakut : ur | 0.84 | 1.68 | 1.50 | 2.50 | 5.00 |
| 12. | Shakur Pur, Outlying Colony | 0.84 | 1.68 | 1.50 | 2.50 | 5.00 |
| 13. | Salim Majra, Madipur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 14. | Puth Kalan, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 15. | Mangol Pur Kurdh, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 16. | Mangol Pur Kalan, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 17. | Sultan Pur Majra, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 18. | Pritam Pura, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 19. | Nahar Pur, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |
| 20. | Ritla, A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 16.00 |

COMMERCIAL RATES EFFECTIVE FROM 1-4-91 Per Sq. Yds. Per Month.

Existing Rates of damages per Sq. yards Per Month.

| Sl. No. | Site Name | Encroacher who have been assessed prior to 31-3-81. | Encroachers & Substitutes who have been assessed from 1-4-91. | Proposed rates applicable from 1-4-1991. | | Those Squatters & Substitutes who will be assessed to damages from 1-4-1991. |
|---------|-----------------------------|---|---|---|-------------|--|
| | | | | Those who have been assessed prior to 31-3-81 | FROM 1-4-81 | |
| 1. | Civil Station | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 2. | Dakka, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 3. | Dheer Pur, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 4. | Malikpur Chhawani, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 5. | Rejpur Chhawani | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 6. | Sadhora Kurdh | 5.00 | 10.00 | 6.50 | 13.00 | 26 |
| 7. | Sadhora Kalan | 5.00 | 10.00 | 6.50 | 13.00 | 26 |
| 8. | Nimda, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 9. | Hazirpur, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 10. | Chowkri Subarkabad | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 11. | Yakut : ur | 1.68 | 3.36 | 2.00 | 4.00 | 8 |
| 12. | Shakur Pur, Outlying Colony | 1.68 | 3.36 | 2.00 | 4.00 | 8 |
| 13. | Salim Majra, Madipur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 14. | Puth Kalan, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 15. | Mangol Pur Kurdh, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 16. | Mangol Pur Kalan, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 17. | Sultan Pur Majra, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 18. | Pritam Pura, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 19. | Nahar Pur, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |
| 20. | Ritla, A/Pur | 6.68 | 13.36 | 8.50 | 17.00 | 34 |

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
| | | 2. | 3. | 4. | 5. | 1. | 2. | 3. | 4. | 5. |
|----------------------|-------|------|------|------|------|------|-------|------|-------|-------|
| 21. Azad Pur | A/Pur | 3.36 | 6.62 | | | | | | | |
| 22. Bharola | | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 23. Pespal Thala | A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 24. Chaiswan | A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 25. Sanya Pur | A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 26. Badli | A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 27. Haather Pur | A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 28. Sahi Pur | A/Pur | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 29. Patli J-han Nu a | | 3.36 | 6.62 | 4.00 | 8.00 | 6.68 | 13.36 | 8.50 | 17.00 | 34.00 |
| 30. Gheronda Ninka | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 31. Bangar Outlying | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 32. Chondha Chavahan | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 33. Bangar Outlying | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 34. Gazi Pur | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 35. Gheronda Ninka | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 36. Gokul Pur | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 37. Ghondhai | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 38. Hasan Pur | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |
| 39. Zafara Bad | | 0.84 | 1.68 | 1.50 | 2.50 | 1.68 | 3.36 | 2.00 | 4.00 | 8.00 |

Annexure-V

| | 1. | 2. | 3. | 4. | 5. | 1. | 2. | 3. | 4. | 5. |
|---------------------------------------|------|------|------|------|-------|------|------|------|------|-------|
| 38. Jhilmil Tahir Pur outlying Colony | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 39. Khajuri Khas Outlying Colony | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 40. Khichri Pur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 41. Khenpur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 42. Khureji Khas " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 43. Mandawali " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 44. Kad-Kad Duma " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 45. Samas Pur Jahangir Outlying | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 46. Seelampur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 47. Mandawali Fazalpur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 48. Olden Pur | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 49. Shakur Pur Baramad | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 50. Shakur Pur Khas Outlying Colony | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 51. Baber Pur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 52. Chila Saroda Banger | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 53. Shandara " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 54. Sander Pur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |
| 55. Jayauden Pur " | 1.68 | 3.36 | 2.50 | 5.00 | 10.00 | 3.36 | 6.72 | 4.00 | 8.00 | 16.00 |

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| | 1. | 2. | 3. | 4. | 5. | 1. | 2. | 3. | 4. | 5. |
|--|------|-------|----|----|----|-------|----|----|----|----|
| 56. Dattu Pura Outlying Colony | | | | | | | | | | |
| 57. Chonda Chawan Khadar Outlying | | | | | | | | | | |
| 58. Saboli | | | | | | | | | | |
| 59. Chilla Saroda Khadar Outlying | | | | | | | | | | |
| 60. Mauz Pur | 0.84 | | | | | | | | | |
| 61. Chondha Guzran Khadar | 1.68 | | | | | | | | | |
| 62. Meer Pir Turk | | 1.50 | | | | | | | | |
| 63. Ghotla Shahdara Outlying | | 2.50 | | | | | | | | |
| 64. Ghaondhali | | 5.00 | | | | 1.68 | | | | |
| 65. Koandlee | | | | | | 3.36 | | | | |
| 66. Chondha Guzran Khadar | | | | | | 2.00 | | | | |
| 67. Basai Lara Pur (West Zone) (Ramesh. Ngr) | | | | | | 4.00 | | | | |
| 68. Dawadi | | | | | | 8.00 | | | | |
| 69. Chawkhanchi (Tilak Ngr) | | | | | | | | | | |
| 70. Asalat Pur Khadar | | | | | | | | | | |
| 71. Shadi Pur (Patel Ngr) | | | | | | | | | | |
| 72. Khan Pur | | | | | | | | | | |
| 73. Nangli Jalib (Tilak Ngr) | 1.68 | | | | | | | | | |
| 74. Hasthal | | 3.36 | | | | | | | | |
| 75. Buddela | | 2.50 | | | | | | | | |
| | | 5.00 | | | | | | | | |
| | | 10.00 | | | | | | | | |
| | | | | | | 3.36 | | | | |
| | | | | | | 6.72 | | | | |
| | | | | | | 4.00 | | | | |
| | | | | | | 8.00 | | | | |
| | | | | | | 16.00 | | | | |

Amesbury - 

[illegible]

84-F

[illegible]

84- G

Annexure - IV

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1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30.
112. Lado Sarai M/Nagar
 113. Maharolai -2
 114. Miradabad Peheri
 115. Munirka Mohamad Pur
 (R.N. Puram)
 116. Mola Bandh -2
 117. Masjid Koth(Kalkaji)
 118. Madan Geer M/Nagar
 119. Mahipal Pur
 120. Malik Pur Kol Aadi
 Rangt Puri
 121. Okhla Kalkaji
 122. Pathlod Pur
 123. Ram Pur Kurdh
 124. Sahibabad
 125. Sultan Mchorelli
 126. Saids Dal Jalob
 127. Sheikh Sarai Kalkaji
 128. Sahapur Jatt-2 M/Nagar
 129. Tigdi M/Nagar
 130. Taj Pur

2.50

5.00

3.00

6.00

12.00

5.00

10.00

6.50

13.00

26.00

27/12/11
 50/01

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26.00 13.00 6.50 10.00 5.00 12.00 6.00 3.00 5.00 2.50

- 131. Puth Sarat
- 132. Tehkand Kalkaji
- 133. Tuglakabad I to IV Kalkaji
- 134. Yusuf Sarat
- 135. Yakut Pur
- 136. Katavara Sarat
- 137. Musud Pur
- 138. Meethay Pur
- 139. Chetornay
- 140. Sarat Sahaji
- 141. Lado Sarat
- 142. M/Nagar
- 143. Samalikh Sarat
- 144. Samalikh
- 145. Moharoli
- 146. Kapas Heda Najafgarh
- 147. Sarat Kalkhan
- 148. Nizamuddin

ITEM NO. SUB:- Delegation of powers to the Commissioner(Lands)
30/93. for extending the period of payment of premium
under the D.D.A. (Disposal of developed Nazul
A-19.02.93 Land) Rules, 1981/D.D.A. (Management & Disposal
of Housing Estates) Regulations, 1968.
F.No. 100(107)90/CL

P R E C I S

Rule-29 of the D.D.A. (Disposal of Developed Nazul Land) Rules, 1981 provides that the balance premium of 75% in respect of properties disposed through public auction shall be payable within 15 days of the communication of the confirmation of bid or within such period as the V.C., DDA may specify in the Public Notice issued under Rule-27 or any other public notice.

1. The proviso to Rule 29 empowers the V.C., DDA to extend the last date for making payment subject to due satisfaction, upto a maximum of 180 days subject to the payment of interest on the balance amount @ 18% p.a. where the delay is 30 days or less and 25% p.a. where the delay exceeds 30 days. The Authority vide its resolution No. 37 dated 5.3.91 (Appendix 'y'

Page No. 88-89)

approved a proposal for further amendment of the proviso of Rule 29 of the Nazul Rules to facilitate/empower the Commissioner(Lands) to condone delays or grant requests for time extension in such cases for a period not exceeding 30 days subject to payment of interest charges as prescribed in the Nazul Rules.

2. Consequent upon the said Resolution, the D.D.A. has moved the Ministry of Urban Development vide letter dt. 26.4.91, 9.10.91, 6.11.91, 11.2.92, 2.6.92 and 12.10.92 to undertake the consequential actions. Intimation from the Ministry of action taken in this regard is awaited.

3. The requests for time extension received from the auction purchasers of commercial and other properties have, therefore, to continue to be approved by the V.C., DDA in each and every instance.

4. In the light of the experience since, it has found that the applications for grant of time extension continue to be received in large numbers. The market conditions for

the disposal of commercial and other properties (commercial, industrial and residential plots) as also commercial built-up has not picked up and the disposability continues to remain at a meagre 30-35% of the properties offered in every auction. It is, therefore, felt that it would be in the interest of D.D.A.'s cash flow that requests for time extension are expeditiously granted. To this end in mind it is suggested that there should be delegation of powers under proviso to Rule 29 of the D.D.A. (Disposal of developed nazul land) Rules, 1981 as follows:-

- i) To the Director to accord permission for time extension/condone delay where such period does not exceed 30 days subject to payment of prescribed interest.
- ii) To the Commissioner (Lands) to accord permission for time extension/condone delay where such period does not exceed 90 days subject to payment of interest at the prescribed rate.
- iii) To the Vice Chairman, DDA in all other cases beyond 90 days and upto a maximum of 180 days.

5. Since commercial built up properties are disposed of in accordance with the DDA (Management and Disposal of Housing Estate) Regulations, 1968, similar delegation may be approved in favour of the Director & Commissioner (Lands) as is envisaged in para 5(i), (ii) above. This would be a logical sequence to the Resolution of the Authority No. 130 dated 8.9.92 (Appendix 12)
Page No. 90 - 97) wherein the powers of the Authority to decide the manner, terms & conditions of disposal of built up properties under Regulation-5 of the D.D.A. (Management and Disposal of Housing Estate) Regulations, 1968, have been delegated to the Vice Chairman, DDA.

6. Summing up, the Authority is requested to accord its approval to the following proposals:-

- 1) Amendment of the proviso to Rule 29 of the DDA Nazul Rules to empower the Director and Commissioner (Lands) to accord time extension/condone delays in respect of payment of balance 75% premium for the sale of properties the disposal of which is governed by rule-29 of the D.D.A. Nazul Rules, as proposed in Para 5(i) & (ii) above.

- 2) The amendment of the proposed Regulation 8(a) of the DDA (Management and disposal of Housing Estates) Regulation, 1968 to empower the Director & Commissioner (Lands) to grant time extension/condone delays in respect of payment of balance 75% premium for the sale of commercial built up properties as proposed in para 5(i), (ii) above.

R E S O L U T I O N

Resolved that the proposal to empower Director and Commissioner (including Principal Commissioner) level officers in Lands and Housing Departments of DDA for condoning delay in respect of balance premium as proposed be approved and recommended to the Government of India, accordingly.

Further vide item No. 36/93, it was resolved on 23.03.93 as under:-

In the resolution against item No. 30/93 the words (including the Principal Commr.) be deleted.

hml
24/4/93

(APPENDIX 'Y' TO ITEM NO. 30/92)

No.
37

A-5,3,91

Subject : Delegation of powers to the
Commissioner (Lands) for extending
the period of payment under the
DDA (Disposal of developed Nazul
land) Rules, 1981.

(File No. F.100(107)90/CL)

P R E C I S

The matter was discussed by V.C. in a meeting which was attended by E.M., Commissioner(P), Secretary, Chief Vigilance Officer, F.A. (H), C.A.O., C.L.A., Director(Vigilance), Director(C.L.), Director(H)-II, & O.S.D. to V.C. and it was decided as under :

Rule 29 of the DDA (Disposal of Developed Nazul Land) Rules, 1981, provides that the balance premium of 75% in respect of properties disposed through public auction shall be payable within 15 days of the acceptance of the bid OR within such period as the Vice-Chairman may specify in the public notice under Rule 27 or any other public notice.

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The following proviso has been added to Rule 29 through Gazetted Notification of the Ministry of Urban Development in January, 1985 Appendix L Page 62-67, which reads as under :

"Provided that the Vice Chairman, may extend the last date of payment, where he is satisfied that sufficient reasons exist for doing so, upto a maximum of 180 days subject to payment of interest on the balance amount at the rate of 18% per annum where the delay is 30 days or less and 25% per annum for a period exceeding 30 days."

..contd..

Since the amendment of Rule 29 of the above said rules, all the cases for condonation of delay for any period upto six months in respect of payment of 75% of the balance premium are submitted to the Vice-Chairman, DDA, for approval. In a large number of cases, it has been observed that even where the delay is for 2 or 3 days beyond the date prescribed for payment of the balance 75% of the premium, in terms of the allotment-cum-demand letter, the approval of the V.C., DDA, is required to be obtained. The adherence to this procedure causes avoidable delay in such routine cases where the auction purchasers of properties, either of open plots or built up estate, find some difficulty in gathering resources to make payment.

Therefore, for reasons of administrative as well as public convenience it is proposed that the power to condone delays upto a maximum of 30 days in the first instance delegated to Commissioner (Lands).

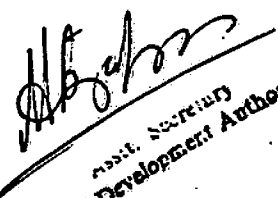
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Accordingly the Authority is requested to consider the matter and recommend to Ministry of Urban Development, that the proviso to Rule 29 be amended to facilitate condonation of delays/grant of time extension in such cases by Commissioner (Lands) in the first instance for a period not exceeding 30 days in all, subject to payment of interest charges as prescribed.

R E S O L U T I O N

The Authority resolved that the proposal be approved and recommended to the Govt. of India accordingly.

Attested


Asst. Secretary
Delhi Development Authority

(APPENDIX '2' TO ITEM NO. 30/92.)

ITEM NO.
130/92

A. B-9-92

Sub: Amendments in the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
(F.25(39)/91/Impl.)

P R E C I S

Important Provisions of the Regulations

Regulation 2(2) of the DDA (Management & Disposal of Housing Estate) Regulations, 1968 envisages that these shall apply to those schemes in which built up properties are to be disposed of by way of sale or otherwise. As per Regulation 2(30), a scheme means a scheme prepared by the Authority for the creation of one or more housing estates. Regulation 2(23) defines Housing Estate to mean a group of houses built-up by the Authority for dwelling purposes and may comprise all or any of the following namely:

- a) Dwelling units;
 - b) Land under and appurtenant to such dwelling units;
 - c) roads and paths, sewers, storm water drains, water supply and ancillary installations, street lighting and other similar amenities;
 - d) open spaces intended for recreation and ventilation;
 - e) convenient shopping, school, community hall or other amenities for comfort ~~FOR~~ OFFICE USE ONLY
2. According to Regulation 3 of the above mentioned Regulations, the said regulations are to be administered by the Vice-Chairman, DDA subject to general guidance and resolution of the Authority who may delegate his powers to any officer of the Authority.
 3. According to Regulation 5 of the said regulations, the disposal of the property shall be effected by either hire purchase or sale or in such other manner and subject to such terms & conditions as may be decided by the Authority from time to time.
 4. According to Regulation 6, the hire purchase price as may be determined by the Authority.
 5. Finally according to Regulation 8 which governs the manner of payment of disposal price, it has been provided that when a property is disposed of by sale, every applicant shall deposit a sum equal to 20% of the disposal price along with application.

Important Provisions regarding disposal of commercial estates

6. Built-up commercial properties of the DDA are by and large located in convenient shopping centres/local shopping centres. These shopping centres come within the definition of "Housing Estate" contained in clause (23) of Regulation 2 of the said regulations. In addition to these micro level commercial complexes mainly for use of the local residents, bigger commercial complexes are also developed by the local known such as community centres/facility centres/district centres. While the convenient shopping centre is fully constructed by the DDA and contains either single-storey or double storied construction consisting of shops/offices, commercial buildings, LSCs/Community Centres/District Centres are constructed to a lesser extent vis-a-vis the total area. These buildings tend to be multi-storeyed.
7. Normally the mode of disposal of commercial built-up properties i.e. shops/stalls/kiosks/offices is either by sale in open public auction or by tender. The terms & conditions are approved by the VC/DDA after concurrence to it is obtained from the Finance & Law Departments. The disposal then takes place after wide publicity in the news-papers.
8. In terms of the Authority Resolution No. 81/July,92, 106/Sept. 91 and 28/March,92, the Authority has laid down;
 - 1) The norms for determination of reserve price for disposal through auction, of ~~commercial~~ ^{FOR COMMERCIAL USE} plots and commercial built-up estates.
 - 2) The guidelines/criteria for eligibility on the basis of which allotments are to be made to special categories like SC/SI (25%), physically handicapped (5%), freedom fighters (2%), LAC (10%) and ex-servicemen (2%) as also to Govt. Departments/PSUs working exclusively for the citizens of Delhi like Super Bazar etc.
 - 3) The norms for determination of Fixed Price on the basis of which the allotments to the special categories are to be made after invitation through press advertisements to make application on the prescribed proforma accompanied by requisite earnest money etc.
9. Disposal of commercial property is to be effected in terms of Regulation 5. As already pointed out above, DDA has been disposing commercial built-up space on terms & conditions, duly approved by the Vice Chairman from time to time. It may not be feasible to come to the Authority each and every time for approval of the terms and conditions, which may require suitable amendments from time to time. It is, therefore, proposed that the Authority may delegate to the Vice Chairman, its power under Regulation 5, to decide the manner and terms and conditions of disposal of properties.

10. As explained in para (5) of the note, Regulation 8 provides that when a property is disposed by sale, the earnest money required to be deposited is 20%. Under the Nazul Rules when commercial plots are disposed through auction or by tender, the highest bidder or tenderer, as the case may be, has to deposit a sum of the Authority may approve the deposit of 25% of the disposal price alongwith the application. The enhancement from 20% to 25% may be made applicable in the case of commercial built-up spaces only.

11. It is also felt that when the entire earnest money is forfeited in case of commercial plots, on failure of the allottee to pay the balance amount within the stipulated period, there is no reason, why in case of built-up commercial properties, only 20% of the earnest money should be forfeited. It is felt that as far as built-up commercial space is concerned, the entire earnest money should be forfeited on the failure of the applicant to deposit the balance amount within the period specified in the allotment letter. It is, therefore, suggested that Regulation 8 of DDA (Housing Estate Regulation) may be amended so as to exclude, from its scope, built-up commercial properties and Regulation 8-A may be inserted after existing Regulation 8, to lay down the manner of payment of disposal price in case of commercial built-up properties. Proposed specific amendment/addition have been given at (Appendix ~~II~~ ^{III} page no. 121-122) to the Agenda note.

12. The Housing Estate Regulations do not contain any provision where permission can be granted to any allottee for payment of the premium in an extended period. Normally the premium is required to be paid within 30 days of the issue of the demand letter. However, in the Nazul Rules, a provision has been made where the VC has been empowered to extend the last date for payment subject to payment of penal interest at 18% p.a. where the delay beyond the due date is 30 days or less and @ 25% p.a. where the delay beyond the due date is more than 30 days and upto a maximum of 180 days. It is felt that provision of a similar facility for disposal of commercial built-up estate would also be desirable for the smooth disposal of commercial properties in the future. Such provisions have already been incorporated in the terms & conditions on the pattern as it obtains under the Nazul Rules. Proposed Regulation 8-A incorporates the required provision.

13. As already stated above, the disposal of commercial built-up estates in Housing Estates has been governed by the said regulations. Since the DDA does develop bigger commercial complexes such as community centres, facility centres, district centres and within it fully constructs commercial buildings, it is felt that the disposal of these commercial properties may also be governed by the said regulations. A specific submission in this context was made to the Authority in

agenda item no.81 of July,81. However, inadvertently no resolution of the Authority in this direction was obtained. It is therefore, proposed that regulation 2(2) may be amended to include Local Shopping Centres, Community Centres, Facilities Centres and District Centres. Proposed amended regulation has been given in (APP.'II' P.No.121-122).

14. Summarizing,

- i) The Authority may delegate, to the Vice Chairman, its power under Regulation 5 of DDA (Disposal and Management of Housing Estates) Regulations, 1968 to decide the manner and the terms and conditions of disposal of builtup properties.
- ii) Regulation 8 of DDA (Disposal and Management of Housing Estates) Regulations, 1968 may be amended and a new Regulation 8A may be inserted, as per draft given in (APP.'II' P.No.121-122).
- iii) Regulation 2(2) may be amended as per the draft given in (APP.'II' P.No. 121-122).

Under section 57 of Delhi Development Act, the Authority is competent to make regulations with the prior approval of the Central Government. Vide Gazette notification no. Min. of Health, FP& UD (Deptt. of H&UD) No.18011 Dt. 14.2.68 reproduced in (APP.'JJ' P.NO. 123). Central Government has delegated, to the L.G. of Delhi, its power under section 57 of Delhi Development Act. If the proposed amendment/addition to the regulations is approved by the Authority, approval of the L.G. in his capacity as delegatee of the Central Government shall be sought and if granted, amendments/addition in the regulations shall be published in the Gazette. Delegation of powers to the Vice Chairman shall also be got published in the Gazette.

15. The Authority may resolve as follows:

- i) Resolved that the manner of payment of disposal price as contained in regulation 8 which provides for payment of 20% as earnest money be amended to facilitate recovery of 25% at the initial stage where the allotment is made through auction/tender in respect of commercial properties only.

- ii) Resolved that the terms and conditions for disposal of commercial properties through auction/tender and to the fixed categories may be allowed to contain a provision where the V.C.DDA may extend the last date for payment of the premium due on the pattern as it obtains in the Nazul Rules.
- iii) Resolved that the disposal of commercial, built-up estates in bigger commercial complexes may also be governed by the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
- iv) Resolved to empower the V.C.DDA to determine detailed terms and conditions for disposal of commercial built up estates through auction/tender and allotment to special categories.

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RESOLUTION

The Authority resolved that :-

- i) Regulations 8, and 2(2) of DDA (Management and Disposal of Housing Estates) Regulations-1968 be amended, and a new regulation 8-A be inserted, as per the draft proposed in Appendix-II to the agenda item with the modification that clause-4 of Regulation 8-A shall read as under:-

"4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest, provided that interest at the rate of 7% per annum shall be paid, if the deposit is not refunded within 6 weeks from the date of finalisation of allotment."

Notification in the official gazette: be issued accordingly, after obtaining previous approval of the Central Government;

- ii) that the power of the Authority to decide the manner, terms and conditions of disposal of built-up properties under Regulation-5 of DDA (Management and Disposal of Housing Estates) Regulation-1968, is delegated to the Vice Chairman. Notification in the official Gazette be issued accordingly.

Pls See

H. K. BAEER
Assistant Secretary
Delhi Development Authority

24/11/92

Existing Regulation-8

- 1) When a Property is disposed of by sale, every applicant shall deposit a sum equal to 20 percent of the disposal price of the property rounded to the next hundred alongwith the application. Such deposit shall be non-interest bearing.
- 2) An applicant to whom the property has been allotted shall have to pay the balance amount of the disposal price (i.e. after adjusting deposit) within such period as may be specified in the allotment letter.
- 3) If the applicant fails to pay the amount within the said specified period, the allotment shall be cancelled and a sum of money equal to 20 percent of the deposit shall be forfeited and the balance refunded.
- 4) In the case of such applicants as have not been allotted any property the deposit specified in Sub-regulation(1) shall be refunded.
- 5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or refunded with or without deduction as provided in these regulations.

Proposed regulation-8

Save as otherwise provided in Regulation-8 A,

- 1) When a Property is disposed of by sale, every applicant shall deposit a sum equal to 20 percent of the disposal price of the property rounded to the next hundred alongwith the application. Such deposit shall be non-interest bearing.
- 2/ An applicant to whom the property has been allotted shall have to pay the balance amount of the disposal price (i.e. after adjusting deposit) within such period as may be specified in the allotment letter.
- 3) If the applicant fails to pay the amount within the said specified period, the allotment shall be cancelled and a sum of money equal to 20 percent of the deposit shall be forfeited and the balance refunded.
- 4) In the case of such applicants as have not been allotted any property the deposit specified in Sub-Regulation(1) shall be refunded.
- 5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or refunded with or without deduction as provided in these regulations.

III Existing regulation 2(2)

These regulations shall apply to those schemes in which built up properties are to be disposed of by way of sale or hire purchase.

IV Proposed regulation 2(2)

These regulations shall apply to built up properties to be disposed of by sale or hire purchase in Housing Estates, Local Shopping Centres, District Centres, Community Centres, Facility Centres.

V Proposed Regulation 8-A

1) When a built up property in a Convenient Shopping Centre, Local Shopping Centre, Facility Centre, Retail Business Centre, Community Centre or District Centres is disposed of by sale, whether by auction or by inviting tenders, every applicant shall deposit a sum equal to 25% of the premium offered by him. Such deposit shall be non-interest bearing.

2) The applicant whose offer has been accepted shall have to pay the balance amount of the premium offered (i.e. after adjusting the deposit) within such period as may be specified in the allotment letter.

Provided that Vice Chairman, in his absolute discretion may extend the last date of payment, of the balance premium, where he is satisfied that sufficient reasons exist for doing so, up to a maximum of 180 days, subject to payment of interest on the balance amount at the rate of 18% p.a. where the delay is 30 days or less and at the rate of 25% p.a. where the delay exceeds 30 days provided that application in writing, for extension of the last date for making payment of the balance premium, is made before expiry of the last date for making payment of the balance premium.

3) If such applicant fails to pay the amount within said specified period, the allotment shall be cancelled, the entire deposit shall be forfeited, and it shall be competent for the Vice Chairman to re-allot the property.

4) In the case of such applicants as have not been allotted any property, the deposit specified in sub-regulation 1 shall be refunded without any interest.

5) The Authority shall have the sole and exclusive right over the deposit till it is adjusted or forfeited, as provided in these regulations.

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

No. 18011(28)/67-UD

Government of India

Ministry of Health, Family Planning & Urban Development

(Department of Health & U.D.)

New Delhi, dated the 14th Feb.

NOTIFICATION

In exercise of the powers conferred by sub-section 2 of Section 52 of the Delhi Development Act, 1957 (61 of 1957) and in supersession of Government of India, in the Ministry of Works, Housing and Supply, Notification No. 18011 (10)/66-UD (Vol. II) dated the 1st May, 1967 the Central Government hereby directs that powers of the Government under the provisions of this Act, mentioned in the Schedule hereto annexed, shall be subject to the control of the Central Government and until further orders, also be exercised by the Administration of the Union Territory of Delhi, provided that the powers mentioned in item 2 of the schedule shall be exercised in each case with the prior approval of the Central Government.

SCHEDULE

1. Clause (a) of Section 2.
2. Sub-Sections 3 (c), 3(d) and (9) of Section 3.
3. Sub-section (1) of Section 4.
4. Sub-section (2) of Section 5, except clause (g).
5. Sub-section (1) of Section 12.
6. Section 15.
7. Sub-section (3) of Section 35.
8. Section 36.
9. Section 39.
10. Sub-section (2) of Section 42.
11. Section 57.

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Sd/-

(K.M.L. GUPTA)

Under Secy. to the Govt. of India.

To

The General Manager,
Government of India Press,
New Delhi.

(FROM PAGE 98 to 100)

ITEM NO.
31/93

SUB : Disposal of Commercial Plots through
tenders.

F.100 (47/92-CL

Deferred.

the application.

With regards

Yours sincerely,


(H.V. Pillai)

Shri SP Jakhanwal
Vice-Chairman
DDA, Vikas Sadan
New Delhi

Appendix 'BB' to Item No. 32/93



अतिरिक्त सचिव
ADDITIONAL SECRETARY

R.V. Pillai



भारत सरकार
GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT
DD No. K-20014/10/89-DD13A
नई दिल्ली - 110011, तारीख 22.12.1992
Dated New Delhi-110011, the 22.12.1992

My dear

Please refer to my letter of even number dated 4.8.92 on the issue of foreclosing any choice of locality, flats in the case of New Pattern Registration Scheme, 1979 and the Self-Financing Scheme of the DDA.

2. This matter has been further examined in the Ministry and it is felt that within a particular colony or locality if an allottee makes an application for change of floor, the same may be considered if a flat on such a floor is vacant at the time of the application.

With regards

Yours sincerely,

(R.V. Pillai)

Shri SP Jakhenwal
Vice-Chairman
DDA, Vikas Sadan
New Delhi

| | |
|---|--|
| <p>ITEM NO. <u>32/93</u> A-19.02.93</p> | <p>Sub: Change of localities/floor in respect of flats being allotted by the DDA under the various housing schemes. File No. F.2(104)92/Coord(H)</p> |
|---|--|

P R E C I S

Janta, LIG, MIG & SFS flats constructed by the DDA are allotted to the registrants of various housing schemes. Flats upto a specified percentage are also allotted on out-of-turn basis by the competent authority in rare cases where requests have been received from non-registrants.

2) In the past, after a flat had been allocated/allotted, some applicants used to make a request for change of either the locality or the floor. These requests used to be examined in the Housing Department in accordance with the instructions issued from time to time and change of localities/floor used to be permitted in deserving cases. These powers are vested in Lt.Governor.

3) The Ministry of Urban Development, however, by their D.O.letter No.L-20014/10/89-DDIIA dated 4.8.1992(App. 'AA' P105-106) observed that, even though the New Pattern Registration Scheme 1979 and Self Financing Schemes do not allow for any choice of locality to be indicated by the applicants, DDA have, under administrative instructions, been allowing registrants to exercise their option for locality for allocation of flats under SFS. In such cases, where allotments made are not to the liking of the registrants, the allottees are allowed to keep their registration intact by paying cancellation charges in case they wish to get the allotment of allotted flat cancelled. The Ministry conveyed that the matter has been examined by Government and it has been felt that the present procedure is cumbersome and one of major sources of corrup-

tion. The Ministry feels that the following norms should be followed in the matter of allotment of flats under NPRS-79 and SFS :-

- (a) The registrants under any scheme should not be given any option for exercising choice of locality.
- (b) The allocation of flats areaswise should be done by draw of lots keeping in view the scheme seniority of the registrants. All the eligible registrants of a scheme should be put up in the draw of lots and allocation of flats made draw-wise.
- (c) The successful allocatees should not be allowed to get their allocation cancelled or represent for change of location, floor etc. at the later stage for one reason or other. In case, the desired payments are not submitted as required, the allocation should stand cancelled and in such cases, the registration should also be cancelled and the deposit should be refunded to the registrants.

4) The matter was examined in the Housing Department and an Agenda item was placed before the Authority for modification of the procedure of allocation/allotments of flats to the registrants under SFS. The Authority, vide its Resolution No.108/92 dated 18.8.92, decided, inter-alia, that no change of location or floor would be permitted under any circumstances, in respect of the flats allocated under SFS schemes.

5) After the Authority had decided that no change of locality/floor would be permitted under the flats allocated under Self Financing Scheme and before the matter could be placed before the Authority for consideration of stopping of the above said facility in respect of New Pattern Registration Scheme 1979, the Ministry of Urban Development by its letter No.K-20014/10/89-DDIIA dated 22.12.1992 (App. 'PB' P 107) in continuation of letter of even No. dated 4.8.1992 referred to in para-3, informed that the matter has been further examined in the Ministry and it is felt that

tion. The Ministry feels that the following norms should be followed in the matter of allotment of flats under NPRS-79 and SFS :-

- (a) The registrants under any scheme should not be given any option for exercising choice of locality.
- (b) The allocation of flats areaswise should be done by draw of lots keeping in view the scheme seniority of the registrants. All the eligible registrants of a scheme should be put up in the draw of lots and allocation of flats made draw-wise.
- (c) The successful allocatees should not be allowed to get their allocation cancelled or represent for change of location, floor etc. at the later stage for one reason or other. In case, the desired payments are not submitted as required, the allocation should stand cancelled and in such cases, the registration should also be cancelled and the deposit should be refunded to the registrants.

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5) After the Authority had decided that no change of locality/floor would be permitted under the flats allocated under Self Financing Scheme and before the matter could be placed before the Authority for consideration of stopping of the above said facility in respect of New Pattern Registration Scheme 1979, the Ministry of Urban Development by its letter No.K-20014/10/89-DDIHA dated 22.12.1992 (App. 'PB' P 107) in continuation of letter of even No. dated 4.8.1992 referred to in para-3, informed that the matter has been further examined in the Ministry and it is felt that

in a particular colony or locality, if an allottee makes an application for change of floor, the same may be considered if a flat on such a floor is vacant at the time of application.

6) The matter has been re-examined. It has been felt that even though request for change of floor/colony are agreed to only in few cases, a large number of cases are received in the hope of getting a favourable decision. Apart from the observations made by the Ministry, the paper work involved in processing of these requests consumes a lot of time of officials of the Housing Department and restrictions suggested by the Ministry are immediately called for. While the change of locality would be stopped altogether, the present policy regarding change of floor of the flat in the same colony/scheme may continue subject to availability of flats and on production of a certificate from the Government Hospital/Recognised Hospital, in following cases :-

- a) Cases of blind persons ;
- b) Cases of orthopaedic nature where lower limbs are affected ;
- c) Cases of rheumatoid arthritis ;
- d) Cases of serious heart conditions ;
- e) Cases where allottee is more than 70 years of age.

The powers to grant/allow such changes shall vest in Lt.Governor/Chairman, DDA as at present.

7) In view of the above, following proposal is placed before the Authority for consideration :-

- i) The ban on changing of location under the Self Financing Scheme imposed in terms of the Authority Resolution No.108/92 will continue and will also be extended to all other housing schemes.

Contd.....P/

- ii) Change of floor banned earlier in the case of SFS in accordance with Authority Resolution No.108/92 may be extended to all the housing schemes with the stipulations as in Para (6) of this note.
- iii) Power to allow change of floor will remain with the Chairman/DDA.

R E S O L U T I O N

The Authority resolved as follows:-

- (1) The ban on change of location under the Self Financing Schemes imposed in terms of Authority Resolution No.108/92 will continue and will be extended to all other housing schemes.
- (2) Change of floor banned earlier in the case of Self Financing Schemes in accordance with Authority Resolution No. 108/92 will continue and further, be extended to all housing schemes, provided that the Lieutenant Governor/Chairman, DDA may, at his discretion, permit change of floor at the same location in suitable cases subject to availability of flat and the production of a certificate from a Government hospital/recognised hospital which establishes that either the allottee or any member of his family, as defined in the Financial Rules of Government, suffers from blindness or physical handicap of an orthopaedic nature where lower limbs are affected, or rheumatoid arthritis, or serious heart condition or the allottee or any member of his family as aforesaid is more than 70 years of age.

*



अतिरिक्त सचिव
ADDITIONAL SECRETARY

R. V. Pillai

Appendix 'AA' to Item No. 32/93

भारत सरकार
GOVT. OF INDIA

MINISTRY OF URBAN DEVELOPMENT

DO No. K-20014/10/88-DDIIA

नई दिल्ली - 110011, तारीख 8.8.1999
Dated New Delhi (8.8.1999)

My dear Sahibzada,

The Ministry finds that even though the New Pattern Registration Scheme, 1978 and the Self Financing Scheme do not allow for any choice of locality to be indicated by the applicants, DDA have, under administrative instructions, been allowing registrants to exercise their option for locality for allocation of flats. This allocation is made through draw of lots for every separate release of flats keeping in view the seniority of the eligible registrants in each scheme. In such cases where allotments made are not to the liking of the registrants, the allocatees are allowed to keep their registration intact by paying some cancellation charges in case they wish to get the allotment of allocated flat cancelled.

2. The matter has been examined by the Government and it has been felt that the procedure as stated above is not only cumbersome, but is one of the major sources of possible corruption. The Ministry feels that the following principles should be followed in matters of allotment:

The registrants under any scheme should not be given any option for exercising choice of locality.

The allocation of flats area-wise should be done by draw of lots keeping in view the scheme seniority of the registrants. All the eligible registrants of a scheme should be put up in the draw of lots and allocation of flats made draw-wise.

The successful allocatees should not be allowed to get their allocation cancelled or represent for change of location, floor etc. at a later stage for one reason or other. In case the desired payments are not made in time or the documents are not submitted as required, the allocation should stand cancelled and in such cases the registration should also be cancelled and the deposit should be refunded to the registrants.

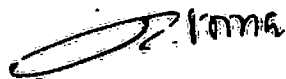
Enclosure
for C.S.

3. No separate brochure be released for each release of flats. The DDA should intimate the registrants about their allocation programme through the leading newspapers and the results of the draw of lots should be prominently displayed at the notice board of the DDA.

4. The above mentioned procedure may please be put up to the Authority at the earliest.

With regards,

Yours sincerely,



(R. V. Pillai)

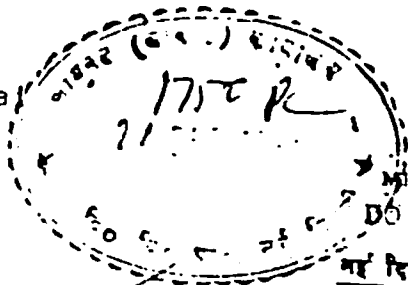
Shri S. P. Jakhwal,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

Appendix 'BB' to Item No. 32/93



R.V. Pillai

अतिरिक्त सचिव
ADDITIONAL SECRETARY



भारत सरकार
नगरी विकास विभाग

GOVT. OF INDIA

MINISTRY OF URBAN DEVELOPMENT

DO No.K-20014/10/89-DD11A

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

22.12.1992

My dear Jakhanwal

Please refer to my letter of even number dated 4.8.92 on the issue of foreclosing any choice of locality, flats in the case of New Pattern Registration Scheme, 1979 and the Self-Financing Scheme of the DDA.

2. This matter has been further examined in the Ministry and it is felt that within a particular colony or locality if an allottee makes an application for change of floor, the same may be considered if a flat on such a floor is vacant at the time of the application.

With regards

Yours sincerely,

R.V. Pillai

(R.V. Pillai)

Shri SP Jakhanwal
Vice-Chairman
DDA, Vikas Sadan
New Delhi

Wm 9L
23/13/93

Secretary
Delhi Development Authority

23.03.93

Chairman,
Delhi Development Authority

