

199

22-2-94.То-24-3-94

199

22-2-94 से 24-3-94



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

List of the items discussed in the meeting of the  
Delhi Development Authority fixed for 22.02.1994 at 3.00 P.M.  
at Raj Niwas, Delhi.

I N D E X

S.No.	ITEM NO.	S U B J E C T	PAGE NO.
1.	1/94	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.12.93. <u>F.2(2)/93/MC/VolXII/DDA.</u>	1-10
2.	2/94	Action Taken Report on the Resolution passed by the Delhi Development Authority upto 16.11.93. <u>F.2(6)/94/MC/DDA.</u>	11-30
3.	3/94	Amendment of section 21(3) of Delhi Development Act-1957 enabling DDA to mortgage its land to raise resources from financial institutions. <u>PA/Dy.FA(H)II/27/94/Amend.of DD Act.</u>	31-34
4.	4/94	Widening of Shankar Road - Amendment in MPD-2001. <u>F.5(17)/69/MP/Pt.I.</u>	35-62
5.	5/94	Change of land use of an area measuring 27.25 ha. from 'rural use zone' to 'transportation' (Airport) in the south of Mehrauli-Mahipalpur Road, New Delhi. <u>F.3(61)/90-MP.</u>	63-64
6.	6/94	Change of land use of two sites measuring 7227 sq.m. and 9296 Sqm. from 'recreational' to 'manufacturing (Service Centre) at G.T. Shahdara Road East of existing Fish pond and West of Fish Pond respectively. <u>F.20(21)/93-MP.</u>	65-72-A

contd..../-

1.	2.	3.	4.
7.	7/94	Alignment Plan of Dr. Krishnan Marg (Road No.25) from Pusa Road/ Patel Road roundabout to 'R' Block New Rajendra Nagar Crossing. <u>F.5(27)82-MP/Pt.</u>	73-87
8.	8/94	Re-fixation of Reserve Price of undisposed of commercial plots. <u>F.No.100(88)/90-CL.</u>	88-92
9.	9/94	Disposal of Commercial Plots through tender. <u>F.100(47)/92-CL.</u>	93-98
10.	10/94	Recruitment Regulations for the post of Senior Landscape Architect. <u>F.7(190)/88/PB-I.</u>	99-102
11.	11/94	Recruitment Regulations for the post of Deputy Secretary (Hindi). <u>F.7(54)90/PB.I.</u>	103-105-D
12.	12/94	Draft Recruitment Regulations for the post of Asstt. Hindi Translator under Group 'C'. <u>F.4(4)/93-P.B.V.</u>	106-108
13.	13/94	Framing the Recruitment Regulations for the post of Medical Officer and Asstt. Medical Officer. <u>F.7(183)93/PB.I.</u>	109-113
14.	14/94	Draft Recruitment Regulations for various categories of posts under Group 'C'. <u>F.4(2)/93-PB.V.</u>	114-145
15.	15/94	Revised Estimates for the year 1993-94 and Budget Estimates for the year 1994-95. <u>F.4(3)/93-94/Budget.</u>	146-147 + Budget.

\*\*\*



SL. NO.	ITEM NO.	S U B J E C T	PAGE NO.
16.	16/94	Revision of pay scale of Mates/ Non-Technical Supervisor (NTSs). and Staff Car Driver. <u>No. F. 3(178)/88-PB, IV.</u>	148-162
17.	17/94	Grant of Senior Scale of the Stenographers recruited after 31.12.1986. <u>No. F. 2(1)/92-PB-III.</u>	163-177
18.	18/94	Allotment of additional Space to the Shop-keepers of Kings- way Camp Scheme. <u>No. F. 15(10)/88-CL.</u>	178-182

DELHI DEVELOPMENT AUTHORITY

No.F.2(2)/94-MC/DDA/Vol.I/

Minutes of the meeting of the Delhi Development Authority held on 22.2.94 at 3.00 p.m. at Raj Niwas, Delhi.

The following were present :-

Vice-Chairman

1. Shri S.P. Jakhanwal - ( In Chair )

Members

2. Shri A.F. Sinha,  
Jt. Secretary,  
M.O.U.D.
3. Shri K.K. Bhatnagar,  
Chairman-cum-Managing Director,  
H.U.D.C.O.
4. Shri H.D. Sharma,  
Engineer Member,  
D.D.A.
5. Shri K.N. Khandelwal,  
Finance Member,  
D.D.A.
6. Shri Subhash Sharma,  
Commissioner, M.C.D.

Special Invitees

1. Shri Jagdish Sagar,  
Secretary (L&B),  
Govt. of Delhi.
2. Shri A.J.S. Sahney,  
Secretary to L.G.,  
Delhi.

ALSO PRESENT

1. Dr. H.S. Anand,  
Principal Commr., DDA.
2. Shri S.M. Gupta,  
Chief Legal Advisor, DDA.

4. Shri J.C. Gambhir,  
Commissioner(Plg.), DDA.
5. Shri S. Roy,  
Commissioner(LD), DDA.
6. Shri K.T. Gurumukhi,  
A.T.P.  
T.C.P.O.
7. Shri J.K. Puri,  
Chief Accounts Officer, DDA.
8. Shri S.C. Gupta,  
Director (DC&F), DDA.
9. Shri C.N. Jha,  
Director(Pers.), DDA.
10. Shri V.M. Bansal,  
Commr.-Cum-Secretary,  
D.D.A.

\*\*\*\*\*

ITEM NO. SUB : Confirmation of the minutes of the  
1/94 meeting of the Delhi Development  
Authority held on 16.12.93.  
F.2(2)93/MC/Vol.XII/DDA.

\*\*\*\*\*

It was resolved that minutes of the meeting of the Delhi Development Authority held on 16.12.93 circulated vide letter No.F.2(2)93/MC/Vol.XII/DDA dated 11.12.93 be approved subject to the following:

- (i) Resolution on item No.166/93 shall read as,

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

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

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



(ii) Resolution on item No. 168/93 shall now read as,

"It was resolved that the proposal be approved subject to the following modifications:

1. That the following categories of public servants be also covered under the proposed scheme of priority allotment:

- (i) Those who retired between 1.1.92 and 31.12.92.
- (ii) Public Servants of all State Govts./Union Territories.
- (iii) Employees of Public Sector Undertakings and Statutory Autonomous Bodies of Central Govt./State Governments/Union Territories.

2. In case of retiring persons, payment terms should be such that they pay instalments upto the date of retirement and the balance at the time of retirement.

\*\*\*\*\*

Item No.  
2/94

SUB : Action Taken Report on the Resolutions passed by the Delhi Development Authority upto 16.11.93.  
(F.No. 2(6)94/MC/DDA.)

\*\*\*\*\*

Noted. Members may, if they so desire, send comments if any before the next meeting of the Authority.

\*\*\*\*\*

Item No.  
3/94

SUB : Amendment of Section 21(3) of Delhi Development Act - 1957 enabling DDA to mortgage its land to raise resources from financial institutions.  
(F.No. PA/Dy.FA(H)II/27/94/Amend.of DD A

\*\*\*\*\*

It was resolved that:

1. "Recommendation be made to the Central Govt. for addition of Sub-section 4 to Section 21 of the Delhi Development Act, 1957 as under :

"Notwithstanding anything contained in Section 21(3) of Delhi Development Act, 1957, the Authority may create a mortgage or charge over such land (including any building thereon) in favour of a financial institution approved by general or specific order in this behalf by the Authority".

It was further resolved that

2. "Notwithstanding anything contained in Sub-section 3 of Section 21 of DD Act, 1957, DDA may create a mortgage or charge over such land (including any building thereon) in favour of LIC, Housing & Urban Development Corporation, Housing Development Finance Corporation Ltd., UTI, Nationalised Banks, Home Finance Companies floated by Nationalised Banks (wholly or partly owned with other financial institutions)".

3. A separate agenda item be brought before the Authority, if felt necessary for deletion of those provisions of the DD Act, 1957 which require DDA to seek prior approval of the Central Govt. for raising loans.

\*\*\*\*\*

ITEM NO.  
4/94

SUB : Widening of Shankar Road - Amendment  
in MPD-2001.  
(F.No.5(17)69/MP/Pt.I )

\*\*\*\*\*

Resolved that there were no strong reasons to interfere with the decisions earlier taken by the Authority on this subject and that the government be requested to notify the amendments.

ITEM NO.  
5/94

SUB.: Change of land use of an area measuring 27.25 ha. from 'rural' use Zone to 'transportation' (Airport) in the South of Mehrauli-Mahipalpur Road, New Delhi.  
(F.No. 3(61)/90-M.P.)

\*\*\*\*\*

Resolved that the proposals as contained in para 4 of the item be approved subject to the following:

- i) Land measuring 4.18 ha. transferred by the IAAI to the Ministry of Agriculture need not be deleted and should form part of the changed land use.
- ii) The area measuring 4.69 ha. marked as "residential" could be utilised towards meeting the requirements of rehabilitation of the evicted villagers also, if need be.
- iii) Boundaries of the area be clearly notified while inviting objections.

ITEM NO.  
6/94

SUB: Change of land use of two sites measuring 7227 sq.m. and 9296 sq.m. from 'recreational' to manufacturing (Service Centre) at G.T.Shahdara Road East of existing Fish pond and West of Fish Pond respectively.  
(F.No. 20(21)93-MP.)

\*\*\*\*\*

Resolved that the proposals as contained in paras 5 & 6 of the item be approved.

It was further resolved that detailed statistics regarding availability of green areas/spaces in the vicinity be furnished while forwarding the case to the Central Govt.



ITEM NO.  
7/94

SUB : Alignment Plan of Dr. Krishnan Marg  
(Road No. 25) from Pusa Road/Patel Road  
roundabout to 'R' Block New Rajendra  
Nagar Crossing.

(No.F. 5(27)82-MP/Pt.)

\*\*\*\*\*

Resolved that the proposals as contained  
in para 7 of the item be approved.

\*\*\*\*\*

ITEM NO.  
8/94

SUB : Re-fixation of Reserve Price of undisposed  
of commercial plots.

(F.No. 100(88)90-CL.)

Noted.

It was resolved that information as  
on 31.3.94 may be placed before the Authority  
for information.

\*\*\*\*\*

ITEM NO.  
9/94

SUB : Disposal of Commercial Plots through  
tender.

(F.No. 100(47)92-CL.)

\*\*\*\*\*

It was resolved that disposal of  
commercial/industrial plots on tender basis  
may be continued till 31.3.95 in all those  
cases where the following criteria were met :

- (i) where the properties are more  
than three years' old.
- (ii) where the properties could not be  
disposed of in three or more  
auctions.

Rejection/acceptance of tenders shall  
continue to be decided by the Committee  
comprising of Vice-Chairman, Finance Member  
and Commissioner (Lands Disposal).

\*\*\*\*\*

ITEM NO.  
10/94

SUB : Recruitment Regulations for the post  
of Senior Landscape Architect.  
(F.No. 7(190)/88/PB.-I).

\*\*\*\*\*

Resolved that recruitment regulations  
as proposed be approved.

It was further resolved that Commr.-Cum-  
Secretary, DDA shall also be a member of the  
Senior Level DPC.

It was further decided that a study be  
conducted so that uniformity could be maintained  
as far as possible, at the time of elevation  
to a particular scale, amongst different cadres  
of DDA. The rules framed by the Deptt. of  
Personnel & Administrative Reforms, Govt. of  
India should be kept in view.

\*\*\*\*\*

ITEM NO.  
11/94

SUB : Recruitment Regulations for the post  
of Deputy Secretary (Hindi).  
(F.No. 7(54)90/PB.-I)

\*\*\*\*\*

It was resolved that recruitment  
regulations, as proposed be approved.

\*\*\*\*\*

ITEM NO.  
12/94

SUB : Draft Recruitment Regulations for the  
post of Asstt. Hindi Translator under  
Group 'C'.  
(F.No. 4(4)/93-P.B.V)

\*\*\*\*\*

It was resolved that recruitment  
regulations, as proposed be approved.

\*\*\*\*\*

ITEM NO.  
13/94

SUB : Framing the Recruitment Regulations  
for the post of Medical Officer and  
Asstt. Medical Officer.  
(F.No. 7(183)93/PB.I.)

\*\*\*\*\*

It was resolved that recruitment regulations for the posts of Medical Officer and Assistant Medical Officer be approved as proposed subject to modifications in para 10 which shall read as under, in both the cases ;

"by direct recruitment on contract basis".

\*\*\*\*\*

ITEM NO.  
14/94

SUB : Draft Recruitment Regulations for various categories of posts under Group 'C'.  
(F.No. 4(2)93-PB.V.)

\*\*\*\*\*

It was resolved that recruitment regulations be approved.

It was further resolved that the constitution of the Committee, for conducting tests in each category will be approved at the level of Vice-Chairman.

\*\*\*\*\*

ITEM NO.  
15/94

SUB : Revised Estimates for the year 1993-94 and Budget Estimates for the year 1994-95.  
(F.No. 4(3)/93-94/Budget.)

\*\*\*\*\*

Resolved that Revised Estimates (1993-94) for the ongoing schemes and Budget Estimates for 1994-95 be approved. Proposals in respect of new schemes be discussed in the next meeting of the Authority.

Vice-Chairman, DDA briefed the Authority on the following notable achievements in 1993-94:

- (a) Receipts in 93-94 will be approximately 30% higher over the receipt in 92-93.
- (b) Allotment of flats made during the year 93-94 was of the order of 20,000 against 10,218 in 1992-93.



- (c) Investment made by DDA on land acquisition in 1993-94 (Rs. 70 Cr.) was the highest in the history of DDA.
- (d) Expenditure on establishment cost was reduced by approx. Rs. 2 crore, inspite of higher D.A. and adhoc relief paid during the year.

\*\*\*\*\*

ITEM NO. SUB : Revision of pay scale of Mates/Non-  
16/94 Technical Supervisor (NTSS) and Staff  
Car Driver.  
(F.No. 3(178)/88-PB-IV.)

\*\*\*\*\*

The item was withdrawn for revision.

\*\*\*\*\*

ITEM NO. SUB : Grant of Senior Scale of the Stenographers  
17/94 recruited after 31.12.1986.  
(F.No. 2(1)92-PB-III.)

\*\*\*\*\*

The item was withdrawn for revision.

\*\*\*\*\*

ITEM NO. SUB : Allotment of additional space to the  
18/94 Shop-keepers of Kingsway Camp Scheme.  
(F.No. 15(10)88-CL.)

\*\*\*\*\*

Deferred.

\*\*\*\*\*

ITEM NO.  
1/94  
A-22.2.94

SUB:

Confirmation of the minutes of the meeting  
of the Delhi Development Authority held  
on 16.12.1993.

NO. F. 2(2)/93-MC/Vol.XII/DDA.

### P R E C I S

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.12.1993 at Raj Niwas, Delhi, circulated vide letter No. F.2(2)/93-MC/Vol.XII/DDA dated 11.12.1993. A copy of the minutes is appended at (Appendix ' A ' Page No. 2 - 10 )

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

It was resolved that minutes of the meeting of the Delhi Development Authority held on 16.12.93 circulated vide letter No.F.2(2)93/MC/Vol.XII/DDA dated 11.12.93 be approved subject to the following;

- (i) Resolution on item No.166/93 shall read as,  
"It was resolved that the proposals contained in para 8 & 9 be approved.

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

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

- ii) Resolution on item No.168/93 shall now read as,

"It was resolved that the proposal be approved subject to the following modifications;

1. That the following categories of public servants be also covered under the proposed scheme of priority allotment:

- (i) Those who retired between 1.1.92 and 31.12.92.  
(ii) Public Servants of all State Govts./ Union Territories.  
(iii) Employees of Public Sector Undertakings and Statutory Autonomous Bodies of Central Govt./State Governments/Union Territories.

2. In case of retiring persons, payment terms should be such that they pay instalments upto the date of retirement and the balance at the time of retirement.

\*\*\*\*\*

( APPENDIX ' A ' TO ITEM NO. 1/94 )

ITEM NO.  
161/93

Confirmation of minutes of the meeting of the  
Delhi Development Authority held on 16.11.1993.  
No. F.2(2)/93-MC/Vol.XI/DDA.

Resolved that minutes of the Authority meeting held on 16.11.1993, circulated vide letter No. F.2(2)/93-MC/Vol.XI/DDA dated 11.12.93 be confirmed subject to the condition that Authority's Resolution on Item No. 131/93 shall read as under :-

- 1) Objections/suggestions received on the proposed change of land use with a gist be referred to the Govt. of India, Min. of Urban Development.
- ii) The concept of cultural node at the crossing of Rajpath and Janpath as conceived by Lutyen, for having 4 plots for cultural activities at this node be highlighted while making a reference to the Government.
- iii) The Ministry of Urban Development may be advised to take into consideration :
  - a) the objections/suggestions received in response to the public notice for change of land use for the plot under reference.
  - b) the scheme of developing a cultural node at this location in Lutyen's original plan which forms of Master Plan/Zonal Plan ;
  - c) the claim of the Ministry of HRD on this plot for developing a cultural complex referred to in the Agenda; and
  - d) in case the Govt. of India decide to allot this plot to the Min. of External Affairs, the assurance given by the Secretary, MEA in designing the building within the frame work of the cultural complex and architectural style are to be adhered to.



ITEM NO.  
162/93

3

Action Taken Report on the resolutions passed  
by Delhi Development Authority upto 21.9.93  
No.F. 2(6)93/MC/DDA.

- i) The Authority noted the present position.
- ii) So far as action on Item No. 94/93 is concerned, the Authority decided that one Pilot Project under each of the three models of the involvement of private developers be submitted to the Govt., highlighting the changes required in the existing statutes/policies, if any, in each model. Special Cell also needs to be setup early.
- iii) It was also decided that a formal proposal be made to the Secretary (Finance), Govt. of NCT of Delhi for Plan Assistance to the tune of Rs 2 cr. for protection of the Ridge and Rs. 8 cr. for developing Integrated Freight Complex-cum-Wholesale Market at Gazipur (Trans-Yamuna Area) in the Annual Plan 94-95.

ITEM NO.  
163/93

Transfer/Mutation of properties on the basis of 'Will' - Levy of unearned increase equivalent to 50% of the value of the land.  
No. F.1(1A)/93/LAB.

Resolved that, following policy be observed while deciding transfer/mutation cases of properties, on the basis of 'Will', in future,

1. No unearned increase shall be charged if the property devolves through a Will to a "Family Member" as defined in the guidelines dated 8.5.79, provided that the 'Will' has been executed without any monetary consideration. In case where the allottee has no family of his own, his legal heirs, as defined in the law of succession applicable to him shall be treated as his family members, for the purpose, and no unearned increase shall be charged. In case the Will is registered, then the change/mutation in the record shall be effected after waiting for three months from the date of application and, in case the Will is unregistered then either declaratory affidavits from other legal heirs shall be called for, or the legatee shall be called upon to produce a probate.

2. No unearned increase shall be charged, when the property devolves upon a person who is not a "Family Member" as defined in the guidelines dated 8.5.79, subject to the two conditions : that the testator had not transferred possession of the property to the legatee during his life time, and no money consideration had passed in between them. However, when the legatee is not a "Family Member" and the Will is unregistered, then entries of the record shall be corrected on production of a probate by the legatee. Cases of Will in favour of person who is not a family member shall require the approval of the Lessor.
3. If the Will is with respect to a limited interest, and if it has been decided to mutate the property, a note thereof shall be kept in the relevant records accordingly.
4. In a case where the lessee/sub-lessee dies intestate and the property devolves upon his legal heirs / successors, as per the law of succession applicable to the deceased, no unearned increase shall be charged.
5. In the case of voluntary transfer by the allottee during his life time, prior permission of the Lessor shall continue to be required and unearned increase shall be charged where the transfer is for money consideration. In the case of a transfer through a gift deed outside the definition of "FAMILY MEMBER", as contained in the guidelines dated 8.5.1979, there shall be a rebuttable presumption of presence of money consideration. However, where transfer is through a gift deed within the definition of "Family Member", as contained in the guidelines dated 8.5.1979, there shall be a rebuttable presumption of the absence of money consideration.
6. In the cases of devolution of the property on the basis of a 'WILL' to family member, the following documents shall be required to be submitted:-
  - i) Certified copy of WILL left by the allottee.
  - ii) Original death certificate of the allottee/lessee/sub-lessee.
  - iii) Affidavit disclosing the particulars of the legal heirs whom the allottee/lessee/sub-lessee had survived.

Contd.... P.

- iv) Declaratory affidavit of the other legal heirs, or in the alternative, the probate if the W I L L is unregistered.
- v) An undertaking from the applicant/legatee to the effect that if at any stage it is found that the property had passed on to the legatee during the life time of the Testator, then it will be deemed to misstatement of facts, mis-representation or fraud, and the mutation in his/her favour shall stand terminated and the property shall automatically vest in the Lessor.
- vi) Indemnity Bond from Legatee.
- vii) In case the plot/flat was allotted through a Co-operative Society, the NOC from the Society, in case the proposed transferee is not a "family member."
- viii) Original registration Certificate, fixed deposit Challan form, wherever necessary; and
- ix) Such other documents as are required to be obtained as per instructions issued from time to time or procedure laid down therefore on the basis of orders of the Lessor.

In the case of devolution of the property to a person who is not a 'family member', the documents stated at Sl. No. (iv) shall, henceforth not be called for and following additional documents shall be required in such cases:-

- i) If the WILL is not registered, certified copy of the probate from the Court of competent jurisdiction.
- ii) An affidavit from the Legatee declaring that the property in question had not passed onto him during the life-time of the Testator, and no sale agreement/agreement for construction etc. had been executed by the testator in his/her favour, nor any GPA/SPA had been executed in his/her favour or in favour of a person nominated by him.
- iii) Certified copy of house tax receipt showing the name of the person in whose name the property is being assessed.

In the case of intestatory succession and/or addition/deletion/substitution of family member, the documents as stated in the guidelines dated 8.5.1979 shall be required.



ITEM NO.  
164/93

Auction of Tower Restaurant.  
No.F. PA/DDCE/T.Rest./93.

It was resolved that fresh offers may be called, giving both the options, indicated below:

- i) Leasing the Restaurant complex for a period of 30 years, as earlier proposed; and
- ii) Leasing on profit sharing basis, as percentage of the gross turn over, with minimum assured returns for an initial period of ten years, extendable by two terms of ten years each on revision of tendered amount. Total period of allotment shall not exceed 30(thirty) years.

It was also resolved that adequate publicity be made before inviting fresh offers.

ITEM NO.  
165/93

Parking Plan for Cars & HTV's of Loha Mandi, Naraina near the junction of Road No. 25 & E9 Extn.

F.No. 5(21)/E9-MP.

It was resolved to approve the proposal contained in para-10.

It was felt that MCD be asked to clear encroachments on the parking spaces in the Loha Mandi.

ITEM NO.  
166/93

Zonal Development Plan of Zone (Division-A) other than walled city.

F.No. 1(6)93/2P.

It was resolved that the proposals contained in paras 8 & 9 be approved.

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

6

17

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

ITEM NO.  
167/93

Modification in Master Plan for Delhi-2001.  
Policy on Work Centre-(Industry).

F.No. 20(2)/91-M.P.

It was resolved that the proposals contained in the agenda item be examined in depth at the time of mid-term review of MPD-2001, which is due to be taken up in 1994.

It was further resolved that time bound action plan for the mid-term review of MPD-2001 be prepared. Organisational requirements for this purpose be worked out and placed before the Authority. The Authority observed that a package for utilisation of land vacated by the industries may have to be carefully worked out.

ITEM NO.  
168/93

Priority allotment made in favour of retired/retiring Public Servants.

No.F. 9(41467)/79.

It was resolved that the proposal be approved subject to the following modifications:

1. That the following categories of Public Servants be also covered under the proposed scheme of priority allotment;

i) Public Servants who retired between 31st Dec., 91 and 31st Dec., 92.

ii) Employees of Public Sector Undertakings and Statutory Autonomous Bodies of State Government and Union Territories.

2. In case of retiring persons, payment terms should be such that they pay instalments upto the date of retirement and the balance at time of retirement.

ITEM NO.  
169/93

Recruitment Regulations for the post of  
Senior Landscape Architect.  
No.F. 7(190)/EE/PB-I.

Deferred.

ITEM NO.  
170/93

Recruitment Regulations for various categories  
of posts under Group 'C'.  
No.F. 4(2)/93/PB-V/Pt.

Approved.

ITEM NO.  
171/93

Recruitment Regulations for the post of  
Accountants, Assistant Accounts Officer,  
Accounts Officer, Senior Accounts Officer  
and Dy.Chief Accounts Officer/Dy.Financial  
Advisor(E)/Plan Coordination Officer.  
No.F. 7(99)/93/PB-V/Pt.

Approved.

ITEM NO.  
172/93

Recruitment Regulations for the post of Chief  
Vigilance Officer in the pay scale of  
Rs. 3700-125-4700-150-5000/-  
F.No. 7(141)93/PB-I.

Approved.

ITEM NO.  
173/93

Draft Recruitment Regulations for various  
categories of posts under Group 'D'.  
No.F. 4(5)/93-PB-V.

Approved.

ITEM NO.  
174/93

Recruitment Regulations for various categories  
of posts under Group 'C'.  
(F.No. 1(13)/93/PB-IV.)

Approved.

ITEM NO.  
175/93

Annual Administration Report for the year  
1992-93.  
No.F. 1(9)/93/P&C.

It was resolved that comments, if any, may  
be sent in writing to the Secretary, DDA within a week.

ITEM NO.  
176/93

Modifications in the costing formula of flats  
constructed by DDA for improvement of  
Marketability.  
No.F. 22(6)/93-HAC/DDA.

It was resolved that following steps be



taken to improve marketability of DDA flats in far flung/less-popular areas like Narela, Rohini Ph.-III, Jahangirpuri etc.

- i) No equalisation charges be levied while finalising costing of flats in these areas.
- ii) Discount @ Rs. 100/- per sq. mt. of plinth area be offered on the costing of these flats till March, 1997, as a one time promotional programme.

ITEM NO.  
177/93

Refixation of reserve price in respect of Built up Commercial Estates.

No.F. 25 (66)/93/CE.

It was resolved that-

- i) Possibility be explored of engaging reputed and professional auctioneers on commission/ fee basis to organise publicity and sale campaigns for such properties.
- ii) An Empowered Committee consisting of Vice-Chairman, Finance Member and Principal Commissioner be constituted to take decisions on reduction of reserve price of commercial estates/shops which have not been sold inspite of adequate efforts made for their disposal. Commissioner(LD) will be Ex-Officio Secretary of the Committee. Broad framework as in Para-3 of the Agenda Item be adopted by the Empowered Committee while taking decisions.
- iii) Exceptional cases, where commercial estate/ shop have been sold at a price lower than the cost of the unit (including the cost of the land and interest) will be brought before the Authority for information at the earliest.

ITEM NO.  
178/93

Loan for Acquisition of land for water Treatment Plant in Village Bakarwala for Dwarka.

No.F. 24 (6)/92/HAC.

Approved

ITEM NO.  
179/93

Amendment in Form A-4 of DDA Budget and Account Rules, 1982.

F.No. Misc./A/A&E/S/WCI/93.

Approved.

ITEM NO.  
180/93

Amendment to Regulation 12 and the Schedule to Regulation 15 of the Delhi Development Authority (Salaries, Allowances and conditions of service) Regulation, 1961 and amendment to rules, 1959.

No.F. 2(72E)/91/Legal/Pt.

Resolved that proposals as contained in the Agenda be approved with the following modifications in the SCHEDULE TO REGULATION 15 (APPENDIX-II TO THE AGENDA NOTE).

GROUP - A

Column (1) under the head "title of service or post" shall read as "carrying a pay of or a scale of pay, the maximum of which is equal to or over Rs. 6700/-. However, appointments made by the Central Govt., at whatever level, shall not fall into this category.

GROUP - C

Authority empowered to impose penalty.

Apart from Commr.(Pers.) all officers of the rank of Commissioners/Chief Engineers shall be empowered to impose minor penalties and order suspensions.

GROUP - D

Authority empowered to impose penalty.

Apart from Director (Personnel), Executive Engineers, working in field, shall be empowered to impose minor penalties and order suspensions.

ITEM NO.  
2/94  
A-22.2.94

SUB: Action Taken Report on the resolutions passed by the  
Delhi Development Authority Upto 16.11.93.  
No. F.2(6)/93-MC/DDA.

P R E C I S

On the basis of information furnished by the Head of Deptt.'s, Action Taken Report on the resolutions passed by the Authority upto 16.11.1993 has been prepared which may kindly be seen at (Appendix 'B' Page 12-30 )

2. The report is submitted for information of the Authority.

R E S O L U T I O N

Noted. Members may, if they so desire, send comments if any before the next meeting of the Authority.

\*\*\*\*\*

-: 12 :-

Appendix 'B' to Item No. 2/94

LIST OF THE ITEMS INVOLVING ACTION TAKEN/  
TO BE TAKEN UPTO 16.11.1993.

S.No.	ITEM/Date NO.	SUBJECT	RESOLUTION	ACTION TAKEN/TO BE TAKEN REMARKS
1.	<u>E2/93</u> <u>08.06.93</u>	Allotment of land to Nirankari Mandal at Dheerpur. <u>(F.No. 14(98)/69/CRC/ DDA/Pt.III).</u>	The Authority considered the proposal in para 14 of the Agenda note and resolved as under:-  1. 18.56 acres of acquired land Dhirpur be allotted to Nirankari Mandal at the token nominal premium of Rs. 1/-. The compensation assessed for the land under the provision of Land Acquisition Act which is lying in the Revenue Deposit will be immediately transferred to Revo- lving Fund under the intimation to DDA. Ground rent will be payable at the rate of Rs. 1/- per annum. The allotment will be on normal conditions applicable for allotment to religious institutions as appended in Annexure-A.	Government of India, Ministry of Urban Development has given their consent for charging a token pre- mium of Rs.1/- per annum in r/o allotment of land (18.56 acres) at Dhirpur.

1	2.	3.	4.	5.
2.	<u>90/93</u> <u>15.6.93</u>	Allotment of flats to those whose structures (Residential) were demolished in Yamuna-Vihar on 16.4.93. <u>(F.No. 1(35)/93/LPB/EZ.):</u>	The Authority discussed the matter and decided that the names of the evictees of Yamuna Vihar may be expeditiously screened by the Govt. of NCTD for determining the eligibility for allotment of alternative plots under existing policy.	Under process

1.

2.

3.

4.

5.

3. 94/93 Involvement of Private  
18.6.93 Developments in land assembly,  
development and disposal.  
F.NO. 100(2)/92/CL.

11. Having considered the views expressed on the subject, the Authority resolved as under :-

1. General approval was given to Model D-1 and it should be taken up as a pilot project in new developing areas like Dwarka Ph. II, Rohini Ph. IV etc.
- ii) A Special Cell be created in DDA to further process the involvement to private developers.
- iii) The Special Cell may work out details.
- iv) Modalities and changes required in the policy and statutes be finalised in consultation with MOUD at the earliest.
- v) A draft of the brochure to be issued for public information should be presented before the Authority in the month of August.
- vi) Model E-I and D-2 may further be examined before they are accepted/rejected.

A Special Cell has been created under the Chairmanship of Pr. Commr., DDA to work out the detailed modalities.

\*\*\*\*



1	2	3	4	5
4.	108/93 27.7.93	Fixation of rates of premium for the plots allotted to evictees of Motia Khan. <u>F21(42)/79/LSB(I)</u>	The Authority resolved that the proposal contained in para 8 of the agenda note be approved.	Under process.
5.	130/93 21.9.93	Draft Zonal (Divisional ) Development plan for Zone 'F' (South Delhi-I) <u>(F1(22)/92-ZP )</u> .	<p>The Authority approved the draft Zonal development plan and the report (text) of Zone (division) 'F' (South Delhi-I) as contained in para 7 of agenda note. Further, the Authority resolved to publish a public notice for inviting objections/suggestions under section 10 of Delhi Development Act, 1957, subject to incorporating the following in the text:</p> <p>a) In para "6.3 foreign Mission " to be modified as follows:</p> <p>" A number of foreign missions, their cultural and information centres are functioning in the residential premises. These needs to be relocated in the second diplomatic enclave to be developed.</p> <p>b) Para 8.0.1- Community facilities &amp; Social Infrastructure- The table should be modified indicating number of higher secondary schools required as 173 instead of 152 with break-up as sub-Zone F-13' required 13 instead of 1, sub-zone F-19, required 11 instead of 2. Further Schools already functioning and new sites should be separately indicated.</p>	Objections/suggestions have been invited from the public as intimated by DD (MP) vide vide his letter No. F1(41) 85-M.P./58 dt. 17.1.94.

1 2 3 4 5

c) Similarly, in all other tables, existing and the proposed sub-zone wise facilities should be indicated separately.

d) Para 9 Mixed Land Use- sub-para 9.1 Name of various colonies/schemes appearing under Category-I should be deleted and the areas be indentified as:

- i) By cooperative house building Societies,
- ii) residential schemes developed by DDA, and
- iii) various group housing schemes developed by Group Housing Cooperative Societies, by the Govt. and by the DDA.

Sub-para 9.4 be read as below:

" 9.4 In all other areas, the mixed land use may be permitted as per the stipulation of MPD- 2001. Wherever mixed land use is permitted, conversion charges shall have to be paid as determined by the concerned authority."

Further, the Authority resolved to approve the proposal to delete the words "within maximum period of 3 years", on page 148 of the Gazette of MPD-2001 in para under the heading "Zonal (Divisional) Plan".

1.

2.

3.

4.

5.

12. 131/93

Change of land use on the plot fronting on Maulana Azad Road from 'Social and Cultural' to 'Govt. Offices'.

(F.16(12)/89-MP).

The Authority resolved as follows :-

- i) Objections/suggestions received on the proposed change of land use with a gist be referred to the Govt. of India, Min. of Urban Development.
- ii) The concept of cultural node at the crossing of Rajpath and Janpath as conceived by Lutyen, for having 4 plots for cultural activities at this node be highlighted while making a reference to the Govt.
- iii) The Ministry of U.D. may be advised to take into consideration :-
  - a) the objections/suggestions received in response to the public notice for change of land use for the plot under reference.
  - b) the scheme of developing a cultural node at this location in Lutyen's original plan which forms part of Master plan/Zonal Plan; and
  - c) the claim of the Ministry of HRD on this plot for developing a cultural complex referred to in the agenda.

The Authority resolution has been referred to the Ministry of Urban Development on 2.12.93 for approval.

2.	3.	4.	5.
133/93 21.9.93	Recruitment Regulations for the post of Asstt. Director in the pay scale of Rs. 2000-3500/-. (F.No. 7(189)/90-PB.I.)	The Authority considered the matter at length and approved the proposal contained in the agenda note. The Authority also desired that the possibility of fresh entry at the level of Asstt. Director in place of limited departmental examination be examined separately.	Necessary orders have been issued vide E.O. No. 58 dated 6.1.94.
7. 134/93 21.9.93	Development Plan of Dwarka Project Retaining of existing Palam Drain forming part of Dwarka Project. (F.No. 20(10)/84/M.P.)	The Authority resolved to approve the recommendation contained in para 8 of the agenda note and desired that the Delhi Urban Arts Commission may also be kept informed in this regard.	D.U.A.C. has been informed as per decision taken by the Authority vide letter No. F.1(41)/85-M.P./58 dated 17.1.94.
8. 135/93 21.9.93	Recruitment Regulations for the post of Pump Operator. (F.No. 4(3)/93/PB-V.)	The Authority resolved that the RRS for the post of Pump Operators be approved subject to replacing the word "Yes" with "No" against educational qualification and experienced mentioned against item No. 8 of the proposed RRS.	Necessary orders have been issued vide E.O. No. 424 dt. 01.02.94.

2.

3.

4.

5.

140/93 Representation from persons holding  
16.11.93 GPA of built-up leased out quarters in  
Kingsway Camp Re-development Scheme  
and request for allotment/handing  
over possession of plots in lieu  
thereof.

(No.F.L(2556)83/OSB )

Resolved that allotment of plots,  
in lieu of quarters, cannot be made  
in favour of persons who were not  
lawful owners/lessees of the quarters.

\*\*\*\*

Regret letters have been issued  
to G.P.A. holders.

1.	2.	3.	4.	5.
10	<u>141/93</u> <u>16.11.93</u>	Issuing of Conveyance Deed/ Lease Deed to allottees who were allotted flats provisionally as a result of eviction from their premises for D.D.A. eviction schemes. <u>(F.No. 32 (6A) 75/LAB(H) MIG.)</u>	<p>It was felt that for all practical purposes the word "provisional" had lost its significance, specially in the cases where full cost of the flat and the other liabilities had been met and no change of hands had taken place.</p> <p>Authority resolved that being a purely administrative matter, Vice Chairman, DDA may take final decision and may consult the Chairman, if felt necessary.</p>	<p>Under Process.</p> <p>Under process.</p>
11	<u>142/93</u> <u>16.11.93</u>	Centre for policy Research, Chanakyapuri Issue pertaining to F.A.R. <u>(F.No. 3 (335)/68/MP/Pt.)</u>	<p>It was resolved that for those institutional plots where FAR of 125 was admissible under the Master Plan (1962) and has been reduced under the MPD-2001 the possibility of permitting unutilised FAR may be examined. If need be an amendment to the MPD-2001 may be considered.</p>	



1.

2.

3.

4.

5.

12. 143/93

Construction of programme and  
clearance of backlog of housing  
registrants.

(F.No. EM. 3(14)92/Vol.II/Pt.)

Housing Construction Programmes were discussed in detail. It was felt that response to the flats presently being allotted in distant areas of Narela/Dwarka was not encouraging. There was, as such, necessity for an in-depth study into the reasons thereof so that future housing construction programmes could be formulated accordingly.

2. It was resolved to set-up an Expert Committee to study the reasons for the lukewarm response of the registrants of DDA flats in the recent past and to suggest ways and means to cope up with the new trends. The committee should be asked to give its report within three months.

3. Noting that land acquisition is a lengthy process, it was further resolved that land acquisition programmes could proceed to the extent that funds for the same are available.

Under process

1.

2.

3.

4.

5.

13

144/93

16.11.93

Implication of recent High Court  
Judgement - regarding pricing of  
D.D.A. flats on double allotments.  
(F.No. 1(1)/93/MIG/NP.)

The Authority resolved that :-

Decision has been adopted.

1. Interest @ 10% be paid on the  
amount received by DDA towards the  
price of the original flat allotted  
to the victims of double allotments,  
in case the alternative allotment is  
not made within six months from the  
date of payment, and

2. In case there is any change of  
locality or floor arising from double  
allotment, allottees be charged  
comparable cost at the old rates prevalent  
at the time of original allotment  
worked out on per sq. mtr. basis.

3. Disciplinary action be taken against  
the erring staff as per the earlier  
Authority Resolution.

1.

2.

3.

4.

5.

14. 145/93

Implementation of the alignment Plan of Road No. 62 from its intersection with Road No. 56/ G.T. Sharda Road upto junction of Road No. 70 in Trans-Yamuna Area.

(F.No. 5(31)74-MP/Pt.)

Resolved to approve the proposal as contained in para 6 of the Agenda Item.

The Authority's resolution alongwith approved Plans has been sent to EE, PWD, GNCTD on 17.1.94 for implementation/execution of the work and further action in the matter.

15. 146/93

Construction of 30 Mtrs. R/W Road on the Southern side of Delhi- Ghaziabad Railway Lines from ROB - 36 Mother Dairy Road to Mandawli Fazalpur in Trans Yamuna Area (Road No.76.).

(F.No. 5(15)/92-MP.)

Resolved that road alignment Plan with R/W of 30 mtr. and with 10 mtr. carriageway may be approved, in the first phase.

Under process.

- | 1.  | 2.                        | 3.  | 4.   | 5.  |
|-----|---------------------------|---|--|---|
| 16. | <u>147/93</u><br>16.11.93 | Change of land use for an area measuring 2.4 ha. (5.92 acres) from 'Residential' to 'Public' and Semi-Public facilities' (Facility-cum-Service Centre) at Gokulpuri, North of Wazirabad Road, Delhi.<br>(F.20(14)/93-M.P.). | Resolved that proposal as contained in para 3 of the Agenda Item be approved.  | The case has been sent to the M.O.U.D. vide letter No.F.20(14)/91-M.P./1927/ dt. 28.12.93 to issue a corrigendum for change of land use.                            |
| 17. | <u>148/93</u><br>16.11.93 | Change of land use of an area measuring 8.57 ha. (16.25 acres) from 'Recreational use' to 'Residential use' in Shalimar Bagh, Delhi.<br>(F.20(15)/92/M.P.).   | Resolved that the proposal as contained in para 4 of the Agenda Item be approved.  | The case has been sent to the MOUD vide letter No.20(15)/92-MP/1020 dt.28.12.93 to issue final notification.  |
| 18. | <u>149/93</u><br>16.11.93 | Provisions for construction of a restaurant in the 'recreational use' (District Park play grounds open Space)- Amendment in MPD-2001.<br>(F.10(19)/91-M.P.).  | Approved subject to the provision that in the event of non-availability of parking lots in the vicinity, General (Public) parking should be provided at a reasonable distance from the restaurants. Parking areas should not form part of the restaurant complexes/greens. | The case has been sent to the Min. of Urban Dev. vide letter No.10(19)/91-MP/1025/ dt.28.12.93 for issue of final notification for the proposed change of land use. |

2

3

4

5

150/93  
16.11.93

Change of land use of an area measuring 1.21 ha. (2.98 acres) from Public & Semi-Public facilities to 'Residential use' at Ring Road (Old Factory Road) in the vicinity of Safdarjung Hospital, New Delhi.

(F.16(11)/91-MP).

Resolved that the proposal as contained in para 4 of the Agenda Item be approved.

The case has been sent to the Ministry of Urban Development vide letter No. 16(11)/91-MP/1030 dated 28/12/93 for issue of final notification.

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

20 151/93 Proposal for revision of interest  
16.11.93 period in the costing formula of  
NPRS/AYY flats.  
F.No. 22(4)/72-HAC/Vol.V/Pt.

It was resolved that the present  
policy of charging interest uni-  
formly for 20 (twenty) months for  
double, triple and four storied  
flats requires reconsideration.

Decision has been adopted.

Further resolved that the interest  
may be charged on NPRS/AYY flats  
as under :-

- (a) Single or double storied flats  
= 15 months.
- (b) Three or more storied flats  
= 18 months.

The new pattern will become effective  
for fresh costing of such flats  
for 1.1.94.



.....2.....3.....4.....5.....

21, 152/93 Modification in terms & conditions of  
16.11.93 allotment under NPRS-1979 Schemes.  
F. No. 22(123)79-HAC/Pt.

Authority approved the proposal of allocating houses, which have reached the construction stage of 50% or above, with the conditions as mentioned in paras 3,4,5,7,&8 of the Agenda Item.

Decision has been adopted.

Belated construction interest @ 7% will be paid for 6 months and @ 10% for a period beyond 6 months, for delay in issue of final demand-cum-allotment letter beyond 1 1/2 years after the issue of allocation letter.

Authority also approved the proposal to permit mortgage to enable the allocatees to raise loans.

\*\*\*\*\*

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

22. 153/93 Amendment in Perpetual Lease Deed  
16.11.93 to enable Societies to Mortgage  
Plot to Financial Institutions.  
F. No. 1(14)92/GH/DDA/Pt.

Authority resolved that to enable  
the Cooperative Group Housing Societies  
to mortgage their plots to Financial  
Institutions to raise necessary loans,  
a new clause 5(f) may be added in the  
Perpetual Lease Deed, as follows :-

Decision has been adopted.

"Notwithstanding anything contained  
in clause 5 (e) above, the Lessee  
may mortgage or charge the said  
land to recognised/registered finan-  
cial institutions, as approved by  
the lessor in its absolute dis-  
cretion. The terms of lease shall  
be paramount and such mortgage shall  
not be derogatory to the right of  
the lessor and shall not affect the  
same in any manner, whatsoever.  
A tripartite agreement shall be  
executed between the DDA, recogni-  
sed financial institution, and the  
CGHS before the lessee mortgages or  
charge the said land into afore-  
said manner."

\*\*\*\*

1: 2: 3: 4: 5:

23. 154/93 Determining of prices of land under  
16.11.93 flats in various DDA's housing  
schemes for the year 1993-94.  
F. No. 16(9)/93/AO(P).

Authority resolved that for the .  
houses, in areas other than Dwarka  
project Ph-I, Rohini Ph.III and  
Narela, following land rates will be  
applicable for land under flats of  
various categories, for the purpose  
of costing :-

Decision adopted.

SFS	Rs. 1860.00 per Sq.mtr.
MIG	Rs. 1550.00 per Sq.mtr.
LIG	Rs. 930.00 per Sq.mtr.
EWS	Rs. 620.00 per Sq.mtrs.

These rates will be effective for  
the year 1993-94.

\*\*\*\*

1.	2.	3.	4.	5.
25.	<u>157/93</u> 16.11.93	Medical Allowance. (F.No.FS/C(P)/92).	Resolved that the proposal as contained in para 3 of the Agenda Item be approved.	Orders have been issued vide office order No. No.F.6(25)/88/MC/Scheme/Pt.II/1365 dt.14.1.94.
26.	<u>158/93</u> 16.11.93	Creation of Ridge Management Directorate in Delhi Development Authority. (F.No.7(194)/93-PB-I).	It was felt that the Machinery for Management of the Ridge should be made very effective in order to check all possible encroachments. 2. It was also felt that boundary pillars need to be provided simultaneously with the demarcation by the Survey of India. Chief Secretary agreed that it would be possible to provide about Rs. two crores from plan savings in 93-94 for this purpose.	Govt. of India, Min. of U.D. have been requested to give approval for creation of the post of Director in the rank of Conservator of forests in the pay scale of Rs.4500-5700/-. Matter has also been taken up with the Govt. of Delhi for release of Rs.2 crore for the purpose.
27.	<u>160/93</u> 16.11.93	Change of land use from 'Recreational use' to 'Public and Semi-Public' (Police Station)-Dr. H.C. Sen Marg, Chandni Chowk, Delhi. (F.No.8(5)/87-M.P.).	Resolved that the proposal contained in para 5 of the Agenda Item be approved.	The case has been sent to Min. of Urban Development on 3.1.94 for approval.

Item No.

3/94

A-22.2.94

Sub: Amendment of section 21(3) of Delhi Development Act-1957 enabling DDA to mortgage its land to raise resources from financial institutions.

File No. PA/DyFA(H7II/27/94/Amendment of DD Act.

P R E C I S

Ministry of Urban Development, Government of India was approached for grant of permission under Section 23(5) of Delhi Development Act, 1957 and stand guarantee to raise loan from financial institutions in respect of 5 proposals in pursuance of Authority's approval vide Resolution No. 144/92 and 49/93. Ministry of Urban Development granted permission to raise loan of Rs. 25 crores from HDFC on 2nd September '93, but has not acceded to furnishing of guarantee for the loan so raised. It advised DDA to negotiate this issue with lending institutions suitably. The matter was discussed with this institution and other institutions with which the DDA was negotiating for raising of the loan. They have asked for either the Government guarantee or mortgage the property of equivalent value. The Ministry was then approached in October '93 for grant of permission to mortgage the land and property thereon for raising of the loan by DDA.

2. The Ministry, vide its letter No. K-20014/2/92/DDIIA dated 17.11.93 (Appendix 'C' P.No.33) informed that it has been decided to amend Section 21(3) of DD Act, 1957 to enable DDA like other such authorities and bodies in the country to mortgage its land to raise resources from financial institutions. It desired suitable proposal to be sent to the Ministry for further necessary action.

3. Section 21(3) of DD Act forbid DDA to mortgage or charge any of its property. The section reads as under:-

"Nothing in this Act shall be construed as enabling the Authority or the local

authority concerned to dispose of land by way of gift, mortgage or charge, but subject as aforesaid reference in this Act to the disposal of land shall be construed as reference to the disposal thereof in any manner, whether by the creation of any easement right or privilege or otherwise."

4. The provision with regard to mortgaging of the property in the Development Act of the other bodies has been gone through. Section 18(2) and section 18(3) of UP Urban Planning and Development Act 1973 (Appendix 'D' Page '34') permits the local authority to create mortgage or charge over such land including any building thereon in favour of financial institution. It is therefore proposed to amend the DD Act 1957 on the lines of the provisions in this Act.

5. The matter is placed before the Authority for recommending to the Ministry amendment of the Delhi Development Act, 1957 as under:-

The word "mortgage or charge" in section 21(3) DD Act 1957 may be deleted and following may be added as sub section 4 of Section 21 :-

"Notwithstanding anything contained in sub Section (3), the Authority or the local authority concerned may create a mortgage or charge over such land (including any building thereon) in favour of LIC, Housing Urban Development Corporation, Housing Development Finance Corporation Ltd., UTI, National Banks, Home Finance Companies floated by any of the nationalised bank wholly or jointly owned with other financial institutions or any other financial institution approved by general or specific order in this behalf by the Authority."

Submitted for consideration and approval.

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

It was resolved that:

1. "Recommendation be made to the Central Govt. for addition of Sub-Section 4 to Section 21 of the Delhi Development Act, 1957 as under;  
Contd.....32A

"Notwithstanding anything contained in Section 21(3) of Delhi Development Act, 1957, the Authority may create a mortgage or charge over such land (including any building thereon) in favour of a financial institution approved by general or specific order in this behalf by the Authority".  
It was further resolved that

2. "Notwithstanding anything contained in Sub-section 3 of Section 21 of DD Act, 1957, DDA may create a mortgage or charge over such land (including any building thereon) in favour of LIC, Housing & Urban Development Corporation, Housing Development Finance Corporation Ltd., UTI, Nationalised Banks, Home Finance Companies floated by Nationalised Banks (wholly or jointly owned with other financial institutions".
3. A separate agenda item be brought before the Authority, if felt necessary for deletion of those provisions of the DD Act, 1957 which require DDA to seek prior approval of the Central Govt. for raising loans.

While confirming the minutes of the meeting of the Authority held on 22.02.94, the Authority further resolved against Item No.3/94 in its meeting held on 24.03.94 vide Item No.19/94 which may be read as under:-

1. Para 2 in the Resolution No.3/94 be deleted. Instead a proposal on these lines be put up before the Authority after amendments to the Delhi Development Act 1957 are carried out by the Central Govt., as resolved in para 1 of the agenda item.

\*\*\*



"Notwithstanding anything contained in Section 21(3) of Delhi Development Act, 1957, the Authority may create a mortgage or charge over such land (including any building thereon) in favour of a financial institution approved by general or specific order in this behalf by the Authority".  
It was further resolved that

2. "Notwithstanding anything contained in Sub-section 3 of Section 21 of DD Act, 1957, DDA may create a mortgage or charge over such land (including any building thereon) in favour of LIC, Housing & Urban Development Corporation, Housing Development Finance Corporation Ltd., UTI, Nationalised Banks, Home Finance Companies floated by Nationalised Banks (wholly or jointly owned with other financial institutions".
3. A separate agenda item be brought before the Authority, if felt necessary for deletion of those provisions of the DD Act, 1957 which require DDA to seek prior approval of the Central Govt. for raising loans.

While confirming the minutes of the meeting of the Authority held on 22.02.94, the Authority further resolved against Item No.3/94 in its meeting held on 24.03.94 vide Item No.19/94 which may be read as under:-

1. Para 2 in the Resolution No.3/94 be deleted. Instead a proposal on these lines be put up before the Authority after amendments to the Delhi Development Act 1957 are carried out by the Central Govt., as resolved in para 1 of the agenda item.

\*\*\*

Appendix 'C' to Item No. 3/94

Dr. 33 (1)  
Date 28.11.93  
D.D.A.

D.O. No.K-20014/2/92-DDIIA

S.C. Sagar  
Under Secretary

Ministry of Urban Development  
Nirman Bhawan, New Delhi.

New Delhi, dt. 17-11-93

Dear Shri Khandelwal,

Please refer to your letter dated 6-10-93 regarding grant of permission to mortgage land and property thereon for raising of loan by DDA.

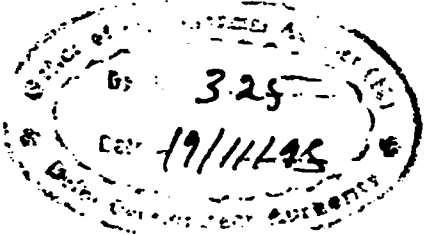
The matter has been examined and with the approval of Secretary, Urban Development, it has been decided that we should suitably amend section 21(3) of Delhi Development Act, 1957 to enable DDA like other such Authorities and bodies in the country to mortgage its land to raise resources from financial institutions. A suitable proposal may accordingly be sent to the Ministry for further necessary action.

With Regards,

Yours sincerely

(S.C.SAGAR)

Shri K.N. Khandelwal,  
Finance Member,  
DDA, Vikas Sadan,  
New Delhi.



(a) any land acquired by the State Government and transferred to it without undertaking or carrying out any development thereon; or

(b) any such land after undertaking or carrying out such development as it thinks fit.

to such persons in such manner and subject to such terms and conditions as it considers expedient for securing the development of the development area.

(2) Nothing in this Act shall be construed as enabling the Authority or the local Authority concerned to dispose of land by way of gift or sale, exchange or lease or by the creation of any easement, right or privilege or otherwise.

(3) Notwithstanding anything contained in sub-section (2), the Authority or the local authority concerned may create a mortgage or charge over such land (including any building thereon) in favour of the Life Insurance Corporation of India, the Housing and Urban Development Corporation, or a banking company as defined in the Uttar Pradesh Public Money (Recovery of Dues) Act, 1972 or any other financial institution approved by general or special order in this behalf by the State Government.

(4) Where vacant land has been disposed of under this section by way of lease for making constructions within the stipulated time with right of forfeiture of the lease and re-entry upon failure to make the constructions or a substantial portion thereof, within the stipulated time or such extended time as the lessor may grant, the lessor may forfeit the lease and re-enter upon the land:

(a) the amount, if any, due to the lessor under that lease; and

(b) a sum equivalent to 5 per cent of the premium, for administrative expenses.

(5) Upon such forfeiture and re-entry, the premium paid by the lessee been allowed reasonable opportunity to show cause against the proposed action:

(6) Any person aggrieved by an order under sub-section (4) may within 30 days from the date of knowledge thereof, prefer an appeal to the District Judge whose decision shall be final.

(7) The land so re-entered upon after forfeiture of lease may be disposed of in accordance with the provisions of sub-section (1) and (2).

19. **Nazul lands.**—(1) The State Government may, by notification in the Gazette and upon such terms and conditions as may be agreed upon between that Government and the Authority, place at the disposal of the Authority all or any developed and undeveloped lands in the development area vested in the state (known and hereinafter referred to as "nazul" lands), for the purpose of development in accordance with the provisions of the Act.

1. Omitted by Section 5 (i) of U. P. Act No. 19 of 1976.  
2. Inserted by U. P. Act No. 19 of 1976.  
3. Inserted by U. P. Act No. 21 of 1983 (w.e.f. 22-10-84).  
P-29

(6) The [Vice-Chairman] shall keep in such form as may be prescribed by regulations register of applications for permission under this section.

(7) The said register shall contain such particulars, including information as to the manner in which applications for permission have been dealt with, exceeding rupees five as may be prescribed by regulations.

(8) Where permission is refused under this section, the applicant or any person claiming through him shall not be entitled to get refund of the fee paid on the application for permission but the [Vice-Chairman] may, on an application for refund being made within three months of the communication of the grounds of the refusal under sub-section (4) direct refund of such portion of the fee as it may deem proper in the circumstances of the case.

16. **Uses of land and buildings in conservation of plans.**—After the coming into operation of any of the plans in a zone no person shall use or permit to be used any land or building in that zone otherwise than in conformity with such plan:

17. **Compulsory acquisition of land.**—(1) If in the opinion of the State Government, any land is required for the purpose of development, or, of any other purpose, under this Act the State Government may acquire such land

Provided that any person from whom any land is so acquired may after the expiration of a period of five years from the date of such acquisition apply to the State Government for restoration of that land to him on the ground that the land has not been utilized within the period for the purpose for which it was acquired, and if the State Government is satisfied to that effect it shall order restoration of the land to him on re-payment with interest at the rate of twelve per cent per annum and such development charges as if any may have been incurred after acquisition.

(2) Where any land has been acquired by the State Government, that Government may, after it has taken possession of the land transfer the land to the Authority or any local authority for the purpose for which the land has been acquired on payment by Authority or the local Authority of the compensation awarded under that Act and of the charges incurred by the Government in connection with the acquisition.

18. **Disposal of land by the Authority or the local Authority concerned.**—(1) Subject to any directions given by the State Government in this behalf, the Authority or, as the case may be, the local Authority concerned may dispose of—

1. Subs. by U. P. Act No. 18 of 1975.

ITEM NO.  
4/94

Sub : Widening of Shankar Road - Amendment in MPD-2001  
(F.5(17)/69-MP.Pt.I)

P R E C I S

A. 22.2.1994

Reference is invited to the Authority resolution no. 53/93 dated 23.3.93 : ) approving to reduce the road right of way of Shankar Road, New Delhi.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under Section 11-A of Delhi Development Act 1957 to issue a Public Notice for inviting objections or suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of Central Govt. vide their letter No.K-13011/10/93-DDIB dated 18.6.93 (Appendix.'E'.P.No..39..). Accordingly, a Public Notice was issued on 31.7.93(Appendix.'F'.P.No. 40 .....

3. In all, 12 objections/suggestions have been received in response to the public notice. These objections/suggestions were grouped into four category due to their similar nature and summary of each category with (App'G'P.No.41-61) salient points of the objections/suggestions are as under:

- i. The r/w of Shankar Road proposed in both the Master Plan and as approved by Authority is 200' (O/S No.11 para 5-iv). The provision in the Master Plan for Delhi for widening of Shankar Road to 60 mtrs. r/w had existed since 1962 (objections/suggestions no.11 at para 1, O/S No.1,2 at para 'g') and all the persons/organisation who have filed the objections/suggestions opposed to the modification recommended in the notification i.e. reduction of r/w as notified. It is also submitted that the logical proposition considering the traffic volume importance of the road and decongestions aspects. (O/S nos.3,4,5,6,7,8 and 10,12).
- ii. Shankar road is a main link road between west/north, east and south Delhi (objection no.9) and carries a large volume of traffic. It has been pointed out that about 40,000 vehicles ply on this road per day (objection nos. 1 & 2).
- iii. Both ends of Shankar Road have been widened and road between block no.35 of Old Rajinder Nagar and block no.1, Shankar Road - Ganga Ram Road crossing O/S No.9 para 1,11 para 2) is very narrow resulting traffic

congestion and number of accidents on this stretch. The widening proposal for the stretch has been dropped suddenly. In the area of Shankar Road between Ridge Road crossing and Ganga Ram Road crossing the rock on both sides of the road has been done. If the road was not to be widened then the rock cutting was not required (Objection/suggestion no.11, para 10).

iv. In all objections/suggestions reference has been made regarding unauthorised commercialisation of residential premises along this road which is responsible for traffic congestion noise & air pollution. The existing footpaths which is about 6' wide has been fully encroached by the shopkeepers on this road (O/S No.1,2). It is very dangerous for pedestrian movements.

v. It is submitted that the case is already in the Delhi High Court for hearing on 13th Sept.93 (Objection/Suggestion no.1,2) and requested that the proposed modification be deferred till the decision. The Association of the people affected by widening of Shankar Road has already gone to High Court for getting the allotments of plots (Objection/Suggestion no.3,4,5, 6,7,8,10, 12 (para 6). It is also mentioned in the Objection/Suggestion No.11 (para 5 (iv) that as per D.O. letter No.K-13013/1/70-DD/1A dt.27.7.88 from Director(DD), Ministry of Urban Development, the member had submitted irrevocable undertakings that they were prepared to hand over possession of their properties coming in the alignment of the Shankar road if alternative plots were allotted to them.

vi. There was a proposal to construct a flyover on this stretch which has been dropped (O/S) No.3 para 4).

4. Town Planner, MCD vide letter No.17/8/97/MCD/1570/93 dated 6.10.93 placed at (Appx. 'H' P.No.62) has submitted that this matter was considered by Additional Commr.(Engg.) in the meeting of LOSC held on 27.8.93 and it was decided that MCD has no objection to the proposed modification. This information has been received after the last date of receipt of objection/suggestion i.e. 25.8.93.

5. All the objections/suggestions received have emphasized on the widening of Shankar Road i.e. as proposed in MPD-62 and MPD-2001 broadly due to the following

reasons:

- i. The widening of Shankar Road has been based on scientific and logical proposition considering the large volume of traffic plying on this road.
- ii. Importance of this road which has become a major link between west, north west and south Delhi.
- iii. Both ends of this road has been widened leaving this particular stretch of road as it is.
- iv. Large scale unauthorised commercialisation along both sides of the road and encroachment on public land have endangered the vehicular and pedestrian movement.
- v. Residents were not sanctioned building plans due to the widening proposal with the result that the families of the original allottees which had grown during the course of 45 years had to live in a squeezed manner.
- vi. The case of allotment of land is under consideration in Delhi High Court.
- vii. Traffic congestion, air & noise pollution, caused due to the increasing volume of traffic & unauthorised commercialisation.

6. The case was discussed in the meeting of the Technical Committee held on 30.11.93 and the Technical Committee examined the objections/suggestions received in response to the public notice for reducing the road r/w of Shankar Road. The Technical Committee recommended that these be placed before the Authority for its consideration. ,

7. The matter is placed before the Authority for its consideration of the proposal of reducing the r/w of Shankar Road in the light of objections/suggestions as in para 6 above.



8. In any case, unauthorised commercialisation of the residential premises on the sides of the road may be dealt with strictly by the Enforcing Agencies.

R E S O L U T I O N

Resolved that there were no strong reasons to interfere with the decisions earlier taken by the Authority on this subject and that the Government be requested to notify the amendments.

\*\*\*\*\*

( APPENDIX ' E ' TO ITEM NO. 4/94 )

No.K-13011/10/93-DDIB  
Government of India  
Ministry of Urban Development  
(Delhi Division)  
.....

New Delhi, dated the 18th June '93.

To

Sh. Anil Barai  
Dy. Director (MP),  
DLA, Vikas Sadan, INA,  
New Delhi.

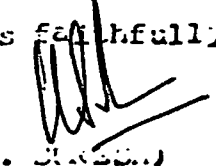
Sub : Widening of Shanker Road - Amendment in M.P. 2001.

Sir,

I am directed to your letter No.F.5(177)/69-14/  
Pt.1/384 dated 13.5.93, on the above subject and to  
convey the approval of Central Government U/s 144 of the  
Delhi Development Act to issue a public notice inviting  
objections/suggestions for the proposed amendment in  
the Master Plan-2001 as under :-

- i) To reduce the r/w of Shanker Road to align its  
North from its junction with the road leading  
to Ganga Ram Hospital to its junction with the  
lane along block No.39 of Old Rajinder Nagar,  
from 61 mtrs. r/w to the existing available  
r/w from property line to property line.
- ii) The land use of the area thus becoming available  
to be changed from 'transportation' (local circu-  
lation) to 'residential use'.

Yours faithfully,

  
A. S. Choudhary  
Deputy Officer



( APPENDIX ' F ' TO ITEM NO. 4/94 )

501

To be published in the Gazette of India Part II Section 3  
Sub-section(ii) dated 31.7.93

No: F.5(17)/69-MP Pt.I

Dated 26.7.93

PUBLIC NOTICE

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

MODIFICATION:

- i. "It is proposed to reduce the right of way(R/W) of Shankar Road in the portion between junction with the road leading to Ganga Ram Hospital and with the lane along block no.35 of Old Rajinder Nagar from 61 mtrs. r/w to the existing available Road right of Way (R/W) from property line to property line on either side".
- ii. The land use of the area, thus, becoming available is proposed to be changed from 'transportation' (Road Circulation) to 'residential'".
2. The plan indicating the proposed modification will be available for inspection at the office of Depty Director, Master Plan Section, 6th floor, Vikas Sadan, Vikas Minar, I.P.Estate, New Delhi, on all working days within the period referred above.

*Ranbir Singh*  
(RANBIR SINGH)  
SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN  
'B' BLOCK, I.N.A.,  
NEW DELHI

DATED THE

31.7.93

( APPENDIX ' G ' TO ITEM NO. 4/94 )

Objections/suggestions received in response to the Public Notice no.F.5(17)69-MP.Pt.I dt.31.7.93

In all 12 objections/suggestions have been received which have been categorised in 4 categories. Similar type of objections/suggestions and their is as below:-

Category-I : Objection/suggestion No.1 & 2 from Sh.N.L.Lal 4A/62, Old Rajinder Nagar, New Delhi. Sh.Dev Krishan, 4A/63, Old Rajinder Nagar, New Delhi. (Copy attached) The summary of the objection/suggestion is as below:

- a) Since the case is already in the High Court for hearing on 13.9.93, the proposed modifications may be deferred till then.
- b) Most of the residential plots have been converted into commercial establishment without obtaining approval from the concerned authorities.
- c) Footpaths have been encroached by the shopkeepers endangering the life of pedestrians.
- d) The central verges constructed recently is very dangerous and 40,000 vehicles ply on this road every day. He has quoted some accidents due to this.
- e) These residential quarters are not worth living since they are facing the main Shanker Road and residents are living in the original AC sheets quarters.
- f) Residents living in the block 4A Qtrs. are exposed to noise, air pollution all the time due to heavy traffic and non-vegetarian restaurants.
- g) In widening of the Shanker Road was introduced in 1959 but could not be implemented by the authority due to reasons known to them.
- h) Despite the assurances of the Govt., no action has been taken. Most of the residents have converted their residents into the commercial establishments. Some of them have disposed and gone to other colony.
- i) Although complaints have been lodged with MCD, Commissioner of Police, Delhi, DCP Traffic, no action has been initiated to remove the unauthorised encroachments from Govt. Land. He has given the following suggestions.
- j) To demolish the required quarters for widening of Shanker Road & allotment of plots reserved at Dr.Krishnan Marg.

**Category - II :** Objections/suggestions no.3,4,5,6,7,8,10  
& 12 filed by as under:-

1. Sh.Tulsi Dass, 3/46, Old Rajinder Nagar, ND.
2. Sh.R.N.Dhawan, 3/21, Old Rajinder Nagar, ND.
3. Sh.Jagdish Verma, 3/53, Old Rajinder Nagar,
4. Sh.Harish Kumar, 3/5, Old Rajinder Nagar, ND.
5. Sh.Inder Nath Kapoor, 3/45 Old Rajinder Nagar, ND.
6. Sh.Bal Krishan, 3/54, Old Rajinder Nagar, ND.
7. Sh.Shyam Dass, 3/6, Old Rajinder Nagar, ND.
8. Sh.N.N.Singh Narula, 4A/64, Old Rajinder Nagar, ND.

The summary of these objections/suggestions is as below:-

- a) It has been pointed out that the widening proposal was based on scientific & logical propositions considering the traffic volume & status of the road and decongestion aspects.
- b) DDA wants to escape from the expenditure to be incurred due to construction of flyovers (as suggested earlier) at this point & achieve a financial gain by auctioning of the plots at Dr.Krishnan Marg reserved for rehabilitation of affected persons.
- c) It was also pointed out that persons affected by the widening of this road have gone to high court for getting the allotment of the plots and this fact is in the knowledge of Hon'ble Minister, MOUD.
- d) He has suggested that before taking any decision the technical committee & Urban Arts Commission should also be consulted.

**Category - III:** Objection/suggestion No.9(Copy attached)  
from Sh.R.K.Dhawan, Secretary, Rajinder  
Nagar Peace Council (Regd.)

The summary is as below:

- a) Shanker Road is a major link road between West/ North and South Delhi and carries a high volume of traffic. Both ends of Shanker Road has been widened & the stretch between block no.35 and block No.1 is very narrow. The presently constructed central verge has resulted in traffic congestion, accidents & increase in pollution. The public is put to a great inconvenience in crossing the road.
- b) A lot of commercial establishments like scooter/car repairing shops, 1 eatable shops have come up which is adding more to the existing problems of congestion.
- c) Most of the original allottees have sold their houses & the houses are put under commercial use with encroachment on public road.



He has suggested that:

- i) The house should be demolished and alternative accommodation was provided.
- ii) Shanker Road should be widened with proper parking facilities after the demolition of the houses as envisaged earlier.

Category - IV : Objection/Suggestion No.11 by Sh.R.N. Dhawan, General Secretary, Master Plan Affected Residents Association, Rajinder Nagar, New Delhi. (Copy attached)

- 1) The widening of Shanker Road to 60.0 mtrs. r/w existed since 1962 due to which MCD was not sanctioning building plans.
- 2) The Central Govt., Delhi Admn.; DDA; MCD and all other departments were unanimous in their approach towards the block of widening of Shanker Road due to its importance link between the Central & South Delhi. He further has stated that the Land & Development Officer, Ministry of Urban Development, Govt. of India has reserved plots for rehabilitation of persons affected in the road widening. But all of a sudden the widening proposal has been dropped.
- 3) Since from last 45 years due to the widening proposal, they are not allowed to raise the construction and the families have grown and they could not buy another plot from DDA as they were debarred under the rules.
4. To accommodate the growing family they will have to built multistorey house and there is no land left for parking of vehicles. Further in case, the r/w line is made from property line to property line, it will be a hazardous situation.
5. He has given the references of meetings held to discuss the widening proposals and decisions taken therein. A brief account is given below:
  - a) Meeting convened by the Commissioner (Transport) dt.7.6.91 where two options were discussed:
    - i) Construction of a flyover.
    - ii) Widening of Shanker Road and removing the tenants and owners by payment of compensation.
  - b) Technical Committee meeting held on 29.9.90 which has given a resolution to expedite the implementation of Shanker Road. The 200' r/w has also been confirmed in the meeting.

- c) In various resolution by the Authority i.e. Resolution no.432 dt.29.12.62 & 392 dt.19.7.65 the r/w of Shanker Road has been approved with 213'. The revised alignment plan was proposed by TCPD as per the zonal plan of B-3 approved by LG, Delhi, Chairman, DDA vide order dt.8.5.89.
- d) DDA vide resolution no.320 dt.22.11.71 decided the category of plots to be allotted which was based on the schemes prepared for allotment of alternative plots to the affected persons on the piece of land measuring 18 acres.
- e) In 1980, LG, Delhi decided that widening of Shanker Road be taken up immediately and suggested to work out the alternative allotments.
- f) The Technical Committee meeting held on 30.10.80 recommending 200' r/w for this road. Even the MCD-2001 has suggested to retain the r/w as 200'.
- g) The members of the Association submitted irrevocable undertaking to DDA to accept alternative allotment as desired in the D.O. letter no.K-13013/1/70.DDIIA dt.27.7.88 from Sh.S.P.Singhal, Director(DD), Ministry of Urban Development.
6. He has pointed out that if the road is not widened it will create a traffic congestion not only wastage of precious fuel, air pollution but creating a death trap for pedestrians. He has mentioned encroachments on this road.
7. The road between the ridge road crossing & Ganga Ram Marg crossing has been widened by cutting of the rocks. So if the road was not to be widened, the rock cutting was not required.
- 8.. Most of the houses have been converted into commercial space this will add further to the congestion.
9. These are a number of major accidents occurred in Shanker Road, which is going to increase in future.
10. He has blamed the Central Govt. for the shifting of responsibility for financing to the project by MCD, and asked for a hearing to present their case.

CATEGORY 1 - OBJECTIONS/SUGGESTIONS NO. 1 and

To,

The Secretary,  
Delhi Development Authority,  
Vikas Sadan, 'B' Block,  
I.N.A., New Delhi.

12 SAU

010715

Subject :- Objections/Suggestions - Master Plan  
Zonal Development Plan, Shankar Road,  
New Delhi - Widening of.

Sir,

Reference your Public Notice No. E5(17)69-MP-Pt I,  
dated 27 July 1993, published on Page 2 (Col 8) of "The  
Hindustan Times", dated 31 July 1993.

2. I have to make the following objections / Suggestions  
for proposed modifications in the Master Plan, for sympathetic  
consideration :-

OBJECTIONS

(a) The case is already in the New Delhi High Court, for  
hearing on 13 Sep. 1993. Before the final Verdict is announced  
by the High Court, You are therefore, requested to defer the  
case for proposed modification in the Master Plan, till then.

(b) Most of the Residential qrs, on Shankar Road, have been/  
are being converted into commercial Shops, without the proper  
approval/Sanction of the appropriate authorities, Viz Min. of  
Urban Development/MCD and that too without proper Sanctioned  
Plan of MCD, which is a violation of ICD Rules.

(c) The Footpaths 6' width, one and a half years back, was  
made by the MCD, for the use of pedestrians, (School going  
small Children / Young/Old men & women), have since been fully  
encroached by the Shopkeepers, on Shankar Road, New Delhi,  
which is very very risky/dangerous to the human lives.

(d) Recently a Divider has also been made, but that too is  
very very dangerous for the daily flow of motor vehicles/Cars/  
motor cycles/Scooters (40,000 a day). Recently in the month  
of July 17, 1993 and Aug. 93, three serious accidents have  
occurred on Shankar Road, (Truck/Maruti Car & motor cycle)  
which rammcd in Block 1 qrs. 117/118; fortunately there were  
no human beings in these qrs.)

Comd. (P.T.O)

(except one escaped unhurt) as there was no light on Divider.

(e) Rajender Nagar, New Delhi, is not worth living now for the Residents, whose qrs. face main Shankar Road; but still living in their Original Shaped AC Sheets qrs. Is this not a Black Spot on V V I P (The First President of India) (Late Dr. Rajendra Prasadji) in whose memory/Foundation Stone was laid and was named "Rajender Nagar" for the Refugees from West Pakistan.

(f) The Residents living especially in Block 4A, whose qrs. face main Shankar Road, cannot even breath / open the windows/ doors for fresh air, due to heavy noise of Buses/Trucks/Dust/Smoke and pollution of Tyre Retreading Shops/Tandoor's smoking of Non Vegetarian Restaurants (opened till 12~~30~~ PM in the night) and Dhabas, in two qrs. It will be our great pleasure if a V V I P /V I P, should spare their valuable time for atleast 15 minutes and take stock position of the allottees living in miserable situation created by the Shopkeepers.

(g) We have been living since 1948/49 when the Master Plan to widen The Shankar Road was introduced in 1959, but could not/and still being delayed, for not implementing by the authorities due to the Politicians Tricks/Pressure for the reason, best known to the Govt.

(h) Despite assurances/promises given by The Govt, no action has so far been taken; most of the residents, which have converted their residences into commercial Shops, have greased/ and still greasing The Palms of I.D/D.A./local Police Staff and the MPs. Some of the owners have since disposed off their property and have gone to some other colonies. Can you just imagine, is it not in the knowledge of concerned authorities.

(i) Your attention is invited to New Year's Resolution, published in H.T. on 1.1.93 (with Photographs of V.I.Ps, copy

C. (P.T.O.)



enclosed) will speak itself. Although complaint Dt. 15/3/93 was sent to Commissioner MCD/Police Commissioner/DGP Traffic/ ZAC MCD, K.Bagh Zone with copies to Lt. Governor, MCP K.B. Zone, ACP (T) W.P. Nagar, respectively, but nothing has been done so far, to remove the encroachers from Govt. land for smooth running of traffic on Shankar Road as well as safety of pedestrians meant for them. Till 2000 Century this road will leave no space left unmanageable, if no action is taken now to widen Shankar Road.

SUGGESTION

Being Congress minded and disciplined, I still stand for demolition of at least 2 to 4 qrs essentially for widening of Shankar Road, and allotment of plots already earmarked for many years for the affected Residents on Dr. Krishnan Road, be made at the earliest as this has already been considerably delayed for implementation of Master Plan and the promises made by the Govt. from time to time, should be fulfilled at the earliest possible delay as we have suffered lot due to the weak Policy.

Kindly acknowledge receipt.

Thanking You

Encl : One

Dated 25 Aug. 1993.

Yours faithfully

*(Signature)*  
(H.L. Kant)  
4A/62, Old Rajinder Ngr.  
New Delhi - 60.


Copy together with a copy of Resolution Published in The Hindustan Times Dated 1.1.93, to :-

Hon. Minister  
Smt. Sneilla Kaul.  
Ministry of Urban Development, Govt. of India,  
New Delhi.

for information and sympathetic consideration.


Kindly acknowledge receipt.

## My New Year resolution is




**Lt. Governor of Delhi  
P.K. Dave**

“The National Capital Territory government is determined to redouble its efforts for streamlining the administration and making it responsive to the needs of the people.”




**Municipal Commissioner  
P.V. Jayakrishnan**

“What better resolve than to provide clean environs to Delhiites. We have to continue special focus on encroachments, unauthorised constructions, sanitation and cleanliness.”




**DD Vice-Chairman  
S.P. Lakshman**

“Higher consumer satisfaction, planned Capital city, tighter quality control, prompt service and greener environs are what we will strive to achieve in the New Year.”




**Delhi Fire Service Chief  
Fire Officer,  
Mr S.K. Dheri**

“Fire is a good servant but a bad master keep it under control. We would expect the Delhiites to be more fire conscious to reduce the national losses.”



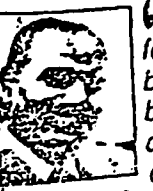
**General Manager,  
Super Bazar,  
Sufi Banerjee**

“Super value for your money’ will be the slogan of chain of Super Bazaars we want to provide quality product at competitive prices to the Delhiwallah in the year 1993.”



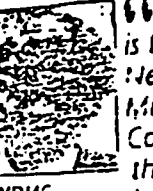
**Police Commissioner  
M.B. Kausal**

“While our drive against organised and desperate criminals, efforts to maintain order and communal harmony in the city and removal of encroachments from roads will continue in the New Year with vigour, Delhi Police will make further efforts to bring public closer to police for ensuring more effective policing.”



**DTC Chairman cum Managing Director  
Raghuraj Singh**

“Our resolve for 1993 will be to provide better service and enhance commuter satisfaction. The endeavour will be to achieve optimum utilisation of all resources at our command. Redressal of public grievances and road safety will also receive our due attention.”




**NDMC Administrator  
Ramesh Chandra**

“Our resolve is to make New Delhi Municipal Committee the best civic body in the country. During the New Year, we will continue to improve the traffic system and promote safer pedestrian movement in our area as well as work towards a greener, healthier and more beautiful New Delhi.”



**Jamia Millia Islamia  
Vice-Chancellor  
Professor  
Jashuuddin Ahmed**

“My top priority is to the development of infrastructure and revamping courses to raise the standard of Jamia and bring it on par with other mainline Universities. We need more classroom space, laboratories and other facilities before thinking of increasing student strength.”



**Delhi University  
Vice-Chancellor  
Professor  
Upendra Kaur**

“I want to streamline the administration of the examination system and maximise its credibility. Necessary legislation will be passed by the Academic Council soon. A code of professional responsibility should be adopted by the teachers.”

CATEGORY 2 - OBJECTION/SUGGESTION NOS. 3, 4, 5, 6, 7, 8, 10 and 12

Secretary  
Delhi Development Authority,  
I.N. 4, New Delhi.

2309  
27/8/93

Sub : - Proposed Amendment to the Master Plan  
Zonal Development Plan for Delhi  
Shankar Road, Old Rajinder Nagar,  
New Delhi.

6661 90V

Sir,

Reference your Notification No: F.5(17)/69-IP PA)  
dt. 27/7/93 published in the Hindustan Times dt. 31.7.93  
I have to file an objection as follows :

1. That it is paramount need to widen Shankar Road.  
That the widening is based on the logic that the  
volume of traffic has increased manifold and it will  
further increase with growth of population day by day  
due to the sole link of this Road between East and  
West.
2. That the Technical Committee Urban Arts Commission  
had categorically turned down thrice/four times the  
earlier suggestion made by public to abandon the road  
widening plan keeping in view the volume of traffic  
and growth of population. All this was based on  
scientifically & logical proposition with practical  
way of solution to remove the congestion on this road.
3. It is also brought to the notice that the Engin-  
eering Department of DDA had previously proposed to  
have flyover bridge on the Shankar Road for easing the  
traffic which was ultimately dropped.
4. It is clear that the DDA wants to escape from the  
expenditure likely to be incurred on alternative  
plots already earmarked on Dr. Krishnan Road and

Handwritten notes and stamps on the left margin, including dates like 27-8-93 and 2-9-93, and initials.

Handwritten notes and stamps at the bottom left, including the date 21/9/93 and initials.

CATEGORY 2 - OBJECTION/SUGGESTION NOS. 3, 4, 5, 6, 7, 8, 10 and 12

Secretary  
Delhi Development Authority,  
I.H.A., New Delhi.

2309  
27/8/93

Sub :- Proposed Amendment to the Master Plan  
Zonal Development Plan for Delhi  
Shankar Road, Old Rajinder Nagar,  
New Delhi.

6661 90V

25

Sir,

*Handwritten signature*

Reference your Notification No: F.5(17)/69-IP PA)  
dt. 27/7/93 published in the Hindustan Times dt. 31.7.93  
I have to file an objection as follows :

1.  
*Handwritten signature*

That it is paramount need to widen Shankar Road.  
That the widening is based on the logic that the  
volume of traffic has increased manifold and it will  
further increase with growth of population day by day  
due to the sole link of this Road between East and  
West.

*Handwritten notes:*  
Ment  
27/8/93  
Dr. J.P.  
ms. at DDA  
27/8/93

3. That the Technical Committee Urban Arts Commission  
had categorically turned down thrice/four times the  
earlier suggestion made by public to abandon the road  
widening plan keeping in view the volume of traffic  
and growth of population. All this was based on  
scientifically & logical proposition with practical  
way of solution to remove the congestion on this road.

27/8/93  
2-9-93  
21/9/93

4. It is also brought to the notice that the Engin-  
eering Department of DDA had previously proposed to  
have flyover bridge on the Shankar Road for easing the  
traffic which was ultimately dropped.

*Handwritten notes:*  
U.I. Cmm  
21/9/93

5. It is clear that the DDA wants to escape from the  
expenditure likely to be incurred on alternative  
plots already earmarked on Dr. Krishnan Road and

and further wants to raise the financial gain by auctioning the said plots and making fools of affected people for the last 33 years.

6. In this respect the Association of the People affected by widening of Shankar Road has already gone to the High Court for getting the allotments of plots and taking right decision on this main issue of dislodging the families of 226 houses which is in the knowledge of Ministry of Urban Development Works & Housing and the plots are reserved by the Hon'ble Minister of Urban Development and only implementation is requested.
7. It is shocked to know that the DMA is coming back to an old decision after 33 years which has ruined the life of families expanded manifold who came from Pakistan.
8. In view of above all points before taking any decision the Technical Committee and Urban Arts Commission should also be consulted.

Conclusively, I protest and lodge the objection for the proposed amendment in the Zonal Master Plan for widening of Shankar Road which is very essential due to uncontrolled traffic congestion and the case is already in the High Court.

Yours faithfully,

Tulsidas 25/11/93

(TULSI PASS)

3/11/93 Rajinder Nagar  
New Delhi

25/11/1993



**Rajinder Nagar Peace Council (Regd.)**

(Registered Under Societies Registration Act 1860)

135, SHANKAR ROAD MARKET, NEW DELHI-110060.

Correspondence Address : F 226 Shankar Road, New Delhi-110060

Ref. No.....

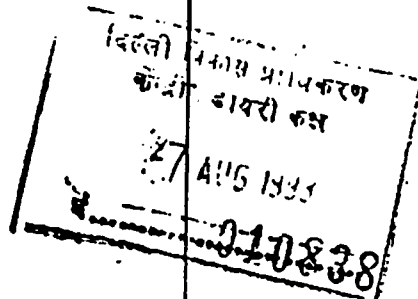
क्याम विवरण 25-8-93  
प्राप्ति तारीख 6/9.50  
वस संख्या

Dated 25-8-93

To

2342  
30/8/93

The Secretary,  
Delhi Development Authority,  
Vikas Sadan, 'B' Block,  
I.N.A. New Delhi.



Sir,

This is in reference to your Public Notice No. P-5(17)/69-MP PT.1, Dated 27-7-1993, published in Hindustan Times, dated 31st July, 1993.

We strongly oppose the proposed modification and recommend the original Master plan to be implemented, for the following reasons :

1. The both ends of the Shankar Road have been widened and road between Block No. 35 of Old Rajinder Nagar and Block No. 1 (Ganga Ram - Shankar Road crossing) is very narrow resulting in number of accidents on this stretch of road. Recently road has been divided at the above mentioned stretch which results into lot of traffic congestion and pollution in the Area. The Shankar Road is main Link road between West/ North West and New/ South Delhi and has present very heavy traffic, particularly in the office hours and traffic is normally jammed, resulting into high tempers and accidents. The whole stretch of road between Block No. 35 and Block No. 1 (crossing) ie. Ganga Ram Road crossing is full with traffic and public is put to great inconvenience in crossing of road.
2. The corner houses of old Rajinder Nagar have mushroomed into shops of scooter/car repairs/ eatables of non-veg, resulting into lot of illegal parking and pollution.

**Rajinder Nagar Peace Council (Regd.)**  
(Registered Under Societies Registration Act 1860)

135, SHANKAR ROAD MARKET, NEW DELHI-110060.  
Correspondence Address : F 228 Shankar Road, New Delhi-110060

Tele No. : 588948, 582396  
582266, 588399

Ref. No.....

Dated.....198

Number of commercial establishments are coming up daily on the corner houses of the road, on Old Rajinder Nagar side with the connivance of M.C.D. staff and almost every corner house on old Rajinder Nagar side has either a eatable shop or scooter/car repair shop; causing lot of inconvenience to the residents of the locality.

These houses were allotted to refugees after partition, but most of the people have sold their houses for good consideration and the people with commercial mind have purchased these corner houses and have constructed as many as 5-6 shops from the small area, with encroachment on public land for which the M.C.D. had never initiated any action for their ~~interest~~ own interest.

We recommend that these houses should be demolished and alternative accommodation should be provided to them and the road should be widened and also a proper market on the road should come up with suitable parking space available after the demolition of the houses as decided earlier and envisaged in the Master Plan.

Thanking You,

Yours faithfully,

( N.K. DHARAN )  
SECRETARY

CS  
.  
3  
.  
d



CATEGORY 4 - OBJECTION/SUGGESTION NO. 11

# Master Plan Affected Resident's Association

Ramesh Dhawan  
General Secretary

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 110060

3/21, Old Rajinder Nagar,  
NEW DELHI - 110060

Ref. No. RN/52/93/MPARA

30 AUG 1993

30 AUG 1993  
Dated 30th August, 1993

To:  
The Secretary,  
Delhi Development Authority,  
Vikas Sadan, 'B' Block,  
I.N.A., NEW DELHI.

विकास नियंत्रण कक्ष  
प्राप्ति तारीख 6/9/93  
49 संख्या 6/93

SUB: PROPOSED MODIFICATION IN THE MASTER PLAN/ZONAL  
DEVELOPMENT PLAN WITH RESPECT TO SHANKAR ROAD  
WITH THE ROAD LEADING TO GANGARAM HOSPITAL  
AND LANE OF BLOCK No. 35, OLD RAJINDER NAGAR

Dear Sir,

With reference to the Public Notice No. F.5(17)/69-MP Pt. I  
dated 27.7.93, published in the Hindustan Times of 31.7.1993  
we the members of the Shankar Road Master Plan Affected  
Residents Association, submit the following objections/  
suggestions against the Central Government Proposal for  
modification of the Master Plan Zonal Development Plan as  
published in the above referred Public Notice by the  
Central Government:-

1. The existing provision in the Master Plan of Delhi for  
widening of Shankar Road to 60 Mts. right of way had  
existed right from 1962. The Municipal Corporation of  
Delhi did not allow the persons whose houses came within  
the range of 60 Mts. right of way to have their building  
plans sanctioned or to raise constructions thereon as  
other residents of the locality were being allowed. With  
the result that the families of the original allottees,  
which had grown during the course of 45 years had to  
live in a squeezed manner.

2. The Central Government, Delhi Administration, Delhi  
Development Authority, Municipal Corporation of Delhi,  
Transport Development Delhi Administration and all other  
departments, were unanimous in their approach towards the  
problem of widening of Shankar Road. It is well known  
that Shankar Road is a very important link between the  
Central Delhi and South Delhi. While most of the main  
roads of Delhi have been widened and the persons affected  
by such widening have been rehabilitated, the portion  
between the junction of Shankar Road and Gangaram Road  
and Shankar Road upto East Patel Nagar Chowk has been

CATEGORY 4 - OBJECTION/SUGGESTION NO. 11

# Master Plan Affected Resident's Association

Ramesh Dhawan  
General Secretary

Ref. No. RN/52/93/MPARA

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 110060

3/21, Old Rajinder Nagar,  
NEW DELHI - 110060

30 AUG 1993

010935

Dated 30th August, 1993

To:  
The Secretary,  
Delhi Development Authority,  
Vikas Sadan, 'B' Block,  
I.N.A., NEW DELHI.

विकास नियन्त्रण कक्ष  
प्रगती तारीख 30/8/93  
44 संख्या

SUB: PROPOSED MODIFICATION IN THE MASTER PLAN/ZONAL DEVELOPMENT PLAN WITH RESPECT TO SHANKAR ROAD WITH THE ROAD LEADING TO GANGARAM HOSPITAL AND LANE OF BLOCK No. 35, OLD RAJINDER NAGAR

Dear Sir,

With reference to the Public Notice No. F.5(17)/69-MP Pt. I dated 27.7.93, published in the Hindustan Times of 31.7.1993 we the members of the Shankar Road Master Plan Affected Residents Association, submit the following objections/suggestions against the Central Government Proposal for modification of the Master Plan Zonal Development Plan as published in the above referred Public Notice by the Central Government:-

1. The existing provision in the Master Plan of Delhi for widening of Shankar Road to 60 Mts. right of way had existed right from 1962. The Municipal Corporation of Delhi did not allow the persons whose houses came within the range of 60 Mts. right of way to have their building plans sanctioned or to raise constructions thereon as other residents of the locality were being allowed. With the result that the families of the original allottees, which had grown during the course of 45 years had to live in a squeezed manner.
2. The Central Government, Delhi Administration, Delhi Development Authority, Municipal Corporation of Delhi, Transport Development Delhi Administration and all other departments, were unanimous in their approach towards the problem of widening of Shankar Road. It is well known that Shankar Road is a very important link between the Central Delhi and South Delhi. While most of the main roads of Delhi have been widened and the persons affected by such widening have been rehabilitated, the portion between the junction of Shankar Road and Gangaram Road and Shankar Road upto East Patel Nagar Chowk has been

# Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Ramesh Dhawan  
General Secretary

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. RN/52/93/MPARA

-2-

Dated 30/8/93

hanging fire either on one ground or the other. The Land and Development Officer of the Government of India, Ministry of Urban Development had reserved plots just behind the Fire Brigade at Shankar Road for shifting the allottees of houses who were affected by the widening of the road. The Transport Department, Traffic Police, Planners of Delhi and all other concerned are of the view that in the public interest the road should be widened. But all of a sudden the Government of India has come out with the proposal to retain the width of the road as it is.

In view of the above background, we submit the following objections/suggestions:-

1. That for more than 45 years we were neither allowed to raise construction on our existing plots while our families had outgrown their sizes, nor we could buy another plot from D.D.A. as we were debarred under their condition of eligibility.
2. The Government of India and D.D.A. had time and again assured that allottees would be allotted alternative plots behind Fire Brigade at Shankar Road. The allottees or their successors-in-interest did not purchase any other accommodation in the hope that they would be allotted alternative plots in the near vicinity. If the road is not to be widened, the allottees will have to continue to hold their respective properties and since their families have out-grown they will have to build multistoreyed buildings thereon; as there is not much space left on either side of the houses for parking of vehicles as it will make the area more congested. Since the proposal of the Government is to widen the road from property line to property line on either side, it will be a traffic hazard from points of view. The number of accidents including fatal accidents are very likely to increase. As it is, buses, trucks and all other type of vehicular traffic on Shankar Road is so heavy that children, elderly persons and infirm find it extremely difficult to cross the road. In case, right of way is made from property-line to property-line on either side, it is very likely that buses or trucks may hit the houses on either side.
3. In the meeting convened by the Commissioner (Transport) on 7.6.91 for tackling the problem of Shankar Road, the following officers were present:-

# Master Plan Affected Resident's Association

Ramesh Dhawan  
General Secretary

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Phone No.: 5754862

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. RN/5273/MPARA

-3-

Dated 30/8/93

S. No.	NAME & DESIGNATION	DEPARTMENT
1.	Sh. S.V. Gupta E.E. (RI) N. D. M. C.	N.D.M.C.
2.	Sh. R.C. Chaudhri Chief Engineer - III	
3.	Sh. K.S. Sandhu S.D. XII	M.C.D.
4.	Sh. H.D. Sheekri E.E.(Project) Karol Bagh Zone	M.C.D.
5.	Sh. S.K. Pandey S.E. C.V.	M.C.D.
6.	Sh. Dinesh Kumar E.E. Divn. X	P.W.D.
7.	Sh. B.S. Solanki S.E. XIV	P.W.D.
8.	Sh. S.C. Talwar E.E. XXI	M.C.D.
9.	Sh. A.K. Suri Ex. Eng.	M.C.C.
10.	Sh. Maxwell Pareira D.C. P. (T)	DTTDC
11.	Sh. D.K. Saluja, Dy: Director (TPT)	Police
12.	Sh. Prakash Narayan Jt. Director (TPT)	D.D.A.
		D.D.A.

The following decision regarding the item relating to widening of Shankar Road at the said meeting:-

- "Commissioner (TPT). observed that decision had to be taken within the two options available
- (1) Construction of a flyover;
  - (2) Widening of Shankar Road by bulldozing the residential houses and removing the owners and tenants by payment of some compensation.
- S.E. (PWD) stated that they were going to provide one more lane, however, the work had yet ~~been~~ not been started. He also stated that the road will require widening even after the M.E.T.S. comes up. "

Phone No.: 5754862

# Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Ramesh Dhawan  
General Secretary

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. LN/52/83/MPARA

Dated 30/8/93

"Joint Director (DDA) stated that they were required to conduct a survey of tenants residing in the residential complex adjacent to Shankar Road which was proposed to be bulldozed for widening the road.

S.E. (PWD) stated that even for construction of flyover widening of the road will be required for providing service lanes.

Commissioner (TPT) observed that out of total width of 57 ft., 35 ft. could be used for construction of the flyover and the rest 32 ft. could be divided for service lanes. He also observed that given the legal aspect involved in grant of compensation and removal of owners and tenants, construction of flyover would be the easiest solution. He directed DDA to conduct a survey of owners and tenants and M.C.D. to conduct a comprehensive study on movement of traffic including the M.R.T.S. Plan within 15 days and report their findings to the Commissioner (TPT)."

4. Earlier Commissioner (Planning) DDA vide his note dated 21.5.90 on a representation made by us had informed the Hon'ble Lt. Governor as under :-

"Secretary to L.G. may please refer U.O. No.10(39) R.No. 90/1367-R/1362 dated 16.4.90 in regard to to reference from Ministry of Urban Development vide D.O. No. K-13013/1/70-DDII/VA dated 30.3.90 wherein a representation, made by the Master Affected residents Association, Shankar Road, Rajinder Nagar, New Delhi, was enclosed.

This matter has been examined and it is observed that Master Plan of Delhi proposed 200' right of Shankar Road, which is an important link between Central and West Delhi. This issue of widening of this road has been discussed a number of times. Recently, it was discussed in the meeting of the Technical Committee held on 29.3.90 (copy enclosed), wherein it was opined that the implementation of Shankar Road should be expedited and the displaced persons should be Rehabilitated for which the land is already kept reserved and the cost of the rehabilitation should form part of the Project.

Phone No.: 5754862

## Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Ramesh Dhawan  
General Secretary

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. RN/52/93/MPARA

Dated 30/8/93

There are 226 residential premises in addition to 107 shops which are likely to be affected in the widening of the scheme. The alternative plots are proposed at Dr. Krishan Road, in the vicinity of the area. The implementation of the scheme is to be carried out by the M.C.D. "

Sd/-

(J.C. GHAMBIR)  
Commissioner (Planning)  
21.5.90.

5. Even the Technical Committee of the D.D.A. which comprises of experts had considered the matter in its meeting held on 29.3.90 wherein it has been observed that the right of way for Shankar Road between its inter-section with Gangaram Hospital Marg and inter-section with Pusa Road is 200 ft. Shankar Road provides a very vital link between West Delhi and Central Delhi. The D.D.A. had vide its resolution No. 432 dated 29.12.62 and 392 dated 19.7.65 approved the alignment plan of Shankar Road with 213' R/W including express cycle track. Even revised alignment plan was prepared by T.C.P.O. on the basis of recommendation of the Screening Board for Zonal Plan of Zone B-3 and the same was approved by Lt. Governor /Chairman D.D.A. vide his Order dated 8.5.89, according to which the least number of structures would be affected.

The D.D.A. vide its Resolution No. 320 dated 22.11.71 decided to allot plots of 100 Sq. Yds. to the Plot owners owning plots of 80 Sq. Yds to the Plot owner and plots of 80 Sq.Yds. to those who were having 56 Sq. Yds plots and were affected in the widening of Shankar Road. The said Resolution was based on the scheme prepared for allotment of alternative plots to the affected persons on the piece of land measuring about 18 acres located at the cross of Shankar Road and Dr. Krishnan Road in 1980. Lt. Governor, Delhi decided that widening of Shankar Road should be done and had also ordered that following action should be taken by the concerned agencies :-

- up  
i. M.C.D. Officials to take the work of widening of Shankar Road immediately.



# Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Ramesh Dhawan  
General Secretary

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. RN/52/93/MPARA

Dated 30/8/93

- (ii) Instructed D.D.A. Officials to cancel the earlier Communication sent to M.C.D. regarding the width of this Road and stick to the width provided in the Master Plan.
- (iii) D.D.A. Officials to take immediate action for making the alternative allotments to those whose quarters are to be affected by widening of this Road
- (iv) L.G. Ordered cancellation of the layout plan vide which plots of approx. 200 Sq. Yds. were carved out and allotted to the Members of the Metropolitan Council and to Municipal Councillors.

The Technical Committee of the D.D.A. in its meeting held on 30.10.80 had recommended that the R/W of Shankar Road should not be reduced and be retained to 200' (Minimum). The D.D.A. vide its Resolution No. 149 dated 23.9.83

resolved that the decision be left to Vice-Chairman, D.D.A. /Lt. Governor, Delhi. The Lt. Governor Delhi had directed that fresh detailed traffic counts be undertaken by the Municipal Corporation of Delhi and Vice Chairman, D.D.A. It had been reported in the press that about 40,000 Vehicles ply throughout day & night on Shankar Road. The Vice-Chairman D.D.A. was directed to have the lay-out plan of the area where affected persons who were to be re-settled drawn up. Even the M.P.D.-2001 had retained right way of 60 Mts. for Shankar Road. The Vice-Chairman D.D.A. vide his D.O. No. F5(17)/69-MP/Pt.II dated the 3rd March, 1988 conveyed to the Jt. Secretary (U.D.), Ministry of Urban Development that to provide alternative accommodation to the affected families the nearby area on Dr. Krishnan Road, the plots have been already developed and kept reserved for this purpose.

Vide D.O. letter No. K-13013/1/70-DDIA dated 27.7.88 from Shri S.P. Singhal, Director (D.D.) Ministry of Urban Development has desired that before plots earmarked for families are actually handed over, D.D.A. should take in



## Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Ramesh Dhawan  
General Secretary

Phone No.: 5754862

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. RN/52/93/MPARN

Dated 32/8/93

irrevocable commitment from the affected persons that they are prepared to hand over the possession of their properties coming in the alignment of the widening of Shankar Road if alternative plots are allotted to them.

Our members had submitted irrevocable undertakings that they were prepared to hand over possession of their properties coming in the alignment of the widening of Shankar Road, if alternative plots were allotted to them.

6. It was also decided in a meeting held in the room of Commissioner (Lands) D.D.A. which was also attended by Addl. Commissioner (Land), Director P.P.W. and the Dy. Director (Master Plan) that proposal for providing flyover will not be feasible due to narrow links joining Shankar Road from Rajinder Nagar and New Rajinder Nagar. The widening of this road is the only solution and should be implemented. A large number of affected residents by the widening proposal are willing to shift provided they are given alternative sites which are also now available on M.O.R. land placed at the disposal of D.D.A. They are interested in shifting as they will be getting slightly bigger area against their present plot and the existing buildings are of only temporary nature for which the building plans are not being sanctioned with the result some structures have become inhabitable.
7. The whole matter relating to the widening of the Shankar Road was discussed thread-bare in the meeting of the Technical Committee and the said committee was unanimous that the implementation of the widening of the Shankar Road should be expedited. It also discussed the issue of the settlement of the affected persons and perhaps at the bidding of those are misusing their properties abutting on the main Shankar Road. decided that Municipal Corporation of Delhi should pay for the land reserved by the D.D.A. for those persons as part of the cost of the Project.
8. In view of the above said background and the recommendations of the various experts and the specialised departments, the need of the hour is to widen the road rather allow the said portion to become bottleneck for traffic and a death trap for the residents and the Pedestrian traffic. In case, the road is not widened it will create absolute chaotic conditions on the Shankar Road and instead of providing smooth movement to the traffic it will, besides becoming a traffic hazard, slow-down the traffic or there will be

Phone No.: 5754862

# Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 110060

Shash Dhawan  
General Secretary

3/21, Old Rajinder Nagar,  
NEW DELHI - 110060

No. RN/52/73/MPARA

Dated 2/8/93

traffic jams which will result in unnecessary wastage of fuel, which is so precious for a developing country like ours.

9. Upon the existing road there are obstructions in-as-much as House Nos. 35D, 128, 129, 91 and 92 on New Rajinder Nagar side of Shankar Road are already protruding on the Shankar Road itself. The compound walls of Sanatan Dharam Mandir, Ahimsa Ayurvedic Mahavidyalaya and House No. R-482 to 490 are also obstructing the portions of the existing Shankar Road. It will be extremely difficult for the Government to disturb the temple and the structure referred to above, while the house towards Old Rajinder Nagar which come within the existing recommendation of the Master Plan, i.e. 200' right of way can easily assimilated and affected persons can be allotted alternative land which have already been kept reserved by the Government. The Government of India is unnecessarily trying to shift its responsibility to the Municipal Corporation of Delhi by asking the M.C.D. to finance the project of widening of the road. Wherever roads have been widened, the affected persons have been provided alternative lands. The scheme of widening of Shankar Road should not be treated as exception. More, so, when the Government has already reserved the plots and has been assuring the affected persons that alternative plots would be allotted to them at Dr. Krishnan Road.
10. Even the area of Shankar Road between the Ridge Road crossing and the Gangaram Marg crossing, the rock cutting has already been done on both sides. If the road was not to be widened, then the rock cutting was not required. There cannot be any detour for the traffic coming from West Delhi to Central Delhi.
11. Most of the houses abutting on the Shankar Road on either side are being converted into Commercial Buildings. In case, the road is not widened, it will tremendously add to the pedestrian and vehicular traffic.
12. The widening of the road from property-line to Property-Line will be extremely dangerous for the person and properties of the residents as well as those travelling by ~~the~~ vehicles.
13. During the last two months, i.e. July and August, 1993, some major accidents have occurred on Shankar Road. In one accidents alone a truck, Maruti Car and Motor cycle were involved and they ramed in House Nos. 117 & 118 after crossing over the pedestrians area. In case the width is

Phone No.: 5754862

## Master Plan Affected Resident's Association

SHANKAR ROAD, RAJINDER NAGAR, NEW DELHI - 11 00 60

Ramesh Dhawan  
General Secretary

3/21, Old Rajinder Nagar,  
NEW DELHI - 11 00 60

Ref. No. RN/52/93/MPARA

Dated 30/8/93

is increased to property-line to property - line only,  
there will be a construct danger from the vehicular traffic to  
the residents of the area.

14. In case the vehicular traffic is jammed or slowed-down  
owing to the bottlenecks created in the area it will add  
to the noise and air pollution in the area with the result  
that it will add to the pollution of the City.
15. That it appears that those who are thriving on the commercial  
activities on the main Shankar Road have succeeded in their  
nafrarious designs divered the attention of the authorities  
by shifting the responsibilith upon the M.C.D. to finance  
the project and ultimately the proposal of widening of  
the Shankar Road area will fail and they would not be  
disturbed from the present location which they are misusing  
only for their personal gains while adding to the woes  
of the residents. The Research, Survey and the deliberation  
made by various experts and expert bodies over decades  
have all been put to rest by simply throwing the responsibility  
of financing the entire project upon M.C.D. whereas it is  
the duty of the Central Government and the D.D.A. to see  
that the Shankar Road should be widened to atleast 200'  
right way.
16. We may be given an opportunity of being heard in person and  
to substantiate our case. We further request that we may  
be allowed to adduce evidence to substantiate our contentions.

Yours faithfully,

*R. N. Dhawan*

(R.N. DHAWAN)  
GENERAL SECRETARY.

**General Secretary**  
**Master Plan Affected**  
**Resident's Association**  
Shankar Road, Rajinder Nagar,  
New Delhi - 110060

( APPENDIX ' H ' TO ITEM NO. 4/94 )

MUNICIPAL CORPORATION OF DELHI  
'TOWN PLANNING DEPARTMENT'  
NIGAM BHAWAN KASHMERE GATE DELHI.

Telephone No.2516770

No.17/8/97/TP/MCD/1570/93

Dated: 6.10.93

To

Deputy Director  
Master Plan Cell,  
DDA, Vikas Minar, 6th floor,  
I.P.Estate, New Delhi.

Sub : Public notice reg. R.O.W. of Shanker Road.  
Ref : Your No.5(17)69-MP/Pt.I dt.2.8.93

Dear Sir,

This is with reference to above quoted letter. This matter was considered by Addl. Commissioner (Engg.) in the meeting of L.O.S.C. held on 27.8.93 and it was decided that MCD has no-objection to the proposed modifications.

It is requested that a copy of the notification alongwith an alignment plan of Shanker Road be forwarded to this office after the same is approved.

Yours faithfully,

Sd/-

(TOWN PLANNER)

ITEM  
NO.  
5/94  
A-22.02.94

Sub: Change of land use of an area measuring 27.25 ha. from 'rural use zone' to 'transportation' (Airport) in the south of Mehrauli-Mahipalpur Road, New Delhi..

F.3(61)/90-MP

PRECIS

International Airports Authority of India has submitted the proposal for change of land use of an area, measuring about 27.25 ha. from 'rural use zone' to 'transportation' (Airport) Phase II, in the south of Mehrauli-Mahipalpur Road, New Delhi.

2. The Technical Committee in its meeting held on 27.7.1991 observed as under:

"It was pointed out that International Airports Authority of India had earlier acquired a large chunk of land for operational purposes for which a Master Plan had been formulated and approved. On the other hand, the site under reference at Rangpuri, had been acquired mainly for the relocation of village Nangal Dewat and other human settlements falling within the area of IAAI Complex. Further, the prescribed land use thereof was 'residential'. As such the committee felt that the proposal to use a part of the site for accommodating Airport infrastructure and related activities might neither be viable nor appropriate. Keeping these aspects in view, the Technical Committee desired that the IAAI should make a detailed presentation of the said Master Plan, so as to facilitate an examination of the proposed change of land use in the Rangpuri site in the light of its total requirements and also the comprehensive land use plan proposed for the Airport project".

3. In response to the above decision of the Technical Committee, a meeting was held between DDA and IAAI under the chairmanship of Vice-Chairman, DDA on 9.2.1993. Decision was taken about 24 mt. approach road and additional provision for 45 mt. wide proposed Master

Contd...64

Plan road running along the 'Spinal Injury Hospital Boundary and simultaneous linking to the proposed Express Way'. Accordingly, Engineer Member, IAAI submitted the revised/modified comprehensive scheme and land use break up of Phase-II, as under:

Total area of Phase-II	27.25 Ha.
(i) Residential	4.69 Ha.
(ii) Airport Infrastructure (Transportation)	13.98 Ha.
(iii) Area under 45 Mtr. wide proposed road.	3.40 Ha.
(iv) Land transferred to Ministry of Agriculture by IAAI.	4.18 Ha.
(v) Area required for heritage scheme around Sultan Garhi Monuments.	1.00 Ha.

4. The proposal was again considered by the Technical Committee in its meeting held on 18.8.1993 and it was observed that the land which was acquired at this location for IAAI was with a view to rehabilitation/relocate the existing settlements coming within the International Airport Complex and to provide Airport related activities which could not be located within the Airport Complex. Therefore, the Technical Committee recommended for processing change of land use of an area measuring 27.25 Ha. (Phase-II of the schemes) to 'transportation' (Airport) from Rural Use Zone. Further, while formulating the detailed layout plan, Master Plan Road and area under 'heritage scheme' be incorporated. Though the Technical Committee has recommended change of land use for 27.25 ha. but IAAI has a scheme only for 23.07 Ha. and remaining 4.18 ha. has been transferred to Ministry of Agriculture

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

#### RESOLUTION

Resolved that the proposals as contained <sup>in</sup> para 4 of the item be approved subject to the following :-

- i) Land measuring 4.18 ha. transferred by the IAAI to the Ministry of Agriculture need not be deleted and should form part of the changed land use.



-64/A-

- ii) The area measuring 4.69 ha. marked as "residential" could be utilised towards meeting the requirements of rehabilitation of the evicted villagers also, if need be.
- iii) Boundaries of the area be clearly notified while inviting objections.

\*\*\*\*

ITEM NO. SUB: Change of land use of two sites measuring 7227 Sq.m  
6/94 and 9296 Sq.m. from 'recreational' to 'manufacturing (Service Centre) at G.T. Shahdara Road  
A-22.02.94 East of existing Fish Pond and West of Fish Pond respectively.  
No. F. 20(21)/93-MP.

PRECIS

Master Plan for Delhi-2001, provides for 9 sites for development as 'Service Centres' in Trans Yamuna Area as per details given below:

Name of Service Centre	Area in hect.
S-3 East of Loni Road and South of Wazirabad Road.	4.00 hect.
S-4 Near G.T.B. Hospital	8.00 hect.
S-5 Village Tahirpur	1.5 hect.
S-6 Shastri park Distt. Centre	3.0 hect.
S-7 Near Yamuna Sports Complex Suraj Mal Vihar	2.25 hect.
S-8 Karkardooma	2.5 hect.
S-9 Gazipur Automobile Centre	3.5 hect.
S-10 Kondli-Gharoli	3.2 hect.
S-11 Vasundhara Enclave CGHS	3.15 hect.
Total	31.1 hect.

2. The existing position of these proposed 9 Service Centre sites are as under:

- 5 sites namely S-3, S-4, S-6, S-7 and S-10 are fully encroached upon.
- Site No.5 at Tahirpur is partly encroached upon.
- Site No.8 at Karkardooma has been converted into a shopping centre.

3. The Technical Committee in its meeting held on 28.5.93 vide item no.51/93 (App I P.No. 67-72), decided that the area between railway line and the existing petrol pumps be properly developed so that it is not encroached upon.

4. Keeping in view the shortage of 'service centres' in the trans yamuna area, two pockets were identified between the railway line and the two existing petrol pumps at G.T. Shahdara Road in the east and in the west of the existing fish

pond. These sites are proposed to be utilised for 'service centres'.

5. i) The proposal for carving out three new gas godown sites (service centre) on the site measuring 7227 sqm was discussed in the meeting of the Technical Committee held on 30.11.93. The Technical Committee recommended the change of land use of the site from 'recreational use' to 'service centre'. The Technical Committee also examined layout plan (plan laid on table) and approved the same with the modifications that only three gas godowns be provided & in the remaining area commercial activity (service shops) (plan at page 4 )..

ii) Technical Committee vide item No.117/93 in the same meeting also discussed the proposal for utilisation of 9296 sqm of land ~~is~~ a 'service centre' and recommended the change of land use of this site from 'recreational use' to 'service centre'. The layout plan (laid on table) was also discussed and Technical Committee approved the same with the modifications that two gas godown sites, one filling station be provided and the remaining area be utilised for commercial activity (service shops).

6. The matter for change of land use of two pockets, mentioned in above para '5' is placed before the Authority for its consideration and approval for processing the change of land use from 'recreational' to 'service centre'.

#### RESOLUTION

Resolved that the proposals as contained in paras 5 & 6 of the item be approved.

It was further resolved that detailed statistics regarding availability of green areas/spaces in the vicinity be furnished while for-warding the case to the Central Govt.

\*\*\*

( APPENDIX 'I' TO ITEM NO. 6/94 )  
MINUTES OF THE TECHNICAL COMMITTEE MEETING HELD ON 28.5.93.  
DELHI DEVELOPMENT AUTHORITY  
TRANS YAMUNA AREA UNIT

SUB : Location of four filling-cum-service station  
for alternate allotment to affected units  
due to construction of a large fly-over  
on G.T. Shahdara Road (National Highway)

FR.1(4)93-Dir.(TYA)

Background

Recently a meeting on the subject to "Carving out new sites for filling-cum-service stations" was held in the room of Commissioner(Plg.), attended by concerned officers. In the meeting it was decided to carve out filling-cum-service station sites in Trans Yamuna Area.

2. Norms with regard to location of petrol pumps in different landuses and other planning considerations.

MPD-2001 has laid down following norms for locating retail outlets given as under:-

Petrol pumps sites may be permitted in Central and sub-central business district, district centres and community centres (only filling station) and in residential and industrial use zones in the urban area. In the rural areas these may be permitted along the national highways in the villages identified as growth centres and on proposed major rural roads. At the time of preparation of layout plans of residential, commercial, industrial and other areas, the location of petrol pumps should be indicated as per the following norms:

Contd....



Norms for provision of petrol pumps

S.No.	Land use/Use premises	Standard
1.	Residential Use zone	One petrol pump per 150ha. of gross residential area.
2.	Industrial Use zone	One petrol pump per 40ha. of gross industrial area.
3.	Freight complexes	Two petrol pumps in each freight complex.
4.	District centres	Two petrol pumps in each district centre.
5.	Community Centres	One petrol pump (only filling station) in each community.

Further regulations and sizes of the retail outlets are given as under:-

- i) Minimum distance from the road intersections.
  - a) For minor roads having less than 30 metres. R/W. 50M.
  - b) For major roads having R/W of 30m or more 100m $\frac{1}{2}$
- ii) The minimum distance of the property line of petrol pump from the centre line of the roads should not be less than 15 mtrs. on roads having less than 30m r/w. In case of roads having 30 m. or more, r/w of the road should be protected.
- iii) Plot Size:
  - a) Only filling station 30mX17m.
  - b) Filling-cum-service station minimum size 36mx30m and maximum 45mx33m
  - c) Frontage of the plot should not be less than 30m.
  - d) Longer size of the plot should be the frontage.

iv. New Petrol pump shall not be located on the road R/W less than 30 m.

3. Number of existing pumps

There are 21 existing filling / filling cum service stations in the trans yamuna area with a break up of 5 pumps of IOC, 9 of BPC and 7 of HPC. Their locations, dealer's name and name of the Oil Company have been given in list placed at Annexure I.

Out of above 21, 7 sites are affected as they are objectionable petrol pumps due to following reasons:

- i. Smaller size than permissible in the Master Plan
- ii. At a less distance from intersection than required.
- iii. Less sales due to construction of fly overs
4. Proposals at the Macro level.

4.1 Number of required pumps under various categories

For an ultimate population of 27 lakh in 88 sq.km. 67 pump are required as details given under:

LAND USE	NUMBER MPD-2001	OF		SITES Remarks
		Existing	Proposed in Planned Centre	
Residential	30	1	0	There is no scope
Industrial	4	1	0	There is no scope
Sub C.B.D.	2	0	2	--
B.C.s	6	0	3	This is as approved plan
C.C.s	15	1	11	3 sites have already been encroached upon
F.C./S.Cs	Not specified	0	9	As calculated by TYA.
1 FCM's	2	0	2	
Total	67	21	27	

Notes: Out of 27 sites, one site in Distt. Centre Laxmi Nagar some sites in facilities/service centres is already approved.



4.2 Number of sites to be carved out.

- a. Number of existing sites = 21
- b. sites affected = 7
- c. Balance sites which have been retained in the master plan = 14
- d. Name of already approved site in the last two years given in Annexure No. 11 = 11
- e. Number of sites to be carved out in planned commercial centres which would take many years = 27 (This includes one approved site in Laxmi Nagar Distt. centre and few approved sites in facilities / services centres).
- f. Number of new sites to be carved out along master plan roads =  $67 - (21 - 7 + 27 + 11) = 15$

5. Specific proposals of carving out 4 new sites for the alternate allotment to affected 4 existing petrol pumps in the construction of a long fly over on G.T. Shahdara Road and at the Intersection with Road No. 62/70.

4. Proposed sites have been described as under and also shown in the plan laid on the table. These 3 sites are in district park, play ground, open spaces and on the main highway in case of first two sites 45 mtr. wide road in case of third site and the fourth site on 60 mtr. wide road ~~xxxxxxx~~ as discussed in the last meeting of the Tech. Committee. Outlined details of these 4 sites have been given under:

i. Site No. 1 - On the South of G.T. Shahdara Road opposite J.J. Colony Seelampur adjoining fisheries pond.

ii. Site No. 2: On the south of G.T. Shahdara Road opposite existing petrol pump of welcome colony, approximately 120 mtr. west of intersection of road no. 57 and G.T. Road.

iii. Site No. 3: On the east of 45 mtr. wide R/W road along sub C.B.D. adjoining boundary wall of teachers cooperative house building society ltd.

iv. Site no. 4: Along road no. 62 as discussed in the last meeting of the Tech. committee.

G. The item is placed before the technical committee for the approval of

i. Proposal of location of petrol pump sites at macro level and

ii. Approval of these four specific sites for relocation purposes.

DECISION

Director (TYA) explained the proposal of siting four petrol pumps in relation to Master Plan norms.

- a. After detailed discussions two sites bearing no. 1 & 2 on the south of G.T. Shahdara Road were approved. It was also decided that area between railway line and these two petrol pumps may be properly developed so that it is not encroached upon.
- b. Site no. 3 in the south of G.T. Shahdara Road was not approved.

- 71 -

c. Proposed petrol pump site no. 4 near sub central business district centre approved nor it would be sited in the commercial centre being planned by the HUPW.

d. It was also decided that the question whether new sites are to be used for alternate allotment or not, is to be decided seperately on file.

# Annexure 1

## Names and locations of existing petrol pumps

s.no.	Dealers's name	Location	Oil company
1.	Deepak Auto	Shahdara	BPC
2.	Mukul Diesels	Gokulpuri Wazirabad Rd.	BPC
3.	Harichand & Co.	Gokulpuri Lini road	BPC
4.	Rajdhani Service Stn.	Shahdara	BPC
5.	Allied Motors	Preet vihar Vikas marg	BPC
6.	Adhec Anand super s/stn.	Trilekpur (2-3 wheeler)	BPC
7.	Victory service station	Shahdara	BPC
8.	Ugarsein & Sons	Shahdara	HPC
9.	Kapoor Service Station	Gokulpuri Wazirabad Rd.	HPC
10.	Ashok Service Station	Shahdara G.T. Road	HPC
11.	Kundan Lal Plg. Station	Gokulpuri	HPC
12.	Shyam Parkash & Co.	Shahdara GT Road	HPC
13.	Kundan Lal Service Station	Shahdara GT Road	HPC
14.	Delhi Diesels	Bhajanpura, Wazirabad	HPC
15.	Sri Oil co.	Patpar ganj	HPC
16.	Ajay Service Station	Shahdara (56, 62 & GTR)	IBP
17.	Kanpur Delhi Goods Carrier	Gokulpuri, Wazirabad Rd.	IBP
18.	Rama Service Station	Shahdara GT Road	IOC
19.	Taneja S/Stn.	Shahdara GT Road	IOC
20.	Brivewell S/Stn.	Shahdara	IOC
21.	New Pumps	Read No. 56	IOC

**Annexure II**

**Location of approved sites of filling cum service stations**

- | S.no. | Location  |
|-------|---|
| 1.    | North of Wazirabad Road and west of Marginal Bund                             |
| 2.    | North of wazirabad road (near jail)   |
| 3.    | South of Wazirabad road (Nand nagri)  |
| 4.    | On the east of Road no. 56 (road at the boundary of Delhi and UP              |
| 5.    | In the south of NH 24 Mayur Vihar Phase II                                    |
| 6.    | In the south of NH-24 Mayur vihar Phase II                                    |
| 7.    | At kendli ghareli CRPF Central Reserve Police Force on 45 mtr. wide road.     |
| 8.    | At Kendli G hareli SFS Tenements  |
| 9.    | In the south of 30 mtr. wide road near Anand vihar community Shopping centre  |
| 10.   | North of road no. 84 in between mental hospital and Guru Teg Bahadur hospital |
| 11.   | North of NH 24 near Marginal Bundh Road.                                      |

ITEM NO  
7/94  
A-22.02.94

Sub: Alignment Plan of Dr. Krishnan Marq (Road No.25) from  
Pusa Road/Patel Road roundabout to 'R' Block, New  
Rajendra Nagar Crossing.  
No. F.5(27)82-MP/Pt.

P R E C I S

1. Location

Dr. Krishnan Marq is a 30.48 Mtrs. R/W road starting from Pusa Road  
Shanker Road/Patel Road roundabout to 'R' Block Rajendra Nagar crossing,  
forming a part of Master Plan Road No. 25 (Location Plan is placed  
at (Appendix J page No. 76)

2. Background

A composite alignment plan of Dr. Krishnan Marq/Dev Shastri  
Marq (Road No.25) from Patel Road roundabout to Road No.89 extn. was  
prepared based on the P.T. Survey supplied by EE(P) II MCD vide his  
letter dated 24.06.87. Part of the road i.e. from Patel Road roundabout  
to intersection of New Rajendra Nagar Road/Dev Shastri Marq falls  
under jurisdiction of MCD and the rest of the stretch falls under jurisdiction  
of PWD. The portion under the jurisdiction of PWD had been approved  
by Authority vide Resolution No.122/92 dated 8.09.1992. Part of the alignment  
plan from Patel Road roundabout to New Rajendra Nagar/Dev Shastri  
Marq crossing was sent to MCD for feasibility study on 17.02.89. It  
was informed by AE, W.D.-2,DDA vide his letter dated 8.03.89 that the  
widening of Dr. Krishnan Marq was undertaken by MCD on the land reserved  
for the rehabilitation of persons effected in the Shanker Road widening.  
This was informed to Ex-Engineer (P)II, MCD vide our letter dated 8.03.89  
clarifying that the plans were sent for feasibility study and not for implemen-  
tation.

In a site inspection on 5.06.90 it was observed that MCD has  
started the construction of a retaining wall in the land reserved for  
the rehabilitation of persons effected in the widening of Shanker Road,  
affecting 4 to 5 mtrs. strip of land of the scheme area. The serious-  
ness of the matter was conveyed to Engineer-in-Chief, MCD vide Commr.(Plg.)  
DDA's letter dated 13.06.90 (Appendix K page No 77)  
and a set of modified Plans were sent for feasibility study. In the reply  
Engineer-in-Chief, MCD conveyed that MCD has widened the road as

der (Draft Alignment Plan' sent to DDA (Appendix • L • Page No. 78). Accordingly VC, DDA vide his D.O. letter dated 3.09.90 (Appendix • M • page No. 79) conveyed to Commissioner, MCD that MCD has taken action to widen Dr. Krishnan Marg on the basis of Draft Alignment Plan prepared by DDA and sent for feasibility study which has been resulted in encroachment upon some portion of DDA's land meant for the allotment of alternative plots and suggested to suspend the widening work. Commr., MCD vide his D.O. letter dated 14.09.90 conveyed that the matter is being looked into (Appendix • N • page No. 80) subsequently reminders were sent to MCD to send the feasibility study so that the case could be processed for consideration of Technical Committee. Feasibility study was received vide letter dated 2.10.92.

**3. Salient feature of the proposal.**

Following proposals have been integrated in the plan.

- i) Six lane divided carriageway with three lines of 11 mtrs. width are proposed on either sides of one metre central verge in a R/W of 30.48 mtrs. Extra R/W wherever available has been included in road width.
- ii) 3.5 mtrs. wide footpath are proposed on either sides for pedestrian movement.
- iii) Intersection of 24 meters R/W road leading to IARI & 'R' Block Rajendera Nagar and 18 meters R/W road passing along the area reserved for rehabilitation of persons affected in the widening of Shankar Road have been integrated with suitable road geometrics.
- iv) Single lane recessed bus-bays have been proposed for bus stops on both sides of the road.

**4. Feasibility study.**

Executive Engineer (P)-II vide his letter dt. 2.9.92 has submitted the list of affected properties & LOSC decision (Appendix • O • Page 81) As per the list submitted by MCD, the affected properties include 2 nos. MCD parks, 2 nos. open land belonging to NPL & Krishi Anusandhan Bhawan, 1 no. MCD store, 97 nos. khokhas shops and 15 Nos. huts (Appendix • P • Page 82-84)

**LOSC Decision**

The case was discussed in the LOSC meeting held on 8.5.92, decision of the LOSC is as follows:

"SE(P)-I explained the alignment plan. It was observed that MCD has developed some strip of road as per the earlier plan of DDA and thus earlier plan has got to be followed. DDA may be informed accordingly by SE(P)-I".



5. Observations on the decision of LOSC

The decision of the LOSC was examined, following observations were made:

- i) The earlier draft plan sent to MCD on 17.2.89 was for feasibility study only and not for implementation.
- ii) The suggestion of LOSC would involve acquisition of a strip of land varying from 1 meter to 5 meters for a length of about 100 meters from the area reserved for rehabilitation of affected persons in the Shankar Road widening scheme. Plots along the periphery of the layout shall be affected as shown in the plan.
- iii) The existing R/W available between the boundary wall of Krishi Anusandhan Bhawan and scheme boundary is about 26 meters.

6. With the above observation, the case was placed in the Technical Committee held on 25.8.93 in which the following decision was taken:

"The Technical Committee examined the proposed road alignment and recommended that the alignment already implemented on site by MCD may be considered for approval of the Authority. However, MCD may be asked by Lands Deptt. to make payment of the area. They have taken for widening of the road out of the residential plotted development of DDA scheme at Dr. Krishnan Marg."

As recommended by Technical Committee necessary modifications have been made in the plan. A copy of the plan showing the area encroached by MCD on DDA land for road widening has been sent to Lands Deptt., DDA for processing the case as per Technical Committee decision dt. 25.8.93 (Appendix 'Q' Page 85-87). (Para 6 above).

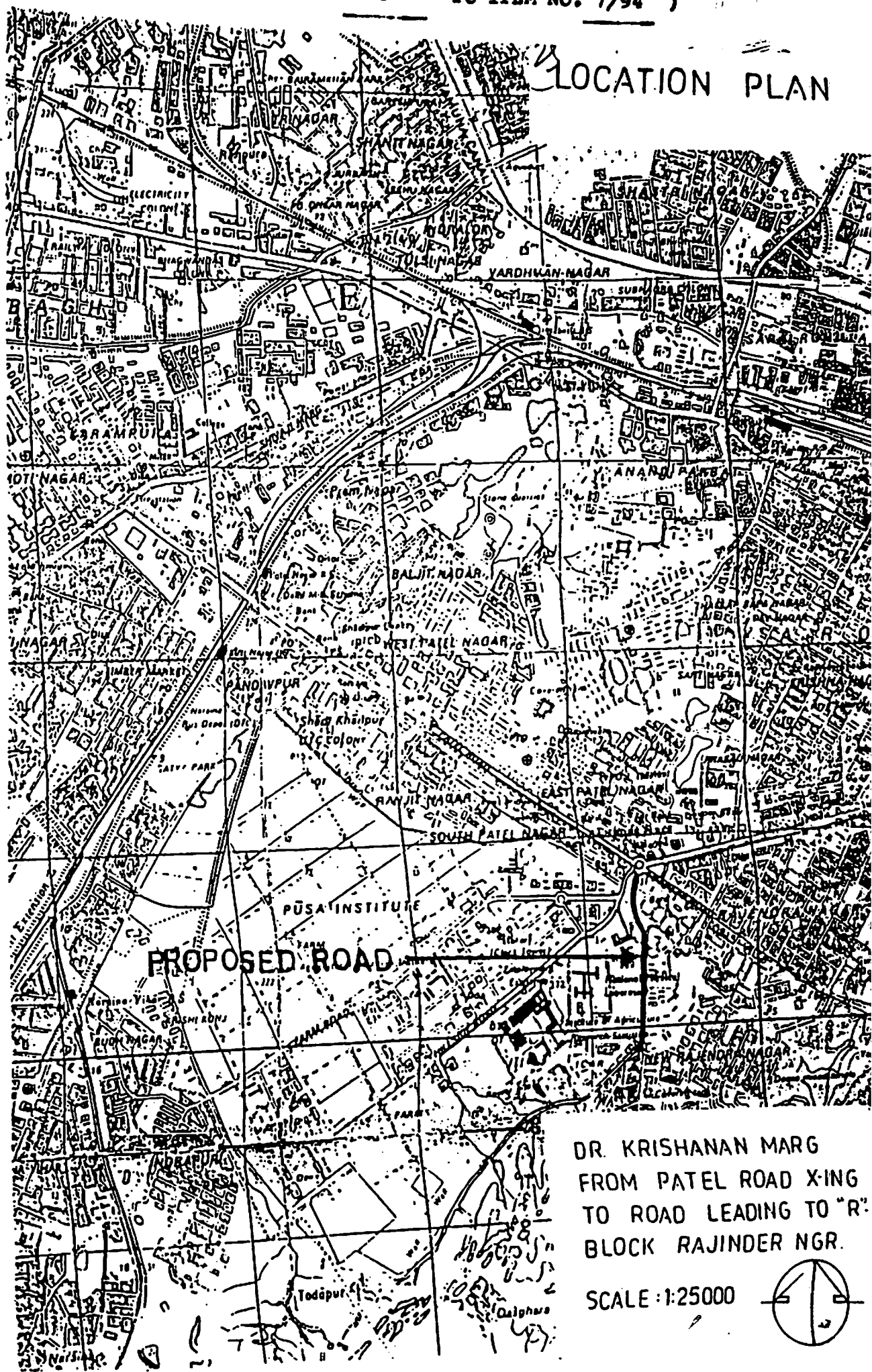
7. The case is placed before the Authority for the consideration of:

- i) Alignment Plan of Dr. Krishnan Marg from Pusa Road/ Patel Road round about to 'R' Block Rajendera Nagar crossing vide Drawing No: CA-008/PPW/88 incorporating the modification as suggested by Technical Committee.
- ii) Land Deptt. of DDA may recover the cost of land taken for widening of the road out of residential plotted development of DDA from MCD.
- iii) MCD shall plant 3 times the number of trees required to be cut after obtaining approval of the Competent Authority.
- iv) MCD shall initiate necessary action to protect the road R/W.

RESOLUTION

Resolved that the proposals as contained in para 7 of the item be approved.

\*\*\*



( APPENDIX ' K ' TO ITEM NO. 7/94 )

J.C. GAMBHIR,  
COMMISSIONER (PLANNING)

~~XXXXXX~~ MINER.

~~XXXX~~ I.P. ESTATE.

~~XX~~ 15th June, 90.

D.O. No. F5(77)/87/177/F-146

Dear Shri Ambwani,

On site visit of the Dr. Krishnan Mary by some of the officers of the Planning Wing of the D.D.A. it has been observed that Engineering Wing of the MCD has already started widening of this road towards the scheme prepared by DDA for occupants affected by widening of Shankar Road. In the process they have entered 5 to 7 mtr. within the Scheme. It is not clear how MCD has started widening of road without the prior approval of alignment and without any dialogue with the DDA on this subject. I would suggest that further work on the scheme should be stopped immediately as it is going to seriously affect which is related to the widening of Shankar Road. I would appreciate, if an early reply is sent.

With regards,

Yours sincerely,

( J.C. Gambhir )

Shri G.R. Ambwani,  
Engineer-in-Chief, MCD,  
Town Hall,

~~DELHI~~  
Copy to:

Comr.(Lands) with the request to check at site how without taking the lands from the DDA, MCD has started widening of Road. They should take immediate action in this matter.

2. V.C., DDA;
3. E.M., DDA;

9/c

*W. P. ...*



( APP. 'L' TO ITEM NO. 7/94 )



Engineer-in-Chief  
Municipal Corporation of Delhi  
Town Hall, Delhi

D.O.No. EE Xx/90-98/275  
Dated: 17.7.90.

Dear Shri Gambhir,

Please refer to your d.o. letter No. F.5(27)/82-MP/F-1016, dated 13.6.1990 received in the office of the Supdtg: Engineer on 12.7.1990.

The widening of Dr. K.S. Krishnan Marg is being carried out as per the draft alignment plan prepared by the D.D.A. and issued vide No.F.5(27)82-MP. This alignment plan has been prepared after the Base map was supplied by the Municipal Corporation vide No.1253 EE(P)II-AE(P)S-D(197), dated 24.6.1987.

This draft alignment plan shows the extent of D.D.A. land and ultimate alignment affecting it. Municipal Corporation is widening the road as per the alignment plan, therefore, the question of encroaching does not arise.

With regards,

Yours sincerely,

*G.R. Ambwani*  
( G.R. Ambwani )

Sh. J.C. Gambhir,  
Commissioner(Planning),  
D.D.A., Vikas Minar,  
I.P. Estate, New Delhi.

*Jatir 19/7*

J.D. on leave.  
D.D.T-II may like to see.  
K. Sankaran  
23/7

D.D.T-II P.L. kind it to D.D.(T) unit

*[Signature]*  
DD(T)A

*h.c. 80*  
*88*  
*0/7*  
*258*  
*23/7/90*

( APPENDIX 'M' TO ITEM NO. 7/94 )

D.O.No.F.5(27)82-MP/388-EP

September 3rd, 1990

Dear Sir,

I have been given to understand by Commissioner(Planning), DDA that Engineering Department of M.C.D. have taken action to widen Dr. K.S. Krishnan Marg on the basis of a draft alignment plan prepared by D.D.A. which was sent to them solely for checking the feasibility thereof. In the process they have also encroached upon some of our land which was earmarked for the allotment of alternative plots to those affected by the widening of Shankar Road. I would request you therefore to see that the said work is immediately suspended and a feasibility report on the draft alignment plan is sent to D.D.A. in the first instance.

With regards,

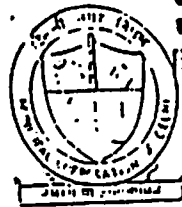
Yours sincerely,

( C. Noronha )

Sri R.D. Kapoor,  
Commissioner,  
Municipal Corporation of Delhi,  
Town Hall, Chandni Chowk,  
Delhi-110 006.

*Do. K. S. 27/9/90*

र. डी. कपूर  
आई. ए. एस.  
R.D. KAPUR  
I.A.S.



Office : 2511012  
2511423  
2523179  
दिल्ली नगर निगम  
टाउन हॉल दिल्ली  
COMMISSIONER  
MUNICIPAL CORPORATION OF DELHI  
TOWN HALL DELHI

D.O. No. PSC/90/ 910

Dated : 4-9-1990

1294/5D(r)  
21/9/90

Dear Shri Noronha,

Kindly refer to your d.o. letter No.F.5(27)82-  
MP/388-EP dated 3rd September, 1990 regarding widening  
of Dr. K.S. Krishnan Marg.

The matter is being looked into.

With kind regards,

Yours sincerely,

( R.D. KAPUR )

Shri Cecil Noronha,  
Vice-Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi-110023.



दिल्ली नगर निगम



MUNICIPAL CORPORATION OF DELHI  
(PLANNING DEPARTMENT)

NO: 1187/EE(P)II/AE(F)S/D(197) Dated: 2-9-92

From

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

To

Sh.D.K.Saluja,  
Dy.Director(T)I,DDA,  
Vikas Minar, I.P.Estate,  
New Delhi-110002.

Sub:-Alignment plan of Dr. Krishanan Marg from Patel  
road crossing to Naraina Road(Road no.25).

Sir,

Please refer to your office letter no.F.5(27)82-MP/  
Pt-I/1211 dated.24.2.92 on the above cited subject. As  
desired a copy of the alignment plan of Dr. Krishanan  
Marg from Patel Road crossing to Naraina Road(Road no.25)  
with affected land and properties marked on it, list of  
affected land and properties and a copy of LOSC decision  
dated.8.5.92 is enclosed for further necessary action pl.

Yours faithfully,

Ex.Engineer(P)

Encl:-As above.

दिल्ली नगर निगम



MUNICIPAL CORPORATION OF DELHI  
(PLANNING DEPARTMENT)

NO: 2/127/EE(P)II/AE(F)S/D(197) Dated: 2-9-92

From

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

To

Sh.D.K.Saluja,  
Dy.Director(T)I, DDA,  
Vikas Minar, I.P.Estate,  
New Delhi-110002.

Sub:-Alignment plan of Dr. Krishanan Marg from Patel  
road crossing to Naraina Road(Road no.25).

Sir,

.....  
Please refer to your office letter no.F.5(27)82-MP/  
Pt-I/1211 dated.24.2.92 on the above cited subject. As  
desired a copy of the alignment plan of Dr, Krishanan  
Marg from Patel Road crossing to Naraina Road(Road no.25)  
with affected land and properties marked on it, list of  
affected land and properties and a copy of LOSC decision  
dated.8.5.92 is enclosed for further necessary action pl.

Yours faithfully,

  
Ex.Engineer(P)II

Encl:-As above.

( APPENDIX 'P' TO ITEM NO. 7/94 )

AGENDA FOR L.O.S.C. MEETING DATED 8/5/1992.

Item No. 136/92.

Subject:- Alignment plan of Dr. Krishnan Marg from Patel Road crossing to Naraina Road (Road no. 25) Drg. No. Nil.

Note of Ex. Engineer (P) II has been reproduced as under:-

The alignment plan of Dr. Krishnan Marg (a part of Road No. 25) from Patel Road round about to road leading to I.A.R.I. (Drg. no. DCP-7-87/A.R/176) already stands approved by LOSC vide item no. 366/89 dated 5.12.89. The decision of LOSC dated 5.12.89 is reproduced below:-

"Proposal of SE-III regarding alignment of Dr. Krishnan Marg is approved from Planning point of view."

The above mentioned decision of LOSC was conveyed to DDA vide this office letter no. D/174/EE(P)II/AE(P)S/D(197) dt. 19.3.90 and was being pursued for its final approval.

In the meantime DDA vide letter no. F.2(27)82-MP/158 dt. 10.9.90 has sent an other modified draft alignment plan without affecting the layout of land reserved for persons affected by Shankar Road widening for feasibility study.

The modified draft alignment plan was examined at site and it is observed that Dr. Krishnan Marg from Patel road round about to intersection of Dev Shastri Marg and Road leading to IARI is under the jurisdiction of MCD and from intersection of Dev. Shastri Marg and road leading to IARI to Naraina Road near Loha Mandi belongs to PWD(DA).

The proposed ROW of Dr. Krishnan Marg from Patel road round about to road leading IARI is 30.48M. Wherever more than 30.48M R/W is available the same is proposed to be retained. Two carriageways of 11.00M each with a central verge of 1.50 metre have been proposed. At site two carriageways varying from 11.00M to 14.00M and 11.00M to 16.00M with central verge of 1.10M have already been constructed.

It is also pointed out that the volume of vehicular traffic on this road has increased many folds in the recent past necessitating the widening of this road. If the road is widened as per this draft alignment plan, the carriageways and central verge will have to be shifted at some places. A number of land and properties are affected in the ROW. The affected land and properties have been marked on the plan in red and red hatching respectively. The List

P/Bac

of a affected land and properties which includes 2 nos. MCD Parks, 2 Nos. open land belonging to N.P.L. and Krishi Anusandhan Bhawan, 1 no. MCD store, 97 Nos. Khokhas shops and 15 nos. huts etc. is enclosed as annexure 'A'. The existing metalled road have been shown in yellow colour. It is also pointed out that it is not possible to implement the proposal without acquiring the affected land and properties falling in the proposed R.O.W.

The above mentioned note was considered by LOEC & vide item no. 330/91, dated 6.12.91. The decision of LOEC dated 6.12.91 is reproduced as under:

"The EE(P)II explained the case. It was decided that comments of SE-8 be obtained by SE-I in the first instance."

Accordingly the comments of SE-VIII were obtained which are reproduced below:-

"The widening of Dr. Krishnan Marg from Patel Road round about to road leading to IARI has already been completed long back as per plan supplied by DDA, vide drawing no. DCP-7/87/A-R/176 which was approved by LOEC in Dec. 1989. The present modified proposal given by DDA may be approved after incorporating the widening improvement which has been already been carried out and existing at site."

In this connection it is pointed out that the road which was constructed by SE-VIII has already been shown in yellow colour on the draft alignment plan.

Under the circumstances mentioned above the case is again placed before LOEC for consideration and decision so that the comments may be sent to DDA for further necessary action.

The Decision of LOEC, dated 8/5/92.

Item No. 136/92.

Subject:-Alignment plan of Dr. Krishnan Marg from Patel Road crossing to Naraina Road (Road no. 25) Drg. No. 1414

S.E(P)I explained the alignment plan. It was observed that MCD had developed some strip of the road as per the earlier plan of DDA and thus earlier plan has got to be followed. DDA may be informed accordingly by the SE(P)I.

Sd/-  
(Head Clerk),  
Town Planner's office,  
M.C.D.



(2)

List of Effected Land & Properties of Alignment Plan of Dr. Krishnan Marg from Patel Road crossing to R-Block Crossing.

ANNEXURE 'A'

S.No.	Basement	Ground Floor	Ist Floor	IIInd Floor	IIIrd Floor	Open land with B/W.	Miscellaneous	Remarks
1	2	3	4	5	6	7	8	9
	Shop	Office	Resi.	Shop	Office	Resi.	Shop	Office
RHS								
BtoD	1	-	-	-	-	-	-	No. Park of Krishi Anusandhan Bhawan
	2.	-	-	-	-	-	-	No. open lands of of Petrol Pumps.
	3.	-	-	-	-	-	-	No. MCD land
	4.	-	-	-	-	-	-	
D. & G.	5.	-	-	-	-	-	-	1 no. open land of NPL.
	6.	-	-	-	-	-	-	Thickly planted.
								1 no. open land,
Total	6							6 No.
LHS	1							1 no. open land of park MCD.
toC	2							
toF.	3							
Total LHS	3							1 no.
nos.								6 no.
RRS.								7 no.
T.	9 no.							

A.E.(P)S

Yashpal Sharma.  
(Y.P. Sharma)  
Surveyor

APPENDIX 'Q' TO ITEM NO. 7/94

ITEM NO. 87/93/TC

Minutes of T.C. Meeting dt. 25.8.93

Draft Agenda for Technical Committee meeting.

Sub :- Alignment Plan of Dr. Krishnan Marg (Road No.25) from Pusa Road/ Patel Road roundabout to 'R' Block, New Rajendra Nagar crossing. (F5(27)82-M.P.Pt.)

1. Location:

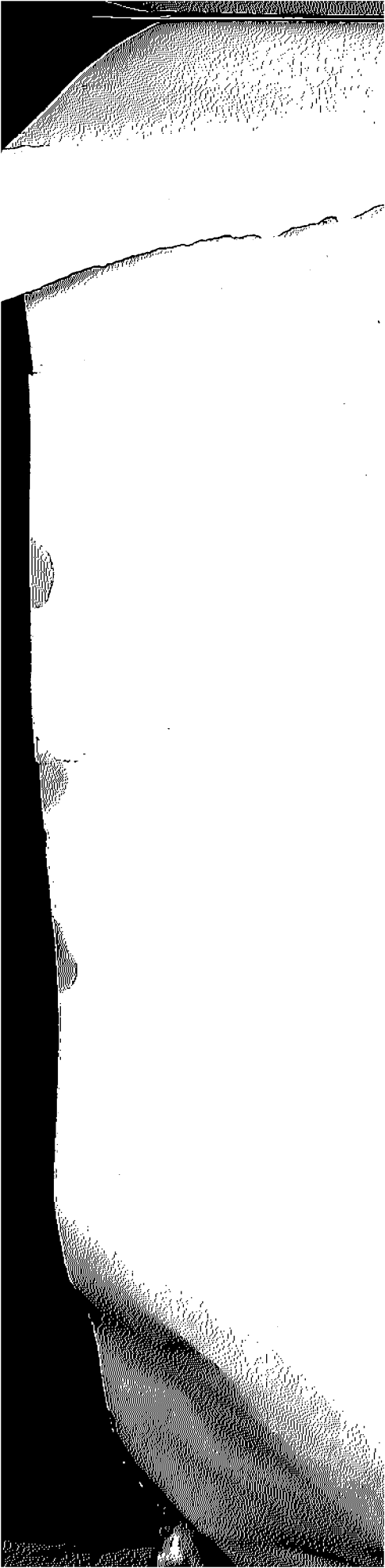
Dr. Krishnan Marg is a 30.48 mtrs. R/W road starting from Pusa Road/Shanker Road/Patel Road roundabout to 'R' Block Rajendra Nagar crossing, forming a part of Master Plan Road No.25 (Location plan is placed as annexure-I).

2. Background:

A composite alignment plan of Dr. Krishnan Marg/Dev Shastri Marg (Road No.25) from Patel Road roundabout to Road No.89 Extn. was prepared based on the P.T. Survey supplied by EE(P)II MCD vide his letter dated 24.6.87. Part of the Road i.e. from Patel Road roundabout to intersection of New Rajendra Nagar Road/Dev Shastri Marg falls under jurisdiction of MCD and the rest of the stretch falls under jurisdiction of PWD. The portion under the jurisdiction of PWD had been approved by Authority vide Resolution No.122/92 dated 8.9.92. Part of the alignment plan from Patel Road roundabout to New Rajendra Nagar/Dev Shastri Marg crossing was sent to MCD for feasibility study on 17.2.89. It was informed by AE, WD-III, DDA vide his letter dated 8.3.89 that the widening of Dr. Krishnan Marg was undertaken by MCD on the land reserved for the rehabilitation of persons affected in the Shanker Road widening. This was informed to Ex-Engineer (P)II, MCD vide out letter dated 8.3.89 clarifying that the plans were sent for feasibility study and not for implementation.

In a site inspection on 5.6.90 it was observed that MCD has started the construction of a retaining wall in the land reserved for the rehabilitation of persons affected in the widening of Shanker Road, affecting 4 to 5 mtrs. strip of land of the scheme area. The seriousness of the matter was conveyed to Engineer-in-Chief, MCD vide Commr.(Plg.) DDA's letter dated 13.6.90 (Annexure II) and a set of modified plans were sent for feasibility study. In the reply Engineer-in-Chief, MCD





observed that MCD has developed some strip of road as per the earlier plan of DDA and thus earlier plan has got to be followed. DDA may be informed accordingly by SE(P)I.

5. Observations on the decision of LOSC.

The decision of the LOSC was examined, following observations were made :-

- i) The earlier draft plan sent to MCD on 17.2.89 was for feasibility study only and not for implementation.
- ii) The suggestion of LOSC would involve acquisition of a strip of land varying from 1 mtrs. to 5 mtrs. for a length of about 100 mtrs. from the area reserved the rehabilitation of affected persons in the Shanker Road widening scheme. Plots along the periphery of the layout shall be affected as shown in the plan.
- iii) The existing R/W available between the boundary wall of of Krishi Anusandhan Bhawan and scheme boundary is about 25 mtrs.

6. With the above mentioned observation the case is placed before the Technical Committee for approval of 30.48 R/W by taking :-

- a. Shanker Road widening rehabilitation scheme as boundary of R/W and the widening be done towards Krishi Anushandhan Bhawan as shown in Drg. No.CA-008/PPW-88.
- b. Road R/W may be protected by MCD.
- c. MCD shall plant three times the number of trees required to be cut after obtaining approval of the competent authority.

DECISION

The Technical Committee examined the proposed road alignment and recommended that the alignment already implemented onsite by MCD may be considered for approval by the Authority. However, MCD may be asked by Lands Deptt. to make payment of the area they have taken for widening of the road out of the residential plotted developed of DDA scheme at Dr. Krishnana Marg.

\*\*\*

ITEM NO.  
8/94

A-22.02.94

Sub: Re-fixation of Reserve Price of undisposed of commercial plots.

F.NO.100(88)/90-CL

P R E C I S

In order to ensure speedy development and disposal of commercial plots which had not fetched the price above the reserve price despite the repeated attempts and to assess the present market trend to prepare comprehensive proposal for revision of the policy for fixation of the reserve price, the Authority in their meeting held on 23.3.93, vide Agenda Item NO.49/93 resolved as under -

"Resolved that the reserve price for commercial and Industrial plots which have been put to auction more than thrice after 12.3.92 and are still available be fixed at a rate reduced by 10% of the original reserve price and the plots which have remained undisposed for more than two years, in spite of five or more auctions at a rate reduced by 20% of the reserve price worked out as per the 12.3.93 resolution."

2. The result of such auctions will be assessed and put up before the Authority for information after six months.

A copy of Resolution NO.48/93 is placed at (Appendix...Q!.....page no.90-92....).

PROGRESS IN DISPOSAL OF COMMERCIAL PLOTS:

3.1 During the first eight months of 1993-94 (1.4.93 to 30.11.93) only 14 commercial plots were auctioned above the reserve price as against 197 plots advertised for sale on different dates. Out of the total 14 plots sold, there are six plots (5 in CC Vikaspuri Block-G & one each in CC Wazirpur Indl.Area) reserve price of which was reduced by 20% pursuant to the aforesaid resolution. Thus the disposal rate of commercial plots during the said period was just 7%. Out of the 61 commercial plots shown in Appendix "X" of the resolution NO.48/93, 10 plots were sold above the original reserve price, six plots after reducing the reserve

:89:

price 1by 20% and the remaining 45 are still undisposed of.

#### PROGRESS IN RESPECT OF INDUSTRIAL PLOTS

3.2 Similarly, during the year (April'93 to November'93) , 29 Industrial plots were put to auction after reducing the reserve price in consonance with the aforesaid resolution and only 3 plots could be sold . The disposal rate works out to 10% approximately.

4. The thrust of the Authority's Resolution NO.48/93 was that by reducing the reserve price of the plot by 10% or 20% as the case may be, the revised reserve price so worked out, shall be, affordable, competitive and the plots remained undisposed of for a long time could be sold. But the disposal rate of the plots as aforesaid, will show that requisite results could not be yielded.

5. The matter is placed before the Authority for information and further directions.

\*\*\*\*\*

#### RESOLUTION

Noted.

It was resolved that information as on 31.3.94 may be placed before the Authority for information.

\*\*\*



CONFIDENTIAL

Item No: 18/93  
23.3.73 Subject: Re-fixation of reserve price of undisposed of commercial plots.  
(F.100(88)/90-C.L.)

P R E C I S

Vide Resolution No. 28 dated 12.3.1992, the following formula for fixation of reserve price of commercial plots was approved by the Authority:

"The reserve price of commercial plots be fixed by reducing the average auction price in the immediate preceding year by 10% (with a view to induce competition) subject to the condition that the reserve price so fixed is not less than the cost of 'acquisition + development' of the plot.

It may be clarified that the cost of acquisition + development would mean the current costs of all the costing elements which are incorporated for determination of pre-determined rate for allotment of land to cooperative group housing societies, including cost of services, if paid for by DDA."

FOR INFORMATION ONLY

2. Based on the above formula, the reserve price for commercial plots was fixed by the Finance Deptt. and the same was announced at the time of auction.
3. Despite the fact that the reserve price worked out on the basis of formula referred to above was considerably less than the reserve price fixed on the basis of old policy the disposal rate of commercial plots was just 13%.
4. During the period from 1.4.92 onwards only 32 plots were auctioned above the reserve price as against 241 plots advertised for sale on different dates. The plots available with the DDA had to be repeatedly advertised for sale through auction.

5. A list of 61 commercial plots which could not be sold despite repeated attempts is enclosed, ( Appendix IX Page No. 145-149 ).

Some of these plots have been advertised for sale through auction even more than 10 times but there has been no response.

6. Non-disposal of these plots has not only resulted in blockage of huge funds which could have been utilised for other purposes, but there is a loss of ground rent and also has hampered the speedy development of the city. On the other hand, D.D.A. is required to spend huge amount on its maintenance and watch and ward so as to save the precious land from unauthorised encroachment. The advertisement cost spent on repeated publicity has been enormous.

7. A detailed survey has been entrusted to the National Institute of Urban Affairs to study the marketing problems for DDA's property and suggest suitable strategy. The report of the agency is likely to be received in a period of 4-5 months.

FOR OFFICE USE ONLY

8. In order to improve the cash flow position and ensure speedy development and disposal of those plots which have not fetched the price above than the reserve price despite the repeated attempts, the following submissions with regard to re-fixation of reserve price are made:-

- i) The plots which have been put to auction more than three after 12.3.92 and are still available, the reserve price worked out on the basis of Authority's Resolution dated 12.3.92 be further reduced by 10%.
- ii) The plots which have remained undisposed for more than 2 years inspite of 5 or more auctions, the reserve price may be reduced by 20% from the level calculated on the basis of Authority Resolution of 12.3.92.

9. The proposal, approved by the Authority will help in assessing the present market trend in the market and enable Delhi Development Authority to prepare a comprehensive proposal for revision of the policy for



fixation of the reserve price and a detailed proposal in this regard can be placed before the Authority after the market survey report as referred to above is also available.

10. The reserve price for industrial plots will also be worked out on similar lines.

The matter is placed before the Authority for consideration & approval.

\*\*\*\*\*

#### RESOLUTION

Resolved that the reserve price for commercial and industrial plots which have been put to auction more than thrice after 12.3.92 and are still available be fixed at a rate reduced by 10% of the original reserve price and the plots which have remained undisposed for more than two years, in spite of five or more auctions at a rate reduced by 20% of the reserve price worked out as per the 12.3.92 resolution.

The result of such auctions will be assessed and put up before the Authority for information after six months.

\*\*\*\*\*

*Comptroller  
General*

*Advised*

*H. K. DABHA*  
27/4/93  
H. K. DABHA  
Assistant Secretary  
to the Development Authority

ITEM NO.  
9/94

A-22.02.94

SUB: Disposal of Commercial Plots through tender.  
NO. F.100(47)/92-CL.PRECIS

For the last 3-4 years, the rate of disposal of commercial plots in auctions has not been quite encouraging and, therefore, a proposal to undertake the disposal of commercial plots through tenders without announcing the reserve price with a view to assess the market trend and to decide future pricing policy was placed before the Authority for consideration vide Agenda Item NO.39/93 and it was resolved by the Authority in their meeting held on 23.3.93 that -

"Resolved that 25 to 30 commercial & industrial plots be disposed of through tenders without declaring the reserve price. However, rejection/acceptance of tenders should be decided by a Committee comprising of V.C., F.M. & Commr(L.D). This experiment should be tried for three months after which the results of such disposal should be put up before the Authority for information." (Appendix 'S' Page No. 95-97).

2. Pursuant to the said resolution, 20 commercial plots & 30 industrial plots were put to tender without announcing the reserve price on 14.6.93 and 22.6.93 respectively. Three tenders for two commercial plots and eight for eight industrial plots were received at the time of opening and the same were placed before the Committee constituted by the Authority for consideration. The Committee accepted the two tenders for two commercial plots (04 years old) and one tender for an industrial plot (07 years old). In nut-shell, out of the total 50 commercial/industrial plots for the sale of which tenders were floated without announcing the reserve price, only two commercial plots and one industrial plot could be sold.

3. During year 1993-94 (1-4-93 to 30-11-93). 15 auction programmes for the disposal of 197 commercial plots were conducted and only 14 plots could be sold. Similarly, two auction programmes for the disposal of 29 industrial plots were conducted and only three plots could be sold. The details of plots put to auction and disposed of is placed at (App. 'T' Page no. 98)

The disposal rate of plots in auction is approximately 6% only.

4. In order to assess the market trend and decide the future pricing policy, it is proposed that the experiment of the disposal of commercial plots/industrial plots/commercial properties through tenders without announcing the reserve price may be extended for further one year. Once the existing market trend is assessed, the matter regarding announcement and fixation of reserve price can also be reviewed by the Committee constituted by the Authority vide Resolution NO.39/93.

5. The matter is placed before the Authority for information and consideration.

#### RESOLUTION

It was resolved that disposal of commercial/industrial plots on tender basis may be continued till 31.3.95 in all those cases where the following criteria were met;

- (i) where the properties are more than three years' old.
- (ii) where the properties could not be disposed of in three or more auctions.

Rejection/acceptance of tenders shall continue to be decided by the Committee comprising of Vice-Chairman, Finance Member and Commissioner (Lands Disposal).

\*\*\*



-95-

CONFIDENTIAL

ITEM  
NO.  
39/93  
H-25348

Sub: Disposal of commercial plots through tenders.  
File No. F.100(47)92/CL.

P R E C I S

1. Disposal of commercial plots is made in accordance with the procedure as prescribed by DDA (Disposal of Developed Nazul Land) Rules, 1981. Rule 8 envisages that the land for commercial purposes can be allotted on payment of such premium as may be determined either by auction or by tender.

2. Generally the commercial plots developed by the DDA in various commercial centres are disposed of through auctions. But in the past 3-4 years the response in auctions has not been quite encouraging. It was, therefore, decided to introduce the system of tender for the disposal of commercial plots, as an experimental measure to study the re-action of the market and decide future policy.

3. Pursuant to the said decision, a public notice inviting tenders for sale of 15 commercial plots was issued and the last date of submission of tenders was 20.12.1992. Only single tender for a plot in LSC, Saini Enclave was received, which was above the reserve price and consequently accepted. The matter regarding non disposal of plots, even through tenders, was re-examined and it was felt that the reserve price as announced by the DDA may be one of the factor for non disposal of the plots and, therefore, in order to assess the present market trend, an attempt may be made to invite tenders for the disposal of commercial plots without declaring the reserve price.

..

4. Rule 33 of the DDA (Disposal of Developed Nazul Land) Rules, 1981 provides that such nazul lands, as the Authority may, with the approval of the Central Government, decide from time to time, shall be allotted by tender.

Rule 34 prescribes the procedure for inviting tenders. Rule 39 provides that the Accepting Officer shall, subject to confirmation by the V.C., normally accept the highest tender subject to reserve price if any specified for any plot by the Authority, provided that the Accepting Authority may, for reasons to be recorded in writing and submitted to the V.C., reject any tender including the highest tender. It may thus be seen that though, the reserve price can be specified by the Authority, it is not obligatory to do so.

5. In the light of the above provisions of the Nazul Rules, the matter has since been examined by the Legal Department and they have opined that if the reserve price is not declared before conducting auction or inviting tenders, it would be advisable not to reject the bid/tender on the ground that it was below the reserve price, though it can be rejected for other cogent reasons.

6. With a view to assess the market trend and decide future pricing policy, it is proposed that on experimental basis the disposal of commercial plots/ commercial properties may be made through tenders or auctions without announcing the reserve price. In that case the reason for not acceptance of the highest offer would be other than the reserve price.

Once the existing market trend is known, the matter regarding announcement and fixation of the reserve price can also be reviewed by the Finance Department.

The matter is placed for consideration by the Authority.

R E S O L U T I O N

Resolved that 25 to 30 commercial and industrial plots be disposed of through tenders without declaring the reserve price. However, rejection/acceptance of tenders should be decided by a Committee comprising of V.C., F.M. and Commr. (L.D). This experiment should be tried for three months after which the results of such disposal should be put up before the Authority for information.

Comptroller  
(Revenue)

Approved

Attache

विपरीत वित्तिय अधिकरण  
३६ फिना

Assistant  
Deputy



Once the existing market trend is known, the matter regarding announcement and fixation of the reserve price can also be reviewed by the Finance Department.

The matter is placed for consideration by the Authority.

R E S O L U T I O N

Resolved that 25 to 30 commercial and industrial plots be disposed of through tenders without declaring the reserve price. However, rejection/acceptance of tenders should be decided by a Committee comprising of V.C., F.M. and Commr. (L.D). This experiment should be tried for three months after which the results of such disposal should be put up before the Authority for information.

-----

Comptroller  
(Revenue)

Approved

Attache



विपरीत वित्तिय प्रकरण  
के विषय

Assistant Secretary  
Public Development

Details of Commercial plots put to auction during the year 1993-94 (1.4.93 to 30.11.93).

<u>S.No.</u>	<u>Date of Auction</u>	<u>No. of plots put to auction</u>	<u>plots sold</u>
1.	7.5.93	26	5
2.	7.6.93	12	-
3.	9.6.93	10	3
4.	11.6.93	8	-
5.	29.7.93	12	1
6.	30.7.93	13	1
7.	30.8.93	13	-
8.	1.9.93	15	-
9.	10.9.93	8	-
10.	23.9.93	13	1
11.	24.9.93	13	-
12.	3.11.93	15	3
13.	4.11.93	17	-
14.	24.11.93	12	-
15.	25.11.93	10	2 (under submission to VC, DEA)
		<u>197</u>	<u>14</u>

Details of Industrial plots put to auction during the year 1993-94 (1.4.93 to 30.11.93)

<u>S.No.</u>	<u>Date of Auction</u>	<u>No. of plots put to auction</u>	<u>Plots sold</u>
1.	28.10.93	10	3
2.	29.10.93	19	-
		<u>29</u>	<u>3</u>

ITEM NO.  
10/94  
A-22.02.94

Sub: Recruitment Regulations for the post of  
Senior Landscape Architect.  
No. P. 7(190)/88/PB-I.

P R E C I S

There is one post of Senior Landscape Architect in the scale of pay of Rs. 3700-5000/- in the D.D.A. As no Recruitment Regulations for this post exists at present. Now Recruitment Regulations for the said post have been framed in consultations with the Commissioner (Planning) and are placed opposite at (Appendix 'U' page No. 100-102 )

The draft Recruitment Regulations are placed before the Authority for consideration and approval.

R E S O L U T I O N

Resolved that recruitment regulations as proposed be approved.

It was further resolved that Commr.-Cum-Secretary, DDA shall also be a member of the Senior Level DPC.

It was further decided that a study be conducted so that uniformity could be maintained as far as possible, at the time of elevation to a particular scale, amongst different cadres of DDA. The rules framed by the Deptt. of Personnel & Administrative Reforms, Govt. of India should be kept in view.

\*\*\*

APPENDIX 'U' TO ITEM NO. 10/94  
RECRUITMENT REGULATION FOR THE POST OF SR. LANDSCAPE  
ARCHITECT IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : SENIOR LAND SCAPE ARCHITECT
2. No. of Posts : ONE(1993), subject to variation dependent on work-load.
3. Classification : Group 'A'
4. Scale of Pay : Rs.3700-125-4700-150-5000/-.
5. Whether selection or non-selection Post : Selection post
6.
  - a) Age limit for direct recruitment : upto 45 years
  - b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications required for direct recruits :
  1. Post Graduate Degree or equivalent Diploma in Land Scape Architecture, and
  2. Degree in Architecture from recognised University or Institution or equivalent, and
  3. Atleast 8 years experience in the Land Scape Plg. in responsible capacity (relaxable in the case of candidates otherwise well qualified).

9. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotions & deputationists. : 1. Age - No  
2. Education and experience - Yes.
9. Period of probation, if any : 2(two) years
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation & percentage of the vacancies to be filled by various methods. : Promotion failing which by deputation, failing both by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations is to be made. : 1. Promotion from Deputy Director (Land Scape Architect) with at least 5 years regular service in the grade possessing qualification prescribed for the post of Senior Land Scape Architect.  
2. Deputation <sup>from</sup> Officer of the Central/State Government/Public Sector Undertakings/Autonomous Organisation:-  
a) Holding analogous post.  
b) Holders of posts in the pay scale of Rs.3000-4500/- with 7 years regular service in the grade and possessing qualification prescribed for direct recruitment (period on deputation should not exceed 3 years).
12. If a DPC exists what is its composition. : Senior level D.P.C. comprising the following :-  
1. Vice-Chairman - Chairman  
2. Finance Member - Member  
3. Engineer Member - Member  
4. Commissioner(P) - Member Secretary  
5. Expert in the field to be co-opted by the Chairman.

Contd.....3..../-

13. Saving:

Nothing in these regulations shall affect reservations, relaxation or age limit and other concessions required to be provided for the Scheduled Caste, the Scheduled Tribes, other backward classes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification;

No Person.

a) Who has entered into or contracted a marriage with a person having a spouse living; or

b) Who having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said post; Provided that the Central Govt./Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this regulation.

15. Power to relax:

Where the Central Govt./Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

Note-Subject to variation dependent on work load.



ITEM NO.  
11/94

A-22.02.94

Subject : Recruitment Regulations for the post of  
Deputy Secretary (Hindi).

File No.F.7(54)90/PB.I

P R E C I S

There is one post of Deputy Secretary (Hindi) in Delhi Development Authority carrying a scale of pay of Rs.3000-100-3500-125-4500/-. The post has so far been filled by promotion from Hindi Officer.

2. Government of National Capital Territory of Delhi has also notified Recruitment Rules for the post of Deputy Director (Language) vide Notification No.F.2(39)81-S.II dated 23.2.83. A copy of the Recruitment Rules is placed at (Appendix 'V' Page 104-105 ).

3. The proposed Recruitment Regulations for the post of Deputy Secretary (Hindi) are placed at (Appendix 'V-A' Page No. 105-A to 105-D). It has been provided that the post will be filled by promotion from such of Hindi Officers with 5 years regular service in the grade and having Master's Degree in Hindi with English as a subject at the degree level or Master's Degree from a recognised University in English with Hindi as a subject at the degree level. In case suitable officers are not found fit for promotion then the post will be filled by transfer on deputation from such of the officers holding analogous post.

4. The Authority may consider the Recruitment Regulations as placed at Appendix 'V' Page No. 104 - 105 for approval.

\*\*\*\*\*

R E S O L U T I O N

It was resolved that recruitment regulations, as proposed be approved.

\*\*\*

RECRUITMENT REGULATIONS FOR THE  
POST OF DEPUTY SECRETARY (HINDI)  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post Deputy Secretary (Hindi)
2. No. of posts \* One  
\* subject to variation dependent on workload.
3. Classification Group 'A'
4. Scale of pay Rs.3000-100-3500-125-4500/-
5. Whether selection post or non-selection post. Selection
6. a) Age limit for direct recruitment. Not applicable  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. Not applicable
7. Educational and other qualifications required for direct recruits. Not applicable
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. Not applicable
9. Period of probation, if any. Two years.

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by transfer on deputation.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

PROMOTION: From Hindi Officers with at least 5 yrs. regular service in the grade and 3 yrs. regular service in the grade of Senior Hindi Translator and having the following educational qualification :-

i) Master's degree of a recognised University or equivalent in Hindi with English as a subject at the degree level.

Deputation : From such of the officers holding analogous posts under Central/ State Govt. for a period of maximum 4yrs.

12. If a DPC exists what is its composition.

Group 'A' D.P.C.

13. Saving

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, OBCs, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

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

पंजाबी सं. नं. (जी. एन.) 187  
REGISTERED NO. D (D.N.) 187

भारत सरकार  
GOVERNMENT OF INDIA

दिल्ली प्रशासन  
DELHI ADMIN

# दिल्ली राजपत्र

## Delhi Gazette

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 9]

No. 9]

दिल्ली, बुधवार, मार्च 3, 1983/फाल्गुन 12, 1904

DELHI, THURSDAY, MARCH 3, 1983/PHALGUNA 12, 1904

### भाग IV PART IV

भाग I में सम्मिलित अधिसूचनाओं को छोड़कर दिल्ली प्रशासन के विभागों की अधिसूचनाएं  
Notifications of Departments of the Delhi Administration other than Notifications included in Part I

दिल्ली प्रशासन, दिल्ली  
DELHI ADMINISTRATION, DELHI

(राजस्व विभाग)

अधिसूचना

दिल्ली, 19 फरवरी, 1983

सं. एफ. 11(19)/रा. स्वा./83—पंजाब भू-राजस्व अधिनियम, 1954 की धारा 7 जो कि दिल्ली संघ शासित क्षेत्र में लागू है, में प्रदत्त अधिकारों का प्रयोग करते हुए दिल्ली के उप-राज्यपाल श्री आर. एस. सूद, उप-निदेशक संपदा, संपदा निदेशालय में निदेशक की अतिरिक्त कलेक्टर (1), संपदा निदेशालय की किराया वसूली/सहायता फी/डेमज आफ पब्लिक प्रमिसज के सारे अधिकार प्रदान करने हैं।

सं. एफ. 11(19)/रा. स्वा./83—पंजाब भू-राजस्व अधिनियम, 1954 की धारा 27(1) (बी) का प्रयोग करते हुए दिल्ली के उप-राज्यपाल श्री आर. एस. सूद, उप-निदेशक संपदा, संपदा निदेशालय में निदेशक की अतिरिक्त कलेक्टर (1), संपदा निदेशालय की किराया वसूली/सहायता फी/डेमज आफ पब्लिक प्रमिसज के सारे अधिकार प्रदान करने हैं।

आदेश से,

एस. सी. वाजपेयी, सचिव

(REVENUE DEPARTMENT)  
NOTIFICATION

Delhi, the 19th February, 1983

No. F.11(19)/Rev./Estt. 83.—In exercise of the powers conferred by section 7 of the Delhi Land Revenue Act, 1954, the Lt. Governor, Delhi is pleased to appoint Sh. R. S. SOOD, Deputy Director of Estates, Directorate of Estates, New Delhi as an Assistant Collector for the recovery of rent/licence fee/damages of public premises in respect of Directorate of Estates, in the Union Territory of Delhi.

54 DG 82—1

No. F.11(19)/Rev. Estt./83.—In exercise of the powers conferred by section 27(1) (b) of the Punjab Land Revenue Act 1887, as in force in the Union Territory of Delhi, the Lt. Governor, Delhi is pleased to confer upon Sh. R. S. SOOD Deputy Director of Estates, Directorate of Estates the powers of Assistant Collector Grade(I) under the said Act for the recovery of rent/licence fee/damages of public premises in respect of Directorate of Estates in the Union Territory of Delhi.

By Order,  
S. C. VAJPEYI, Secy.

(सहकारिता विभाग)

अधिसूचनाएं

दिल्ली, 14 फरवरी, 1983

सं. एफ. 9(38)/68-सह.—दिल्ली सहकारी समितियां अधिनियम, 1972 (1972 का ऐतिहासिक) की धारा 3 की उप-धारा (1) के साथ पठित दिल्ली सहकारी समितियां नियम, 1973 के नियम 3 के उपनियम (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली के उप-राज्यपाल, श्री एन. एस. केन, उप पंजीयक, सहकारी समितियां, को उपरोक्त अधिनियम एवं नियम के अधीन कार्यों को निपटाने में पंजीयक को सहायता निरूपित करते हैं।

(COOPERATIVE DEPARTMENT)  
NOTIFICATIONS

Delhi, the 14th February, 1983

No. F.9(38)/68-Coop.—In exercise of the powers conferred by sub-section (1) of section 3 of the Delhi Cooperative Societies Act, 1972 (No. 35 of 1973), read with sub-rule(1) of rule(3) of the Delhi Coop. Societies Rules, 1973, the Lt. Governor is pleased to appoint Shri N.S. Kain, Deputy Registrar Cooperative Societies to assist the Registrar in discharging his duties and functions under the afore-said Act and the Rules.

संघ की संसदीय पदाधिकारी  
यहाँ से उसकी संरचना  
होगी।

"क" संसदीय विभागीय पदाधिकारी समिति  
(स्थापकीकरण पर विचार करने के  
लिए)

(क) मुख्य सचिव दिल्ली प्रशासन,  
दिल्ली—अध्यक्ष

(घ) प्रशासन के संबंधित सचिव—सदस्य

(ग) संबंधित विभागाध्यक्ष, जबकि वह  
प्रशासन में पदेन सचिव नहीं—सदस्य

टीप—स्थापकीकरण से संबंधित  
विभागीय पदाधिकारी समिति की  
कार्यवाही आयोग के अनुमोदनार्थ  
मिजवादी जायेगी। यदि आयोग  
इस की अपना अनुमोदन प्रदान  
नहीं करता है, तो संघ लोक  
सेवा आयोग के अध्यक्ष या  
उसके किसी सदस्य की अध्यक्षता  
में नयी बैठक आयोजित की जायेगी।  
प्रत्येक अवसर पर चयन संघ लोक  
सेवा आयोग के परामर्श से किया  
जायेगा। इन विनियमों के  
किसी उपबन्ध का संशोधित/  
निर्धारित करते समय भी संघ  
लोक सेवा आयोग से परामर्श  
किया जायेगा।

संघ राज्य क्षेत्र दिल्ली, के प्रशासक  
के आदेश से और उनके नाम पर

के० सेतु रामन, संयुक्त सचिव (सेवा)

Delhi, the 23rd February, 1983

No. F.2(39)/81-S.II:—In exercise of the powers conferred by the proviso to article 309 of the Constitution read with the Government of India, Ministry of Home Affairs notification No. F. 24/78/68-DH(S), dated the 24th September, 1968, the Administrator of the Union territory of Delhi, after prior consultation with the Union Public Service Commission is pleased to make rules in the Schedule hereto annexed regarding the method of recruitment and qualifications necessary for appointment to the post of Deputy Director (Language) in the Language Department under Delhi Administration, Delhi.

#### SCHEDULE

Recruitment Rules for the post of Deputy Director (Language) in the Language Department of Delhi Administration, Delhi.

Name of post	No. of post	Classification	Scale of pay	Whether Selection post or non-selection post	Age limit for direct recruits	Whether benefit of added year of service admissible under rule 30 of the CCS (Pension) Rules 1972	Educational and other qualifications required for direct recruits
1	2	3	4	5	6	6a	7
Deputy Director (Language)	1* (1982)	General Central Service Grade 'A' Gazetted	Rs. 1100-50-1600	N.A.	Not exceeding 40 years (Relaxable for Govt. servants by 5 years in accordance with the instructions issued by the Central Government). Note : The crucial date for determining the age limit shall be the closing date for receipt of appli-	No	Essential: (i) Master's Degree of a recognised university or equivalent in Hindi with English as a subject at the Degree level. OR Master's Degree of a recognised University or equivalent in English with Hindi as a subject at the Degree level.

\*Subject to variation dependent on workload.

- टिप्पणी:—
- अनुसूचित जाति/जनजाति तथा अन्य विशेष वर्गों के व्यक्तियों के मामले में सीधी भर्ती के लिए अन्य सीमा केन्द्रीय सरकार द्वारा समय-समय पर जारी किए गए सामान्य आदेशों के अनुसार निम्नलिखित होगी।
  - इन नियमों की किसी भी बात का केन्द्रीय सरकार द्वारा इस सम्बन्ध में समय-समय पर जारी किए गए आदेशों के अनुसार अनुसूचित जातियों और अन्य विशेष वर्गों के व्यक्तियों के लिए उपबंधित किए जाने के लिए अपेक्षित आरक्षणों और अन्य रियायतों पर कोई प्रभाव नहीं पड़ेगा।
  - नाई भी पुरुष उम्मीदवार जिसकी एक से अधिक जीवित पत्नियाँ हैं या कोई भी महिला उम्मीदवार जिसने ऐसे व्यक्ति से विवाह किया है जिसकी पहले में जीवित पत्नी है, सीधी भर्ती के मामले में नियुक्ति के लिए पात्र नहीं होगी/होगी परन्तु दिल्ली के प्रशासन इस बात से संतुष्ट हो जाने पर कि ऐसा करने के लिए विशेष आधार है, किसी भी ऐसे उम्मीदवार को इस नियम के प्रवर्तन से छूट दे सकेंगे।
  - भर्ती नियमों के कालम-6 में उल्लिखित आयु सीमा निर्धारित करने के लिए मान्य तारीख प्रत्येक मामले में भारत में रह रहे (अवधान व निकोबार द्वीप समूह और लक्षद्वीप के उम्मीदवारों से भिन्न के) उम्मीदवारों से आवेदनों की प्राप्ति के लिए अन्तिम तारीख होगी। ऐसे पदों के सम्बन्ध में जिनके लिए नियुक्तियाँ रोजगार कार्यालयों के माध्यम से की जाती हैं, आयु सीमा निर्धारित करने के लिए मान्य तारीख प्रत्येक मामले में वह अन्तिम तारीख होगी जिस तक रोजगार कार्यालयों में नाम प्रस्तुत करने के लिए आग्रह किया जाता है।

1	2	3	4	5	6	6a	7
---	---	---	---	---	---	----	---

cations from candidates in India (other than those in Andaman & Nicobar Islands and Lakshadweep).

OR

Master's Degree of a recognised University or equivalent in any subject with Hindi and English as subjects at the Degree level.

OR

Master's Degree of a recognised University or equivalent in any subject with Hindi medium and English as a subject at the degree level.

OR

Master's Degree of a recognised University or equivalent in any subject with English medium and Hindi as a subject at the Degree level.

(ii) 7 years' experience in a supervisory capacity of terminological work in Hindi and/or translation work from English to Hindi or vice-versa preferably of technical or scientific literature.

OR

10 years' experience of teaching, research, writing of journalism in Hindi.

Note 1. Qualifications are relaxable at the discretion of the U.P.S.C. in case of candidates otherwise well qualified.

Note 2. The qualification(s) regarding experience is/are relaxable at the discretion of the U.P.S.C. in the case of candidates belonging to Scheduled Castes and Scheduled Tribes if, at any stage of selection, the U.P.S.C. is of the opinion that sufficient number of candidates from these communities possessing the requisite experience are not likely to be available to fill up the vacancies reserved for them.

Desirable:

- (i) Knowledge of Sanskrit/Urdu/Punjabi.
- (ii) Administrative experience.
- (iii) Experience of organising Hindi classes or workshops for noting and drafting.



Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotees	Period of probation if any	Method of recruitment whether by direct recruitment or by deputation/transfer and percentage of the vacancies to be filled by various methods	In case of recruitment by promotion/deputation/transfer, grades from which promotion deputation/transfer to be made	If a DPC exists, what is its composition	Circumstances in which UPSC is to be consulted in making recruitment
8	9	10	11	12	13
No.	2 years	By promotion/transfer on deputation failing which by direct recruitment. Note: The suitability of the regular holder of the post of Assistant Director (Hindi) in the scale of Rs. 700-1300 will be initially assessed by the Commission for appointment to the post of Dy. Director (Language) in the scale of Rs. 1100-1600. If assessed suitable, he shall be deemed to have been appointed to the post under these rules.	Promotion/transfer on deputation: (1) Officers under the Central/State Govts. and Union Territories— (a)(i) holding analogous posts; or (ii) with 5 years' service in posts in the scale of Rs. 700-1300 or equivalent; or (iii) with 8 years' service in posts in the scale of Rs. 650-1200 or equivalent; and (b) possessing the educational qualifications and experience prescribed for direct recruits under column 7. (2) The departmental Senior Hindi Officer with 8 year's regular service in the grade will also be considered and in case he is selected for appointment to the post, the same shall be deemed to have been filled by promotion. (Period of deputation including period of deputation in another ex-cadre posts held immediately preceding this appointment shall ordinarily not exceed 3 years).	Group 'A' D.P.C. (for considering confirmation) (a) Chief Secretary, Delhi Administration, Delhi—Chairman. (b) Secretary concerned in the Admn.—Member (c) Head of Department concerned unless he is ex-officio Secy. in the Admn.—Member Note: The proceedings of the DPC relating to confirmation shall be sent to the Commission for approval. If, however, these are not approved by the Commission a fresh meeting of the DPC to be presided over by the Chairman or a Member of the UPSC shall be held.	Selection on each occasion shall be made in consultation with the UPSC. Consultation with the UPSC also necessary while amending/relaxing any of the provisions of these rules.

By Order and in the name of the Administrator of the Union Territory of Delhi.

K. SETHURAMAN, Jt. Secy. (Services)

Notes:—

1. The age limit for direct recruitment will be relaxable in the case of Scheduled Castes/Tribes candidates and other special categories of persons in accordance with the general orders issued from time to time by the Central Government.
2. Nothing in these rules shall affect reservations and other concessions required to be provided for Scheduled Castes and Scheduled Tribes and other special categories of persons in accordance with the orders issued by the Central Government from time to time in this regard.
3. No male candidate who has more than one wife living or no female candidate who has married a person already having a wife living shall be eligible for appointment in case of direct recruitment provided that the Administrator, Delhi may after being satisfied that there are special grounds for doing so, exempt any such candidate from the operation of this rule.
4. The crucial date for determining the age limit mentioned in column 6 of the recruitment rules will in each case be the closing date for receipt of applications from candidates in India (Other than Andaman & Nicobar Islands and Lakshadweep). In respect of posts, the appointments to which are made through the Employment Exchanges, the crucial date for determining the age limit will, in each case, be the last date upto which the Employment Exchanges are asked to submit the names.

ITEM  
NO.  
12/94  
A-22.02.94

SUB: Draft Recruitment Regulations for the post  
of Asstt. Hindi Translator under Group 'C'.  
No. F.4(4)/93-P.B.V.

P R E C I S

At present, Recruitment Resolutions for the post of Assistant Hindi Translator do not exist. The post carries the scale of Rs. 950-20-1150-EB-25-1500/-. The mode of recruitment has been kept as direct recruitment and educational qualifications has been prescribed as Graduate from any recognised University with English and Hindi as subjects.

2. The proposed draft Recruitment Resolutions for the said post, are appended as (Appendix • W • page No. 107 - 108)

3. The Authority may now consider and approve the Recruitment Resolutions for the said post.

R E S O L U T I O N

It was resolved that recruitment regulations, as proposed be approved.

\*\*\*

-: 107 :-  
Appendix 'W' to Item No. 12/94  
RECRUITMENT REGULATIONS FOR THE  
POST OF Asstt. Hindi Translator  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post : Asstt. Hindi Translator
2. No. of posts : 1 \*subject to variation depending on work load.
3. Classification : Group 'C'
4. Scale of pay : Rs. 950-20-1150-EB-25-1500/-
5. Whether selection post or non-selection post. : Not applicable
6. a) Age limit for direct recruitment. :: 18-30 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : Not applicable
7. Educational and other qualifications required for direct recruits. : Graduate from any recognised university with English and Hindi as subjects.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable
9. Period of probation, if any. : 2 years

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

: By direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

: Not applicable

12. If a DPC exists what is its composition.

: Not applicable

13. Saving

(\*) Other backward classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

ITEM No.

13/94

A-22.02.94

Subject : Framing the Recruitment Regulations for the post of Medical Officer and Asstt. Medical Officer.

File No. F.7(183)93/PB.I

There is one sanctioned post of Medical Officer carrying scale of pay of Rs.3000-4500/- and one post of Asstt. Medical Officer in the scale of pay of Rs.2200-4000/-. The Recruitment Regulations for these posts have not been framed so far.

The draft Recruitment Regulations for the post of Medical Officer and Asstt. Medical Officer have been framed and are placed at (Appendix 'X' & 'Y' Page No. 110-113) respectively. The method of recruitment has been proposed by appointment on contract basis on consolidated remuneration initially for one year extendable upto three years. The maximum age limit has been prescribed as 60 years. Experience has been prescribed as 5 years for the post of Asstt. Medical Officer and 10 years for the post of Medical Officer.

The draft Recruitment Regulations for the post of Medical Officer and Asstt. Medical Officer are placed before the Authority for consideration and approval.

\*\*\*\*\*

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

It was resolved that recruitment regulations for the posts of Medical Officer and Assistant Medical Officer be approved as proposed subject to modifications in para 10 which shall read as under, in both the cases:

"by direct recruitment on contract basis".

\*\*\*

- 110 -  
( APPENDIX 'X' TO ITEM NO. 13/94 )  
RECRUITMENT REGULATIONS FOR THE  
POST OF MEDICAL OFFICER  
IN DELHI DEVELOPMENT AUTHORITY

- |  |   |
|--|---|
| 1. Name of post  | Medical Officer   |
| 2. No. of posts  | 1 (One)   |
| 3. Classification  | Group 'A'   |
| 4. Scale of pay  | Rs.3000-100-2500-125-4500/-   |
| 5. Whether selection post or non-selection post.   | Not applicable  |
| 6. a) Age limit for direct recruitment.  | Not exceeding 60 years  |
| b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972.                                  | No  |
| 7. Educational and other qualifications required for direct recruits.  | <u>Essential</u><br>i) MBBS Degree from a recognised University or equivalent preferably having P.G. Degree in Medicine or equivalent.<br>ii) Minimum 10 years experience after registration under the Act. |
| 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. | Not applicable  |
| 9. Period of probation, if any.  | Not applicable  |

.....contd.



10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By direct recruitment on contract basis on consolidated remuneration to be decided by the VC in consultation with F.M. initially for one year extendable upto three years. Ex-Army Medical Corps Officers with the requisite qualification will be preferred.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Not applicable

12. If a DPC exists what is its composition.

Not applicable

13. Saving

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, OBCs, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

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

- 112 -  
( APPENDIX 'Y' TO ITEM NO. 13/94 )  
RECRUITMENT REGULATIONS FOR THE  
POST OF ASSTT. MEDICAL OFFICER  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post  
Asstt. Medical Officer
2. No. of posts  
1 (one)
3. Classification  
Group 'A'
4. Scale of pay  
Rs.2200-75-2800-EB-100-4000/-
5. Whether selection post or non-selection post.  
Not exceeding 60 years.
6. a) Age limit for direct recruitment.  
No  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972.  
No
7. Educational and other qualifications required for direct recruits.  
Essential  
i) MBBS Degree from a recognised University or equivalent.  
ii) Minimum 5 years experience after registration under the Act.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.  
Not applicable
9. Period of probation, if any.  
Not applicable

( APPENDIX - 112 -  
 Y TO ITEM NO. 13/94 )  
RECRUITMENT REGULATIONS FOR THE  
POST OF ASSTT. MEDICAL OFFICER  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post  
Asstt. Medical Officer
2. No. of posts  
1 (one)
3. Classification  
Group 'A'
4. Scale of pay  
Rs.2200-75-2800-EB-100-4000/-
5. Whether selection post or non-selection post.  
Not exceeding 60 years.
6. a) Age limit for direct recruitment.  
No
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972.  
No
7. Educational and other qualifications required for direct recruits.  
Essential  
 i) MBBS Degree from a recognised University or equivalent.  
 ii) Minimum 5 years experience after registration under the Act.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.  
Not applicable
9. Period of probation, if any.  
Not applicable

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By direct recruitment on contract basis on consolidated remuneration to be decided by the VC in consultation with F.M. initially for one year extendable upto three years. Ex-Army Medical Corps. Officers with requisite qualification will be preferred.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Not applicable.

12. If a DPC exists what is its composition.

Not applicable.

13. Saving

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, OBCs, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

ITEM NO.

14/94

A-22.02.94

Sub : Draft Recruitment Regulations for various Categories of posts under Group 'C'.

No. F.4(2)/93-PB.V

P R E C I S

At present, Recruitment Regulations for the following categories of posts under Group 'C' do not exist.

1. Mechanic Grade II.
2. Mechanic/Mechanic (Elect./Mech)
3. Senior Mechanic
4. Senior Operator.
5. Cable Joiner.
6. Wireman Grade II.
7. Wireman/Wireman (AC&R)
8. Foreman (Elect.)
9. Telephone Operator.
10. Senior Telephone Operator.
11. Auto electrician.
12. Senior Mechanic (AC&R).
13. Lift Operator.
14. Senior Lift Operator.
15. Mechanic (AC&R).

2. While preparing draft Recruitment Regulations for the above noted posts, besides past practices, Recruitment Regulations prevalent in M.C.D., Government of National Capital Territory of Delhi and C.P.W.D. have been consulted.

3. As suggested by Chief Engineer (Elect.), posts of Mechanic (E&M), Wireman (AC&R) have been clubbed with the posts of Mechanic and Wireman respectively, keeping in view the similar nature of duties.

4. Proposed draft Recruitment Regulations for each of aforesaid posts are appended at (Appendix 'Z')  
page No. 116 - 145).



5. The Authority may now consider and approve the Recruitment Regulations for the aforementioned Categories of posts.

RESOLUTION

It was resolved that recruitment regulations be approved.

It was further resolved that the constitution of the Committee, for conducting tests in each category will be approved at the level of Vice-Chairman.

\*\*\*



(Appendix '2' to Item No. 14/94)

RECRUITMENT REGULATION FOR THE POST OF  
(MECHANIC (GRADE-II) IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Mechanic (Grade-II)
2. No. of Posts : \* 12  
\* Subject to variation  
\* dependent on work-load.
3. Classification : Group 'C'
4. Scale of Pay : Rs. 950-20-1150-EB-25-1400.
5. Whether selection or non-selection Post : Selection
6. a) Age limit for direct recruitment : 18-25 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications required for direct recruits : (i) Matriculation or its equivalent from a recognised university or Board.  
(ii) Trade certificate from a recognised Vocational Training Institute.  
(iii) 3 years Practical Experience in a workshop/Deptt. dealing with operation and maintenance of mechanical plants  
(iv) DEPARTMENTAL TEST:  
ORAL :- (a) Knowledge of parts of simple Mechanical plants and engine and their functions.  
(b) Opening up and reassembly of simple Mechanic Unit.  
PRACTICAL :- (a) Ability to make simple arithmetical calculations and to use simple measuring instruments such as calipers, screw gauge, feedergauge etc. choice of correct tools for different jobs.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputations : Deptt. Test - Yes  
Age - No  
Ed. Quali- No  
fication

9. Period of probation if any : Two years.
10. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By promotion on the basis of seniority-cum-fitness, failing which by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer deputations is to be made. : From Khallasia working in mechanical side with 5 years practical experience in mechanical side.
12. If a D.P.C exists what is its composition : Group 'C' D.P.C.
13. Saving : Nothing in these regulations shall affect reservation, relaxation or age limit and other concession required to be provided for the Scheduled Castes, the Scheduled Tribes, (\*) Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
- (\*) Other Backward Classes
14. Disqualification : No person who has entered into or contract a second marriage when his/her spouse is alive.
15. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

9. Period of probation if any : Two years.
10. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By promotion on the basis of seniority-cum-fitness, failing which by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer deputations is to be made. : From Khallasia working in mechanical side with 5 years practical experience in mechanical side.
12. If a D.P.C exists what is its composition : Group 'C' D.P.C.
13. Saving : Nothing in these regulations shall affect reservation, relaxation or age limit and other concession required to be provided for the Scheduled Castes, the Scheduled Tribes, (\*) Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.  
(\* ) Other Backward Classes
14. Disqualification : No person who has entered into or contract a second marriage when his/her spouse is alive.
15. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

RECRUITMENT REGULATION FOR THE POST OF  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Mechanic/Mechanic (LSM)
2. No. of Posts : 2 + 1
3. Classification : \* Subject to variation dependent on work load.  
Group 'C'
4. Scale of Pay : Rs. 1150-25-1500/-
5. Whether selection or non-selection Post : Selection
6. a) Age limit for direct recruitment : 18-25 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No.
7. Educational and other qualifications required for direct recruits :  
i) Matriculation  
ii) Trade Certificate from a recognised Vocational training Institute.  
iii) 5 years practical experience in a workshop/department dealing with operation and maintenance of mechanical plants.

DEPARTMENTAL TEST:

- ORAL: (a) Knowledge of principles and operation of engines/machines  
(b) Knowledge of permissible tolerance on engine plant and machinery  
(c) Knowledge of workshop tools and instruments used for overhaul of engine plant.

PRACTICAL:

- (a) Ability to carry out a complete overhaul of any particular system of an engine fuel system, brake system and lubrication system.

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationsists. : Age & Educational : No.  
Qualification  
Departmental test & : Yes  
Experience

Period of probation, if any : One year

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Promotion from Mechanic, Gr. II with 5 years practical experience in the grade.

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, (\*) Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.



RECRUITMENT REGULATION FOR THE POST OF  
Senior Mechanic IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Senior Mechanic
2. No. of Posts : 1\* Subject to variation depend on workload.
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1200-30-1440-EB-30-1800/-
5. Whether selection or non-selection Post : Selection
6. a) Age limit for direct recruitment : 18-35 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No.
7. Educational and other qualifications required for direct recruits :  
1. Matriculation  
2. Trade certificate from a recognised vocational Institute  
3. 7 years experience in a workshop/department dealing with operation and maintenance of mechanical plants.

4. Trade Test:

Oral:

- a) Must be literate.
- b) Knowledge of principles of the working of various types of work-shops machinery & mechanical equipments.
- c) Knowledge of right type of tools, instruments, jigs & fixtures used in workshops.
- d) In the case of Senior Mechanics specially being tested for heavy construction equipment, Generating Sets, Heavy Duty Pumps, knowledge of the actual working of the particular class of equipment for which Trade Tests being conducted.

\*\* (c) In the case of Senior Mechanics intended for any special equipment, a practical test to establish ability to handle repair and maintenance works on the particular class of equipment.

Practical:

- a) To establish ability to dismantle and refit any major assembly or sub-assembly of mechanical equipment.
- b) Ability to programme the Mtc. of overhaul of mechanical equipment.

\*\*

8. Whether the additional qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.

Age and Qualification: No.  
Deptt. Test & Experience: Yes  
Age & others: No.

9. Period of probation, if any : One year



10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion on the basis of seniority-cum-fitness, failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Mechanic Grd. I/Fitter Grd. I

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, (\*) Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion on the basis of seniority-cum-fitness, failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Mechanic Grd. I/Fitter Grd. 1

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, (\*) Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

RECRUITMENT REGULATION FOR THE POST OF  
Senior Operator IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Senior Operator
2. No. of Posts : 2\* subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1200-30-1440-EB-30.1800/-
5. Whether selection or non-selection Post : Selection
6. a) Age limit for direct recruitment : 30-40 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No.
7. Educational and other qualifications required for direct recruits :  
1) Matriculation  
2) Must possess 5 years' practical experience in operation and maintenance of equipment like bull-dozers, tractors etc. knowledge of different types of I.C. Engine and construction equipment. Must possess prescribed licence for driving heavy duty machinery like tractor and bull-dozer etc.

3) Departmental Test:

Oral: (a) Question on the principles of operation & Mtc. of the particular class of Heavy Machinery to be operated.

(b) General principles on the operations & Mtc. of mechanical equipment including preventive maintenance procedures & safety precautions.

PRACTICAL:

The following typical tests will be given in the trade test:

(a) Operation of the particular types of heavy machinery on different speeds & different gradients with the appropriate skill and confidence with due regard to speed and safety.

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Experience & Departmental Test: Yes  
Age & Other: No.
9. Period of probation, if any : One year

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Operator (E&M)

12. If a DPC exists what is its composition.

Group 'C' D.P.G.

13. Saving

- (\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, (\*) Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

RECRUITMENT REGULATION FOR THE POST OF  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Cable Jointer
2. No. of Posts : 1\* subject to variation depend-  
ent on workload.
3. Classification : Group 'C'
4. Scale of Pay : Rs. 950-20-1150-EB-25-1500/-
5. Whether selection or  
non-selection Post : Selection
6. a) Age limit for direct : 21-30 years  
recruitment  
b) Whether benefit of :  
any added years of  
service admissible  
under Rule 30 of CCS  
(Pension) Rules, 1972

7. Educational and other : (1) Trade certificate from recogn-  
qualifications required ised vocational training insti-  
for direct recruits tute with 2 years cable jointing  
experience or 5 years practical  
experience as Cable Jointer in  
a reputed firm.

(2) DEPARTMENTAL TEST:

ORAL:

Questions on different types of cable both copper and aluminium, methods of jointing, tools and accessories used in jointing work and preparation and use of compound insulating types etc. on L.T. work.

PRACTICAL:

The following typical tests will be given in the Trade Test:

- a) Carrying out a straight joint or 'T' joint on L.T. cables.
- b) Efficient soldering of cable sockets.

8. Whether one and educa- : Not applicable  
tional qualifications  
prescribed for the direct  
recruits will apply in  
the case of promotees  
and deputationists.
9. Period of probation, : One year  
if any

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

Direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Not applicable

12. If a DPC exists what is its composition.

Not applicable

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.



10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

Direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Not applicable

12. If a DPC exists what is its composition.

Not applicable

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

-126-  
RECRUITMENT REGULATIONS FOR THE  
POST OF WIREMAN GRADE - II  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post : Wireman Grade - II
2. No. of posts : 73 \*subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of pay : Rs. 950-20-1150-EB-25-1400/-
5. Whether selection post or non-selection post. : Selection
6. a) Age limit for direct recruitment. : 18 - 25 years.
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. :
  - i) Middle pass of a recognised school/Board or equivalent.
  - ii) Second class wireman competency certificate from recognised institution.
  - iii) Two years experience of wiring installation of consumer service mains.
  - iv) DEPARTMENTAL TEST:  
Some tests on simple fault location should be given.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : 
 

Age & Experience	No
Others	Yes
9. Period of probation, if any. : Two years

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

: By promotion on the basis of seniority-cum-fitness, failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

: Khallasis working in Electrical side with 3 years service in the line.

12. If a DPC exists what is its composition.

: Group 'C' DPC

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

**RECRUITMENT REGULATION FOR THE POST OF  
IN DELHI DEVELOPMENT AUTHORITY**

- |    |  |   |   |
|----|--|---|---|
| 1. | Name of Post   | : | Wireman/<br>Wireman (AC&R)  |
| 2. | No. of Posts   | : | 20 + 1* subject to variation<br>dependent on workload.  |
| 3. | Classification   | : | Group 'C'   |
| 4. | Scale of Pay   | : | Rs. 1200-30-1440-EB-30 -1800/-  |
| 5. | Whether selection or<br>non-selection Post   | : | Selection   |
| 6. | a) Age limit for direct<br>recruitment   | : | 18-30 years   |
|    | b) Whether benefit of<br>any added years of<br>service admissible<br>under Rule 30 of CCS<br>(Pension) Rules, 1972 | : | No.   |
| 7. | Educational and other<br>qualifications required<br>for direct recruits  | : | i) Matriculation or equivalent<br>from a recognised University/<br>Board.<br>ii) Electrical workman's permit/<br>workmen's competency certificate/<br>electrical workmen's licence<br>(certificate or competency<br>class-II) from a recognised<br>institute.<br>(iii) Experience of 5 years. |

**(iv) DEPARTMENTAL TEST:**

**ORAL:** Simple questions on the various safety regulations laid-down in case of internal electrical installations should be asked. The general knowledge of some of the more important clauses of the CPWD specifications for internal electrical installations work should be tested. A test as to the ability of the person to read wiring diagrams should be conducted. Any other questions which the DPC may like to put in this connection should be asked. Questions on safety precautions to be taken should be asked.

**PRACTICAL:** Wiring of motors with starters. Simple wiring of different types of wiring to be made. Faults should be deliberately put in installations and candidates asked to locate & rectify.

The candidate's ability to connect and use instruments like voltmeters, ammeter, K.W.H., Meters, megger & earth tester should be tested. Must be tested for knowledge of "resuscitation".

- |    |  |   |   |
|----|--|---|---|
| 8. | Whether age and educa-<br>tional qualifications<br>prescribed for the direct<br>recruits will apply in<br>the case of promotees<br>and deputationists. | : | a) Age: No<br>b) Competency certificate<br>Experience & Departmental<br>Test: Yes<br>c) Others: No. |
| 9. | Period of probation,<br>if any   | : | Six months.   |

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Wireman Grade-II with 5 years regular service in the grade.

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

(\* ) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.



**RECRUITMENT REGULATION FOR THE POST OF  
IN DELHI DEVELOPMENT AUTHORITY**

1. Name of Post : Foreman(Electrical)
2. No. of Posts : 7 ... \* subject to variation dependent on workload.
3. Classification : Group 'C' (Non-ministrial)
4. Scale of Pay : Rs. 1600-50-2300-EB-60-2660/-
5. Whether selection or non-selection Post : Selection
6. a) Age limit for direct recruitment : 18-30 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : Not applicable
7. Educational and other qualifications required for direct recruits :
  - i) Matriculation or equivalent from a recognised University or Board.
  - ii) Electrical Trade Certificate and electrical Supervisory certificate of competency for working on L.T. & H.T. underground, overhead and lift installations from recognised Institute.
  - iii) 5 years experience for erection & maintenance of various types of HT&LT electric installations including underground overhead systems, lift etc.
  - iv) **DEPARTMENTAL TEST:**  
**ORAL:** Thorough knowledge of principles of operation of different types of electrical equipment., HT & LT Switchgear, measuring and recording instruments, lifts, pumps etc., knowledge of I.E. Rules safety regulations and shock treatment. He must be conversant with different safety precautions for electrical installations as per I.E. Rules.  
**PRACTICAL:** Test to assess knowledge in installation, operation and maintenance of electrical plant switch gear, lifts and pumps etc. Knowledge of LT & HT cable joints and processes of electric shock treatment.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationsists :
  - a) Age : No
  - b) Educational Qualification: Yes
  - c) Experience: Yes
9. Probation period, if any : 2 years.



10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by Direct Recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

PROMOTION

Electrician in the pay scale of Rs. 1200-1800/- with 5 years regular service in the grade.

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

(\* )Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

- |  |  |
|--|--|
| 1. Name of post  | : Telephone Operator   |
| 2. No. of posts  | : 4 *Subject to variation dependent on workload.   |
| 3. Classification  | : Group 'C'  |
| 4. Scale of pay  | : Rs. 950-20-1150-EB-25-1500/-   |
| 5. Whether selection post or non-selection post.   | : Not applicable   |
| 6. a) Age limit for direct recruitment.  | : 25 years (relaxable for Govt. servants & employees of the DDA.   |
| b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972.                                  | : NO   |
| 7. Educational and other qualifications required for direct recruits.  | : i) 10+2 certificate of a recognised University Board.<br>ii) Trade Certificate in EPABX Course from a recognised Training Institution. |
| 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. | : Not applicable   |
| 9. Period of probation, if any.  | : Two years  |

Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

: By direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

: Not applicable

12. If a DPC exists what is its composition.

: Not applicable

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes,\* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

-134-  
**RECRUITMENT REGULATIONS FOR THE**  
**POST OF SENIOR TELEPHONE OPERATOR**  
**IN DELHI DEVELOPMENT AUTHORITY**

1. Name of post : Senior Telephone Operator
2. No. of posts : 1 \*subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of pay : Rs. 1200-30-1560-EB-20-2040/-
5. Whether selection post or non-selection post. : Selection
6. a) Age limit for direct recruitment. : Not exceeding 30 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. :
  - i) 10+2 certificate of a recognised University/Board.
  - ii) Trade Certificate in EP&BX Course from a recognised Institution.
  - iii) 5 years experience as Telephone Operator
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : 
 

Age	No
Others	Yes
9. Period of probation, if any. : Two years

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

: By promotion on the basis of seniority-cum-fitness, failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

: Telephone Operator

12. If a DPC exists what is its composition.

: Group 'C' D.P.C

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes,\* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

-136-  
RECRUITMENT REGULATIONS FOR THE  
POST OF AUTO ELECTRICIAN  
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post : Auto Electrician
2. No. of posts : 2 \*subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of pay : Rs. 950-20-1150-EB-25-1400/-
5. Whether selection post or non-selection post. : Non-selection
6. a) Age limit for direct recruitment. : 18 - 25 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. :
  - i) 10th Standard Pass
  - ii) Trade Certificate in Auto Electrician from recognised institution.
  - iii) Two years experience in Govt./ Public Undertakings or in a firm dealing in Automobiles.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable
9. Period of probation, if any. : Two years



Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

: By direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

: Not applicable

12. If a DPC exists what is its composition.

: Not applicable

13. Saving

(\* )Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

**RECRUITMENT REGULATION FOR THE POST OF  
IN DELHI DEVELOPMENT AUTHORITY**

1. Name of Post : Senior Mechanic (Air Conditioning & Refrigeration)
2. No. of Posts : 2\* subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1200-30-1440-EB-30-1800/-
5. Whether selection or non-selection Post : Selection
6. a) Age limit for direct recruitment : 18 - 35 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No.

7. Educational and other qualifications required for direct recruits : i) Matric  
ii) Must have undergone 12 months Refrigeration Mechanic Course or equivalent course in a recognised technical institute and must have one years' apprenticeship in a reputed firm or Organisation of Air-conditioning & Refrigeration Engineers.

OR

2 years apprenticeship in a reputed firm or Organisation or Air-conditioning and Refrigeration Engineers.

iii) 5 years experience as an Air-conditioning or Refrigeration serviceman, or as a Mechanic or in any other skilled capacity on the Mtc. & installation of water coolers, refrigeration, room Air conditioners and small air-conditioning cold storage plants.

iv) TRADE TEST :

- a. Use of leak detector for detecting leaks on any type of refrigeration system.
- b. Soft and hard soldering
- c. Cut threads with taps and dies
- d. Filling and fitting
- e. Align a compressor or a pump
- f. Dismantle and assemble a reciprocating compressor
- g. To cut the gaskets for any compressor of any size
- h. Grind and polish compressor valves and a seal
- i. Charging oil & gas in an air-conditioning or cold storage plant with reciprocating compressor.
- j. Adjust refrigerant controls on direct expansion/plant

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : AGE: NO  
OTHERS: YES

9. Period of probation, if any : 2 years

- (\*\*).k. Pump down a system
- l. Connect a voltmeter and ammeter in a circuit
  - m. Adjust over-loads in a starter
  - n. Connect an electric motor and a starter.

Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion fail/  
direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Mechanic (AC&R) with 5 years.  
regular service in the grade.

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

(\*) Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

-140-  
**RECRUITMENT REGULATIONS FOR THE**  
**POST OF LIFT OPERATOR**  
**IN DELHI DEVELOPMENT AUTHORITY**

1. Name of post : LIFT OPERATOR
2. No. of posts : 12 \*subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of pay : Rs. 950-20-1150-EB-25-1400/-
5. Whether selection post or non-selection post. : Selection
6. a) Age limit for direct recruitment. : 21-30 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. : 8th Class pass certificate from recognised Institute.  
Departmental Test  
 b) Must be conversant with the safety devices relating to lifts. Must have ability to drive the lifts up & down the full course & stop at any required floor, operate the calling bell, operate emergency switch & operate the limit switch.  
 c) Should have worked as a lift operator for a minimum period of 2 years.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Age ::::NO  
 Educational Qualification ::::Yes
9. Period of probation, if any. : Yes.

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Khallas from electrical side.
12. If a DPC exists what is its composition.

GROUP 'C' D.P.C.
13. Saving

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
- (\*) Other Backward Classes
14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.
15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

**RECRUITMENT REGULATIONS FOR THE  
POST OF SENIOR LIFT OPERATOR  
IN DELHI DEVELOPMENT AUTHORITY**

-142-

1. Name of post : SENIOR LIFT OPERATOR
2. No. of posts : 5\* subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of pay Rs. 1200-30-1440-EB-30-1800/-
5. Whether selection post or non-selection post. : Selection
6. a) Age limit for direct recruitment. 20-30 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits.
  - 1) 8th Class pass certificate from a recognised Institution.
  - 2) Must be conversant with the safety devices relating to lifts. Must have ability to drive the lifts up & down the full course & stop at any required floor, operate the calling bell, operate emergency switch & operate the limit switch.
  - 3) should have worked as a lift operator for a minimum period of 5 years.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.
 

Age : ::::NO  
Educational Qualification : NO  
Experience : ::::: Yes
9. Period of probation, if any. One year



6. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By promotion failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/ deputation is to be made.

Lift operator with 5 years experience in the grade.

12. If a DPC exists what is its composition.

Group 'C' DPC

13. Saving

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes,\* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

(\*) Other Backward Classes

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

**RECRUITMENT REGULATION FOR THE POST OF  
IN DELHI DEVELOPMENT AUTHORITY**

1. Name of Post : Mechanic (Airconditioning & Refrigeration)
2. No. of Posts : 3\* subject to variation dependent on workload.
3. Classification : Group 'C'
4. Scale of Pay : Rs. 950-20-1150-EB-25-1400/-
5. Whether selection or non-selection Post : Not applicable
6. a) Age limit for direct recruitment : 18-35 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No.
7. Educational and other qualifications required for direct recruits :  
i) Matric pass from a recognised University/Board or equivalent  
ii) Must have undergone 12 months refrigerator mechanic course or equivalent course in a recognised technical institute and must have one years' apprenticeship in a reputed firm or Organisation of Airconditioning and Refrigeration Engineers  
Or  
2 years apprenticeship in a reputed firm or Organisation of Airconditioning and Refrigeration Engineers.  
iii) Three years experience as an Airconditioning or Refrigeration serviceman, or as a mechanic or in any other skilled capacity on the maintenance and installation of water coolers, refrigerator's room, air-conditioners and small air-conditioning cold storage plants.  
iv) **DEPARTMENTAL TEST**  
a) Use of leak detector in testing leak s.  
b) Soft soldering  
c) simple filling and fitting  
d) dismantle and assemble a water pump  
e) Pump down system upto 15 H.P.  
f) Oiling and greasing  
g) Charge oil and gas in a system upto 5 H.P.  
h) Dismantle and assemble a compressor upto 5 H.P.  
j) Cut a compressor gasket of any type and size.  
8. Whether any and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable
9. Period of probation, if any: 2 years.

Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

Direct recruitment

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Not applicable

12. If a DPC exists what is its composition.

Not applicable

13. Saving

\*Other Backward Classes

Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, \* Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax

When the Chairman is of the opinion that it is necessary or expedient so to do, he may be order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

1  
nt.  
s  
d  
e  
p  
n  
i-



ITEM NO.  
15/94  
A-22.02.94

Sub: Revised Estimates for the Year 1993-94 and Budget Estimates for the Year 1994-95.

File No: F.4(3)/93-94/Budget.

PRECIS

The presentation of DDA Budget is divided into the following three parts:-

- a) Nazul-I
  - b) Nazul-II
  - c) General Development Account.
2. A Budget Sheet representing 'Budget at a Glance' for all the three items is placed at Annexure-I. This gives the summary of Actuals 92-93, Budget Estimates 93-94, Revised Estimate 93-94, Budget Estimates 94-95 for both the receipts and payments.
3. A combined abstract for the above three items is placed at page 15 of Annexure-I.
4. As regards projections of Rs.696.00Cr. in 94-95, this include provision of Rs.85.15 Cr. for new schemes for Development of land and construction of houses at Rohini, Dwarka PH.II, Narela, Jasola and Vasant Kunj. The details of the new schemes and budgetary projections for development of land as well as houses is indicated in the 'Annexure III'.
5. The Budget Estimates for 94-95 contains the provision of Rs.57.05 Crores for payment to Delhi Admn., for land acquisition. Similarly, a provision of Rs.77.35 Crores has been made in RE 93-94 for land acquisition and enhanced compensation out of which Rs.57.08 Crores has already been paid to Delhi Admn., as on 31.1.93. The actual payments for land acquisition and enhancement compensation made to Delhi Administration in 91-92 & 92-93 were Rs.24.99 Crores and Rs.4.06 Crores respectively.
6. DDA has compiled the Zone-wise Performance Budget for the first time indicating the physical & financial progress of various works/Schemes, which is placed at 'Annexure IV'. It is planned to co-relate the funds release for various schemes/projects with reference to the physical progress and the requirement of funds as reflected by the concerned Chief Engineers by linking up with the data/information supplied by them. This would facilitate effective monitoring of various projects/schemes and improve the cash-flow management.
7. For proper financial management and scientific project appraisal the Cost Benefit Analysis of Rohini Phase-III, Narela, Dwarka have already been approved by the Authority and sent to Ministry of Urban Development for notification of land rates.
8. The Budgetary proposals contain the provision of Rs.8.50 Crores for undertaking mega projects like integrated Freight Complex at Madanpur Khadar, Narela, Gajipur, Rohini, D/o Yamuna River bed, Facility Centre Geeta Colony, C.B.D. Shahdara. These projects would be on Self Financing basis and the expenditure would be met out of the receipts from the beneficiaries.

9. The details of these budgets are given in succeeding pages 16 to 21 of Annexure-I.

10 Annexure II of Budget proposals comprises detailed schemewise Budget proposals both Receipts & Payments in the three items as at para 1 above.

11. The matter is placed before the Authority for consideration and approval of the Budget Estimates of 94-95 and Revised Estimates of 93-94 as contained in the Annexure. Approval may also be given for utilisation of RE pending confirmation of minutes of the meeting by the Authority.

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

Resolved that Revised Estimates (1993-94) for the ongoing schemes and Budget Estimates for 1994-95 be approved. Proposals in respect of new schemes be discussed in the next meeting of the Authority.

Vice-Chairman, DDA briefed the Authority on the following notable achievements in 1993-94 :

- (a) Receipts in 93-94 will be approximately 30% higher over the receipt in 92-93.
- (b) Allotment of flats made during the year 93-94 was of the order of 20,000 against 10,218 in 1992-93.
- (c) Investment made by DDA on land acquisition in 1993-94 (Rs.70 Cr.) was the highest in the history of DDA.
- (d) Expenditure on establishment cost was reduced by approx. Rs. 2 crore, inspite of higher D.A. and adhoc relief paid during the year.

\*\*\*

While confirming the minutes of the meeting of the Authority held on 22.02.94, the Authority further resolved in its meeting held on 24.03.94 vide Item No.19/94 that:-

Ist para of the Resolution No.15/94 shall read as:-

" Resolved that Revised Estimates for the year 93-94, for the ongoing schemes be approved. Revised Budget Estimates in respect of new schemes be discussed along with the Budget proposals for the year 94-95."

-xxx-

( FROM PAGE 148- 177 )

ITEM NO.  
16/94

SUB : Revision of pay scale of Mates/Non-  
Technical Supervisor (NTSS) and Staff  
Car Driver.

(F.No. 3(178)/88-PB-IV.)

\*\*\*\*\*

The item was withdrawn for revision.

\*\*\*\*\*

ITEM NO.  
17/94

SUB : Grant of Senior Scale of the Stenographers  
recruited after 31.12.1986.

(F.No. 2(1)92-PB-III.)

\*\*\*\*\*

The item was withdrawn for revision.

\*\*\*\*\*

ITEM NO.  
18/94


SUB : Allotment of additional space to the  
Shop-keepers of Kingsway Camp Scheme.

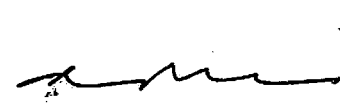
(F.No. 15(10)88-CL.)

\*\*\*\*\*

Deferred.

\*\*\*\*\*

  
Secretary  
Delhi Development Authority

  
24.03.94  
Chairman,  
Delhi Development Authority



