

डी.डी.-र. विकास सदन

दिनांक २३.२.१९९५

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23 - 02 - 1995

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

List of the items discussed in the meeting of
the Delhi Development Authority fixed for 23.02.1995
at 3.00 P.M. at Raj Niwas, Delhi.

I N D E X

<u>S.NO.</u>	<u>ITEM NO.</u>	<u>S U B J E C T</u>	<u>PAGE NO.</u>
1.	15/95	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 20.01.95 at Raj Niwas, Delhi. <u>No. F.2(2)95-MC/Vol.I/DDA.</u>	1 - 6
2.	16/95	Application of Central Civil Services (Pension) Rules, 1972 to the officers and staff of the Delhi Development Authority- Extending pension benefits to work charge employees regularised w. e. f. 10.01.91 by counting service prior to this date. <u>No. F.51(4)93/Pension.</u>	7 - 18
3.	17/95	Tripartite agreement to provide loan to physically handicapped allottees of built-up Commercial units. <u>No. F.1(114)93-CE/Pt./Ph/OR/613/94</u>	19 - 25
4.	18/95	Proposal for construction of a sports School near Ghewra Maur on Rohtak Road in West Delhi by Directorate of Education, GNCTD. <u>No. F. Dir. (NCR&UE)/94/F.118</u>	26 - 27
5.	19/95	Amendments of MPD - 2001 Land uses under section 11-A of D.D. Act - 1957, as a part of Draft Zonal (Divisional) Plan of Zone 'D' (New Delhi). <u>No. F.20(14)93/MP.</u>	28 - 37

Contd.../-

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
6.	20/95	Special permission for the use of plot no. 29, Rajpur Road as a Research Institute on a residential (Bungalow) Plot. <u>F.20(26)94/M.P.</u>	38 - 39
7.	21/95	Revised Estimates for the year 1994-95 and Budget Estimates for the year 1995-96. <u>F.No. F.4(3)/94-95/Budget.</u>	40 - 42 + Booklets
8.	22/95	Report on the follow-up action on the Resolutions passed by the Authority in its meeting held on 28.11.1994. <u>No. F.2(6)/95-MC/DDA.</u>	43 - 53
9.	23/95	Fixation of pre-determined rates for the year 1992-93 in respect of Narela and Rohini Phase - III projects for allotment of alternative plots. <u>F.No. A.O(P)/Misc/Cost Benefit Analysis.</u>	54 - 59

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 23.02.1995 at 3.00 p.m. at Raj Niwas, Delhi.
The following were present.

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri S.P. Jakhanwal.

MEMBERS

3. Shri A.P. Sinha,
Jt. Secretary,
Min. of Urban Development.
4. Shri K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
5. Shri K.N. Khandelwal,
Finance Member,
D.D.A.
6. Shri R.L. Hans,
Offtg. Engineer Member,
D.D.A.
7. Shri Subhash Sharma,
Commissioner, M.C.D.

SECRETARY

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

SPECIAL INVITEES

1. Shri F.P. Chauhan,
Chief Secretary,
Govt. of Delhi.
2. Mrs. Suman Swarup,
Secretary (L&B),
Govt. of Delhi.

Contd.../-

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

ALSO PRESENT

1. Shri S. M. Gupta,
Chief Legal Advisor,
D.D.A.
2. Shri J.C. Gambhir,
Commissioner (Plg.),
DDA.
3. Shri S. Roy,
Commissioner (LD),
DDA.
4. Shri A.K. Jain,
Director (DC&P),
DDA.
5. Shri J.K. Puri,
Chief Accounts Officer,
DDA.
6. Shri K.T. Gurumukhi,
Addl. Chief Planner,
T.C.F.O.

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ITEM NO.
15/95

SUB: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 20.01.95 at Raj Niwas, Delhi.

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

Resolved that minutes of the DDA meeting held on 20.1.95, be confirmed.

ITEM NO.
16/95

SUB: Application of Central Civil Services (Pension) Rules, 1972 to the officers and staff of the Delhi Development Authority - Extending pension benefits to work charge employees regularised w.e.f. 10.01.91 by counting service prior to this date.

No.F.5(4)93/Pension.

Resolved that half of the service period paid from work-charged contingencies be counted for calculation of pensionary/gratuity benefits as detailed in Appendix-'G' of the agenda to the work-charged staff of DDA subject to the conditions numerated in paras 12.2 and 12.3 of the agenda item.

ITEM NO.
17/95

SUB: Tripartite agreement to provide loan to physically handicapped allottees of built-up Commercial units.

No.F.1(114)93-CE/Pl.PH/OR/613/94

The Authority noted that the allottees of SC/ST categories were already entitled to the facility of making payment in instalments at subsidised rate of interest.

Resolved that the other categories having reservation in allotment i.e., physically disabled, ex-servicemen, freedom fighters, evictees of land in DDA projects, compassionate allottees be allowed the facility of availing loans from the Delhi Financial Corporation, to the extent of 2/3rd the cost of the unit, on execution of the proposed tripartite agreement.

ITEM NO.

18/95

SUB: Proposal for construction of a sports School near Ghewra Maur on Rohtak Road in West Delhi by Directorate of Education, GNCTD.

No.F. Dir.(NCR & UE)/94/F.118.

Resolved that proposal for establishing a Sports school in 116 acres of land as proposed by the Govt., of N.C.T.D. be approved subject to the recommendations contained in Para-3 of the agenda item. Amendments to the Master Plan, which may thus be necessitated be carried out simultaneously.

Further resolved that follow-up action be initiated without waiting for formal confirmation of minutes.

ITEM NO.

19/95

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

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

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

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

ITEM NO.

20/95

SUB: Special permission for the use of plot No. 29, Rajpur Road as a Research Institute on a residential (Bungalow) plot.

No.F.20(26)94/MP.

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

ITEM NO.
21/95

SUB: Revised Estimates for the year
1994-95 and Budget Estimates
for the year 1995-96.

No.F.4(3)/94-95/Budget.

Resolved that revised budget estimates for the
year 1994-95 and the budget estimates for the
year 1995-96 alongwith proposals contained in
the agenda item be approved. Further, resolved
that revised estimates for 1994-95, could be put
to utilisation, pending confirmation of minutes.

ITEM NO.
22/95

SUB: Report on the follow-up action
on the resolutions passed by the
Authority in its meeting held on
28.11.1994.

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

Noted.

ITEM NO.
23/95

SUB: Fixation of pre-determined rates
for the year 1992-93 in respect
of Narela and Rohini Phase-III
projects for allotment of alternative
plots.

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

Resolved that the rate of Rs.1655.65 per sq.mtr.
be approved for the alternative plots in Rohini
Phase-III and Narela, for the year 1992-93.

ITEM NO.
15/95

23.02.95

SUB: Confirmation of the minutes of the meeting
of the Delhi Development Authority held on
20.01.1995 at Raj Niwas, Delhi.

No. F. 2(2)/5-MC/Vol.II/DDA.

P R E C I S

Confirmation of the minutes of the meeting of
the Delhi Development Authority held on 20.01.1995
at Raj Niwas, Delhi. A copy of the minutes is appended
at (Appendix 'A' Page No. 2-6)

R E S O L U T I O N

Resolved that minutes of the DDA meeting
held on 20.01.95 be confirmed.

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 20.01.1995 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present.

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.P. Jakhanwal.

MEMBERS

3. Sh. K.N. Khandelwal,
Finance Member,
D.D.A.
4. Sh. R.L. Hans,
Offtg. Engineer Member,
D.D.A.
5. Sh. Subhash Sharma,
Commissioner, MCD.
6. Sh. D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

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

SPECIAL INVITEES

1. Sh. P.P. Chauhan,
Chief Secretary,
Govt. of Delhi.
2. Sh. P.S. Bhatnagar,
Secretary (Finance),
Govt. of Delhi.

Contd....

3. Sh. Jagdish Sagar,
Secretary (L&B),
Govt. of Delhi.

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

ALSO PRESENT

1. Sh. R.K. Singh,
Director (DD),
Min. of Urban Development.

2. Sh. J.C. Gambhir,
Commissioner (Plg.),
D.D.A.

3. Sh. S. Roy,
Commissioner (LD),
D.D.A.

4. Smt. Rina Ray,
Commissioner (Pers.)
D.D.A.

5. Sh. S.M. Gupta,
Chief Legal Advisor,
D.D.A.

3. Sh. Jagdish Sagar,
Secretary (L&B),
Govt. of Delhi.

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

ALSO PRESENT

1. Sh. R.K. Singh,
Director (DD),
Min. of Urban Development.

2. Sh. J.C. Gambhir,
Commissioner (Plg.),
D.D.A.

3. Sh. S. Roy,
Commissioner (LD),
D.D.A.

4. Smt. Rina Ray,
Commissioner (Pers.)
D.D.A.

5. Sh. S.M. Gupta,
Chief Legal Advisor,
D.D.A.

Item No.
1/95

Sub: Confirmation of the minutes of the meeting of the Delhi Development :Authority held on 28.11.94, at Raj Niwas.

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

Resolved that minutes of the D.D.A. meeting held on 28.11.94 be confirmed with the following modifications:

a) Para (iii) of resolution on Item No.107/94 shall read as under:

"The cost shall be payable in six quarterly equated instalments by charging interest @ 15% p.a. The mode of payment can be varied by Vice Chairman, DDA, in consultation with Finance Member, keeping in view the likely time gap in the availability of services like electricity or depending on the request of the allottee for taking over possession for completing the construction."

b) Para (iv) of resolution on Item No.107/94 shall read as under:

"Component of land costing will be determined by adopting a multiplying factor of 0.75 or 1.25 of the break-even rate as per categorisation (LIG or MIG) in respect of houses made during 1994 while working out their cost as incremental houses."

c) Following paragraph be added in the resolution on Item No. 108/94:

"Available flats shall continue to be offered to the waiting registrants under the existing procedure, till allotments are made under the new scheme."

Contd..../-

Item No.
2/95

Sub: Maintenance and development of DDA greens parks etc., by private developers and big business houses.

No. PS/CLA/Dev.Parks/94.

Resolved that proposals as contained in para 4 to 9 of the agenda note be approved. Joint inspection be conducted to review the maintenance standards of the parks etc., annually. Inspection reports be put up to the Vice Chairman for termination of agreements in time, wherever necessary.

Item No.
3/95

Sub: Exemption of income limit to the Registrants/ Allottees of Rohini Residential Scheme, 1981.

No.F.4(17)/94/LSB(R)

Resolved that proposals as contained in Para 4(i) of the item be approved. The new dispensation be given wide publicity so that the public at large is aware of these relaxations.

Item No.
4/95

Sub: Change of land use of an area measuring about 11.90 acres from 'Recreational' to 'Residential' at INA, New Delhi.

F.No.20(11)/92/MF

Resolved that change of land use for the area measuring 11.90 acres from 'Recreational' to 'Residential' be approved, for low density housing.

Item No.
5/95

Sub: Implementation of the Award dated 31.1.88, or re-categorisation/re-classification of the work-charged and regular classified Estt. staff of CPWD as modified by the High Court judgement dated 28.1.92, in DDA.

File No.F.2(7)/94-PB-IV

Resolved that proposals may await recommendations of the 5th Pay Commission.

Item No.
6/95

Sub: Relaxation in Educational Qualification in the Recruitment Regulations for the post of Naib Tehsildar from the ST Category.
No. F. 2(79)/90/PB-IV/Pt.N.T.

Resolved that provisions as contained in paras 2 and 3 of the Recruitment Regulations be deleted for "General" as well as "Reserved categories". Recruitment to two posts of Tehsildars reserved for S.T. in process may also be considered with deleted provisions.

Contd...../-

Resolved that Annual Accounts of DDA for the year 1993-94, for Nazul Account-I, II and BGDA be approved and sent to A.G.(Audit) Delhi for certification.

Item No.
8/95

Sub: Report on the follow-up action on the Resolution passed by the Authority in its meeting held on 15.09.94.

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

Noted.

Item No.
9/95

Sub: Cash Credit facility for DDA.

No.F.Acs.6(3)/84/DDA/94-95.

Resolved that the proposal be approved to permit DDA to avail of the Cash Credit Facility, at such rate of interest as well as terms, as may be mutually agreed upon, upto Rs.20.00 Cr. (Rupees twenty crores only), from one or more scheduled commercial Public Sector Banks for meeting its day to day Working Capital requirements and for discharging its immediate liabilities which cannot be postponed

Further, resolved that the approval of the Ministry of Urban Development be sought.

Item No.
10/95

Sub: Disposal of stalls, kiosks and vegetable platforms for rehabilitation of evictees.

No. 25(66)/93/CE

Resolved that the proposal as contained in paras 6 to 8 of the Item be approved. The costing formula given in para (7) of the agenda note will be adopted only in respect of Kiosks, vegetable stalls and platforms if allotted to evictees duly identified in DDA Eviction programme.

Contd..../-

No.F.6(3)/70/94-95/ACs.

Resolved that Annual Accounts of DDA for the year 1993-94, for Nazul Account-I, II and BGDA be approved and sent to A.G.(Audit) Delhi for certification.

Item No.
8/95

Sub: Report on the follow-up action on the Resolution passed by the Authority in its meeting held on 15.09.94.

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

Noted.

Item No.
9/95

Sub: Cash Credit facility for DDA.

No.F.Acs.6(3)/84/DDA/94-95.

Resolved that the proposal be approved to permit DDA to avail of the Cash Credit Facility, at such rate of interest as well as terms, as may be mutually agreed upon, upto Rs.20.00 Cr. (Rupees twenty crores only), from one or more scheduled commercial Public Sector Banks for meeting its day to day Working Capital requirements and for discharging its immediate liabilities which cannot be postponed

Further, resolved that the approval of the Ministry of Urban Development be sought.

Item No.
10/95

Sub: Disposal of stalls, kiosks and vegetable platforms for rehabilitation of evictees.

No. 25(66)/93/CE

Resolved that the proposal as contained in paras 6 to 8 of the Item be approved. The costing formula given in para (7) of the agenda note will be adopted only in respect of Kiosks, vegetable stalls and platforms if allotted to evictees duly identified in⁴ DDA Eviction programme.

Contd..../-

Item No.
11/95

Sub: Terms of remuneration and expenses of Mr. Justice O.Chinnappa Reddy, former Judge of the Supreme Court of India, in pursuance of orders dated 29th Dec.1994 of Supreme Court in SLP(c) No.21000 of 1993: Delhi Development Authority V/s. M/s Skipper Construction Pvt.ltd. and others.

F.2(1)/95/Secy/DDA.

Resolved that the terms of remuneration and expenses as specified by Justice O.Chinnappa Reddy, former Judge of the Supreme Court of India, be accepted.

Further resolved that immediate follow-up action be taken in the matter without confirmation of the minutes or approval of minutes by the Chairman.

Item No.
12/95

Sub: Determining prices of land under flats in various DDA's Housing Schemes for the year 1994-95.

File No.16.91/95 AD P/Pr.

Resolved that for the areas other than Dwarka, Rohini Ph.III and Narela, following rates of land on gross area basis may be adopted for costing of flats for the year 1994-95:

S.No.	Category	Rate per Sq.mtr. (Rs.)
1.	For SFS Housing	2035.00
2.	For MIG Housing	1695.00
3.	For LIG Housing	1015.00
4.	For EWS Housing	700.00

These rates shall be applicable till further Orders.

Contd...../-

Item No.
13/95

Sub: Change of name from Rajiv Gandhi Cancer Institute and Research Centre at Indraprastha Cancer Society and Research Centre.

No.F.11(20)83/IL

Resolved that no unearned increase be charged in the present case.

Item No.
14/95.

Sub: Application of Central Civil Services (Pension) Rules, 1972 to the officers and staff of the Delhi Development Authority - Extending pension benefits to work charged employees regularised w.e.f. 10.1.91 by counting service prior to this date.

F.51(4)/93/Pension.

Consideration of this item was deferred.

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ITEM Sub:
NC.
16/95

A-23.02.95

Application of Central Civil Services (pension) Rules, 1972 to the officers and staff of the Delhi Development Authority - Extending pension benefits to work charged employees regularised w.e.f. 10.1.91 by counting service prior to this date. (File No. F51(4)/93/ Pension)

P R E C I S E

The provision of the Central Civil Services (Pension) Rules, 1972, were made applicable to the officers and other employees of the Authority w.e.f. 27.5.78 by means of Rule 2(2) of the Delhi Development Authority (pension) Rules 1967 after obtaining the approval of Govt. of India, in the Ministry of Works & Housing vide their letter No. K-11011/26/78-DDI(A) dated 17.3.79. The employees working in the regular establishment of the DDA were covered under these rules. Rule 1(3) of the Delhi Development Authority (Pension) Rules 1967 provides that "these rules shall apply to every employee in the service of the Authority on the date of the coming into force of these rules and also to all future entrants of the service of the Authority".

2. Work charged employees numbering about 20000 - (including the employees since transferred to MCD) were ordered to be treated as part of Work Charged (Regular) Establishment of the Authority from time to time the last being vide EO No. 130 dated 10.1.91 (App. 'B' P.No. 11). It was proposed to count service rendered by such staff on the W/C establishment towards pension and gratuity. It was also proposed that GPF contribution of such employees will be transferred to GPF Account to be opened separately for each of them and Authority's share together with interest accrued thereon will be resumed by DDA. This proposal was brought to the notice of Authority vide Agenda Item No. 42 dated 27.3.91 (Appendix 'C' P.No. 12-13).

3. While noting the contents of the agenda note dated 27.3.91, Authority desired to obtain the following information:

- (i) The exact number of W/C employees covered by the scheme;

Contd.../-

- (ii) The dates on which they are to superannuate from services;
- (iii) The yearwise financial liabilities to be borne by DDA UNDER THE SCHEME as well as amount to be recovered from MCD for the period of service earlier rendered by the beneficiaries in the Corporation should be carefully worked out inter alia with the help of an actuary expert, if need be.

4. The CPF account of all work charged employees have already been ordered to be transferred to GPF account with effect from January, 1991 vide Circular No. F1(Misc.)/GPF/DDA/91-92/571 dated 6.5.92 (App. 'D' P.No.14).

5. As regards, the number of work charged employees covered by the scheme, their number is stated to be approximately 20,000 including those who have since been transferred to MCD along with works/colonies. After excluding such transferred employees, the number of W/C employee as in January, 1994 working in DDA and covered under the proposed pension scheme is about 16,000 numbers. The information i.e. the amount to be recovered from MCD for the period of service earlier rendered by the beneficiaries in the Corporation is being collected as the employees are scattered with about 100 DDOs of the DDA (so far only 26 DDOs have sent the required information). The dates on which employees are to superannuate and yearwise financial liability is to be worked out with the help of an actuary for which necessary data is being collected (App. 'E' P.No.15). However, as per the information available, during the next five years about 300 W/C employees are likely to retire. About 175 deaths of W/C employees occur every year. Thus, likely toll of retirements & deaths will be around 235 W/C employees, per annum, during the next five years.

6. In case it is decided to give the benefit of work charge service rendered by such employees, the approximate total liability for Pension and DCRG in respect of 235 retirees and death cases is estimated at Rs. sixty lakhs per annum, at the present rates, plus additional relief in pension, granted from time to time, during the next five years. Additional burden will be to the tune of Rs. 20

Contd...../-

-9-

lakhs per year upto the year 2000. From 2001 onwards, this may amount to roughly Rs. 40 lakhs per year. In addition, DDA will incur the liability of pro rata pension contribution in respect of W/C employees transferred to MCD after 10.1.91.

7. In case of employees transferred from DDA to MCD along with colonies, the employer's share (Authority's share) of CPF along with interest will be paid, if the same has not been paid earlier, for the period of service on work charge establishment. And only in respect of service on work charge (Regular) Establishment with DDA, pro-rata pension, as admissible, will be remitted to MCD.

8. There are two sets of relevant rules in the Government on this subject.

- (a) Central Civil Services (Pension) Rules, 1972 as applicable to the regular employees of the Central Govt. (App. 'F' P-No.16-17).
- (b) Liberalised Pension Rules, 1972 have been adopted for the W/C staff of CPWD. An extract of relevant para 18.01, 24.04 and 24.11 of the CPWD.

Manual Vol.III is placed at Annexure-V. With the extension of liberalised pension rules to the W/C staff of CPWD w.e.f. 18.11.60, all orders applicable to the regular staff in regard to counting of service, condonation of break etc. affecting pension/gratuity were automatically applied to the CPWD W/C staff.

9. Subject to the provisions of these rules, qualifying service of a Govt. servant commences from the date he takes charge of the post to which he is first appointed either substantively or in an officiating or temporary capacity provided that officiating or temporary service is followed without interruption by substantive appointment in the same or another service or post. Further, as per provisions of the CCS (pension) Rules, half of the service paid from contingencies will be allowed to count towards pension at the time of absorption in regular employment subject to certain conditions laid down in Govt. of India O.M.dated 14.5.1968. Similarly, half of the service paid from contingencies is allowed to be counted for the purpose of

Contd./..../-

terminal gratuity where the staff paid from contingencies is subsequently appointed on regular basis (App. 'G' p. 1E).

10. In DDA, W/C employees are paid salary on Form No. CPWA-29 which is charged to the work -contingency. While granting Administrative Approval and Expenditure Sanction, 3% contingency provision is provided in the estimates to meet contingent expenditure including salary of W/C employees.

11. DDA has not been implementing all the orders/awards accepted by CPWD and each issue has been examined on its merit.

12.1 The issue is now placed before the Authority for its consideration whether the benefit of counting of period of half of service paid from work charged contingencies be counted for calculation of pensions/gratuity benefits as detailed out in

12.2 Cases already decided need not be reopened, cases of employees who have either retired/died before 10.1.91 will also not be covered.

12.3. The benefits of the aforesaid proposal would be admissible only to those of the work charged staff who were in the DDA as on 10.1.91 (excluding Slum Wing which stands transferred to MCD). In such cases of transferred employees to the MCD after 10.1.91 employer's contribution of CPF will be resumed by the DDA.

R E S O L U T I O N

Resolved that half of the service period paid from work-charged contingencies be counted for calculation of pensionary/gratuity benefits as detailed in Appendix 'G' of the Agenda to the work-charged staff of DDA subject to the conditions numerated in paras 12.2 and 12.3 of the agenda item.

-11-
APPENDIX 'B' TO ITEM NO. 16/95
DELHI DEVELOPMENT AUTHORITY
(PERSONNEL DEPARTMENT)

dated the 10th Jan., 1991

E.O.No. 130

The Lt. Governor, Delhi/Chairman, Delhi Development Authority, has been pleased to order that all the work-charged employees of the Delhi Development Authority would be treated as a part of the Regular Work-Charged Establishment, with immediate effect. Consequently, they would be entitled to pensionary and other benefits which are applicable to the regular employees of the Authority subject to the provisions of C.C.S. (Pension Rules), 1972 as made applicable to the staff of the Authority from time to time. These employees would now be covered under the General Provident Fund (Central Services) Rules, 1960 and would no longer be governed by the Contributory Provident Scheme.

sd/-
(P.N. GUPTA)
COMMISSIONER (PERSONNEL)
10th Jan., 1991.

NO. F.1(8)/90/H-IV

Copy forwarded for information and necessary action to:-

1. OSD to VC
2. PS to Finance Member
3. PS to Engineer Member
4. Chief Accounts Officer
5. All Chief Engineers/All Commissioners
6. Director (Personnel)/All Directors.
7. All Accounts Officers.
8. All Executive Engineers
9. All Superintending Engineers
10. G.M., I.S.B.T.
11. Director (Hort.) North & South.
12. All D.D.O.s
13. OSD (Personnel).
14. DD P) IV.
15. Guard File.

sd /-
(COMMISSIONER (PERSONNEL))

No. Sub: Application of Central Civil Services (Pension)
42 Rules, 1972 to the officers and staff of the
Delhi Development Authority.

A-27.3.91 (File No. F.1(8)90/PB-IV.)

P R E C I S

The provisions of the Central Civil Services (Pension) Rules, 1972, were made applicable to the officers and other employees of the Authority w.e.f. 17.5.1978 by means of rule 2(2) of the Delhi Development Authority (Pension) Rules, 1967 after obtaining the approval of Government of India, in the Ministry of Works & Housing vide their letter No.K-11011/26/78/DDI(A) dated 17.3.1979. The employees working in the regular establishment of the DDA were covered under these rules. Rule I(3) of the Delhi Development Authority (Pension) rules, 1967 provides that "These rules shall apply to every employee in the service of the Authority on the date of the coming into force of these rules and also to all future entrants of the service of the Authority."

In pursuance of the above provisions, we have now brought all the work-charged employees, numbering about 20019, under the purview of these rules, declaring them to be a part of the regular work-charged establishment of the Authority and making them eligible for pensionary and other benefits w.e.f. 10.1.1991. The Establishment Order No. 130 dated 10.1.1991 issued in this behalf after obtaining the approval of LG/Chairman, DDA is placed at Appendix 'V' page 104 .

The period of service rendered by such staff on the work-charged establishment will count towards pension/Gratuity. The GPF contribution of such employees will be transferred to GPF A/Cs to be opened separately for each of them and Authority's share together with interest accrued thereon will be resumed by DDA. They will also start contributing towards GPF from the date of notification.

The matter is placed before the Authority for kind information.

R E S O L U T I O N

While noting the contents of the agenda note, it was suggested that the exact number of work-charged employees covered by the

Contd../-

scheme, the dates on which they are to superannuate from service the year-wise financial liabilities to be borne by DDA under the scheme as well as the amount to be recovered from MCD for the period of service earlier rendered by the beneficiaries in the Corpn. should be carefully worked out interalia, with the help of a qualified actually, if need be.

APPENDIX 'B' TO ITEM NO. 16/95
DELHI DEVELOPMENT AUTHORITY
(G.P. FUND SECTION)

MOST URGENT
TIME BOUND

F.1(Misc.)GPF/DDA/91-92/571

Dt:- 6.5.92

CIRCULAR

Attention is invited to Commissioner(P) Estt. Order No. 130 dated 10.1.91 issued from file No. F.1(8)90/PB-IV vide which all the work-charged employees of the DDA were ordered to be treated as a part of the regular work-charge establishment and covered under the GPF (Central Services) Rules 1960.

In accordance with the said orders, all the DDOs were requested to transfer the employees contribution of GPF account of all the work-charged employees to their GPF accounts w.e.f. Jan., 1991. In case, the CPF amount in respect of all work-charged employees has not been transferred to the GPF accounts, the same may kindly be done immediately now. A report as to the transfer of the CPF amount to GPF Account of the work-charged employees brought on regular work-charged establishment vide Commissioner(P) orders referred to above, may please be sent to this office latest by 31.5.92 in the proforma enclosed.

Sd/-

(S.P. MITRA)
DY. CAO-I

All Drawing & Disbursing Officers

Copy to:-

1. C.A.O. for information.
2. Director(Hort.) North & South to ensure that the action is taken and report sent by 31.5.92.
3. Director (Personnel) for information.
4. Director (IR&SW) for information.
5. All F.O.s to ensure that the action is taken and a report of whole zone be sent by 31.5.92.

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH-III)

No.F1(10)92/PB.III

Dated: 15/1/93

C I R C U L A R

Subject:- Appointment of Consultant for determining the adequacy of Pension fund on acturial basis.

To expedite the pension cases in a smooth & expeditious manner, it has been decided to appoint a Consultant who will determine the adequacy of Pension Fund on acturial basis. It has been decided to have the following information in respect of each employee:-

1. Name
2. Designation
3. Pay Scale and present pay
4. Date of appointment
5. Date of retirement

All DDOs of DDA are, therefore, requested to furnish the above information in respect of each employee working under their pay control after consulting their Service Books within 15 days of the issue of this Circular to the Dy. C.A.O.-I positively.

Sd/-

(K.L. SHARMA)
DEPUTY DIRECTOR (P) III

Copy to:-

- 1) C.A.O.
- 2) Dy. C.A.O.-I
- 3) A.O. (Pension)
- 4) All DDOs/DDA.

CPWD Manual Vol II

Extracts of relevant paras of ~~Appendix 'F'~~ in respect of applicability of pension & gratuity to W/C Staff of CPWD.

Para 18.01.

As per this rule, the workmen contributory provident fund was established w.e.f. 1.5.1945. All temporary W/Charge staff with a minimum of one year service are required to subscribe to the W.C.P.Fund at the monthly rate of not less than 8-1/3% of the Pay & Dearness pay of the subscriber. The subscriber contribution as well as the Govt. contribution carried interest at the rate notified by Govt. from time to time. On the confirmation, a subscriber, if he entered service on or before 18th Nov., 1960 shall be asked to exercise an option either to continue to remain a subscriber to the work-men contributory provident fund or to go over to the pensionary scheme. On the election being made to go over to the pensionary scheme. On the election being made to go over to the pensionary scheme, the accumulations in the W.C.P.Fund account of the employees concerned will be adjusted in the manner indicate in Rule-33(b) of the GPF (Central Service Rule) i.e. the employees contribution will be credited to GPF account and the Govt. Contribution together with interest thereon shall be resumed by Govt.

On confirmation a subscriber who joined service after 18th Nov., 1960, shall be automatically deemed to have opted for pensionary benefits.

Para 24.04 (Pension & Gratuity)

Initially, pensionary benefits were given to the W/C staff w.e.f. 1.7.46 vide Govt. of India, Ministry of W&P letter No. 4097-F11/47 dt. 5.12.47. Accordingly, to these orders pension was admissible:

- (i) (a) to a permanent worker who retire at the age of 60 yrs. and had atleast 35 years of service to his credit.
- (b) or to a permanent worker who had been in-capacitated in service but had put in 35 years service before he was incapacitated.

(ii) Gratuity was admissible:-

- (a) to a permanent worker who retired at the age of 60 yrs. and had at least 25 years of service to his credit.
- (b) or to a permanent worker who was incapacitated in service but had put in 20 years of service before he was incapacitated as whatever age.

The pension getting pension as per item (i) above will not be eligible for grant of gratuity as per items (ii) and vice-versa.

P.T.O.

CPWD Manual Vol II

Extracts of relevant paras of ~~Appendure~~ in respect of applicability of pension & gratuity to W/C Staff of CPWD.

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The pension getting pension as per item (i) above will not be eligible for grant of gratuity as per items (ii) and vice-versa.

P.T.C.

The above orders were liberalised w.e.f. 7.8.1951 in accordance with the Ministry of WH&S letter No. 66/127/56-E11 dated 6.8.56.

According to these orders permanent worker was entitled to pensionary benefits as follows:-

- i. Pension only calculated under CSR-474, if he had completed 30 years of service and was retired at the age of 55 or later.
- ii) Gratuity only, calculated under article-474 of the CSR, (a) if he had rendered more than 20 years of service and was retired at the age of 55 years or later.
(b) If he had rendered 15 years of service before he was incapacitated for further service.

The liberalised pension rules, 1950 were made applicable to the W/C staff who retired/died on or after 18.11.60. The workers who were permanent at that time were given option to elect the liberalised pension rules or to retain the old pension rules. The temporary employees who were in service on 18.11.60 were also given option to elect the liberalised pension rules or to retain GPF benefits at the time of their confirmation. However, if no option was exercised within six months, the worker were deemed to have opted for liberalised pension rules, 1950. Workers appointed in service on or after 18.11.60 were to be governed by the liberalised pension rules after their confirmation.

Family pension Rules, 1964 were also made applicable to the W/C staff who opted for liberalised pension rules or who were deemed to have opted for the said rules.

Para 24.11.

With the extension of liberalised pension rules to the W/C staff w.e.f. 18.11.60 all orders applicable to the regular staff in regard to counting of service, condonation of break, etc., affecting pension/gratuity will automatically apply to the W/C staff. No separate orders extending to the W/C staff, the general orders of Govt. on these matters are necessary.

CHAPTER III
Qualifying Service

13. Commencement of qualifying service

Subject to the provisions of these rules, qualifying service of a Government servant shall commence from the date he takes charge of the post to which he is first appointed either substantively or in an officiating or temporary capacity:

Provided that officiating or temporary service is followed without interruption by substantive appointment in the same or another service or post:

Provided further that—

- (a) in the case of a Government servant in a Group 'D' service or post who held a lien or a suspended lien on a permanent pensionable post prior to the 17th April, 1950, service rendered before attaining the age of sixteen years shall not count for any purpose, and
- (b) in the case of a Government servant not covered by clause (a), service rendered before attaining the age of eighteen years shall not count, except for compensation gratuity.

14. Conditions subject to which service qualifies

(1) The service of a Government servant shall not qualify unless his duties and pay are regulated by the Government, or under conditions determined by the Government.

(2) For the purposes of sub-rule (1), the expression "Service" means service under the Government and paid by that Government from the Consolidated Fund of India or a Local Fund administered by that Government but does not include service in a non-pensionable establishment unless such service is treated as qualifying service by that Government.

(3) In the case of a Government servant belonging to a State Government, who is permanently transferred to a service or post to which these rules apply, the continuous service rendered under the State Government in an officiating or temporary capacity, if any, followed without interruption by substantive appointment, or the continuous service rendered under that Government in an officiating or temporary capacity, as the case may be, shall qualify:

Provided that nothing contained in this sub-rule shall apply to any such Government servant who is appointed otherwise than by deputation to a service or post to which these rules apply.

GOVERNMENT OF INDIA'S DECISIONS

(1) Benefit of service rendered under Government in respect of scientific employees.— See Paragraphs 20 to 24 of Appendix 12, Section II (3).

(2) Counting half of the service paid from contingencies with regular service.— Under Article 368 of the CSRs (Rule 14) periods of service paid from contingencies do not count as qualifying service for pension. In some cases, employees paid from contingencies are employed in types of work requiring services of whole-time workers and are paid on monthly rates of pay or daily rates computed and paid on monthly basis and on being found fit brought on to regular establishment. The question whether in such cases service paid from contingencies should be allowed to count for pension and if so, to what extent has been considered in the National Council and in pursuance of the recommendation of the Council, it has been decided that half the service paid from contingencies will be allowed to count towards pension at the time of absorption in regular employment subject to the following conditions, viz.:—

- (a) Service paid from contingencies should have been in a job involving whole-time employment (and not part-time for a portion of the day).
- (b) Service paid from contingencies should be in a type of work or job for which regular posts could have been sanctioned, e.g., mahls, chowkidars, khalasis, etc.
- (c) The service should have been one for which the payment is made either on monthly or daily rates computed and paid on a monthly basis and which though not analogous to the regular scale of pay should bear some relation in the matter of pay to those being paid for similar jobs being performed by staffs in regular establishments.
- (d) The service paid from contingencies should have been continuous and followed by absorption in regular employment without a break.
- (e) Subject to the above conditions being fulfilled, the weightage for past service paid from contingencies will be limited to the period after 1st January, 1961, for which authentic records of service may be available.

[G.I., M.F., O.M. No. F. 12 (1)-E. V/68, dated the 14th May, 1968.]

It has been decided that half the service paid from contingencies will be allowed to be counted for the purpose of terminal gratuity as admissible under the CCS (TS) Rules, 1965, where the staff paid from contingencies is subsequently appointed on regular basis. The benefit will be subject to the conditions laid down in OM, dated the 14th May, 1968, above.

[G.I., Dept. of Per. & Trg., O.M. No. 12011/1/85-Ext. (C), dated the 10th March, 1980.]

ITEM NO.

17/95

A-23.02.95.

Sub: Tripartite agreement to provide loan to physically handicapped allottees of built-up Commercial units.

NO. F. 1(114)93-CE/Pl./PH/OR/613/94

P R E C I S

The Delhi Development Authority has a scheme for allotment of built-up commercial units at reserve price to physically handicapped persons. To fulfil its social commitment towards physically handicapped persons, a 5% quota is released along with other special categories like SC/ST, land acquisition, freedom fighter and ex-servicemen. An advertisement is released through Press for inviting applications, among others, from physically handicapped persons for allotment of the built-up commercial units. A computerised draw is held and the successful allottees are sent demand-cum-allotment letters. The physically handicapped persons are requested to make the payment within a period of 30 days. There is no scheme of payment of the demanded amount in instalments for this category. It has been experienced that these physically handicapped persons find it very difficult to make the payment in lump-sum and have to either surrender the shop or sell it to property agents. In either situation the purpose of allotment to this special category gets defeated.

2. Some of these physically handicapped persons approached DDA and also the Delhi Financial Corporation. The Managing Director, D.F.C. suggested that there should be simultaneous payment of the DDA dues and lease execution in the office of Registrar which has been the past practice some years back. But this suggestion has practical difficulty as DDA does not execute the lease deed without receiving full payment and its verification from the Accounts Wing. To solve this problem, the matter was discussed with the Dy. General Manager, D.F.C. who informed that they were executing tripartite agreement with DSIDC for the allotment of Sheds. A similar agreement is being executed in the case of Cooperative Group Housing Societies wherein DDA has provided the facilities of Bridge Loan to Cooperative Group Housing Societies to the extent of 40%. Since, it is difficult for physically handicapped persons without enough resources to make the payment, it will be better if in these cases this facility is extended to them on payment of 1/3rd portion of the built-up commercial unit and the remaining 2/3rd portion of finance from the Delhi Financial Corporation on execution of tripartite agreement.

Contd...../-

3. Accordingly, a draft tripartite agreement has been prepared in consultation with the Legal Department as per (Appendix 'H' page no. 21-25). The matter is placed before the Authority for its consideration.

R E S O L U T I O N

The Authority noted that the allottees of SC/ST categories were already entitled to the facility of making payment in instalments at subsidised rate of interest.

Resolved that the other categories having reservation in allotment i.e. physically disabled, ex-servicemen, freedom fighters, evictees of land in DDA projects, compassionate allottees be allowed the facility of availing loans from the Delhi Financial Corporation, to the extent of 2/3rd the cost of the unit, on execution of the proposed tripartite agreement.

TRIARTITE AGREEMENT

This Tripartite Agreement is made on the _____ day of _____ 199____ amongst Delhi Development Authority, a body corporate constituted under Section 3 of the D.D. Act, 1957, through its Secretary, Vikas Sadan, INA, New Delhi, hereinafter called the 'DDA' (which expression shall unless inconsistent with the context include its successors & assigns) as "Lessor" of the First part and

ii) Shri _____ S/O Shri _____ R/O _____

hereinafter referred to as the "Allottee" of the second part and
 iii) Delhi Financial Corporation, a body corporate established in consequence of certification and sanction of the Central Govt. of the scheme for the Re-organisation of Punjab Financial Corporation under Section 69(4) of the Punjab State Re-organisation Act read with the Stage Financial Corporation Act, 1951 (LXIII) of 1951 for Union Territories of Delhi and Chandigarh and having its Head Office at New Delhi, hereinafter called the "DFC" (which expression unless repugnant to the context shall include its successors and assigns) of the "Third Part".

2. AND WHEREAS the Allottee applied to the DDA for allotment of a stall/shop under the scheme, for physically handicapped persons on the terms & conditions, as applicable to the scheme formulated by the first party.

3. WHEREAS the DDA has offered the stall/shop to the Allottee vide allotment letter No. _____ dated _____ bearing No. _____ on the terms & conditions contained therein and also in accordance with the scheme formulated by the DDA.

4. WHEREAS the DDA has provisionally offered the stall/shop No. _____ afore-mentioned to the allottee for a sum of Rs. (in words/figures) _____ being the approximate cost of the said stall/shop. The allottee has already paid its 1/3rd amount of Rs. _____ to the DDA and the balance 2/3rd amount of Rs. _____ towards the cost of the afore-said shop/stall is to be deposited by him on or before _____ alongwith interest @25% per annum.

Contd.... /-

5. WHEREAS the allottee has requested the DDA for the issuance of No Objection Certificate for mortgaging the said stall/shop in favour of the "DFC" to raise loan for the payment of balance cost/premium of the shop/stall alongwith interest @ 25% per annum.

6. AND WHEREAS the DFC has agreed to advance a loan of Rs. _____ to the Allottee on his/her request, for the purchase of stall/shop No. _____ on the terms & conditions contained in the letter of sanction of loan bearing No. _____ dated _____ and the stipulations contained in the mortgage deed executed/ to be executed by the Allottee for meeting the balance cost of the stall/shop No. _____ allotted by the DDA to the Allottee alongwith interest @ 25% per annum.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

i) That the DDA has allotted the stall/shop No. _____ to the allottee. The allottee will comply with the terms & conditions of the allotment letter and of the scheme pertaining to physically handicapped persons formulated by the DDA, As and when the allottee is called upon by DDA, after receipt of full cost/premium of the shop/stall, the allottee will within the given time and at the given place execute the lease/conveyance deed bearing all expenditures on that account without any reservation.

The format of lease/conveyance deed is enclosed and the terms thereof are accepted by the allottee.

ii) That the allottee has been permitted by the DDA vide their letter No. _____ dated _____ to mortgage the aforesaid stall/shop No. _____ in favour of DFC, subject to conditions mentioned in the said letter.

iii) That the DFC on the request of the allottee has agreed to advance a loan of Rs. _____ to the Allottee for payment of the balance cost of the said stall/shop to the DDA & the allottee shall mortgage his/her interest including all rights, present as well as future in respect of the said stall/shop on the terms & conditions contained in the mortgage Deed.

Contd...../-

5. WHEREAS the allottee has requested the DDA for the issuance of No Objection Certificate for mortgaging the said stall/shop in favour of the "DFC" to raise loan for the payment of balance cost/premium of the shop/stall alongwith interest @ 25% per annum.

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The format of lease/conveyance deed is enclosed and the terms thereof are accepted by the allottee.

ii) That the allottee has been permitted by the DDA vide their letter No. _____ dated _____ to mortgage the aforesaid stall/shop No. _____ in favour of DFC, subject to conditions mentioned in the said letter.

iii) That the DFC on the request of the allottee has agreed to advance a loan of Rs. _____ to the Allottee for payment of the balance cost of the said stall/shop to the DDA & the allottee shall mortgage his/her interest including all rights, present as well as future in respect of the said stall/shop on the terms & conditions contained in the mortgage Deed.

Contd...../-

- iv) That the allottee undertakes to execute the mortgage deed for the security of the repayment of the loan advanced/ to be advanced by the DFC to the Allottee.
- v) That the DFC shall make the payment of Rs. _____ to the DDA by _____ on behalf of the Allottee and the DDA would appropriate the said payment towards the cost of stall/shop No. _____ and for no other purposes.
- vi) That the DFC would make the payment to the DDA towards the balance cost of the shop out of the loan sanctioned to the Allottee and towards further dues of DDA, in any, on any account including the extra cost due to any increase in the cost of the land/shop as might be contemplated by DDA in future and might be payable by the Allottee. Thereafter, the payments which fall due would be made by the Allottee from his/her own resources/funds to the DDA.
- vii) That the possession of the stall/shop will be handed over only after full payment has been received and after tripartite agreement has been executed.
- viii) That the DDA has agreed to hand over the lease/ conveyance deed in respect of the aforesaid stall/shop No. _____ as and when the same is executed in favour of the Allottee, to the DFC on behalf of the Allottee, to which the Allottee has no objection of any kind whatsoever.
- ix) It is further agreed between the parties that whether or not the deed of conveyance is executed by the DDA in favour of the allottee, the DFC, after having made the payment of the balance cost of the shop/stall No. _____ shall have the right over the property to the extent of the amount advanced by it to the allottee alongwith the interest thereon @ _____. In case the amount of loan is not repaid by the allottee to the DFC, then it shall take up the matter with DDA, which shall have the right either to take over the property and pay up the amount of the balance loan left un-paid, or in the alternative, it shall have the right to auction the stall/shop and from the proceeds thereof, pay up the balance amount of loan to the DFC.

Contd...../-

x) That the allottee has agreed that till the time the lease deed is not executed, in respect of stall/shop No. _____ in favour of the allottee after the payment of the balance of cost of the stall/shop of the DFC, the interest of the DFC shall be protected by the allottee as if the lease deed had been executed in favour of the allottee and he/she had taken over the possession and the allottee shall deposit the allotment letter, and the possession letter/certificate with the DFC for the purpose.

xi) That the parties to the agreement specifically agree that the interest of the Lessor/DDA shall be given priority in all respect and that the execution of this agreement shall not in any manner be a bar upon the rights of the lessor/DDA to exercise the powers as vested in it in view of the terms of the allotment, the lease/conveyance deed and the scheme under reference. If and when the shop is put to auction, the dues of the lessor/DDA shall be the first charge upon the amount received in such auction.

In case, there is/are any breach/breaches of the terms/lease/conveyance, the lessor/the DDA shall have the right to take action against the allottee with respect to the stall/shop No. _____ and the DFC shall have no objection to such cancellation of lease etc. and for-feiture of the property etc., and no compensation whatsoever shall be payable to the allottee and in that case, the DFC shall recover the amount advanced by it, from the allottee only as per legal remedy open to it.

xii) It is agreed that the payment of the maintenance charges and ground rent as well as other dues of any _____ which may become payable with respect to the shop/stall shall be payable by the allottee. In the event of the auction of the property by DDA, as referred to in the clauses here to before, the dues of the Authority, including the amount of ground rent etc. payable till then shall be the first charge on the amount fetched in auction. The rights and obligations of the parties shall be governed by this agreement as the terms and conditions of the allotment and lease/conveyance formats whereof are appended herewith, and the rights and obligations of the parties shall also be subject to all other instruction as may be issued by the lessor/DDA from time to time and the said instructions

Contd...../-

as and when issued, shall be treated to having become a part of this agreement mutatis-mutandis. However, this shall not in any manner affect the rights of DFC with respect to the recovery of its balance amount of loan.

xiii) In the event of sale, transfer or disposal of property in question in any manner whatsoever through court or under provisions of State Financial Corporation Act, the unearned charges payable to DDA shall be 1st charge over all other charges in regard to property in question.

xiv) In case of any dispute arising between the parties on any account whatsoever, the decision of the Vice-Chairman, Delhi Development Authority, I.A.A., New Delhi shall be final and binding and shall not be questioned before any Court or Forum. The allottee shall be governed under the provisions of the mortgage deed executed by the Allottee in favour of DFC or/ and the provisions of State Financial Corporation Act.

IN WITNESS WHEREOF the parties hereto have set hands the day and year first above written.

(FIRST PARTY)

(SECOND PARTY)

(THIRD PARTY)

WITNESSES:

1. Signature

Name

Address

2. -do-

Sub: Proposal for construction of a sports School near Ghewra Maur on Rohtak Road in West Delhi by Directorate of Education, GNCTD.

No. F. Dir. (NCR&UE)/94/F.118.

P R E C I S

1. A proposal has been received from the Directorate of Education, GNCTD for construction of a Sports School near Ghewra maur on Rohtak Road in West Delhi. The proposal is on two pockets of land measuring about 61 Acres & 80 Acres, on Rohtak Road near Ghewra Maur, in West Delhi. Subsequently, a Communication has been received from Directorate of Education, GNCTD where the proposal has been modified suggesting the development of Sports School in 116 acre instead of 61 acres on the South of NH-10.
2. The land under consideration (as shown in the plan laid on table) was examined in the Planning Deptt. of DDA, with regard to the provisions of MPD-2001 as well as the Urban extension Plan 2001. The pocket of 80 Acs. is part of the Urban Extension; the other pocket (61 Acs./116 acre) South of Rohtak Road is outside the Urban Extension. The land use of these two pockets is Rural Zone.
3. The proposal for the establishment of the Sports School was discussed in the Technical Committee of the DDA in its meeting held on 27.01.1995. The Technical Committee recommended as follows:
 - i) The Technical Committee recommended the proposed location of the Sports School subject to change of land use of the area which may be acquired.
 - ii) After keeping the R/W of NH-10, 30 mts. wide green buffer would be provided alongwith NH-10.
 - iii) The height of Development be restricted to max. 15m. (4 storey). The overall scheme of the area with self-contained facilities should be got approved from DDA and DUAC, besides concerned local body/deptts.
 - iv) The case be further processed for change of land use.
4. In view of the recommendations of the Technical Committee contained in para 3, the case is put up for consideration of the Authority to approve processing the change of land use of 61 Acs. of land which would be sufficient for the Sports School, from 'Rural' to 'Public & Semi public Facilities (Sports.

Contd/-....

Training Centre)' under the provisions of Delhi Development Act - 1957, with other conditions, as specified in para 3 above.

R E S O L U T I O N

Resolved that proposal for establishing a Sports school in 116 acres of land as proposed by the Govt. of N.C.T.D. be approved subject to the recommendations contained in Para-3 of the agenda item. Amendments to the Master Plan, which may thus be necessitated be carried out simultaneously.

Further resolved that follow-up action be initiated without waiting for formal confirmation of minutes.

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

No. 19/95

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

A-1.02.95

P R E C I S

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

PROPOSED LAND USE MODIFICATIONS IN MPD-2001

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

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

Contd...../-

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

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

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

5. The Technical Committee was apprised that the change of land use had been recommended by Technical Committee/Authority in respect of sl.nos. (i), (ii), (iv) & (v) above. The Ministry while conveying the sanction inviting objections for change of land use included plot no. 5, Jantar Mantar for change of land use from 'public and semi-public facilities' to 'residential'. The Committee was apprised that plot no. 5 Jantar Mantar was shown for 'residential' use in Master Plan-1962. Subsequently, in Zonal Development Plan, (Sub-Zone D-3) the plot was shown as 'PSP' (Educational). Redevelopment plan approved by DDA for inviting objections/suggestions had shown this plot as 'residential'. In MPD-2001, promulgated in 1990, it was shown as (Public & Semi-public).

Contd..../-

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

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

R E S O L U T I O N

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

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

Sub : Draft Zonal(Divisional)Development Plan of Zone 'D'
(New Delhi Area) and amendments in MPD-2001

ITEM NO.

103/93

27.07.93

P.1(5)/91/ZP

P R E C I S

National Capital Territory of Delhi, as per MPD-2001, is divided into 15 zones (division), out of which Zone 'D' (New Delhi) has been sub-divided into 21 sub-zones.

2. The Planning Department of the Authority has formulated draft zonal(divisional) development plan for Zone 'D'(New Delhi) together with the draft text report.

3. Zonal Plan proposals are to be processed, under Section 10 and the land use changes of MPD-2001 are to be processed under Section 11(A) of Delhi Development Act, 1957.

4. The draft zonal(divisional)development plan including draft text(report) have been considered by the Technical Committee in its meeting held on 30.9.92. The Technical Committee, after detailed discussion, approved the proposals for further processing with the following observations.

- (i) The Zonal Development Plan, in addition to social infrastructure, should also contain the municipal infrastructure.
- (ii) The circulation plan should highlight the hierarchy of roads and locations of identified parking lots.
- (iii) Prominent locations to be studied for future 'urban form' should be identified.

5. The Zonal Development Plan and the draft text(report) as modified on the basis of the Technical Committee decisions were placed before the Authority in its meeting held on 1.12.92. The Authority vide resolution no.149/92 dt.1.12.92 deferred the plan and resolved that it may be taken up after the report of the committee under the chairmanship of Chief Planner, TCPD is received.

6. After receipt of the report of the Committee on New Delhi Bungalow Zone, the proposals for the delineation of New Delhi Bungalow Zone and the development control norms were discussed by the Authority vide its resolution no.58/93 dt.16.4.93. Based on this resolution of the Authority, reference has been made to the Govt. of India, Ministry of Urban Development for their approval to issue a Public Notice for inviting public objections/suggestions with regard to New Delhi Bungalow Zone area and development control norms,

7. The Zonal Development Plan and the ^{report} draft(text) of Zone (Division) 'D' (New Delhi Area) have been modified keeping in view the Authority's resolution referred to above Appendix 'S' to page No. Book-let

8. The modified draft zonal plan (Zone 'D') and the text is placed before the Authority for its consideration.

R E S O L U T I O N

The Authority resolved to approve the Draft Zonal Development Plan and report (text) of Zone (Division) D (New Delhi Area) as in para 7 of the agenda note. Further, the Authority decided to publish the same for inviting objections/suggestions under section 10 of Delhi Development Act, 1957 subject to incorporating the following:-

- (a) The vicinity of Central Market of Lajpat Nagar, where commercial activities are concentrated be added in sub-para 10.3.
- (b) MRTS proposal of change of land use be incorporated.
- (c) All other changes/amendments of MPD-2001 already approved and being processed separately be incorporated in para 16 of the report under the proposed modification in MPD-2001.
- (d) Number of existing and proposed petrol pumps be indicated separately in para 9.5 of the report.

NO.K-13011/19/93-DDIE
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 21st July, 1994

TO

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

Sub:- Amendment in MPD-2001 under Section 11-A of D.D. Act, 1957 as a part of divisional plan of Zone 'D', New Delhi.

.....

I am to refer to your office letter No.F.20(14)/93-MP/762 dated 20.9.93 as also your letter No.F.16(12)93-MP/300 dated 26.4.94 on the above mentioned subject and to convey the approval of the Government under Section 11-A of D.D. Act for issuing public notice for inviting public objections/suggestions for the following changes of land use.

1. Change of land use of an area measuring 1.5 ha. of Institutional Building at Rouse Avenue (D-2/1) from 'Recreational' to 'Public and Semi-Public facilities'.
 2. Change of land use of an area measuring 1.00 ha. of plot No.3, Jantar Mantar Road, New Delhi from 'Public and Semi-public (Institutional)' to 'Residential' (D-4/1).
 3. Change of land use of an area measuring 1.17 ha. along the western side of market road (in between Havlock Square and Road) (D-5/1) from 'Residential' to 'Public and Semi-Public use'.
 4. Change of land use of an area measuring 6.00 ha. behind Yashwant Place in Chanakya Puri (D-13/1) from 'Recreational use' to 'Residential'.
2. In addition, approval of the Government is also conveyed for issuing p-ublic notice for inviting objections/suggestion for the change of land use of plot No.5, Jantar Mantar Road New Delhi from 'Public and Semi-Public (Educational Use) to 'Residential'.

Yours faithfully,

Sd/-

(S.C. SAGAR)
Under Secretary

No. F.20(14)93/M.F.

Dated 27.8.94

PUBLIC NOTICE

The following modifications which the Central Govt. proposed to make in the Master plan-2001/Zonal (Divisional) Development Plan of Zone 'D' (New Delhi) for Delhi, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making objection/suggestion should also give his name and address.

MODIFICATIONS

1. "The land use of an area measuring about 1.50 Ha. (3.70 acres) falling in sub-zone D-2 (Mata Sundari Area) and bounded by 30.48 mtrs. wide R/W road in the East 36.58 mtrs. wide Din Dayal Upadhyay Marg in the South, Service Lane in the West and Public and semi public use in the North is proposed to be changed from 'recreational use' to 'public and semi public facilities' (Social and cultural).
2. "The land use of an area measuring about 1.00 Ha. (2.47 acres) of plot no. 3 Jantar Mantar Road falling in sub zone D-4 (Parliament Street Area) and bounded by plot no. 5 in the North plot No. 1 in the South, 11.5 mtrs. Service Lane in the East and 36.58 mtrs. wide Jantar Mantar Road in the West, is proposed to be changed from 'public and semi public facilities' to 'residential use'."
3. "The land use of an area measuring about 1.00 ha. (2.47 acres) of plot no. 5 Jantar Mantar Road falling in sub zone D-4 (Parliament Street Area) and bounded by plot no. 7 in the North, Plot no. 3 in the South, 11.5 mtrs Service Lane in the East and 36.58 mtrs. wide Jantar Mantar Road in the West, is proposed to be changed from 'public and semi-public facilities' to 'residential use'."
4. "The land use of an area measuring about 1.17 Ha. (2.78 acres) falling in Sub-Zone D-5 (DIZ Area) and surrounded with residential area towards the North, Havlock Road in the South, 45.7 mtrs wide Market Road in the East and Residential Area in the West, is proposed to be changed from 'residential use' to 'public and semi public facilities' (Social and cultural).

Contd.../-

5. "The land use of an area measuring about 6.00 Ha. (14.82 acres) falling in sub-zone D-13 (Chanakyapuri) and bounded by 24 mtrs. wide R/W road in the North, Railway Area in the South, Chanakyapuri Community Centre (Yashwant Place) in the East and 24 mtrs. wide road in the West, is proposed to be changed from 'recreational use' to 'residential use' (State Guest Houses).

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

Sd/-

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

APPENDIX 'L' TO ITEM NO. 19/95
SUMMARY OF OBJECTIONS/SUGGESTIONS FOR PROPOSED MODIFICATIONS IN
ZONE 'D' (NEW DELHI) PUBLISHED VIDE FILE NO.F.20(14)/93-MP DT.27.8.94.

S.No.	Proposed Modifications	Summary of Objections/suggestions	Remarks
1.	The land use of an area measuring about 1.50 ha. (3.70 acres) falling in sub-zone D-2 (Mata Sundari area) and bounded by 30.48 mtrs. wide R/W road in the East, 36.58 mtres. wide Din Dayal Upadhayay Marg in the South, Service Lane in the West and Public and semi public use in the North is proposed to be changed from 'recreational use' to 'public and semi-public facilities' (social and cultural)	i) O/s dt.26.9.94 from Rajdhani Promoters and Builders Association: Agreed, with the suggestion, that all community facilities be proposed on Govt. land. ii) O/s dt.26.9.94 from Ansal Properties and Industries Limited:- Agreed, with the suggestion, that community facilities be provided on Govt. land.	i) & ii) According to objections/suggestions, there is no objection to the proposed change of land. The suggestion to provide community facilities on Govt. land is beyond the scope of notification.
2.	The land use of an area measuring about 1.00 ha. (2.47 acres) of plot no.3 Jantar Mantar Road falling in sub zone D-4 (Parliament Street Area) and bounded by plot no.5 in the NBorth, plot no.1 in the South, 11.5 mtres. Service Lane in the East and 36.58 mtres. wide Jantar Mantar Road in the West, is proposed to be changed from 'public and semi public facilities' to 'residential use'.	O/s dt.26.9.94 from Rajdhani Estate Promoters and Builders Association: i) Agreed, with the suggestion that similar land use change may be done to other plots on Jantar Mantar Road. They have further referred to their O/S dt.25.12.93 with respect to Lutyen's Bungalow Zone (F.25(5)92-MP) ii) O/S dt.26.9.94 from Ansal Properties and Industries Limited - Agreed, with the suggestion that to maintain harmony other plots in the vicinity may also be changed to residential use.	According to objection/suggestion, there is no objection to proposed change of land use. The suggestion to consider change of land use of other plots is a separate issue and beyond the notification. The objection/suggestion for Lutyen's Bungalow Zone are being processed separately.
3.	The land use of an area measuring about 1.00 ha. (2.47 acres) of plot no.5 Jantar Mantar Road falling in sub zone D-4 (Parliament Street Area) and bounded by plot no.7 in the North, Plot no.3 in the South, 11.5 mtrs. Service Lane in the East and 36.58 mtrs. wide Jantar Mantar Road in the West is proposed to be changed from 'Public and semi-public facilities' to 'residential use'.	O/s dt.21.9.94 from G.N.V.P. Trust New Delhi - Agreed, with the suggestion that to keep uniformity, land use of plot no. 9, Jantar Mantar be also converted to residential use.	

S.No.	Proposed Modifications	Summary of Objections/suggestions	Remarks
4.	The land use of an area measuring about 1.17 ha. (2.78 acres) falling in sub-zone D-5 (DIZ Area) and surrounded with residential area towards the North, Havlock Road in the South, 45.7 mtrs. wide Market Road in the East and Residential Area in the West, is proposed to be changed from 'residential use' 'Public and semi-public facilities' (Social and cultural)'. 5. The land use of an area measuring about 6.00 Ha. (14.82 acres) falling in sub- zone D-13 (Chanakayapuri) and bounded by 24 mtrs. wide R/W road in the North, Railway Area in the South, Chanakayapuri Community Centre (Yashwant Place) in the West is proposed to be changed from 'recreational use' to 'residential use' (State Guest House).	O/S dt.26.9.94 from Ansal Properties and Industries limited - It is reiterated that these Institutions should follow the control drawing to maintain symmetrical look and adequate green space may be created. O/S dt.26.9.94 from Ansal Properties and Industries limited - The proposed change of land use is in conformity with the existing situation.	Development controls of institutional plots under reference shall be in accordance with the MPD-2001 and approved scheme. There is no objection to the proposed change of land use.

ITEM NO. Sub : Special permission for the use of plot no.29,
20/95 Rajpur Road as a Research Institute on a residen-
tial (Bungalow) Plot.

A-23.2.95

F.20(26)94/MP

P R E C I S

The Director, Centre for the Study of Developing Societies, 29, Rajpur Road, Delhi vide his letter dated 2.9.94 addressed to the Hon'ble Lt.Governor, Delhi requested that the Centre for the Study of Developing Societies be permitted to continue at 29, Rajpur Road, Delhi as provided for in the MPD-2001 under its develop-ment code sub-clause 8(2)A Permission of Use Premises in use zones (permission of secondary use premises in use zones - 089) p.153 MPD -2001. This would enable them to make certain alterations and additions to their residential premises to overcome the acute shortage of space and the consequent hardship to the scholars through MCD permission.

2. The plot under reference measures about 3755sqm. with a built up area of 882.70 sqm. (9498 sq.ft.). The property is located on the main Rajpur Road and it is surrounded by:

On the North no.31, Rajpur Road (30m r/w)

On the south, No.27, Rajpur Road.

On the West, Rajpur Road.

On the East Bungalow No.1, Goela Lane.

(Plan laid on table).

3. The plot falls in the Bungalow Area of Civil Lines and the MPD-2001 stipulates that:

"Civil lines also has bungalow area. Studies also should be conducted to maintain its basic character".

4. Based on above, a detailed exercise was made for Civil Lines Bungalow area as part of draft zonal plan of 'C' division under the following heads:

- i) Delineation of Civil Lines Bungalow area, and
- ii) Development control norms.

The above exercise was to maintain and upgrade the character of the residential bungalow area of Civil Lines, Delhi.

Contd/...

5. Land Use - At present, a bungalow exists on 29, Rajpur Road which is occupied by "The Centre for the Study of Developing Societies". The land use of the property under reference is residential (bungalow)

6. The matter was examined and submitted to the Lt.Governor, Delhi who observed "We should not stand in the way of a rational and harmonious development of Reseach Centre on the plot considering the surrounding development of 2 major schools, STC office & Directorate of Transport Authority for consideration as case of Special Permission under development code of MPD-2001 for a reasonably low rise construction over the permissible area of the plot.

7. As per Draft Zonal Plan of Zone 'C' published on 14.1.95 for inviting public objections/suggestions proposed norms for development of plots less than 4000 sqm. (3755.00 sq.mts. in this case) are given as under:

Plot Size Sq.mtrs.	Max.ground coverage %	FAR	Max.Ht. (Mts.)	No. of Dws
Below 4000	33.33	75	11	15

- a) Basement, if any, shall be counted in FAR, if not used for parking/services wherever applicable.
- b) Parking and tree plantation/landscape shall be governed as per MPD-2001 norms.
- c) The R/W of Rajpur Road shall be reserved while redeveloping the plot. The proposed R/W of Rajpur road is 30 mtrs. with equal widening on either side.

8. The matter is placed for consideration of the Authority for granting Special Permission under Development Code sub-clause 8(2)A- Permission of Use Premises in Use Zones (p.153 of MPD-2001), for running a research and development institution within residential use zone and within the proposed Bungalow Area norms given in para-7.

R E S O L U T I O N

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

ITEM NO.
21/95
A-23.2.95

Sub: Revised Estimates for the year 1994-95 and Budget
Estimates for the year 1995-96.

File No.F.4(3)/94-95/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 (App. 'M' in Booklet Page No. 1-24). This gives the summary of Actuals 93-94, Budget Estimates 94-95, Revised Estimates 94-95, Budget Estimates 95-96 for both the receipts and payments.
3. A combined abstract for the above three items is placed at (App. 'N' Booklet _____).
4. As regards projections of Rs.791.06 crores in 95-96, this include provision of Rs.32.77 crores for new schemes for Development of land in Rohini, Dwarka Ph.II and Vasant Kunj and Construction of new houses in Dwarka. The details of the new schemes and budgetary projections for development of land as well as houses is indicated in (App. 'O' in Booklet page No.25-32). It is proposed to restrict fresh start of Non - SFS houses to only 50%.
5. The Budget Estimates for 95-96 contains the provision of Rs.150 crores for payment to Delhi Admn., for land acquisition. Similarly, a provision of Rs.130 crores has been made in RE 94-95 for land acquisition and enhanced compensation out of which Rs.77 crores has already been paid

to Delhi Admn. upto Jan.95. The actual payments for land acquisition and enhancement compensation made to Delhi Admn. in 92-93 and 93-94 were Rs.4.06 crores and Rs.72.68 crores respectively.

6. DDA has compiled the zone-wise Performance Budget indicating the physical & financial progress of various works/schemes, which is placed at (App. 'p' Book-let). 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 Engineer 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 Ph.III, Narela, Dwarka have already been approved by the Authority and sent to Ministry of Urban Development for notification of land rates.

8. From this year for arbitration and deficiencies, an Omnibus provision is being made which is Rs.11.90 crores and Rs.21.90 crores for arbitration and Rs.21.00 crores and Rs.8.05 crores for deficiency charges for 94-95 & 95-96 respectively for whole of the DDA and zonal distribution is indicated against these items. Whenever rule of court is received, payment will be made by the CE booking it against the concerned scheme. Similarly deficiency charges will be paid, when finalised, against the concerned scheme by CE.

9. CEs have been asked to prepare list of potential early revenue yielding plots indicating the status of services, control drawings and encroachments and likely time of disposal. This will be monitored quarterly so that the expected resources of Nazul A/c.II mature to take care of Nazul A/c.II deficit as well as to meet the contingency of slack in demand for houses to complete the ongoing housing works.

10. DDA has also launched new registration schemes i.e.

VIIth SFS-II 3200 houses and 8000 Expandable houses during this year and is also planning to open the new registration of SFS VIII under Cat.II in the next one or two months to improve its marketing and quick realisation of the capital blocked.

11. The Budgetary proposals contain the provision of Rs.6.05 crores for undertaking mega-projects like integrated Freight Complex at Madanpur Khadar, Narela, Gajipur, D/o Yamuna River bed and Facility Centre at Geeta Colony. These projects would be on Self Financing basis and the expdr. would be met out of the receipts from the beneficiaries.

12. The details of these budgets are given in succeeding pages 1 to 24 of (App. 'M' in Book-let).

13. (App. 'N' in Book -let) of Budget Proposals comprises detailed schemewise Budget proposals both Receipts & Payments in the three items as at para 1 above.

14. The matter is placed before the Authority for consideration and approval of the Budget Estimates of 95-96 and Revised Estimates of 94-95 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 budget estimates for the year 1994-95 and the budget estimates for the year 1995-96 alongwith proposals contained in the agenda item be approved. Further, resolved that revised estimates for 1994-95, could be put to utilisation, pending confirmation of minutes.

ITEM Sub; Report on the follow up action on the Resolutions
MC. passed by the Authority in its meeting held on
22/95 28.11.1994.
A-23.2.95 No. F. 2(6)/95-MC/DDA

P R E C I S

On the basis of information furnished by Heads of Departments, Report on the follow up action on the resolutions passed in the Authority's meeting held on 28.11.94 is submitted for kind information of the Authority. The Report is appended at (Appendix 'C' Page No. 44-53).

R E S O L U T I O N

Noted.

REPORT ON THE FOLLOW UP ACTION ON THE RESOLUTIONS
PASSED BY THE AUTHORITY'S MEETING HELD ON 28.11.94

-44-
APPENDIX 'C' TO ITEM NO. 22/95

S.NO.	ITEM NO. & DATE	S U B J E C T	R E S O L U T I O N	R E M A R K S
1.	95/94	Amendment in Regulation 14 of the DDA (Salaries, allowances & conditions of Services) Regulations, 1961. <u>No.F.7(70)/94-PB-I</u>	Resolved that proposals as contained in para 5 of the agenda note be approved and the clause 'dd' shall read as: "Withholding or increment if it is likely to affect adversely the amount of pension payable to the officer or employee of the Authority or withholding the increments of pay for a period exceeding three years or withholding increment of pay with cumulative effect for any period".	Under process.
2.	97/94	Change of land use of an area measuring 6836 Sqm. from 'residential' to 'Govt. Offices' (AIR) at 6. Probyan Road, Delhi. <u>No.F.3(27)/87-MP.</u>	Resolved that proposals as contained in para 3 of the agenda note be approved.	The case has been sent to the Min. of Urban Development vide letter No. F.3(27)/87-MP/104 dt. 8.2.95 for inviting objection/suggestions from the public.
3.	98/94	Change of land use of an area measuring 0.84 ha. (2.07 acres) from 'Residential' to 'Public and Semi-Public facilities' (Cremation Ground), behind Nangloi DTC Depot, Delhi. <u>No.F.20(18)/93-MP.</u>	Resolved that proposals as contained in paras 3 and 4 of the agenda note be approved.	The case has been sent to Min. of Urban Development vide letter No. F.20(18)/93-MP/100 dt. 7.2.95 for issue of final notification for the change of land use.

Contd.../-

S. NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
4.	99/94	Cost benefit analysis of Rohini Phase-III and determination of land premium for the year 1994-95. <u>No.F. 2(3) 94-95/AO (Project).</u>	Authority resolved as follows: (i) For the alternative plots the multiplier may be kept at 1.00 as adopted during the previous year and with this modification the break even rate of Rs.1251.40 per Sgm. and other rates indicated in para 5.2 of the analysis may be re-worked and recommended to MOUD for notification; (ii) Subject to above, the manner of execution of project as laid down in para 1.0 to 4.2 of the cost benefit analysis be approved. (iii) Delhi Administration be requested to direct the MCO/DESU/DWS & SDU, CE(Irrigation & Flood), CE, PWD to prepare their action plan and commit funds for trunk services through their budget to synchronize with the development activities as planned by DDA.	Reference has been made to M.O.U.D. for notification of rates.

contd..../-

S.NO.	ITEM NO. & DATE	S U B J E C T	R E S O L U T I O N	R E M A R K S
5.	100/94	Cost benefit analysis or Narela and deter- mination of land premium for the year 1994-95. <u>No.F.2(5)94/AO(P)</u>	Authority resolved as follows: (1) For the alternative plots the multiplier may be kept at 1.00 as adopted during the previous year and with this modification the break even rate of Rs.1163.48 per Sqm. and other rates indi- cated in para 5.2 of the analysis may be re-worked and recommended to MOUD for notification; (11) Subject to above, the manner or execution of project as laid down in para 1.0 to 4.2 of the cost benefit analysis be approved; (11i) Govt. or N.C.T.D. be requested to direct the MCD/DESU/DWS&SDU, C.E. (Irrigation & Flood), CE, PWD to prepare their action plan and commit funds for trunk services through their budget to synchronize with the development activities as planned by DDA.	Reference has been made to M.O.U.D. for notification of rates.

Contd..../-

S.NO.	ITEM NO. & DATE	S U B J E C T	R E S O L U T I O N	R E M A R K S
6.	101/94	Cost-benefit analysis of Dwarka and determination of land premium for the year 1994-95. <u>No.F.2(4)/94/A.O.(P)</u>	Authority resolved as follows: (i) For the alternative plots the multiplier may be kept at 1.00 as adopted during the previous year and with this modification the break even rate of Rs.1340.23 per Sqm. and other rates as per para 5.2 of the cost benefit analysis (as laid on the table during the Authority Meeting) be reworked and recommended to M.O.U.D. for notifications; (ii) Subject to above, the manner of execution of project as laid down in para 1.0 to 4.2 of the cost benefit analysis be approved; (iii) Delhi Administration be requested to direct the MCD/ DESU/DWS&SDU, CE (Irrigation & Flood), CE, PWD to prepare their action plan and commit funds for trunk services through their budget to synchronize with the development activities as planned by DDA.	Reference has been made to M.O.U.D. for notification of rates.

contd..../-

S.No.	ITEM NO & DATE	SUBJECT	RESOLUTION	REMARKS
7.	102/94	Entry to Nizamuddin Rail- way Station from Mathura Road (Rajdoot Hotel side). <u>No. F.5(37)84-M.P.</u>	Resolved that proposals as contained in the agenda note be approved. Further resolved that the question of adjustment of land between Railways and M.C.D. should be sorted out mutua- lly between them at the earliest and implementation of the project be ex- pedited. This could further be taken up at the level of Chief Secretary, if need be.	The case has been sent to the MCD and Railway for execution and implementation.
8.	104/94	Planning & Development of the area in the West of JNU(Vasant Kunj Phase-II) Processing of change of land use. <u>No.F.29(7)/89-M.P.</u>	Resolved that proposals as contained in paras 5 & 6 of the Agenda note be approved subject to the following:- (i) Area under the public and semi- public facilities land-use be increased from 21 hect. to 35-40 hect., to the extent possible by reducing residential area. (ii) Only National level institutes be preferred for allotment of institu- tional land in the scheme.	Under process.

Contd.../-

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
9.	105/94	Amendments in MPD-2001 and Regulations for Hotels...Motels in the National Capital Territory of Delhi. <u>No.F.20(4)/83-M.P.</u>	<p>Resolved that proposals as contained in the agenda note and the recommendations of the Technical Committee as in Appendix "2" be approved regarding amendments to the MPD-2001, with consequential amendments to the Regulations, with the following modifications:-</p> <ul style="list-style-type: none"> (i) The plot should be accessible from the Highway either by means of direct path or via service road running along the Highway, as a part of right of way as permitted by the Public Authority in which the Highway vests. (ii) Motel shall be permitted in the rural use zone/agricultural green belt on National Highways and on inter-state roads of atleast 60mtr. width. (iii) Motel should also be permitted in Urban areas in Commercial use zones subject to the norms and building standards as applicable to Hotels. (iv) The definition of motels be the same as in the objections/suggestions notice. 	The case has been sent to the Ministry of Urban Development vide letter No.F.20(4)/83-M.P./102 dt. 8.2.95 for issue of final Notification for the change of land use.

Contd.../-

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
.	107/94	Allotment of over 8000 Ready-built expandable	Resolved that proposals as contained in the agenda note be approved subject to the following modifications;	Decision adopted. (The Scheme was

ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
107/94	<p>Allotment of over 8000 Ready-built expandable houses-Floating of a new scheme to be name "New Housing Scheme for allotting 8000 Ready Built one room set/two room set/Expandable Houses-1994".</p> <p><u>No.F.2(69)/94-F&C(H)</u></p>	<p>Resolved that proposals as contained in the agenda note be approved subject to the following modifications;</p> <p>(i) Applications received from the registrants of the NPRS-1979 and AAY-1989 shall be accorded first priority and they shall not be asked to pay any additional registration amount while opting for the present scheme. Unsucessrful amongst them shall retain their status under original registration scheme of NPRS-1979 and AAY-1989.</p> <p>(ii) 1000 flats may be reserved for allotment to the public servants after meeting the requirements of the applicants under Category(i). Definition of public servants shall be as in Authority Resolution No. 168/93 dated 16.12.93, modified vide Resolution No. 1/94 dated 22.02.94.</p> <p>(iii) Half of the disposal cost shall be payable in 1st instalment. Remaining amount to be recovered in three instalment by charging interest at the rate of 14% P.A.</p> <p>(iv) Component of land cost to one room expandable houses shall be determined by applying a multiple factor of 0.75. In case two room expandable houses the multiplier factor towards the cost of land shall be 1.25 as per the standard practice.</p>	<p>Decision adopted.</p> <p>(The Scheme was opened on 24-1-95 and will close on 3-3-95).</p>

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S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS.
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While confirming the minutes of the Authority held on 28.11.1994, the Authority further modified the resolution of Item No. 107/94 through Item No. 1/95 dt. 20.01.1995 wherein para (iii) & (iv) shall read as under :

para (iii)

"The cost shall be payable in six quarterly equated instalments by charging interest @ 15% p.a. The Mode of payment can be varied by Vice-Chairman, LDA, in consultation with Finance Member keeping in view the likely time gap in the availability of services like electricity or depending on the request of the allottee for taking over possession for completing the construction.

para (iv)

"Component of land costing will be determined by adopting a multiplying factor of 0.75 or 1.25 of the break-even rate as per categorisation (LIG or MIG) in respect of houses made during 1994 while working out their cost as incremental houses."

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S.NO.	ITEM NO. & DATE.	SUBJECT	RESOLUTION	REMARKS
11.	108/94	Modification in the procedure of allotment of LIG and MIG flats to be allotted under New Pattern Registration Scheme 1979 and Ambedkar Awas Yojna-1989. <u>No.F.2(56)/94-Cood(H).</u>	Resolved that proposals as contained in paras 8 to 13 of the agenda note be approved. It was further resolved that information about introduction of new procedure be conveyed to the individual registrants through registered letter also at the last recorded postal addresses. While confirming the minutes of the meeting of the authority held on 28.11.94, the Authority further added in the resolution of Item No. 108/94 through Item No. 1/95 dt. 20.1.95 as under : "Available flats shall continue to be offered to the waiting registrants under the existing procedure till allotments are made under the New Scheme."	Necessary action has been initiated.
12.	109/94	Direction under Section 41 of Delhi Development Act-1957-issue of permission to KOHAT CHBS for utilisation of surplus land. <u>No.J.23(26)/71/Bldg.</u>	Resolved that a detailed factual note be put-up to Chairman, DDA on the implications of the Direction. The note may also explain whether all relevant facts/implications were brought to the notice of the Government. The matter be brought to the Authority thereafter.	Under process.

S.NO.	ITEM NO. & DATE	S U B J E C T	R E S O L U T I O N	R E M A R K S
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13.	111/94	Unified building bye-laws for the National Capital Territory of Delhi. Modifications in MPD-2001 under Section 11-A of the Delhi Development Act-1957. <u>No. F. 15(1)/92-MP.</u>	Resolved that proposals as contained in paras 8 & 9 of the agenda note be approved.	The case has been sent to the Min. of Urban Development vide letter No. F. 15(1)/92-MP dated 30.1.95 for issue of final notification.
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AGENDA FOR THE AUTHORITY

ITEM NO.
23/95
A-23.2.95

Sub: Fixation of pre-determined rates for the year 1992-93 in respect of Narela and Rohini Phase-III projects for allotment of alternative plots.

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

P R E C I S

DDA had not carried out any exercise for fixation of rates of lands for the projects of Rohini and Narela for the year 92-93 either by way of cost benefit analysis or by the conventional method. It was because substantial time was consumed in the preparation and finalisation of various aspects and components of the cost benefit analysis was adopted for the first time. By that time no plots were contemplated to be allotted under Narela and Rohini projects in the year 92-93. However, later on alternative plots were allotted sometimes at the end of the year. As such, it becomes necessary to get the pre-determined rates for these projects for the year 92-93 notified by the Central Govt.

2. A proposal was sent to Ministry of Urban Development in december 1993 (App. 'R' P.N. 56) requesting for notification of rates for alternative plots in Rohini Ph.III and Narela on the basis of Dwarka rate of 1992-93. The said reference was made directly to the Ministry as there were only a few isolated cases where these rates would have been made applicable and as such Dwarka rate of Rs.1650.65 already approved by the Authority was recommended for notification to meet legal requirements. (App. 'S' P.No. 57-59) The said reference was only for alternative plots and not for project as a whole. However, the Ministry has asked that the proposal sent to them be taken to Authority first (Appendix. 'R' P.No. 56).

3. From the analysis of Rohini Phase-III and

Narela for the year 93-94 approved by the Authority and notified by the Govt. of India, the rates of Rs.1650.65 applicable for the alternative plots of Dwarka 92-93, seems to be justifiable for application to the allotment of alternative plots made in Narela and Rohini Ph.III in 1992-93. On discounting the 93-94 rates of both these projects for one year at the rate of 16.62% being the average increase in the CPWD cost index, the rates for 92-93 more or less equal the Dwarka's rates of 92-93 for the alternative plots. The following table clarifies the position.

Sl.No.	Project	Alternative plot rate for 93-94 approved by Authority.	Break-even rate of 93-94 as approved by Authority	Discounted rate of 92-93 @ 16.62%	Rate of alternative plots after including cost of internal dev. and occupation charges (92-93)
		Rupees	Per sq.mtr.		
1.	Narela	1724.30	1119.50	960.00 (1119.50/ 1.1662)	1570.00
2.	Rohini Ph.III	1806.36	1201.56	1030.32 (1201.56/ 1.1662)	1635.12

4. It is, therefore, proposed that the notified rates of alternative plots of Dwarka 92-93 i.e. Rs.1650.65 may also be extended to the Narela and Rohini Ph.III for 1992-93.

5. The Authority is requested to approve the above proposals so that the Govt. may be requested to issue required notification.

R E S O L U T I O N

Resolved that the rate of Rs. 1650.65 per Sq.mtr. be approved for the alternative plots in Rohini Phase-III and Narela for the year 1992-93.



- 56 -

भारत सरकार
राष्ट्रीय विकास मंत्रालय

APPENDIX 'R' TO ITEM NO. 23/95

GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

R. K. Singh,
Director (DD),
Tele.No.3019028.

नई दिल्ली-110011, तारीख

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Dated New Delhi-110011, the

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D.O.No.J-13036/38/93-DDIA

3.1.1995.

Dear Shri Khandelwal,

Kindly refer to your letter No.AO(P)/Misc/
Cost Ben./7 dated the 10th November, 1994 regarding
fixation and notification of pre-determined rates
for allotment of alternative plots in Narela and
Rohini Phase-III for the year 1992-93. It is not
clear from your letter under reference as to whether
the proposal to adopt Dwarka rates for 1992-93 for
allotment of alternative plots in Narela and Rohini
Phase-III has the approval of the Authority.

I shall be grateful if you kindly send a
clarification in this regard. If this proposal has
not been approved by the Authority, approval of the
Authority may please be taken first.

With regards,

Yours sincerely,

(R. K. Singh)

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

URGENT
Bring with file please.

A AO (P-71)

9/1/95
17.1.95

26-Div (LC)
- 2-1-95
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9-6-1-95

DIR (LC)

115-A
4-1-95

4-1-95
4-1-95
4-1-95

APPENDIX 'S' TO ITEM NO. 23/95

No. AO/CE/Misc./Cost Benefit Analysis/93-94/ 112
December 14, 1993.

The Secretary,
Ministry of Urban Development,
Nirman Bhawan,
NEW DELHI.

Sir,

DDA has not carried out any exercise for fixation of rates of lands for the projects of Rohini and Narela for the year 92-93 either by way of cost benefit analysis or by the conventional method. It was because the substantial time was consumed in the preparation and finalisation of various aspects and components of the cost benefit analysis of Dwarka as this new exercise of cost benefit analysis was adopted for the first time. By that time no plots were contemplated to be allotted under Narela and Rohini Projects in the year 92-93. However, later on a few alternative plots were allotted sometimes at the end of the year. As such, it has become necessary to notify the pre-determined rates for these projects for the year 92-93.

2. DDA has now carried out the complete exercise and fixed, rates by way of cost benefit analysis in respect of both above projects for the year 93-94. References have already been made to your Ministry for notification of the rates for the year 93-94 in respect of these projects vide letter No. FE16(4)/93 dated 18.8.93 and FE16(2)/93/Project/601 dated 24.8.93 respectively for Narela and Rohini Projects.

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Reminded
12/12/93
12/12/93

3. From the above, analysis approved by the Authority and referred to the Govt. of India, it seems that the rates of Rs. 1650.65 fixed for the alternative plots at Dwarka 92-93 can on an average be justifiably made applicable to the allotments of alternative plots in Narela and Rohini in 92-93 because on discounting the 93-94 rates of both these projects for one year at the rate of 16.62% being the average increase in the CPWD cost index, the rates for 92-93 almost coincide with Dwarka's rates of 92-93 for the alternative plots. The following table clarifies the position:

Sl.No.	Project	Break-even rate of 93-94 as approved by the Authority	Discounted rate of 92-93 @ 16.62%	Rates alternative plots after including cost of internal dev. and occupation charges (92-93)
1.	Narela	Rs. 1119.50	Rs.960/- (1119.50/ 1.1662)	Rs.1570/-
2.	Rohini Ph-III	Rs.1201.56	Rs.1030.32 (1201.56/ 1.1662)	Rs. 1635.12

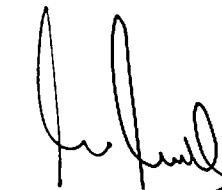
4. It is, therefore, requested that to avoid any litigation in the court of law the notified rates of alternative plots of Dwarka 92-93 i.e. Rs. 1650.65 may

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also be extended to the Narela and Rohini project for the year 92-93 and the same rates may be notified for these projects in the Government Gazette.

Yours faithfully,

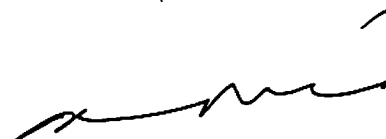
(K.N. Khandelwal)



Secretary

Delhi Development Authority

17.4.95



Chairman;

Delhi Development Authority