

218

MINUTES OF MEETINGS  
FROM: - 23-12-97

**DELHI DEVELOPMENT AUTHORITY**  
[ COMM. - CUM-SECRETARY'S OFFICE ]

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 23.12.97 at 10.30 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE No.
1.	156/97	Allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition Development and Disposal of land in Delhi.  <u>No. F.1(7)/93/LSB[R].</u>	1-4
2.	157/97	Proposed change of land use of an area measuring 28.3hac. [70 acres] from 'agricultural and water body' [A-4] to 'public and semi-public facilities' [Police firing range] at Wazirabad, Delhi.  <u>No. F.3[20]/91/MP..</u>	5-8
3.	158/97	Development control norms for nursery school plots proposed to be utilised for other community facilities.  <u>No. F.1[7]/80/MP/</u>	9-13
4.	159/97	Details of unsold commercial properties and future strategy for speedy disposal.  <u>No. F. EM3[16]/95/Vol.I.</u>	14-18
5.	160/97	Change of land use of an area measuring about 1.4 hac. [3.46 acres] from 'rural use' to 'public & semi-public facilities' [Hospital] on khasra No. 14/21, 22, 15/6/1, 7, 8, 15/9/1, & 15/9/2 in village Pindwala Kalan, Najafgarh Ghumanhera Road for construction of 80 bedded hospital.  <u>No. F.13[2]/95/MP.</u>	19-25



S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
6.	161/97	Regulations for Nursing Homes, Guest Houses and Banks in Residential use zone - Proposed amendments in MPD-2001.  <u>No. F.10(5)/81-MP.</u>	26-34
7.	162/97	Proposed alignment Plan of 80 mtrs wide road connecting G.T. Road with Narela Ph. 1/1  <u>No. F. Dir/MP/93/196/Pt.II</u>	35-43
8.	163/97	Filling up of the vacant Posts of Executive Engineer [E/M] in the Grade of Rs.3000-4500/- by promotion.  <u>No. F.7(141)/95/PB-I.</u>	44-51
9.	164/97	Permission of uses other than those permitted as per MPD-2001 on Industrial Plots.  <u>No. F.3(50)/97-MP.</u>	52-55
10.	165/97	Report on the follow up action on the resolutions passed by the Authority in its meeting held on 16.07.97, 3.09.97 & 29.09.97.  <u>No. F.2(6)/97-MC/DDA/</u>	56-78

**DELHI DEVELOPMENT AUTHORITY**  
**[ COMM.-CUM-SECRETARY'S OFFICE ]**

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 23.12.1997 at 10.30 A.M. at Raj Niwas, Delhi.

**I N D E X**

<b>S.NO.</b>	<b>ITEM NO.</b>	<b>S U B J E C T</b>	<b>PAGE NO.</b>
1.	166/97	Implementation of the recommendations of Fifth Pay Commission in Delhi Development Authority. <u>No. F.7(106)/97/PB.1</u>	1-34
2.	167/97	Departmental action against Sh. M.L. Ahuja, Dy. Director (Retd) under rule 9 of CCS Pension Rules, 1972. <u>No. F.25(23)/91/Vig.</u>	35-39
3.	168/97	Change of land use of about 26.3 ha.(63 acres) from 'Rural Use' to 'Residential' for resettlement of JJ Clusters near Village Jaunapur, South Delhi. <u>No. F.3(49)/95-MP.</u>	40-45
4.	169/97	Delhi Urban Heritage Foundation Regulation-1996 under Section-57 of Delhi Development Act-1957. <u>No. F. HUPW/CA/336/DUHF/96-97.</u>	46-53

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF COMM-CUM-SECY

Subj: Draft minutes of the meeting of the Delhi  
Development Authority held on 23-12-97.

The following were present:

CHAIRMAN

- 1 Sh Tejendra Khanna  
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Ghosh

MEMBERS

- 3 Sh Swaroop Chand Rajan  
Member, Delhi Legislative Assembly
- 4 Sh Sahab Singh Chauhan  
Member, Delhi Legislative Assembly
- 5 Sh Ramvir Singh Bidhuri  
Member, Delhi Legislative Assembly
- 6 Km Devagya Bhargava  
Councillor, MCD
- 7 Sh Mahabal Mishra  
Councillor, MCD
- 8 Sh K P Lakshmana Rao  
Finance Member, DDA
- 9 Sh R K Bhandari  
Engineer Member, DDA

SECRETARY

Sh V M Bansal  
Commissioner-cum-Secretary

SPECIAL INVITEES

Sh Pradip Mehra  
Secretary to LG, Delhi



-2

3 to 4 weeks for printing.

May kindly approve as requested during discussion today.

VC 18/11/97

DEPT 18/11

A.D. (St. Babbar) 18/11

17/11/97

Draft of the Annual Administration Report of DDA for the year 1996-97 is ready. The Annual Administration Report for the year 1996-97 is due for laying on the table of both the Houses of Parliament before 31.12.1997. The next meeting of the Authority will be held in December only and, therefore, it will not possible to wait for Authority's approval of the report till that time. After approval of the Authority the report has to be sent for printing which too will take sometime. It is therefore, proposed to seek approval of the members of the Authority to this report by circulation.

2. Agenda item for consideration of the Authority, through circulation is at flag 'B'.

3. Draft Annual Administration Report [1996-97], being submitted for consideration, is at flag 'A'

*[Signature]*

[ V.M. BANSAL ]  
COMMR.-CUM-SECRETARY

18/11/97

- ✓ 1. E.M. P.K. Paravdas 19.11
- ✓ 2. F.M. M. K. Das 19.11.97
- ✓ 3. V.C. (Bansal)
- ✓ 4. Chief Planner [TCPO]

28/11/97

Contd/.....



ITEM NO.  
155/97

10.12.97

Sub : Annual Administration Report of Delhi  
Development Authority for the year 1996-97.

No.F1(66)/97/DPR

P R E C I S

Delhi Development Authority is required to submit a report on its activities to the Central Government under Rule-5 of the Delhi Development (Misc.) Rules, 1959, after the close of each financial year.

2. On the basis of the information received from all the Heads of Departments, a draft Annual Administration Report on the activities of the Delhi Development Authority for the financial year 1996-97 has been prepared and is placed before the Authority for information/ approval at (Appendix 'A' pages Book-Ict) by circulation.

R E S O L U T I O N

Resolved that the Annual Administration Report for the year 1996-97 of the DDA be approved and sent to the Ministry of Urban Affairs and Employment.

\*\*\*



ALSO PRESENT

- 1 Sh R D Srivastava  
Jt Secy to LG, Delhi
- 2 Sh V K Bugga  
Town Planner, MCD
- 3 Smt Anita Chaudhary  
Chief Legal Adviser
- 4 Sh Vijay Risbud  
Commissioner [Plg]
- 5 Sh Arvind Kumar  
Commissioner [P]
- 6 Sh U S Jolly  
Commissioner [LM], DDA
- 7 Sh Gyanesh Kumar  
Commissioner [Housing], DDA
- 8 Sh Pradeep Benari  
Chief Architect, DDA
- 9 Sh Brijinder Rai  
Chief Vigilance Officer, DDA
- 10 Sh Shanker Banerjee  
Chief Accounts Officer, DDA
- 11 Sh Chandra Ballabh  
Addl Commr [DC&B], DDA
- 12 Sh A K Baranwal  
Director [Vigilance], DDA
- 13 Smt Neemo Dhar  
Director [PR], DDA
- 14 Sh Jagdish Chandra  
Director [RL], DDA
- 15 Sh H K Babbar  
Asstt Secretary, DDA

ITEM NO.  
155/97

10.12.97

Sub : Annual Administration Report of Delhi  
Development Authority for the year 1996-97.

No.F1(66)/97/DPR

P R E C I S

Delhi Development Authority is required to submit a report on its activities to the Central Government under Rule-5 of the Delhi Development (Misc.) Rules, 1959, after the close of each financial year.

2. On the basis of the information received from all the Heads of Departments, a draft Annual Administration Report on the activities of the Delhi Development Authority for the financial year 1996-97 has been prepared and is placed before the Authority for information/ approval at (Appendix 'A' pages Book-let) by circulation.

R E S O L U T I O N

Resolved that the Annual Administration Report for the year 1996-97 of the DDA be approved and sent to the Ministry of Urban Affairs and Employment.

\*\*\*

ALSO PRESENT

- 1 Sh R D Srivastava  
Jt Secy to LG. Delhi
- 2 Sh V K Bugga  
Town Planner, MCD
- 3 Smt Anita Chaudhary  
Chief Legal Adviser
- 4 Sh Vijay Risbud  
Commissioner [Plg]
- 5 Sh Arvind Kumar  
Commissioner [P]
- 6 Sh U S Jolly  
Commissioner [LM], DDA
- 7 Sh Gyanesh Kumar  
Commissioner [Housing], DDA
- 8 Sh Pradeep Benari  
Chief Architect, DDA
- 9 Sh Brijinder Rai  
Chief Vigilance Officer, DDA
- 10 Sh Shanker Banerjee  
Chief Accounts Officer, DDA
- 11 Sh Chandra Ballabh  
Addl Commr [DC&B], DDA
- 12 Sh A K Baranwal  
Director [Vigilance], DDA
- 13 Smt Neemo Dhar  
Director [PR], DDA
- 14 Sh Jagdish Chandra  
Director [RL], DDA
- 15 Sh H K Babbar  
Asstt Secretary, DDA



DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on December 23, 1997 at 10:30 hours at Raj Niwas

Item No.170/97

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 10-11-97.  
F.2[2]97/MC/DDA

The Authority confirmed the minutes of its meeting held on 10th November, 1997 with modifications against different agenda items as mentioned below:

[I] Item No. 138/97:

- [a] Sh Sahab Singh Chaunan and Sh Swarood Chand Rajan indicated that the case of change of landuse of Pocket-III [land measuring 35 hac.] had not been correctly appreciated in the last meeting. They felt that since necessary clearances of the concerned authorities had been received including clearance from the Pune Hydrological Institute, the change of landuse should, therefore, be agreed to as an amendment to the discussions held on this item. The VC agreed with this suggestion. On a query by the I.G, it was informed that environment specialists were not associated with the Committee.
- [b] After detailed discussions, the Authority agreed to allow provisional change of landuse for 35 hac. of land, subject to environmental clearance by the designated authority.

[2]

The Authority also decided to have a time-bound environmental impact study separately conducted for this pocket within 3 months from NEERI. Till then allotment of land shall not be made.

[c] Environmental Impact study for the remaining area, as decided earlier, should also be taken up at an early date, separately.

[III] Item No. 153/97!

[a] Sh Sahab Singh Chauhan, Sh Swaroop Chand Rajan and other non-official members were of the view that under Section 4 of the DD Act, the Authority was competent to appoint its staff and lay down their grades and designations as per Regulations which under Section 57 of the Act, are to be made by the Authority. According to them, the Authority was not a recommendatory body but the final deciding authority.

[b] They also reiterated that the Authority had already approved sanction of the pay-scale of Rs. 5900-6700 to the existing departmental Commissioners with retrospective effect, from the date of their eligibility, as per recommendation of the Tikku Committee; in view of similar scales having been given in MCD with effect from 1-7-91 and in other departments of DDA with effect from 1-7-89! the Commissioners of DDA cannot be given the pay-scale of Rs. 5900-6700 from a later date.

2 After detailed discussions and keeping in view the minutes of its 29th September meeting which were confirmed in the meeting of 10th November, it was decided to modify para 2 [b] of the Explanatory notes to item No. 46/GA/97. While it was the view of some Authority Members that Authority should approve the scale of pay of Commissioners in this case, it was pointed out that in view of the fact that the Tikku Committee which gave its recommendations was constituted by the Ministry and therefore, its report will have to go to the same agency and also, as subsequently clarified by Commissioner [Personnel] that with the issue of Government of India's letter No. E/11011/63/90-DDIA dated 2-6-1995 the powers of approval of Group A scales no longer vest with the Authority and will have to be forwarded to Govt. for consideration, it was decided that these scales will be recommended for approval by the Ministry. In so far as existing Commissioners are concerned, the benefit of the revised grades recommended by Tikku Committee may be provided to them retrospectively, subject to completion of DPC proceedings. The Authority agreed with the suggestions of Finance Member that the procedure of DPC shall be observed as per Govt. of India guidelines at every stage.

3 The Authority also endorsed the advice of the LG to immediately forward the above decisions for concurrence of the Ministry.

[IIII] Other Points:

The resolution in para 1 of OTHER POINTS was amended. It shall now read as under:

"Sh Sahab Singh Chaunan, desired that the residents of 'D' Block Bhajanpura whose properties had been demolished by DDA in 1993 should be given alternate allotments at old rates and not at the current market rates. This was agreed to by the



LG and the Authority; the FM was requested to process the matter accordingly."

Item No.156/97

Sub: Allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition Development and Disposal of land in Delhi.  
No.F.1[7]93/LSB[R]

I The item was discussed in detail and Shri Ramvir Singh Bidhuri desired that:

[i] While making allotment of alternate residential plots, DDA should honour the recommendations of the Delhi Government regarding sizes of the plots;

[ii] The plots should be allotted at lower rates; and

[iii] The plots should be allotted at the same place where the lands are acquired.

II Shri Mahabal Mishra desired that allotment of plots should be made immediately after acquisition of land. He cited a case where alternate plot had not been allotted to a person whose land had been acquired in the year 1973. The VC informed that this case was being finalised shortly.

III The LG agreed with the views of the members and desired that complete justice should be done to the persons whose lands are acquired. He desired that DDA's Planning Department must adopt a flexible and practical approach, so that more residential plots could be carved out within the vicinity of the acquired lands.

IV LG also desired that rights of the persons whose lands are acquired should be given priority over other allottees, including the cooperative group house building societies.

Item No.157/97

Sub: Proposed change of land use of an area measuring 28.3 hac [70 acres] from "agricultural and water body" [A-4] to "public and semi-public facilities" [police firing range] at Wazirabad, Delhi.  
No.F.3E20191/MP

The Authority resolved that the proposals contained in para 5 of the agenda item be approved.

Item No.158/97

Sub: Development control norms for nursery school plots proposed to be utilised for other community facilities.  
No.F.1E7180/MP

Sh Sahab Singh Chauhan desired that the plots earmarked for nursery schools should be considered for allotment to primary and middle schools also since there were not many takers for the nursery school plots. He specifically mentioned that a large number of nursery school plots were lying unallotted/vacant in Yamuna Vihar. Sh Swaroop Chand Rajan was of the view that setting up of middle schools on the plots earmarked for nursery schools should not be encouraged. After detailed discussions, the Authority resolved as follows:

[i] Proposals contained in para 5 of the agenda item be approved with immediate effect;

(iii) Vacant nursery school sites may be considered for allotment to the primary/middle schools, if adequate number of primary/middle school plots are not available for allotment in a particular locality. FAR in such cases shall, however, remain the same and the number of students shall be restricted as per norms of the Education Department, GNCTD.

Item No.159/97

Sub: Details of unsold commercial properties and future strategy for speedy disposal.  
No.F.EM.3(16)95/Vol-1

I Sh Swaroop Chand Rajan expressed concern about non-implementation of Authority's decisions regarding disposal of unallotted shops/stalls. On a query by the LG, the Finance Member informed that current market value of these assets could be in the range of rupees one thousand crore. FM also informed that NIUA had conducted a study on this subject and the matter was being further examined in the light of these recommendations.

II The LG suggested that the possibility of calling the best offers for specific properties, every two months should be looked into. Offers thus received could be finalised by a duly constituted committee.

III After detailed discussions, it was decided that SBI Caps should be engaged as consultants in the matter and a detailed strategy paper should be finalised and put up to the Authority within two months.

Item No.160/97

Sub: Change of land use of an area measuring about 1.4 hac. [3.46 acres] from "rural use" to "public and semi-public facilities" [Hospital] on Khasra Nos. 14/21, 22, 15/6/1, 7, 8, 15/9/1 and 15/9/2 in village Pandwala Kalan, Najafgarh Gnummanhera Road for construction of 80 bedded hospital.  
No.F.13[2]95/MP

I Sh Sahab Singh Chauhan, Sh Swarooo Chand Rajan, Sh Mahabal Mishra and Ms Devagya Bnargava made the following suggestions during discussion on this item:

[i] Norms and the policy for permitting change of land-use should be clearly defined so that favouritism is not alleged in individual cases;

[ii] A Committee should be constituted for an in-depth examination of the proposals relating to change of land-use to private parties;

[iii] Background of the trusts/societies/institutes should be examined in detail and placed before the Authority while considering such proposals.

II[a] Accepting the request of Sh Mahabal Mishra, the LG decided to give one weeks time for filing of objections in the case under consideration and desired that objections thus received should be examined and put up for fresh consideration in the next meeting of the Authority.

[b] It was also decided that detailed guidelines and norms for permitting change of land-use to private parties and the procedure thereof should be placed before the next meeting of the Authority.

Item No.161/97

Sub: Regulations for nursing homes, guest houses and banks in residential use zone - proposed amendments in MPD 2001.  
F.10C5J81/MP

The Authority resolved that the proposals contained in para 6 of the agenda item be approved subject to the condition that eateries/restaurants shall not be permitted.

Item No.162/97

Sub: Proposed alignment plan of 80 mtrs wide road connecting GT Road with Narela Phase 1/1  
F.Dir/MP/93/196/Pt.II

The Authority resolved that the proposals contained in the agenda item be approved.

Item No.163/97

Sub: Filling up of the vacant posts of Executive Engineer [E/M] in the grade of Rs. 3000-4500/- by promotion.  
F.7C141J95/PB-I

The Authority resolved that the proposals contained in the agenda item be approved.

Item No.164/97

Sub: Permission of uses other than those permitted as per MPD 2001 on industrial plots.  
F.3E50J97/MP

The LG desired that the proposals be first discussed with the Principal Secretary, Urban Development, GNCTD and the Commissioner of Industries, GNCTD and thereafter placed before the Authority.

[9]

Item No.165/97

Sub: Report on the follow-up action on the resolutions passed by the Authority in its meetings held on 16-7-97, 3-9-97 and 29-9-97.  
F.2[6]97/MC/DDA

Follow-up action on the resolutions passed by the Authority in its meetings held on 16th July, 3rd September and 29th September, 1997, was discussed and the following observations were made by the Authority:

- [i] Action taken report on the items shown "under process" and on the items discussed in the subsequent meetings of the Authority should be put up in the next meeting;
- [ii] EM shall arrange a monthly meeting under the chairmanship of the LG for reviewing follow-up action on Item No. 2/Hsg/97 regarding provision of basic amenities like electricity, water etc in DDA flats;
- [iii] Denotification of 71 left-out colonies/pockets mentioned in agenda Item No. 27/Plg/97 should be expedited;
- [iv] Site inspection report should be included in the agenda Item No. 21/LDM/97.

Item No.166/97

Sub: Implementation of the recommendations of Fifth Pay Commission in Delhi Development Authority.  
F.7(106)97/PB-I

I Sh Sahab Singh Chauhan indicated that the proposals brought before the Authority were not in conformity with the 5th Pay Commission recommendations. He felt that in some of the cadres only replacement scales had been proposed rather than the new pay scales recommended by the Pay Commission.

II After detailed discussions, the Authority resolved that all the recommendations of the 5th Pay Commission and decisions taken by the Government from time to time shall be implemented in DDA, mutatis-mutandis. However, if a particular recommendation of the Pay Commission is likely to create any inter-cadre complications, the same should be specifically placed before the LG for final orders. In such cases also replacement scales should be given with immediate effect.

III The LG desired that anomalies of pay-scales and the inter-cadre complications arising out of the Pay Commission implementation should be examined by the duly constituted Committee and by the Consultative group comprising of the VC, EM, FM and Commissioner (P) and the non-official members of the Authority. Final recommendations in all such cases should be submitted to the Authority within 2 months.

[11]

Item No.171/97

Sub: Change of landuse of an area measuring about 556.5 ha. [1381.25 acres] from "rural use" to "urban uses" bounded by Northern Railway line to Rohtak in the North, boundary of National Capital Territory in the West, National Highway No. 10 [100m r/w] in the South and existing Urban area [Nangloi JJ Scheme] in the East, comprising residential - 112.1 ha.; recreational - 105.8 ha.; industrial [light manufacturing] - 264.8 ha.; commercial [wholesale & warehousing] - 264.8 ha.; commercial [wholesale & F.20[9]97/MP

I Commissioner [Plg] explained that there was some urgency in this matter and, therefore, laid this item on the table, with the permission of the chair.

II On the request of the non-official members, it was decided to defer the item to the next meeting of the Authority. Meanwhile, Commissioner [Plg] was advised to explain the proposals to the non-official members.

Consideration of the remaining agenda items numbering 167/97, 168/97 and 169/97 was deferred.

OTHER POINTS:

1 Sh Sahab Singh Chauhan thanked the Vice-Chairman for expeditiously allotting land for the CGHS dispensary in Yamuna Vihar.

2[ca] Ms Devagya Bhargava expressed concern that encroachments on Road No. 43 between Shakurpur Village and Mahindra Park had not been removed inspite of orders passed by the Lt Governor in the last meeting of the Authority. Commissioner [LM], Sh U S Jolly informed that encroachments



could not be removed as the DDA's entire land was under stay orders from the Court. He informed that encroachments would be removed as soon as the stay orders are vacated. Ms Devagya Bhargava, however, indicated that the entire land was not under stay. She also desired to know how the construction was continuing and whether the encroachers were not bound by the orders of status-quo.

[b] Sh Swaroop Chand Rajan desired to know how the stay orders were allowed to be obtained and the land allowed to be re-encroached upon as sensitive nature of this land was known to highest officers. He reminded that encroachments on this land had been cleared at the instance of the Chief Minister, Delhi only about 8 months back.

[c] The Authority decided that the Commissioner [LM] should immediately take necessary action for getting the stay orders vacated and clearing the encroachments. He shall submit a report in the next meeting of the Authority. It was also decided that Chief Vigilance Officer should enquire into the whole matter and report about connivance/negligence of the officers and staff, so that exemplary action, if necessary, could be taken at all levels. It was a serious matter that the land cleared at the instance of the Chief Minister was allowed to be re-encroached upon and construction/encroachment allowed to continue under the cover of status-quo orders.

3 Sh Mahabal Mishra again took up the matter of DDA's abandoned flats at Bindapur and suggested that road widening should be taken up without any further delay. EM was requested to conduct a site inspection and submit an early report in the matter.

4 Sh Mahabal Mishra also drew attention to the continuing unauthorised construction on 3 acres of land in Mahavir Enclave, which is a development area of DDA. He alleged that a three storeyed unauthorised building with 100 unauthorised shops had been coming up for several months without any check by the concerned officers. Commr [LM] informed that the building had earlier been sealed but was later desealed under the court's orders. He agreed that the court had not restrained DDA from stopping fresh construction.

The members expressed serious concern that the matter was in the knowledge of the senior officers as the property had been sealed and de-sealed recently.

The LG desired that construction should be immediately stopped, if there are no orders to the contrary from any court. He desired the entire matter to be investigated by the Chief Vigilance Officer and responsibility fixed for connivance/negligence at all levels.

5 Shri Ramvir Singh Bidhuri wanted to have details of land under encroachment and under stay, details of vacant/unallotted properties etc. so that some policy decisions could be taken on these issues.

6 Miss Devagya Bhargava desired that the list of all unallotted properties should be compiled. She felt that DDA was unaware of its assets. She specifically drew the attention of the Vice-Chairman to the unallotted/vacant plots in the Keshavpuram Industrial Area. LG ordered that a detailed survey of the unallotted properties of DDA should be conducted and a report submitted to the Authority at an early date.

7 Shri Ramvir Singh Bidhuri was critical of the pendency of a large number of cases with the Estate Officers. He specifically mentioned the case of 20 Bignas of land in Village Tehknand which was acquired by the DDA and where compensation had also been paid, yet its possession continued to be in unauthorised hands because of pendency of the case with DDA's Estate Officer for the last 5 years. He informed that unauthorised construction was continuing on this land and desired that administrative responsibility should be fixed for poor performance by the Estate Officers and for lack of supervisory control.

II Shri Mahabal Mishra desired that the performance of the Estate Officers should be critically reviewed by the Authority for a period of atleast three years. The LG

agreed to the suggestion of the Members and it was decided that details of the pendency and disposal of cases during last three years with the Estate Officers should be submitted in the next meeting of the Authority alongwith the administrative controls exercised by the supervisory officers.

8 Ms Devagya Bhargava indicated that the land protection of all the lands of DDA should be under one department. Presently, the Horticulture Department, Land Management Department, Engineering Department and Lands Disposal Department were all separately looking after different stretches of land.

9 Sh Mahabal Mishra indicated that the land allotted to a large number of institutions was being used for commercial purposes and had been rented out. Non-official members desired that a survey of all the institutional properties should be conducted in a time-bound manner and strong action should be taken where the premises have been rented out. LG assured that the matter was engaging his attention and action would be taken in all cases where the premises had been rented out.

10 The members highly appreciated the suggestion of the LG that DDA should use its land as Equity and enter into commercially viable joint ventures at national and international level. It was decided that introduction of newest technology in DDA projects should be speeded up and

DDA must complete some of the important projects during the year 1998 with latest technological innovations. It was decided that a suitable delegation of non-official members and senior officers of the Authority should visit the countries where latest trends in building technology have been successfully introduced so to have the first hand knowledge of the latest technological developments in the building industry. A working paper should thereafter be put up to the Authority at an early date.

11 Sh Ramvir Singh Bidhuri mentioned that Delhi Government was allotting residential and industrial lands at the time of consolidation of villages and this could not be done without obtaining DDA's clearance under the Master Plan. The LG desired that the VC should take up this matter with the Chief Secretary, Delhi.

12 The LG acceded to the request of the non-official Members for an informal meeting with him at an early date.

The LG wished a very happy new year to all the members, officers and staff of the DDA. The meeting ended with a vote of thanks to the chair.

---

ITEM NO.

156/97

A23.12.97

- 1 -

Subj: Allotment of Alternative Plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of land in Delhi.

No. P. 1(07)/93/LSB(R)

P R E C I S

1. In the meeting of the Authority held on 31.3.1997 before taking up formal agenda, the Hon'ble Lt. Governor invited suggestions from the newly elected members on improving DDA's working.

2. One of the suggestion given by Shri Ramvir Singh Bidhuri, MLA, was that DDA should, as far as possible, honour the recommendations of the GNCTD regarding the size of alternative residential plot and the allotment should preferably be made in close vicinity of the acquired land.

3. As per the procedure the allotment of alternative plot is made by draw of lots and all efforts are made to allot the plot of the recommended size and in the recommended zone as far as possible. However, due to paucity of land in South and East Zone, it has not been possible for the DDA to accommodate the recommendees of the said zones in the colonies developed in their respective zones.

4. In the year 1993 the whole issue of allotment of alternative plots to the eligible persons was reviewed and it was decided to divide the capital city of Delhi in three zones for the purposes of allotment of alternative plots and accordingly, at present the allotment of alternative plots is made as follows:

- |    |  |                   |
|----|--|-------------------|
| a) | Recommendees of South Zone                       | Dwarka/Papankalan |
| b) | Recommendees of East, North, West & Rohini Zones | Rohini            |
| c) | Recommendees of Narela                           | Narela            |

CONFID

5. The present position of pendency of recommendees for different zones is as follows:

	<u>Area in sq. yards</u>					<u>Total</u>
	<u>400</u>	<u>250</u>	<u>150</u>	<u>80</u>	<u>40</u>	
South	-	-	-	61	-	61
Rohini	306	685	-	3	489	1483
Narela	9	37	1	16	63	126

The matter is placed before the Authority for its information.

R E S O L U T I O N

I The item was discussed in detail and Shri Ramvir Singh Bidhuri desired that:

[i] While making allotment of alternate residential plots, DDA should honour the recommendations of the Delhi Government regarding sizes of the plots;

[ii] The plots should be allotted at lower rates; and

[iii] The plots should be allotted at the same place where the lands are acquired.

II Shri Mahabal Mishra desired that allotment of plots should be made immediately after acquisition of land. He cited a case where alternate plot had not been allotted to a person whose land had been acquired in the year 1973. The VC informed that this case was being finalised shortly.

III The LG agreed with the views of the members and desired that complete justice should be done to the persons whose lands are acquired. He desired that DDA's Planning Department must adopt a flexible and practical approach, so that more residential plots could be carved out within the vicinity of the acquired lands.

IV LG also desired that rights of the persons whose lands are acquired should be given priority over other allottees, including the cooperative group house building societies.

विषय:- उन व्यक्तियों को वैकील्पक प्लोटों का आबंटन, जिनकी भूमि दिल्ली में छे पैमाने पर भूमि के अधिग्रहण, विकास और निपटान की योजना के अंतर्गत अधिगृहीत की गई है।

सं. स्फ. 1807/93/स्ल.स्स.बी.आर.

सार

1. दिनांक 31.3.1997 को आयोजित प्राधिकरण की बैठक में औपचारिक कार्यावली के बाद पर कार्यवाई शुरू करने से पहले माननीय उपराज्यपाल ने दिल्ली विकास प्राधिकरण की कार्य प्रणाली में सुधार लाने के लिए नव नियमित सदस्यों से सुझाव आमंत्रित किये।
  2. श्री रामवीर सिंह विधायक द्वारा दिया गया एक सुझाव यह था कि जहां तक संभव हो, दिल्ली विकास प्राधिकरण वैकील्पक रिहायशी प्लॉट के आकार के संबंध में राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार की सिफारिशों का अनुपालन करे और प्लॉट का आबंटन अधिमानतः अधिगृहीत भूमि के एकदम निकट किया जाना चाहिए।
  3. कार्य प्रणाली के अनुसार वैकील्पक प्लॉट का आबंटन लाटरी के द्वारा किया जाता है और जहां तक संभव हो सके संस्तुत आकार और संस्तुत जोन में प्लॉट आबंटित करने के पूरे प्रयास किये जाते हैं। तथापि, दक्षिणी एवं पूर्वी जोन में भूमि का अभाव होने के कारण उपर्युक्त जोन के संस्तुत व्यक्तियों को उनके संबंधित जोन की विकसित कालोनिंगों में प्लॉट देना दिल्ली विकास प्राधिकरण के लिए संभव नहीं होता है।
  4. वर्ष 1993 में पञ्च व्यक्तियों को वैकील्पक प्लॉटों के आबंटन से संबंधित समग्र मुद्दे की समीक्षा की गई थी और यह निर्णय किया गया था कि वैकील्पक प्लॉटों के आबंटन के उद्देश्य के लिए दिल्ली राजधानी नगर को तीन जोन में विभाजित कर दिया जाए। तदनुसार, फिलहाल वैकील्पक प्लॉटों का आबंटन निम्नानुसार किया जाता है:-
- |  |                   |
|--|-------------------|
| क. दक्षिणी जोन के संस्तुत व्यक्ति                            | द्वारका/पप्पनक्ला |
| ख. पूर्वी, उत्तरी, पश्चिमी एवं रोहिणी जोन के संस्तुत व्यक्ति | रोहिणी            |
| ग. नरेला के संस्तुत व्यक्ति                                  | नरेला             |
5. इस समय विभिन्न जोन के संस्तुत व्यक्तियों की विचाराधीन स्थिति निम्न प्रकार से है:-



						क्षेत्रफल वर्ग मील में
	400	250	150	80	40	कुल
दक्षिणी	-	-	-	61	-	61
रोहिणी	306	685	-	3	489	1483
नरेला	9	37	1	16	63	126

अतः मामला सूचनार्थ प्राधिकरण के समक्ष प्रस्तुत है ।

संकल्प

- 5 -

ITEM NO. Sub : Proposed change of land use of an area measuring  
157/97 28.3 ha (70 acres) from 'agricultural and water body'  
(A-4) to 'Public and semi-public facilities' (Police  
A-23.12.97 firing range) at Wazirabad, Delhi.  
F.3(20)91-MP

P R E C I S

An area measuring 28.3 ha (70 acres) towards north of Wazirabad Road and west of marginal bund in the Revenue Estate of village Biharpur, Karawal Nagar, Delhi was identified after a joint inspection and land was handed over to the Police Deptt. in 1995.

2. The Police Deptt. has proposed to utilise this land (28.3 ha/70 acres) as Firing Range. The land under reference falls in Zone 'P' (North Delhi II) and the preparation of zonal plan is yet to be taken up. The land falls in use zone A-4 'Agricultural and Water Body' where Shooting/Firing Range is not a permitted use and will require change of land use, besides clearances from concerned agencies.

3. The salient details of proposed construction of the Project submitted by the Police Deptt. are as follows:-

- |      |                                    |                        |
|------|------------------------------------|------------------------|
| i)   | Proposed ground coverage           | 6,140 sqm. (2.17%)     |
| ii)  | Proposed FAR                       | 2.17                   |
| iii) | Protected area of shooting range.  | 140 x 140m             |
| iv)  | Max. height of the bldg.           | 6m (single storey)     |
| v)   | Details of proposed constructions: |                        |
|      | a) Barracks (7 nos.)               | 5040 sqm. (80x9m each) |
|      | b) Office block                    | 300 sqm.               |
|      | c) Officers room                   | 300 sqm.               |
|      | d) Toilets                         | 400 sqm.               |
|      | e) Medical room                    | 100 sqm.               |
|      | Total Area :                       | <u>6,140-sqm.</u>      |

4. The proposal has been examined and the land is proposed to be utilised for the following two major activities:-

- |     |                       |         |
|-----|-----------------------|---------|
| i)  | Administrative area   | 8 ha    |
| ii) | Shooting/Firing Range | 20.3 ha |

Proposed development controls:

- |    |                         |                     |
|----|-------------------------|---------------------|
| a) | Maximum ground coverage | 5%                  |
| b) | Maximum FAR             | 5                   |
| c) | Maximum height          | 6 M (Single Storey) |

contd...../-

d) Other controls:

- i) No covered building will be constructed in Shooting Range area besides Watch and Ward tower(s).
- ii) 4-6 Watch & Ward residences upto 20 sqm. area be permitted and no other residential area will be allowed.
- iii) Basement will not be permitted

5. The proposal was considered by the Technical Committee in its meeting held on 17.7.97 under item no.36/97 and it was recommended to process the change of land use of an area measuring 28.3 ha (70 acres) from 'Agricultural and Water Body' (A-4) to 'Public and Semi-public facilities' (Police Firing Range) subject to obtaining clearances from Yamuna Committee, Central Water Commission, National Capital Region, Planning Board, Irrigation and Flood Deptt., Explosives and Fire Deptt., Department of Environment and Forests, GNCTD and Environment Impact Assessment Authority.

6. The proposal as contained in Para '5' is placed before the Authority for its consideration and approval.

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

The Authority resolved that the proposals contained in para 5 of the agenda item be approved.

\*\*\*\*\*

मद नं.  
157/97

विषय:- वजीराबाद, दिल्ली में 28.3 हेक्टेयर 70 एकड़ क्षेत्र के भूमि उपयोग को "कृषि एवं जल निकाय" 19-41 से "तार्वजनिक एवं अर्ध-तार्वजनिक सुविधाओं" 19-41 में फायरिंग रेंज में बदले जाने का प्रस्ताव ।

एफ 3120191-एम.पी.

# तार

गांव बिहारपुर, करावल नगर, दिल्ली की राजस्व तम्पटा में वजीराबाद रोड के उत्तर में और मार्जिनल बांध के पश्चिम में 28.3 हेक्टेयर 70 एकड़ क्षेत्र संयुक्त निरीक्षण के बाद निर्धारित कर दिया गया था और वर्ष 1995 में भूमि पुलिस विभाग को सौंप दी गई थी ।

- पुलिस विभाग ने इस भूमि 28.3 हेक्टेयर/70 एकड़ को फायरिंग रेंज के रूप में उपयोग करने का प्रस्ताव किया है । संदर्भाधीन भूमि जोन "पी" 19-41 उत्तरी दिल्ली-2 के अन्तर्गत आती है तथा क्षेत्रीय योजना तैयार करने का कार्य अभी शुरू किया जा रहा है । यह भूमि उपयोग जोन 19-41 "कृषि एवं जल निकाय" के अन्तर्गत आती है, जहां शूटिंग/फायरिंग रेंज अनुमत उपयोग नहीं है, इसलिए संबंधित एजेंसियों से अनापत्ति प्राप्त करने के अतिरिक्त इसका भूमि उपयोग बदलना अपेक्षित होगा ।
- परियोजना के प्रस्तावित निर्माण के पुलिस विभाग द्वारा प्रस्तुत किये गये मुख्य व्यौरे निम्नानुसार हैं:-

111	प्रस्तावित ग्राउन्ड कवरेज	6,140 वर्ग मीटर 12.17 %
121	प्रस्तावित एफ.ए.आर.	2.17
131	शूटिंग रेंज का संरक्षित क्षेत्र	140x140 मीटर
141	भवन की अधिकतम ऊंचाई	6 मीटर । एक मंजिल ।
151	प्रस्तावित निर्माण का विवरण:-	
1क1	बैरक 171	5040 वर्ग मीटर 180x9 मी. प्रत्येक
1ख1	कार्यालय ब्लॉक	300 वर्ग मीटर
1ग1	अधिकारी कक्ष	300 वर्ग मीटर
1घ1	शौचालय	400 वर्ग मीटर
1ङ1	चिकित्सा कक्ष	100 वर्ग मीटर
कुल क्षेत्रफल :-		6,140 वर्ग मीटर

4. प्रस्ताव की जाँच की गई और भूमि को निम्नलिखित दो मुख्य कार्यकलापों के लिए उपयोग किये जाने का प्रस्ताव किया गया:-

111 प्रशासनिक क्षेत्र 8 हेक्टेयर

121 शूटिंग/फायरिंग रेंज 20.3 हेक्टेयर

प्रस्तावित विकास नियंत्रण:-

1क। अधिकतम ग्राउन्ड कवरेज 5%

1ख। अधिकतम स्क्. ए.आर. 5

1ग। अधिकतम ऊँचाई 6 मीटर 1 एक मंजिल

1घ। अन्य नियंत्रण: 111 शूटिंग रेंज क्षेत्र में निगरानी एवं देखभाल टावर/टावरों के अतिरिक्त किसी आवृत्त/कबडि। भवन का निर्माण नहीं किया जाएगा।

121 20 वर्गमी. क्षेत्र तक 4-6 निगरानी एवं देखभाल आवासों के लिए अनुमति दी जाएगी और अन्य किसी आवासीय क्षेत्र के लिए अनुमति नहीं दी जाएगी।

131 वेल्फेयर की अनुमति नहीं दी जाएगी।

5. इस प्रस्ताव पर तकनीकी समिति ने दिनांक 17.7.97 को हुई अपनी बैठक में मद सं. 36/97 के अन्तर्गत विचार किया था और यह सिफारिश की थी कि युग्मा समिति, केन्द्रीय जल आयोग, राष्ट्रीय राजधानी क्षेत्र, योजना बोर्ड, सिंचाई एवं बाढ़ विभाग, बिस्फोटक एवं अग्नि शमन विभाग, पर्यावरण एवं वन विभाग, राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार और पर्यावरण प्रभाव आकलन प्राधिकरण से अनापत्ति प्रमाणपत्र प्राप्त करने की शर्त पर 28.3 हेक्टेयर 170 एकड़ क्षेत्र के भूमि उपयोग को "कृषि एवं जल निकास" 1ए-41 से "तात्कालिक एवं अर्ध तात्कालिक सुविधाओं" 1पुष्कित फायरिंग रेंज में बदलने की कार्रवाई की जाए।

6. पैरा 5 में निहित प्रस्ताव विचार-विमर्श एवं अनुमोदन के लिए प्राधिकरण के समक्ष प्रस्तुत है।

सं. क. ल. प.

ITEM NO. Sub : Development control norms for nursery school plots  
158/97 proposed to be utilised for other community facilities.

A-23-12-97 F.1(7)/80-MP

P R E C I S

Reference is invited to the Authority resolution no.114/95 dated 16.10.95 approving the proposal regarding development control norms for nursery school sites to be utilised for other uses as given below:

Maximum ground coverage 40%  
Max. floor area ratio 100  
Maximum height 11 M

The basement to the maximum extent of ground coverage if provided to be included in FAR.

2. The above proposal was forwarded to the Ministry of Urban Affairs & Employment on 10.11.95 for conveying approval of Govt. of India, under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public.

3. In response, the Under Secretary to the Govt. of India, MOUA&E vide his letter dt. 22.2.96 (P.N.D. 13 ) has intimated that the proposal will give rise to anomalous situation with two sets of development control norms applicable to the facilities like post office, health centres, etc. In order to ensure uniformity it may be necessary to substitute/delete the existing provisions relating to development control norms for these facilities specified in Master Plan.

4 The matter was examined and it was suggested that for the sake of uniformity and to avoid ambiguity, it will be appropriate to adopt the norms of nursery school sites for the other uses allowed on such sites as given below:-

Maximum ground coverage 33.33%  
Maximum floor area ratio 66.66  
Maximum height 8.0 M

Basement below ground floor and to the maximum of ground coverage shall be counted in FAR.

Contd/.....

5. The matter was considered by the Technical Committee in its meeting held on 17.7.97 under item no.26/97, which recommended that MPD-2001 norms for nursery school may be applicable for the plots of nursery schools, proposed to be utilised for other community facilities. While handing over possession it will be specifically stated that the plot is carved out from the plot of 'Nursery School' and development controls applicable are as per Nursery School.

6. The proposal as contained in para '5' above is placed before the Authority for its consideration and approval.

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

Sh Sahab Singh Chauhan desired that the plots earmarked for nursery schools should be considered for allotment to primary and middle schools also since there were not many takers for the nursery school plots. He specifically mentioned that a large number of nursery school plots were lying unallotted/vacant in Yamuna Vihar. Sh Swaroop Chand Rajan was of the view that setting up of middle schools on the plots earmarked for nursery schools should not be encouraged. After detailed discussions, the Authority resolved as follows:

- [i] Proposals contained in para 5 of the agenda item be approved with immediate effect;
- [iii] Vacant nursery school sites may be considered for allotment to the primary/middle schools, if adequate number of primary/middle school plots are not available for allotment in a particular locality. FAR in such cases shall, however, remain the same and the number of students shall be restricted as per norms of the Education Department. GNETD.

विषय:- अन्य सामुदायिक सुविधाओं हेतु उषवोग में लाए जाने के लिए प्रस्तावित नर्सरी स्कूल प्लॉटों के विकास नियंत्रण संबंधी मानदण्ड ।

सं. 1171/80-सम-पी.

तार

प्राधिकरण के संकल्प सं. 114/95 दिनांक 16-10-95 की ओर ध्यान आकर्षित किया जाता है, जिसके द्वारा अन्य उषवोगों हेतु नर्सरी स्कूल स्थलों का उषवोग किए जाने के लिए विकास नियंत्रण मानदण्ड संबंधी प्रस्ताव को निम्नानुसार अनुमोदन प्रदान किया गया है :

अधिकतम ग्राउन्ड कवरेज	40%
अधिकतम वर्क क्षेत्रफल अनुपात	100
अधिकतम ऊंचाई	11 मीटर

वेसमेंट ग्राउन्ड कवरेज की अधिकतम सीमा तक होगा यदि सं.सं.आर. में शामिल किए जाने की व्यवस्था हो ।

2. आम जनता से आपातिता/सुझाव आमंत्रित करने हेतु दिल्ली विकास अधिनियम 1957 की धारा 11-ए के अंतर्गत तार्वजनिक सुचना जारी करने के लिए भारत सरकार के अनुमोदन की सुचना देने हेतु उषवुक्त प्रस्ताव दिनांक 10-11-95 को शहरी कार्य एवं रोजगार मंत्रालय को भेज दिया गया था ।
3. इसके उत्तर में, अवर सचिव, भारत सरकार, शहरी कार्य एवं रोजगार मंत्रालय ने दिनांक 22-2-96 के अपने पत्र/परिशिष्ट-“ए” वृष्ट सं.13) द्वारा सूचित किया है कि इस प्रस्ताव से डाक घर, स्वास्थ्य केंद्र आदि जैसी सुविधाएं के लिए लागू विकास नियंत्रण संबंधी मानदण्डों के दो सेट होने से वितर्गिता की स्थिति उत्पन्न होगी । संकल्पना सुनिश्चित करने के लिए यह आवश्यक है कि मुख्य योजना में निर्दिष्ट इन सुविधाओं के विकास नियंत्रण संबंधी मानदण्डों से संबंधित वर्तमान प्रावधानों को बदल/समाप्त कर दिया जाए ।
4. इस मामले की जाय की गई थी और यह सुझाव दिया गया था कि संकल्पना लाने के लिए तथा वितर्गिता से बचने के लिए यह उचित होगा कि अन्य उषवोगों के लिए, नर्सरी स्कूल स्थलों के मानदण्डों को अपना लिया जाए, जिनके लिए ऐसे स्थलों पर निम्नानुसार अनुमति दी गई है :

अधिकतम ग्राउन्ड कवरेज	33-33%
अधिकतम वर्क क्षेत्रफल अनुपात	66-66
अधिकतम ऊंचाई	8-0 मीटर



भूतल के नीचे और अधिकतम

गारन्ट खरेज तक वेतमेंट को एक-ए-आर. में शामिल किया जाएगा ।

5. इस मामले पर तकनीकी समिति ने दिनांक 17-7-97 को आयोजित अपनी बैठक में मद सं. 26/97 के अंतर्गत विषय-विमर्श किया था और उसने सिफारिश की थी कि नर्तरी स्कूल हेतु दिल्ली मुख्य योजना 2001 के मानदण्ड अन्य सामुदायिक सुविधाओं के उद्देश्य के लिए प्रस्तावित नर्तरी स्कूल के प्लॉटों पर लागू किए जाएं । कृपया लीजते समय यह विशेष रूप से बतौर दिया जाए कि यह प्लॉट नर्तरी स्कूल के प्लॉट में से लिया गया है और इस पर विकास नियंत्रण संबंधी मानदण्ड नर्तरी स्कूल के अनुसार लागू होंगे ।
6. उक्त पैरा 5 में निहित प्रस्ताव विषय-विमर्श एवं अनुमोदन हेतु प्राधिकरण के समक्ष प्रस्तुत है ।

संकेत

(APPENDIX "A" TO ITEM NO. 138/97)

No.K-13011/21/93-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)

...  
New Delhi, dated the 22nd February, 1996

To

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

Sub: Amendment in MPD-2001 - Nursery school sites to be utilised  
for nursery school and other facilities.

Sir,

I am directed to refer to your letter No.F.1(7)80-MP/947-50 dated 10.11.95 on the above subject and to say that the revised development control norms for the Nursery School sites suggested by DDA will be applicable to the Nursery Schools as well as other facilities like Post Office, Community Hall-Cum-Library, Dispensary etc. which are permitted in Nursery School sites vide this Ministry's notification of even number dated 20.9.95. However, the development control norms for other facilities like Post Office, Community Hall, Health Centre etc. have been separately specified in the Master Plan vide page 163-164 of the Gazette Notification dated 1.8.90. The revised norms for the Nursery School sites will also be applicable to the other facilities mentioned above in case these facilities are located in the Nursery School sites. It will give rise to anomalous situation if two sets of development control norms are made applicable to the facilities like Post Office, Health Centres etc. In order to ensure uniformity, it may be necessary to substitute/delete the existing provisions relating to the development control norms for these facilities specified in the Master Plan. You are requested to examine this aspect and send the final recommendations of DDA as early as possible.

Yours faithfully,

(R.Viswanathan)  
Under Secretary(DD)

27/2  
W.S

ITEM NO. SUB: Details of unsold commercial properties and  
159/97 future strategy for speedy disposal.  
A-23.12.97 No. EM.3(16)/95/Vol.I.

P R E C I S

This item was considered by the Authority in its meeting held on 16th July 1997 vide item No. 17/LDM/97. Arising out of the discussion on this item it was also decided that details of the incomplete commercial properties be compiled and put up in the next meeting of the Authority.

2. Information in this regard has been compiled and is appended at (Appendix 'A&B' page No. 16-18). The same is placed before the Authority for kind information.

R E S O L U T I O N

I Sh Swarood Chand Rajan expressed concern about non-implementation of Authority's decisions regarding disposal of unallotted shops/stalls. On a query by the LG, the Finance Member informed that current market value of these assets could be in the range of rupees one thousand crore. FM also informed that NIUA had conducted a study on this subject and the matter was being further examined in the light of these recommendations.

II The LG suggested that the possibility of calling the best offers for specific properties, every two months should be looked into. Offers thus received could be finalised by a duly constituted committee.

III After detailed discussions, it was decided that SBI Caps should be engaged as consultants in the matter and a detailed strategy paper should be finalised and put up to the Authority within two months.

मद सं.

159/97

विषय:- उन व्यावसायिक सम्पत्तियों का ब्यौरा, जो बेची नहीं गई और उनके प्रीम निपटान हेतु भूमि नीति का विवरण ।

सं. ई-सम. 3॥16॥/95/मल- ।

सार

दिनांक 16 जुलाई 1997 को आयोजित प्राधिकरण की बैठक में मद सं. 17/सत.डी.सम./97 के द्वारा इस मद पर विचार-विमर्श किया गया था । इस मद पर हुई चर्चा के परिणामस्वरूप यह निर्णय लिया गया कि अपूर्ण व्यावसायिक सम्पत्तियों का ब्यौरा तैयार किया जाए और उसे प्राधिकरण की अगली बैठक में प्रस्तुत किया जाए ।

2. इस संबंध में जानकारी संकलित की जा चुकी है और § परिशिष्ट "ए एवं बी" पृष्ठ सं. 16-18 § संलग्न है । यह प्राधिकरण की जानकारी के लिए प्रस्तुत है ।

संक्षेप

**Annexure-**

### COMMERCIAL BUILDINGS IN PROGRESS

Sl.No.	Name of work	Zones						Total	Remarks
		EZ	DWK	NZ	SEZ	SWZ	Bohini		
1.	District Centre	1	-	-	1	-	1	3	The details are given in Annexure I-A.
2.	Community Centre	-	-	1	-	1	1	3	
3.	Local Shopping Centre	1	1	3	-	5	-	10	
4.	Convenient Shopping Centre	-	3	5	-	2	1	9	
		Total						25 Nos.	

Commercial Project in Progress as on 1-4-97

Sl. No.	Project	Zone	Total	Remarks
I.	District Centre		3	
(i)	Saket	SEZ		
(ii)	Sector 3, Rohini	RZ		
(iii)	Mayur Vihar	EZ		
II.	Community Centre		3	
(i)	Road No. 44, Pitampura	NZ		
(ii)	Sector 3, Rohini	RZ		
(iii)	Block-G, Vikas Puri	SWZ		
III.	Local Shopping Centre		10	
(i)	Isolated Pocket 6, Nasirpur	DWK		
(ii)	Sainik Vihar, Pitampura	NZ		
(iii)	Pocket D(P), Pitampura	NZ		
(iv)	Rajya Sabha Society, Pitampura	NZ		
(v)	New Rajdhani Society	EZ		
(vi)	GHSC, Phase II, Vikas Puri	SWZ		
(vii)	Mian Wali, Paschim Puri	SWZ		
(viii)	Block F, Paschim Puri	SWZ		
(ix)	Plot No. 24 & 20 MOR Land New Rajinder Nagar	SWZ		
(x)	CSC near Sector 8-10 & 12, Indirapuri, Mayapuri	SWZ		Incomplete work. Details given in Annex-II
IV	Convenient Shopping Centre		19	
(i)	H-4, Vikas Puri	SWZ		
(ii)	Sector 9, Pocket 2, DWK	DWK		
(iii)	Sector 7, HAF, Dwarka	DWK		
(iv)	MLU, Sector 6, Dwarka	DWK		
(v)	CSC No.-5, Sector 14, Rohini	RZ		
(vi)	Plot No. 411-418, Deepali	NZ		
(vii)	Deepali, Pocket 14, Sector B-4, Narela	NZ		
(viii)	Pocket 10, Sector B-4, Narela	NZ		
(ix)	CSC at Plot No. 40-47, Block A-4, Paschim Vihar	SWZ		Incomplete work. Details given in Annex-II
			25	

**COMMERCIAL BUILDING LYING INCOMPLETE**

Annexure 1

No.	Name of work	Div./ Civil Circle/ Zone	Utility of proposed Building	Date since held up.	Name of Contractor	Details of reasons for held up.	When is it likely to be taken up.	Likely date of completion	Remarks
1.									
2.	CSC at Plot No. 40-47 Block A-4 Paschim Vihar.	MD-7	Shops-Cum- Office.	Dec '92	Sh. V.K. Goyal	As given in remarks column.	Sept. 1997	Jan. 1998	The construction of CSC was taken up in Jan. 91 with stipulated date of completion as Oct. 91. Part of the shopping Centre was Single Storeyed and the part double storeyed shops/offices. Foundation drawings of single storeyed shops were issued and the contractor completed the work upto initial level after which he abandoned the work and went into litigation. Litigation has recently been concluded. The balance work of single storeyed shops is likely to start by Sept. 97 and shall be completed by Jan. 98. As per prevailing practice, the plot of double storeyed portion is to be auctioned.
3.	C/o LSC near Sector 10 & 12 Vasant Kunj at National Handicrafts Bazar.	MD-7	Shops-Cum- Office.	Date of completion was July '97 present progress is 25%	M/s. A.K. Mehta & Company	Work was initially delayed due to shifting of H.T. wire.	All hindrances now removed & work is in progress.	Work is likely to be completed by 30.4.98.	

ITEM NO. SUB: Change of land use of an area, measuring about  
160/97 1.4 ha.(3.46 Acr.) from 'rural use' to 'public  
and semi-public facilities' (Hospital) on  
A-23-12-97 Khasra nos 14/21, 22, 15/6/1,7,8, 15/9/1 &  
15/9/2 in village Pindwala Kalan, Najafgarh -  
Ghummanhera Road for construction of 80 bedded  
hospital.

NO.F.13(2)/95-MP.

P R E C I S

Reference is invited to the Authority resolution  
no.37/96 dated 22.3.96 ( Appendix A Page No. 23 )  
vide which the change of land use of an area, measuring  
about 1.4 ha.(3.46 Ac.) was approved from 'rural use' to  
'public and semi-public facilities' (Hospital), with the  
following conditions ;

- a) The Trust shall leave atleast 15 Mtrs. space in  
front from the middle of the road for future  
expansion of the road.
- b) It would be the responsibility of the Trust to  
arrange water supply, power and waste disposal  
arrangements until such time these are extended  
by the MCD.
- c) The development would be as per the norms and  
provisions of Master Plan-2001.

2. The Govt. of India, Ministry of Urban Affairs and  
Employment was requested to convey the approval of the  
Central Govt. under section 11-A of Delhi Development  
Act. 1957 to issue a public notice for inviting objections/  
suggestions from the public for the proposed change of  
land use. The under Secretary to the Govt. of India,  
Ministry of Urban Affairs and Employment had conveyed the  
approval of the Central Govt. vide their letter no. K-13011/  
21/96-DDIB dated 14.7.97 (Appendix-B, Page No. 24 ).  
Accordingly a public notice was issued on 23.8.97  
(Appendix-C, Page No. 25 ).

3. In response to the public notice no objection/  
suggestion has been received. Accordingly after the approval  
of the Authority the Govt. of India, Ministry of Urban  
Affairs and Employment will be requested to issue a final

Contd...../-



notification for the proposed change of land use of an area, measuring about 1.4 ha. from 'rural use' to 'public and semi-public facilities' (Hospital) for construction of 80 bedded hospital in village pindwala Kalan on Najafgarh-Ghummanhera Road, Delhi subject to the conditions mentioned in para '1' above.

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

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

Sh Sahab Singh Chauhan, Sh Swaroop Chand Rajan, Sh Mahabal Mishra and Ms Devagya Bhargava made the following suggestions during discussion on this item:

[i] Norms and the policy for permitting change of land-use should be clearly defined so that favouritism is not alleged in individual cases;

[ii] A Committee should be constituted for an in-depth examination of the proposals relating to change of land-use to private parties;

[iii] Background of the trusts/societies/institutes should be examined in detail and placed before the Authority while considering such proposals.

II[a] Accepting the request of Sh Mahabal Mishra, the LG decided to give one weeks time for filing of objections in the case under consideration and desired that objections thus received should be examined and put up for fresh consideration in the next meeting of the Authority.

[b] It was also decided that detailed guidelines and norms for permitting change of land-use to private parties and the procedure thereof should be placed before the next meeting of the Authority.

मद नं. 160/97 विषय:- गांव पिंडवाला कला, नज्जगद-मुम्मनहेड़ा रोड में खरा तं.  
14/21, 22, 15/6/1, 7, 8, 15/9/1 एवं 15/9/2 में 80 बिस्तर  
वाले अस्पताल के निर्माण के लिए लगभग 1.4 हेक्टेयर 13.46 एकड़  
क्षेत्र की भूमि उपयोग को ग्रामीण उपयोग से "सार्वजनिक एवं अर्ध  
सार्वजनिक सुविधाओं" अस्पताल में बदलने हेतु ।  
एफ 13121/95-एम.पी.

साह

- प्राधिकरण के संकल्प नं. 37/96 दिनांक 22.3.96 परिसिद्धत-----  
23 की ओर ध्यान आकर्षित किया जाता है,  
जिसे द्वारा लगभग 1.4 हेक्टेयर 13.46 एकड़ क्षेत्र के भूमि उपयोग के  
"ग्रामीण उपयोग" से "सार्वजनिक एवं अर्ध सार्वजनिक सुविधाओं" अस्पताल  
में परिवर्तन को निम्नलिखित शर्तों सहित अनुमोदित किया गया है:-
- 1क। ट्रस्ट को भविष्य में तड़क का विस्तार करने के लिए तड़क के बीच  
से सामने की ओर कम से कम 15 मीटर का स्थान छोड़ना होगा ।
  - 1ख। दिल्ली नगर निगम द्वारा जल आपूर्ति, बिजली और कूड़ा-करकट  
के निपटान की व्यवस्था किए जाने के समय तक इनकी व्यवस्था  
करने की जिम्मेदारी ट्रस्ट की होगी ।
  - 1ग। विकास कार्य मुख्य योजना 2001 के मानदण्डों एवं प्रावधानों के  
अनुसार किया जाएगा ।
2. भूमि उपयोग के प्रस्तावित परिवर्तन के लिए आम जनता से आपत्तियां  
एवं मुद्दाव आमंत्रित करने हेतु दिल्ली विकास अधिनियम 1957 की धारा 11-ए  
के अंतर्गत सार्वजनिक सूचना जारी करने के लिए केन्द्रीय सरकार के अनुमोदन की  
सूचना देने हेतु भारत सरकार शहरी कार्य एवं रोजगार मंत्रालय से अनुरोध किया  
गया था । अवर सचिव, भारत सरकार, शहरी कार्य एवं रोजगार मंत्रालय ने  
अपने पत्र नं. के-13011/21/96-डी.डी.आई.बी. दिनांक 14.7.97 परिसिद्धत-----  
24 द्वारा केन्द्रीय सरकार के अनुमोदन की सूचना भेज  
दी है । तदनुसार सार्वजनिक सूचना दिनांक 23.8.97 को जारी कर दी गई  
थी परिसिद्धत-----25 ।
3. सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/मुद्दाव प्राप्त नहीं  
हुआ है । तदनुसार प्राधिकरण द्वारा अनुमोदन प्रदान करने के पश्चात शहरी  
कार्य एवं रोजगार मंत्रालय से अनुरोध किया जाएगा कि वह उक्त पैरा "1" में  
उल्लिखित शर्तों के अधीन गांव पिंडवाला कला, नज्जगद-मुम्मनहेड़ा रोड, दिल्ली  
में 80 बिस्तर वाले अस्पताल के निर्माण के लिए लगभग 1.4 हेक्टेयर क्षेत्र के  
भूमि उपयोग के "ग्रामीण उपयोग" से "सार्वजनिक एवं अर्ध सार्वजनिक सुविधाओं"

।अस्पताल। में प्रस्तावित परिवर्तन हेतु अंतिम अधिसूचना जारी कर दें ।  
५. उक्त पैरा "3" में निहित प्रस्ताव विचार-विमर्श एवं अनुमोदन हेतु प्राधिकरणों तक प्रस्तुत है ।

संकल्प

APPENDIX 'A' TO ITEM NO. 160/97

ITEM NO. Sub : Change of land use for an area measuring about 1.4ha.  
37/96 from 'rural use' to 'public and semi-public facilities  
A-22.03.96 (Hospital)' on Khasra nos.14/21,22,15,6/1,7,8,15/9/1,  
15/9/2 in village Pandawala Kalan, Najafgarh, Goomenhera  
Road for construction of 80 bedded hospital.

F.13(2)95-MP

P R E C I S

A proposal has been received from Sh.Hans Nagar Ashram Trust referred by Additional Town Planner, MCD for land use clearance, vide their letter dt.1.1.96 for construction of 80 bedded hospital at village Pandawala Kalan, Najafgarh Goomenhera Road, West Delhi on land measuring about 1.4ha.

2. According to MPD-2001, the site under reference falls outside the proposed urban limits-2001 and falls in the rural use zone, where public and semi-public facilities are permissible, provided they are within 0.5 km. of the settlement. In this case, however, the proposed site is 1.0km. from the village abadi area.

3. The matter was discussed in the Technical Committee meeting held on 20.2.96 under item no,28/96. The Technical Committee recommended to process the change of land use of about 1.4ha. land from 'rural use' to 'public and semi-public facilities (Hospital)' with the following conditions:

- a)The Trust shall leave atleast 15mtr. space in front from the middle of the road for future expansion of the road.
- b)It would be the responsibility of the Trust to arrange water supply, power and waste disposal arrangements until such time these are extended by the MCD.
- c)The development would be as per the norms and provisions of Master Plan -2001.

4. The matter is placed before the Authority for consideration of the proposal contained in para '3' above for further processing under section 11-A of D.D.Act,1957.

R E S O L U T I O N

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

\*\*\*

- 24 -  
APPENDIX "B" TO ITEM NO. 160/97

No.K-13011/21/96-DDIB  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)

....  
New Delhi, dated 14th July, 1997.

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

Change of land use of an area measuring 1.4 ha. from "Rural use" to "Public and Semi-Public facilities" (Hospital) on Khasra No.14/21,22, 15, 6/1, 7, 8, 15/9/1 and 15/9/2 in Village Pundwala Kalan, on Ghumanhera Road in Najafgarh Block for construction of 80 Bedded Hospital.

Sir,

I am directed to refer to your Letter No.F.13(2)95-457 dt.10.06.97 on the above cited subject and to convey the approval of Central Govt. for issue of public notice for inviting objections/suggestions regard to the proposed change of land use under Section 11-A of the DD Act, 1957.

Yours faithfully,

*K.K. Gupta*  
(K.K. GUPTA)

Under Secretary (DD)

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Dated

14.8.97

No. F.20(20)93-MP

PUBLIC NOTICE

The following modification which the Central Government proposed to make in the Master Plan/Zonal Plan for Delhi, are hereby published for public information. Any person having any objection/suggestions with respect to the proposed modification may send the objections/suggestions in writing to the Commissioner-Cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of 15 days from the date of issue of this notice. The person making the objection/suggestion should also give his/her name and address.

MODIFICATIONS:-

- i) "The land use of an area, measuring about 4.00 ha (10 acres) falling in planning zone 'O' (River Yamuna), bounded by Road (leading to Pantoon Bridge) in the North, River Yamuna Bed in the East and South and High Tension Line in the West, is proposed to be changed from 'agricultural and water body' to 'public and semi-public facilities' (Cremation Ground)."
- ii) "The land use of an area, measuring about 0.8 ha (2 acres) falling in planning zone 'F' (South Delhi) bounded by 24 m R/W (80' wide road) in the North, E-2 Colony in the East, and South and Greater Kailash Colony in the West, is proposed to be changed from 'Primary School' to 'Public and semi-public facilities' (Police Station)".
- iii) "The land use of an area, measuring about 37.5 ha (92.62 acres) falling in the revenue estate of Mundka Village, (West Delhi), bounded by Rohtak Road (N.H.-10) in the North, village Road/rural area in the East, and Rural Area in the South and West, is proposed to be changed from 'rural use zone' to 'utilities' (400/220 KV Sub-Station)."
- iv) "The land use of an area, measuring about 1.4 ha (3.46 acres) falling in the revenue estate of village Pindwalan Kalan bounded by Ghummanhera-Najafgarh Road in the East and Rural area in the North, West and South, is proposed to be changed from 'rural use zone' to 'public and semi-public facilities' (Hospital)".

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

NEW DELHI  
DATED

13.8.97

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

ITEM NO

161/97

A-23-12-97

Sub : Regulations for Nursing Homes, Guest Houses and Banks  
in Residential use zone - Proposed amendments in  
MPD-2001.  
F.10(5)81-MP

-----

DCP(Lic) vide his letter no.24009/DCP/(Lic.) dt.11.9.97 has forwarded a list of 286 Guest Houses/Hotels located in different areas in Delhi with a request to intimate whether these guest houses/hotels are permissible as per MPD-2001 or otherwise. It is also to mention that show cause notices have also been served to individual hotels/guest houses owners by the DCP(Lic.) to obtain the NOC from DDA.

Since, as per MPD-2001 private Guest Houses are not permitted in residential area, no 'NOC' has been issued by the DDA so far.

2. The issue was discussed in a meeting under the chairmanship of Special Secretary to Lt.Governor with the representatives of Guest House Owners Association on 19.9.97 which was attended by Commr.(Plg.),DDA, Addl.Commr. of Police and DCP (Lic.). Commissioner(Planning) informed that DDA has proposed a policy under MPD-2001 under which Guest houses/Lodges in Delhi in residential areas could function.

It was observed that it is for consideration whether the DCP (Lic) may, till the DDA's policy is finally approved, only obtain NOCs from Departments as per existing procedure and issue licences after considering these NOCs only and not insist on a NOC from DDA. L.G. approved that policy may continue till DDA's policy for Guest Houses and Lodges is statutorily enforced.

3. As per MPD-2001 Guest Houses, Boarding Houses and Lodging Houses are permitted as given below:-

- |     |  |   |
|-----|--|---|
| i)  | Government & Semi-Government Deptt., Public and Private Ltd. companies for transit accommodation of their employees. | Permitted in residential, commercial (C 1 & C 2) and Industrial Use Zone(M-1), under Special Permission from the Authority. |
| ii) | All others   | Permitted in commercial (C 1 & C 2) Use Zone and commercial centres only.   |

contd....2/-

- : 27: -

4. The Steering Committee of MOUA&E on MPD-2001 Review recommended liberalisation of mixed land use policy of MPD-2001 and suggested the following provisions regarding Guest Houses, Banks and Nursing Homes:

"Nursing Homes, Guest Houses (maximum 15 beds) and banks should be permitted on residential plots of more than 209 sq. size, facing a minimum of 18mt. wide road (9 mt road in Walled City/Urban Renewal) and 13.5m in resettlement colonies) such cases' front setback has to be surrendered and conversion charges are to be paid by the beneficiaries".

The conversion charges thus generated may be kept under a special fund and be used for meeting deficiencies and the needs of urban infrastructure, i.e. parking, social/physical infrastructure etc. Strict punitive action may be initiated to check misuse of land use, after these relaxations are adopted.

5. The proposals of Steering Committee in respect of mixed land use including guest houses, nursing homes and banks were considered by the Technical Committee in its meeting held on 19.11.96 under item no.111/96. The Technical Committee recommended to formulate the proposal for consideration of the Authority based on the recommendations received from Steering Committee constituted by MOUA&E for Review of MPD-2001. (Appendix-A..P.No.32-34)

6. The above proposal involves the following amendments in MPD-2001.

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

The following is proposed to be deleted in (iii):

"(d) Nursing Homes.

(e) Guest Houses, Boarding House and Lodging House".

"A layout p-lan of the area shall be prepared indicating (a) parking per standard (b) public convenience; (c) road carriage of ways as prescribed, for approval of the competent authority".

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

"Nursing Home, Guest House (max. 15 beds) and bank shall be allowed in residential plots of minimum size of 209 sq. facing a minimum of 18 mt. wide road (9m in Special Area and 13.5 in rehabilitation colonies) to the extent of maximum 1/3rd of permitted floor area".

contd.....3/-



- : 28 : -

7. The proposed modifications in MPD-2001 as given in para 6 will require processing under section 11-A of the Delhi Development Act, 1957. These are placed before the Authority for its consideration.

R E S O L U T I O N

The Authority resolved that the proposals contained in para 6 of the agenda item be approved subject to the condition that cateries/restaurants shall not be permitted.

\*\*\*\*\*

मद सं  
161/97

विषय :- आवासीय उपयोग जोन में नर्सिंग होम, गेस्ट हाउस और बंकों के लिए विनियम-दिल्ली मुख्य योजना-2001 में प्रस्तावित संशोधन।  
एफ 1015181 एम.पी.

डी. सी. पी. लाइसेंस। ने अपने पत्र सं. 24009/डी. सी. पी./लिस। दिनांक 11.9.97 के द्वारा दिल्ली में विभिन्न क्षेत्रों में स्थित 286 गेस्ट हाउसों/होटलों की सूची इस अधिनियम के साथ प्रेषित की है कि क्या दिल्ली मुख्य योजना-2001 के अनुसार ये गेस्ट हाउस/होटल अशुद्ध अर्थवा नहीं हैं। यहां यह भी उल्लेख है कि डी. सी. पी. लाइसेंस। ने इन होटलों/गेस्ट हाउसों के स्वामियों को दिल्ली विकास प्राधिकरण से अनापत्ति प्रमाण-पत्र प्राप्त करने के लिए नोटिस भी जारी किये हैं।

चूंकि दिल्ली मुख्य योजना-2001 के अनुसार आवासीय क्षेत्रों में निजी गेस्ट हाउसों की अनुमति नहीं है, इसलिए दि. वि. प्रा. ने अभी तक कोई "अनापत्ति प्रमाण-पत्र" जारी नहीं किया है।

2. दिनांक 19.9.97 को उपराज्यपाल के विशेषाधिकार की अध्यक्षता में आयोजित बैठक में गेस्ट हाउस और रव एनो-लिसन के प्रतिनिधियों के साथ इस मामले पर विचार-विमर्श किया गया। इस बैठक में आयुक्त योजना, दि. वि. प्रा. अपरप्रति आयुक्त और डी. सी. पी. लाइसेंस। ने भाग लिया। आयुक्त योजना ने दिल्ली मुख्य योजना-2001 के अंतर्गत एक नीति प्रस्तावित की है जिसके अंतर्गत दिल्ली में आवासीय क्षेत्रों में गेस्ट हाउस/लॉज चलाये जा सकते हैं।

यह दिव्यणी की गई है कि यह विचाराधीन है कि जब तक दि. वि. प्रा. की नीति को अंतिम रूप से अनुमोदित नहीं किया जाता, तब तक डी. सी. पी. लाइसेंस। विद्यमान नीति के अनुसार विभागों से अनापत्ति-प्रमाण-पत्र प्राप्त कर सकते हैं और इन अनापत्ति प्रमाण-पत्रों पर विचार करने के बाद लाइसेंस जारी कर सकते हैं तथा ये दि. वि. प्रा. से अनापत्ति प्रमाण-पत्र लेने के लिए जोर नहीं दें। गेस्ट हाउसों और लॉज के लिए दि. वि. प्रा. की नीति को जब तक तात्कालिक रूप से लागू नहीं किया जाता, तब तक उस नीति को जारी रखने की लिए उपराज्यपाल ने अनुमोदन प्रदान कर दिया है।

3. दिल्ली मुख्य योजना-2001 के अनुसार गेस्ट हाउस, बोर्डिंग हाउस और लॉज हाउस को निम्न प्रकार चलाने की अनुमति है :-

1. सरकारी और अर्ध सरकारी विभाग, तात्कालिक और प्रासंगिक कंपनियों को उनके कार्यों के पारममन आवास के लिए।

प्राधिकरण से विशेष अनुमति के अंतर्गत आवासीय, व्यावसायिक, सी-1 और सी-2 और औद्योगिक उपयोग जोन एम-1 में अनुमति है।

2। अन्य सभी

केवल व्यावसायिक सी-1 और सी-2 उपयोग जोन और व्यावसायिक केन्द्रों में अनुमति है।

4. दिल्ली मुख्य योजना -2001 समीक्षा पर शहरी मामलों और रोजगार मंत्रालय की संवर्धन समिति ने दिल्ली मुख्य योजना की मिश्रित भूमि उपयोग नीति को उदार बनाने की अनुमति की है और नेस्ट हाउस, बैंक और नर्सिंग होम संबंध में निम्नलिखित व्यवस्था करने का सुझाव दिया है :-

"नर्सिंग होम, नेस्ट हाउस अधिकतम 15 बिस्तार और बैंकों की अनुमति 209 वर्ग आकार से अधिक के आवासीय प्लॉटों पर दी जानी चाहिए जो न्यूनतम 18 मीटर चौड़ी सड़क पर हो। चार दीवारी नगर/ शहरी नवीकरण में 9 मीटर सड़क और पुनर्वास कामोन्वियों में 13.5 मीटर सड़क।। ऐसे मामलों में ग्रेट टेड रेगुलेशन होना और लाभार्थियों को परिवर्तन प्रभार का भुगतान करना होगा।"

इस प्रकार प्राप्त परिवर्तन प्रभार को विशेष क्षेत्र में रखा जाए और इसका उपयोग कमियों को दूर करने और शहरी आधुनिक संरचना करती अर्थात् पार्किंग, सामाजिक/भौतिक आधारिक संरचनाओं के लिए किया जाए। इन छूटों को अपनाने के बाद भूमि उपयोग के दुरुपयोग को रोकने के लिए कठोर दंडात्मक कार्रवाई की जाए।

5. नेस्ट हाउस, नर्सिंग होम और बैंकों सहित मिश्रित भूमि उपयोग के संबंध में संवर्धन समिति के प्रस्तावों पर तकनीकी समिति ने दि० 19.11.96 को आयोजित अपनी बैठक में यह सं. 111/96 के अंतर्गत विचार किया। तकनीकी समिति ने अनुमति की कि शहरी मामलों एवं रोजगार मंत्रालय द्वारा दिल्ली मुख्य योजना -2001 की समीक्षा के लिए गठित संवर्धन समिति की अनुमति के आधार पर प्राधिकरण के विचारार्थ एक प्रस्ताव तैयार किया जाए। परिशिष्ट-12, पृष्ठ 4032-33।

6. उपर्युक्त प्रस्ताव में दिल्ली मुख्य योजना-2001 में निम्नलिखित संशोधन करने का प्रस्ताव है :-

"10 मिश्रित उपयोग विनियम 1988-166 बायीं ओर, भारत का राजपत्र दिनांक 1.8.90।

13। में निम्नलिखित ह को हटाये जाने का प्रस्ताव है :

"घ"। नर्सिंग होम।

14। नेस्ट हाउस, कोऑपरेटिव हाउस और लार्ज हाउस।

"क। पार्किंग प्रति मानक 1ख। सार्वजनिक सुविधायें, 1ग। निर्धारित रोड केरिय ऑफ़ वे को दक्षिण ड्रव डेन का भवन नगर स्थल प्राधिकारी के अनुमोदन हेतु तैयार किया जाएगा।

भारत का राजपत्र दिनांक 1.8.90 में पु. -166 की बायीं ओर "एच। बैंक शाखा" के बाद निम्नलिखित पैरा जोड़े जाने का प्रस्ताव है :-

"न्यूनतम 209 वर्ग आकार के आवासीय प्लॉटों पर नर्सिंग होम, नेस्ट हाउस अधिकतम 15 बिस्तार और बैंक की अनुमति होगी। ऐसे

प्लाट न्यूनतम 18 मीटर चौड़ी सड़क पर होना चाहिए। विशेष  
क्षेत्र में 9 मीटर और पुनर्वास कालोनियों में 13.5 मीटर और इन  
पर अनुमत फर्श क्षेत्रफल के अधिकतम 2/3 भाग की सीमा तक  
अनुमति होगी।

7. दिल्ली मुख्य योजना-2001 में प्रस्तावित तंगीधन <sup>गली</sup> जैसा कि पैरा-6  
में दिया गया है, दिल्ली विकास अधिनियम, 1957 की धारा 11-ए के  
अंतर्गत कार्रवाई करनी अपेक्षित होगी। यह मामला प्राधिकरण के सम्मुख  
विचारार्थ प्रस्तुत है।

संकल्प

Appendix -A to Item No. 161/97

Sub: A proposal to contain misuse of residential premises and non-conforming activities and proposed amendments in Mixed Use Regulations of MPD 2001.

File No.F-10(5) 81/MP

## 1.0 BACKGROUND

A proposal to liberalise the concept of mixed and conforming/non-conforming land uses as prevailing under the MPD 2001 was presented for consideration of the Technical Committee in its meeting on 8/10/96.

The proposal suggested the following amendments:

### 1.1 Mixed Use Regulation

- Deletion of the para 3 on p.166(G). "A layout plan.... Competent Authority" as preparation of a layout plan is a cumbersome and time consuming process.
- Deletion of the provision that "the establishment shall be run only by the residents of the dwelling unit" (ii-P-165G) as this is difficult to enforce.
- Mixed use in residential premises shall be allowed if the plot is facing roads of minimum R/W:

Special Area	9.0m
Rehabilitation Colonies	13.5m
Other Areas	18.0m

Mixed use shall not be permitted in the Bungalow Areas of New Delhi and Civil Lines, or any other areas which may be specified.

### 1.2 Guest Houses, Banks & Commercial Offices

- Inclusion of Guest Houses, Banks & Commercial Offices in the list of permissible uses, under Mixed Use Regulations.

The above, to be allowed in residential plots of minimum size of 209.0 Sq.m and facing minimum 18.0 R/W road (13.5 m in

resettlement colonies and minimum 9.0m R/W in special Area) to the extent of maximum two-thirds of the permitted floor area.

**1.3 Residential Plot-Group Housing (002)**

A maximum of 5% of the permissible FAR may be allowed for commercial use and 2% for public and semi-public facilities subject to payment of conversion fee.

**1.4 Manufacturing Land Use**

A maximum of 20% of permissible FAR may be permitted for commercial offices subject to the payment of conversion fee.

**2.0** The Technical Committee decided that a discussion meeting be held with representatives of PHD Chamber of Commerce, FICCI, Federation of Cooperative Group Housing Societies, TCPO, NDMC and MCD and the proposal as may be modified in light of views emerging out of such an action be brought before the Technical Committee.

**2.1** Accordingly a meeting was held on 31/10/1996 in which the representatives of the Apex Association of DDA Colonies, Delhi Cooperative Federation, FICCI, Federation of Co-operative Group Housing Societies, PHD Chamber of Commerce, Confederation of Small Scale Industries of India, TCPO, MCD and NDMC participated.

In addition, officers of concerned departments of DDA also attended the meeting.

A background note containing broadly the above mentioned proposals was circulated in advance and opinions were sought. The note further mentioned that the conversion charges thus generated may be kept under a special fund and be used for meeting deficiencies and the needs of urban infrastructure, e.g. parking, social/physical infrastructure, etc. Strict punitive action may be initiated to check misuse of land use, after these relaxations. Adoption of this flexibility shall require amendments in the provisions of MPD-2001.

**3.0** The opinions that emerged out of the meeting are as follows:

- Representatives of the PHD Chamber of Commerce were of the view that flexibility of use permissibility is inevitable and it has to be accepted considering the needs and

worldwide trends of greater mixed land use and new technologies.

- Representatives of the Residents' Federations and Cooperative Societies confined their observations to mainly Group Housing areas. They expressed concern that mixed use may lead to degradation of the residential environment in aspects of infrastructure and security. However essential conveniences, like Banking/Postal Services, Milk & Vegetable Booths, Super Bazaar, etc. may be allowed.
- In the initial stages of development of new colonies, the formal commercial properties/functions are not economically viable and there is also a time lag in their provision. Permission of mixed use may therefore be helpful in meeting the deficiency of facilities and immediate needs of residents.
- Mixed use facilitates small entrepreneurs to establish a more efficient Work - Home relationship.

The participants requested a weeks' time to react in writing. However, these have not yet been received.

4.0 Based on the discussions and opinions emerging, it is proposed that proposals of mixed use be considered and simultaneously the problems of the residential environment be mitigated through:

- Prioritising the augmentation of infrastructural facilities from the proposed City Development Fund.
- Security to be ensured through an appropriate management mechanism, between the residents and entrepreneurs, with the latter accepting it as a prime responsibility.

5.0 Keeping in view the opinions as contained in para 3.0, the proposals given in paras 1.0 and 4.0 are submitted for consideration of the Technical Committee.

**'DECISION'**

The Tech. Committee after discussion recommended to formulate the proposal based on the recommendations received from Steering Committee, constituted by the Ministry, for review of Master Plan 2001, for consideration of Authority.

*[Signature]*  
26/11/96

*[Signature]*  
26/11/96  
Member Secretary  
Technical Committee  
Delhi Development Authority

ITEM NO.  
162/97

SUB: Proposed alignment Plan of 80 mtrs. wide road  
connecting G.T. Road with Narela Phase 1/1.

A.23.12.97

NO. Dir./MP/93/196/Pt.II.

P R E C I S

Narela Phase 1/1 is being developed on 515 ha. of land to cater to a population about 1 lack. This is located on east of the existing Alipur - Narela Road on north and east of DSIDC Industrial area and on west of G.T. Road. The area is approachable from G.T. Road by the existing Alipur - Narela Road which is passing through the congested Alipur abadi area. Other approach from G.T. Road is from National Capital Territory of Delhi boundary known as Singhu Boarder.

As per the draft General Development Plan of Narela Project, one 80m wide road has been proposed as an arterial road for the through traffic. This 80m road passes through Narela, Phase 1/1 in between Sector A-7, A-10, B-4 and DSIDC Industrial area. This is an Urban Extension Road (UER) as proposed - in the Urban Extension Plan. This road connects G.T. Road with Rohtak Road and passess through Narela and Rohini Projects.

2. The proposed alignment Plan of about 3.5 Km. stretch of road has been split in two parts as shown in the key Plan (Laid on the table)

- i) From T-junction with Alipur - Narela Road (Near existing Narela Project site office) to the crossing of existing 40m wide road, near pocket-1 of Sector B-4(1.8 Km.).
- ii) From crossing with existing 40m road near Pocket-1, Sector B-4 and A-7 to G.T. Road (1.7 Km.).

2.1 PART : 1

2.1.1 Part-I of the Road is flanked by Sector A-10 and A-7 on North and B-4 & DSIDC Industrial Area on South. Part of this road passes through the existing DSIDC Industrial Area. There is one orchard partly falling in Sector A-7 & Partly in the proposed 80m wide road. This

Contd/.....



chunk of land is now under custody of DDA. Accordingly on the feasibility report of this part of road received from EE/ND-3 vide letter no. F.6(10)/AE(P)/ND-III/DDA/2266 dated 20.09.94, there are about 51 number of trees adjacent to Sector A-7 and 42 no. of trees near Alipur - Narela Road in the DSIDC land part of this road r/w i.e. about 37m belongs to DSIDC for a stretch of about 1 km. In this portion road has already been constructed by DSIDC.

None of the plots of DSIDC are affected by this alignment. There will still be a service road existing in between the 80m right of way and the DSIDC plots.

- The proposed 80 mt. road is an Urban Extension road proposed in the Urban Extension -2001 Plan. Besides the Zonal Development of I(i) Zone approved way back in 1974 also indicates this to be proposed as a 100 ft. right of way road.

- The Road area which is overlapping on the DSIDC land is approximately 4.5 hac. In fact this area at present under DSIDC road, can be made part of the 80 mtr. proposed road. Land transfer may not be necessary. This issue has been several times discussed with DSIDC.

## 2.2 PART-II

2.2.1 65.74 ha. of land has been acquired for road and services and the land is in possession of DDA. The feasibility report indicating the structures/utilities/trees affected by the proposed 80m. road has been received from Executive Engineer, ND-3, DDA vide letter no. F.16(10)/AE(P)/ND-3/DDA/1425 dated 8.06.94. According to the feasibility report, there are 4 tubewell, 2 samadhis and 37 trees (about 22 trees are having 30 cm thick stem) of different sizes and spread existing within the proposed r/w. Out of the two samadhis one is on the southern edge of proposed road and the other is located on the northern carriage way. The high tension lines, electrical and telephone poles are coming in the proposed alignment road.

## 3.0 Salient features of the proposed alignments.

Contd/.....

- 3.1 The standard road cross section for the alignment plan of this 80 mts. right of way road has been adopted as per the road cross section approved by the Authority for 40 mtr. right of way and 80 mtrs. right of way vide Resolution No. 23/26 dated 12.02.96.

Some of the features of the road cross-section are as follows :

1.	Central verge/MRTS Corridor	12.0 Mt.
2.	MMV/LMV Carriageway	10.0 Mt.
3.	Verge	0.5 Mt.
4.	Carriageway for public transport	7.5 Mt.
5.	Inner footpath.(for 4.7)	4.5 Mt.
6.	Cycle track/Smv	4.0 Mt.
7.	Outer footpath	1.5 Mt.
8.	Service Road	5.0 Mt.
9.	Storm water drain	1.0 Mt.

- 3.2 Near the DDA site office at present, T-junction has been proposed with signal controlled inter-section, which will ultimately be developed to 4 arms inter-section by extending the presently proposed 80m road further towards the existing Delhi - Ambala railway line in the west. The details of this stretch of road will be worked out at a latter stage.

- 3.3 The crossing at the existing 40m. wide road on west of Sector A-7 and B-4 is proposed for signal controlled 4 arms inter-section. No grade separators have been proposed at this inter-section.

- 3.4 The trees coming on the main carriage way will be required to be cut for free movement of the traffic. As per the policy, the executing/implementing Authority shall plan three times the trees to be cut in the nearby green buffer strips. There are about 200 trees of various sizes (small and large) has to be cut.

- 3.5 Approach to DSIDC area from this road has been coming through service road and no plot of DSIDC industrial area is affected. The land re-organisation between DSIDC and DDA be approved as per para 2.1.1.

Contd/.....

- 3.6 The 80mt. wide road is proposed to be connected with G.T. Road with Grade Separators which will be constructed at a later stage. However, in the first phase traffic will be controlled by providing singnal controlling intersection as shown in the plan.
- 3.7 About 320 hac. land has been planned on the North of 80mt. road near Singhola village for which the plan has been approved by the Technical Committee and processing for change of land use has been initiated.
- 3.8 Approximately 21 hac. of land already acquired during the acquisition of land for 80mt. road, which has been planned for residential use and the plan has been approved by the Screening Committee, DDA. Change of land use has been notified by the Ministry of Urban Affairs and Employment.
- 3.9 The approach to the village Tikri Khurd & two isolated pockets being developed by the Slum Department, MCD (Which are also on the South of proposed 80 mt. wide road) will be provided while developing the scheme for the land as stated in above para 3.8.
- 3.10 Bus stops and bus bays have been provided at appropriate locations.
- 3.11 In order to achieve smooth traffic flow, only the roads having 40mt. R/W and above have been given direct access to the proposed 80 m. road.
- 3.12 Minor roads of less than 40m R/W such as 18mtr. peripheral road of sector B-4 and 24 mtr. road of DSIDC have been given access to the main carriage way through service roads.
- 3.13 Tree plantation has been proposed on both sides of the road and central verge and the species will be specified in the General Landscape Plan.

Contd/.....

4. The proposal were discussed in the Technical Committee meeting held on 13.12.94 vide item No. 120/94. The Technical Committee recommend the proposed alignment plan of 80mt. wide road for approval with the following modifications:-  
The link in the alignment be avoided to make the movement of traffic smooth.

One of the 2 T-junction of 30mtr. wide road be deleted and 30mtr. wide road may be shown as 28 mtr. It was further decided that the cross section of road may be worked out separately in consultation with Director (TT). Also change of land use of an area measuring 20 hect. in respect of acquired land towards South of proposed 80mt. wide road may be processed from 'Agriculture' (Green Belt) to 'Residential use'.

5. The modification have been made in the proposed alignment plan of 80mtr. right of way road connecting Narela Ph.1/1 with G.T. Road. The Road cross section of 80mt. wide road have been adopted as approved by the Authority.

6. RECOMMENDATIONS :

The proposed alignment plan of 80mt. road connecting G.T. road with Narela Ph.1/1 and Alipur-Narela road (about 3.5 Km.) is placed before the Delhi Development Authority for its consideration and approval.

RESOLUTION

The Authority resolved that the proposals contained in the agenda item be approved.

\*\*\*\*\*

५५५  
162/97

विषय:-जी.टी.रोड को नरेला केज 1/1 से जोड़ने वाली 80 मी. चौड़ी  
सड़क की प्रस्तावित संरक्षण योजना ।  
नं. हाइवे/एम.पी./१३३/१२६/आई-२

### सार

नरेला केज 1/1 लगभग एक लाख की जनसंख्या की आवश्यकता को पूरा करने के लिए 515 हेक्टे. भूमि पर विकसित किया जा रहा है। यह स्थान डी.एस.आई.डी.सी. के उत्तर-पूर्व में तथा जी.टी.रोड के पश्चिम में विद्यमान अलीपुर-नरेला रोड के पूर्व में स्थित है। इस क्षेत्र में विद्यमान अलीपुर-नरेला रोड द्वारा जी.टी.रोड से होकर पहुँचा जा सकता है। अलीपुर-नरेला रोड, अलीपुर स्थान आबादी क्षेत्र से होकर गुजरती है। जी.टी.रोड से अन्य पहुँच मार्ग, राष्ट्रीय राजधानी क्षेत्र दिल्ली की सीमा रेखा "सिंधु बार्डर" से होकर है।

नरेला परियोजना की सामान्य विकास योजना के प्राप्ति के अनुसार, पातायात को सुविधापूर्वक संचालित करने के लिए मुख्य सड़क के रूप में 80 मी. चौड़ी सड़क प्रस्तावित की गई है। यह 80 मी. चौड़ी सड़क सेक्टर ए-7, ए-10, बी-4 और डी.एस.आई.डी.सी. औद्योगिक क्षेत्र के बीच में नरेला केज 1/1 से होकर गुजरती है। यह शहरी विस्तार योजना में यथा प्रस्तावित एक शहरी विस्तार सड़क 1/2 ई.आर. है। यह सड़क जी.टी.रोड को रोहतक रोड से जोड़ती है और नरेला तथा रोहिणी परियोजनाओं से होकर जाती है।

2. लगभग 3.5 कि.मी. लम्बी सड़क की प्रस्तावित संरक्षण योजना, मुख्य योजना में परिशिष्ट \_\_\_\_\_ पृष्ठ सं. \_\_\_\_\_ पर दर्शाए गए के अनुसार दो भागों में विभाजित कर दी गई है।

1। अलीपुर-नरेला रोड के साथ टी-जंक्शन से विद्यमान नरेला परियोजना स्थल कार्यालय के निकट सेक्टर बी-4 1.8 कि.मी. की पावट-1 के निकट विद्यमान 80 मी. चौड़ी सड़क के पौराहे तक।

2। सेक्टर बी-4 और ए-7 में पावट-1 के निकट विद्यमान 40 मी. चौड़ी सड़क के साथ पौराहे से जी.टी.रोड 1.7 कि.मी. तक।

### 2.1 भाग-1

2.1.1 सड़क का भाग-1 उत्तर में सेक्टर ए-10 और ए-7 तथा दक्षिण में बी-4 एवं डी.एस.आई.डी.सी. औद्योगिक क्षेत्र से फिरा हुआ है। इस सड़क का कुछ भाग विद्यमान डी.एस.आई.डी.सी. औद्योगिक क्षेत्र से होकर गुजरता है। बड़ा एक फ्लोयान है, जिसका कुछ भाग सेक्टर ए-7 में पड़ता है और कुछ भाग प्रस्तावित 80 मी. चौड़ी सड़क पर है। भूमि का यह टुकड़ा अब दिल्ली विकास प्राधिकरण के अंतर्गत है। तदनुसार अधि.अभि./एन.डी-3 से प्राप्त वन सं. एफ.6 104/ए-ई. 1/एन.डी-3/डीडीए/2266 दिनांक 20-9-94 के अनुसार, सड़क के इस भाग की व्यवहार्य रिपोर्ट के अनुसार सड़क के इस भाग की

सेक्टर 5-7 के समीप लगभग 51 वृक्ष हैं और डी.एस.आई.डी.टी. भूमि पर अलीपुर-नरैला रोड के निक्ट 42 वृक्ष हैं, इस रोड के मार्गाधिकार अर्थात् लगभग 37 मी. वाले मार्गाधिकार की सड़क का भाग डी.एस.आई.डी.टी. का है, जोकि लगभग 1 कि.मी. लम्बे पैलाव हेतु है। इस भाग में डी.एस.आई.डी.टी. द्वारा सड़क का निर्माण किया जा चुका है।

डी.एस.आई.डी.टी. का कोई भी प्लाट इस संरेखण से प्रभावित नहीं है। अभी भी यहां पर 80 मी. मार्गाधिकार और डी.एस.आई.डी.टी. प्लाटों के मध्य में एक सीमेंट रोड विद्यमान रहेगी।

- प्रस्तावित 80 मी. रोड, शहरी विस्तार सड़क है, जोकि शहरी विस्तार-2001 योजना में प्रस्तावित है। इसके अतिरिक्त पहले 1974 में अनुमोदित जोन आई 11 के जोनल विकास के अलावा भी यह निर्दिष्ट करती है कि इसे 100 फुट मार्गाधिकार रोड के रूप में प्रस्तावित किया जाना है।
- सड़क का क्षेत्रफल डी.एस.आई.डी.टी. भूमि पर पड़ता है, वह लगभग 4-5 हेक्टे. है। वास्तविक रूप में इस समय यह क्षेत्र डी.एस.आई.डी.टी. रोड के अंतर्गत है और इसे 80 मी. प्रस्तावित सड़क का भाग बनाया जा सकता है। भूमि हस्तांतरण आवश्यक नहीं होगा। इस मुद्दे पर डी.एस.आई.डी.टी. के साथ कई बार चर्चा की जा चुकी है।

## 2.2 भाग-2

2.2.1 65-74 हेक्टे. भूमि, सड़क एवं सेवाओं के लिए अधिगृहीत की जा चुकी है और इस भूमि के 7 पर डी.डी.ए. का कब्जा है। प्रस्तावित 80 मी. रोड द्वारा प्रभावित संरचनाओं/उपयोगिताओं/वृक्षों की संख्या को दशनि धाली व्यावहारिक रिपोर्ट अधिवासी अभियंता, एन.डी.-3, डी.डी.ए. से उनके पत्र सं. एफ. 16/10/ए-ई/पी/एन.डी.-3/डी.डी.ए./1425, दिनांक 8-06-94 के अनुसार प्राप्त हो चुकी है। इस व्यावहारिक रिपोर्ट के अनुसार, यहां पर 4 नलकूप, 2 समाधियां, और विभिन्न आकारों के 37 वृक्ष हैं। लगभग 22 वृक्ष 30 से.मी. मोठे तने के हैं जो कि प्रस्तावित मार्गाधिकार के अंदर फैले हुए हैं। दो समाधियों में से एक समाधि, प्रस्तावित सड़क के दक्षिणी तिर्रे पर है और दूसरी रेलवे लाइन कैरिज वे के उत्तरी तिर्रे पर है। हाई टैम लाइनें, बिजली और टेलीफोन के डम्प भी प्रस्तावित संरेखण सड़क पर पड़ रहे हैं।

## 3.0 प्रस्तावित संरेखणों की विशेषताएं:-

3.1 संक्षेप संख्या 23/26, दिनांक 12-2-96 के तहत 40 मी. मार्गाधिकार और 80 मी. मार्गाधिकार हेतु प्राधिकरण द्वारा जो अनुमोदित रोड क्रास-सेक्शन स्वीकार किए गए थे, 80 मी. मार्गाधिकार की संरेखण योजना के लिए भी मानक रोड क्रास सेक्शन स्वीकार कर लिए गए हैं।

रोड क्रास-सेक्शन की कुछ विशेषताएं निम्न प्रकार हैं:-

- |                                      |         |
|--------------------------------------|---------|
| 1. सैट्रल वर्ल्ड/एम.आर.टी.एस.कौरीडोर | 12.0मी. |
| 2. एम.एम.बी./एल.एम.बी. कैरिज वे      | 10.0मी. |

3.	वर्ग	0.5 मी.
4.	सार्वजनिक परिवहन हेतु कैरिज वे	7.5 मी.
5.	भीतरी पैदल पथ 4.7 हेतु	4.5 मी.
6.	साइकिल ट्रैक/एस.एम.बी.	4.0 मी.
7.	बाह्य पैदल पथ	1.5 मी.
8.	सर्विस रोड	5.0 मी.
9.	बरसाती नालेज	1.0 मी.

3.2 विद्यमान डी.डी.ए. स्थल कार्यालय के निकट, सिग्नल नियंत्रित इंटर-सेक्शन सहित टी-जंक्शन प्रस्तावित कर दिया गया है, जो कि अन्ततः विद्यमान प्रस्तावित 80 मी. सड़क को पश्चिम में दिल्ली अम्बाला रेलवे-लाइन की तरफ बढ़ाकर 4 आर्म्स इंटर-सेक्शन तक विस्तृत कर दिया जाएगा। इस सड़क का विवरण बाद में दिया जाएगा।

3.3. सैक्टर ए-7 और बी-4 के पश्चिम में विद्यमान 40 मी. चौड़ी सड़क पर सिग्नल नियंत्रित 4 आर्म्स इंटर-सेक्शन हेतु एक घौराहा प्रस्तावित है।

3.4. नीति के अनुसार, यातायात के सुविधा पूर्वक आवागमन हेतु मुख्य कैरिज वे पर अने आने वाले वृक्षों को काटना आवश्यक होगा। निष्पादक/कार्यान्वयन प्राधिकरण, निरक्षर हरित पौधों में, काटे गए वृक्षों की संख्या के तीन गुना वृक्ष लगाने की योजना बनाएगी विभिन्न आकार के छोटे और बड़े लगभग 200 वृक्ष काटे जाने हैं।

3.5. इस सड़क के, डी.एस.आई.डी.सी. क्षेत्र तक पहुंचने के लिए सर्विस रोड के माध्यम से आना पड़ेगा और डी.एस.आई.डी.सी. औद्योगिक क्षेत्र का कोई भी प्लाट इससे प्रभावित नहीं होगा। पैरा 2.1.1 के अनुसार डी.एस.आई.डी.सी. और डी.डी.ए. के बीच में भूमि पुनर्निर्माण किया जाएगा।

3.6 80 मीटर चौड़ी सड़क को ग्रेड सैक्टरों सहित जी.टी.रोड से जोड़ने का प्रस्ताव है। इसका निर्माण बाद में करी किया जाएगा। तथापि, पहले चरण में यातायात का नियंत्रण नक्शे में दर्शाए गए अनुसार घौराहों को नियंत्रित करने वाले सिग्नल की व्यवस्था करके किया जाएगा।

3.7 लगभग 320 हेक्टेयर भूमि की योजना सिधौला गांव के पास 80 मी. सड़क के उत्तरी दिशा में तैयार की गई है जिसके लिए तकनीकी समिति ने नक्शे को अनुमोदित कर दिया है और भूमि उपयोग के परिवर्तन की कार्रवाई प्रारंभ की जा चुकी है।

3.8. 80 मीटर सड़क के लिए भूमि के अधिग्रहण के दौरान लगभग 21 हेक्टेयर भूमि पहले ही अधिग्रहीत की जा चुकी है। जिसकी योजना आवासीय उपयोग के लिए बनाई गई है। नक्शे को जांच समिति, दिल्ली विकास प्राधिकरण ने अनुमोदन दे दिया है। शहरी कार्य एवं रोजगार मंत्रालय ने भूमि उपयोग के परिवर्तन को अधिग्रहित कर दिया है।

- 3.9 सड़क-विभाग, दि.न.नि, द्वारा विकसित किये जा रहे गांव टिकरी खुर्द एवं दो पृथक पार्सेलें जो 80 मी. चौड़ी प्रस्तावित सड़क के दक्षिण में हैं, उक्त पैरा 3.8 में यथा उल्लिखित योजना का विकास करते समय उल्लिख्य करायी जायगी।
- 3.10 समुचित स्थानों पर बस स्टॉपों और बस-बैज की व्यवस्था की गई है।
- 3.11 यातायात के अबाध आवागमन के लिए केवल 40 मी या उससे अधिक मार्गाधिकार वाली सड़कों को ही 80 मी चौड़ी प्रस्तावित सड़क से सीधे जोड़ा गया है।
- 3.12 40 मी. से कम मार्गाधिकार वाली छोटी सड़कों जैसे सैक्टर बी-4 की 18 मी प्रोविजियन/परिधीय सड़क और डी-एस.आई. डी.सी की 24 मी. चौड़ी सड़क को सेवा मार्गों द्वारा मुख्य कैंरिज-वे से जोड़ा गया है।
- 3.13 सड़क और सैन्यल वर्ज के दोनों तरफ वृक्षारोपण का प्रस्ताव है और सामान्य भूदृश्य प्लाज में वृक्षों की किस्में विनिर्दिष्ट की जायगी।
4. प्रस्ताव पर 13.12.1994 को आयोजित की गई तकनीकी समिति की बैठक में मद सं. 120/94 द्वारा विचार-विमर्श किया गया। तकनीकी समिति ने, 80 मी. चौड़ी सड़क के प्रस्तावित संरेखण प्लान को, निम्नलिखित समझौतों के साथ अनुमोदित करने की सिफारिश की :-  
यातायात के आवागमन को अबाध बनाने के लिए संरेखण में सम्पर्क न दिया जाए।  
30 मीटर चौड़ी सड़क के 2 टी-जंक्शन में से एक हटा लिया जाए और 30 मी. चौड़ी सड़क को 28 मीटर दर्शाया जाए। यह भी निर्णय लिया गया कि सड़क के क्रांति सेक्शन को निदेशक §टी.टी.§ के परामर्श में अलग से तैयार किया जाए। इसके अतिरिक्त, 80 मीटर चौड़ी प्रस्तावित सड़क के दक्षिण में अधिग्रहित भूमि के संबंध में 20 म हेक्टेयर क्षेत्र के भूमि उपयोग को "कृषि" हरित बट्टी से "आवासीय उपयोग" में परिवर्तित करने की भी कार्रवाई की जाए।
5. नरेला फेज - 1/1 को जी.टी रोड से जोड़ने वाली 80 मीटर मार्गाधिकार वाली सड़क के प्रस्तावित संरेखण प्लान में संशोधन कर दिस गए हैं। 80 मीटर चौड़ी सड़क के सड़क क्रांति सेक्शन को प्राधिकरण के अनुमोदन के अनुसार अंगीकार कर लिया गया है।
6. सिफारिशें :  
जी.टी रोड को नरेला फेज 1/1 और अलीपुर-नरेला रोड §लगभग 3.5 कि.मी § से जोड़ने वाली 80 मीटर चौड़ी सड़क का प्रस्तावित संरेखण प्लान विधिवार्थ एवं अनुमोदनार्थ दिल्ली विकास प्राधिकरण के समक्ष प्रस्तुत है।

संकल्प



ITEM NO.  
163/97  
A-23-12,97

SUB: FILLING UP OF THE VACANT POSTS OF EXECUTIVE ENGINEER  
[E/M] IN THE GRADE OF Rs.3000-4500/- BY PROMOTION.  
No. F.7(141)/95/PB.I

P R E C I S

PROVISION IN APPROVED R.Rs.

The R.Rs approved by the Authority vide Resolution No. 106 dated 4.09.1976 (Appendix A Page No. 48-51) provide for filling up the post of Executive Engineer (E/M) as under :

- i) 50% by promotion/deputation/permanent absorption/direct recruitment in that order.
- ii) 50% by direct recruitment/deputation/permanent absorption in that order.

For Promotion:

8 years experience for Engineering Graduates and 10 years experience for Diploma Holders.

2. POSITION OF ACTUAL RECRUITMENT:

Sanctioned strength of Executive Engineer (EM) is 17 Executive Engineer (EM) under the direct quota have been appointed through direct recruitment only in the year 1989 & 1992-93 under reserved categories. The decision to fill up the posts of direct recruitment by way of departmental promotion was taken from time to time because a large number of experienced graduates & diploma holder A.Es. were waiting for promotion in DDA.

3. At present there will be one resultant vacancy upto 31.03.98 of Executive Engineer (E/M) in DDA, Engineer Member, has recommended to fill up this post by promotion.

The following factors are to be kept in view while the amendment in RRs is made.

- i) After 1976, no direct recruitment against the general quota has been made for filling up of the posts of Executive Engineer (E/M) inspite of RRs having been approved in Sept., 1976.

Contd. ...

- ii) The eligibility period for promotion of Diploma Degree holders Executive Engineer (E/M) is 10/8 years against which there are more than 50 A.Es. who continue to be A.E. (E/M) even after serving for double the eligibility period.
- iii) Approximate 35 A.Es. (E/M) are already in the pay scale of Rs. 3000/-. This is the same scale which they will get on promotion as Executive Engineer (E/M).

4. Keeping in view of the above, the matter is placed before the Authority for considering amendment to the Recruitment Regulations of Executive Engineer (E/M) to the extent that all the posts of Executive Engineer (E/M) be filled up by promotion only.

R E S O L U T I O N

The Authority resolved that the proposals contained in the agenda item be approved.

\*\*\*\*\*

सद. सं. विषय:-3000-4500/- रु० के ग्रेड में अधिभाती अभिवृत्ता [ई/एम] के रिक्त  
163/97 बतों को बढोन्नति द्वारा भरना ।

त० एक 7 [141] 95/बी. बी. -1

तार

[1] अनुमोदित भर्ती नियमों में प्रावधान ।

प्राधिकरण द्वारा संकल्प त० 106 दिनांक 4.9.76 के माध्यम से अनुमोदित  
भर्ती नियम अधिभाती अभिवृत्ता [ई/एम] के रिक्त बतों को निम्नतार भरने  
के लिए हैं ।

रिक्ति-रू बूट त० [48-51

- [1] इस क्रम में बढोन्नति/प्रतिनिधित्व/स्थायी अभिलेख/ तीथी भर्ती द्वारा 50% ।  
[2] इस क्रम में तीथी भर्ती/प्रतिनिधित्व/स्थायी अभिलेख द्वारा 50% ।

बढोन्नति द्वारा :

इंजीनियरिंग स्नातकों के लिए 8 वर्ष का अनुभव/डिप्लोमा धारियों के लिए  
10 वर्ष का अनुभव ।

[2] वास्तविक भर्ती की स्थिति:

अधिभाती अभिवृत्ता [ई/एम] की स्वीकृत संख्या 17 है ।

- [1] तीथे कोटे के अंतर्गत अधिभाती अभिवृत्ता [ई/एम] की तीथी भर्ती द्वारा  
निधित्व केवल वर्ष 1989 एवं 1992-93 में आरक्षित केवियों के अंतर्गत को  
गई । दिल्ली विकास प्राधिकरण में बहुत बड़ी संख्या में अनुभवी स्नातक  
कु. ब. उ.

एवं डिप्लोमा धारी तहाबक अभिवंता बढोन्नति की प्रतीक्षा कर रहे थे ।  
इतलिय बिभागीय बढोन्नति द्वारा तीधी भर्ती के बढों को भरने का निर्णय *समय*

*समय* लिया गया ।

- § 3 § प्रथम दि. वि. प्र. में दिनांक 31.3.98 तक अधिशासी अभिवंता § ई/एम § की एक परिणामी रिक्ति होगी । अभिवंता तदर्थ ने इत बढ को बढोन्नति द्वारा भरने की तिकारिश की है ।  
भर्ती नियमों में तंशोधन करते समय निम्नलिखित घटकों को ध्यान में रखना होगा ।
- § 1 § तितम्बर 1976 में भर्ती नियम अनुमोदित होने के बाब भी 1976 के बरघात अधिशासी अभिवंता § ई/एम § के बढों को भरने के लिय तामान्य कोटे के लिय कितनी प्रकार की तीधी भर्ती नहीं की गई ।
- § 2 § डिप्लोमा/डग्री धारी अधिशासी अभिवंता § ई/एम § की बढोन्नति के लिय बात्रता अबधि 10/8 वर्ष है । 50 से अधिक तहाबक अभिवंता § ई/एम § कार्यरत हैहेजिन्होने बात्रता अबधि से दो गुना अबधि की सेवा कर ली है ।
- § 3 § लगभग 35 तहाबक अभिवंता § ई/एम § रहे हैं जो 3000/- ₹० का बेतनमान पा रहे हैं । यह बही बेतनमान है जो वह अधिशासी अभिवंता § ई/एम § की बढोन्नति बाकर प्राप्त करेंगे ।
- § 4 § उवर्कुत को ध्यान में रखते हुए, अधिशासी अभिवंता § ई/एम § के भर्ती नियमों में इत तरह से तंशोधन का मात्रला कि अधिशासी अभिवंता § ई/एम § के तभी बढ केवल बढोन्नति द्वारा ही भरे जायें, प्राधिकरण के तमस प्रस्तुत हैं ।

संकल्प

Appendix- A to Item No. 163/97

No.

106

04-09-1976

Subject: Recruitment rules for various posts in the Delhi Development Authority.

The matters pertaining to finalisation of the recruitment rules for a number of posts have been pending in the Delhi Development Authority for one reason or the other. A number of Committees were constituted but the matter has been dragging and it is suggested that the entire matter might be considered by the Delhi Development Authority and the issue finalised.

2. Keeping in view the practical difficulties, the rapid expansion of the Delhi Development Authority, the present conditions and the entire background of the matter, draft rules (Appendix "M" & "N" pages A-23 & A-24) have been framed broadly on the basis of thinking in the various Committees. These rules may be approved and wherever necessary, sent to the Central Government for notification.

3. A number of initial appointments, confirmations, absorptions etc. have been done under the delegated powers of the Lt. Governor/Chairman, Delhi Development Authority and the recruitment rules, when finalised, should not apply to the initial appointments which have been made with the approval, or under the orders, of the Lt. Governor/Chairman, D.D.A. This and connected matters have been indicated in the fact note to the draft rules for the Delhi Development Authority's information/concurrence. There has also been correspondence about the delegation of powers of the Central Government to the Lt. Governor under the Delhi Development Act and the rules. Our view on the subject is that the powers were delegated to the Lt Governor under the Act and the rules and therefore he had all the powers of the Central Government under the Act and the rules from 1st May 1967 to the 14th February 1969 when certain modifications were made. Even after the modifications, the powers under the rules were not modified and since all the creation of posts and appointments in the Authority are made under these rules, the powers in this respect still vest with the Lt. Governor/Chairman, Delhi Development Authority. A note duly vetted by the Chief

.....2/-

Legal Adviser of the Authority is also added as Appendix "O" pages A-25 & A-26 for the information/concurrence of the Authority.

4. The Government of India have already indicated that 50 per cent of these posts which have been in existence for more than 5 years could be made permanent. In view of the very rapid expansion of the Delhi Development Authority and the vast housing, resettlement, industrial, commercial and other estates which it has created and which it has to manage, it is necessary that 50 per cent of the posts which have been in existence for more than 5 years should be made permanent and the Delhi Development Authority should have a sufficient permanent cadre of its own to man the posts which require experience of urban development - the experience which would hardly be available in any other organisation of India, the Delhi Development Authority being almost the pioneer in this field.

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

RESOLUTION

Resolved that the proposals contained in the agenda item be approved.

\*\*\*\*\*

RECRUITMENT RULES FOR THE POST OF EXECUTIVE ENGINEER (ELECT. & MECH.).

Name of post	No. of posts	Classification	Scales of pay	Whether selection or non-selection posts (for promotion posts only)	Method of recruitment whether by direct recruitment or by promotion.
1.	2.	3.	4.	5.	6.
Executive Engineer (Elect./Mech.)	2	Class I	Rs. 700-1250	Selection	50% by promotion/deputation/permanent absorption/direct recruitment in that order. 50% by direct recruitment/deputation/permanent absorption in that order.

For promotion:

8 years experience for Engineering Graduates and 10 years experience for Diploma Holders.

7	8	9	10	11	12
35 years	<u>Essential</u>				
(i) Degree in Elct./ Mech. Engineering from a recognised institute or University or equivalent qualification.	2 years.	Age Quali- fications & experience- Yes	- No	Officers having sufficient experience in the line.	Appointment to be made under the authority of the L.G./ Chairman/DDA-
(ii) Minimum seven years experience in elect./ mechanical engineering after graduation.					



ITEM NO.

164/97

A-23.12.97

SUB: PERMISSION OF USES OTHER THAN THOSE PERMITTED AS PER MPD-2001 ON INDUSTRIAL PLOTS.

No. F.3(50)/97-MP.

P R E C I S

1.0 The Master Plan for Delhi-2001 allowed industrial units in light and extensive industrial plot in accordance with a list of industries categorised on the basis of nature of the industrial activity.

Besides the industrial unit/activity permitted, administrative office, sales outlet and residential flat to an extent of 5% or upto 50 sqm. was also allowed. This means that commercial activities within the industrial plot was allowed in a limited manner by way of a show room, sales outlet and offices. The MPD-2001 more or less retained the same industrial estates within the Delhi Urban Area 1981 as were designated in MPD-1962.

1.1 The Master Plan recommends hazardous, noxious and other such industries to be shifted from Delhi and to be re-located in NCR. The NCR plan envisages development of industrial estates at designated locations.

The industrial activity in Delhi is on the decline for various reasons. It may be observed that because of better incentives for industrial units to be located in neighbouring states, there is a growing trend in this direction and a glaring example of this is development of NOIDA. The most important reason is a number of court orders for closure and/or shifting of certain categories of industrial units from Delhi.

1.2 In addition to the permission of uses/use activities as briefly given in para 1.0 above, uses like commercial, recreational, government and public & semi-public are allowed in commercial centres planned in industrial estates. It may be observed here that some of the industrial areas developed earlier do not have planned commercial centres and therefore, such activities do not find planned areas in the industrial estate and they are functioning in the industrial plots.

Contd/.....

2.0 As a reconnaissance survey of some of the industrial area would show that some of the industrial plots are being used for activities other than those permitted as per Master Plan. These activities have been running on industrial plots without any proper permission under the law from any competent authority. Recently, a number of requests have been received for utilisation of industrial plots for uses like commercial, recreational, public & semi-public etc.

2.1 The requests received for allowing uses other than permitted is in indicator that there is a declining need or demand for nature of industries for which these plots are designated. And therefore, in the new scenario that emerges, it may be in fitness of planned development to allow uses other than permitted on industrial plots.

3.0 In view of the above it is recommended that Commercial Office, Departmental Store, Indoor Recreational activity club, Institutional (PSP) Government office, may be permitted under SPECIAL APPEAL in addition to the existing uses permitted in the Master Plan with the following conditions :

- a) All unauthorised construction/encroachment on set backs shall have to be removed:
- b) The permission of these new uses as given in para 3.0 above would be subject to payment of levy by way of conversion charges to be determined on the basis of difference of prevalent markets rate for which permission is sought.
- c) All parking requirements as per the standards would have to be made within the plot/premises. Alternatively betterment charges for provision of parking by public agency as well as reinforcement of physical infrastructure would be paid by the beneficiary.

Contd/.....

3.1 The proposal as contained in para 3.0 given above were discussed in the Technical Committee meeting of the DDA held on 9.9.97 and the decision is reproduced below:

'The proposal given in the Agenda was approved with the condition that special permission may be applicable for industrial plots upto 2000 sqm. This will supercede the earlier decision of Technical Committee meeting held on 29.07.97.

4.0 It is recommended that the size of the industrial plot may be deleted from the decision of the Technical Committee since it would become an impediment in the solution proposed for the issue. The matter is placed before the Authority for approval of the proposal contained in paras 3.0 and 3.1 above so that the same can be submitted to Government of India for modification to MPD-2001 given in (Appendix 'A')  
Page No. '55' ).

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

The L.G. desired that the proposals be first discussed with the Principal Secretary, Urban Development, GNCTD and the Commissioner of Industries, GNCTD and thereafter placed before the Authority.

: 55 :

(APPENDIX 'A' TO ITEM NO. 164/97)

Light Industrial Plot

Industrial units as per provisions of MPD-2001 under special appeal/permission; commercial office, departmental store, indoor recreational activity, clubs, PSP/Institutional, Government offices, Residential flat upto 5% of floor space or 50 Sqm. whichever is less for watch and ward.

Extensive industry plot

Industrial unit as per provision of MPD-2001 under special appeal/permission; commercial office, departmental store, indoor recreational activity, clubs PSP/Institutional, government offices, residential upto 5% of floor space or 50 sqm. whichever is less for watch and ward.

\*\*\*\*\*

ITEM No.  
166/97

A-23.12.97

Sub: IMPLEMENTATION OF THE RECOMMENDATIONS OF FIFTH PAY COMMISSION IN DELHI DEVELOPMENT AUTHORITY.  
No. F.7(106)97/PB.I

P R E C I S

A Committee was formed by Hon'ble Lt. Governor/Chairman, DDA to identify and recommend corresponding pay scales in accordance with the recommendations of Fifth Pay Commission, as notified by Government of India in respect of Group 'A', 'B', 'C' & 'D' employees of D.D.A. and to look into the anomalies arising out of its implementation.

The Committee has submitted its report, which is enclosed at Appendix 'A' Page 2-34. The Committee has recommended grant of replacement scales on 'as is where is basis' to the employees of D.D.A. and has pointed out the anomalies arising out of earlier orders in DDA and recommendations of Pay Commission, which have implications on the cadre structure of DDA. The Committee has recommended that these anomalies be looked into by the Cadre Committees within 2-3 months.

The Authority is requested to approve the grant of replacement scales to the Group 'A', 'B', 'C' & 'D' employees of DDA on 'as is where is basis', as recommended by the Committee and to refer the anomalies pointed out to the Cadre Committees already constituted.

R E S O L U T I O N

I Sh Sahab Singh Chauhan indicated that the proposals brought before the Authority were not in conformity with the 5th Pay Commission recommendations. He felt that in some of the cadres only replacement scales had been proposed rather than the new pay scales recommended by the Pay Commission.

THE  
ITS  
.97.

Head of  
on the  
held on  
or kind  
ended at  
78 ).

ssed by the  
d September  
e following

shown "under  
ed in the  
ould be put

under the  
follow-up  
ovision of  
etc in DDA

ies/pockets  
should be

d in the

ITEM No.  
166/97

A-23.12.97

Sub: IMPLEMENTATION OF THE RECOMMENDATIONS OF FIFTH PAY COMMISSION IN DELHI DEVELOPMENT AUTHORITY.

No. F.7(106)97/PB.1

PRICTS

A Committee was formed by Hon'ble Lt. Governor/Chairman, DDA to identify and recommend corresponding pay scales in accordance with the recommendations of Fifth Pay Commission, as notified by Government of India in respect of Group 'A', 'B', 'C' & 'D' employees of D.D.A. and to look into the anomalies arising out of its implementation.

The Committee has submitted its report, which is enclosed at (Appendix 'A' Page 2-34). The Committee has recommended grant of replacement scales on 'as is where is basis' to the employees of D.D.A. and has pointed out the anomalies arising out of earlier orders in DDA and recommendations of Pay Commission, which have implications on the cadre structure of DDA. The Committee has recommended that these anomalies be looked into by the Cadre Committees within 2-3 months.

The Authority is requested to approve the grant of replacement scales to the Group 'A', 'B', 'C' & 'D' employees of DDA on 'as is where is basis', as recommended by the Committee and to refer the anomalies pointed out to the Cadre Committees already constituted.

RESOLUTION

I Sh Sahab Singh Chauhan indicated that the proposals brought before the Authority were not in conformity with the 5th Pay Commission recommendations. He felt that in some of the cadres only replacement scales had been proposed rather than the new pay scales recommended by the Pay Commission.

THE  
ITS  
.97.

Head of  
on the  
held on  
or kind  
ended at  
78 )

ssed by the  
d September  
e following

nown "under  
ed in the  
ould be put

under the  
follow-up  
ovision of  
etc in DDA

ies/packets  
should be

d in the

ITEM NO. SUB: REPORT ON THE FOLLOW UP ACTION ON THE  
165/97 RESOLUTIONS PASSED BY THE AUTHORITY IN ITS  
MEETING, HELD ON 16.07.1997, 3.09.97 & 29.09.97.  
A-23.12.97 NO. F. 2(6)/97/MC/DDA.

P R E C I S

On the basis of information furnished by Head of Departments, Report on the follow up action on the resolutions passed by the Authority in its meeting held on 16.07.97, 3.09.97 & 29.09.97 is submitted for kind information of the Authority. The Report is appended at (Appendix 'A', 'B' & 'C' Page No. 57-63, 64-72 & 73-78).

R E S O L U T I O N

Follow-up action on the resolutions passed by the Authority in its meetings held on 16th July, 3rd September and 29th September, 1997, was discussed and the following observations were made by the Authority:

- [i] Action taken report on the items shown "under process" and on the items discussed in the subsequent meetings of the Authority should be put up in the next meeting;
- [ii] EM shall arrange a monthly meeting under the chairmanship of the LG for reviewing follow-up action on Item No. 2/Hsg/97 regarding provision of basic amenities like electricity, water etc in DDA flats;
- [iii] Denotification of 71 left-out colonies/pockets mentioned in agenda Item No. 27/Plg/97 should be expedited;
- [iv] Site inspection report should be included in the agenda Item No. 21/LDM/97.

- 57 -  
 (APPENDIX 'A' TO ITEM NO. 165/97)  
 REPORT ON THE FOLLOW UP ACTION ON THE RESOLUTIONS  
 PASSED BY THE AUTHORITY IN ITS MEETING HELD ON  
 16.7.97, 3.9.97 & 29.9.97.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
<u>LAND DISPOSAL/MANAGEMENT</u>				
1.	<u>13/LDM/97</u> <u>16.7.97</u>	Allotment of additional land to Sant Nirankari Mandal on the analogy of Item No.82/93. <u>F.14(98)69/CRC/DDA/NL/Pt-III.</u>	Resolved that proposals contained in paras 5 & 6 of the agenda item be approved.	The matter has been referred to the MOUN&E on 19.9.97
2.	<u>14/LDM/97</u> <u>16.7.97</u>	Policy for allotment of land to recreational/sports clubs. <u>F.13(4)/95-II.</u>	Resolved that the proposals relating to allotment of land to the Residents Welfare Associations be approved subject to the proposed allotments being within 4000 sq. mts. These allotments shall be further subject to the following conditions; i) Sponsorship from the State Government shall be a pre-requisite. ii) Facilities like Bar Room, Card Room and Restaurant etc. shall not be permitted, only Snack Bar could be allowed, and	Noted for compliance.



2.

3.

4.

5.

- iii) Development control norms as applicable to the Club buildings shall be applicable to such allotments.

3. 17/LDM/97  
16.7.97

details of unsold commercial properties and future strategy for speedy disposal.

E.25(6)/97-CK.

Following decisions were taken to dispose of the vacant built-up commercial properties;

- I-(i) All the Vacant built-up commercial properties be advertised in the newspapers alongwith details of their reserve price. These properties could be disposed of if the open offers are above the reserve price.

- (ii) If the offers are below the reserve price, in that event, negotiations shall be held by the Empowered Committee already constituted for the purpose. This Committee may decide to make allotments above the "base price",

- (iii) Allotment, if any, proposed to be made below the "base price", shall be made with the approval of the Authority on the recommendations of the Empowered Committee.

The Strategy of disposal of vacant parking sites has been changed from auction to the tenders. There has been a good response against the tenders opened on 5.9.97. To break the cartel, it has been decided that limited tenders should be called in future from ex-service men, SC/ST, OBC and physically handicapped persons. It is also proposed to increase the number of shops to be allotted against draw to SC/ST, physically handicapped, ex-service-men, freedom fighter and land acquisition category persons by adding to the quota the number of cancelled shops allotted against the previous draws. Market trends have changed and during the last auction held the disposal rate was more than 50%.

1. 2. 3. 4. 5.

These decisions shall apply to the unsold, built-up, commercial properties.

- II. It was also decided that details of the incomplete commercial properties which have remained under construction beyond their scheduled period of construction be compiled and put up in the next meeting of the Authority.

- |    |                             |   |  |        |
|----|-----------------------------|---|--|--------|
| 4. | <u>18/LDM/97</u><br>16.7.97 | Auction of plot No.192,<br>Block-G, Prashant Vihar<br>Residential Scheme.<br>regularisation of delay<br>in payment beyond 180 days,<br><u>F.38 (5)95/LSB(R)</u> | Resolved that proposals<br>contained in the agenda<br>item be approved.<br>Restoration charges and<br>interest shall also be<br>recoverable. | Noted. |
|----|-----------------------------|---|--|--------|

19/LDM/97  
16.7.97

Charging of composition fee  
on account of non-construction  
of building over plot by the  
Kirti Nagar Timber-Traders.

F.6A(188)/67-LSB(I).

I. Resolved that the proposals contained in para 4 of the agenda item be approved on charging composition fee for each year next to the terminal year by adding 50 per cent of the rate of composition fee for the terminal year, as per policy earlier approved by the LG in case of residential allotments.

II. It was also decided that following information be provided to the Authority;

- i) Reasons for delay in construction,
- ii) The terms and conditions of allotment,
- iii) Nature and extent of construction expected from the allottees.

The allotment of plots to timber merchants, who were evictees of various non-conforming areas, was made in Kirti Nagar in the year 1967. As per terms of allotment/lease deed the allottees were required to complete the construction work within two years plus one year grace period. The construction has not been completed till date due to the following reasons:

1. Initially the traders (timber merchants) as per their representation made to the then Vice-Chairman, Shri M.N. Buch, were under the impression that there is no need to construct building etc. for a trade like timber. Their contention was that for such trades like iron, steel, timber etc. a stock-yard is required instead of a building.
2. On being given further extension of time for construction subject to composition fee, the timber merchants went in for litigation and the case remained sub-judice from 1961 to February, 1995.

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

FINANCE & ACCOUNTS

6. 15/F&A/97  
16.7.97

Fixation of pre-determined rate (PDR) plots in Rohini-III for the year 1996-97 through cost benefit analysis regarding.

F.2(8)/96/NO/P

The cost benefit analysis and the land premium rates of Rohini-III for the year 1996-97, as proposed in the agenda item, were approved by the Authority for notification by the Government of India.

Ministry has been requested for approval of rates & notification vide letter No. F2(8)/96/NO(P)/61 dated 26.9.97.

7. 16/F&A/97  
16.7.97.

Cost benefit Analysis of Narela and determination of land premium for the year 1996-97.

F.B-II/1(6)/96

The cost benefit analysis and pre-determined rates of Narela for the year 1996-97, as proposed in the agenda item, were approved by the Authority for notification by the Government of India.

Ministry has been requested for approval of rates & notification vide letter No. FB-II/1(6)/96/57 dated 11.9.97.

8. 17/F&A/97  
16.7.97

Proposal for pricing of alternative shops/built up space for special category persons when IDA could not give possession of allotted shop/built up space for no fault of alls Hae.

FE-4(4)/93AO (Gk)

Resolved that the proposals contained in the agenda item be approved.

Noted.

1. 2. 3. 4. 5.

HOUSING DEPARTMENT

9.

2/H93/97  
16.7.97

Status of flats lacking  
basic amenities, such as  
electricity and water.

P.2(16)/97-Coordn. (Housing)

The information was noted.  
LG informed that concerned  
Authorities have already been  
advised to provide these  
amenities without any  
further delay.

Noted.

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

PLANNING & ARCHITECTURE

10. 26/Plg./97  
16.7.97

Change of land use of an area measuring 1.0 acre at Mehrauli Road, New Delhi from "Public and Semi-public facilities (Education & Research) to "Residential".

F.16(42)/74-MP/Vol.II

Resolved that proposals contained in para 6 of the agenda item be approved. In view of the directions of the Hon'ble Supreme Court of India, it was decided to initiate follow-up action in the matter without awaiting confirmation of minutes.

The matter has been referred to the Ministry on 23.7.97 to convey the approval of Central Govt. under Section -22-A of DD Act, 1957.

11. 27/Plg./97  
16.7.97

Proposal for denotification of 247 Colonies/Pockets/Schemes (out of the list of 382) from Development Area of the Authority.

F.15(8)/96-MP/Pt.

Resolved that proposals contained in paras 4 & 5 of the agenda item be approved.

Under Process.

REPORT ON THE FOLLOW UP ACTION ON THE  
RESOLUTIONS PASSED BY THE AUTHORITY IN ITS  
MEETING HELD ON 3.09.97.

S.No.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
-------	-----------------	---------	------------	---------

LAND DISPOSAL/MANAGEMENT

12.

21/LDM/97  
3.09.97

allotment of alternative plots to the squatters of Dargah Peer Rattan Nath Jhandewalan to be rehabilitated under Cadgil Assurance Scheme and as per General Policy.

No.F.S.4(12) 55/OSB

Sh. Sahab Singh Chauhan and Sh. Swaroop Chand Rajan pointed out that the squatters have not yet been shifted from the old site. They also wanted to know whether the rates proposed to be charged were for the year 1989 or 1997. After detailed discussions, the Authority resolved as follows,

- Joint inspection of the old and new sites be conducted by the Principal Commissioner and the non-official members,
- Records of allotments earlier made under the Cadgil Assurance Scheme be examined and proposals submitted to the Authority in the light thereof. Representatives of the squatters may be heard by the principal Commissioner and the non-official members, while making final recommendations in the matter.

Fresh agenda is being put up.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
<u>PLANNING/ARCHITECTURE</u>				
13.	<u>26/Plg./97</u> <u>3.09.97</u>	Change of land use of an area measuring 0.40 hect. (1.00 acre ) from 'Recreational use' to 'Transportation' (Bus Terminal) at Malviya Nagar, New Delhi. <u>No.F.20(9)95-MP.</u>	Accepting the suggestion of Sh. Sahab Singh Chauhan, the LG directed that agenda items relating to change of land use must contain complete details of the number and nature of objections/suggestions received and must expressly state that all statutory, requirements have been complied with. It was also desired that the name of the user department should always be indicated in the agenda.  After making these observations, the Authority approved the proposals contained in para 3 of the agenda item.	The matter has been referred to the Ministry on 5/11/97 for issue of final notification u/s 11-A of the DD Act 1957.



S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
14.	<u>29/Plg./97</u> 3.09.97	Change of land use of 8.569 hac. from "Agricultural and rural use zone" to "public and semi-public facilities (School)" for Jawahar Navodaya Vidyalaya at Jaffarpur Kalan in Najafgarh Block Delhi. <u>No.F.9(1)92/MP.</u>	Accepting the suggestions of Sh. Mahabal Mishra, the Authority decided to have the following additional information before taking a final view in the matter.  i) Justification for change of land use of 8.569 hectares of land.  ii) Ownership details of the land in question,  iii) Constitution and Memorandum/ Articles of Association of the Navodaya Vidyalaya Samiti, Jaffarpur.  iv) Background of the founder members and the functionaries who control/supervise functioning of the Samiti.	Fresh agenda is being put up.

S. D.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
15.	<u>30/Plg/97</u> 3.09.97	Amendment in MPD-2001 regarding period of completion of Zonal plan (P-148 Gazette of India dated 1.8.90).  <u>No.F.20(5)94/MP.</u>	Resolved that the proposals contained in para 4 of the agenda item be approved.	The matter has been referred to the Ministry on 5/11/97 for issue of the final notification for the proposed amendment in MPD-2001.
16.	<u>31/Plg/97</u> 3.09.97	Zonal Development plan for Zone "D" (New Delhi area).  <u>No.F.1(5)97/ZP</u>	Commr.(Plg.) allayed the apprehensions of Chief planner, TCRO that petrol pump sites and the shopping areas were being proposed in excess of the norms. He explained that these provisions were being made as per ground realities.  II. While approving the draft zonal plan for Zone-D, the Authority desired that efforts should be made for increasing the green areas while doing the micro level planning.	The matter has been referred to the Ministry on 18/11/97 to convey the approval of the Govt. for the Draft Zonal Plan.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
17.	<u>32/Plg/97</u> 3.09.97	Relaxation in building height from 12.5 mtr. to 24 mtr. for issuing NOC in property No.-7361/A, Ram Nagar on main Gatab Road, New Delhi for construction purposes.  <u>No.F.3(204)61/MP.</u>	Sh. Sahab Singh Chauhan, pointed out that a similar proposal of increase in height had been recently rejected by the Ministry of Urban Affairs & Employment.  After detailed discussions, it was decided that it would be appropriate to first consult the DUAC in the matter whether it has any reservation to the increase in height in the area. The agenda item be thereafter brought to the Authority, if necessary.	The matter has been referred to the Secretary, DUAC to send the comments in the matter.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
-------	-----------------	---------	------------	---------

GENERAL ADMINISTRATION

18. 41/GA/97-  
3.09.97

Relaxation in Recruitment  
Regulations for the post  
of Deputy Director (Publicity).  
No.F.7(225)EE/PB.I

- I. Sh. Sahab Singh Chauhan felt that there was no need to change the RRs because several departmental candidates were eligible for promotion under the existing RRs. He apprehended that change of RRs was meant to benefit a particular individual.
- Sh. Swaroop Chand Rajan suggested that a comparative chart of the old and new rules should be put up so as to have better appreciation of the proposed changes.
- II. After detailed discussions, the Authority resolved as follows;
- i) The candidates must possess requisite qualification on the date of promotion.
  - ii) Relaxation in basic qualification can not be permitted.
  - iii) Qualifications for the post should be specifically defined, words such as "equivalent qualification" etc. need to be deleted, and
  - iv) The Vice-Chairman and the non-official members should examine the relevant files and decide

Under process.

- 70 -

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
			whether any departmental candidates are eligible under the existing RRs.	
			The case be put up to the Authority with the above information.	

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
19.	<u>43/GA/97</u> <u>3.09.97</u>	Regularisation of period w.e.f. 28.7.94 to 15.2.95 as either compulsory waiting period by way of sanction of kind of leave due in respect of Sh. Jagdish Chander, Field Investigator, DDA - Implementation of findings of National Commission of SC/ST. <u>No.F.4(36)61/PB-II</u>	Facts of the case were discussed in detail. The Authority felt that the behaviour of Sh. Jagdish Chander was unbecoming of Government employee. However, keeping in view that he belongs to the Scheduled Caste community, it would be desirable to adjust the period of absence as the leave of kind due. Moreover since the National Commission for SC/ST has ordered treating this period as compulsory waiting, the Authority desired that entire matter be looked into in greater detail by the non-official members who may also provide an opportunity of hearing to Sh. Jagdish Chander.	Under Process.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
20.	<u>45/GA/97</u> 3.09.97	Sanction for prosecution u/s 197 Cr. PC is to be accorded against S/Shri D.P. Bahuguna, the then Director (LM) and Sh. Satbir Singh, the then Tehsildar, DDA (since retired).  <u>No.L.25(5)82/Vig.</u>	Sh. Sahab Singh Chauhan and Sh. Swaroop Chand Rajan felt that DDA should not sanction prosecution against its officers as the Govt. of India had not agreed to the CBI request to prosecute the deputationist officers, facing similar charges. On a query by the LG, the CVO informed that no financial loss had been caused to the DDA because allotment of land had already been cancelled. CVO also informed that the CBI has requested the Secretary (UD) for early sanction of prosecution against these employees.  II. In view of the fact that no financial loss had been caused and that the officers proposed to be prosecuted retired more than 15 years back and also keeping in view the fact that the Central Government was yet to sanction prosecution against officers facing similar charges, it was decided by the Authority that the CBI may be asked to present all the facts of the case to the LG whereafter final decision could be taken in the next meeting of the Authority. The Authority observed that this course of action had become necessary to avoid differential treatment to its officers. Opportunity of hearing may also be afforded to both the officers.	The Authority considered this matter again in its meeting held on 10th Nov., 97 and resolved to sanction prosecution.

S.NO.	ITEM NO.& Date	SUBJECT	RESOLUTION	REMARKS
-------	----------------	---------	------------	---------

PLANNING & ARCHITECTURE

21. 36/Plg/97  
29.09.97

Building plans of Coop  
Group Housing Societies.  
No.F.PA/DD/L/Policy/68

a) Proposals given in the agenda were appreciated by the members. On a query by Sh. Chauhan and Sh. Rajan, Commr.(Plg.) confirmed that relaxations proposed in para 1 (ii) of the agenda shall be admissible to the old Cooperative Group Housing Societies also, if their proposals were within the proposed permissible limits.

Decision is being implemented.

b) The Authority also resolved as follows.

i) That the proposals regarding electric sub-station contained in para 1 (iii) of the agenda item shall be applicable to other buildings/structures also, in addition to Cooperative Group Housing Societies.

ii) That the relaxations proposed in the agenda item for Group Housing Societies shall be admissible to the allottees of DDA flats also.

iii) That the proposals given in para 1 (vii) of the agenda item shall be applicable only to the buildings which are more than 15 mts. high.



S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
22.	<u>37/Plg/97</u> 29.09.97	Scheme for permitting Hotels in "Rural Use Zone/Green Belt" in Delhi. (This item supersedes Item No. 35/plg/97) <u>No.F.20(4)/83-MP/Vol.II</u>	<p>a) Accepting the suggestion of the Commissioner, MCD the Authority decided that Engineering Wings of DDA, MCD, PWD &amp; I&amp;DO should hold a joint discussion and identify the roads where hotels could be permitted. Representative of the Ministry of Tourism should also be associated while finalising these details. These recommendations should be sent to the non-official members for their advice within 10 days. The matter should be brought before the next meeting of the Authority with the recommendations of the non-official members and the Technical Committee so that final view could be taken expeditiously as desired by the Hon'ble High Court of Delhi.</p> <p>b) Accepting the suggestion of Sh. Sahab Singh Chauhan and Sh. Swaroop Chand Rajan, the Authority decided that applications for sanction of Hotels should be invited afresh through public notice, after finalising details of the policy, as mentioned above.</p>	Under process

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
			2. The Authority also considered the apprehensions of by the member Secretary, NCR Planning Board and decided that a clause should be added in the sanction plans so that the applicants take necessary steps to improve the greenery and the environment in the area, as may be desired by the IDA/MCD.	
			3. The Authority also felt that the facility of Motels should be available to the users at reasonable rates; for achieving this the Ministry of Tourism should be advised not to permit more than 3-star ratings to these Motels.	
			4. With the above observations, the Authority approved the proposals in the agenda item subject to the modification that the plan permission fee/conversion charges etc. shall be recoverable both by the DDA and the MCD, as the case may be and not by the DDA alone.	

NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
-----	-----------------	---------	------------	---------

GENERAL ADMINISTRATION

23. 47/GA/97  
29.09.97

Amendments of recruitments regulations for the posts of Jr. Data Asstt., Sr. Data Asstt., Programmer-cum-Console Operator, Asstt. Director (Systems), Deputy Director (Systems) and Director (Systems).

No.F.7(105)/96/PB-I

Commr.(personnel) explained the proposals to revise Recruitment Regulations on the pattern of Department of Electronics, Government of India, indicating that suitable manpower was not available under the existing regulations.

On the suggestion of Sh. Sahab Singh Chauhan and Sh. Swaroop Chand Rajan, it was decided to prepare a comparative chart of the existing and proposed regulations for consideration of the Authority. Information about the posts and the number of vacancies in each cadre, alongwith the reasons for seeking amendment in RRs must also be explained in the agenda note.

Under Process.

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
-------	-----------------	---------	------------	---------

FINANCE & ACCOUNTS

24.	<u>20/FA/97</u> 29.09.97	Directive from the Ministry dated 29-1-97 U/S 41 (1) of DD Act, 1957 regarding allocation of land and flats to tackle the problems of JJ clusters in Slum/Unauthorised colonies at pre-determined rates. <u>No.F.2(7)/96/NO(P)</u>	The Authority noted the information and felt that such lands should first be utilised for resettling these squatters who are sitting on the DDA lands. Sh. Ramvir Singh Bidhuri was of the view that the cost at which the land was allotted for resettlement of squatters should not be subsidised.	Noted
-----	-----------------------------	---	--	-------

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
-------	-----------------	---------	------------	---------

LAND DISPOSAL/MANAGEMENT

25. 24/LDM/97  
29.09.97

Regularisation of allotment of plots in Shalimar Bagh to the allottees of New Subzi Mandi Azadpur.

No.F.16 (160) 175/LSB(R)

Background of the cases was explained to the Authority by Director(RL).

The Authority decided that facts of each case be examined by the Commr.(H) and the Director(RL) in consultation with non-official members of the Authority. The applicants should also be heard. Final recommendations in each case be thereafter submitted to the Authority.

Under process

ITEM No.  
166/97

A-23.12.97

Sub: IMPLEMENTATION OF THE RECOMMENDATIONS OF FIFTH PAY COMMISSION IN DELHI DEVELOPMENT AUTHORITY.

No. F.7(106)97/PB.1

PRECIS

A Committee was formed by Hon'ble Lt. Governor/Chairman, DDA to identify and recommend corresponding pay scales in accordance with the recommendations of Fifth Pay Commission, as notified by Government of India in respect of Group 'A', 'B', 'C' & 'D' employees of D.D.A. and to look into the anomalies arising out of its implementation.

The Committee has submitted its report, which is enclosed at (Appendix 'A' Page 2-34). The Committee has recommended grant of replacement scales on 'as is where is basis' to the employees of D.D.A. and has pointed out the anomalies arising out of earlier orders in DDA and recommendations of Pay Commission, which have implications on the cadre structure of DDA. The Committee has recommended that these anomalies be looked into by the Cadre Committees within 2-3 months.

The Authority is requested to approve the grant of replacement scales to the Group 'A', 'B', 'C' & 'D' employees of DDA on 'as is where is basis', as recommended by the Committee and to refer the anomalies pointed out to the Cadre Committees already constituted.

RESOLUTION

I Sh Sahab Singh Chauhan indicated that the proposals brought before the Authority were not in conformity with the 5th Pay Commission recommendations. He felt that in some of the cadres only replacement scales had been proposed rather than the new pay scales recommended by the Pay Commission.

- 1A -

II After detailed discussions, the Authority resolved that all the recommendations of the 5th Pay Commission and decisions taken by the Government from time to time shall be implemented in DDA, mutatis-mutandis. However, if a particular recommendation of the Pay Commission is likely to create any inter-cadre complications, the same should be specifically placed before the LG for final orders. In such cases also replacement scales should be given with immediate effect.

III The LG desired that anomalies of pay-scales and the inter-cadre complications arising out of the Pay Commission implementation should be examined by the duly constituted Committee and by the Consultative group comprising of the VC, EM, FM and Commissioner (P) and the non-official members of the Authority. Final recommendations in all such cases should be submitted to the Authority within 2 months.

(APPENDIX 'A' TO ITEM NO. 166/97 )

The Committee consisting of the following was constituted by the L.G. vide Estt. Order No. 1466 dated 10.10.97 to identify and recommend the replacement scales for the DDA employees in the light of the Government's decision on the recommendations of the Fifth Pay Commission and to look into anomalies arising of its implementation :-

- |    |  |   |                         |
|----|--|---|-------------------------|
| 1. | Sh. Arvind Kumar<br>Commissioner(Personnel)        | : | Chairman                |
| 2. | Sh. D. Sarkar<br>O.S.D.(Personnel).                | : | Member                  |
| 3. | Sh. O.P. Gulati,<br>Joint C.A.O.                   | : | Finance<br>Co-ordinator |
| 4. | Sh. N.P. Soni,<br>Dy. Director(P)III.              | : | Member                  |
| 5. | Sh. B.L. Makhija,<br>Dy. Director(P)IV             | : | Member                  |
| 6. | Sh. Kishore Chand,<br>Sr. Accounts Officer(Estt.)G | : | Member                  |
| 7. | Sh. I.S. Ramney,<br>Sr. Accounts Officer(F&E).     | : | Member                  |
| 8. | Sh. S.C. Tuteja,<br>Asstt. Director                | : | Member Secy.            |

As decided in Authority's meeting in Nov. 1997 the Committee was also entrusted with the task of looking in to the representations given by the various DDA officials/associations for change in the scale so as to remove the anomalies which have cropped up since introduction of last pay scales. Three months' time was given to the Committee by the Authority for this purpose. However, when the Committee started going into the anomalies, it found that the same have been created by two sets of actions :

1. Administrative decisions by DDA.
2. Recommendations of the 5th Pay Commission.

Both of them have resulted into horizontal and vertical imbalances in DDA. The Committee felt that the anomalies have far reaching implications on various cadres of DDA. Moreover, solving these anomalies would take a minimum of 2-3 months' time more as a result of which grant of new scales to the employees would get delayed. Committee has, therefore, restricted itself to providing replacement scales to the existing scales available in DDA. Its observations on the anomalies which are arising are



indicated in the paragraph on each cadre which should be seen by the Cadre Committees set up for the purpose by the Authority. These Committees should be asked to give their report within 2-3 months.

The Committee started its work from the month of November, 1977. For the sake of convenience, it has examined the scales for each cadre separately. While examining the existing scales and recommending the replacement scales, the Committee has gone into the representations given to it, the report of the Fifth Pay Commission and the notification of the Central Govt. on the report. It also associated itself with an officer from the Pay Commission Implementation Cell under the Ministry of Finance for a better appreciation of the issues involved. The Committee has also taken note of the fact that Cadre Committee has been set up under the orders of the Authority to examine the cadre structure of different departments so as to provide better avenues of promotion to the officials of DDA. Therefore, wherever an issue or representation was expected to have an impact on the cadre structure, the same has been left to be examined by the Cadre Committee. The Committee recommends that its observations should be brought before the Cadre Committee for their information.

21 categories of employees under Group 'C' and 15 categories under Group 'D' were allowed in-situ promotion to next higher scale on the lines of the Scheme given by Govt. of India. Subsequently, two scales of Rs.775-1025 and Rs.800-1150 were also merged in one scale of Rs.775-1150 by Govt. of India. DDA has implemented this scale also. The Pay Commission in its recommendations has provided different pay scales for all these existing scales. It has, however, not given any recommendation on the grant of in-situ promotion. The Committee, therefore, recommends that the staff covered under in-situ scheme be given the replacement scale for their existing scale on provisional basis and the in-situ scheme be allowed to continue on existing terms & conditions till alternative scheme under assured career progression as recommended by Pay Commission is implemented by Govt. of India.

Pay Commission has recommended that the S.Es. be given the single functional scale of Rs.4500-5700 after 13 years of Group 'A' service or 1.1.76 which ever is later. Implementation of this order in DDA would lead to an anomaly as in all other cadres in DDA this scale is given as selection grade after 14 years of Group 'A' service. This has happened because there is no organised DDA service with an year of allotment which could have formed the basis for counting the Group 'A' service as is being done in the Govt. of India where this grade is being given after 13 years of Group 'A' service. To remove this anomaly, the Committee recommends that selection grade of Rs.4500-5700 or equivalent may be considered for the DDA employees after 13 years of Group 'A' service. For the purpose of counting Group 'A' service, a portion of the Group 'B' service may be taken into account for adding to the Group 'A' service as is being done in

the Govt. of India. For this purpose, a formula of taking into account 50% of Group 'B' service or 5 years whichever is less be taken and give weightage while counting Group 'A' service. The year of allotment of Group 'A' can, therefore, be calculated by giving the benefit of the formula as mentioned above from the time the person is promoted to the Group 'A' scale. However, this issue should be decided by the Cadre Committee and till then the existing system of grant of selection grade should continue for all.

For the purpose of fixation of pay & allowances, pension etc., the Govt. of India's decision as circulated vide gazette notification. (Annexure-2) be adopted for DDA mutatis mutandis. Special pay and deputation allowance be continued at the existing rates till they are revised by the Govt. Medical allowances and FICA/RTA be continued till further orders as these schemes are internal to DDA. Any further decision taken by Govt. of India on fixation, allowances, pension etc. should be adopted in DDA with the approval of V.C. as is being done at present.

The recommendations of the Committee for each cadre are as under :

**A. SURVEYORS :** The Surveyors and Asstt. Directors (Survey) have demanded parity with the engineering cadre. Their representations have been examined with reference to the recommendations of the Pay Commission. It is seen that the scale of Surveyors in DDA is higher as compared to those in CPWD. More so promotional avenues is available to the Surveyors till Dy. Director/Jt. Director (Survey) which is a Group 'A' post. There is no avenue of promotion beyond that which may be looked into by the Cadre Committee. The recommendations of the Committee for the replacement scales of the Surveyors is indicated in Annexure-A.

**B. DRAFTMAN :** Pay Commission recommended higher scale for Draftman Grade-I, II & III. The Govt. in Gazette Notification has accepted recommendation for higher scale for Draftman Grade-I & II only. Draftman Grade-III is in the existing pay scale of Rs.1200-2040/-. Whereas Pay Commission has recommended pre-revised pay scale of Rs.1520-2040/-. The replacement scale of both the pre-revised scale is same i.e. Rs.4000-6000/-. Accordingly they have been placed in the replacement scale as accepted by the Govt. However the higher grades as recommended by Pay Commission would lead to horizontal imbalance with existing Draftman who have not been recommended these higher scales by Pay Commission. This aspect should be looked into by the cadre committee. Only replacement scales are being provided at present which are indicated in annexure 'B'.

C. **REVENUE** : The Pay Commission has recommended higher scale for Tehsildar & Dy. Tehsildar of all Union Territories from Rs.1640-2900 & Rs.1400-2300 to Rs.2000-3500 & Rs.1600-2660. The Govt. has not accepted the recommendations. The issue should be examined by the cadre committee. They have been given replacement scales as indicated in Annexure-C.

D. **SECURITY** : The security staff have represented for higher pay scale in view of the nature of their duty as compared to the similarly placed staff in DDA. The scale of Security Guard starts from the lowest category of Group 'D' which is equivalent to the Beldar, Khaliya etc. The Pay Commission has also divided the security duty into sensitive and semi-sensitive office and recommended different pay scales to these staff. The Committee is of the view that higher pay scales may be provided to the security staff especially to the lower category so as to enable them to perform their duty in a better way. However, as this would affect the existing cadre of the Security Wing, so the request of the security staff for higher pay scale should be examined by the Cadre Committee in light of Pay Commission's recommendations.

For the time being, the security staff have been given replacement scales as indicated in Annexure-D.

E. **LEGAL WING** : The demand for giving scale of Rs.6500-10500 to Legal Asstt. in parity with Superintendents on the administration side and higher pay scale to other functionary on the legal side to be examined by the Cadre Review Committee, as the pay scale of Rs.6500-10500 for Legal Asstt. has been recommended by the Pay Commission for the Law Deptt., Ministry of Law, Justice and Company Affairs. This would lead to anomaly of pay scale with a Jr. Law Officer which require examination by cadre committee.

Accordingly, the legal staff have been provided with the replacement scales for the time being, which are indicated in Annexure-E.

F. **PLANNING WING** : The representations of the Planning Wing have been for grant of single functional scale of Rs.4500-5700 to Director (Planning) and an upward revision in all categories. The Planning Wing has also recommended for parity with the engineering staff at the level of Executive Engineer and Superintending Engineer who have been given higher pay scales by the Pay Commission. However, till now in DDA, the Planners and the Architects have been treated at par with the engineers for the pay scales of E.E. and S.E. The anomaly which will arise due to higher scale being given to the S.E. and later on to E.E. as compared to Planners is required to be looked into for which it may be examined by the Cadre Committee.

*[Signature]*



: 6 :

The Planning Draftsman have represented for parity with Draftman of Civil, Engineering, Mechanical & Architect side. The qualification of Planning Draftman as per R.Rs is equivalent to those of Civil, Engineering, Mechanical & Architect. However, on the Planning side, Planning Draftmen are employed equivalent to the Draftmand Grade-II on the Civil, Engineering, Mechanical & Architect side in the scale of Rs.1400-2300. The Pay Commission has recommended higher scale of Rs.1600-2660 for Draftman Grade-II on Civil, Engineering, Mechanical and Architect side only. This anomaly is required to be looked into by the cadre committee.

The Planning Wing has recommended higher scale of Rs.2000-3200 to Planning Asstt. and two time scales after 5 years & 15 years. Pay Commission has upgraded Archt. Asstt to 2000-3500, but has not mentioned any thing about Planning Asstt. The horizontal imbalance has to be looked into by the cadre committee. Therefore replacement scales of this cadre are indicated in Annexure-F.

**G. ARCHITECT/LAND SCAPE :** The Sr. Architects have demanded pay scales of S.Es as recommended by the Pay Commission. They have cited the example of CPWD where the Sr. Architects have been given the same pay scales by D.G., CPWD as is being given to the S.Es. DDA has been following the CPWD pattern so there is a force in their argument for giving them pay scales as in CPWD. However, grant of these scales would lead to an anomaly with the Planning cadre as it would make Sr. Architects having higher pay scale than Director (Plg.). The Committee has already recommended that this issue regarding pay scale to Director (Plg.) as comparable to S.E. may be examined by the Cadre Committee. To avoid in distortion in the cadre, the Committee, therefore, recommends that the Sr. Architects be given the replacement scale for the time being and their demand for parity with SEs as being implemented in CPWD be examined by the Cadre Committee. As far as Architects are concerned, CPWD has not yet taken decision for the higher scales for EEs and has given them replacement scales for the time being. Accordingly, the Architects are being given replacement scales. The grant of non-functional JAG grade may be considered by the Cadre Committee after its implementation in CPWD.

The request of Arch. Assistants for grant of scale of Rs.2000-3500 has been examined by the Committee. The higher pay scale has been recommended by the Pay Commission also and the conditions of higher educational qualifications required for this scale are already included in the R.Rs for the post of Arch. Asstt. However as mentioned earlier this would lead to a horizontal imbalance with the Planning Assistant who have not been given this scale. The issue should be sorted out by the Cadre Committee.

The scales being given to the Architect for the time being are at Annexure-G



**H. HORTICULTURE WING :** No representation from Horticulture Department. This category is being allowed the replacement scale as per the recommendations of the Pay Commission accepted by Govt. of India.

However, the grant of JAG to Dy. Director and Jt. Director (Hort.) should be considered along with the other categories drawing the pay scale of Rs.3000-4500 if such a scheme is introduced.

Replacement scales to the Hort. Wing are indicated at Annexure-H.

**I. RESEARCH :** The research staff have demanded higher scales two to three steps above the present scale taking plea for availability of the higher scale to Field Investigators in the various Ministries. This needs to be examined by Cadre Committee.

The research staff have avenue of promotion to Dy. Director/Jt. Director. Further avenue of promotion beyond this required to be examined by the Cadre Committee to avoid stagnation in the cadre. At present, they have been given replacement scale which can be re-examined by the Cadre Committee in view of re-organisation of the department being proposed by Commissioner (Planning). The replacement scales are at Annexure-I.

**J. PRESS :** Different representations from the Press staff have either asked for higher pay scales to some categories or for lower pay scales to other categories. The Press is being up graded with the introduction of computer at some stages in the Printing jobs. The matter is being examined by Cadre Review Committee set up for the purpose. If required this Committee can be disbanded and the case of reorganisation in the Press be taken up by the general Cadre Committee along with others. The committee can also look into the discrepancy of Book Binder Grd.II, Compositor Grd.II having same pay as Machineman Grd.I and Grd.II. The Commission has also merged the pay scales of Grd.I and Grd.II which is required to be sorted out by the Cadre Committee. The demand of Press Manager for higher pay scale can also be examined by the Committee. In the meantime they have been allowed replacement scales, which are indicated at Annexure-I.

**K. ENGINEERS :** The Pay Commission has recommended single functional scale of Rs.4500-5700 to Superintending Engineers on completion of 13 years Group 'A' service and JAG of Rs.3700-5000 to Executive Engineers on completion of 9 years Group 'A' service.

There are no condition to be satisfied in case of Superintending Engineer for allowing single functional scale. CPWD has since allowed the scale to all their Superintending Engineers.

*[Handwritten signature]*

In DDA Superintending Engineers alongwith others in s 3700-5000 at present are being allowed non-functional select. grade of Rs.4500-5700 on completion of 14 years Group 'A' service. As the benefit given by Pay Commission is only for Engineering cadre immediate implementation of this recommendation would lead to horizontal imbalance in DDA. Therefore this issue is being left to be decided by the Cadre Committee. SEs for the time being are being given the replacement scales for their existing scales.

The Govt. of India has approved grant of JAG in the scale of Rs.3700-5000 (revised Rs.12000-16500) on completion of certain requirements. The CPWD has yet to finalise the requirements for grant of JAG to Executive Engineer. Mean while they have allowed replacement scale. Accordingly in DDA the Executive Engineers are being given replacement scale and will be considered for grant of JAG on receipt of decision from CPWD and after decision by the Cadre Committee.


DDA Engineers have represented for grant of Group 'A' scale of Rs.2200-4000 on the plea that Asstt. Architect and Asstt. Director (Plg.), DDA are getting scale of Rs.2200-4000. They have pointed out that Asstt. Engineers in the Ministry of Water Resources have been allowed scale of Rs.2200-4000. In addition they have demanded time bound scale.

In para 90.6 of 5th Pay Commission Report the specific post of Asstt. Engineer in the Minor Irrigation Wing have been placed in the replacement scale corresponding to scale of Rs.2200-4000 included in Group 'A' Central Water Engineering Service. This is the specific case. In CPWD the Asstt. Engineers have been given the replacement scale as approved by Govt. of India. Accordingly, Asstt. Engineers are being allowed replaced scale of Rs.6500-10500 against existing scale of Rs.2000-3500.

The demand of the A.Es for pay scale of Rs.2200-4000 (Group 'A') on par with the Planning & Arch. may be examined by the Cadre Committee taking into account the reasons for which these higher scales were given to Planning & Architect Cadre of DDA. The replacement scales are indicated at Annexure-K.

**L. SYSTEM :** In the System Wing, representations have been received from Data Assistants for higher pay scale. They are being allowed replacement scale. The Pay Commission has recommended scale of Rs.1600-2660 in place of Rs.1400-2300 for Data Entry Operator Grade-C and has been accepted by the Govt. of India on completion of certain formalities, in E.D. Deptt. Higher scales for Data Assistants and other categories of System Wing may be decided by the Cadre Committee in light of the recommendation of Pay Commission and the qualification required for them.

Replacement scales for other categories in the cadre may be seen in Anneure-L.



**M. CANTEEN :** There are no representation from Canteen staff. Pay Commission has recommended higher pay scales for Waiters, Asstt. Halwais, Kitchen Clerk and Canteen Clerk. This may be looked into by the Cadre Committee. They are being allowed replacement scales for the time being. (Annexure-M).

**N. ADMINISTRATION :** In last quarter of 1996, when Pay Commission report was near finalisation, categories like Assistants and Superintendents were provided higher pay scales with effect from 1.1.96 with the approval of Authority. This has however resulted in horizontal imbalance with similarly placed categories in other Departments. Since then there has been demand from those categories like Legal Assistants, Accountants & AAO etc. for higher pay scales. As this issue has a far reaching implications, both financial and administrative, the matter should be looked into by the Cadre Committee. There is a demand from A.D.s for higher pay scales as the upgradation of 1996 has put the Superintendents in scale 2000-3200 while they are in scale 2000-3500 and the Pay Commission has merged these two scales. All these aspects should be looked into by the Cadre Committee. For the time being only replacement scales are being given as indicated in Annexure-N.

**O. ACCOUNTS :** The Accountants have been demanding parity of scale with Superintendents with whom they were considered equivalent in DDA vide No.FE 9(2)/80/Pt. dated 27.8.81 till the upgradation of scales of Asstts and Supdts. retrospectively. Under aforesaid revision of pay scales, Asstts. have been brought as par with Accountants under whom their working. The Asstts. alongwith L.D.C. U.D.Cs, Stenographers form a feeder cadre for the promotion as Accountant through departmental examination from 1.1.96 as mentioned above. The Pay Commission has also recommended higher pay scales for Accounts Officer. AAOs have represented that existing parity with A.D. should be maintained as recommended by 5th Pay Commission and accepted by Govt. Accounts personnel have also demanded grant of non functional selection grade which should also be examined. However as the Cadre Committee would be looking into all these anomalies and upgradations, only replacements scales have been provided as indicated in Annexure-O.

**P. STENOGRAPHIC STAFF :** The scales of Sr. Stenographers and P.A.s were also upgraded with Assistants and Superintendents as mentioned earlier. There is a demand from PSs for higher grade as the upgradation and the Pay Commission have made their scales similar to that of PAs. All these aspects should be looked into by the Cadre Committee. For the time being only replacement scales are being given as indicated in Annexure-P.

**Q. MISCELLANEOUS CATEGORIES :** There are large number of miscellaneous categories in Group A, B, C and Group D which are more or less isolated in nature without any significant avenues of promotion. These categories constitute the staff in regular establishment as well as Work-charge establishment. The Committee is of the view that a rationalisation of th.



:10:

categories should be done to reduce their number so as to enable their utilisation in different activities, for e.g. instead of having different categories like Khallasies, Beldars, Malies etc., a common category of Khallasi can be created from which work of all these categories as and when necessary may be taken.

Moreover, some avenue of promotion should be provided for these categories so that they do not stagnate the entire service at one stage only. The Committee is of the view that these two aspects should be looked into by the Cadre Committee which has been constituted so as to provide relief to these categories. Issues like higher pay scales to Telephone Operators, Drivers and other artisan categories should also be examined by the Cadre Committee. At present replacement scales have been provided for these categories taking into view the recommendations of the Pay Commission, decision of the Government and the recommendations of the Committee for the categories covered under in-situ promotion scheme as mentioned earlier in the report. The replacement scales for all these categories are provided in Annexure-Q.

ANNEXURE- 'R' In this annexure are the categories in which the posting is normally done by the Govt. except in Commissioners where some posts are filled up by promotions. They are all being shown the replacement scales for their existing scales.

Sd/-	Sd/-	Sd/-
Shri S.C Tuteja	Shri I.S Ramney	Shri Kishore Chand
Asstt. Director (P) I	Accounts Officer (F&E)	Accounts Officer (E) B

Sd/-	Sd/-	Sd/-
Shri B.L. Makhija	Shri N.P. Soni	Shri D. Sarkar
Dy. Dir. (P) IV	Dy. Dir. (P) III	O.S.D. (Personnel)

Sd/-  
Shri O.P., Gulati  
Joint C.A.O.

Sd/-  
Arvind Kumar  
Commissioner (Personnel)





: 11 :

ANNEXURE- 'A'

SURVEYORS

	<u>Existing Scales</u>	<u>Revised Scales</u>
Dy. Director (Survey)	Rs. 3000-4500	Rs. 10,000-15,200
Asstt. Director (Survey)	Rs. 2000-3500	Rs. 6,500-10,500
Surveyor	Rs. 1400-2300	Rs. 4,500- 7,000

: 12 :

ANNEXURE - 'B'

DRAFTSMAN/ENGINEERS

	Existing Scales	Revised Scales
Chief Estimator	Rs.2000-3200	Rs.6,500-10,500
Draftsman Grd.I	Rs.1600-2660	Rs.5000-8000
Draftsman Grd.II	Rs.1400-2300	Rs.4500-7000
Draftsman Grd.III/ (Civil)/E/M	Rs.1200-2040	Rs.4000-6000

*John*

: 13 :

ANNEXURE- 'C'

REVENUE WING

	<u>Existing Scales</u>	<u>Revised scales</u>	
Land Acquisition Collector	Rs. 3000-4500	Rs. 10,000-15,200	Posts filled by Delhi Administration
A.S.O.	Rs. 2000-3500	Rs. 6,500-10,500	
Tehsildar	Rs. 1640-2900	Rs. 5,500- 9,000	
Naib Tehsildar	Rs. 1400-2300	Rs. 4,500- 7,000	
Kanungo	Rs. 1200-2040	Rs. 4,000- 6,000	
Patwari	Rs. 950-1400	Rs. 3,050- 4,590	

*[Handwritten signature]*

: 14 :

ANNEXURE - 'D'

SECURITY

	<u>Existing Scales</u>	<u>Revised Scales</u>
Chief Security Officer	Rs. 3000-4500	Rs. 10,000-15,200
Security Officer	Rs. 2000-3500	Rs. 6,500-10,500
Asstt. Security Officer	Rs. 1400-2300	Rs. 4,500- 7,000
Head Security Guard	Rs. 950-1400	Rs. 3,050- 4,590
Security Guard/ Chowkidar	Rs. 750-940	Rs. 2,550- 3,200





: 15 :

ANNEXURE - E

LEGAL

	<u>Existing Scales</u>	<u>Revised Scales</u>
Chief Legal Advisor	Rs. 4500-5700	Rs. 14,500-18,300
Dy. C.L.A.	Rs. 3700-5000	Rs. 12,000-16,500
Sr. Law Officer	Rs. 3000-4500	Rs. 10,000-15,200
Jr. Law Officer	Rs. 2000-3500	Rs. 6,500-10,500
Legal Asstt.	Rs. 1640-2900	Rs. 5,500- 9,000

*Handwritten signature*

: 16 :

ANNEXURE- 'E'

	<u>LEGAL</u>	
	<u>Existing Scales</u>	<u>Revised Scales</u>
Chief Legal Advisor	Rs. 4500-5700	Rs. 14,300-18,300
Dy. C.L.A.	Rs. 3700-5000	Rs. 12,000-16,500
Sr. Law Officer	Rs. 3000-4500	Rs. 10,000-15,200
Jr. Law Officer	Rs. 2000-3500	Rs. 6,500-10,500
Legal Asstt.	Rs. 1640-2900	Rs. 5,500- 9,000

*[Signature]*

## ANNEXURE - 'F'

## PLANNING WING

	Existing Scales	Revised Scales
Commissioner Planning	Rs. 5,900-6,700	Rs. 18,400-22,400
Addl. Commissioner Planning	Rs. 4,100-5,300	Rs. 14,300-18,300
Director (Planning)	Rs. 3,700-5,000	Rs. 12,000-16,300
Jt. Director/Dy. Dir. Planning	Rs. 3,000-4,500	Rs. 10,000-15,200
Asstt. Director Planning	Rs. 2,200-4,000	Rs. 8,000-13,500
Planning Asstt.	Rs. 1,640-2,900	Rs. 5,500- 9,000
Planning Drafts Man	Rs. 1,400-2,300	Rs. 4,500- 7,000



ANNEXURE - 'B'

ARCHITECTS/LAND-SCAPE

	Existing Scales	Revised Scales
Chief Architect	Rs.5,900-6,700	Rs.18,400-22,400
Addl.Chief Architect	Rs.4,100-5,300	Rs.14,300-18,300
Sr.Architect/ Director (Landscape)	Rs.3,700-5,000	Rs.12,000-16,500
Architect Jt. Director/ Dy.Director (Landscape)	Rs.3,000-4,500	Rs.10,000-15,200
Asstt.Architect/ Asstt.Landscape Archt.	Rs.2,200-4,000	Rs.8,000-13,500
Architectural Asstt.	Rs.1,640-2,900	Rs.5,500-9,000
Architectural Drafts Man	Rs.1,400-2,300	Rs.4,500-7,000

*[Handwritten signature]*



ANNEXURE- 'H'

HORTICULTURE

	Existing Scales	Revised Scales
Director (Horticulture)	Rs. 3700-5000	Rs. 12,000-16,500
Dy. Director/ Jt. Director (Hort.)	Rs. 3000-4500	Rs. 10,000-15,200
Asstt. Director (Hort.)	Rs. 2000-3500	Rs. 6,500-10,500
S.O. (Horticulture)	i) Rs. 2000-3500 ii) Rs. 1640-2900 iii) Rs. 1400-2300	i) Rs. 6,500-10,500 ii) Rs. 5,500- 9,000 iii) Rs. 4,500- 7,000
Garden Supervisor/ Technical Supervisor	Rs. 950-1400	Rs. 3,050- 4,590
Malies	Rs. 750-940	Rs. 2,550- 3,200

*[Handwritten Signature]*

: 20 :

ANNEXURE - 'I'

RESEARCH STAFF

	<u>Existing Scales</u>	<u>Revised Scales</u>
Sr. Research Officer	Rs. 3000-4500	Rs. 10,000-15,200
Research Officer	Rs. 2200-4000	Rs. 8,000-13,500
Research Asstt.	Rs. 1640-2900	Rs. 5,500- 9,000
Field Investigator	Rs. 1400-2300	Rs. 4,500- 7,000
Asstt. Field Investigator	Rs. 1200-2040	Rs. 4,000- 6,000

*[Handwritten signature]*

## ANNEXURE - 'J'

## PRESS

## BINDARY SECTION

	Existing Scales	Revised Scales
Section Holder	Rs. 1400-2300	Rs. 4500-7000
Book Binder Grd. I	Rs. 1200-1800	Rs. 4000-6000
Book Binder Grd. II	Rs. 950-1500	Rs. 3050-4590
Binding Asstt.	Rs. 775-1150	Rs. 2610-3540 Rs. 2650-4000

Fixation to be done  
as per note 'I'  
below para 7 of  
Gazette Notification

## MACHINE SECTION

Section Holder	Rs. 1400-2300	Rs. 4500-7000
Machineman Grd. I	Rs. 1320-2040	Rs. 4000-6000
Machineman Grd. II	Rs. 1200-1800	Rs. 4000-6000
Machineman Grd. III	Rs. 950-1500	Rs. 3050-4590
Machine Attendant	Rs. 750-940	Rs. 2550-3200

: 22 :

Press Manager	Rs. 2000-3500	Rs. 6500-10,500
---------------	---------------	-----------------

Proof Reader	Rs. 1400-2300	Rs. 4500-7000
--------------	---------------	---------------

COMPOSITOR

Section Holder	Rs. 1400-2300	Rs. 4500-7000
----------------	---------------	---------------

Compositor Grd. I	Rs. 1200-1800	Rs. 4000-6000
-------------------	---------------	---------------

Compositor Grd. II	Rs. 950-1500	Rs. 3050-4590
--------------------	--------------	---------------

*Handwritten signature*

## ANNEXURE - 'K'

ENGINEERS

	<u>Existing Scales</u>	<u>Revised Scales</u>
Chief Engineer	Rs. 5900-6700	Rs. 10,400-22,400
Suptd. Engineer	Rs. 3700-5000	Rs. 12,000-16,500
Executive Engineer	Rs. 3000-4500	Rs. 10,000-15,200
Asstt. Engineer	Rs. 2000-3500	Rs. 6,500-10,500
Junior Engineer	i) Rs. 1400-2500 ii) Rs. 1640-2900 iii) Rs. 2000-3500	i) Rs. 4500- 7000 ii) Rs. 5500- 9000 iii) Rs. 6500- 10,500
Work Asstt.	Rs. 1200-1800	Rs. 4000-6000





SYSTEMS

	<u>Existing Scales</u>	<u>Revised Scales</u>
Director System	Rs. 3700-5000	Rs. 12,000-16,500
Dy. Director (System)	Rs. 3000-4500	Rs. 10,000-15,200
Asstt. Director System	Rs. 2200-4000	Rs. 8,000-13,500
Programmer-cum- Console Operator	Rs. 1640-2900	Rs. 5,500- 9,000
Sr. Data Asstt.	Rs. 1400-2300	Rs. 4,500- 7,000
Jr. Data Asstt.	Rs. 1200-2040	Rs. 4,000- 6,000
Sr. Statistical Asstt.	Rs. 1640-2900	Rs. 5,500- 9,000
Statistical Asstt.	Rs. 1400-2300	Rs. 4,500- 7,000

: 25 :

ANNEXURE - 'M'

CANTEEN STAFF

	<u>Existing Scales</u>	<u>Revised Scales</u>
Manager	Rs. 1200-1800	Rs. 4000-6000
Asst. Halwai		
Cook	Rs. 825-1200	Rs. 2750-4400
Kitchen Clerk		
Coupon Clerk		
Waiter	Rs. 750-940	Rs. 2550-3200
Helper		
Wash Boy/	Rs. 750- 940	Rs. 2550-3200
Safai Karmachari		



: 26 :

ANNEXURE - 'N'

ADMINISTRATION

	Existing Scales	Revised Scales
Director	Rs. 3700-5000	Rs. 12,000-16,500
Dy. Director/ Jt. Director	Rs. 3000-4500	Rs. 10,000-15,200
Asstt. Director	Rs. 2000-3500	Rs. 6,500-10,500
Superintendent	Rs. 2000-3200	Rs. 6,500-10,500
Assistant	Rs. 1640-2900	Rs. 5,500- 9,000
U.D.C.	Rs. 1200-2040	Rs. 4,000- 6,000
L.D.C.	Rs. 950-1500	Rs. 3,050- 4,590



## ANNEXURE - 'D'

ACCOUNTS WING

	<u>Existing Scales</u>	<u>Revised Scales</u>
By.C.A.O./Jt.C.A.O.	Rs.3000-4500	Rs.10,000-15,200
Sr.Accounts Officer	Rs.2200-4000	Rs. 8,000-13,500
Accounts Officer	Rs.2375-3500	Rs.7,450-11,500
Asstt.Accounts Officer	Rs.2000-3200	Rs. 6,500-10,500
Accountant	Rs.1640-2900	Rs. 5,500- 9,000



ANNEXURE - 'P'

	Existing Scales	Revised Scales
P.S.	Rs.2000-3500	Rs.6,500-10,500
P.A.	Rs.2000-3200	Rs.6,500-10,500
Sr. Steno.	Rs.1640-2900	Rs.5,500- 9,000
Jr. Steno.	Rs.1200-2040	Rs.4,000- 6,000



ANNEXURE - 'Q'

MISCELLANEOUS

	Existing Scales	Revised Scales	
Truck Driver	Rs. 950-1500	Rs. 3050-4590	
Road Roller Operator	i) Rs. 1150-1500	i) Rs. 3050-4590	
Three Wheeler Driver.	ii) Rs. 1200-1800	ii) Rs. 4000-6000	After 5 yrs. personal scale.
Despatch Rider	iii) Rs. 1200-2040	iii) Rs. 4000-6000	After 15 yrs. in 2nd scale.
Sr. Gestetnor Operator/ Ferro Operator	Rs. 950-1400	Rs. 3050-4590	
Jr. Gestetnor Operator/ Jr. Ferro Operator	Rs. 800-1150	Rs. 2650-4000	
Asstt. Gestetnor Operator/ Daftary/Record Keeper	Rs. 775-1150	i) Rs. 2610-3540 ii) Rs. 2650-4000	Fixation to be done as per Note (i) below para 7 of Gazette Notification.
Peon/Khallasi/Orderly/ Process Server	Rs. 750- 940	Rs. 2550-3200	
Medical Officer	Rs. 3000-4500	Rs. 10,000-15,200	
Asstt. Medical Officer	Rs. 2200-4000	Rs. 8,000-13,500	
Nurse	Rs. 975-1540	Rs. 3,200- 4,900	
Pharmacist	Rs. 1350-2200	Rs. 4,500- 7,000	

ANNEXURE - Q.1

MISCELLANEOUS

Existing Scales

Revised Scales

Hindi Officer	Rs. 2000-3500	Rs. 5,500-10,500
Sr. Translator (Hindi)	Rs. 1640-2900	Rs. 5,500-9,000
Jr. Hindi Translator/ Hindi Translator Gr. II	Rs. 1400-2600	Rs. 5,000-8,000
Tech. Asstt. (Hindi)	Rs. 1400-2500	Rs. 4,500-7,000
Asstt. Hindi Translator	Rs. 950-1500	Rs. 3,050-4,590
Photographic Officer	Rs. 2000-3500	Rs. 6,500-10,500
Photographer	Rs. 1400-2500	Rs. 4,500-7,000
Dark Room Asstt.	Rs. 1200-2040	Rs. 4,000-6,000
Negative-cum-record Asstt.	Rs. 950-1500	Rs. 3,050-4,590
Library Officer	Rs. 2200-4000	Rs. 8000-13,500
Asstt. Librarian	Rs. 1400-2500	Rs. 4500-7,000
Sr. Telephone Operator	Rs. 1200-2040	Rs. 4000-6,000
Telephone Operator	Rs. 950-1500	Rs. 3050-4,590

## ANNEXURE - 'Q'2

	Existing Scales	Revised Scales
Documentation Officer	Rs. 2200-4000	Rs. 8,000-13,500
Director (Publicity)	Rs. 3700-5000	Rs. 12,000-16,500
Dy. Dir. (Publicity)/ Dy. Dir. (P.R.)	Rs. 3000-4500	Rs. 10,000-15,200
Rigger/Sub-Rigger	Rs. 1150-1500 } Rs. 950-1400 }	Rs. 3,050- 4,590
Sanitary Inspector	Rs. 1200-2040	Rs. 4,000- 6,000
Asstt. Sr. Inspection	Rs. 950-1400	Rs. 3,050- 4,590
Sanitary Mate	Rs. 775-1150	i) Rs. 2,610- 3,540 ii) Rs. 2,650- 4,000
Safai Karmchari	Rs. 750-940	Rs. 2,550- 3,200
Carpenter	Rs. 950-1400	Rs. 3,050- 4,590
Plumber	Rs. 950-1400	Rs. 3,050- 4,590
Sr. Modeller	Rs. 1200-2040	Rs. 4,000- 6,000
Jr. Modeller	Rs. 950-1500	Rs. 3,050- 4,590
Sr. Lift Operator	Rs. 1200-2040	Rs. 4,000- 6,000
Lift Operator	Rs. 950-1400	Rs. 3,050-4,590
Painter/Mason/ Fitter/Pump Operator	Rs. 950-1400	Rs. 3,050-4,590
Project Operator	Rs. 1200-2040	Rs. 4,000-6,000

Fixation to be  
done as per  
Note (1) below  
para 7 of  
Gazette  
Notification.



## ANNEXURE - 'Q' 3

	Existing Scales	Revised Scales
Radio-Mechanic	Rs. 1320-2040	Rs. 4,000-6,000
Tech. Operator Radio	Rs. 1400-2300	Rs. 4,500-7,000
Sr. Foreman Elect.	Rs. 2000-3200	Rs. 6,500-10,500
Foreman Elect.	Rs. 1600-2660	Rs. 5,000- 8,000
Electrician/Wireman Grd. I/Wireman ACR	Rs. 1200-1800	Rs. 4,000- 6,000
Wireman Grd. II	Rs. 950-1400	Rs. 3,050- 4,590
Sr. Mechanic (ACR)	Rs. 1200-1800	Rs. 4,000- 6,000
Mechanic (ACR)	Rs. 950-1400	Rs. 3,050- 4,590
Meter Reader	Rs. 950-1400	Rs. 3,050- 4,590
Asstt. Meter Reader	Rs. 750- 940	Rs. 2,550- 3,200
Operator Elect./Mech.	Rs. 950-1400	Rs. 3,050- 4,590
Sr. Operator	Rs. 1200-1800	Rs. 4,000- 6,000
Mechanic Elect./Mech.	Rs. 1150-1500	Rs. 3,050- 4,590
Sr. Mechanic/S.S. Mechanic	Rs. 1200-1800	Rs. 4,000- 6,000
Mechanic Grd. I	Rs. 950-1400	Rs. 3,050- 4,590
Cable Joiner	Rs. 950-1500	Rs. 3,050- 4,590
Generator Operator	Rs. 950-1500	Rs. 3,050- 4,590
Asstt. Generator Operator	Rs. 775-1025 i) Rs. 800-1150 ii)	Rs. 2,610- 3,540 Rs. 2,650- 4,000
Beldar/Coolie/Jamadar	Rs. 750- 940 Rs. 775-1150	Rs. 2,550- 3,200 Rs. 2,610- 3,540 Rs. 2,650- 4,000

Fixation to be  
done as per No  
(1) below para  
of Gazette  
Notification.

ANNEXURE - 'Q' 4

	Existing Scales	Revised Scales	
Mate/N.T.S/Asstt. Typist	Rs. 800-1150 Rs. 950-1400	Rs. 2,650-4,000 Rs. 3,050-4,590	
Asstt. Supervisor	Rs. 950-1500	Rs. 3,050-4,590	
Supervisor Chainman	Rs. 950-1400	Rs. 3,050-4,590	
Chainman	Rs. 750- 940	Rs. 2,550-3,200	
Head Farash	Rs. 775-1150	i) Rs. 2,610-3,540 ii) Rs. 2,650-4,000	Fixation to be done as per Note (1) below para 7 of Gazette Notification.
Farash	Rs. 750- 940	Rs. 2,550-3,200	
Bullock Cart Driver, ) Bhisti, Helper, Waterman/ ) Water-woman, Bullock man, ) White Washer, Head- ) Jamadar, Machineman, ) Valveman, Barkandaz (T.G) ) Chair recainer )	Rs. 750- 940	Rs. 2,550-3,200	
Game Attendent	Rs. 775-1025	Rs. 2,610-3,540	
Bearer (SG), ) Watermeter reader, ) Armature Winder, ) AC-Serviceman, ) Service man ACR, Asstt ) Cooler Mechanic, Asstt. ) operator, Asstt. ) Works Mistry, ) Asstt. Operator E/M. )	Rs. 950-1400	Rs. 3,050-4,590	

ANNEXURE - R

	Existing Scales	Revised Scales
Vice Chairman	Rs. 7300-7600	Rs. 22,400-24,500
Finance Member	Rs. 5900-6700	Rs. 18,400-22,400
Engineer Member	Rs. 5900-6700	Rs. 18,400-22,400
Principal Commissioner	Rs. 5900-6700	Rs. 18,400-22,400
Commissioners/Secretary	Rs. 3700-5000	Rs. 12,000-16,500
C.V.D.	Rs. 3700-5000 (i) Rs. 5900-6700 (ii)	Rs. 12,000-16,500 Upto 12-6-97 Rs. 18,400-22,400
P.A. (H)	Rs. 3700-5000	Rs. 12,000-16,500
Director (LC)	Rs. 3700-5000	Rs. 12,000-16,500
Chief Accounts Officer	Rs. 3700-5000	Rs. 12,000-16,500

*[Handwritten signature]*



ITEM NO. 167/97 SUB: Departmental action against Shri M.L. Ahuja, Dy. Director (Retd.) under rule 9 of CCS Pension Rules, 1972.  
No.F.25(23)91/Vig.

P R E C I S

A case bearing KC No. 31(A)/91-DLI was registered against Shri M.L. Ahuja, Dy. Director (LAB), (Retd.) by the C.B.I., A.C.B., New Delhi. An investigation report was received vide their letter No. Delhi/AC/CBI/3(31)/(A)91/952 dated 2-2-93 (page 53 to 54/C).

In consultation with Central Vigilance Commission and as per its advice vide O.M. No. V W&H(DDA)30 dated 5-6-93 (page 160/C), major penalty proceedings against Shri M.L. Ahuja, Dy. Director, LAB(Retd.) were initiated under DDA (Salaries, Allowances & Conditions of Service) Regulations, 1961, vide memo No. F.25(23)/91-Vig. dated 16-6-93 on the following charges:-

"Shri M.L. Ahuja while working as Personal Secretary and Dy. Director, DDA during the period from March, 1979 to April, 1991 committed the following irregularities:-

Article-I

That the said Sh. M.L. Ahuja during the aforesaid period failed to maintain absolute integrity is as much as he amassed huge assets disproportionate to his known sources of income of the extent of Rs. 1,11,127.53.

By his above acts of omission and commission Shri Ahuja failed to maintain absolute integrity and thereby violated Rule 3(1)(i) of the CCS (Conduct) Rules, 1964 as made applicable to employees of the Authority.

Article-II

That the said Shri M.L. Ahuja, while working in the said capacity during the said period failed to intimate the department regarding:-

- i) deposit of Rs.15,000/- on 4-6-82 by his wife Smt. Chanderkanta vide receipt No. 7021 and application No. 40367 in the Vth Self-Financing Scheme, 1982 of DDA and giving address of his father-in-law i.e. H. NO. 507, Ward No.5 Mehrauli, New Delhi whereas he was already allotted a flat No. BA-12-B, Munirka by DDA in 1976.
- ii) Running of partnership firm M/s Corona Auto Centre" at 1517/26 Naiwala Karol Bagh by his wife and his two sons w.e.f. 31.10.90.
- iii) employment of his daughter Miss Sangeeta Ahuja as Steno-Typist with M/s Casino Electronics Pvt. Ltd. 1596 Main Bazar Paharganj, New Delhi-55 w.e.f. 1-4-89 to 31-3-91.
- iv) purchase of Scooter No. DNN-5429 in his own name in Oct., 89 to 12,567.75.
- v) transactions of gifts of Rs.40,000/- i.e. Rs.20,000/- each on 5-7-88 and 11-10-89 to Miss Sangeeta Ahuja and of Rs.30,000/- i.e. 5,000/- each on 14-3-84 and 10-7-84 and 20,000/- on 17-7-87 to Shri Gulshan Kumar Ahuja.

By his above acts of commission and omission Shri Ahuja violated the provisions of CCS (Conduct) Rules, 1964 as made applicable to the employees of the Authority."

...../-

2. Shri M.L.Ahija, Dy. Director, LAB (Retd.) submitted his detailed defence reply on 26-9-94 (page 231-259/C). He <sup>has</sup> denied the charges against him as under:-

Article-I

2. That the income, assets and expenditure mentioned in the charge sheet are incorrect which are as under:-

i. Income	Rs.7,08,176.13
ii. Assets	Rs.5,15,219.31
iii. Expenditure	Rs.2,04,084.36
Disproportionate Assets (ii-iii-1)=	Rs.1,11,127.53

(a) Assets side

(i) V.C.R.

He has stated that the V.C.R. costing to Rs.10,000/- and 30 nos. Video Cassetts valued at Rs.4500/- and 12 video cassetts valued at Rs.1200/- belong to his younger brother Shri H.W.Ahija who is living in the same House, this amount of Rs.15,700/- should be deducted from assets.

(ii) B.P.L. Colour T.V.

The amount of Rs.12,700/- added in his assets on account of B.P.L. Colour T.V. should not have been included as the T.V. was neither found in his house at the time of search nor was reflected in the observation memo dated 6-4-91 prepared at his house.

(iii) National Microwave Oven.

The oven, the value of which has been shown as Rs.11,000/- was purchased by him only for Rs.4500/- from Shri Bhupinder Bhangu, and also submitted a photo copy of the receipt of the Custom clearance at Bombay Airport, this amount should also be deducted from his assets.

(iv) Refrigerator

This was purchased by him only for Rs.3,200/- in 1970 having raised loan from DBA and should also be deducted from assets side.

(v) Refrigerator

The fridge costing to Rs.4500/- is out of check period and amount should be deducted from assets.

(vi) Valuation of House hold Goods.

The amount of house hold goods valued as Rs.25,195/-, the figure has been wrongly calculated. It should be Rs.44,295/- and thus excess amount of Rs.40,900/- should be deducted from assets.

contd.....2/

In add shall the amount to be deducted from his assets is detailed as under:-

(a) Panasonic V.C.R.	R.15,700-00
(b) B.P.L. Colour T.V.	13,700-00
(c) Microwave Oven	6,500-00
(d) Scooter M.H-4266	3,200-00
(e) Leonard Fidge	4,600-00
(f) Wrong valuation of household effects	44,903-00
	<u>88,603-00</u>

The Value of Assets as per charge sheet R.5,15,219-31  
After deducting of above amount = 88,603-00  
R.4,26,616-31

Disproportionate Assets

As per charge sheet	R.1,11,127-53
Wrong calculations of Assets (-)	<u>88,603-00</u>
Value of disproportionate Assets.	<u>22,524-53</u>

(B) Miscalculations on the Income Side

The details of his income from the various sources has been shown by him as under:-

(a) Income from Saving Bank A/C No. 35501	R.2315-00
(b) Income from L.I.C	2846-00
(c) Income of his wife from stitching Tailoring etc. (For the year 1989 to 1991)	104200-00
(d) Income of daughter from Tutions (For the year 1987 to 1991)	34800-00
(e) Income of his sons Shri Gulshan Ahuja and Parveen Ahuja from Scooter Parts	220800-00
(f) Income from Gifts	66000-00
(g) Cash given by his father to all brothers after selling the Ten Restaurant in Connaught Place.	50000-00
(h) Income earned/received at the time of family partition in year 1974 from father/father-in-law.	25000-00

Total:- 503961-00

Income as per charge sheet 7,08,176-12

After deducting R.25,000 prior to check period (-) 25,000-00  
12,78,137-12

contd....40

Article - II

- (I) Deposit of Rs. 15,000/- by wife with DDA on 6-4-1982.

In this regard he has submitted that as this amount was deposited by his wife out of 'ISTREE DHAN' and therefore, as per provision of Rule 18 of CCS Conduct Rules, 1964 he was not required to give any intimation to my department about this transaction committed by his wife.

- (II) Non-intimation of starting Firm M/S. Corona Auto Centre, 28, Nainitala, Karel Road, on 20-10-80.

In this regard he has stated that the information was given to DBA. Photo copy of the same is enclosed.

- (III) Non-intimation of the employment of his daughter with M/S. Canine Electricals (P) Ltd.

He has submitted that he had not given any intimation in this regard as his daughter was a major and was not having any relationship official or private with that Private Firm, he was not required to give an intimation as per spirit of the Rule No. 4(2) of CCS Conduct Rules, 1964.

- (IV) Non-intimation of Bajaj Scooter No. DNE-5429 in October, 89.

He has submitted that he purchased the scooter from his family Savings and gave due intimation to the department.

- (V) Non-intimation of Gift to his daughter/son in 1988 and 1989.

He has stated that he had given Rs. 70,000/- to his daughters and son as gift. This amount was not actually gifts as is understood by the term gift but actually this was given only to take the advantage of the provisions of Income tax act to Payless Income Tax. The money remained with the family. These transactions were regular transactions and the payments were also made through cheques only and, therefore, he was not required to give any intimation to his Department about these transaction. At the next, it may be a technical violation of the Rules quoted.

3. As per Central Vigilance Commission's advice received vide O.M. No. V W&H(DDA)/38 dated 6-1-95 (253/C), Shri S.K. Mukherjee, IAS (Retd.) was appointed Inquiry Officer to enquire into the charges framed against Shri M.L. Ahuja vide order No. 17/Vig./95 dated 21-2-95 (Page 265/C).

4. The Inquiry Officer submitted his report vide D.O. No. 52/DDA/95/SKM dated 9-11-96 (Page 305/C) who established both the charges against Shri M.L. Ahuja, Dy. Director (Retd.).

5. The Central Vigilance Commission vide E.O. No. V W&H(DDA) 38 dated 3-9-97 accepted the findings of Inquiry Officer and advised impose the penalty of suitable cut in the pension of

centd.....5/

of Shri M.L. Ahuja, Dy. Director (Retd.).

6. The case was submitted to the Vice-Chairman, DDA being the Disciplinary Authority, who on examination the inquiry report, CVC advice and facts of the case has passed orders on 6-10-97 for cut of Rs. 50/- only in the pension of Shri M.L. Ahuja, Dy. Director (Retd.).

7. Shri M.L. Ahuja, has Retd. from the service of the DDA on 31-3-96. Major penalty proceedings were initiated against him vide charge sheet dated 16-8-93 before his retirement. As per CCS pension rules 1979 as made applicable to the employees of authority, the departmental proceedings initiated against the employee while he was in service including reemployment will be deemed to be proceedings under Rule 9 of the CCS (Pension) 1972 and will be continued and concluded by the Authority by which the proceedings were commenced in the same manner, as if the employee had continued in service. In the case of DDA employee the authority is the competent Authority to withhold or withdraw a pension or any part of it whether permanent or for a specified period and to order recovery from the pension of whole or a part of any pecuniary loss caused to the DDA if the pensioner is found in departmental proceedings to have been guilty of grave misconduct or negligence during the period of his service including service under re-employment. Also, if the proceedings had been initiated by Authority subordinate to the Authority such Authority will submit the report of the enquiring Authority after recording its findings as the powers to pass orders in such a case vests in the Authority.

8. The case was submitted before the sub-committee of the Authority on 25.11.97 for consideration/recommendation before placing the proposal to the Authority. On consideration of the charges and facts of the case and hearing Shri M.L. Ahuja, Dy. Director (Retd.), the Members observed that Shri Ahuja was responsible for lapses under article I and II as proved during the departmental inquiry and accordingly they come to the conclusion that the cut in pension of Rs. 50/- only as ordered by the disciplinary authority was appropriate but this cut in pension may be for 5 years.

9. The case is placed before the Authority for consideration and approval.

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

Consideration of this item was deferred.



: 40 :

ITEM NO. SUB  
168/97  
A 23-12-97

Change of land use of about 26.3 ha. (63 acres) from 'Rural Use' to 'Residential' for resettlement of JJ Clusters near Village Jaunapur, South Delhi.

No. P. 3(49)/95-MP.

P R E C I S

Authority vide its resolution no. 85/96 dated 27.08.96 (Appendix 'A' Page No. 42-44 ) had approved the change of land use of an area measuring 26.3 ha. (63 acres) from 'Rural Use' to 'Residential' at Village Jaunapur under section 11A of the D.D. Act 1957 with the following observations:

In view of the Hon'ble Supreme Court's orders regarding completion of relocation Operations by October 1996, Authority resolved as follows :

- a) Proposals contained in para 5 of the Agenda item be approved.,
- b) Clearance of the NCR Planning Board for change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the scheme
- c) Follow up action on the decision of the Authority be initiated without waiting for approval/confirmation of minutes.

2. The Ministry of Urban Affairs & Employment, Govt. of India, was requested to convey the approval of the Govt. to issue a public notice to invite objection/ suggestions from the public. Simultaneously Chief Planner, NCR Planning Board was also requested to convey the approval of the board in this regard.

3. Chief Regional Planner, NCR Planning Board, vide his letter no. K-14011/28/AP/NCRPB dated 27.05.1997 conveyed approval of the NCR Planning Board. Subsequently, the Under Secretary, (DD) MOUA&E vide his letter no. K-13011/32/96-DDIB dated 25.07.1997 (Appendix 'B' Page No. '45' ) conveyed

Contd/.....

: 41 :

the approval of the Central Govt. under section 11A of the DD Act for issue of the public notice to invite objection/suggestions for the public.

4. Accordingly a public notice was issued on 25.10.1997 for inviting objection/suggestions from the public in response to which, no objection/suggestion has been received.

5. In view of this the proposal of change of land use of an area measuring 26.3 ha. (63 acres) from 'Rural Use' to 'Residential' for resettlement JJ Clusters near Village Jaunapur, South Delhi is placed before the Authority for consideration and issue of final notification by the Govt. of India.

RESOLUTION

Consideration of this item was deferred.

ITEM NO. SUB  
168/97  
A-23-12-97

Change of land use of about 26.3 ha. (63 acres) from 'Rural Use' to 'Residential' for resettlement of JJ Clusters near Village Jaunapur, South Delhi.

No. F. 3(49)/95-MP.

P R E C I S

Authority vide its resolution no. 85/96 dated 27.08.96 (Appendix 'A' Page No. 42-44) had approved the change of land use of an area measuring 26.3 ha. (63 acres) from 'Rural Use' to 'Residential' at Village Jaunapur under section 11A of the D.D. Act 1957 with the following observations:

In view of the Hon'ble Supreme Court's orders regarding completion of relocation Operations by October 1996, Authority resolved as follows :

- a) Proposals contained in para 5 of the Agenda item be approved.,
- b) Clearance of the NCR Planning Board for change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the scheme
- c) Follow up action on the decision of the Authority be initiated without waiting for approval/confirmation of minutes.

2. The Ministry of Urban Affairs & Employment, Govt. of India, was requested to convey the approval of the Govt. to issue a public notice to invite objection/suggestions from the public. Simultaneously Chief Planner, NCR Planning Board was also requested to convey the approval of the board in this regard.

3. Chief Regional Planner, NCR Planning Board, vide his letter no. K-14011/28/AP/NCRPB dated 27.05.1997 conveyed approval of the NCR Planning Board. Subsequently, the Under Secretary, (DD) MOUA&E vide his letter no. K-13011/32/96-DDIB dated 25.07.1997 (Appendix 'B' Page No. '45') conveyed

Contd/.....



: 41 :

the approval of the Central Govt. under section 11A of the DD Act for issue of the public notice to invite objection/suggestions for the public.

4. Accordingly a public notice was issued on 25.10.1997 for inviting objection/suggestions from the public in response to which, no objection/suggestion has been received.

5. In view of this the proposal of change of land use of an area measuring 26.3 ha. (63 acres) from 'Rural Use' to 'Residential' for resettlement JJ Clusters near Village Jaunapur, South Delhi is placed before the Authority for consideration and issue of final notification by the Govt. of India.

#### RESOLUTION

Consideration of this item was deferred.

(APPENDIX " A " TO ITEM NO. 168/97 )

ITEM NO.  
85/96

A-27.08.96

Sub : Change of land use of about 26.3 ha. (63 acres) from 'rural use' to 'residential' for resettlement of JJ clusters near village Jaunapur, South Delhi.

E.3(42)25-MP

P R E C I S

Reference is invited to letter no.DD-F/C-III/9599/145/ Vol.I/961 D/429 dt.22.5.96 conveying DDA the decision of Progress, Review & Monitoring Committee under the chairmanship of Chief Secretary, GNCTD on 16.4.96 and requesting DDA to initiate action for change of land use for the land contemplated to be used for establishment of resettlement complex at Jaunapur. Relevant decision of the first meeting of the Progress Review and Monitoring Committee referred to above is reproduced below:

"On the basis of change of land use, it was pointed out by Commissioner(Plg.)DDA that Slum & JJ Deptt. should immediately send the 'Shajra Plan' with specific khasra numbers of the lands for which the land use change is required in Jaunapur for establishment of a resettlement complex in isolation. As regards the emergent basis with a view to complying with the directions of the Hon'ble Supreme Court. A reference in this regard should go from the Slum & JJ Deptt. to DDA within 10 days with a specific letter from Member Secretary, DSIB requesting for emergent clearance of the proposal".

2. In the letter dt.30.5.96 from the Member Secretary, Delhi Slum Improvement Board a mention has been made of the Supreme Court's order in CWP No.4677/85 dt.9.4.96 in respect of shifting of 5000 jhuggi families from the southern ridge area. It is further mentioned that Slum & JJ Deptt. has finalised the Action Plan which has been approved by the Hon'ble Supreme Court for carrying out massive relocation operation to be completed by Octg.'96. The detawils of land with revenue numbers/khasra numbers for an area measuring 26.3 ha. (63 acres) have been sent requesting for change of land use.
3. The matter was examined and was partly replied vide letter dt.6.3.96 informing Slum & JJ Deptt. that as per the Supreme Court Orders dt.25.1.96 in IA No.(WP)(C) No.4677/95, the subject matter

contd.....2/-

is before the Supreme Court to declare the Gaon Sabha lands of villages in this area as forest by way of transferring U/s 154 of the Lands Reforms Act.

a) Orders dt.3.4.96:

"The land is a part of the ridge area. Even though it is not reserved forest, it happens to be a forest. This area can not be utilised in any manner in view of the prohibition contained under the Forest Conservation Act,1980".

b) Orders dt.3.4.96 :

"Pursuant to this Court's order dt.March 13,1996 the necessary notification under section 154 of Delhi Land Reforms Act,1954 has been issued on 2nd April,1996. We direct the Ridge Management Board through Mr.Khanduri to take control of this area and start fencing the same. The area which needs planting of trees that should also be undertaken immediately".

It is apparent from the location plan that village Jaunapur is contiguous to the "regional park", though it falls outside the boundary of regional park.

5. The proposal for change of land use was considered by the Technical Committee in its meeting held on 25.6.96 under item no.73/96/TC wherein it was recommended to process the change of land use of an area measuring 26.3 ha. (63 acres) at village Jaunapur under section 11-A of Delhi Development Act,1957 subject to the following:-

- i) Clearance be obtained by Slum & JJ Deptt.,MCD from Deptt. of Forest & Deptt. of Environment, GNCTD with reference to the Supreme Court Of India's orders in IA No.18.
- ii) The proposed scheme be integrated in the development plan of village Jaunapur. It may be suitably incorporated in the Zonal Plan of this area and also the Mini Master Plan proposal of GNCTD.
- iii) Arrangement of services i.e. water, power, sewerage, drainage etc. would have to be independently made by the Deptt. till such time regular municipal services are extended in this area.

6. The proposal as in para '5' above is placed before the Authority for consideration/approval.

#### RESOLUTION

In view of the Hon'ble Supreme Court's order regarding

Contd..../- 3

.....From prepage

:44:

completion of relocation operations by October, 1996,  
Authority resolved as follows:-

- (a) Proposals contained in para 5 of the Agenda Item be approved.
- (b) Clearance of the NCR Planning Board for change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the Scheme.
- (c) Follow-up action on the decisions of the Authority be initiated without waiting for approval/confirmation of Minutes.

\*\*\*

*H. K. Bhatia*  
*H. K. Bhatia*  
H. K. Bhatia  
Assistant Secretary  
Delhi Development Authority

*Completed  
at  
12/12/97*



: 45 :

(APPENDIX 'B' to Item No. 168/97  
No. K-13011/32/96-DDIB  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
DEPARTMENT OF URBAN DEVELOPMENT  
(DELHI DIVISION)

...  
New Delhi, dated the 25th July, 1997

To

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

Sub: Change of land use of about 26.3 ha. (63 acres) from  
'Rural use' to 'Residential' for resettlement of JJ  
Clusters near village Jaunapur, South Delhi.

Sir,

I am directed to refer to your office letter No. F.3(49)  
95-MP/505/602 dated 3.7.97 on the above cited subject and to  
convey the approval of the Central Govt. under Section 11 A of the  
DD Act for issue of a public notice to invite objections/  
suggestions from the public.

Yours faithfully

*K.K. Gupta*  
(K.K. GUPTA)  
UNDER SECRETARY (DD)

*21/10/97*  
1/15

: 46 :

ITEM NO.  
169/97  
A-23-12-97

SUB.: Delhi Urban Heritage Foundation Regulations-1996  
under Section-57 of Delhi Development Act-1957.

No. : F.HUFW/CA/336/DUHF/96-97:

P R E C I S

The proposal for Constitution of Delhi Urban Heritage Foundation u/s 5-A of Delhi Development Act-1957 was put up to Authority vide item No. 116/96 in its meeting held on 6.9.1996. The Authority decided as follows:

"Resolved that the proposals contained in the Agenda item be approved with the following observations/suggestions :

- i) Appropriate changes be made in the Rules/Regulations with the approval of the Chairman after circulating the draft to the Members.
- ii) Chairman be authorised to co-opt more members as deemed necessary".

Subsequently, the Regulations for the said Foundation known as Delhi Urban Heritage Foundation Regulations-1996 were prepared under Section-57 of Delhi Development Act-1957 after compliance of the decisions of the Authority (~~SADDF-43A~~ P.No. 48) These Regulations are vetted by the Legal Deptt. of DDA and are approved by the Hon'ble Lt. Governor of Delhi.

Now, these Regulations are to be sent to Central Government for approval before Notification in the Official Gazette.

These Regulations cover the following aspects :

- Para-1 : Introduction & date of enforcement of Regulations.
- Para-2 : Definitions.
- Para-3 : Aims & Objectives of Foundations.
- Para-4 : Constitution.
- Para-5 : Functions & Powers of the Foundation.
- Para-6 : Powers of the Chairman of the Foundation --  
(i.e. Hon'ble Lt. Governor of Delhi).

(Appendix 'A' to item No. 169/97)

**Modifications made in the Regulations in compliance with the Authority's Resolution.****As per draft Charter put up before the Authority****Proposed Amendments/Additions.****Para IV: AIMS & OBJECTIVES****Para 3: AIMS & OBJECTIVES.**

- e. Adaptation of unused structures for appropriate utilisation to meet current needs.

- e. To promote reuse of old buildings for appropriate utilisation.

**Para V: STRUCTURE OF FOUNDATION.****Para 4: CONSTITUTION.**

The Foundation shall comprise of 11 Members of which 4 members shall be co-opted by the Chairman.

The Foundation shall comprise of following:

- i. Lt. Governor of Delhi, Chairman
- ii. Vice Chairman, DDA, Vice Chairman
- iii. Chief Secretary, NCTD Member.
- iv. Finance Member, DDA, Member
- v. Engineer Member, DDA Member
- vi. Commissioner (Pg.) DDA Member.
- vii. Chief Architect, DDA, Member Secy.

In addition, the Foundation shall co-opt members from the discipline of Historians, Archaeologists, Artists, NGOs, renowned citizens of Delhi and from DUAC, DTDC, ITDC, Government & others. The number of co-opted members shall not exceed TEN.

The Tenure of co-opted members shall be TWO years.

**Para VI: POWERS OF THE FOUNDATION.****Para 5: FUNCTIONS/ POWERS.**

- ii. To permit demolition's or make major alterations to heritage buildings or areas excluding those which are under jurisdiction of ASI.

- ii. To permit major alterations to heritage buildings or areas excluding those which are under ASI, only in exceptional cases, without changing the character, Architectural/ Historical features of the building or areas.

(Appendix 'B' to Item No. 169/97) (

DELHI DEVELOPMENT AUTHORITY  
DELHI URBAN HERITAGE FOUNDATION REGULATIONS, 1996

With a view to safeguard the built and natural heritage of the city through collaborative efforts of all concerned, the Delhi Urban Heritage Foundation is set up by Delhi Development Authority in exercise of its powers under Section 5-A of the Act. The business of the Foundation will be governed under these Regulations.

These Regulations shall come into force immediately from the date of their publication in the official Gazette.

2. DEFINITIONS:

In these regulations, unless there is anything inconsistent with the context or meaning:-

- (i) "Act means the Delhi Development Act, 1957 (61 of 1957).
- (ii) "Authority" means the Delhi Development Authority constituted under Section 3 of the Act.
- (iii) Delhi Urban Heritage Foundation means the Committee constituted by the Authority under Section 5(A) of the act.
- (iv) "Members shall mean the members of the Delhi Urban Heritage Foundation.

3. AIMS AND OBJECTIVES:

a) To frame and implement policies for conservation of Built and Natural heritage in the capital - city (Delhi) which needs to be protected, nourished and nurtured by all citizens and pass it on to the coming generations.

b) To promote conservation of the Civic and urban heritage which includes:

- i) Architecturally significant and Artisanary works.
- ii) Historical landmarks.
- iii) Technical-Scientific significance of civic and Urban heritage.
- iv) Living monuments having socio-cultural value.



v) Memorials and Historical Gardens etc.

c) To protect and improve environmental assets of the city such as River front, city walls, gates, bridges, vistas, public places, edifices and rockcut formation.

d) To conserve and improve distinguished street and roof scapes.

e) To promote reuse of old buildings for appropriate utilisation.

f) To promote conservation as an attribute to the City's urban development process.

g) To provide assistance to individual, institutions and NGOs in their efforts to save all or in parts components of urban heritage.

h) Conservation of heritage buildings, heritage zones and areas of significant value.

i) To recommend guidelines related to special areas as designated by the Foundation.

j) To review the policies and programmes of areas as designated by the Foundation of the Heritage and Development.

k) To prepare, examine and review the proposals and policies as related to the heritage.

#### 4. CONSTITUTION

The Foundation shall comprise the following:

- |      |  |   |                          |   |                  |
|------|--|---|--------------------------|---|------------------|
| i)   | Chairman   | - | Chief Architect, DDA     | - | Member Secretary |
| ii)  | Vice-Chairman, DDA                                   | - | Commissioner (Fig.), DDA | - | Member           |
| iii) | Chief Secretary, National Capital Territory of Delhi | - | Engineer Member, DDA     | - | Member           |
| iv)  | Finance Member, DDA                                  | - | Member                   | - | Member           |
| v)   | Member   | - | Member                   | - | Member           |
| vi)  | Member   | - | Member                   | - | Member           |
| vii) | Member   | - | Member                   | - | Member           |

In addition, the Foundation shall co-opt members from eminent Historians, Archaeologists/Artists, NGOs, renowned citizens of Delhi and from DUAC, ITDC, DTDC, Government & others. The number of co-opted Members shall not exceed TEN.

The tenure of the co-opted members shall be two years.

5. FUNCTIONS/POWERS:

The foundation shall perform the functions with reference to the Urban Heritage in the following manner:

i) To alter, modify or relax provisions of existing regulations, with the approval of Govt./Authority if it is needed for protection, conservation, preservation or retention of historical, aesthetical, cultural, architectural quality of any heritage building, heritage precincts or zones as well as natural assets of the Capital City such as River Front, Ridge and Rock Formations.

ii) To permit major alterations to heritage buildings or areas excluding those which are under ASI, only in exceptional cases, without changing the character, architectural/historical features of the building or areas.

In addition, the Foundation shall also exercise the following powers:-

iii) To do all such other acts and things either along or in conjunction with other Organisations or persons as the Foundation may consider necessary incidental or conducive to the attainment of the objectives.

iv) To form an Advisory Committee comprising members from DDA Government and Local Bodies, Institutions and NGOs associated with heritage development of Delhi, to advice on matters related to the Foundation and its policies and proposals.

v) Subject to such control and restrictions as may be prescribed by the Authority, the Foundation may create and appoint such number of administrative, technical ministerial and other posts and made appointment there against through Commissioner (Personnel), DDA and may determine the designation and grades of such officers and staff.

6. POWERS OF THE CHAIRMAN:

The Chairman shall have the powers to take necessary steps as it may deem fit within the framework of these Regulations. However, they shall be subject to the confirmation of the Foundation in its next meeting.

7. MEETINGS:

i) The office of the Foundation shall be located in the office of the Chief Architect in Vikas Minar, IP Estate, New Delhi.

ii) The Foundation shall meet as and when necessary and shall have the power to regulate its own procedure.

iii) The meetings of the foundation shall take place in the office of Lt. Governor of Delhi at Raj Niwas, Delhi.

iv) The Chief Architect of the Authority shall act as the Member Secretary of the Foundation and shall keep the record of the meetings and the follow up action.

v) The presence of seven members shall be necessary to form a quorum.

8. FEES AND ALLOWANCES.

i) The members of the Foundation (other than the members of the Authority) shall be paid out of Pocket Expenses @ Rs. 400/- per day for attending the meetings of the Foundation and for any other works of the Foundation done by such members; and

ii) Whenever a member, who is not a resident of Delhi, has to come from an outstation to Delhi specially to attend a meeting of the Foundation, mileage allowance for the journey at such rate as is admissible to an officer, of the Authority of the first grade.

PROVIDED : that in case of a Member of Parliament, who is also a member of the Foundation, the said daily and mileage allowance will be admissible when the Parliament is not in Session and on production of certificate by the member that he has not drawn any such allowance for the same journey and halts from any other Government source.

9. FINANCE, ACCOUNTS AND AUDIT:

i) The expenses for setting up the Foundation and its operational activities shall be met by the DDA from Urban Development Fund, other receipts from Central Government, G.N.C.T.D./Local Bodies and donations etc.

ii) Separate Bank Account shall be opened to record various receipts and payments relating to Delhi Urban Heritage Fund Account. The receipts and payments relating to urban heritage fund shall be classified under Nazul Account - II as below:

Receipt Head:

A. Nazul A/c II

VII-C-Deposits and Advances.

b) Other suspense items.

- ii) Deposits
- c) Other advances - DDA Urban Heritage Fund
  - 1) Receipts from Central and State Govts.
  - 2) Receipts from Urban Development Fund.
  - 3) Receipts from DDA - other agencies.
  - 4) Other receipts/donations.

Payment Head

A - Nazul A/c II

9-C Deposits & Advances.

- iv) Advances.
  - I) Other Advances - DDA Urban Heritage Fund
    - 1) Payment of Awards.
    - 2) Estt. Expenses.
    - 3) Other payments.

iii) The foundation shall maintain proper Accounts and other relevant records and prepare annual statement of accounts including the balance sheet in such form as the Authority may prescribe.

10. OPERATION OF ACCOUNTS.

The Bank Account of the Foundation will be operated by an Officer so authorised by Finance Member.

11. POWERS TO INCUR EXPENSES:

The Foundation shall have the power to sanction such expenses from time to time as it considers necessary for the promotion and achieving of the aims and objects of the Foundation. The Member Secretary shall have the powers to incur contingent expenses upto the limit from time to time as fixed by the Foundation.

CONFIDENTIAL  
U.S. DEPARTMENT OF  
COMMERCE

A 2512 77

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

(APPENDIX 'A' to item No. 170/97)

DELHI DEVELOPMENT AUTHORITY  
(OFFICE OF COMM-CUM-SECY)

Sub: Minutes of the meeting of the Delhi Development Authority held on 10-11-97.

The following were present:

CHAIRMAN

- 1 Sh Tejendra Khanna  
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Ghosh

MEMBERS

- 3 Sh Swaroop Chand Rajan  
Member, Delhi Legislative Assembly
- 4 Sh Sahab Singh Chauhan  
Member, Delhi Legislative Assembly
- 5 Sh Ramvir Singh Bidhuri  
Member, Delhi Legislative Assembly
- 6 Km Devaqua Bhargava  
Councillor, MCD
- 7 Sh Mahabal Mishra  
Councillor, MCD
- 8 Sh B S Minhas  
Joint Secretary  
Ministry of Urban Affairs  
& Employment
- 9 Sh V Suresh  
Chairman-cum-Managing Director  
HUDCO
- 10 Sh K P Lakshmana Rao  
Finance Member, DDA
- 11 Sh R K Bhandari  
Engineer Member, DDA

SECRETARY

Sh V M Bansal  
Commissioner-cum-Secretary



SPECIAL INVITEES

Sh Sanat Paul  
Secretary (L&B)  
Government of Delhi

ALSO PRESENT

- 1 Smt Anita Chaudhary  
Chief Legal Adviser
- 2 Sh A K Acharya  
USD to CG, Delhi
- 3 Sh Vijay Rishud  
Commissioner (PIO)
- 4 Sh Arvind Kumar  
Commissioner (P)
- 5 Sh U S Jolly  
Commissioner (LM), DDA
- 6 Sh Gyanesh Kumar  
Commissioner (Housing), DDA
- 7 Sh Pradeep Behari  
Chief Architect
- 8 Sh Brijinder Rai  
Chief Vigilance Officer, DDA
- 9 Sh Shanker Kanerjee  
Chief Accounts Officer, DDA
- 10 Smt Neemo Dhar  
Director (PR)
- 11 Sh Jagdish Chandra  
Director (RL)
- 12 Sh K T Gurumukhi  
Addl Town Planner, TCPO
- 13 Sh V K Bugga  
Town Planner, MCD
- 14 Sh H K Babbar  
Asstt Secretary, DDA

: 57 :  
DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on November 10, 1997 at 10:30 hours at Raj Niwas

Item No. 153/97

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 29-9-97.  
No.F.2(E)97/MC/DDA

1 The Authority confirmed the minutes of its meeting held on 29th September, 1997, with modifications.

2 While approving the minutes recorded against Item No. 46/GA/97, the Authority also approved the following explanatory notes on this item clarifying the procedure for release of scale of Rs. 5900-6700 and the date thereof:

(i) Whether the scale of Rs. 5900-6700 is to be released in due course as in MCD or by conducting a fresh DPC, from the date of eligibility?

The Authority discussed this issue in detail and decided based on Tikku Committee recommendation that this was a selection grade post and not a promotion post G.O.I. norms/guidelines on DPC would apply.

(ii) Date of eligibility:

The Authority clarified that eligibility for promotion to the post of Commissioner shall be a total of 8 years of service as Director in the pay scale of Rs. 3700-5000/Rs. 4500-5700 through a DPC.



DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on November 10, 1997 at 10:30 hours at Raj Niwas

Item No.153/97

Subj: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 29-9-97.  
No.F.2[2]97/MC/DDA

1 The Authority confirmed the minutes of its meeting held on 29th September, 1997, with modifications.

2 While approving the minutes recorded against Item No. 46/SA/97, the Authority also approved the following explanatory notes on this item clarifying the procedure for release of scale of Rs. 3900-6700 and the date thereof:

(i) Whether the scale of Rs. 3900-6700 is to be released in due course as in MCD or by conducting a fresh DPC, from the date of eligibility?

The Authority discussed this issue in detail and decided based on Tikku Committee recommendation that this was a selection grade post and not a promotion post G.O.I. norms/guidelines on DPC would apply.

(ii) Date of eligibility:

The Authority clarified that eligibility for promotion to the post of Commissioner shall be a total of 8 years of service as Director in the pay scale of Rs. 3700-5000/Rs. 4500-5700 through a DPC.

[b] Date of release of scale to the existing Commissioners.

The Authority recommended that the pay scale of Rs. 5900-6700 be released retrospectively to both the existing departmental Commissioners from the date of notification of the Tikku Committee.

The Authority felt that releasing the scale from a future date should not be fair and the officers should not be penalised for non-finalisation of Recruitment Regulations all these years by the Authority and the Government.

[iii] Non-official members were of the unanimous opinion that the above decisions should be implemented without waiting for the Government clearance because officers of other cadres of DDA had earlier been given the pay scale of Rs. 5900-6700 without approval of the Government or the Authority.

The LG desired to have details of cases if any where officers of the Engineering, Planning or Architecture cadres had been released the scale of Rs. 5900-6700 without approval of the Government or the Authority, so that a similar view could be taken in the case of Commissioners also. It was

felt by FM that G.O.I. approval may be necessary in such cases of operating scale equivalent to that of Joint Secretary in GOI.

[iv] Meanwhile, the Joint Secretary, Ministry of Urban Affairs & Employment, Govt of India, assured the Authority that the Government will take a final decision in the matter within one month.

3 In response to a suggestion by the Commissioner [Plq], the Authority confirmed the view of the VC that Commissioner on the management side were at par with the heads of other departments of DDA and other officers in the pay scale of Rs. 4500-5700 could not seek parity with them.

4 The Authority agreed with the view of the Finance Member that anomalies of pay scales or the 5th Pay Commission recommendations were not directly related to cadre review or the Recruitment Regulations and that these issues could be independently dealt with. Agreeing with the suggestion of Sh Mahabal Mishra and other non-official members the Authority further resolved that:

[i] Cadre review for all the left out cadres of DDA including Planning, Architecture, Law, Finance etc should be conducted within a fixed time frame.

[ii] Representations for anomalies in pay scales, including those for revision of pay scales should be examined expeditiously by the Committee constituted on the 5th Central Pay Commission recommendations. This work should be completed within 3 months.

Item No.154/97

Subj: Revised Estimates for the year 1996-97 and Budget Estimates for the year 1997-98.  
No.F.4[3]96-97/Budget

The statements of actual receipts and expenditure on major heads of Account for the years 1992-93, 1993-94, 1994-95, 1995-96 & 1996-97 were noted by the Authority. The Finance Member thereafter briefed the Authority on the receipt and expenditure trends upto October, 1997 on the BE approved for 1997-98. He indicated that while on the receipt side the collection has exceeded the prorata targets there was perceptible shortfall in expenditure and if such a trend continued the position at the end of the year would result in accumulation of large cash surpluses with DDA which was not a desirable trend. The Authority shared the concern of the Finance Member and decided that immediate steps be taken for:

- [i] expediting land acquisition, which has been very lackluster this year,
- [ii] providing water and electricity to about 1400 flats which continue to remain unoccupied in the absence of these facilities.
- [iii] Expediting the developmental works.

: 61 :

Item No.138/97

Sub: Change of use of pocket-III of land measuring 35 hac. [86.5 acres] from "agricultural & water body" [A-4] to "public & semi-public facilities" in Zone "D" [River Yamuna Area], Delhi.  
No.F.10(1)94/MP

I Commr (Plg) informed that a Committee has been constituted by the Chief Minister which has recommended the area north of Wazirabad for use of water harvesting and storage. He suggested that the proposals at this stage were for change of landuse of a small piece of land and should, therefore, be agreed to.

After detailed discussions, the Authority resolved as follows :

- [i] Proposals should be explained in detail to the non-official members by the Commissioner [Plg],
- [ii] A study should be got conducted from NEERI, INTACH or some other expert body about the possible environmental impact of the scheme on the entire area. Scope of the study should include usage of the area for acqua charging/harvesting,
- [iii] All the dhuggies and unauthorised structures existing between the river bundhs should be immediately cleared in a time bound manner as suggested by the Joint Secretary, Ministry of Urban Affairs & Employment. The LG desired that Commr [LM] should make foolproof arrangements for strict



surveillance so that the area thus cleared is not re-encroached upon.

11. Endorsing the views of the LG, the Authority resolved that both the natural features of Delhi i.e. the ridge and the river should be maintained and developed in the best possible manner. It was decided that re-forestation in the entire ridge area should be accorded too priority and monitored regularly by the Authority.

Item No. 139/97

Sub: Relaxation of time limit of balance payment of premium in respect of residential properties.  
No.F.36110/83/LS&R1

The item was presented by the Director (AL). Finance Member was of the view that responsibility for delay in individual cases should have been fixed, as decided by the Authority earlier. Non-official Members felt that it is inappropriate to regularise these delays since the market rates of these properties are very high. The possibility of transfer of plots by the original buyers to third parties could also not be ruled out. Miss Devagya Bhargava was of the view that extensions in time should be liberally granted to the allottees of LIG flats and not to the big plot holders. The Chief Legal Advisor, in response to the LG's query, felt that extensions beyond the stipulated period of 180 days were not permissible.

: 63 :

After detailed discussions it was decided that the Finance Member may discuss the matter with the office of the CAG. CLA shall also examine the cases from the legal angle. Authority shall thereafter consider the matter afresh.

Item No.144/97

Sub: Departmental action against Shri R K Gupta, Joint Director [Retd] DDA in Case No. 25[87-DLI] under the provision of rule 9 [ii] [a] of the CCS Pension Rules.  
F.25[301/87-Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.

Item No.145/97

Sub: Departmental action against Sh Som Prakash, Deputy Director now PS [retired] under the provisions of rule 9 of the CCS Pension Rules.  
F.27[497]/88/Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.

Item No.146/97

Sub: Departmental action against Sh Som Prakash, Deputy Director (now PS) Retired, DDA under the provision of the rule 9 of the CCS Pension Rules.  
F.27(2271/91-Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.

Item No.147/97

Sub: Departmental action against Sh R C Yadav, Asstt Engineer [since retired] under the provision of rule 9 (iii) (a) of the CCS Pension Rules.  
F.27(6291/88-Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.

Item No.148/97

Sub: Departmental action against Sh V P Soni, Executive Engineer [since retired] under the provision of rule 9 (iii) (a) of the CCS Pension Rules.  
F.27(2591/86-Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.



: 65 :

Item No.149/97

Sub: Departmental action against Shri U M Soperna, Joint Director [since retired] under rule 9 of CCS Pension Rules, 1972.  
F.26[698]/85/Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.

Item No.151/97

Sub: Major penalty proceedings against Sh Hari Chand, Tehsildar, since retired, imposition of penalty of cut in pension.  
No.F.25[5]93/Vig.

The Authority accepted the recommendations of the Committee constituted by the Authority in its meeting of 16th July, 1997 and approved the proposals contained in the agenda item.

Consideration of the remaining agenda items numbering 140/97, 141/97, 142/97, 143/97, 150/97 and 152/97 was deferred.

OTHER POINTS

1 Sh Sahab Singh Chauhan, desired that the residents of 'D' Block Bhajanpura whose properties had been demolished by DDA in 1993 should be given alternate allotments at old rates and not at the current market rates. FM was requested to immediately get the matter examined accordingly.

: 66 :

2 Sh Sahab Singh Chaunan pointed out that a Temple had come up on the land allotted to the CGHS dispensary in Yamuna Vihar. He sought allotment of some other suitable land for construction of the CGHS dispensary. LG desired this matter to be sorted out before the next meeting of the Authority.

3 Sh Sahab Singh Chauhan thanked the Engineering Department for clearance of encroachments in Yamuna Vihar.

4 Sh Ramvir Singh Bidhuri thanked the Lt Governor for clearance of encroachments on 10 acres of valuable land in Okhla. The Authority appreciated the efforts put in by the Lands Management department and the CVO who through personal coordination with the concerned departments ensured clearance of continuing encroachments on this land. LG thanked Sh Bidhuri for pursuing the case at personal level and hoped that the members shall continue to extend their assistance in all such cases.

5 Miss Devagya Bhargava pointed out that encroachments on road no. 43, between Shakurpur Village and Mahindra Park, were increasing despite information given to the Lands Management Department. Commr (LM) was asked by the LG to take immediate action in the matter.

6 While discussing removal of encroachments, the LG again emphasised early clearance of all kinds of encroachments from the public parks. He sought an action

2 Sh Sahab Singh Chaunan pointed out that a Temple had come up on the land allotted to the CGHS dispensary in Yamuna Vihar. He sought allotment of some other suitable land for construction of the CGHS dispensary. LG desired this matter to be sorted out before the next meeting of the Authority.

3 Sh Sahab Singh Chauhan thanked the Engineering Department for clearance of encroachments in Yamuna Vihar.

4 Sh Ramvir Singh Bidhuri thanked the Lt Governor for clearance of encroachments on 10 acres of valuable land in Okhla. The Authority appreciated the efforts put in by the Lands Management department and the CVD who through personal coordination with the concerned departments ensured clearance of continuing encroachments on this land. LG thanked Sh Bidhuri for pursuing the case at personal level and hoped that the members shall continue to extend their assistance in all such cases.

5 Miss Devagya Bhargava pointed out that encroachments on road no. 43, between Shakurpur Village and Mahindra Park, were increasing despite information given to the Lands Management Department. Commr (LM) was asked by the LG to take immediate action in the matter.

6 While discussing removal of encroachments, the LG again emphasised early clearance of all kinds of encroachments from the public parks. He sought an action

Director (LM) DDA and Sh Sathir Singh, Retd, Tehsildar, DDA.  
sanction of prosecution against Sh D P Bahuguna, Retd,  
The Authority also discussed the case regarding

out up in every meeting of the Authority.  
details of the cases where change of locality is allowed be  
Authority to decide such requests. The LG desired that  
resolved that the Chairman, DDA shall be the competent  
to allow change of locality of DDA flats to mitigate the  
After detailed discussions the Authority resolved

applicants.  
physically disabled, the blind and other deserving  
representations for change of locality from widows, the  
The LG Governor informed that he was receiving several  
permitting change of locality to the allottees of DDA flats.  
The Authority also discussed the pros and cons of

matter and out up a detailed report in the matter at an  
Mishra were welcomed and the EM was requested to study the  
route is provided in the area. Suggestions given by Sh  
Sh Nahabal Mishra suggested that 3000 abandoned  
taken report in the matter in the next meeting of the  
Authority.

: 68 :

This had earlier been discussed vide Item No. 45/GA/97 in the 3rd September meeting of the Authority. LG apprised the Authority of the facts presented to him by the CBI. After detailed discussions, the Authority resolved:

- (a) to sanction necessary prosecution permission in both the cases.
- (b) that departmental officers alone should not be held responsible in such cases and similar action should always be taken against the officers serving DDA on deputation.
- (c) that Ministry of Urban Affairs & Employment should be requested to expedite action against the deputationist officers facing similar charges as Sh Bahuguna and Sh Tyagi.

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

(b) After detailed discussions, the Authority agreed to allow provisional change of landuse for 35 hac. of land, subject to environmental clearance by the designated authority.

The Authority also decided to have a time-bound environmental impact study separately conducted for this pocket within 3 months from NEERI. Till then allotment of land shall not be made.

(c) Environmental Impact study for the remaining area, as decided earlier, should also be taken up at an early date, separately.

(III) "Item No. 153/97:

(a) Sh Sahab Singh Chauhan, Sh Swaroop Chand Rajan and other non-official members were of the view that under Section 4 of the DD Act, the Authority was competent to appoint its staff and lay down their grades and designations as per Regulations which under Section 57 of the Act, are to be made by the Authority. According to them, the Authority was not a recommendatory body but the final deciding authority.

(b) They also reiterated that the Authority had already approved sanction of the pay-scale of Rs. 5900-6700 to the existing departmental Commissioners with retrospective effect, from the date of their eligibility, as per recommendation of the Tikku

- 68 B -

Committee: in view of similar scales having been given in MCD with effect from 1-7-91 and in other departments of DDA with effect from 1-7-89, the Commissioners of DDA cannot be given the pay-scale of Rs. 5900-6700 from a later date.

2 After detailed discussions and keeping in view the minutes of its 29th September meeting which were confirmed in the meeting of 10th November, it was decided to modify para 2 [b] of the Explanatory notes to item No. 46/GA/97. While it was the view of some Authority Members that Authority should approve the scale of pay of Commissioners in this case, it was pointed out that in view of the fact that the Tikku Committee which gave its recommendations was constituted by the Ministry and therefore, its report will have to go to the same agency and also, as subsequently clarified by Commissioner [Personnel] that with the issue of Government of India's letter No. E/11011/63/90-DDIA dated 2-6-1995 the powers of approval of Group A scales no longer vests with the Authority and will have to be forwarded to Govt. for consideration, it was decided that these scales will be recommended for approval by the Ministry. In so far as existing Commissioners are concerned, the benefit of the revised grades recommended by Tikku Committee may be provided to them retrospectively, subject to completion of DPC

- 68c -

proceedings. The Authority agreed with the suggestions of Finance Member that the procedure of DPC shall be observed as per Govt. of India guidelines at every stage.

3 The Authority also endorsed the advice of the LG to immediately forward the above decisions for concurrence of the Ministry."

[III] "Other Points:

The resolution in para 1 of OTHER POINTS was amended. It shall now read as under:

"Sh Sahab Singh Chauhan, desired that the residents of 'D' Block Bhajanpura whose properties had been demolished by DDA in 1993 should be given alternate allotments at old rates and not at the current market rates. This was agreed to by the LG and the Authority; the FM was requested to process the matter accordingly."



ITEM NO. SUB : Change of land use of an area measuring about 556.5 ha. (1381-25 acres) from 'rural use' to urban uses' bounded by Northern Railway line to Rohtak in the North, boundary of National Capital Territory in the west, National Highway No.10(100m r/w) in the South and existing Urban area (Nangloi JJ Scheme) in the east, comprising residential- 112.1 ha. recreational- 105.8ha. industrial (light manufacturing)- 264.8 ha. commercial (wholesale & Warehousing).

171/97

A-23.12.97

File No. F.20(9)/97-MP.

P R E C I S

Delhi Development Authority vide its resolution No.79 dated 30.6.87 approved the change of land use of an area measuring about 30,000 hec. for urban extension envisaged in the Master Plan for Delhi-2001 to accommodate population of 30-40 lakhs. Further, it has been observed that the existing national highway in Delhi are prone to unauthorised development and a scheme for development along NH-10 (Rohtak Road) has been considered for taking up development as part of the Authority approval on urban extension.

2.0 The Ministry of Urban Affairs and Employment vide its letter No.K-13011/22/94-DDIB dated 19.8.97 conveyed the approval of the Government to issue public notice to invite objections/suggestions from the public for the proposed change of land use under Section-11-A of the Delhi Development Act,1957.

3.0 The public notice for inviting objections/suggestions was issued by DDA on 27.8.97 for the proposed change of land use for 556.5 ha. of land from 'rural use' to 'urban uses' comprising residential-112.1ha. recreational-105.8 ha.industrial (light manufacturing )-264.8 ha. commercial (wholesale and warehousing)- 63.3 ha. and circulation - 10.5 ha. on the North of National Highway No.10 (Rohtak Road).

4.0 In response to the public notice dated 27.8.97, 180 objections/suggestions have been received from the public, These have been examined and the observations on these objections have been discussed in the meeting of the Technical

.....2/-

Committee held on 9.11.97 objection have been categorised as under:-

- i) Most of the objection/suggestions are against the acquisition of land by the Government requesting regularisation of the existing unauthorised constructions.
- ii) Prof. A.K. Meitra, Director, School of Planning and Architecture, has suggested to take up environmental impact assessment of the proposed scheme as the proposed urbanization in the belt will generate traffic as well as industrial pollution from the proposed industrial uses.
- iii) The Chief Regional Planner, NCR Planning Board and Shri H.S. Dhillon, Deputy Director(TT), DDA have suggested to provide 100m green buffer on either side of NH-10. The Chief Regional Planner, NCR Planning Board has further submitted that the proposed scheme is not in conformity with the land use of the Regional plan as it is coming in the green belt/green wedge.
- iv) The N.G.O. Forum for NCR has submitted that the proposed urbanization in the belt is in violation of the Master Plan for Delhi-2001 wherein the area has been shown as a green belt. The proposed urbanization will deteriorate the environment and the concept of healthy city has suggested for construction activity on the periphery of the NCR.

5.0 Observations on these objections may be referred in Technical Committee agenda ( App. A page No. 4-6 ).

Technical Committee has taken following decision,

The objections/suggestions were discussed by the Technical Committee and it was agreed to consider existing natural features/forest/area and conservation of existing drainage, channels during formulation of detailed layout plans. The Technical Committee recommended that the proposal may be processed further for change of land use.

6.0 Keeping in view the decision of the Technical Committee, it is proposed to approved the change of land use of an area measuring 556.5 ha. (1381.25 acres) from 'rural use' to urban uses' comprising residential, recreational, industrial, commercial and circulation conversion charges/plan permission fee shall be payable by the applicants as decided by the Authority from time to time.

- 7.0 The proposal contained in the above para is placed before the Authority for consideration and approval and to suggest to Ministry of Urban Affair and Employment for final notification of change of land use.

R E S O L U T I O N

I Commissioner (PIQ) explained that there was some urgency in this matter and, therefore, laid this item on the table, with the permission of the chair.

II On the request of the non-official members, it was decided to defer the item to the next meeting of the Authority. Meanwhile, Commissioner (PIQ) was advised to explain the proposals to the non-official members.

Minutes of the Technical  
Committee Meeting held on 9.8.97

Subj:- Change of land use of an area measuring about 556.5 ha. (1381.25 acres) from 'rural use' to 'urban uses' bounded by Northern Railway line to Rohtak in the North, boundary of National Capital Territory in the West, National Highway No. 10 (100m r/w) in the South and existing urban area (Nangloi JJ Scheme) in the east, comprising residential - 112.1 ha.; recreational - 105.8 ha.; industrial (light manufacturing) - 264.8 ha.; commercial (wholesale & warehousing) - 63.3 ha.; and circulation - 10.5 ha. (File No.F.20(9)/97-MP).

Attention is invited to the Authority's Resolution No. 79 dated 30.6.87, vide which change of land use of an area measuring 556.5 ha. (1381.25 acres) was approved for processing the change of land use from 'rural use' to 'urban uses'.

2. The Ministry of Urban Affairs & Employment vide its letter No.K-13011/22/94-DDIB dated 2.8.97 conveyed the approval of the Government to issue public notice to invite objections/suggestions from the public for the proposed change of land use under Section 11-A of the Delhi Development Act, 1957 (Appendix-I).

3. The public notice for inviting objections/suggestions was issued by DDA on 27.8.97 (Appendix-II) for the proposed change of land use for 556.5 ha. of land from 'rural use' to 'urban uses' comprising residential - 112.1 ha.; recreational - 105.8 ha.; industrial (light manufacturing) - 264.8 ha.; commercial (wholesale and warehousing) - 63.3 ha. and circulation - 10.5 ha. on the North of National Highway No. 10 (Rohtak Road).

4. In response to the public notice dated 27.8.97, 180 objections/suggestions have been received from the public. These objections/suggestions have been categorised into four categories:-

.../-

- 1) Most of the objections/suggestions are against the acquisition of land by the Government requesting regularisation of the existing unauthorised constructions.
- ii) Prof. A. K. Moitra, Director, School of Planning & Architecture, has suggested to take up environmental impact assessment of the proposed scheme as the proposed urbanisation in the belt will generate traffic as well as industrial pollution from the proposed industrial uses.
- iii) The Chief Regional Planner, NCR Planning Board and Shri H. S. Dhillon, Deputy Director (IT), DDA, have suggested to provide 100m green buffer on either side of NH-10. The Chief Regional Planner, NCR Planning Board has further submitted that the proposed scheme is not in conformity with the land use of the Regional Plan as it is coming in the green belt/green wedge.
- iv) The N.G.O. Forum for NCR has submitted that the proposed urbanisation in the belt is in violation of the Master Plan for Delhi-2001 wherein the area has been shown as a green belt. The proposed urbanisation will deteriorate the environment and the concept of healthy city has suggested for construction activity on the periphery of the NCR.

The above objections/suggestions have been examined and the para-wise comments are as follows:-

- i) At present there is no proposal to acquire land by Government.
- ii) In accordance with the Environment Act, the environmental impact assessment will be carried out before the project is taken up for development.
- iii) The Ministry of Urban Affairs & Employment has already conveyed while giving the approval for inviting public objections/suggestions for the same change of land use

...../-

that the proposed urban extension as a part of MPD-2001 approved by the Authority may be taken up for proceeding the change of land use. The stipulated green belt along the National Highway Route will be kept reserved.


1. This area under MPD-2001 Land Use Plan was never a green belt and the portion indicated as 'green belt' along the NF border in the Urban Extension Plan has been retained in this proposal. In the area unauthorized development is already taking place and, therefore, this is the right time to develop this area in a planned manner being a part of the Urban Extension of MPD-2001.

2. Keeping in view the above, it is proposed for consideration of the Technical Committee to approve the change of land use of the area measuring 506.5 ha. (1381.25 acres) from 'rural use' to 'urban use' comprising residential, recreational, industrial, commercial and circulation.

3. The proposal contained in the above para is placed before the Technical Committee for consideration and approval and to submit to the Authority to recommend to the Ministry of Urban Affairs & Employment to notify the above said change of land use.

#### DECISION

The objections/suggestions were discussed by the Technical Committee and it was agreed to consider existing natural features of the area and conservation of existing drainage channels in the formulation of detailed layout plans. The Technical Committee recommended that the proposal may be processed further for change of land use.

  
Member Secretary  
Technical Committee  
Urban Affairs & Employment

16.1.98



16.1.98



