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27-8-96

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| PART-II

MINUTES of MEETING

From: - ~~27-08~~
27-08-1996-2-06-09-1996

PART-II

The Foundation will have a separate Bank Account and transactions will be classified under Nazul Account II.

The detailed charter of the Committee to be set up under section 5(a) of Delhi Development Act 1957 is at (App. 'A' P.NO. 3 - 9) for consideration and approval of the Authority.

R E S O L U T I O N

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.

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DELHI URBAN HERITAGE FOUNDATION

PREAMBLE

The development scenario during the post independence period has adversely affected the surroundings of historical areas as well as several heritage sites in Delhi. It has also diluted the ambience of the Capital City (Delhi). Delhi Development Authority being a premier institution in the country has its commitment and the responsibility not only for planned development of the Capital but also to save its historic ambience. DDA has thus adapted and widened its role to meet the changing scenario of the City and to give the Nation, a distinct personality of its historicity among the world's capital cities. However, the pressure of development has increased to such an extent that even the key areas of the city have been adversely affected and got diluted over a period. Various parts of the capital city have thus become amorphous.

There are several areas of the City which have significant evidence of cultural and heritage traditions and require to be protected and improved upon. It is thus an important step to initiate planned development through conservation and to pass on this concept to the coming generation.

The concept of creating "Delhi Urban Heritage Foundation" thus embraces such a vision to safeguard the built and natural heritage of the city through our collaborative efforts. The Foundation thus created will encourage the participation of individuals, institutions, local bodies and N.G.O.s in our endeavour to save our common Heritage.

DELHI URBAN HERITAGE FOUNDATION
(A Committee set up under Section 5(A) of Delhi Development Act.)

I) **NAME:**

The name of the Committee shall be 'DELHI URBAN HERITAGE FOUNDATION' hereinafter called the Foundation.

II. **OFFICE:**

The office of the Foundation/Committee shall be located in the National Capital Territory of Delhi (NCTD) at the address "Office of the Chief Architect, Vikas Minar, I.P.Estate, New Delhi-110002".

III **FOUNDATION:**

The Foundation shall have Lt. Governor of NCTD as its Chairman. It shall comprise of Administrators, professionals and renowned citizens of Delhi.

IV. **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 generation.
- b) To promote conservation of Civic and Urban Heritage which includes:
 - i) Architecturally significant & Artisanary works.
 - ii) Historical landmarks.
 - iii) Archaeological value.
 - iv) Technical/scientific significance of civic and urban heritage.
 - v) Living monuments having socio-cultural value.
 - vi) Memorials & Historical Gardens etc.
- c) To protect and improve environmental assets of the city such as River front, City walls, Gates, Bridges, Vistas, Public places, Edicts and Rockcut Formation.
- d) To conserve and improve distinguished street & roof scapes.

- e) Adaptation of unused structures for appropriate utilisation to meet current needs.
- f) To promote conservation as an attitude to the city's urban development process.
- g) To provide assistance to individuals, 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) Any matter which serves as the life line of the Capital City.
- k) To review the policies and programme of areas as designated by the Foundation for the Heritage and Development.
- l) To prepare, examine and review the proposals and policies as related to the heritage.

V. STRUCTURE OF FOUNDATION:

The Foundation shall comprise of 11 Members of which 4 members shall be co-opted by the Chairman. (Refer Annexure-I).

VI. POWERS OF THE FOUNDATION:

The Foundation shall have the following powers:

i) To alter, modify or relax provisions of existing regulations with the approval of Government/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 demolition or to make major alternations to heritage buildings or areas excluding those which are under the jurisdiction of ASI,

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 of Members from DDA, Government & Local bodies, Institutions & NGO's associated with heritage development of Delhi, to advice on matters related to the Foundation and their policies and proposals

v) To create administrative, technical ministerial and other posts to make and appoint necessary staff in accordance with the Rules and Regulations of DDA.

VII. CHAIRMAN OF THE FOUNDATION:

The Chairman shall have the powers to use his discretion and to take any step on his own as he may deem fit in any matter provided all such steps taken by him are within the framework of these Rules. However, they shall be subject to the confirmation by the Foundation in its next meeting.

VIII. VICE CHAIRMAN OF THE FOUNDATION:

The Vice-Chairman shall work in co-ordination with the Chairman and oversee the general functions of the Foundation. He shall have the powers to exercise all the rights of the Chairman in his absence.

IX. MEMBER SECRETARY:

The Member Secretary shall perform all the duties connected with the functioning of the Foundation. He shall organise awareness programmes, conduct special lectures and organise discussions.

X. FINANCE & ACCOUNTS:

i) Expenses for setting up the Foundation and to meet its operation activities shall be met by the DDA from Urban Development Fund, other receipts from Central Government, GNCTD/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:

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RECEIPT HEAD:

A. Nazul A/C II

VII-C - Deposits and Advances.

b) Other subsense Items

II) Deposits

c) Other advances - DDA Urban heritage Fund

1) Receipts from central and State Governments.

2) Receipts from Urban Dev. 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.

XII) OPERATION OF ACCOUNTS:

This account will be operated by an officer authorised so by Finance Member.

The Foundation shall have the power to incur such expenses from time to time as it considers necessary for the promotion and maintenance of the Alms and Objects of the Foundation. The Member Secretary shall have the power to incur contingent expenses up to the limit from time to time as fixed by the Foundation.

XIII) POWER TO INCUR EXPENSES:

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ANNEXURE - I

- | | | | |
|-----|--------------------------|---|-------------------|
| 1. | Lt. Governor of Delhi | - | Chairman. |
| 2. | Vice-Chairman, DDA | - | Vice-Chairman. |
| 3. | Chief Secretary, NCTD | - | Member. |
| 4. | Finance Member, DDA | - | Member. |
| 5. | Engineer Member, DDA | - | Member. |
| 6. | Commissioner (Plg.), DDA | - | Member |
| 7. | Chief Architect, DDA | - | Member Secretary. |
| 8. | |) | |
| 9. | |) | |
| 10. | |) | Co-opted Members |
| 11. | |) | |

CO-OPTED MEMBERS FROM THE FOLLWING:

- D.U.A.C.
- Historian/Archaeologist/Artist
- Renowned citizen of Delhi.
- N.G.O.

ITEM Sub: Revision of pay Scales of Senior
NO. Stenographers/Assistants of DDA on the pattern of
117/96 of Govt. of India.

F.NO. F.1(1)95/PB-III:.....

PRECIS

Govt. of India vide their O.M. No. 2/1/90-CS IV dated 31.7.90 have revised the pay scale of Stenographers and Assistants w.e.f. 1.1.1986, (App. 'A' page 5 to _____). It is proposed to adopt these scales for the Senior Stenographers and the Assistants of DDA from the same date as notified by the Govt. of India, on account of the reasons explained below:-

I. Revision of pay scale of Senior Stenographers.

a) Till 1979 Stenographers of DDA were having two different pay scales viz. Rs. 330-560/- and Rs. 425-700/-, on the pattern of the Govt. of India. In 1979 the two scales were merged into one amalgamated scale of Rs. 330-700/-. (No such scale was existing in the Govt. of India).

After the Fourth Pay Commission report DDA again adopted two separate scales of Rs. 1200-2040/- and Rs. 1400-2600/- for its Stenographers, on the pattern of Govt. of India. The Stenographers recruited after 31.12.86 were given the pay scale of Rs. 1200-2040/- and those recruited prior to 31.12.86 were given the pay scale of Rs. 1400-2600/- and were designated as Senior Stenographers.

b) Pre-revised scale of Rs. 425-800/- was again revised by the Govt. of India vide O.M. No. 2/1/90-CS IV dated 31.7.90 to Rs. 1640-2900/- for the duty posts included in the Assistant Grade of Central Secretariat Service and for Grade 'C' Stenographers of Central Secretariat Stenographers Service. This revision was done w.e.f. 1.1.1986. Till then their pay scale was Rs. 1400-2600/-. The Govt.'s O.M. clarified that the revised pay scale will also be applicable to Assistants and Stenographers in other organisations where the posts are in comparable grade with same classification and pay scale and the method of recruitment is through open competitive examination, (App. 'A' page 5).

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All the Stenographers and Assistants of DDA have been representing for adoption of this O.M. in the DDA and for revision of their pay scales accordingly.

c) Senior Stenographers of DDA have been in the same scale of pay as of Stenographers Grade 'C' of the Govt. of India i.e. Rs. 1400-2600/- w.e.f. 1.1.86. Stenographers of DDA have also been recruited directly. The proposal to adopt the Govt. of India O.M. No. 2/1/90-CS IV dated 31.7.90, Annexure-A, in DDA and to revise the pay scale of its Senior Stenographers from Rs. 1400-2600/- to Rs. 1640-2900/- w.e.f. 1.1.1986 on the pattern of the Govt. of India, therefore, deserves consideration.

2. Revision of pay scale of Assistants.

a) Assistants of DDA were in the pre-revised pay scale of Rs. 425-700/- in the year 1979. DDA's Stenographers at that time were in the scale of Rs. 330-700/-. With the acceptance of IVth Pay Commission recommendations, the Assistants and the Stenographers were given the same pay scale of Rs. 1400-2300/- w.e.f. 1.1.86.

b) The scale of Stenographers was later revised to Rs. 1400-2600/- adopting Govt. of India O.M. No. 7(18)E-III/81 dated 4.5.90. Pay Scale of Assistants was, however, not taken up for revision and they have been representing for restoration of parity with Stenographers all these years. Their plea is that their pre-revised pay scale was higher than Stenographers and was kept at par with them after 4th Pay Commission report. With further revision of the Scale of Stenographers and the Assistants in the Govt., Assistants of DDA have been requesting for grant of the Govt. of India Scale of Rs. 1640-2900/-, simultaneous with DDA's Sr. Stenographers and GOI Assistants.

c) It is now proposed to restore the old parity to the Assistants with Sr. Stenographers by giving them the new scale of Rs. 1640-2900/- from the same date as to the Senior Stenographers, (our Assistants have not been recruited directly).

3. There would be negligible financial implications since basic pay of the Senior Stenographers and the Assistants in their present scale of pay is higher than the starting pay of the proposed pay scale.

4. It is, therefore, proposed to :

- (i) Revise the pay scale of Senior Stenographers of DDA to Rs.1640-2900/- on the pattern of Stenographers Grade 'C' of the Govt. of India [in terms of O.M. No.2/1/90-CS IV dated 31.7.90, w.e.f. 1.1.1986].
- (ii) Revise the pay scale of Assistants of DDA to Rs.1640-2900/- [in terms of O.M. No.2/1/90-CS IV dated 31.7.90 w.e.f. 1.1.1986 so that] to maintain parity of pay scales [could be maintained] between the Assistants and the Senior Stenographers of DDA.

5. Since Govt. of India does not have the post of PA, with the grant of scale of Rs.1640-2900/- to the Sr. Stenographers, the post of Sr. Stenographers and PAs should be merged and there should be no further promotion to the post of PA as the pay structure and the hierarchial structure has to be the same for a cadre on the analogy of Govt. of India.

For Assistants also similarly with the grant of scale of Rs.1640-2900/-, the post of Assistant and Superintendent should be treated as merged and there should be no promotion to the post of Superintendent and Asstt. and Superintendent both can directly report to Asstt. Director.

The arrears as a result of revised pay scale to be granted w.e.f. 1.1.1986 in terms of O.M. No.2/1/90-CS IV dated 31.7.90 may be credited to GPF account of the concerned employee.

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(407)
In both the cases, the pay scales will be brought at par with the recommendations for Central Govt. staff as may be determined after the report of Vth Pay Commission.

6. Proposal in para 4 and 5 are submitted for kind approval of the Authority.

R E S O L U T I O N

This item was withdrawn.

APPENDIX 'A' To ITEM NO. 117/96

No. 7/1/80-CSS IV

Government of India

Ministry of Personnel, Public Grievances and Pensions
Department of Personnel & Training

New Delhi, dated the 31st July, 1990

OFFICE MEMORANDUM

Subject: Revision of Scale of Pay of Assistant Grade of Central Secretariat Service and Grade 'C' Stenographers of Central Secretariat Stenographers Service.

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The undersigned is directed to say that the question regarding revision of scale of pay for the post of Assistants in the Central Secretariat etc., has been under consideration of the Government in terms of order dated 23rd May, 1989 in OA No. 1530/87 by the Central Administrative Tribunal, Principal Bench, New Delhi for some time past. The President is now pleased to prescribe the revised scale of Rs. 1640-60-2600-131-75-2900 for the pre-revised scale of Rs. 425-15-500-131-15-560-20-700-131-25-800 for duty posts included in the Assistant Grade of Central Secretariat Service and Grade 'C' Stenographers of Central Secretariat Stenographers Service with effect from 1.1.1986. The same revised pay scale will also be applicable to Assistants and Stenographers in other Organisations like Ministry of External Affairs which are not participating in the Central Secretariat Service and Central Secretariat Stenographers Service but where the posts are in comparable grades with same classification and pay scales and the method of recruitment through Open Competitive Examination is also the same.

2. Pay of the Assistants and Grade 'C' Stenographers in position as on 1.1.1986, shall be fixed in terms of Central Civil Service (Revised Pay) Rules 1986. The employees concerned shall be given option to opt for the revised scale of pay from 1.1.1986 or subsequent date in terms of Rule 5 Rtd., read with Ministry of Finance O.M. No. 7(52)-E.III/86 dated 22.12.1986 & 27.5.1988 in the form appended to Second Schedule of the rule Rtd. This option should be exercised within three months of the date of issue of this O.M. The option once exercised shall be final.

3. Formal amendment to CSS(RP) Rules, 1986 will be issued in due course.

4. This issues with the concurrence of Ministry of Finance, (Department of Expenditure) vide their U.O. No. 7(43)/IC/89 dt. 30.7.90.

(Gurudial Singh Mirzada)
Under Secretary to the Govt. of India

ITEM NO. Sub: Setting up of Joint Venture Power Distribution System.
118/96
A-06.09.96

F.No. FA/CAO/Pvt./Power/95/79/Pt.II.
PRECIS

In accordance with the decision of the Authority vide Item No. 79/95 in its meeting held on 11-9-1995, a Consultant for setting up of Joint Venture Power Distribution System in Dwarka Project was appointed. Pursuant to the study, following decisions were taken during the discussions held on 13-6-96 at Raj Niwas (Appendix 'A' P.No. 3 - 6).

- 1) GNCTD and Govt. of India may expedite grant of Licence to DDA ;
- 11) D.E.S.U. and GNCTD may take early decision to decide their Equity participation in the proposed JVC ;

111) The area of supplies for Dwarka was proposed to be increased covering unauthorised/regularised Colonies contiguous to Dwarka. The proposed area will cover whole of Dwarka area bounded as follows:-

- North by Pankha Road
- East by Rewari Line
- South by Najargarh Drain
- West by Najargarh Road

2. The Consultants have submitted their study report vide their letter dated 8-8-1996 for Dwarka area. Their study report projects financial results as follows for Dwarka(extended area):-

1997-98	(-) Rs. 33.810 crores
1998-99	(-) Rs. 13.886 crores
1999-2000	(-) Rs. 4,679 crores
2001-2001	(+) Rs. 30.828 crores
2001-2002	(+) Rs. 58.724 crores

3. In this context, it may be mentioned here that the Authority has decided to develop an International Hotel Complex in Vasant Vihar (Vasant Kunj Ph.II). For this Complex, which will be having 5 Star Hotel facilities etc., an assurance of uninterrupted power supply will be very much required for which it would be better that DDA itself takes up the responsibility of distribution of power supply. Authority had already decided to prepare feasibility report also for schemes in respect of Narela, Rohini and Vasant Kunj beside Dwarka Scheme. It is proposed to include the Vasant Kunj Ph.II in the proposed area to be served by Joint Venture Power Company for Dwarka Project for which feasibility report alongwith Bid Documents are under preparation through Consultants.

4. The matter is placed before the Authority for consideration and approval for inclusion of the Vasant Kunj Ph.II area in the proposed area of Dwarka Project to be served by Joint Venture Company.

R E S O L U T I O N

Proposals contained in the Agenda item were approved.

118/96

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APPENDIX 'A' TO ITEM NO. 118/96
DELHI DEVELOPMENT AUTHORITY

No. PA/CAO/Pvt. Power/95/79/Vol. II/308 Date: 5.7.96

SUB:-Minutes of the meeting held under the chairmanship of the L.G. at Raj Niwas on 13.6.96 at 12.00 noon regarding setting up of Joint Venture Power Distribution System in Dwarka.

The names of the officers present is as per appendix -1.

Finance Member, DDA briefly presented the proposal giving the background about the proposed Joint Venture Power Distribution System in Dwarka Sub-city and stated that the meeting has been convened to consider the issues arising out of the report of the Consultants, M/s. Premier Energy Technology Ltd. appointed by DDA for examining the feasibility of the Project pursuant to the decision of the Authority in its meeting held in September, 1995.

The Consultants made a presentation bringing out the various assumptions made by them while developing the modalities of the proposed power distribution system in Dwarka. The substantive issues brought out were:-

1. Joint Venture should get the power from DESU at 66 KV which will be more viable than purchase of power at 11 KV.
2. NDMC tariff have been adopted for computing the financial feasibility of the proposed JVC. The power distribution should be managed by a JVC to be registered under the Indian Companies Act wherein DDA should also participate in the equity to the extent of 40% while 60% may be contributed by the private partner.

During the discussion the following observations were made:-

1. General:
The proposal was generally welcomed by GM(DESU), Joint Secretary, Deptt. of Power and Pr.

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Secretary(UD), GNCFD besides others.

2. Area of supply:

GM, DESU stated that area of supply of the proposed JVC should include unauthorised colonies as well as agricultural area right up to the border with Haryana. Pr. Secy. (UD), GNCFD was in agreement with this view. V.C., DDA stated that to serve the unauthorised/regularised colonies DESU can draw bulk power from the system of JVC to cater to the requirements of these colonies.

L.G. opined that in case the proposed JVC is required to cover areas other than the Project area of Dwarka, Plan Funds to that extent will have to be given to the JVC to enable it to undertake the scheme as part of development scheme under the Five Year Plan.

3. Regulatory Authority:

The Consultant in their presentation indicated that DDA can be the regulatory authority for the project area of the JVC. GM, DESU, however, was of the view that the regulatory authority has to be either the proposed Electricity Board for Delhi or the Agency which may be authorised in this regard by the State/Central Govt. The Joint Secretary (Power), Deptt. of Power indicated that the Govt. is examining the question of setting up some mechanism in this regard.

4. Supply of Energy:

It was agreed by all present that supply be obtained by the proposed JVC from DESU at 66 KV system and distributed through its internal network as proposed by the Consultant.

5. Licensing:

Pr. Secy (UD), GNCFD stated that question of grant of licence for purchase and distribution of power to DDA is under examination in his Deptt. and a

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11/8/96

decision is likely to be taken shortly. JS(P), Deptt. of Power pointed out that licence is to be given under Section 3 of the Indian Electricity Act by the Govt. L.G. desired that decision in this regard be taken expeditiously by the GNCFD.

6. Project Financing:

Consultants in their report proposed that the capital cost and operation expenses requirement should be met by equity capital to be contributed by DDA and private Joint venture partner in the ratio of 40:60. GM, DESU on a query from the Chairman stated that DESU will be willing to participate in the equity of the proposed JVC. Consensus was that the proposed JVC's funding be met partially by equity and partially by borrowings Equity capital tentatively may be contributed by DDA to the extent of 26% by DESU and Financial Institutions, to the extent of 14% and by private partner to the extent of 60% respectively.

7. Tariff:

Consultants had adopted NDMC tariff while computing the economic feasibility of the project. J.S.(Power) pointed out that to attract higher private sector investment in the power sector, under the Indian Electricity Act a licensee can determine his rates in a manner so as to earn a return on his investment at a rate 5% higher than the lending rate of RBI. He also indicated that in case the NDMC tariff is to be followed then provisions also exist under the Indian Electricity Act where fixed tariff can be allowed to a "non-licencee". General view was that "Licencee" route will be better; however, NDMC tariff should be the ceiling so that consumer is not made to pay for the inefficiencies of the supplying and distribution agencies of DESU or Electricity Board.

8. Bulk Power Purchase Rate:

For the JVC the bulk power purchase rate will be critical for determining its profitability and survival. It was noted that at present Delhi's demand is met from 3 different power generating sources. It was felt that till such time as Power Tariff fixation and other regulatory measures are finalised, the rate of purchase of power by the JVC from DESU will continue to be decided based on the prevalent system of sale of power by DESU to NDMC.

9. In the light of the above discussion, the following decisions were taken:-

1. GNCFD may expedite the grant of licence to DDA.
(Action : Pr.Secy.(UD), GNCFD)
2. DESU and GNCFD may take early decision to decide the issue of their equity participation in the proposed JVC.
(Action : Pr.Secy.(UD), GNCFD & GM, DESU)
3. DDA should firm up the proposals and finalise the Bid Documents.
(Action : DDA)

The meeting ended with vote of thanks to the Chair.

This issues with the approval of L.G., Delhi.

ITEM NO.
119/96
A-06.09.96

Sub. Abolition of the penalty payable in case of late intimation of death of the lessee by his/her representations.

No. F.1(89)/96/VC ref./Pt,

P R E C I S

As per present policy of the DDA, in the event of the death of the constituent member of the Registered Agency, the person on whom the title of the deceased devolves, shall, within three months of the devolution, give notice of such devolution to the Lessor. The transferee or on whom the title devolves, as the case may be, shall supply to the Lessor certified copies of the documents as evidencing transfer or devolution. If the transferer neglects to give notice of such transfer in writing to the lessor, the lessor may impose for each such case of neglect damages amounting to Rs.100/- for the first year and thereafter Rs.100/- for each successive year or part thereof for such neglect. The intimation for conveying the death is required to be given as provided in clause-10 of the Perpetual Lease deed being executed between the DDA and the Lessee. (App. 'A' P- 3-10).

2. The charging of Rs.100/- as penalty for the neglect of one year seems of little relevance in ^{the} present context. The penalty of Rs.100/- per year was prescribed in the year 1968. Due to the passage of time and keeping in view the overall inflation the amount of Rs.100/- per year has lost meaning and the purpose behind this to force/compel the lessee to bring the transfer/devolution of the property into the notice of the lessor is not being fulfilled.

3. It is felt that the recovery of the above penalty could be dispensed with as it is not serving the desired purpose. Instead it is experienced that it generally creates problems to the lessor's legal representatives in the death cases as many a-times, mutation cases remain pending due to non-depositing of this amount by concerned persons. It is also relevant that a large number of allotments are presently being made on freehold basis as a result of which DDA can not impose such a condition since the mutation in freehold allotments is not required.

4. In light of the above, the Authority may consider and

Resolved that proposals contained in para 4 of the Agenda
item be approved.

RESOLUTION

approve this proposal of abolishing the penalty provision
altogether. Necessary amendments in the format of lease-deed,
wherever used, shall be accordingly made thereafter.

Perpetual Lease

THIS INDENTURE made this day of
..... one thousand nine hundred and

BETWEEN THE DELHI DEVELOPMENT AUTHORITY (a body corporate under Delhi Development Act, 1957 (No. 61 of 1957) (Hereinafter called the 'Lessor' which expression shall, unless the context requires another and different meaning includes its successors assigns) of the one part and REGISTERED AGENCY named.....

..... and its constituent members, whose names appear in the Schedule 'II' attached to these presents, (hereinafter called the 'Lessee' which expression shall, in the case of the Registered Agency unless inconsistent which the context requires another and different meaning include its successors in office and in the case of constituent members unless inconsistent with the context requires another and different meaning, his nominee, heirs, executors, administrators, legal representatives and permitted assigns of the other part.

WHEREAS the constituent members of the Registered Agency have separately applied to the Authority for the grant of joint lease in undivided equal shares of land belonging to the Lessor (hereinafter described) and placed at the disposal of the Lessor under section..... of the Delhi Development Act, 1957 [Act, 61 of 1957] by the Central Government and each constituent member has applied to the Authority for the purchase of a dwelling unit the details of which are given in the Schedule 'II' attached to these presents, the Lessor has on the faith of the statements and representations made by the constituent members accepted such applications and has agreed to demise the said land to the Registered Agency and its constituent members jointly.

NOW THIS INDENTURE WITNESSETH that, in consideration of the premium of Rs..... (Rupees.....

..... only) paid before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereafter reserved and of the covenants on the part on the Registered Agency and its constituent members hereinafter contained, the Lessor DOTH hereby demise unto the Registered Agency and its constituent members all that land under and appurtenant to the Residential flats bearing Nos.....

Block No..... in the lay-out of containing by admeasurement an area of square yards/ acres of thereabouts situated at.....

..... which land is more particularly described in the schedule 'I' hereunder written and with boundaries thereof of greater clearness has been delineated on the plan

annexed to these presents and thereon coloured red (hereinafter referred to as the "said land") TOGETHER with all rights, [easements and appurtenances whatsoever to the said land belonging or appertaining TO HOLD the said land hereby demised unto the Registered Agency and its constituent members in perpetuity from.....day of..... one thousand nine hundred and..... YIELDING AND PAYING therefore yearly rent payable in advance of Rs.....(Rupees..... only)

or such other enhanced rent or may hereafter be assessed under the covenants and conditions hereinafter contained clear of all deductions by equal half yearly payments on the fifteenth day of January and the fifteenth day of July in each year at the Office of the Lessor or at such other place as may be notified by the Lessor for this purpose from time to time, the first of such payments to be made on 15th day ofone thousand nine hundred and..... the rent amounting to Rs..... (Rupees..... only)

from the date of commencement of this Deed to the last mentioned date having been paid before the execution of these presents.

SUBJECT ALWAYS to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say, as follows :-

1. The Lessor excepts and reserves unto himself all mines, minerals, coals, gold-washing, earth oils and quarries in or under the said land, full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for working, removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

2. Each of the constituent member of the Registered Agency shall pay unto the Lessor his share of the yearly rent hereby reserved as given in the schedule 'II' on the days and in the manner hereinbefore appointed.

3. Each of the constituent member shall be maintained and keep his flat [outside or inside] and joint walls in good repair and in proper sanitary conditions.

4. The Lessee shall not deviate in any manner from the lay-out plan not alter the size of the residential plot whether by sub-division, amalgamation or otherwise.

5. The Lessee shall keep and maintain good repair of all drains water pipes, electric lines and connections and sanitary and sewage and permit allow the same to be maintained and use for the purpose thereof respectively.

6. The Lessee shall not transfer, assign or otherwise part with the possession of the whole or any part of the said land/or the flats except with the previous consent of the Lessor in writing which it shall be entitled to refuse in his absolute discretion.

PROVIDED that in the event of transfer being made without obtaining previous consent the Lessor in writing, such transfer shall not be recognised by the Lessor and it shall be open to the Lessor to terminate the Lease.

PROVIDED FURTHER that in the event of the consent being given, the Lessor may impose such terms and conditions as it thinks fit and the Lessor shall be entitled to claim and recover a portion of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession, the amount to be recovered being fifty percent of the unearned increase and the decision of the Lessor in respect of the market value shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting fifty percent of the unearned increase as aforesaid.

b) Notwithstanding anything contained in Sub-Clause (b) above, the Lessee may, with the previous consent in writing, of the Lessor, mortgage or charge the said land or any of the flats to such person as may be approved by the Lessor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover the fifty percent of the unearned increase in the value of the said land as aforesaid and the amount of the Lessor's share of the said unearned increase shall be first charged, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting fifty percent of the unearned increase as aforesaid.

7. The Lessor's right to the recovery of fifty percent of the unearned increase and the pre-emptive right to purchase the property mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

8. Notwithstanding the restrictions, limitations and conditions and as mentioned in sub-clause (6) (a) above, the constituent member of the Registered Agency shall be entitled to Sublet the whole or any part of the flat erected upon the residential plot for purpose of private dwelling only.

9. Whenever the title of any of the constituent member of the Registered Agency in the said land is transferred in any manner whatsoever the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

10. Whenever the title of any of the constituent members of the Registered Agency in the said land transferred in any manner, whatsoever, the transferor and the transferee shall, within three months of the transfer, give notice of such transfer in writing to the Lessor.

In the event of the death of the constituent member of the Registered Agency the person on whom the title of the deceased devolves shall, within three months of the devolution, give notice of such devolution to the Lessor. The transferee or on whom the title devolves, as the case may be, shall supply to the Lessor certified copies of the documents as evidencing transfer or devolution.

X 1. If the transferer and the transferee neglect to give notice of such transfer in writing to the lessor the lessor may impose for each such case of neglect a liquidated damages amounting to Rs. 100/- for the first year and thereafter 100/- rupees for each successive year or part thereof of such neglect.

11. The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this Deed be assessed, charged or imposed upon the land hereby demised or on his flats on the landlord or tenant in respect thereof.

12. All arrears of rent and other payments are in respect of the said land hereby demised or any of the flats hereby conveyed shall be recoverable in the same manners as arrears of land revenue.

13. The Lessee shall in all respect comply with and be bound by the building, and other bye-laws of the proper municipal or other authority for the time being in force.

14. The Lessee shall not without the previous permission in writing of the lessor and also of the sanction permission in writing of the proper municipal or other authority erect or re-erect any of the flats or make any alterations or additions either externally or internally to such flats.

15. The Lessee shall not without the written consent of the Lessor carry of permit to be carried on the said land or in any of the flats thereon any trade or business whatsoever or use of the same or permit the same to be used for any purpose other than that of private dwelling or do or suffer to be done therein any act or thing whatsoever which in the opinion of the Lessor may be a nuisance, annoyance or disturbance to the Lessor and persons living in the neighbourhood.

PROVIDED that, if any of the Constituent member is desirous of using the said land or the flats thereon for a purpose other than that of private dwellings, the Lessor may allow such change of user on such terms and conditions including payment of additional premium and additional ground rent which lessor may in its absolute discretion determine.

16. The Lessee shall at all reasonable times grant access to the said land and flats thereon to the Lessor or any officer duly authorised by the Lessor for being satisfied that the covenants and conditions contained herein have been and are being complied with.

17. The Lessee shall on the determination of this Lease peaceably yield up the said land and the flats thereon unto the Lessor.

PROVIDED that, if the lease is determined otherwise than on forfeiture and the flats or any of the flat are entered upon and taken possession of by the lessor, the lessor shall pay to the respective constituent member or members the value of his or their interest in the said land and fixtures on the date of the determination of the lease, the net value to be determined in the absence of any agreement between the lessor and the constituent member or members of the Registered Agency concerned by arbitration as hereinafter provided.

18. If any sum recoverable thereunder or the yearly rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days whereon the same shall have been demanded or not, or if it is discovered that this Deed has been obtained by suppression of any fact or by any mis-statement, misrepresentation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by any of the constituent member of Registered Agency or by any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed, then and in any such case, it shall be lawful for the lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the said land and hereby demised and the flats thereon, to re-enter up on and take possession of the said land or both the flats and fixtures thereon, thereupon thus Deed any every thing therein contained shall cease and determine the Constituent Member whose flat has been re-entered upon and the Constituent Member shall not be entitled to any compensation whatsoever to the return of any premium paid by him.

PROVIDED that, notwithstanding anything contained herein to the contrary, the Lessor may without pre-judice to its right of re-entry as aforesaid and in its absolute discretion, waive or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by it and may also accept the payment of the rent which shall be in arrear as aforesaid together with interest at the rate of six percent per annum or at such other rates as revised from time to time.

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19. No forfeiture or re-entry shall be effected until the Lessor has served on the Constituent Member or Members a notice in writing.

a) Specifying the particular breach complained of; and (b) if the breach is capable of remedy requiring the Constituent Member or the Members to remedy the breach, and the Constituent Member of the members fails or fail within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy; and in the event of forfeiture or re-entry the Lessor may in its discretion, relieve against forfeiture on such terms and conditions as it thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry:

(a) for breach of covenants and conditions relating to sub-division or amalgamation, erection, re-erection, addition or alteration to the flats and transfer of the said land or the flats as mentioned herein before, or

(b) in case this Deed has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

20. The rent hereby reserved shall be enhanced from the first day of January, one thousand nine hundred and.....and thereafter at the end of each successive period of 30 years, provided that the increase in the fixed at each such time shall not exceed 100 per cent of the payable immediately before the enhancement is due.

21. In the event of any question, dispute or difference, arising under these presents, or in connection therewith (except as to any matters the decision of which is specially provided by these presents) whether between the lessor, the Registered Agency, and its constituent member or between the constituent members themselves, or between the Registered Agency and its constituent members, the same shall be referred to the sole arbitration of the person appointed by the Lessor. It will be no objection to any such appointment that the arbitrator so appointed is a Government Servant or official of the DDA and that he has to deal with the matters to which deed relates, or that in the course of his duties as a Government Servant or official of the DDA expressed views on all or any of the matters in dispute or difference. The award of arbitrator so appointed shall be final and binding on the parties.

The Arbitrator may, with the consent of the parties, enlarge the time from time to time, for making and publishing the award.

Subject as aforesaid, the Arbitration Act 1940, and the Rules thereunder and any modification thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

22. All notices, orders, directions, consents, or approvals to be given under this deed shall be in writing and shall be signed by such officer as may be authorised by the Vice-Chairman.

23. All powers exercisable by the Lessor may be exercised by the Vice-Chairman.

24. The Delhi Development Authority (Management & Disposal of Housing Estate) Regulations, 1968 as amended from time to time shall be deemed to be applicable to this deed.

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

THE SCHEDULE-I ABOVE REFERRED TO

All that plot of land appurtenant of flat Nos.....in Block No.....
in.....Housing Estate at.....and measuring.....
sq. yds/acres therabout and bounded as follows :-

NORTH

EAST

SOUTH

WEST

and shown in the annexed plan and marked with its boundaries in red.

SCHEDULE-II

[Name of Constituent Members and yearly rent as attached hereto]
Name of the Constituent Member No. of flat Amount of
Signed by all Constituent members of the Registered Agency. allotted yearly rent

1	24	47
2	25	48
3	26	49
4	27	50
5	28	51
6	29	52
7	30	53
8	31	54
9	32	55
10	33	56
11	34	57
12	35	58
13	36	59
14	37	60
15	38	61
16	39	62
17	40	63
18	41	64
19	42	65
20...	43	66
21	44	67
22	45	68
23	46	69

Witness:

1- 2-

Signed by Shri/Shrimati
on behalf of the Registered Agency.

Witness

1- 2-

Signed by Shri
the Delhi Development Authority.

for and on behalf of

Witness

1- 2-

ITEM NO. Sub: Allotment of SFS flats to the Public Sector
120/96 Undertakings for using as Staff quarters.
A-06.09.96 No. F. AD/SFS-II/Dwk/1996/CAG.

P R E C I S

Delhi Development Authority has been receiving requests from some Public Sector Undertakings/Govt. Organisations for allotment of DDA flats to be used by them as Staff Quarters for their employees/officers. Authority had recently approved a scheme for offering about 3500 expandable houses to PSUs/Govt. organisations as public response was low to accept the allotment of these flats. Under this proposal, Authority's approval is being sought to allot few SFS flats also to aforesaid organisations.

2. As far disposal of SFS flats is concerned, DDA has launched the Self Financing Housing Scheme - 9 flats to offer about 6,000 flats to public. An assesment of the public response to the offer of these flats is difficult to be made at this stage. Past experience however suggests that in few schemes such as Rohini, Kondli Gharoli, and Dwarka, there may be surplus flats left after the draw is held. Considering that many Govt Deptt./PSUS have been approaching DDA for some time for the allotment of the SFS flats, it is proposed that in few cases, we may allot flats to the PSU/Govt. organisation before waiting for the results of the draw of SFS-9. These are :-

<u>NAME OF ORGANISATION</u>	<u>DETAIL OF FLATS REQUIRED</u>
1. Delhi Agricultural marketing Board.	26 Cat.II SFS flats in Rohini.
2. Comptroller & Audit General of India.	50-60 Cat.II/III flats in Dwarka.
3. Comptroller General of A/C Min.of Finance, Govt.of India.	18 Cat.II and 14 Cat.III SFS flats in Dwarka.
4. Central Bureau of Investigation.	71 Cat.III SFS flats in Kondli Gharoli.

Contd.../-

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SCHEDULE II

Sl. No.	Flat No.	Name of the allottee	yearly ground rent
1	2	3	4

It is also submitted that in case of requests of organisations at S.No. 1, 2, 3 above, we have assured them of the possibility of allotment whereas for S.No.4, on their demand, it was conveyed that - 'SFS flats at Kondli Gharoli will be given since Kondli Gharoli has remained to be an unpopular scheme with the registrants after it was started in 1991'.

The above proposals arrived at facilitating Public Sector Undertakings/Govt. Deptts. to over-come the shortage of Govt. accommodation and to mitigate hardship to their officers may be considered for approval.

3. As far further similar requests are concerned, Authority's approval is solicited on following :-

- i) SFS flats, whenever available and upto a maximum of 25 for each organisation may be allotted to PSU's/Govt. Deptts with the approval of VC, DDA in Kondli Gharoli, Dwarka and Rohini.
- ii) For any other proposal for allotment of flats in other localities, approval of L.G./Chairman DDA shall be required.

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

RESOLUTION

Resolved that proposals contained in the Agenda item be approved in principle. Allotments be, however, made only after assessing the requirements of general public, after closure of the registration of SFS-9 scheme.

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ITEM NO.

121/96

A-27.08.96

Sub: Review of the system of procurement and distribution of liveries.

No. F. 3(9)/96/Naz.

P R E C I S

DDA has been procuring and distributing various items of liveries for its group-C & D employees. Approximately 14,500 Group-C & D employees, including those charged to works have been getting liveries.

2. Summer livery items being supplied to our Group-C & D employees are listed at (App. 'A' page- 3) and the Winter livery items are at (App. 'B' page- 4). Some of these items are being supplied on yearly basis, whereas others are given once in two years or once in three years, as per details given in these annexures. Approximate average yearly expenditure on the supply of liveries is Rs. 1 crore.

3. Procurement and supply of liveries is a very long drawn process. The process of purchase of liveries for the summer season starts in the month of November of the preceding year. Similarly, the process of purchase of winter liveries is initiated in the month of May. Open tenders are invited for purchase of every material, whereafter duly constituted Purchase Committee finalise the materials to be procured, keeping in view the quality and reasonability of rates. Supplied items are got tested in Government Test Houses before acceptance. Recently, the system of quality testing through the DGS&D has been introduced to ensure strict check on the quality of materials.

4. At times the suppliers fail to make supply in time on account of increase in prices or industrial problems etc; some times the materials supplied are not found fit by the Test Houses. All these result in delays in timely supply of liveries and loss of precious time. Moreover, with the increasing rate of inflation, quality products have become very expensive. The Purchase Committee, always attempts to procure materials which are comparable in cost to the prices of preceding years with the result that very good quality stuff is generally not available.

Contd./-

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5. It is, therefore, proposed that procurement and supply of livery items through the official machinery could be dispensed with. In lieu, thereof, the entitled categories of employees are proposed to be paid a lump-sum fixed amount on yearly basis to take care of all the livery related requirements as indicated in (Appendix 'A' & 'B' page No. 3 & 4). Keeping in view the rate of inflation, this amount could be reviewed yearly, in consultation with the Finance Department. This will help the employees in purchase of liveries of their choice (Supplemented by way of contributing some funds from their pocket if they so like). Stitching charges are proposed to be paid only after they certify to the drawing and disbursing officers that uniform material has been purchased. Similarly, the washing allowance shall be paid after an employee certifies that he/she is wearing the uniform. Uniform will have the colour and pattern specification as per existing orders. Wearing the bedge will be compulsory.
6. Proposals in para-5 regarding dispensing with the procurement and supply of liveries and substituting it with payment of a lump-sum fixed amount on yearly basis to the entitled categories are placed for consideration and approval of the Authority.

R E S O L U T I O N

The matter was deliberated in detail. Vice-Chairman was authorised to take final decision in the matter as may be deemed appropriate.

APPENDIX 'A' TO ITEM NO. 121/96

LIVERY ITEMS BEING SUPPLIED TO GROUP C&D
EMPLOYEES (SUMMER SEASON).

S.No.	Item	Cloth for one unit	Duration
1.	Terrycot suit(Gents)Grey	2.75 mtr.	2 suits for 2 years
2.	Terrycot cloth for Security Guards (Khaki) Biscuit -for Tech. Staff	2.75 mtr.	2 suits for 2 years
3.	Terrycot shirting for ladies (green light)	4.25 mtr.	2 suits for 2 years
4.	Dupatta(Mulmul) (light green)	2.00 mtr.	2 for 2 years
5.	Terrycot Sarees (Light green)	5.50 mtr.	2 for 2 years
6.	Terrycot cloth for Blouse (Light Green)	1.00 mtr.	2 for 2 years
7.	Cloth for Petticot(Light Green)	2.25 mtr.	2 for 2 years
8.	Gents Sandles	-	1 pair for 1 year (Except Security Guards who are issued shoes every yr
9.	Ladies Sandles	-	1 pair for 1 year
10.	Turban cloth (for sikhs and Habitual turban wearers)	5.50 mtr.	4 turbans for 2 yrs.
11.	Terrycot cloth for S.C.D. and Lift Operators(White)	2.75 mtr.	2 suits for 2 years

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APPENDIX 'B' TO ITEM NO. 121/96

LIVERY ITEMS BEING SUPPLIED TO C&D
EMPLOYEES (WINTER SEASON)

S.No.	Item	Cloth for one unit	Duration
1.	Blue & Grey Woollen Blazer suit(coat, pant & cap) Grey for tech.staff & Blue for remaining	2.75 mtr.	1 in 2 years
2.	Ladies half coat (Blue Blazer cloth	1.80 mtr.	1 in 2 years
3.	Woollen serge(Navy Blue) for SCD & Lift Operators	2.65 mtr.	1 in 2 years
4.	Woollen serge for pant & shirt in Khaki colour for Security guards.	2.70 mtr.	1 in 2 years
5.	Woollen Blazer for over-coat to H.S.C. (Khaki)	2.25 mtr.	1 in 5 years
6.	Blue Blazer over-coat for SCD	2.25 mtr.	1 in 5 years
7.	Woollen Jersey Navy-Blue (except Security staff & Tech.staff)	-	1 in 3 years
8.	Woollen Jersey(Khaki) for Security staffs.	-	1 in 3 years
9.	Woollen jersey (grey) for Tech. staff.	-	1 in 3 years
10.	Nylon socks (Navy-Blue) for all categories except S/staff	-	2 pairs in 3 years
11.	Nylon socks (Khaki) for S/staff	-	2 pairs in 3 years
12.	Shoes Black (Gents & Ladies)	-	1 pair in 2 years
13.	Barrat cap (Khaki)withDDA Badge)		1 in 1 year
14.	Shoulder Badges		1 pair in 2 years
15.	Webbing belt		1 in 3 years
16.	Whistle		1 in 5 years
17.	Line yard		1 in 5 years (Replacement after 1 year)
18.	Blanket(for Security Guards only)		1 in 3 years.

Copy (m)
Date
22/6

ITEM NO.
122/96

A-27.08.96

Sub: Revision of pay scale of Book binders, Grade-I
from Rs. 1150-1500/- to Rs. 1200-1800/-

No. F. 1(5)/81.PB-IV

P R E C I S

Book-binder, Grade-I is a promotion post from Book-binder, Grade-II. As per Recruitment Regulations, the qualifications and experience for the post of Book-binders, Grade-I in DDA are the same as in the Govt. of India Printing Press and are as under:

- i) Middle pass from a recognised Board/School or equivalent.
- ii) Five years experience of all kinds of binding, including leather, raxine etc.
- iii) Thorough experience of numbering, perforating, stitching, cutting, gathering and warehousing or trade certificate of successful completion of apprenticeship under Apprenticeship Act 1961 and three years experience in the trade.

2. In the Govt. of India as well as in DDA, the pay scale of Book-binders, Grade-I was Rs. 320-400 (pre-revised). It was revised to Rs. 1150-1500/- after the 4th Pay Commission recommendations. Govt. of India, Ministry of Urban Development vide their O.M. No. C-17034/37/86-IDC (A.III) dated 30.8.90 (Appendix 'A' pages 3-10) further revised the pay scale of this post from Rs. 1150-1500/- to Rs. 1200-1800/- with effect from 31.10.89 on the basis of recommendations of the Ministry of Finance (Department of Expenditure), OM. No. 36(1)-IC/88 dated 31.10.89. Book-binders, Grade-I in DDA have been representing for revision of their pay scale accordingly.

3. It is now proposed to revise the pay scale of Book-binders, Grade-I of DDA from Rs. 1150-1500/- to Rs. 1200-1800/- with effect from 31.10.89. There are only three posts at this level and there is negligible financial implication as the basic pay of these employees is more than the revised basic pay.

Contd..p/2..

-2-

4. Since there are no RRs for the post of Book-binder, Grade -II & Grade-I, in DDA, the same have also been drafted on the pattern of Govt. of India, Printing Press and are proposed at (Appendix ' B ' page No. 11-14),
5. Proposals in para 3 and 4 of the agenda are placed before the Authority for kind information.

RESOLUTION

Resolved that proposals contained in paras 3 & 4 of the Agenda Item be approved.

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APPENDIX 'A' TO ITEM NO. 122/96
Government of India
Ministry of Urban Development
.....

No.C-17034/37/86-IDC(A-III)

New Delhi - 110011
Dated the 30.8.90.

OFFICE MEMORANDUM

Subject:- Report of the Inter-Departmental Committee on Printing Staff - Revision of pay scales and/or classification of skills of the various printing posts in the Presses under the Directorate of Printing - regarding.
"....."

In pursuance to the decision/instructions contained in the Ministry of Finance (Department of Expenditure) (Implementation Cell)'s O.M.36(1)-IC/88 dated the 31st Oct., 1989 (copy enclosed) pay scales of the following printing posts in the Presses under the Directorate of Printing are revised with effect from 31st Oct., 1989, as indicated against each:-

S.No.	Designation of Post	Classification Present of the Post	Present Scale (Rs.)	Scale to be applied (Rs.)	Remarks
1	2	3	4	5	6
1.	Labour Supervisor	Unskilled	800-1150	750-940	
2.	Barman	Semi Skilled	775-1025	800-1150	
3.	Assistant Mechanic (all discipline)	Skilled	950-1400	950-1500	
4.	Distributor	Skilled	950-1400	950-1500	
5.	Machine Assistant	Skilled	950-1400	950-1500	
6.	Binder Grade II	Skilled	950-1400	950-1500	This post will now be redesignated as Bindery Assistant.
7.	Proof Pressman Grade I	Skilled	950-1400	950-1500	
8.	Metal Meltier	Skilled	950-1400	950-1500	
9.	Assistant Plate Maker/Assistant Helio Operator	Skilled	1150-1500	950-1500	
10.	Plate Mounter and Finisher	Skilled	1150-1500	950-1500	
11.	Machine Assistant (Photo Setter)	Skilled	1150-1500	950-1500	

Contd....

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	2	3	4	5
Assistant Film Setter Operator	Skilled	1150-1500	950-1500	
13. Assistant Machine Operator (Xerox)	Skilled	1150-1500	950-1500	
14. Machineman	Highly Skilled Grade I	1200-2040	1320-2040	
15. Reader	Highly Skilled Grade I	1200-2040	1320-2040	
16. Etcher	Highly Skilled Grade I	1200-2040	1320-2040	
17. Machine Operator (Phtostat)	Highly Skilled Grade I	1350-2200	1320-2040	
18. Machine Operator (Xerox)	Highly Skilled Grade I	1350-2200	1320-2040	
19. Assistant Section Holder	Supervisory	1320-2040	1400-2300	This post will now be redesignated as Section Holder
20. Head Mechanic (all discipline)	Supervisory	1350-2200	1400-2300	
21. Foreman (Bindery etc.)	Supervisory	1400-2300	1600-2660	
22. Reader-in-charge	Supervisory	1400-2300	1600-2660	This post will now be redesignated as Head Reader.

2. Pay scales of the following posts in the Presses of the Directorate of Printing are also revised with effect from 31st October, 1950 as indicated against each consequent on the reclassification of these posts.

Could...3...

-5-

S.No.	Designation of Post	Existing		Revised		Remarks
		Classi- fication	Pay Scale (Rs.)	Classi- fication	Pay Scale (Rs.)	
1	2	3	4	5	6	7
1.	Bindery Assistant	Semi Skilled	800-1150	Skilled	950-1500	
2.	Attendant (Offset)	Semi Skilled	800-1150	Skilled	950-1500	This post will now be redesignated as Offset Mx Machine Attendant.
3.	Binder Grade I	Skilled	1150-1500	Highly Skilled Grade II	1200-1800	This post will now be redesignated as Binder.
4.	Machine Assistant (Offset)	Skilled	950-1400	Highly Skilled Grade II	1200-1800	This post will now be redesignated as Offset Machine Assistant.
5.	Dark Room Assistant	Skilled	1150-1500	Highly Skilled Grade II	1200-1800	

3. Classification of the following posts is also revised with immediate effect as indicated against each:-

S.No.	Designation of Post	Present Classification	Classification to be applied	Remarks
1.	Electrician	Skilled	Highly Skilled Grade II	
2.	Special Grade Binder	Skilled	Highly Skilled Grade I	

Note:- Posts which carry the scale of Rs.1200-1800 are hereby classified as 'Highly Skilled' Grade II and those to which the scale of pay of Rs.1300-2000 is applicable will be classified as 'Highly Skilled' Grade I.

Contd...4...

4. It has also been decided to redesignate the posts of Graining Operator and Gold Finisher respectively as Assistant Plate Maker and Binder.

5. Where as a result of implementation of these orders the pay scale of any category of post has undergone a change, the pay of the existing incumbents in the revised scales of pay will be fixed under F.R. 23 read with F.R. 22 I(a) (2).

6. This is issued with the approval of the Finance Division of the Ministry conveyed vide their I.O.No.1645/3EE/3A dated 21.8.80.

(K.M. Sarala)

Under Secretary to the Govt. of India

To :

✓ Director of Printing,
Directorate of Printing,
Nirman Bhavan,
New Delhi - 11.

* Copy to the Ministry of Finance (Department of Expenditure)
(Implementation Cell), Shri R.D. Bhardwaj, Under Secretary, New Delhi
with reference to their O.J. No.36(1)-IC/88 dated 31.10.89.

(K.M. Sarala)

Under Secretary to the Govt. of India

New Delhi, the 31st Oct., 1989

OFFICE MEMORANDUM

Subject:- Report of the Inter-Departmental Committee on printing staff.
.....

The recommendations of Fourth Central Pay Commission as contained in para 11.71 of Report are reproduced below:-

"11.71 - We have considered the matter and taken note of the fact that the earlier pay Commissions considered the press staff as being akin to the generality of the workshop staff except that a distinction was made in respect of proof readers, etc. of the reading branch whose job was found to be somewhat different. The Committee appointed on the basis of the recommendations of the earlier Commissions had also made an attempt to classify the different jobs in the various printing trade under the unskilled, semi-skilled, skilled and highly skilled categories as obtaining in engineering and other technical trades in industry, and government revised certain scales in pursuance of the recommendations of those Committees. We feel that the appropriate course would be to reclassify and ~~re-examine~~ the various jobs in the presses / remunerate broadly in accordance with the scheme we are proposing for the other workers in the workshops by an inter-departmental committee ~~representatives~~ consisting representatives from all the major ministries employing printing staff. The Committee may look into all the relevant aspects like reclassification of posts, promotion channels and other related matters so that there may be uniformity in the classification, pay scales, etc. of printing staff. Till then, the revised scales of pay recommended in Chapter 8 may apply".

2. In pursuance of above recommendations, an inter-departmental Committee was appointed vide Ministry of Urban Development Notification No. O-17034/37/86-CDN/PSP dated the 10th March, 1987. After careful consideration of the recommendations made by this Committee, Government of India has decided to introduce the following pay structure for Printing Staff employed in various Government Presses under control of different Ministries/Departments :-

Contd..P/2..

S.No.	Classification of posts	Pay Scale (Rs.)
1.	Unskilled	750-940
2.	Semi Skilled	800-1150
3.	Skilled	950-1500
4.	Highly Skilled (Gd.II)	1200-1800
5.	Highly Skilled (Gd.I)	1920-2040
6.	Master Craftsman	1400-2300
7.	Technical Supervisors	1400-2300 1600-2660 2000-3200

All the posts falling in the category of "Printing Posts" will carry above revised scales of pay depending upon the classification of post which will be determined keeping in view recruitment qualifications, skill required for the job, promotional channels and other related aspects. The Director of Printing, Ministry of Urban Development may be consulted when necessary.

3. It will not be necessary to create all the grades in every Printing Press and it will be for Administrative Ministry/Department to decide in consultation with F.A. if any particular grade may be created or not.

4. The Committee has recommended that thirteen categories of posts (listed in Annexure I) do not fall in Category of Printing posts. This recommendation has been accepted and accordingly, pay structure indicated in paragraph 2 above will not be applicable to these categories of posts although existing in Printing Presses.

5. The Committee has recommended that top most floor Supervisors in all Government Presses should be remunerated in the scale of Rs.2000-3200. This recommendation has been accepted in principle for implementation by the concerned Ministry/Department in Photo-litho Presses at this stage, and this pay scale will be extended to such posts of floor Supervisors which are similar to other posts in presses where scale of Rs.2000-3200 has already been allowed.

It has also been decided that Overseers in Letter Press Wing of Government of India Presses will continue in existing revised scale of Rs.1640-2900, although this scale is not included in pay structure suggested in para 2 above.

6. The inter-departmental Committee has in case of certain posts made recommendations regarding application of appropriate pay scales according to classification of the post. These recommendations have been accepted as indicated in Tables below:-

TABLE NO. I

S.No.	Designation of Post	Where it exists	Classification of the Post	Present scale (Rs.)	Scale to be applied (Rs.)
1.	Assistant Mechanic	Defence	Skilled	950-1400	950-1500
2.	Assistant Mechanic	Printing Dts.	"	"	"
3.	Distributor	"	"	"	"
4.	Machine Assistant	"	"	"	"
5.	Machineman	NATMO	"	"	"
6.	Binder Grade II	Printing Dts.	"	"	"
7.	Binder Grade II	Defence	"	"	"
8.	Proof Pressman Grade I	Printing Dts.	"	"	"
9.	Metal Melter	"	"	"	"

TABLE NO. II

S.No.	Names of the Post	Classification	Present scale (Rs.)	Scale to be applied (Rs.)
1.	Assistant Plate Maker/ Assistant Heliograph Operator	Skilled	1150-1500	950-1500
2.	Plate Mounter and Finisher	"	"	"
3.	Machine Assistant (Photo Setter)	"	"	"
4.	Assistant Film (Setter or Operator)	"	"	"

Similarly, the posts of 'Warehousman' in the Ministry of Defence presently in the scale of Rs.800-1150 may be placed in the scale of Rs.950-1500.

7. For certain posts, in different processes, the Committee has recommended classification of the posts and consequent application of high...

It has been decided that in all these cases concerned Administrative Ministry/Department will re-examine the classification in consultation with Financial Adviser for determining correct scale of pay with reference to such classification. Where it is decided to change the pay scale, the necessary order will be issued by concerned Ministry/Department. The details of such posts and Committee's recommendation for these posts are being sent to concerned Ministry/Department separately. While examining the classification and pay scales of these posts Ministries/Departments will ensure that:-

- (1) The classification and the pay scale are not outside the pay structure indicated in para 2 above.
- (2) The Classification and pay scale are not fixed higher than classification and pay scale suggested by the Committee.
- (3) The pay scale of Rs.1400-2300, Rs.1600-2660, Rs.2000-3200 are applied only to Supervisory posts.

8. Where as result of implementation of these orders, the pay scale of any category of post undergoes a change the revised scale will take effect from the date of issue of these orders and pay of existing incumbents in revised scales of pay will be fixed under FR 23 read with FR 22 I (a) (2).

9. In their application to the employees of the Indian Audit & Accounts Department, these orders issued in consultation with the Comptroller and Auditor General of India.

10. Hindi version is attached.

Sd/- (R.D. Bhargava)

Under Secretary to the Government of India

To

All Ministries/Departments of Govt. of India (as per standard list).

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APPENDIX 'B' TO ITEM NO. 122/96

RECRUITMENT REGULATIONS FOR THE POST OF BOOK-BINDER,
GRADE-I IN D.D.A.

1. Name of post : Book-binder, Grade-I
2. No. of posts : 3 (FNU).
3. Classification : Group 'C'
4. Scale of pay : Rs. 1200-1800/-
5. Whether selection post or non-selection post : Non-selection post
- 6.a) Age limit for direct recruitment : Not applicable.
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS(Pension) Rules, 1972 : Not applicable
7. Educational and other qualifications required for direct recruits : Not applicable
8. Whether age and educational : Age : No
qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists : Qualifi : Yes
cation
9. Period of probation if any. : One year
10. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : 100% by promotion
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. : Promotion from the post of Book-binder, Grade-II
12. If a D.P.C. exists what is its composition : Group 'C' D.P.C.
13. Saving : Nothing in these regulations shall affect reservation, relaxation or age limit and other concession required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex.Servicemen and other Special Categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification

496
: Not Applicable

15. Power to relax

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

Key -

RECRUITMENT REGULATIONS FOR THE POST OF BOOK-BINDERS,
GRADE-II IN D.D.A.

Job Requirement

1. Name of Post : Book-binder, Grade-II
2. No. of posts : 4 (Four).
3. Classification : Group 'C'
4. Scale of pay : Rs.950-1500/-
5. Whether selection post or non-selection post : Non Selection post
- 6.a) Age limit for direct recruits : 18 to 28 years
b) Whether benefit of any added years of service admissible under Rule 30 of CCS(Pension) Rules 1972 : No
7. Educational and other qualifications required for direct recruits :
 - i) Middle pass from recognised Board/School or equivalent
 - ii) Three years of experience of all kinds of binding including leather, raxine etc.
 - iii) Thorough experience of numbering, perforating, stitching, cutting, gathering and warehousing or trade certificate of successful completion of apprenticeship under Apprentiship Act 1961 and two years experience in the trade.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees or deputationists :

Age	:	No
Qualifi cation	:	Yes
9. Period of probation if any : One year
10. Method of recruitment, whether by direct recruit-
ment or by promotion or
transfer or by deputation and
percentage of the vacancies
to be filled by various
methods. :

a) 50% by direct recruitment
b) 50% by promotion failing which by direct recruitment.

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

**DELHI DEVELOPMENT AUTHORITY
LAND COST WING**

-1-

ITEM
NO.

123/96
A-06.09.96

SUB : USE AND OCCUPATION CHARGES UNDER
RULE 2 (1) (i) & (ii) OF NAZUL RULES
No.F.2(3)/96/AO(Proj.) P R E C I S

As a follow up on the suggestion from the Ministry, Authority had passed resolution No. 57/96 (App. A.P. 2). By virtue of the said amendment, use and occupation charges, prescribed under Nazul Rules, will henceforth be prescribed by Authority from time to time. The said amendment has been sent to Ministry, which is yet to be notified.

2. In the meanwhile, in anticipation of the amendment notification, use and occupation charges for different size plots have been updated from 1981 to the current year 1996-97 in line with the increase in CPWD cost index. On the basis of the same, use and occupation charges of different sizes are given below. The plot sizes have been taken as already defined in the Nazul Rules.

<u>Resdl.</u>		<u>Indl.</u>	
<u>Plot Size (Sq.Mtr.)</u>	<u>Rs. per Sq.Mtr.</u>	<u>Plot Size (Hect.)</u>	<u>Rs. Per Sq.Mtr.</u>
Upto 167	17.00	Upto 0.81	17.00
next 167	23.00	next 0.81	23.00
next 167	28.50	next 0.81	28.50
next 167	34.00	next 0.81	34.00
next 167	40.00	next 0.81	40.00
next 167	45.50	next 0.81	45.50

3. A comparative table indicating existing rates under Nazul Rules and the rates proposed to be revised is at (APPENDIX 'B' P.NO. 3).

4. These rates will come into effect from the date of issue of notification amending Rule 2(1) (i) & (ii) of Nazul Rules, by Govt. of India.

5. The above proposal is submitted for the approval of the Authority.

R E S O L U T I O N

Resolved that proposals contained in the Agenda item be approved with the following observations:-

- i) Revised rates shall be chargeable to fresh allotments;
- ii) Revision of rates should be done every two years.

APPENDIX 'A' TO ITEM NO.123/96

ITEM NO.
57/96

A-17-6-96

Sub: Amendment to Rule 2(1)(c) (iii) of the Nazul Rules 1981
-- proposal - reg.

No. F. 2(3)/96/AO(Project s)

P R E C I S

1. Rule 2(1) provides for definition of pre-determined rates (PDRs) to be notified by the Central Government. The full text of the Rule is reproduced at (Appendix _____ Page No. _____). Sub-clause (i) & (ii) to rule 2 clause (1)(c) has fixed concessional charges for use and occupation of plots of different sizes depending upon their land use. These rates are in existence ever since the Nazul Rules were notified in 1981 without any revision.
2. Subsequent to discussions in a meeting taken by Secretary, Ministry of Urban Affairs and Employment, DDA has been asked to revise the use and occupation charges keeping in view the recent trends in the land rates. Letter from the Ministry is at (Appendix _____ Page No. _____).
3. During the past few years DDA is recommending PDR for notification on the basis of project specific cost-benefit Analysis. The rates are increasing every year. However, the use and occupation charges remained constant all along. Therefore, on the basis of increase in the CPWD cost index over the years, the use and occupation charges will also be revised for which a separate proposal would be submitted to the Authority along with the project C/B analysis very soon.
4. The existing provisions specifying rates in rule 2(1)(c) Act as a limiting factor for changing use and occupation charges from time to time. Therefore a proposal is required to be made to the Government for an enabling provision in the said rule under which use and occupation charges could be revised and be part of PDR, thus obviating any need to specify rates in Nazul Rules itself.

The proposed amendment vetted by Legal Department is submitted for the consideration of the Authority at (Appendix _____ page No. _____).

R E S O L U T I O N

Resolved that existing provision to Rule 2(1)(c) of Nazul Rules 1981 be modified to read as :

"concessional charges for use and occupation for plots at the rates as determined by the Authority from time to time for developed residential and developed Industrial plots separately with due regard to the plot size."

APPENDIX 'B' TO ITEM NO. 123/96
TABLE INDICATING THE EXISTING/OLD USE & OCCUPATION
RATES AS PER CPWD COST INDEX 1981 AND PROPOSED
REVISED USE AND OCCUPATION RATES AS PER PRESENT
CPWD COST INDEX 1996

ANNEXURE 'A'

RESIDENTIAL PLOTS			INDUSTRIAL PLOTS		
Size of Plot (Sq.Mtr.)	Existing/Old rates as per CPWD Cost Index 1981 (Rs. Per Sq.Mtr.)	Proposed rates as per CPWD Cost Index 1996 rounded off (Rs.Per Sq.Mtr.)	Size of Plot (Hect.)	Existing/Old rates as per CPWD Cost Index 1981 (Rs.Per Sq.Mtr.)	Proposed rates as per CPWD Cost Index 1996 rounded off (Rs.Per Sq.Mtr.)
Upto 167			Upto 0.81	3.60	17.00
Next 167	3.60	17.00	Next 0.81	4.80	23.00
Next 167	4.80	23.00	Next 0.81	6.00	28.50
Next 167	6.00	28.50	Next 0.81	7.20	34.00
Next 167	7.20	34.00	Next 0.81	8.40	40.00
Next 167	8.40	40.00	Next 0.81	9.60	45.50
Next 167	9.60	45.50			

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ITEM NO.
124/96

A-27.Cg.96

Subjects:- Cost benefit analysis of Dwarka and determination of land premium for the consideration of Delhi Development Authority for the year 1996-97
F.2(7)96/AO(P)

P R E C I S

1. Name of the Project - Dwarka
2. Total Project Area - 3960.00 Hacts.
3. Total Saleable Area - 2014.06 Hact.
4. Total Project Cost - Rs.3466.48 crores
5. Proposed Population to be accommodated - 1.1. million.
6. The cost benefit analysis is appended at (App.'A' P-4-14)
The contents are as following:-
 - Table No.1 - Land acquisition and its cost
 - Table No.2 - Break-even analysis with 12% provision for physical and price contingencies.
 - Table No.3 - Year-wise break-up of disposable area and the multipliers for various uses.
 - Table No.4 - Year-wise break-up of revenue.
 - Table No.5 - Year-wise break-up of discounted revenue
 - Table No.6 - Saleable land-use and revenue distribution.

7. METHODOLOGY:

For working out the optimum cost of developed land certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. For the sake of practical convenience, the figures have been notionally taken accruing in current year itself to avoid theoretical and estimating problems vis-à-vis the revenue expected.

...ing period.

- 7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.
- 7.2 The cost benefit analysis has been prepared by adopting compounding rate @ 17% based on the average ... lending rates of various financial institutions.
- 7.3 This costing exercise takes into account the expenditure for peripheral development. The cost of internal development wherever applicable will be chargeable in addition to the rates fixed in this cost benefit analysis.
- 7.4 The cost of money, wherever funds need to be raised on account of a negative cash flow has been taken @ 17%; when the cumulative net inflow is positive interest income is calculated at 10% being the average deposit rates.

contd...2/p..

8.(a)

- 1) In land-use, indicated in Table-2, most of the figures are almost final as the Sectoral Plans have already been approved. As a result, land for Coop. Gr. Housing Societies this year has increased to 487.96 Ha. as against 358.50 Ha. during the last year.
- ii) About 60 Ha. of land has been ear-marked for warehousing as a new activity. The total project area remaining same, adjustment has been made by reducing area in Distt. Centre and also a part of recreation area.
- iii) Due to internal adjustment, the total saleable area now stands at 2014 HA. This is an increase of about 58 Ha. over that of last year.

8.(b) Expenditure on new activities-

An amount of Rs.105 crores has been added on account of expenditure to be incurred in Master Plan Roads. This activity was not taken as a DDA activity in the earlier analysis attempted during the previous years.

9.

Sale price of land with 12% provision for physical and price contingencies is as follows :-

- (a) 1) per sq.mtr. Rs.1530.65
- ii) per acre Rs. 61.94 lakh
- iii) per hect. Rs. 153.07 lakh

(b) Category-wise rates

Sl.No.	Category of land	Existing pre-determined rates for 95-96 per sq.mtr.	Proposed pre-determined rates for 96-97 per sq.mtr.
(i)	Land for CGHS	Rs.2158.71	Rs.2296.00
(ii)	Alternative Plots*	Rs.2027.49	Rs.2159.00
(iii)	Housing Schemes		
	SFS	Rs.2158.71	Rs.2296.00
	MIG	Rs.1798.93	Rs.1916.00
	LIG	Rs.1079.36	Rs.1148.00
	EWS	Rs. 719.57	Rs. 766.00
(iv)	Industrial*	Rs.2387.28	Rs.2542.00
(v)	JJ Squatters Resettlement	Rs. 719.57	Rs. 766.00

Note : *For industrial and alternative plots, an amount of Rs.623.03 on account of internal development and Rs.4.80 have been added to the BE rate on account of use and occupation charges.

10. All the figures have been rounded off to next rupee.

11. Decisions to be taken:

(1) The Authority may kindly approve the cost benefit analysis as given in the tables annexed as (App. 'A' Page No. 4-14).

(11) The Authority may approve the land premium rates as mentioned in para 9(b) & 10 above for the year 1996-97 for notification by Govt. of India.

R E S O L U T I O N

Resolved that proposals contained in para 11 of the Agenda Item be approved.

CORRECTION

The rates indicated in table in para 9(11) of the Agenda be read as Rs.1914/- instead of Rs.1916/- as intimated by Director(LC) vide his U.O. note dated 10.02.97 at page no. 15 & 16.

APPENDIX 'A' TO ITEM NO. 124/96

TABLE-1 COST OF LAND ACQUISITION FOR DHARMA (IN CRORES)

YEAR	LAND ACQU. COST	DISCOUNTED LAND ACQU. COST (1996-97)
1986-87	47.54	222.63
1987-88		
1988-89		
1989-90	0.11	0.33
1990-91		
1991-92	100.00	217.12
1992-93		
1993-94		
1994-95		
1995-96		
1996-97	292.66	292.66
	440.31	732.74

... OF QUANTA WITH PROVISIONS FOR PHYSICAL AND PRICE CONTINGENCIES (RS IN CRORES):

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ANNUAL BANK BORROWING RATE FOR ESCALATING EXPENDITURE OF PAST PERIOD

BORROWING RATE FOR CURRENT YEAR
 AVERAGE BANK LENDING RATE FOR DISCOUNTING REVENUE REALISED
 AVERAGE BANK LENDING RATE FOR DISCOUNTING REVENUE REALISED

TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA IN DWARKA

-6-

USE CODE	USE	GROSS AREA	DISPOSABLE AREA	RATIO/RATE # PER ACRE	1992-93	1993-94	1994-95	1995-96	1996-97	SALEABLE (NOTIONAL) TOTAL AREA
1	2	3	4	5	6	7	8	9	10	11
A1.1	COOPERATIVE HOUSING	487.96	487.96	1.50	18.33	73.05	24.13	0.00	372.46	487.96
A1.2	DDA HOUSING	276.82								
	EWS		41.50	0.50	0.00	0.00	0.00	0.00	41.50	41.50
	LIG		57.80	0.75	0.00	0.00	0.00	0.00	57.80	57.80
	MIG		80.80	1.25	0.00	0.00	0.00	0.00	80.80	80.80
	SFS		96.72	1.50	0.00	25.00	21.18	0.00	50.54	96.72
A1.3	INSTITUTIONAL HOUSING	56.20	56.20	1.50	0.00	0.00	0.00	0.00	56.20	56.20
A1.4	RESETTLEMENT SQUATTERS	125.97	125.97	0.50	47.36	23.85	0.00	0.00	54.76	125.97
A1.5	ALTERNATIVE PLOTS	48.56	29.13	1.00	0.00	5.00	5.00	6.83	12.30	29.13
A1.6	AUCTION PLOTS	33.91	20.35	4.00	0.00	0.00	0.00	0.00	20.35	20.35
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RESIDENTIAL	1029.42	996.43		65.68	126.91	50.31	6.83	746.70	996.43
A2	EDUCATIONAL FACILITIES	243.86	176.55	0.30	0.00	0.00	0.00	0.00	176.55	176.55
A3	OTHER COMM. FACILITIES	22.28	22.28	0.00	0.00	0.00	0.00	0.00	22.28	22.28
A4	LOCAL/CONVENIENT SHOPPING	41.09	41.09	2.00	0.00	0.00	0.00	0.14	40.95	41.09
A5	UTILITIES	20.10	20.10	** 0.000	0.00	0.00	0.00	0.00	20.10	**
A6	PARKS & PLAYGROUNDS	313.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	276.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	916.66	260.02		0.00	0.00	0.00	0.14	259.06	239.92
	TOTAL RESIDENTIAL	1946.08	1256.45		65.68	126.91	50.31	6.97	1006.58	1236.35
B1.1	OPEN SPACES	12.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	37.07	32.40	4.00	0.00	0.00	0.00	0.00	32.40	32.40
B1.3	COMM. LOW TURNOVER	5.19	4.53	2.00	0.00	0.00	0.00	0.00	4.53	4.53
B1.4	CULTURAL SPACES	5.19	4.53	4.00	0.00	0.00	0.00	0.00	4.53	4.53
B1.5	FACILITIES	5.93	5.19	2000000.00	0.00	0.00	0.00	0.00	5.19	5.19
B1.6	RESIDENTIAL	5.19	4.53	3.00	0.00	0.00	0.00	0.00	4.53	4.53
B1.7	UTILITIES	0.74	0.74	** 0.000	0.00	0.00	0.00	0.00	0.74	**
	TOTAL DIST. CENTRE	72.27	51.92		0.00	0.00	0.00	0.00	51.92	51.18

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THE FIGURE IN THIS COLUMN INDICATES THE FACTOR WITH WHICH THE BREAK-Even PRICE TO BE MULTIPLIED FOR THE SPECIFIC LAND USE INDICATED IN COLUMN NO. 2 (e.g., PRICE OF LAND FOR COOP. HOUSING WOULD BE THE BREAK-Even PRICE MULTIPLIED BY 1.500). WHEREVER PRICE PER ACRE ARE INDICATED IN COLUMN 5 IT INDICATES THE PROPOSED SALE PRICE AS HAS BEEN LAID DOWN BY GOVERNMENT.
** LAND FOR THE UTILITIES IS NON-SALEABLE AND IS ALLOTTED ON LICENCE FEES OF Rs. 1/ACRE FOR ALTERNATIVE PLOTS THE MULTIPLIER IN COLUMN 5 IS ONLY 1.000 AS PER MAZULI RULES.
*** THE COST OF INTERNAL DEVELOPMENT SHALL BE EXTRA.

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN DMARKA (RS IN LAKHS)

USE CODE	USE	1992-93 0.68 3	1993-94 0.75 4	1994-95 0.83 5	1995-96 0.91 6	1996-97 1.00 7	TOTAL
1	2	3	4	5	6	7	
A1.1	COOPERATIVE HOUSING	3025.00	13600.00	4760.00	0.00	85514.82	106899.82
A1.2	DBA HOUSING						
	EWS	0.00	0.00	0.00	0.00	3176.10	3176.10
	LIG	0.00	0.00	0.00	0.00	6635.37	6635.37
	MIS	0.00	0.00	0.00	0.00	15459.57	15459.57
	SFS	0.00	4654.13	4307.19	0.00	11603.06	20565.17
A1.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	12903.38	12903.38
A1.4	RESETTLEMENT SQUATTERS	0.00	4418.94	0.00	0.00	4190.92	8609.86
A1.5	ALTERNATIVE PLOTS	0.00	620.55	677.87	1045.74	1082.39	4226.55
A1.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	12459.49	12459.49
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	3025.00	23293.61	9745.06	1045.74	153825.09	190935.30
A2	EDUCATIONAL FACILITIES	0.00	0.00	0.00	0.00	8107.09	8107.09
A3	OTHER COMM. FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	42.86	12536.02	12578.88
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	0.00	0.00	0.00	42.86	20643.11	20685.97
	TOTAL RESIDENTIAL	3025.00	23293.61	9745.06	1088.60	174469.00	211621.27
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	19837.84	19837.84
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	1386.77	1386.77
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	2773.54	2773.54
B1.5	FACILITIES	0.00	0.00	0.00	0.00	256.44	256.44
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	2080.15	2080.15
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	26334.73	26334.73

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GRAND TOTAL	3025.00	24733.29	12363.21	3427.67	289070.90	132620.00
OTHERS	0.00	0.00	1148.00	2124.02	39773.31	43245.33
GOVERNMENT	0.00	0.00	1148.00	2124.02	889.69	4161.71
CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00
TRANSPORTATION RAILWAY	0.00	0.00	0.00	0.00	39083.62	39083.62
RECREATION	0.00	0.00	0.00	0.00	0.00	0.00
UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PUBLIC/SEMI PUBLIC	0.00	1439.68	1470.16	215.06	8775.98	11900.87
CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00
SOCIO-CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00
INTEGRATED SCHOOL	0.00	242.01	122.82	0.00	544.15	666.97
ENTIRELY CHARITABLE INST.	0.00	80.67	264.37	16.07	1633.82	2156.27
COLLEGES/HOSPITAL/OTHER	0.00	1116.99	88.12	15.31	160.37	352.47
TOTAL INDUSTRIAL	0.00	994.84	163.68	6429.65	8725.16	
NET IND. PLOTS	0.00	0.00	0.00	0.00	15992.62	15992.62
UTILITIES	0.00	0.00	0.00	0.00	13837.08	13837.08
COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00
PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	691.85	691.85
WARE HOUSING	0.00	0.00	0.00	0.00	167.47	167.47
CIRCULATION/PARKING	0.00	0.00	0.00	0.00	1297.23	1297.23
TOTAL COMMUNITY CENTRES	0.00	0.00	0.00	0.00	0.00	0.00
UTILITIES	0.00	0.00	0.00	0.00	23524.25	23524.25
FACILITIES PLUS CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00
COMMERCIAL LOT/TURN OVER	0.00	0.00	0.00	0.00	4608.52	4608.52
COMM. SPACES	0.00	0.00	0.00	0.00	2703.13	2703.13
FREIGHT TERMINAL	0.00	0.00	0.00	0.00	16220.60	16220.60
TOTAL FREIGHT COMPLEX	0.00	0.00	0.00	0.00	0.00	0.00
NET PLOTS	0.00	0.00	0.00	0.00	0.00	0.00
UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00
FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00
CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00

TABLE - 5: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN DHAKA (RS IN LAKHS)

USE CODE	USE	1992-93 1.46 3	1993-94 1.33 4	1994-95 1.21 5	1995-96 1.10 6	1996-97 1.00 7	TOTAL
1	2						
A1.1	COOPERATIVE HOUSING	4428.98	18101.68	5759.68	0.00	8514.82	113804.92
A1.2	ODA HOUSING						
	ENS	0.00	0.00	0.00	0.00	3176.10	3176.10
	LIG	0.00	0.00	0.00	0.00	6635.37	6635.37
	MIG	0.00	0.00	0.00	0.00	15459.57	15459.57
	SFS	0.00	6194.64	5211.70	0.00	11683.86	23810.19
A1.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	12983.38	12983.38
A1.4	RESETTLEMENT SQUATTERS	0.00	5881.68	0.00	0.00	4198.92	10872.52
A1.5	ALTERNATIVE PLOTS	0.00	825.95	828.22	1158.31	1882.39	4678.88
A1.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	12459.49	12459.49
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	4428.98	31083.80	11791.52	1158.31	153825.89	292200.42
A2	EDUCATIONAL FACILITIES	0.00	0.00	0.00	0.00	8187.89	8187.89
A3	OTHER COMM. FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	47.14	12536.82	12583.17
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	0.00	0.00	0.00	47.14	28643.11	28690.26
	TOTAL RESIDENTIAL	4428.98	31083.80	11791.52	1197.46	174469.00	223890.68
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	19837.84	19837.84
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	1386.77	1386.77
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	2773.54	2773.54
B1.5	FACILITIES	0.00	0.00	0.00	0.00	256.44	256.44
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	2088.15	2088.15
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	26334.73	26334.73

B2.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00 :	0.00 :
B2.2	FACILITIES	0.00	0.00	0.00	0.00	0.00 :	0.00 :
B2.3	COMMERCIAL	0.00	0.00	0.00	0.00	0.00 :	0.00 :
B2.4	UTILITIES	0.00	0.00	0.00	0.00	0.00 :	0.00 :
B2.5	NET PLOTS	0.00	0.00	0.00	0.00	0.00 :	0.00 :
	TOTAL FREIGHT COMPLEX	0.00	0.00	0.00	0.00	0.00 :	0.00 :
B3.0	FRIEIGHT TERMINAL	0.00	0.00	0.00	0.00	0.00 :	0.00 :
B4.1	COMM. SPACES	0.00	0.00	0.00	0.00	16223.60 :	16223.60 :
B4.2	COMMERCIAL LOWTURN OVER	0.00	0.00	0.00	0.00	2703.13 :	2703.13 :
B4.3	FACILITIES PLUS CULTURAL	0.00	0.00	0.00	0.00	4600.52 :	4600.52 :
B4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00 :	0.00 :
	TOTAL COMMUNITY CENTRES	0.00	0.00	0.00	0.00	23524.25 :	23524.25 :
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00 :	0.00 :
C1.2	WARE HOUSING	0.00	0.00	0.00	0.00	1297.23 :	1297.23 :
C1.3	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	167.47 :	167.47 :
C1.4	COMMERCIAL	0.00	0.00	0.00	0.00	691.85 :	691.85 :
C1.5	UTILITIES	0.00	0.00	0.00	0.00	0.00 :	0.00 :
C1.6	NET IND. PLOTS	0.00	0.00	0.00	0.00	13837.08 :	13837.08 :
	TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	15993.62 :	15993.62 :
D1.0	COLLEGES/HOSPITAL/OTHER	0.00	1486.71	1203.76	202.05	6429.65 :	9522.17 :
D2.0	ENTIRELY CHARITABLE INST.	0.00	107.37	106.63	16.84	168.37 :	399.21 :
D3.0	INTEGRATED SCHOOL	0.00	322.12	319.89	17.68	1633.82 :	2293.50 :
D4.0	SOCIO-CULTURAL	0.00	0.00	147.64	0.00	544.15 :	691.79 :
D5.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00 :	0.00 :
	TOTAL PUBLIC&SEMI PUBLIC	0.00	1916.21	1777.91	236.56	8775.98 :	12706.67 :
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00 :	0.00 :
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00 :	0.00 :
G1.0	TRANSPORTATION	0.00	0.00	0.00	0.00	39083.62 :	39083.62 :
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00 :	0.00 :
I1.0	GOVERNMENT	0.00	0.00	1119.40	2336.42	889.69 :	4345.52 :
	OTHERS	0.00	0.00	1119.40	2336.42	39973.31 :	43429.14 :
	GRAND TOTAL	4428.90	32920.01	14680.84	3770.44	289070.90 :	344879.09 :

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TABLE-6 PERCENTAGE OF SALEABLE AREA

USE		GROSS AREA	% OF TOTAL AREA	DISPOSABLE AREA	% OF SALEABLE TOTAL AREA	% OF TOTAL DISCOUNTED REVENUE
A1.1	COOPERATIVE HOUSING	487.96	12.32	487.96	487.96	24.23
A1.2	DDA HOUSING	276.82	6.99			33.00
	ENS			41.50	41.50	2.86
	LIG			57.80	57.80	2.87
	MIG			80.80	80.80	4.01
	SFS			96.72	96.72	4.88
A1.3	INSTITUTIONAL HOUSING	56.20	1.42	56.20	56.20	2.79
A1.4	RESETTLEMENT SQUATTERS	125.97	3.18	125.97	125.97	6.25
A1.5	ALTERNATIVE PLOTS	48.56	1.23	29.13	29.13	1.45
A1.6	AUCTION PLOTS	33.91	0.86	20.35	20.35	1.01
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	1029.42	26.00	996.43	996.43	49.47
A2	EDUCATIONAL FACILITIES	243.86	6.16	176.55	176.55	8.77
A3	OTHER COMM. FACILITIES	22.28	0.56	22.28	22.28	1.11
A4	LOCAL/CONVENIENT SHOPPING	41.09	1.04	41.09	41.09	2.04
A5	UTILITIES	20.10	0.51	20.10	20.10	1.00
A6	PARKS & PLAYGROUNDS	313.16	7.91	0.00	0.00	0.00
A7	SECTOR ROADS	276.17	6.97	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	916.66	23.15	260.02	239.92	11.91
	TOTAL RESIDENTIAL	1946.08	49.14	1256.45	1236.35	61.39
B1.1	OPEN SPACES	12.96	0.33	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	37.07	0.94	32.40	32.40	1.61
B1.3	COMM. LOW TURNOVER	5.19	0.13	4.53	4.53	0.22
B1.4	CULTURAL SPACES	5.19	0.13	4.53	4.53	0.22
B1.5	FACILITIES	5.93	0.15	5.19	5.19	0.26
B1.6	RESIDENTIAL	5.19	0.13	4.53	4.53	0.22
B1.7	UTILITIES	0.74	0.02	0.74	0.74	0.03
	TOTAL DIST. CENTRE	72.27	1.83	51.92	51.18	2.54

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B2.1	CIRCULATION/PARKING	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
B2.2	FACILITIES	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
B2.3	COMMERCIAL	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
B2.4	UTILITIES	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
B2.5	NET PLOTS	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
	TOTAL FREIGHT COMPLEX	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
B3.0	FRIEGHT TERMINAL	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
B4.1	COMM. SPACES	26.49 :	0.67 :	26.49 :	26.49 :	1.32 :	4.70 :
B4.2	COMMERCIAL LOWTURN OVER	0.83 :	0.22 :	0.83 :	0.83 :	0.44 :	0.70 :
B4.3	FACILITIES PLUS CULTURAL	7.51 :	0.19 :	7.51 :	7.51 :	0.37 :	1.33 :
B4.4	UTILITIES	1.32 :	0.03 :	1.32 :	1.32 :	0.00 :	0.00 :
	TOTAL COMMUNITY CENTRES	44.16 :	1.12 :	44.16 :	42.04 :	2.13 :	6.82 :
C1.1	CIRCULATION/PARKING	33.90 :	0.86 :	0.00 :	0.00 :	0.00 :	0.00 :
C1.2	WARE HOUSING	60.07 :	1.52 :	3.39 :	3.39 :	0.17 :	0.30 :
C1.3	PUBLIC & SEMI PUBLIC	3.39 :	0.09 :	3.39 :	3.39 :	0.17 :	0.03 :
C1.4	COMMERCIAL	2.26 :	0.06 :	2.26 :	2.26 :	0.11 :	0.20 :
C1.5	UTILITIES	1.13 :	0.03 :	1.13 :	1.13 :	0.00 :	0.00 :
C1.6	NET INDL. PLOTS	72.32 :	1.83 :	72.32 :	72.32 :	3.59 :	4.01 :
	TOTAL INDUSTRIAL	173.07 :	4.37 :	82.49 :	81.36 :	4.04 :	4.64 :
D1.0	COLLEGES/HOSPITAL/OTHER	198.40 :	5.01 :	198.40 :	198.40 :	9.05 :	2.70 :
D2.0	INTEGRATED SCHOOL	25.00 :	0.63 :	25.00 :	25.00 :	1.24 :	0.12 :
D3.0	INTEGRATED SCHOOL	64.36 :	1.63 :	40.93 :	40.93 :	2.43 :	0.67 :
D4.0	SOCIO-CULTURAL INSTITUTIONS	14.05 :	0.38 :	8.91 :	8.91 :	0.44 :	0.20 :
D5.0	CIRCULATION	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :	0.00 :
	TOTAL PUBLIC/SEMI PUBLIC	302.69 :	7.64 :	281.32 :	281.32 :	13.97 :	3.60 :
E1.0	UTILITIES	132.45 :	3.34 :	132.45 :	132.45 :	0.00 :	0.00 :
F1.0	RECREATION	650.91 :	16.44 :	0.00 :	0.00 :	0.00 :	0.00 :
G1.0	TRANSPORTATION	255.34 :	6.45 :	255.34 :	255.34 :	12.68 :	11.33 :
H1.0	CIRCULATION	317.36 :	0.01 :	0.00 :	0.00 :	0.00 :	0.00 :
I1.0	GOVERNMENT	65.67 :	1.66 :	65.67 :	65.67 :	3.26 :	1.26 :
	OTHERS	1356.06 :	34.24 :	387.79 :	255.34 :	12.68 :	12.59 :
	GRAND TOTAL	3960.00 :	100.00 :	2169.00 :	2014.06 :	100.00 :	100.00 :

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DELHI DEVELOPMENT AUTHORITY
(LAND COSTING WING)

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SCT : Pre-determined rates for Dwarka for the year 96-97.

Pre-determined rates for Dwarka for the year 96-97 considered in the Authority's meeting held on 27.8.96 item No. 124/96. A copy of the Resolution approved by authority was sent to Govt. for notification. Subsequently geographical error in rates for MIG Housing was noticed. rates indicated in table in para 9(iii) of the agenda had been as Rs. 1914.00 instead of Rs. 1916.00.

The said correction has been noted in the office and also conveyed to the Ministry with the approval of Finance Member.

In view of the position, Secretary, DDA is requested to make necessary note in the agenda records. A copy of the notification is also enclosed for perusal and record.

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(P.R. DEVI PRASAD)
DIRECTOR (LC)

P.No.
O.

STAFF, DDA

No. F.2(7)96/A.O.(P)/27-7

Dt. : /6-2-97.



भारत का राजपत्र The Gazette of India

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खंड (i)
PART II—Section 3—Sub-section (i)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

नई दिल्ली, बुधवार, दिनांक 11, 1996/अग्रहायण 20, 1918
NEW DELHI, WEDNESDAY, DECEMBER 11, 1996/AGRAHAYANA 20, 1918

शहरी विकास मंत्रालय
अधिसूचना

नई दिल्ली, 29 नवम्बर, 1996

सं.नि. 564 (अ).—दिल्ली प्राधिकरण (विकसित नजूल भूमि की विक्री) नियमावली, 1981 के नियम 2(1) द्वारा प्रदत्त शक्तियों का केन्द्र सरकार एवम् द्वारा विभिन्न प्रयोजनार्थ वसूलनीय निम्नलिखित पूर्व-निर्धारित दरें अधिसूचित करती है :—

	द्वारा 1996-97 हेतु पूर्व निर्धारित, प्रति वर्ग मीटर दरें
व. एस. हेतु भूमि	2296.00 रुपये
क भू-खंड	2159.00 रुपये
	(आंतरिक विकास की लागत तथा उपयोग और कब्जा अधिभारों सहित)
योजनाएं	
क. एस.	2296.00 रुपये
ई. जी.	1914.00 रुपये
ई. जी.	1148.00 रुपये
यू. एस.	766.00 रुपये
क	2542.00 रुपये
	(इसमें आंतरिक विकास की लागत तथा उपयोग और कब्जा अधिभार शामिल हैं)
ग्रामपञ्ची अनभिवासी वस्तियां	766.00 रुपये
	(इसमें आंतरिक विकास की लागत तथा उपयोग और कब्जा अधिभार शामिल नहीं हैं)

वर्ष 1996-97 से लागू होगी।

[सं. के-20014/3/96-डी.डी. II ए.]
आर. विश्वनाथन, अवर सचिव

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ITEM
NO.
125/96
A-27.08.96

Sub: Recommendations of the Fourth Central Pay Commission - Orders regarding Selection Grade in Group 'A' Services.
F.No. F.7(208)/89-PB-I.

P_R_E_C_I_S

O.M. No.19/1/86-PP dated 14.8.87 of the Govt. of India, Ministry of Personnel, P.G. & Pension, Deptt. of Personnel & Training, regarding sanction of Selection Grade to Group 'A' Services, was adopted in DDA by the Authority vide Item No.3 dated 12.03.92 (the date of implementation was later changed to 1.1.1986).
Following Resolution was passed :

'A' "Resolved that the proposal for sanction of Selection Grade to Group 'A' officers of DDA who have completed 7 years of service in J.A.G. level or in the scale of Rs.3000-4500/- or Rs.4100-5300/- or all of three taken together be approved.

The Guidelines contained in O.M. dated 14.08.87 of DOPT shall be followed while implementing the proposal."

ii) O.M. No.19/1/86-PP dated 14.8.87 is at (App. 'A' P.No. 4 - 6), Authority's resolution is at (Appendix 'B' P.No. 7-14).

2. Based on the Govt. guidelines, 15% of the Group 'A' posts in the scale of Rs.3000-4500/- and above were decided to be given the Selection Grade. Number of posts in each cadre which were thus approved by the Authority is as under :

1.	General Administration	:	9
2.	Finance & Accounts	:	1
3.	Legal	:	1
4.	Planning	:	6
5.	Architecture	:	3
6.	Civil Engg.	:	24
7.	Elect. Engg.	:	3
8.	Horticulture	:	1

3. Procedures laid down by the Govt. for sanction of selection grade have been observed by DDA and selection grade has been released to its eligible officers.

.....contd.

4. The Authority while adopting the Govt. orders on selection grade added an additional stipulation, as indicated at 'A' in para 1 of the agenda, that our officers should serve for 7 years in the scale of Rs.3700-5000/- or equivalent in order to become eligible for the Selection Grade. This stipulation does not exist in the Govt. of India's instructions or the 4th Pay Commission's recommendations. Group 'A' officers of DDA have thus been representing for withdrawal of this additional clause. Several of our Group 'A' officers have qualified for sanction of selection grade as per Govt. norms but have not been given the Selection Grade because of non completion of 7 years of service as stipulated by the Authority. Some of these officers would retire before putting in 7 years of service.

5. DDA has been adopting Govt. of India orders and instructions, mutatis-mutandis. Selection Grade to the Engineering Cadres of the CPWD has also been sanctioned as per Govt. of India norms. The requirement of 7 years of service in the scale of Rs.3700-5000/- has been imposed in DDA only.

6. Moreover, the Selection Grade of Rs.4500-5700/- is a non-functional scale. This was introduced by the Govt. on the recommendations of the Fourth Pay Commission, with a view to remove stagnation at senior levels. The condition of seven years of service introduced by the Authority has resulted in more than 50% of the Selection Grade posts in DDA lying vacant; even when a large number of DDA officers are otherwise eligible for grant of Selection Grade, as per Govt. of India guidelines.

7. In view of the above, the matter is placed before the Authority for adopting the Govt. of India O.M. No. 19/1/86-PP dated 14.08.87 regarding sanction of Selection Grade to Group 'A' officers of DDA, mutatis-mutandis. Govt. of India O.M. shall thus be applicable in DDA without any modification. The Authority's resolution dated 12.3.92 (App.'s P.No. 7-14) shall stand amended accordingly and the Govt.'s O.M. No.19/1/86-PP

.....contd.

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dated 14.8.87 will be uniformly made applicable to all the officers who will become eligible for grant of Selection Grade in future or who have earlier been sanctioned the scale as per old resolution. In the later case to the dates of release of Selection Grade will be refixed as per Govt. of India guidelines.

8. Proposal in para 7 of the agenda is placed for kind consideration of the Authority.

R E S O L U T I O N

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

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APPENDIX 'A' TO ITEM NO. 125/96

No. 19/1/86-PP
Government of India
Ministry of Personnel, P.G. & Pension
Department of Personnel & Training

6th Floor, Nirvachan Sadan,
Ashoka Road, New Delhi-1.
Dated 14th August, 1987.

OFFICE MEMORANDUM

Subject : Recommendation of the Fourth Central Pay Commission
Orders regarding Selection Grade in Group 'A' Services.

The undersigned is directed to say that pursuant to the recommendation of the Fourth Pay Commission regarding Selection Grade Posts for Group 'A' Central Services, the president is pleased to decide that in all Group 'A' Central Services the number of posts in the Selection Grade shall be equal to 15% of the senior duty posts (i.e. all duty posts at the level of Senior Time Scale and above in the Cadre). However, there shall be no increase in the overall strength of the Cadre. An officer appointed to the Junior Administrative Grade will be granted Selection Grade if he satisfies the conditions prescribed in paragraphs 3 and 4 below.

2. It has been noted that, save in a few cases, the formula of 15% of senior duty posts will yield a figure which is less than the number of posts sanctioned in the Junior Administrative Grade. Hence there will be no difficulty in implementing the decision. However, in a few cases the formula yields a figure which is slightly higher than the number of posts sanctioned in the Junior Administrative Grade. It is made clear that in respect of these services the number of posts in the Selection Grade will be limited to the number of posts sanctioned in the Junior Administrative Grade.

3. Appointment to be Selection Grade and to posts carrying pay above the Junior Administrative Grade scale of pay in Group 'A' Central Services shall be made by selection on merit with due regard to seniority.

4. No member of the Service shall be eligible for appointment to the Selection Grade until he has entered the fourteenth year of service on the 1st July of the year calculated from the year following the year of examination on the basis of which the member was recruited.

5. Appointment to the Selection Grade shall be made by a Committee to be constituted internally and the cases relating to appointment shall continue to be sent to the E.C. Division of this Department for obtaining the prior approval of the Appointment's committee of the Cabinet. This provision shall not apply to such of the Departments as have been specifically empowered to make appointments at this level within their own competence.

6. This supersedes instructions contained in this Department's O.M.No. 5/12/79-PP-II, dated the 31st July, 1982 Accordingly the condition regarding stagnation at maximum of Junior Administrative Grade for two years for promotion to Selection Grade contained therein, is hereby removed.

7. The orders regarding fixation of pay on appointment to Selection Grade will be issued separately.

8. These Orders will take effect from 1-1-1986.

9. In so far as persons serving in the Indian Audit and Accounts Departments are concerned, these orders issue after consultation with the Comptroller and Auditor General of India.

(Hindi version will follow)

sd/
(V.P.Uppal)
Director (PP)
Phone.381364

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3. Appointment to be Selection Grade and to posts carrying pay above the Junior Administrative Grade scale of pay in Group 'A' Central Services shall be made by selection on merit with due regard to seniority.

4. No member of the Service shall be eligible for appointment to the Selection Grade until he has entered the fourteenth year of service on the 1st July of the year calculated from the year following the year of examination on the basis of which the member was recruited.

5. Appointment to the Selection Grade shall be made by a Committee to be constituted internally and the cases relating to appointment shall continue to be sent to the E.C. Division of this Department for obtaining the prior approval of the Appointment's committee of the Cabinet. This provision shall not apply to such of the Departments as have been specifically empowered to make appointments at this level within their own competence.

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9. In so far as persons serving in the Indian Audit and Accounts Departments are concerned, these orders issue after consultation with the Comptroller and Auditor General of India.

(Hindi version will follow)

sd/
(V.P.Uppal)
Director (PP)
Phone. 381364

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- To
1. All Ministries/Departments of the Government of India (as per Standard List) (with usual number of spare copies.)
 2. All Attached and Subordinate offices of the Ministry of Home Affairs.
 3. All Union Territory Governments/Administrations.
 4. Office of the Comptroller and Auditor General of India (with 10 spare copies.)
 5. Secretary, U.P.S.C.
 6. Registrar, Supreme Court of India, New Delhi.
 7. Lok Sabha/Rajya Sabha Secretariat.
 8. All Officers/Selection of the Department of Personnel and Training/Department of Administrative Reforms and Public Grievances/Department of Pensions and Pensioner's Welfare.
 9. Spare Copies.

Sd/
(V.P.Uppal)
Director (PP)

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APPENDIX 'B' TO ITEM NO. 125/96

Item No. 3 SUBJECT: Sanction of Selection Grade in Group 'A'.

A-12.03.92

P R E C I S

Government of India vide office memorandum No. 19/1/86-PP, Ministry of Personnel Pension & Public Grievances, dated 14th August, 1987, issued orders, consequent to the recommendations of 4th Pay Commission, introducing selection grade for group 'A' services equivalent to 15% of senior duty posts with effect from 1.1.86, annexed herewith at (annexure 'I' page 141-144).

The Government of India has also stipulated that no new posts will be created. However, the posts will be upgraded from JAG level to the Selection grade carrying a pay scale of Rs. 4500 - 5700/-.

Government of India has further laid down that appointment to Selection grade and posts carrying JAG scale of pay in group 'A' service shall be made with due regard to seniority.

The matter regarding admissibility of Selection grade for group 'A' post in DDA has been considered. As per Government of India instructions, only such of the posts which are in group 'A' and carry a pay scale of Rs. 3000 - 4500 /- and above are to be reckoned for calculating the maximum number of posts to be upgraded as selection grade posts @ 15 % and the

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fraction is to be ignored. Following this rule, only group 'A' posts carrying a pay scale of Rs. 300-450/-, where J.A.G. level posts exist, have been indicated as below:-

1. General Administration:

Commissioners	:	7
Secretary	:	1
C.V.O.	:	1
Directors	:	10
Dy.Directors	:	46
Total	:	65

2. Finance & Accounts:

C.A.O.	:	1
FA(H)	:	1
Dy.CAO	:	9
Director(Land) Costing	:	1

3. Legal

C.L.A.	:	1
Dy.C.L.A.	:	3
Sr.Law Officer	:	8
Total	:	12

Planning

Commissioner	:	1
Directors	:	3
Jt.Directors	:	11
Dy.Director	:	25
Total	:	40

5. Architecture

Chief Architect	:	1
Addl.Chief Architect	:	2
Sr. Architect	:	6
Architect	:	16
Total	:	25

6. Civil Engineering

Chief Engineer	:	8
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Suptd. Engineer	:	30
Executive Engineer	:	117
Total	:	163
<u>Electrical Engineering</u>		
Chief Engineer	:	1
Suptd. Engineer	:	4
Executive Engineer	:	17
Total	:	22
<u>Horticulture</u>		
Director	:	2
Dy. Director	:	10
Total	:	12

Accordingly the number of posts which are required to be upgraded to selection grade in each department will be as under:-

1. Administration	:	3
2. Finance & Accounts	:	1
3. Legal	:	1
4. Planning	:	6
5. Architecture	:	3
6. Civil Engg.	:	24
7. Elect. Engg.	:	3
8. Horticulture	:	1

As per Government of India memorandum, the selection grade will be admissible to eligible officers on the basis of merit with due regard to seniority. Government of India have laid down the condition that only such of the officers would be considered for appointment to selection grade who have completed 13 years of service in group 'A' and have also been promoted to a J.A.G. level post.

In DDA, we may accept the condition of eligibility of selection grade on the basis of

merit with due regard to seniority. However, taking into consideration the fact that many officers have just been promoted to the level of 3700-5000/-, it would be desirable to impose a condition that only such of officers should be considered for grant of selection grade who have put in a minimum of 7 years of service in the scale of Rs. 3700 - 5000 or a total of 7 years of service in the scale of Rs. 3700 - 5000 and Rs. 4100 - 5300 taken together. This condition is being imposed so that the selection grade does not in fact act as a change of scale for the incumbents.

In DDA, the posts of Directors in the Administration Wing, Senior Architect, Joint Director (Plg.), S.E. and Addl. Chief Architect, carry the pay scale of Rs. 3700 - 5000/-, whereas the pay scale of the post of Director in the Planning Department is Rs. 4100 - 5300/-. It would be appropriate, therefore, that the selection grade is made applicable to such of the officers who have been granted JAG scale i.e. Rs. 3700-5000/- or are drawing pay in the pay scale of Rs. 4100-5300/- after having rendered a total of 7 years of service either or both the scale taken together.

The Government of India vide Office Memorandum No. 19/1/86-PP dated 26th November,

merit with due regard to seniority. However, taking into consideration the fact that many officers have just been promoted to the level of 3700-5000/-, it would be desirable to impose a condition that only such of officers should be considered for grant of selection grade who have put in a minimum of 7 years of service in the scale of Rs. 3700 - 5000 or a total of 7 years of service in the scale of Rs. 3700 - 5000 and Rs. 4100 - 5300 taken together. This condition is being imposed so that the selection grade does not in fact act as a change of scale for the incumbents.

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The Government of India vide Office Memorandum No. 19/1/86-PP dated 26th November,

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1987 have laid down that the fixation of pay of the officers appointed to the selection grade should be governed by the provisions of FR.22(a)(ii) of F.R.'s and S.R.'s at (annexure ~~F.M. Page 114-115~~). These provisions are as under:-

- i) A member of the service shall be entitled to draw pay in the selection Grade only on appointment to that grade.
- ii) The pay of a member of the service in the Junior Administrative Grade shall, on appointment to the Selection Grade be fixed (a) at the stage which is equal to his pay in the Junior Administrative Grade or if there is no such stage, the stage next below that pay, plus personal pay equal to the difference to be absorbed in future increases in pay or (b) the minimum of the Selection Grade, whichever is higher.
- iii) The next increment in the Selection Grade would accrue after rendering the requisite qualifying service in that grade."

The Government of India, Department of Personnel & Training vide O.M.No. 1/2/86-Estt. (Pay-I) dated 22nd May, 1989, has further

clarified that, "when a Government servant is appointed from one post to another where the appointment to the new post does not involve assumption of duties and responsibilities of greater importance than those attached to the old post, including appointment to a non-functional selection grade, he will draw as initial pay the stage of the time scale of the new post which is equal to his pay in respect of the old post, or if there is no such stage, the stage next above his pay in respect of the old post. While in the former case his next increment will become due on the date he would have received an increment in the old post, in the later case his next increment in the new post, however, will become due on completion of the required period after which an increment is earned in the time-scale of the new post. If the minimum pay of the time-scale of the new post is higher than his pay in respect of the old post, he would draw that minimum as his initial pay." Copy of the O.M. is annexed at (Annexure---'N'---
116-119

Applying the 7 years eligibility criterion above for the selection grade, the following will be the position in DDA:-

S.No.	Designation	Maximum no. of posts to be operated in Selection Grade	No. of posts for immediate upgradation.
1.	Administration	9	4
2.	Finance & Accounts	1	Nil

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3. Legal	1	Nil
4. Planning	6	6
5. Architecture	3	Nil
6. Civil Engg.	24	9
7. Elect. Engg.	3	Nil
8. Horticulture	1	Nil
The financial implications for the above proposal will be as under:-		

S.No. Year	No. of officers eligible for selection grade	Total financial implications during the year
1. 1991-92	18	Rs. 11,140/-
2. 1992-93	7	Rs. 13,998/-
3. 1993-94	4	Rs. 6,636/-
4. 1994-95	2	Rs. 35,255/-
5. 1995-96	4	Rs. 25,025/-
6. 1996-97	4	Rs. 29,450/-
7. 1997-98	9	Rs. 35,772/-

The proposal has also been examined by Finance and Accounts Department and the F.M. has also concurred in the above proposal.

Since the Authority has already adopted the recommendations of the 4th Central Pay Commission vide its Resolution No.85 dated 10th August, 1987, at (Appendix 'C' page 120-121

The recommendations of the Pay Commission for upgradation of post in Selection Grade in respect of those officers who have completed 7 years of service either at JAG level or in the scale of Rs. 4100-5300 both taken together, may be adopted with immediate effect as proposed above.

The matter was discussed at length by the Authority in its meeting held on 28.10.91 vide item No.112 and it was observed that the above proposal was based on a decision taken by Govt. of India on the report of 4th pay commission and that DDA had already adopted all other recommendations of the Commission. However, it was further observed that the said proposal would give rise to certain anomalies in the pay structure of the management wing of DDA if implemented at the present stage. AS(UD) mentioned that the revision in the pay scale of Commissioners in the management wing of DDA was under active consideration of Govt. and that a decision thereon would be taken within a week or so. It was, therefore, agreed to defer the subject for further consideration at the next meeting.

Accordingly, the matter is placed before the Authority for its consideration.

RESOLUTION

Additional Secretary, U.D. pointed out that necessary conditions for grant of Selection Grade in terms of va-rious

contd.

Government orders issued from time to time and more particularly the decision on the recommendations of 4th Pay Commission regarding Selection Grade in Group 'A' service as contained in Department of Personnel & Training O.M. dated 14.08.1987, are as follows:-

- i) It should be applicable to an organised service;
- ii) There should be no direct recruitment after the first point entry in Group 'A';
- iii) Where an officer is promoted from Group 'B' he should have put in minimum of 14 years service in Group 'A' before he becomes eligible for Selection Grade;
- iv) Ex-Cadre posts are not to be included in the strength for arriving at 15%.

After due consideration, it was concluded that these conditions were substantially met in the case of the proposal to extend the said benefit of Selection grade to Group 'A' Officer of DDA. It was noted that the proposal involves negligible financial implications. On the other hand, it would serve to improve the morale of office-rs/serving officers in the grade of Rs.3700-5000 and Rs.4100-5300 who had no immediate prospects of promotion. While a few officers in the Management Wing would draw higher salaries than their official superiors, this was not a serious anomaly and could be taken care of in terms of the separate proposal under consideration of the Authority for restructuring the Management Wing.

Resolved that the proposal for sanction of selection grade to Group 'A' Officers of DDA who have completed seven years of service in J.A.G. level or in the scale of Rs.4100-5300/- or both taken together be approved. The guidelines contained in the OM dated 14.8.87 or DOP&T shall be followed while implementing the proposal.

On 9.4.92, the Authority confirmed the minutes of the meeting of the DDA held on 12.3.92 with the following modifications against Item No. 3,

"Resolved that the proposal for sanction of selection grade to Group 'A' officers of DDA who have completed 7 years of service in J.A.G. level or in the scale of Rs. 3000-5000/- or Rs. 4100-5300/- or all of three taken together be approved. The guidelines contained in O.M. dated 14.8.87 of DOP&T shall be followed while implementing the proposal."

ITEM NO. SUB: SCHEME FOR PERMITTING MOTELS IN RURAL USE ZONE/GREEN BELT
126/96 IN DELHI : PROPOSAL FOR CERTAIN CHANGES/AMENDMENTS THEREIN.
FILE NO : F.20(4)83-MP
A-06-09-96

P R E C I S

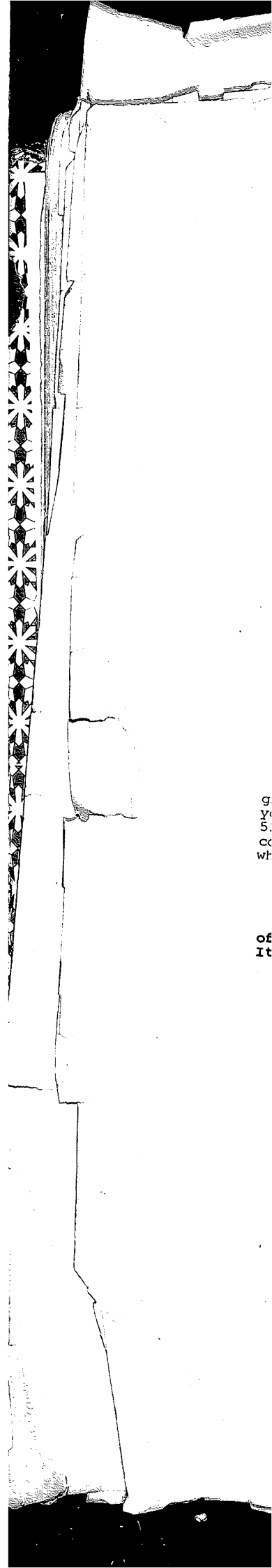
1. BACKGROUND:

Central Government notified the modification in the Master Plan for Delhi 2001 on 16.06.1995 under Sub-Section 2 of Section 11A of the Delhi Development Act, 1957 permitting Motel as per the regulations on that behalf in the rural zone/green belt and in commercial zones on National Highways and Interstate Roads (defined to mean road which directly connect the National Capital Territory with the neighbouring state) of a minimum width right-of-way of 20 meter or service roads running parallel to them. amendment/modification to Regulation No. 6 (for motel) of "The Hotel, Boarding Houses, Guest Houses, Hostels, Lodging House and Motels (Building Standard) Regulations, 1977" were also notified on 16.06.1995. (Appendix A.P.No.7-8)

These modified regulations were found to be in variance as per the Authority's earlier recommendations and were discussed in its meeting held on 18.07.1995 under Item No. 73/95 (Appendix B.P.No.12). The Authority besides recommending the changes in the Development Controls and other issues also resolved that conversion and peripheral charges be worked out. Accordingly vide letter dated 09.08.1995, Ministry was requested for reconsideration of the notified amendments. The matter has since been under consideration with Ministry of Urban Affairs and Employment; however discussion on the subject have been going on with the MOUAE as well as Ministry of Tourism. In the light of these discussion, the matter has been given further consideration in the Planning Department leading to formulation of revised proposals. These proposals are being submitted for consideration by the Authority.

2. REVISED CONCEPT:

The intensity of land development in terms of ground coverage, FAR and also height is generally proportional to its distance from the Urban Centre and also the land cost. It is a general planning principle that as we go away from the city's core area, height, ground coverage and FAR also correspondingly goes down. To what extent it should be prescribed, is a matter of planning judgement. Rural zones as envisaged in MPD are always in the state of transition and certain uses may have to be permitted albeit with lesser intensity of development not only on account of maintaining the character of that zone, but also to see



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that the city grow in the right direction as envisaged for planning of social and infrastructure. In the case under reference, proposed to be located on selected roads zones/green belt according to planning norms which have been worked out based on above consideration and study and analysis of the applications received in date. About 70% of these applications are in the around National Highway Number 8.

Based on the above concepts and also to meet the requirements of rooms following type of category of which are necessarily to be located on the identified in terms of buildup area and plot sizes need proposed:-

Category 'A': Motels of larger size : Proposed to be located on National Highways (90 meter R/W) and State Highways (60 meter R/W).

Category 'B': Motels of smaller size : Proposed to be located on identified roads of 30 meter R/W and above.

As per the information supplied by D.C. Delhi's office, a total of 10 roads including 3 NHs and 2 SHs have been identified and are having 5 numbers of more than 30 meter right-of-way roads and which directly connect the National Capital Territory with the neighbouring states. The roads identified for this purpose are indicated in the plan and the list of these roads is on Appendix 'C.P.No.11.

3. DEVELOPMENT CONTROL NORMS PROPOSED:

While working out for the development control norms based on their locations, certain common norms are proposed whereas some norms have been proposed separately as described below:-

a) Common Norms : (For category 'A' and 'B')

(i) Minimum width of access and driveway road:

The minimum width of the driveway used for entry into and exist from a plot shall be 9 meters.

that the city grow in the right direction as envisaged for planning of social and infrastructure. In the case under reference, proposed to be located on selected roads in zones/green belt according to planning norms which have been worked out based on above consideration and study and analysis of the applications received in DDA till date. About 70% of these applications are in the area around National Highway Number 8.

Based on the above concepts and also to meet the requirements of rooms following type of category of which are necessarily to be located on the identified roads in terms of builtup area and plot sizes need to be proposed:-

Category 'A': Motels of larger size : Proposed to be located on National Highways (90 meter R/W) and State Highways (60 meter R/W).

Category 'B': Motels of smaller size : Proposed to be located on identified roads of 30 meter R/W and above.

As per the information supplied by D.C. Delhi's office, a total of 10 roads including 3 NHs and 2 SHs have been identified and are having 5 numbers of more than 30 meter right-of-way roads and which directly connect the National Capital Territory with the neighbouring states. The roads identified for this purpose are indicated in the plan and the list of these roads is on Appendix 'C.P.No.11.

3. DEVELOPMENT CONTROL NORMS PROPOSED:

While working out for the development control norms based on their locations, certain common norms are proposed whereas some norms have been proposed separately as described below:-

a) Common Norms : (For category 'A' and 'B')

(1) Minimum width of access and driveway road:

The minimum width of the driveway used for entry into and exist from a plot shall be 9 meters.

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Basement:

Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plants, filtration plant, electric sub-station, parking and other essential services only.

Parking:

Parking shall be provided on a minimum scale of 3 ECS per 100 sqm. floor area. The increase in the minimum scale has been done as per the additional requirement in motels.

Retail and Service Shops:

Retail and service shops shall be limited to a maximum of 5% of the floor area.

Minimum size of plot - 1 ha**Separate Norms:**

In addition, the following separate norms are proposed for category 'A' and 'B' motels:

Category 'A' : Size of Plot:

- (i) Maximum 3 ha.
- (ii) Maximum permissible ground coverage 20%.
- (iii) Maximum permissible FAR - 50.
- (iv) Maximum height - 15 meter.
- (v) Minimum Setback:

Front : 100 meter on National Highway and 60 meter on State Highway. (as per Regional Plan 2001)

Rear and Sides - 9 meter each.

Category 'B': Size of Plot:

- (i) Maximum 2 ha.
- (ii) Maximum permissible ground coverage - 15%.
- (iii) Maximum permissible FAR - 25.
- (iv) Maximum height - 11 meter.
- (v) Minimum setback:

Front - 30 meter.

Rear and sides - 9 meter each.

ITEM NO.

126/96

A-06-09-96

(ii) Basement:

Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plants, filtration plant, electric sub-station, parking and other essential services only.

(iii) Parking:

Parking shall be provided on a minimum scale of 3 ECS per 100 sqm. floor area. The increase in the minimum scale has been done as per the additional requirement in motels.

(iv) Retail and Service Shops:

Retail and service shops shall be limited to a maximum of 5% of the floor area.

(v) Minimum size of plot - 1 ha

b) Separate Norms:

In addition, the following separate norms are proposed for category 'A' and 'B' motels:

Category 'A' : Size of Plot:

- (i) Maximum 3 ha.
- (ii) Maximum permissible ground coverage 20%.
- (iii) Maximum permissible FAR - 50.
- (iv) Maximum height - 15 meter.
- (v) Minimum Setback:

Front : 100 meter on National Highway and 60 meter on State Highway. (as per Regional Plan 2001)

Rear and Sides - 9 meter each.

Category 'B': Size of Plot:

- (i) Maximum 2 ha.
- (ii) Maximum permissible ground coverage - 15%.
- (iii) Maximum permissible FAR - 25.
- (iv) Maximum height - 11 meter.
- (v) Minimum setback:

Front - 30 meter.

Rear and sides - 9 meter each.

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A statement showing the variance to the above proposals with respect to development control/regulations notified on 17.06.1995 as also with the proposal recommended by the Authority's Resolution dated 18.07.1995 is annexed. (Appendix D.P.No.14-17).

4. PROCEDURE FOR GRANTING PLANNING PERMISSION:

The applications alongwith necessary documents/plans that may be received in this regard will be scrutinised duly in accordance with the regulations and on payment of such conversion charges and betterment charges that may be notified by the Authority from time to time, planning permission may be granted subject to the following conditions:

- a) Planning permission shall be valid for a period of one year during which the applicant will have to take the necessary building/development permission from the appropriate Authority and commence the construction within one year and complete the development within 3 years from the date of this planning permission. Failing, which the planning permission shall lapse unless it is renewed/ revalidated on payment of renewal/revalidation fees as may be decided by the Authority.
- b) All other conditions for clearance of use of land which are so required in connection with the approval of sanction for development shall be obtained from the prescribed authority.
- c) Provision of infrastructure such as water and electric supply, sewerage, drainage etc. shall be provided on a scale and according to the standard satisfactory to the building regulatory authority.
- d) Undertaking shall be required from the applicant for surrendering the land for road widening/increasing the right-of-way of road (including laying of underground/overhead services) when ever required in front of the motel.
- e) These conditions as laid down in the planning permission will automatically form the part of the conditions which may be stipulated by the Building Regulatory Authority.

5. MODIFICATIONS REQUIRED IN MPD-2001:

The Master Plan was modified by MOUAE in exercise of the powers conferred by Sub-Section (2) of Section 11-A of DDA Act, 1957 which was notified in the Gazette on 16.06.1995, therefore, the following modifications were added which is

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reproduced below:

"Motel is permitted as per Regulations made on that behalf in the Rural Zone/Green Belt and in Commercial Zones on National Highways and Inter-State Roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 meters or service roads running parallel to them."

In the light of now revised proposal, above provisions in the Master Plan will also need to be modified. It may be pointed out that in future like motels public and semi-public facilities may also have to be considered. In view of this, it is proposed that the amendments be made on these lines. It was also felt that the lands in the rural use/green belt are basically agriculture and therefore for converting the use from agriculture to non-agriculture purposes conversion charged should be levied. It is, therefore, desirable that appropriate frame work in the MPD as well as the regulations to levy such conversion/betterment charges for setting up motels (and such other public semi-public facilities for which specific regulations have been framed by the Authority) may have to be provided on the following lines on page 155 (in left hand column) of the Gazette of India, extra ordinary part - II, Section - 3, sub section (ii) dated 01.08.1990 under heading A-2 Rural Zone (including A-2) at the end of (b) (ii):-

"Setting up of motels (and such other public and semi public facilities for which specific regulations have been framed by the Authority) may be permitted by the Authority in Rural Zone/Green Belt by granting a planning permission including permission to convert the land use on payment of such conversion and other charges as notified by the Authority from time to time and subject to such other conditions as may be prescribed under the regulations on this behalf"

6. MODIFICATIONS REQUIRED IN MOTEL REGULATIONS:

In the light of the approval of these proposals appropriate revision of regulations notified on 16.6.1995 (Appendix 'A P.No.7-8) of motels will be necessary. Therefore, a revised notification in supersession to the said notification has been proposed simultaneously. (Framing of Regulations for other public and semi-public facilities would also be taken up separately). Proposed amended regulations for Motels is annexed. (Appendix 'B P.No. P.No.18-20).

7. PROPOSED FURTHER ACTION:

- i. Approval from Government for necessary modification in MPD-2001 as proposed in Para '5'.
 - ii Approval from the Government for revised regulations on motels as proposed in Para '6'.
 - iii. Conversion charges will be decided by the Authority and will be notified from time to time. After action (i) and (ii) above have been completed proposal for conversion charges and betterment charges will be put up to authority for notification under regulations.
8. The above proposals are placed before the Authority for its consideration and approval.

R E S O L U T I O N

Resolved that proposal contained in para 7 of the Agenda item be approved.

APPENDIX 'A' TO ITEM NO. 126/96
REGD. NO. 33004/95

REGD. NO. 33004/95

Gazette Notification dated
17/6/95 Regulations for
Motel.



अस.पार.ए.
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)
प्रतिष्ठार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 350] नई दिल्ली, शनिवार, जून 17, 1995/व्येस. 27, 1917
No. 350] NEW DELHI, SATURDAY, JUNE 17, 1995/JYASTHA 27, 1917

दिल्ली विकास प्राधिकरण

(आयुक्त एवं सचिव का कार्यालय)

अधिसूचना

नई दिल्ली, 16 जून, 1995

मोटल

का.पा. 550(अ) — 1. ग्रामीण जोत/हरित पट्टी और व्यावसायिक जोतों में
राष्ट्रीय राजमार्गों और अंतरराज्यीय मार्गों (मार्ग का तात्पर्य ऐसे मार्ग से है जो राष्ट्रीय
राजधानी क्षेत्र को पड़ोसी राज्य से जोड़े हैं जोड़ता हो) तथा जिसकी न्यूनतम चौड़ाई
(मार्गाधिकार) 20 मी. हो अथवा उनके समतुल्य गजरे वाले सड़क मार्गों पर मोटल
को स्थापित है।
1434 GI/95 (1)

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- (ix) Retail and service shops shall be limited to a maximum of 5% of the floor area.
- (x) Water and electric supply, sewerage, drainage and other such infrastructure shall be provided on a scale and according to standards satisfactory to the building regulatory authority.
- (xi) All permissions and clearances for use of land which are usually required in a connection with approval of, or sanction for, development shall be obtained from the prescribed authorities."

[F. No. 20(4)/R&MP]

V.M. BANSAL, Commr.-cum-Secy.

ITEM NO.

73/95

A-18.07.95

Sub: Proposal to permit motels in the National Capital Territory of Delhi. Amendments in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations for the provision of Motels.

NO. F.20(4)/83/MP.

P R E C I S

On the above subject, the Authority had recommended certain changes in MPD-2001, as well as the Hotel...Motel (Building Standards) Regulations 1977, vide Resolution No. 105/94, dated November 28, 1994 (APP. 'MM' 205-213). The Ministry of Urban Affairs and Employment has approved the amendments to the MPD-2001 on June 16, 1995 (APP. 'NN' - P. No. 214-217), and to the Hotel...Motel (Building Standards) Regulations 1977 on June 14, 1995 (APP. 'OO' Page No. 218-223).

2. It may be pointed out that the recommendations made by the Authority have undergone certain alterations in the approval given by the Ministry. These changes are as follows:

Relating to Amendments in the MPD-2001

Authority's Recommendations

Motels were to be permitted on national highways and interstate roads of 60 metres width (right of way).

Ministry's Approval

Motels are permitted on national highways and interstate roads of a minimum width (right of way) of 20 metres, or service roads running parallel to them.

Note: An interstate road is defined as a road that directly connects the National Capital Territory with a neighbouring state.

Relating to Amendments in Hotel...Motel (Building Standards) Regulations 1977

Authority's Recommendations

a) Maximum size of the motel was 2 Ha. with a maximum width of 50 metres alongside the highway.

Ministry's Approval

There is no prescription on either the maximum size or the width of the motel alongside the highway.

b) The green buffer specifically indicated along the highways and was not to be considered as part of the motel plot.

The green buffer has been made into a general condition.

c) The maximum permissible floor area was 3,000 sqm.

The maximum permissible floor area for the first 2 Ha. of land is 3,000 sqm.; 5% of the area of the remaining land comprised in the

site is subject to a maximum of 1500 sqm. (Max. total = 4500 sqm)

d) Basement was restricted to 25% of the ground floor coverage.

The basement is allowed to equal the ground coverage.

e) Certain specific clearances and permissions, such as the ULCR and Delhi Land Reforms Act, were required.

All permissions and clearances that are usually required are to be obtained, and the approval is to be made into a general condition.

3. Implementation Mechanism

With a view to facilitate the procedural clearances required by prospective entrepreneurs who desire to set up motels in terms of this notification, and also to ensure that no misuse or violation of the conditions and regulations stipulated in the notification are committed, it is proposed that DDA publish a brochure that contains all information required for the scheme's implementation. Specifically, the brochure will contain:

- a. The areas and roads (with full details) where the construction of motels would be permitted under the notification.
- b. The building regulations to which the construction of motels would be required to adhere.
- c. The application form for seeking permission for the proposal, along with a check-list of the information to be furnished.
- d. All clearances required as per law.

Applications received would be processed in a time-bound manner. Letter of permission (or for seeking clarifications with respect to deficiencies in the application) would be sent to the application within 15 days.

It will be the applicant's responsibility to submit his building proposal to the concerned organization. If the land lies within DDA's jurisdiction, then the proposal will be submitted to the building department of DDA; if the land lies within MCD's jurisdiction, then it will be submitted to the MCD building department.

4. Question of Conversion and Peripheral Development Charges

A. This is the first time that DDA is considering to permit commercial on privately held land in the rural use zones and green belt. For this reason, DDA may consider levying charges to offset any inequitable advantage to these landowners, vis-a-vis other agricultural landowners, whose property is acquired for the planned development of Delhi.

B. At present, land is acquired for Delhi's planned development, and the land thus developed land is disposed of in accordance with the policies established by the government. The proposal to build motels on private land is a departure from current policies and it is important that appropriate conversion and peripheral development charges are laid. These charges may be determined by DDA and other concerned departments with the approval of the government.

5. The matter is placed before the Authority for consideration of the above proposals.

RESOLUTION

It was noticed that several recommendations made by the Authority had undergone changes at the time of approval by the Ministry. It was resolved that the Ministry be again requested to incorporate the following amendments in the MPD-2001 and the Hotel-Motel (Building Standards) Regulations.

- i) The minimum interstate roads should be of 60 metre right of-way since the provisions of smaller roads would qualify the roads running mainly within the GNCTD and some other small roads entering the adjoining states at unimportant locations which could lead to the development of commercial activities of insufficient standards in the name of foreign tourism promotion at odd areas in the rural use zones to create environmental and social problems.
- ii) The expression service roads running parallel should be omitted as it could create ambiguous interpretations.
- iii) Maximum size of the motel plots should be prescribed (2 hect. with a maximum size of 3000 sqm. of floor area and with restrictions of basement to the extent of 25 per cent since bigger size motels would amount to giving sanction for normal hotels without sufficient infrastructural facilities in the rural use zone.
- iv) There should be a minimum width of 50 metre of the motel plot along the interstate road/highway. This would ensure the requisite set-back in a 2 ha. plot. A smaller width would result in a narrow plot wherein the set-backs will not be feasible.

Contd.... 204-A/-

The Authority further resolved that the conversion and peripheral charges as proposed in the agenda item be worked out adopting the formula already available with the DDA.

*Verified
Sh.*

*Attested
24/1/86*

H. K. BABBAR

Assistant Secretary

Public Development

APPENDIX 'C' TO ITEM NO.126/96

IDENTIFIED LIST OF 30 MTS. R/W AND ABOVE ROADS FOR
LOCATING MOTELS IN DELHI

Sl. No.	Location of Roads	App. Length (Kms.)	Width as/ Massavi of village	Right of way (Mtrs.)
<u>NORTH DELHI</u>				
1.	G.T.Road (NH-1) from Outer Ring Road to NCT Border only on Eastern side since Western side is Urban Extn.	10.75	Libaspur Sanghu	91.00
2.	Road from Jharoda Dairy to Kirti, Haryana State.	13.00	Burari	30.18
<u>SOUTH DELHI</u>				
3.	Old NH-8 Delhi-Gurgaon Road from Kapaskhera to Gurgaon	01.50	Kapaskhera	61.00
4.	New NH-8 Delhi-Gurgaon Road from Rangpuri to Gurgaon	02.50	Rangpuri, Rajokri (width not mentioned in Masavi)	91.00
5.	Mehrauli-Gurgaon Road from Mehrauli-Mahipalpur Junction to border excluding ridge.	07.00	Arya Nagar	80.00
<u>EAST DELHI</u>				
6.	Delhi-Loni Road from Delhi Urban Area Boundary to Border	00.50	Johripur	45.00
<u>WEST DELHI</u>				
7.	NH-10 (Delhi-Rohtak Road) from Urban Extn. boundary on south side (North side is Urban Extension)	05.50	Tikri Kalan	61.00
8.	Najafgarh Road from Najafgarh town to Urban Extn. boundary	05.80	Bapora Najafgarh	30.18
9.	Najafgarh Town to Najafgarh drain/Urban Extn. boundary	04.00	Najafgarh	37.72
10.	Najafgarh Dhansa Road to Jhaggar from Najafgarh town.	13.00	Najafgarh Mitraon	30.18

APPENDIX 'D' TO ITEM NO. 126/96.

Comparative Statement of Development Control Norms/Regulations as per Notification Dated : 17.6.95, as recommended by Authority in its Meeting on 18/07/1995 and now proposed :

APPENDIX -

S.No.	Issue	Devs Controls/Regulations Notification dt.17.6.95	Recommendations of Authority's Resolution No.73/95 dt.18.7.95	Now Proposed.
(1)	(2)	(3)	(4)	(5)
1.	Fronting Road	Motels are permitted in Rural Zone/Green Belt and in Commercial Zones on National Highways and inter-state roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring states) of a min. width (Right of Way) of 20Mts.	The minimum inter-state roads should be of 60 Mtr. right of way since the provisions of smaller roads would qualify the road running mainly within the GNCTD and some other small roads entering the adjoining states at unimportant localities which could lead to the development of commercial activities of insufficient standards in the name of foreign tourists promotion at odd areas in the rural use zones to create environmental and social problems.	The minimum R/W of the fronting road shall be 30Mtr. This is the minimum R/W of the Master Plan Roads. As per the information supplied by the DC Delhi's Office, a total of 10 roads have been identified which are more than 30M R/W which directly connect the National Capital Territory with the neighbouring states.
	Service Road.	Op service roads running parallel to them.	The expression service roads running parallel should be omitted as it could create ambiguous interpretations.	Service Road shall mean part of the Road R/W. There shall be no gap or puncture in the central verge of road in the of the entry/exist of the motel. The right turning movements shall be through the signalised junction/intersection existing at present.
2.		A Motel located in commercial zones will be subject to the norms and building standards applicable to hotels.		

3.

A motel located in the rural zone/Green Belt shall be subject to the following norms and building standards:

Plot Size i) The minimum area of the plot shall be one hect.

The max. size of the motel plots should be prescribed (2 hect.) with a max. covered area of 3000 sqm. of floor area.

(a) The minimum size of the plots fronting National Highways (90M) & State Highways (60M) shall be 1 hect and maximum size shall be 3 hect. (b) The minimum size of the plots fronting less than 60M R/W roads shall also be 1 hect but the maximum size shall be 2 hect.

Entry/ Driveway ii) The min. width of the Driveway used for entry into/exist from a plot shall be 9 Mtr.

The minimum width of Drive Way used for entering into and exit from motels shall be 9 Mtr.

Setbacks iii) The min. setbacks shall be 15M in the front and 9M from the sides and the rear. This shall be in addition to a green buffer from the road width if and as specified by law.

(a) Min. front setbacks - On National Highways and State Highways shall be 100M and 60M, respectively, as recommended in NCR Plan-2001 (b) Min. front setbacks in case fronting roads are of less than 60M R/W shall be 30M. (c) Min. size of side & rear setbacks for (a) & (b) above shall be 9M.

FAR iv) The FAR shall be 15, subject max. floor space of 1500 sqm. each of the first and second hect. and 5% of the area of the remaining land comprised in the site subject to a max. of 1500 sqm.

(a) Plots fronting National Highways and State Highway shall have FAR of 50 and, (b) roads less than 60M shall be 25.

(1)	(2)	(3)	(4)	(5)
Maximum Ground Coverage	v) The max. ground coverage shall be equivalent to FAR.	—		(a) Max. Ground Coverage for plots fronting National Highways and State Highway shall be 20% and, (b) Max. Ground Coverage for plots fronting less than 60M R/W roads shall be 15%.
Maximum Height	vi) The built up structure shall not exceed the ht. of 9 mtrs.	—		(a) Max. hts. on National Highway and State Highways shall be 15M and, (b) on roads less than 60M R/W shall be 11 mtrs.
Basement	vii) Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for air-conditioning plant, filtration plant, Elct. S/Stn., parking and other essential services.	Basement to the extent of 25% since bigger size motels would amount to giving sanction for normal hotels without sufficient infrastructural facilities in the rural use zone.	—	Basement equivalent to the ground coverages shall be allowed free from FAR to the extent necessary for air-conditioning plant, elect. s/stn., parking and other essential services only.
Parking	viii) Parking space shall be provided on a min. scale of 1.67 ECS per 100sqm. of floor area, including the provision made in this regard in basement.	—		Parking shall be provided on a minimum scale of 3 ECS per 100 sqm. of floor area.
Retail Service Shops.	ix) Retail and Service Shops shall be limited to a max. of 5% of the floor area.	—		Retail and Service Shops shall be limited to the max. of 5% of floor area.
Provision of Infra-structure.	x) Water & elect. supply, sewerage, drainage and other such infrastructure shall be provided on a scale and according to standards satisfactory to the building regulatory authority.	—		Water & elect. supply, sewerage, drainage & other infrastructure shall be provided on a scale according to the standard satisfactory to the building regulatory auth.

(1)	(2)	(3)	(4)	(5)
		xi) All permissions and clearances for use of land which are usually required in connection with approval of, or sanction for, development shall be obtained from the prescribed authorities.		All other permissions for clearances for use of land which are so required in connection with the approval or sanction for development, shall be obtained from the prescribed auth.
Frontage of Plot.		xii) No specific mention.	There should be a min. width of 50 mtr. of the motel plot along the interstate road/highway. This would ensure the requisite setback in a 2 hac. plot. A smaller width would result in a narrow plot wherein the setback will not be feasible.	
Conversion Fee.		xiii) No specific mention.	The Authority further resolved that the conversion and peripheral charges as proposed in agenda item be worked out adopting the formula already available with DDA.	Payment of conversion fee shall be made to DDA on the rates made applicable by the Authority/Govt. of India from time to time. For implementation, the necessary modifications in the DD Act may also be processed.

APPENDIX 'E' TO ITEM NO. 126/96.

DELHI DEVELOPMENT AUTHORITY

APPENDIX

DRAFT NOTIFICATION

Regulations in exercise of the Powers conferred by sub-section (i) of Section 57 of the Delhi Development Act, 1957 (No. 61 of 1957).

1. Location:

Motels are permitted in Rural Zone/Green Belt on National Highways and Inter-State Roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (Right-of-way) of 30 meters.

2. Type of Motels:

Category-A: Motels of larger size: Proposed to be located on National Highways (90 meter R/W) and State Highways (60 meter R/W).

Category-B: Motels of smaller size: Proposed to be located on identified roads of 30 meters R/W and above.

3. Development Controls:

I. Common Norms: (For Category-A & B)

(i) Minimum width of access and drive way road:

The minimum width of the drive way used for entry into an exit on a plot shall be 9 meters.

(ii) Basement:

Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for air-conditioning plants, filtration plants, Electric sub/-station, parking and other essential services only.

(iii) Parking:

Parking shall be provided on a minimum scale of 3 ECS per 100 Sqm. floor area. The increase in the minimum scale has been done as per the additional requirement in Motels.

(iv) Retail and Service Shops:

Retail and service shops shall be limited to a maximum of 5% of the floor area.

(v) Minimum Size of Plot - 1 ha.

II. Separate Norms:

In addition, the following separate norms are proposed for category 'A' and 'B' Motels;

Category 'A': Size of Plot:

- i. Maximum 3 ha.
- ii. Maximum permissible ground coverage 20%
- iii. Maximum permissible FAR - 50.
- iv. Maximum height - 15 meter.
- v. Minimum setback:

Front: 100 meters on National Highway and 60 meters on State Highway.

Rear and Sides - 9 meters each.

Category - 'B': Size of Plot:

- i. Maximum 2 ha.
- ii. Maximum permissible ground coverage - 15%
- iii. Maximum permissible FAR - 25.
- iv. Maximum height - 11 meters.
- v. Minimum setback:

Front: - 30 meters.

Rear and Sides: 9 meters each.

4. Grant of Planning Permission:

The applications alongwith necessary documents/plans that may be received in this regard will be scrutinised duly in accordance with the regulations and on payment of such conversion charges and betterment charges that may be notified by the Authority from time to time, planning permission may be granted subject to the following conditions:

- a) Planning permission shall be valid for a period of one year during which the applicant will have to take the necessary building/development permission from the appropriate Authority and commence construction within one year and complete the development within 3 years from the date of this planning permission failing, which the planning permission shall lapse unless it is renewed/revalidated on payment of renewal/revalidation fees as may be decided by the Authority.

(iv) Retail and Service Shops:

Retail and service shops shall be limited to a maximum of 5% of the floor area.

(v) Minimum Size of Plot - 1 ha.

11. Separate Norms:

In addition, the following separate norms are proposed for category 'A' and 'B' Motels;

Category 'A': Size of Plot:

- i. Maximum 3 ha.
- ii. Maximum permissible ground coverage 20%
- iii. Maximum permissible FAR - 50.
- iv. Maximum height - 15 meter.
- v. Minimum setback:

Front: 100 meters on National Highway and 60 meters on State Highway.

Rear and Sides - 9 meters each.

Category - 'B': Size of Plot:

- i. Maximum 2 ha.
- ii. Maximum permissible ground coverage - 15%
- iii. Maximum permissible FAR - 25.
- iv. Maximum height - 11 meters.
- v. Minimum setback:

Front: - 30 meters.

Rear and Sides: 9 meters each.

4. Grant of Planning Permission:

The applications alongwith necessary documents/plans that may be received in this regard will be scrutinised duly in accordance with the regulations and on payment of such conversion charges and betterment charges that may be notified by the Authority from time to time, planning permission may be granted subject to the following conditions:

- a) Planning permission shall be valid for a period of one year during which the applicant will have to take the necessary building/development permission from the appropriate Authority and commence construction within one year and complete the development within 3 years from the date of this planning permission failing which the planning permission shall lapse unless it is renewed/revalidated on payment of renewal/revalidation fees as may be decided by the Authority.

- b) All other conditions for clearance of use of the land which are so required in connection with the approval of sanction for development shall be obtained from the prescribed authority.
- c) Provision of infrastructure such as water and electric supply, sewerage, drainage, etc. shall be provided on a scale and according to the standard satisfactory to the building regulatory Authority.
- d) Undertaking shall be required from the applicant for surrendering the land for road widening /increasing the right of way of road (including laying of underground/overhead services) whenever required in front of Motel.
- e) These conditions as laid down in the planning permissions will automatically from the part of the condition which may be stipulated by the Building Regulatory Authority.

5. Conversion Charges:

The requests/applications received and found in order, planning permission for change of land use shall be granted by the Authority under these Regulations.

6. Betterment Charges:

The Authority may also decide from time to time the action and manner for levying betterment charges which shall be payable for grant of planning under these regulations.

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- 1 -

ITEM No.
127/96
A-27.08.96

Sub: Report on the follow up action on the resolutions passed by the Authority in its meetings held during the 2nd quarter of 1996 (April to June)

No.F.2(6)/96-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 meetings held during the 2nd quarter of 1996 (April to June) is submitted for kind information of the Authority. The Report is appended at (Appendix- 'A' Page No. 2 to 14).

R E S O L U T I O N

Noted.

**

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTIONS PASSED
BY THE AUTHORITY IN ITS MEETING HELD ON 17.06.96

S.NO.	Item No. & Date	SUBJECT	RESOLUTION	REMARKS
1.	51/96	Change of land use of an area measuring 15.38 ha. (38 acres) from 'industrial' to 'commercial use' (6.07 ha.) and 'residential use' (5.54 ha.) at Jang-pura New Delhi Hindustan Prefeb Ltd. <u>No.F.20(3)/88-MP.</u>	It was pointed out that the Technical Committee had agreed to the revised proposals of change of land use on account of Govt.'s administrative approval to the phased shifting. Following points of view were put forth during discussion: i) Change of land use will help supporting the revival of the public sector unit, ii) As per the Ministry's view point, extent of land under commercial use could be reduced so as to increase the land under residential use, iii) As per the views expressed by the NCR Planning board, decision in the matter should be taken keeping in view the fact that the overall issue of shifting/relocation of industries and consequent reuse of land to be vacated is pending before the Supreme Court and that decision to change the land use will have repercussion on other cases of similar nature. In the light of these discussions, it was resolved that the Ministry be requested to take appropriate decision keeping in view the above aspects.	The matter has been taken up with the Ministry on 05.07.96.

Contd...../-

542
1.

2. 52/96

Draft Zonal Development Plan
for Zone 'B' (City Extension-
Karol Bagh Area).
No.F.1(18)/92-ZF.

On a query, it was explained that
sufficient parking areas had been
provided in the draft Zonal Plan
of Zone B. It was, therefore,
decided that the same be approved.

Ministry has been requested
on 12.8.96 to accord
approval of the Govt. of
India.

The Authority also observed that
there was a necessity to have a
fresh survey of the available
open spaces at the City level so
that the same could be utilized
to meet the requirements of
additional space for the following
purposes:

- i) Play Grounds,
- ii) General Parking and
- iii) Stabling of buses during
ni-ght hours.

The result of the survey may
be presented to the Authority
in 3 months.

3. 53/96

Implementation of Mini Master
Plan Project for integrated
development of rural Delhi.
No.F.3(4)/95-MP.

Resolved that proposals contained
in para-4 of the Agenda be approved.

Dev. Commr., GNCTD has
been requested on 5.7.96
for taking further action
as per decision of the
Authority.

1.

2.

3.

-4-

4.

5.

4.

54/96

Alignment Plan of Road No.17
(Nelson Mandela Marg) from
outer Ring Road to Mehrauli-
Mahipalpur Road.

No.F.5(3)/72-MP/Et.

Resolved that proposals contained in
para 3.1 of the Agenda be approved.

EWD has been requested
on 12th August for
initiating necessary
action as per decision of
the Authority.

5.

56/96

Zonal Development Plan for
Zone 'E' (Trans-Yamuna Area).

No.F.1(21)92-MP.

Resolved that the modified draft
zonal Plan of Zone 'E' (Trans-
Yamuna Area) be approved.

The matter has been
referred to the Govt. of
India on 8.8.96 to convey
the approval to the Draft
Zonal Plan of Zone 'E'.

1. 2. 3. 4. 5.

6. 58/96

Permission to GFA Holders to raise loan from the financial institutions to clear LVA's instalments, penalty etc. in respect of flats.

No.F.22(278)/96/HAC

Resolved that proposals contained in the Agenda item permitting the GFA holders to raise loans from the financial institutions in order to pay their outstanding dues and penalties be approved.

Decision implemented.

7. 59/96

Proposal for denotification of 282 colonies scheme for Development Area of the Authority, where maintenance of civil services are handed over to MCD.

No.F.15(8)/96-Fr.

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

Under Process.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

8. 60/96

Proposed Mass Rapid Transportation System (MRTS) for Delhi-Phase-I Proposal.

No.F.1(15)/90-MP.

Resolved that:

- i) In view of the fact that the Ministry has already examined these proposals in detail, decisions of the Technical Committee in para 3.10 of the Agenda item be approved.
- ii) Proposals in para 3.5 of the Agenda should be accorded due priority,
- iii) Proposals in para 3.6 of the agenda should be entrusted to a specialist group of Planners & experts.
- iv) Resettlement plans should invariably be worked out in advance before taking up any clearance/demolition operation.

Commr-cum-Secy.(Transport) has been requested on 5.7.96 for taking necessary action in the matter as per decision of the Authority

9. 62/96

Filling up of vacant posts of Patwaris by departmental Candidates-Relaxation of Recruitment Regulations.

No.F.2(14)/93-PE-V/DDA.

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

Orders have been issued vide E.O. No. 858 dated 8.7.96.

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

10. 63/96 Disposal of Tower Restaurant at Asian Games Village Complex, New Delhi.

No.F.1(150)/94-GE.

Resolved that proposals contained in para 4 of the Agenda be approved, subject to the following:

Noted

- i) Nature of temporary construction to be permitted for catering and its extent be clearly defined.
- ii) Only garden umbrellas may be allowed to be put up in and around the fountain area.
- iii) Parking areas inside the complex should be clearly defined. Road-side parking will not be permitted for any occasion.

11. 64/96 Allotment of shops/stalls to the members of Scheduled Castes/ Scheduled Tribes.

No.F.E.14(4)93.

Resolved as follows:

- a) Proposals contained in paras 3 and 8 of the Agenda item be approved.
- b) Photograph of the allottee should be affixed on the Possession/Lease/Conveyance documents in order to check unauthorised transfer of property.
- c) In view of the fact that job reservation for the SC/ST in the Govt. of India is 22.5%, review of the reservations being provided by the DDA, in allotment of shops/flats, is called for so as to be in conformity with the Govt. of India's reservation policy. Approval of the Ministry to this decision may be sought, till then the existing reservation policy shall continue.

Noted.

Ministry has been requested on 6.8.96 to convey the approval for reservation in the allotment of shops/flats.

1. 2. 3. -8- 4. 5.

(162)

12. 65/96

Floating of a New Housing Scheme to dispose of the SFS flats being constructed by DDA.

No.F.1(15)/96/AD/Regn./SFS/Ft.III.

Resolved that the launching of new self financing scheme and other proposals contained in the Agenda item, including the proposals of change of location in the allotted flats after the draw of lots be approved.

Decision implemented.

13. 66/96

Modification in the Proforma A-10 of DDA Budget and Accounts Rule, 1982.

No.F.Acs.6(63)/95/DDA.

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

Ministry has been requested on 1.8.96 to accord approval and notify in the Gazette of India.

1. 2. 3. 4. 5.

14. 67/96

Correction in the pay scale of the post of Machine-Attendant.

No.F.1(5)/81/P.B.-IV/Ft.

Resolved that proposals contained in para 5 of the agenda be approved.

Decision implemented vide E.O. No. 847 dated 5.7.96.

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15. 69/96

Policy regarding utilisation of land in case of existing hazardous/noxious/heavy/large scale industries on their closure/shifting.

No.F.20(16)/93-MP.

Resolved that the course of action proposed in the Agenda item be approved.

Under process.

16. 70/96

Regularisation of 54 Work-charged
employees as Drivers.

No.F.2(10/93-PB-IV/vol.I

Resolved that proposals contained
in para 5 of the Agenda item be
approved.

Decision implemented.
vide E.C. No. 857
dated 8.7.96.

17. 71/96

Pay and allowances payable to
the officers/officials joining
DDA on deputation.

No.9(38)/95/PB-I

Resolved that proposals contained
in paras 5, 6 & 7 of the Agenda
item be approved.

Noted.

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

18. 72/96

Compassionate appointment
to son/daughter/widow of
deceased employees.

No.F.3(11)/96-PB-V.

Resolved that proposals contained in
para 7 of the Agenda item be approved;
not more than one appointment shall
be given in one family.

Ministry has been
requested on 5.7.96
to convey the final
approval.

19. 73/96

Revision of rates of FCA/FTA
payable to various categories
of officials/officers in UDA.

No.F.8(4)/87/PB-II/Pt.III.

Resolved that proposals contained in
paras 2(a) & (b) of the Agenda item
be approved.

Decision implemented.

| | | | | |
|-----|-------|--|--|----------------|
| 1. | 2. | 3. | 4. | 5. |
| 20. | 74/96 | Return of EWS tenements-
(Jante flats) to 12 riot
victims. | Resolved that proposals regarding
return of EWS tenements to the
riot victims be approved. | Under process. |

No.F.1(Misc.)/92/Housing.

21. 75/96

Allowing permission for
sub-letting to institutions.

No.F.7(6)/90/I.L.

Resolved that sub-letting
of the institutional
premises be permitted subject
to the conditions contained
in paras 4 and 6 of the
Agenda item.

Noted.

195

1. -----
 2. -----
 3. -----
 4. -----
 5. -----
22. } 77/96

Removal of stagnation in
different cadres of UUA.
No. F. IS/ C(P) / 96 / UUA / Stagnationich.

Resolved that, in view of extreme
stagnation in these cadres, 7
proposals contained in para 7
of the agenda item be approved.

Ministry has been
requested to convey
the approval on 10th
July 196.

23. 79/96

Introduction of single
multipurpose form for
payment of URG, GPF, BF
and GIS to legal heirs
of UUA employees.

No. F. AO (Eension) / Misc. / 95 / 143.

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

Implemented.

14-

1. 2. 3. 4. 5.

24. 80/96

Proposal to grant increase
in FAR for Unison Hotels
Ltd. plot in vasant Kunj,
Ph.II.

No.F.100(25)93-CL.

After detailed discussions, the
proposals contained in the
Agenda item were approved. The
Lt. Governor was authorised to
constitute the Negotiation
Committee.

Committee has been
constituted.

505

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Item No. Sub: Constitution of Advisory
128/96 Council of the Delhi
A-06.09.96 Development Authority.

F1(2)93-95/MC/DDA.

PRECIS

Under Section 5(1) of the Delhi Development Act, 1957, the Authority is empowered to constitute an Advisory Council for the purpose of advising the Authority on the preparation of the Master Plan and on such other matters relating to the planning or development or arising out of or in connection with the administration of the Act, as may be referred to by the Authority.

2. Desk Officer, Govt. of India, Ministry of Urban Affairs & Employment vide his letter K-11011/27/92-DDIA dated 8.8.96 (app. 28. P.No. 1-3) has informed that under section 5(2) (h) of the Delhi Development Act, 1957, the Rajya Sabha has elected Sh. Bhuvnesh Chaturvedi, member of Rajya Sabha to serve as member of the Advisory Council of the Delhi Development Authority in place of Sh. R.K. Dhawan, retired from the membership of the Rajya Sabha on 9.4.96.

The matter is placed before the Authority for information.

R E S O L U T I O N

Authority welcomed the appointment of Shri Bhuvnesh Chaturvedi, MP as a member of the Advisory Council of DDA.

APPENDIX 'A' TO ITEM NO. 128/96

No.K-11011/27/92-DD1A
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

New Delhi, dated the 8th Aug., 1996.

To

The Commissioner-cum-Secretary,
DDA, Vikas Sadan, IIA,
New Delhi.

Subject: Election of a member of Rajya Sabha to the
Advisory Council of DDA.

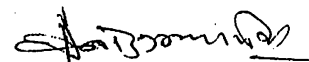
Sir,

1 am directed to enclose a copy a copy of the
Rajya Sabha Sectt.'s Office Memorandum No.RS/4(10)/85-Com.11
dated 31.7.1996 on the above subject, wherein Shri Bhuvnesh
Chaturvedi, Member, Rajya Sabha has been duly elected to be
a member of the Advisory Council vice Shri R.K. Dhanwan,
retired from the membership of Rajya Sabha on 1.1.1996.
It is requested that necessary action in this regard may
be taken and the Ministry intimated in due course.

2. The position regarding calling of a meeting of
the Advisory Council may also please be intimated.

Yours faithfully,

Encl: As above.


(V.K. Misra)
Desk Officer

PARLIAMENT OF INDIA
RAJYA SABHA SECRETARIAT

Telegram : "PARISHAD"
Fax : (01 11) 3012592 / 3015585 PHA
(01 11) 3792940 / 3782983 PH
Telephone :

PARLIAMENT HOUSE ANNEXE
NEW DELHI-110001

No. RS/4(10)/95-Com.II

Dated the 31st July, 1996

OFFICE MEMORANDUM

Subject : Election of a member of Rajya Sabha to the
Advisory Council of the Delhi Development
Authority.

The undersigned is directed to refer to the Ministry of Urban Affairs & Employment letter No. 11011/27/92-DDIA dated the 17th July, 1996 on the above-mentioned subject and to state that, in pursuance of a motion adopted by the Rajya Sabha on the 25th July, 1996, Shri Bhuvnesh Chaturvedi, Member, Rajya Sabha, has been duly elected to be a member of the Advisory Council of the Delhi Development Authority.

2. The Permanent and Delhi Addresses of Shri Bhuvnesh Chaturvedi are given below :-

Permanent Address

Bharat Smriti,
Bhimganj Mandi,
Kota-2 (Rajasthan).

Delhi Address

6-C, Multi Storey Flats,
Baba Kharag Singh Marg,
New Delhi-110001.

Raja Ram
(RAJA-RAM)
DEPUTY SECRETARY

To

The Ministry of Urban Affairs & Employment,
(Parliament Section),
Government of India,
New Delhi.

RVP
96

ITEM NO. SUB:- Procurement of Non-levy cement from M/s UP State Cement Corporation Ltd. against agreement No.3/EE/SD-1/1990-91 -
129/96 Condonation of Departmental Claims.

A- 06.09.96

NO. F. 53/FO/Dir. (MM).

P R E C I S

The work for supply of 40000 MT cement was awarded with the approval of WAB dated 24.4.90 to M/s UPSCC Ltd. @ Rs.1519 per MT. the date of start of supply was 14.5.90 and date of completion was 13.11.90. The corporation supplied only 2806.24 MT cement upto 11.7.90 and stopped the supply thereafter. After proper notice the work was rescinded on 18.12.90 with levy of compensation amounting to Rs.60,76,000/- under the provisions of the agreement. The balance quantity of 37193.76 MT was awarded to M/s Andhra Cement @ Rs.2053.61 PMT in jute bags and @Rs.2033.61 PMT in HDPE bags at the risk and cost of M/s UPSCC Ltd. with the approval of WAB on 10.11.91. Accordingly the Deptt. raised the following claims against the Corporation.

| | | |
|-------------|---|-------------------|
| (i) | Levy of Compensation | Rs.60,76,000.00 |
| (ii) | Difference of cost of material at the risk & cost of M/s UPSCC Ltd. | Rs.1,98,84,171.22 |
| (iii) | Expenditure on call of tenders at the risk and cost of Corporation. | Rs.20,000.00 |
| (iv) | Cost of Proceedings | Rs.20,000.00 |
| TOTAL CLAIM | | Rs.2,60,00,171.22 |

- (v) Interest @ 18% p.a. upto the date of its actual payment or decree.

M/s Andhra Cement Ltd. also supplied only 12631.15 MT cement and thereafter they stopped the supply. Tenders were again invited for remaining quantity at the risk and cost of M/s Andhra Cement in the month of Dec., 1992. Since the rates, terms and conditions put forth by the tenderers were not acceptable to the Department, the tenders were rejected with the approval of WAB and the chapter to recall the tenders was closed.

When the DDA could not recover the claims from M/s UPSCC Ltd., the Department invoked arbitration clause of the agreement. The corporation objected to the appointment of second arbitrator (Istarbitrator had resigned) and did not allow the proceedings and also refused to enlarge the period of award. The Department,

contd....2/-

therefore, went to the Hon'ble High Court of Delhi. In the meantime M/s UPSCC Ltd. offered on 13.4.93 to supply the balance quantity of cement @ Rs.1866.32 PMT on which the WAB decided in its meeting held on 12.7.93 to appoint a committee under the chairmanship of CE(QC) with CAO, CLA and Director(MM) as members to deliberate on the matter and place the recommendations before the WAB.

The committee's recommendations submitted on 17.10.94 were considered by the WAB in its meeting held on 8.12.94 and after due deliberation the Board decided as under:-

- (i) The offer of the firm M/s UPSCC Ltd. to supply 10000 MT cement against the balance quantity of 37194 MT at their agreed rate of Rs.1807.60 per MT may be accepted.
- (ii) Till such time the firm completes the supplies of agreed quantity of 10000 MT of cement, the arbitration case would be kept in abeyance.
- (iii) After completion of the supplies of 10000 MT, for settling of the disputes between DDA and M/s UPSCC Ltd., the matter would be referred to the Cabinet Secretary, Govt of India for adjudication.
- (iv) In case the firm did not agree to the decision of the Board, as recorded at point (ii) and (iii) above, the matter would be brought back by Dir.(MM) for consideration of the Board.

The matter was referred to the Govt. of India on 22.8.95 (APP. 'A' P.No. 4-13) in response to which the Under Secretary, Cabinet Sectt. informed on 25.8.95 that the dispute under reference is a dispute between DDA and UPSCC Ltd. and as such it does not fall within the jurisdiction of the Committee (Appendix 'B' Page No 14)

The matter was, therefore, again discussed by WAB in its meeting held on 20.10.95. It was decided that FM will discuss the matter further with Chief Executive of UPSCC Ltd. to negotiate the terms for settling the issue. Accordingly a meeting was held on / 15-16 / 29.1.96 in response to which a letter dated 2.3.96 (APP. 'C' / was received from UPSCC Ltd. whereby they requested to withdraw the case pending in High Court of Delhi and settle the dispute as they had fulfilled their commitment of supply of 10000 MT of cement at their original basic rates. It has also been informed that UPSCC Ltd. has been declared a sick unit under SICA/BIFR and cannot afford to bear any additional loss on account of further supply of cement at

(51)

lower rate.

It is pertinent to mention here that the agreed quantity of 10000 MT cement was supplied by M/s UPSCC Ltd. to DDA at a very crucial time when DDA store was facing acute shortage of cement because other agencies were not able to arrange wagons and supply cement. The firm made special efforts by taking up the matter at highest level with Railway Authorities and arranged wagons for cartage of DDA cement. Thus the DDA was helped at a very crucial time by supply of this cement enabling it to continue some of its important projects without any break.

In view of the above developments, the matter was once again placed before the WAB for consideration and approval of the following:-

- (i) To waive off the liquidated damages of Rs.60.76 lacs imposed by the Deptt. on M/s UPSCC Ltd. while rescinding the contract on 18.12.90.
- (ii) In view of the Corporation being a Govt. of U.P. undertaking declared as sick unit and having fulfilled the commitment, lenient view may be taken in respect of deviated extra cost of Rs.1.38 crores (APP. D. P.No. 17).

The case was last discussed in WAB meeting held on 8.8.96 and after due deliberation, it was decided by the Board that item be submitted before the Authority for its consideration and approval. Accordingly the matter is placed before the Authority for approval of the proposal as contained in the preceeding para.

R E S O L U T I O N

Resolved that the possibility of effecting further recoveries be further explored. The matter could be brought to the Authority, thereafter, if necessary.



R.L. HANS
Engineer Member

APPENDIX 'A' TO ITEM NO. 129/96

DELHI DEVELOPMENT AUTHORITY
VIKAS SADAN, NEW DELHI-110023
TEL. (O) 4692174, 4624017 (R) 5728200, 5725922

No.

Dated 22.8.95.

To

Sh. V.K. Gauba,
Under Secretary Coordination,
Rashtrapati Bhawan,
NEW DELHI.

Sub: Acquisition of Stores during 1990-91.
SH: Supply of non-levy cement conforming to IS: 269
- 1976 & 1489 - 1976.
Agreement No. 3/EE/SD-I/DDA/90-91 dated 1.6.90.

Sir,

I am to forward herewith a letter addressed to your
goodself by Sh. H.C. Gupta, Dir.(MM) which is self explanatory.
This case is being referred to you for settling of the dispute
between DDA & M/s. UPSCC Ltd. for adjudication of the same.

Encl: As above.

Yours faithfully,

(R.L. Hans)

Handwritten:
R.L. Hans
23/8/95
Under Secy (Coordination)

Handwritten: OK

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DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR (MM)
Dt.

No.
To, The Cabinet Secretary
Cabinet Secretariat
Govt. of India
New Delhi.

Subject:- Settlement of disputes between the Delhi Development Authority and U.P. State Cement Corporation Ltd.

Sir,

The Delhi Development Authority centrally procures cement by calling tenders. In the year 1990, the DDA called the tender for 40,000 M.T. of cement and order was placed to M/s U.P. State Cement Corporation Ltd. But, there was some problem in completing the supply and DDA had to take contractual action. This has resulted into DDA's claim of Rs.1,98,46,832.18. A background note giving details of the claim is placed at Annexure-1. Now, for settling the dispute between the DDA and M/s U.P. State Cement Corporation Ltd., the matter is placed before the Cabinet Secretary, Govt. of India for adjudication.

The claims of DDA to be adjudicated are given as under :-

| Claim No. | Brief particulars of claim | Amount (Rs.) |
|-----------|---|----------------|
| 1. | Levy of compensation | 60,76,000.00 |
| 2. | Difference of cost of material at the risk and cost of M/s UPSCC Ltd. | 1,37,30,832.18 |
| 3. | Expenditure on call of tender at the risk & cost of M/s UPSCC Ltd. | 20,000.00 |
| 4. | Cost of proceedings | 20,000.00 |
| | Total claim | 1,98,46,832.18 |
| 5. | Interest @ 18% per annum upto the date of its actual payment or decree. | |

Thanking you.

Yours faithfully,
(H.C. GUPTA)
DIRECTOR (MM)

Encl.: Annexure-'A'.

g/c.

12/9/90

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ANNEXURE - I.

Subject:- Settlement of disputes between the Delhi Development Authority and U.P. State Cement Corporation Ltd.

SH:-

1. Acquisition of stores during the year 1990-91.
2. Supply of non-levy cement conforming to IS: 269-1976 and IS: 1489-1976.
3. Agmt. No. 3EE/SD-1/DDA/90-91 dt. 1.8.90

1. The work for the supply of 40,000 M.T. cement was awarded with the approval of WAB dt. 24.4.90 to M/s U.P. State Cement Corporation @ Rs. 1519/- per M.T. inclusive of current Excise Duty, Sales Tax and Octroi, and any increase in Excise Duty, Railway Freight, Sales Tax during the tenure of contract shall be borne by DDA and in case of decrease, the Corporation will refund the amount of difference to DDA. The date of start of supply was 14.5.90 and date of completion was 13.11.90. The Corporation only supplied 2806.24 M.T. of cement upto 11.7.90 and stopped this supply thereafter completely. After proper notices the work was rescinded on 18.12.90 with levy of compensation amounting to Rs. 60,76,000/- under the agreement. The balance quantity of 37,193.76 M.T. was awarded to M/s Andhra Cement @ Rs. 2053.61 per M.T. in jute bags and @ Rs. 2033.61 per M.T. in HDPE bags at the risk and cost of M/s UPSCC Ltd. with the approval of WAB on 10.10.91. Accordingly, the department raised the following claims against the Corporation:-

Claim
No.

| | | |
|--|-----|----------------|
| 1. Levy of Compensation | Rs. | 60,76,000.00 |
| 2. Difference of cost of material at the risk and cost of M/s UPSCC Ltd. | Rs. | 1,98,84,171.22 |
| 3. Expenditure on call of tender at risk & cost of Corpn. | Rs. | 20,000.00 |
| 4. Cost of proceedings | Rs. | 20,000.00 |
| Total claim | Rs. | 2,60,00,171.22 |

(Rs. Two crores sixty lakhs one hundred seventy one & paise twenty two only).

contd...2.

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5. Interest @ 18% per annum upto the date of its actual payment or decree.

2. M/s Andhra Cement Ltd. also supplied only Rs. 12,631.15 M.T. of cement and thereafter they stopped the supply. Tenders were again invited for remaining quantity at the risk and cost of M/s Andhra Cement in the month of Dec., 1992. But the rates, terms and conditions by the tenderers were not acceptable to the department, therefore, tenders were rejected with the approval of WAB and the chapter to recall the tenders for slag cement at the risk and cost of M/s Andhra Cement was closed with the approval of WAB in its meeting held on 8.2.93 as circulated by the Secretary, WAB on 15.7.93. On 9th Feb., 1993 the rate of Rs. 1800/- per M.T. was approved and accepted by WAB for the supply of cement from various firms. Accordingly, the actual loss suffered by the DDA due to non-supply of cement by M/s U.P.S.C.C. Ltd. is Rs. 1,36,54,832.18 as per the details given below:-

| Name of the Firm M/s | Gty. of cement in M.T. | Rate (Rs.) | Total (Rs.) |
|-------------------------------|------------------------|------------|----------------|
| 1. U.P.S.C.C. Ltd. | 2806.24 | 1519.00 | 42,62,678.56 |
| 2. Andhra Cement | 12631.15 | 2053.61 | 2,59,39,455.62 |
| 3. Balance Gty. received from | 24562.61 | 1800.00 | 4,42,12,698.00 |
| Total | 40000.00 | | 7,44,14,832.18 |

B) Had M/s U.P.S.C.C. Ltd. supplied the full quantity the expenditure would have been as under:

| Quantity | Rate | Total Amount |
|----------------------|------------|--------------------------|
| 40,000 MT | Rs. 1519/- | (B) Rs. 6,07,60,000.00 |
| Loss suffered by DDA | | (A) Rs. 7,44,14,832.18 |
| | | (B) Rs. 6,07,60,000.00 |
| | | (A-B) Rs. 1,36,54,832.18 |

3. When the DDA could not recover the claims from M/s UPSCC Ltd. an Arbitrator was appointed on 25.2.91. This Arbitrator resigned without completing the matter as the firm did not represent inspite of various dates fixed contd....3.

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for hearings and another Arbitrator was appointed on 18.6.92 to decide the disputes. The Arbitrator started the proceedings on 14.8.92 but Corporation objected to the appointment of this second arbitrator and did not allow the proceedings and also refused to enlarge the period of ward. The Deptt. went to Delhi High Court for enlargement of time for publishing the award. In the meantime the Corporation, on 13.4.93, offered rate of 1866.32 per M.T. for supply of the remaining quantity of cement. Accordingly, the case was placed before the WAB vide item No. Dir. (MM)/93-94/41 and the WAB in its meeting held on 12.7.93 appointed a committee consisting of the following members of deliberate on the matter and place its recommendations, before the WAB.

1. C.E. (GC) Chairman
2. C.A.O., DDA
3. C.L.A., DDA
4. Director (MM)

4. Meetings of the Committee were held on 8.9.93, 18.7.94 & 2.9.94. A meeting with the officials of M/s UPSCC Ltd. and DDA, for settlement of pending disputes on above mentioned subject were held on 8.9.93. After detailed discussions it was observed that the offer made by the UPSCC was not acceptable to DDA, and at best DDA could consider to reimburse the increased Excise-Duty, Railway Freight and the Sales Tax provided final revised offer on these lines are made by the Corpn. It was suggested that M/s UPSCC Ltd. may supply 37193.76 M.T., being balance quantity of cement, F.O.R. Naya Azadpur, DDA siding at old agreement rates + admissible increases in Excise Duty, Railway Freight and Sales Tax but without any increase in any input or other costs. The offer was not accepted by M/s UPSCC Ltd. They offered to supply only 7,500 M.T.s of cement @ Rs.1780/- per M.T. vide their offer dt. 23.9.93 which was also not acceptable to DDA.

5. M/s U.P.S.C.C. Ltd. vide their letter No. 482/UPSCC/LKO/J.SM.(F) dt. 24.2.94 intimated their desire to settle the matter amicably between the two Public Sector Undertakings without resorting to Arbitration and Court cases. After some further correspondence between Dir.(MM) and M/s UPSCC Ltd. a meeting was held on 18.7.94 when Shri G.D. Patnaik, Managing Director of M/s. UPSCC Ltd., was also present. M/s UPSCC Ltd. representative suggested that the solution may be worked out keeping in view the financial status of the Company, M/s UPSCC today according to its representative has large accumulated losses and is incurring continuous cash losses consequent to which M/s UPSCC Ltd. has been contd...4.

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declared as a sick industrial Company by the Board of Industrial and Financial Reconstruction. It was also put forth by representative of M/s UPSCC that the over-all capacity utilisation of the plants of the Corporation was extremely low resulting in higher cost of production. After detailed discussions Shri G.D. Patnaik, Managing Director, assured fulfilling the supply of 10,000 MT only of cement at their revised offer which they said, would be submitted to us.

The revised and final offer was submitted by M/s UPSCC Ltd. vide their letter No. 998/UPSCCL/MD/SST/LKO dt. 17/22.8.94, as per details given below, showing the rates and conditions:

| | <u>Original</u> | <u>Revised</u> |
|--|-----------------|----------------|
| 1. Basic rate forming part of original offer of Rs. 1519/- per MT. | 869.00 | 869.00 |
| 2. Excise Duty | 225.75 | 330.00 |
| 3. Rly. Freight | 294.00 | 488.70 |
| 4. Octroi | 12.00 | -- |
| 5. Sales Tax | 119.00 | 119.00 |
| TOTAL | 1519.00 | 1807.60 |

CONDITIONS

(i) Variation in prevailing rate of Excise Duty, Sales Tax, Railway Freight, Statutory levy during currency of the contract, if any, shall be borne by M/s DDA.

(ii) Quantity

10,000 MT portland blast furnace slag cement confirming to IS: 455.

(iii) Period of Supply.

Within 5 months from the commencement of acceptance of this offer by M/s DDA.

(iv) Payment

95% at the time of presentation of RR's and balance 5% after receipt or within 30 days of submission of the test report (whichever is earlier).

contd....5.

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(v) Packing

HDPE/Jute bags whichever is available.

(vi) Sampling and test report of materials

Test report submitted by the Corporation shall be final. However, if M/s DDA consider necessary to get the cement tested, sampling of cement shall be done jointly by the authorised representative of M/s DDA and M/s UPSCC Ltd. at the time of placement of each rake. Sample will be jointly drawn and sent to a laboratory mutually agreed for testing the quality. Such a test report will be final and acceptable to both M/s DDA and M/s UPSCC Ltd. There shall be no rejection of cement except that it is on the basis of the sampling and testing as given above.

(vii) Miscellaneous

(a) The present contract would substitute the agreement No. 3/EE/SD-1/DDA/90-91.

(b) Levy of compensation amounting to Rs. 60-70 lacs by M/s DDA on UPSCCL and claim of Rs. 67.25 lacs on account of alleged purchases made by M/s DDA in terms of risk purchase as indicated by M/s DDA during the meeting of dt. 18.7.94 shall be withdrawn by M/s DDA as a part of the package deal. Further, no interest/penalty, whatsoever, shall be levied on the aforesaid liabilities.

(c) Pending arbitration proceeding in the mater and writ petition filed by M/s DDA before the Hon'ble Delhi High Court shall be withdrawn by M/s DDA and no fresh claim would be made or proceeding would be initiated in respect of the old agreement.

(d) However, M/s UPSCCL agrees to retain the Arbitration clause during the currency of the substituted contract.

(e) All claims/damages/penalties etc. made or imposed by M/s DDA in relation to the above mentioned contract would be withdrawn.

(f) A sum of Rs. 17,55,025.31 only payable to this Corporation by M/s DDA on account of
contd.....6.

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various deduction/balance payment of bills shall be settled expeditiously by M/s DDA.

(g) The offer is conditional to the extent that it is without prejudice to the stand taken by M/s UPSCCL in any of the proceedings and that it does not in any way bind M/s UPSCCL in any of the proceedings in future.

The above offer of M/s UPSCCL was discussed in detail by the Committee on 2.9.94 and the following recommendation were made:-

(1) The revised rate of Rs. 1807.60 per MT virtually meets the requirement of DDA as far as the rate of cement is concerned as the last purchase of cement approved by the WAB was at the rate of Rs. 1900/- per MT (meeting held on May, 1994). The present market rate of cement as verified from Economic Times dt. 2.9.94 is Rs. 2160/- per MT. However, the firm has not submitted any documentary proof in support of the revision in excise duty/Rly freight etc. sought by it inspite of our asking for the same orally. The quantity proposed i.e. 10,000 MT with period of supply as 5 months from the commencement of acceptance of this offer falls short of 37193.76 MT of the balance quantity, which this Corporation was to supply DDA. M/s UPSCCL should supply us at least major part of this balance quantity of 37193.76 MT.

(2) As regards other conditions, the following recommendations were made:-

(a) Condition No. IV sampling and test report of material, requires modification as much as the sample shall be sent for test in B.I.S. approved laboratory to be decided by DDA as per prevailing practice.

(b) Condition No. 6 of Misc. condition, relating to Rs. 17,55,025.31, pertaining to agreement other than agreement No. 3/EE/SD.1/DDA/90-91 and represent recovery an account of set cement, less weight octroi etc. and is not a part of contd....7.

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the agreement, as such is not connected with the present case.

(c) Condition No.7 of Misc. condition is also not acceptable and has to be withdrawn by M/s UPSCCL.

6. If DDA accepts the rate of Rs.1807.60 per MT for supply of 10,000 MTs of cement as offered by UPSCCL the loss of Rs.1,36,54,832.18 will be reduced by Rs. 9,24,000/- and Rs. 35,24,000/- respectively if we presume the rate for cement to be Rs. 1900/- & Rs. 2160/- as mentioned at Sub Para No. (1) at page 7 respectively. In addition, DDA will have to forgo the compensation of Rs. 60,76,000/- levied under Clause 2 of the Agreement.

The Committee suggests that it may be in overall interest of the Authority to settle the pending dispute with M/s UPSCCL Ltd. by accepting the quoted rate of Rs. 1807.60 per MT however, M/s UPSCCL should supply us major portion of the balance quantity of 37193.76 MT and the offer of supply of 10,000 MT is too meager a quantity, we may ask M/s UPSCCL to supply 37137.76 MTs in say 10 months @ Rs. 1807.60 PMT so that further litigation may be cleared and penalties levied/leviable in respect of agreement No. 3/EE/SD.I/DDA/90-91 waived off provided UPSCCL honour their commitment. DDA will withdraw or waive penalties only after full supply is made.

7. To make sure that the terms suggested by UPSCCL are adhered to and letter No.998/UPSCCL/MD/SST/LKO dt. 17/22.8.94 fulfilled, DDA should seek appropriate guarantees from UPSCCL. In case of failure of UPSCCL again, DDA shall be free to take appropriate action as per terms of the agreement of supply between DDA and M/s UPSCCL Ltd. They will give an Indemnity Bond to the effect that in case they fail to supply remaining quantity at agreed rate the loss suffered by DDA shall be indemnified by UPSCCL.

The recommendations of the Committee were discussed in WAB meeting held on 8.11.94 and after due deliberation it was decided by the Board as under:-

i. The offer of the firm M/s UPSCCL to supply 10,000 MT of cement against the balance quantity of 37194 MT at their agreed rate of Rs. 1807.60 per MT may be accepted.

ii. Till such time the firm completes the supplies of agreed quantity of 10,000 MT of cement, contd...8.

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the arbitration case would be kept in abeyance.

iii. After completion of the supplies of 10,000 MT for settling of the disputes between DDA and M/s UPSCC, the matter would be referred to the Cabinet Secretary, Govt. of India for adjudication.

Accordingly as per the decision of the WAB, M/s UPSCC Ltd. was asked to supply 10,000 MT of cement. The firm has completed the supply within the stipulated period. With this supply the actual loss suffered by the DDA due to non-supply of cement by M/s UPSCC Ltd. works out to Rs. 1,37,30,832.18 as per details given below:

| | Cement
(MT) | Rate
(Rs.) | Total
(Rs.) |
|----------------------|----------------|---------------|---------------------------|
| 1. M/s UPSCC Ltd. | 2803.24 | 1519.00 | 42,62,678.56 |
| 2. M/s Andhra Cement | 12631.15 | 2053.61 | 1,59,39,455.62 |
| 3. M/s UPSCC Ltd. | 10000.00 | 1807.60 | 1,80,76,000.00 |
| 4. Balance Qty. | 14562.61 | 1800.00 | <u>2,62,12,678.00</u> |
| | | | (A) <u>7,44,90,832.18</u> |

Had M/s UPSCC Ltd. supplied the full quantity, the expenditure would have been as under:-

| Qty.
(MT) | Rate
(Rs.) | Total Amount
(Rs.) |
|--------------|---------------|-----------------------|
| 40,000 | 1519.00 | (B) 6,07,60,000.00 |

Loss suffered by DDA (A-B)

1,37,30,832.18

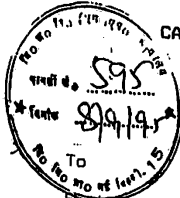
(R.R. SHARMA)
EX. ENGINEER
D.D.A.
STORE DIVISION NO.1
G.T.K. ROAD
DELHI.

(H.C. GUPTA)
DIRECTOR (MM)
D.D.A.
LAKKAR MANDI
KIRTI NAGAR
NEW DELHI.

o/c

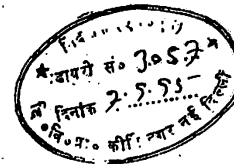
APPENDIX 'B' TO ITEM NO. 129/96

NO.53/3/21/95-LC
GOVERNMENT OF INDIA (BHARAT SARKAR)
CABINET SECRETARIAT (MANTRIMANDAL SACHIVALAYA)
RASHTRAPATI BHAVAN



New Delhi, the 25th August, 1995.

To
Shri R.L. Hans
Engineer Member,
Delhi Development Authority,
Vikas Sadan,
New Delhi - 110023.



ENGINEER MEMBER/DDA.
Diary No. 6152
Date: 28.9.95

Subject : Settlement of Disputes between the Delhi Development Authority and U.P. State Cement Corporation Limited.

Sir,

I am directed to refer to your letter No. Nil dated 22.08.1995 on the subject mentioned above and to say that the order dated 11.10.91 of the Honble Supreme Court under which Government of India have set up a Committee to examine and clear cases of the litigation before they are agitated in the Courts/Tribunals, refers to disputes between Ministry and Ministry of Government of India, Ministry and Public Sector Undertaking of the Government of India and Public Sector Undertakings in between themselves. Since, the dispute under reference, is a dispute between your organisation viz. Delhi Development Authority and U.P. State Cement Corporation Limited, an undertaking of a State Government, it does not fall within the jurisdiction of the Committee.

2. You may kindly take note of the above position and take further action in the matter as considered appropriate.

Dr. R.L. Hans
28/9/95

We may oppose
this matter in WAB
in the context of the
old decision

FO

Yours faithfully,

V.K. Gupta
(V.K. Gupta)
Under Secretary
Tel: 3012835

8/9/95

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APPENDIX 'C' TO ITEM NO. 129/96

B. S. Saxena
Jt. Managing Director



THE U.P. STATE CEMENT CORPN. LTD.
6 Ashok Avenue, Sapru Marg, Lucknow - 226001
Phone : 242477, 221300, Fax : 0522-227058

No. LS/HQ/(14/93)/94-3223

Dated : March 2, 1996.

Dear Sir,

Sub : Supply of cement to D.D.A. in 1990-91.

You may kindly recall the cordial discussions that I had with you and other officers of DDA on the aforesaid subject on 29.1.96. I am really thankful to you for having appreciated our view point in the matter. We were earlier informed that the DDA had referred the matter of waiver of departmental levies etc. to Cabinet Secretary, Govt. of India, who, however, did not intervene in the matter as the subject was not between two Government Departments. In view of same DDA are fully competent to waive the departmental levies and charges as claimed by them in the Arbitration Case.

During the course of our discussions it was pointed out by us that with the substitution of the old Purchase order/Contract with the new Purchase Order/Contract for supply of 10,000 MT. of cement all the disputes pertaining to the old purchase order had come to an end and it was also agreed that the case in Delhi High Court filed by DDA U/S 28 of the Arbitration Act would be kept in abeyance. Now since the supplies under the substituted purchase order have been completed, the pending case in Delhi High Court should have been withdrawn as having become infructuous. This would be in conformity with the understanding arrived at between us at the time of making additional supplies of 10,000 MT. of cement.

While discussing the issue in your chamber, DDA Officers wanted us to undertake to supply some additional quantity at the rate of 2550/- per MT. recently negotiated by DDA. As I had tried to impress upon you, the matter

CONTD..2/-...

C.A.O. 1236
Dy. No. 1236
Date 7/3/96

AK Chopra
Mr. Mahajan

(524)

was finalised at the highest level and a substituted contract entered into between the two parties had already been carried out, this demand of DDA does not fit in with the terms/sprit of the settlement. Apart from this, in view of the rising cost of inputs and critical financial position of the Corporation, it may not be possible for us to effect supply at lower rated. Ofcourse DDA being our valued customer, we stand to give priority to its requirements of cement.

This matter was again placed before the Board of Directors of the Company in the meeting held on 27.2.96 wherein the decision has been confirmed that UPSCCL, being a sick company, can not afford to bear any additional loss on account of further supply of cement at lower rate. As I had told you, this Corporation has been declared a sick Unit under SICA by BIER and final decision is pending before the Board.

I would, therefore, request you to treat the old issues of the claims raised by DDA against UPSCCL as closed and steps may kindly be taken to get the pending case in Delhi High Court withdrawn. We have already moved a petition in Delhi High Court accordingly and would urge you to have instructions issued to the concerned Law Officer to inform the Court of your positive response to the same.

With regards,

Yours sincerely,

B.S.

(B.S. Saxena) 213146

Sri K.M. Khandelwal
Member (Accounts)
Delhi Development Authority
New Delhi.

APPENDIX 'D' TO ITEM NO. 129/96

STATEMENT OF LOSSES

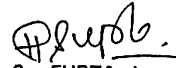
The losses suffered by DDA is Rs. 137.71 lakhs as per following details :-

| | Cement
(MT) | Rate
(Rs.) | Total
(Rs.) |
|-----------------------|----------------|---------------|-----------------------|
| i) M/s UPSCCL | 2803.24 | 1519.00 | 42,62,678.56 |
| ii) M/s Andhra Cement | 12631.15 | 2053.61 | 1,59,99,455.62 |
| iii) M/s UPSCCL | 10000.00 | 1807.60 | 1,80,76,000.00 |
| iv) Balance Qty. | 14562.61 | 1800.00 | <u>2,62,12,698.00</u> |
| (A) | | | 7,44,90,832.18 |

Had M/s UPSCCL supplied the full quantity, the expenditure would have been as under :-

| Qty.
(MT) | Rate
(Rs.) | Total Amount
(Rs.) |
|----------------------------|---------------|-----------------------|
| 40,000 | 1519.00(B) | 6,07,60,000.00 |
| Loss suffered by DDA (A-B) | | 1,37,30,832.18 |

Add Rs.40,000/- on account of other recoveries.


(H.C. GUPTA)
DIRECTOR (MM)

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ITEM
NO.
130/96

A-06.09.96

Sub: Issue of revised guidelines by the Ministry of Urban Development vis-a-vis proposal of building plans of Cooperative Group Housing Societies dealt during that period.

NOTE: The proposal on the subject was placed before the Authority in its earlier meeting held on 27.8.96, however, this item was deferred for further examination. Accordingly, the matter has been re-examined and put up for consideration.

F.23(14)88/Bldg.

P R E C I S

In the year 1988 when MPD - 62 was in force and MPD - 2001 was under the process of the preparation, Ministry of Urban Development issued the guidelines in February, 1988 to encourage high-rise buildings in Delhi (Appendix - 'A', Page No. P. 5 - 9).

2. Since MPD - 2001 was in the process of preparation, for the enforcement of the revised guidelines in the interim period, the following decision was taken by the Secretary (UD) on 23.8.1988 (Appendix - 'B', P No. - 10).

"Building activity should be governed by the provisions of the Old Master Plan (MPD - 62) and provisions of revised guidelines. In the event of any party having option between the two, the harsher provisions should be enforced."

3. Subsequently, Ministry of Urban Development on 12.9.1988 clarified that before these guidelines come into force they will have to be translated into bye-laws of the respective local bodies (Appendix - 'C', P. No. 11).

4. Keeping in mind the spirit of the revised guidelines, a check list was prepared based on the decision of the Secy.(UD) for the implementation in the interim period. As per the check list, FAR and density was kept in conformity with MPD - 62, but the following were kept as per the guidelines (Appendix 'D' P. No. 12 - 14):

- a. Height - No restriction subject to approval from DUAC and Civil Aviation.

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b. Basement (for Parking only) - Allowed to extend beyond the building line upto the envelope line subject to condition that top roof level beyond actual building line should be flushed with ground and should be properly landscaped.

5. Thereafter, three societies namely (i) New Town CGHS, (ii) Aashiana CGHS & (iii) Kanungo CGHS; have submitted the building plans in accordance with the check list. The layout plans of these societies were also approved by DDA after obtaining the approval from Delhi Urban Arts Commission, Chief Fire Officer, Delhi Fire Service and National Airports Authority. However, the sanction of the building plans were released in Feb. 1990 with the condition that before carrying out the construction beyond 80 ft. (26M), the approval should be obtained from Building Section, DDA, without which any construction beyond 80' will be at the risk and cost of the societies.
6. In Aug 1990, Master Plan for Delhi - 2001 came into force, according to which the maximum height is restricted to 80' (26Mtr.) and basement is allowed equivalent to ground coverage. Accordingly, in the month of Oct. 1990, DDA asked these societies to modify the schemes in accordance with the MPD 2001 provisions.
7. Since all the societies carried out the construction beyond 80 ft. against the condition laid down in the sanction letter without obtaining the permission from DDA, the societies were booked under unauthorised construction as per the provision under section 30(i) & 31(a) of Delhi Development Act. Detail are given in Appendix - 'E' P. No. 15 - 16 Further in case of New Town CGHS, the height beyond 80' (26Mtr) was compounded for two out of the six towers on the following grounds;

1. The proposal has been approved by the DUAC, IAAI & CFD.
- ii. Foundation work has already been completed for multi-storeyed construction.
- iii. Accommodation of 72 flats in additional Block involve delay in completion of work and additional financial burden.

8. Subsequently, all these societies applied for release of 'C' & 'D' form, the next building permit. As height in respect of these societies is beyond 80' against the provisions of Master Plan/BBL, the case was discussed in the Technical Committee on 27.1.95, Technical Committee observed that:

"Dir.(Bldg.) is a competent authority to examine and pass the quasi-judicial order, may take necessary action with due consideration of BBLs and in consultation with CLA."

9. As per the decision of the Technical Committee, the matter was referred to CLA, DDA. Briefly, in his opinion, quasi-judicial powers under section 30 & 31 of Delhi Development Act, 57 can be exercised within parameters of the Master Plan/Unified Building Bye-Laws. As parameters of revised guidelines were not incorporated in Master Plan and the then Dir.(Bldg.) in his quasi-judicial powers cannot regularise the construction of Building under the revised guidelines.
10. According to the recent notification dated 15.5.95 amending to MPD - 2001, the following modifications have been made in respect of maximum height and provisions of basement for group housing.

Height:

"Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendations of the DUAC & Approval of the D.D.A./Government of India. In this case, the approval of DUAC is already accorded."

Basement:

Basement(s) in group housing scheme shall be permitted upto the building en-

Envelope line subject to that the maximum area shall not exceed the building envelope area and subject to the restriction that at one level the basement area is not to exceed equivalent to permissible ground coverage and that remaining would be taken in the lower level of the basement.

11. From the above facts, the case of these societies needs to be looked into sympathetically on the following grounds:

- a. Construction has been carried out as per the plans approved by DUAC, IAAI, CFO & Bldg. Section of DDA, except that the permission for carrying out the construction beyond 80' (26mtr.) has not been obtained.
- b. FAR & density has been kept in accordance with the MPD - 62 provisions.
- c. Rectification of height will involve extra financial burden on the members of the Society.

In view of the Para Nos. 10 & 11 above, the matter is placed before the Authority for the consideration and approval of the following:

- i. Relaxation of the height beyond 80' (26mtr.) in respect of these 3 CGHSs.
- ii. Relaxation of basement upto envelope line.

RESOLUTION

The decision on this item has been withheld on Chairman's instructions. The item will be considered afresh at the next meeting of the Authority.

the Authority.
 The decision on this item has been withheld on Chairman's instructions. The item will be considered afresh at the next meeting of

RESOLUTION

11. Relaxation of basement upto envelope line.
- i. Relaxation of the height beyond 80' (26mtr.) in respect of these 3 CGHSs.
- following:
 - a. Construction has been carried out as per the plans approved by DUAC, IAAI, CFO & Bldg. Section of DDA, except that the permission for carrying out the construction beyond 80' (26mtr.) has not been obtained.
 - b. FAR & density has been kept in accordance with the MPD - 62 provisions.
 - c. Rectification of height will involve extra financial burden on the members of the Society.
- In view of the Para Nos. 10 & 11 above, the matter is placed before the Authority for the consideration and approval of the
11. From the above facts, the case of these societies needs to be looked into sympathetically on the following grounds:
 - a. Construction area shall not exceed the building envelope area and subject to the restriction that at one level the basement area is not to exceed equivalent area to permissible ground coverage and that remaining would be taken in the lower level of the basement.

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APPENDIX 'A' TO ITEM NO. 130/96

R.L. PARDEEP
JOINT SECRETARY (UD)

GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT
D.O.NO.K-13011/17/86-DDIIA

Dated New Delhi 110 011, the 8th Feb. 1988

Dear Shri Dharam Dutt/Kumar/Chauhan/Majithia.

As you are aware, this Ministry had imposed temporary ban on construction of multi-storeyed buildings in New Delhi, including areas under the DDA and the MCD falling in South Delhi, with effect from 17.10.85; till the Master Plan for Delhi 2001 is finalised. This ban was partially lifted in respect of Connaught Place area, subject to certain conditions, vide this Ministry's O.M. NO K-13011/19/85-DDIIA dated the 18th July, 1986. Pending finalisation of the Master Plan for Delhi for 2001, it was decided that revised comprehensive guide-lines in regard to multi-storeyed buildings in Delhi should be prepared. A Committee under my chairmanship with representatives of other concerned agencies, was accordingly set up in the Ministry. This Committee made certain recommendations to the Government in its report submitted in October, 1986. Thereafter, the DUAC was also consulted and their recommendations made in December, 1987 were also placed before the Government.

2. After consideration of these recommendations, the Government have now declared that high rise constructions in Delhi may continue to be regulated subject to compliance with conditions of detailed urban design clearance, fire fighting requirement and requirements under other provisions like the Master Plan, zoning regulations, Building bye-laws etc., but further subject to the following modifications

- (a) The space to be constructed should be guided only by per floor coverage and floor area ratio (FAR) norms. These would, in general influence the height of buildings, leaving at the same time some independence to the builders with regard to height. There is, therefore, no need to impose any specific height restrictions. The maximum per floor coverage should be 25% of the net plot for all zones. This will include the area required for all services except passage to the building. The remaining 75% must include only the passage to the building and the green area around.
- (b) Lutyen's Bungalow Zone : In order to maintain the present character of Lutyen's Delhi, which is still dominated by green areas and bungalows, there should be a separate set of norms for this Zone area. This area has been clearly demarcated. It will consist of the entire Lutyen's Delhi excluding (i) the area lying between Baba Kharag Singh Marg on the South, Punchkuian Road on the north and the ridge on the west, (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ptozeshah Road, Barakhamba Road and the Connaught Place, (iii) Mandi House and (iv) the Institutional area where the Supreme Court is situated. It will, however, include the areas presently out of Lutyen's Delhi which consist of (i) Nehru Park, (ii) Yashwant Place, (iii) the area lying between Yashwant Place and the Railway line on the South, and (iv) the area and the boundary of Lutyen's Delhi on the western edge of Safdarjung Aerodrome and the Race Course. The demarcation has been high-lighted in blue colour on the map enclosed. There will be following norms for construction in the Lutyen's Bungalow Zone.

Contd...2.

- (i) The new construction of dwellings, on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
- (ii) In the commercial areas, such as Khan Market, Yashwant Place etc. and in Institutional areas within the Lutyen's Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.
- (iii) The existing regulations for the Central Vista will continue to be applicable.
- (iv) The demarcation line of the Lutyen's Bungalow Zone should not run along prominent roads because, if it does so, there will be bungalows on the side of the road and high-rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyen's Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through the prominent road where there is park, ridge or green area in the other side of the road.
- (c) As already stated, the maximum per floor coverage of 25% should include the area required for all services except passage to the building. Thus the parking facility must be included in the 25% and it must be underground in case of new buildings that come up in the Central Business District (Connaught Place) and Business Districts. The remaining 75% must include only the passage to the buildings and the green area around.
- (d) The FAR for the six areas listed below will be as indicated against each:

| S.No. | Zone | Maximum permissible FAR |
|-------|--|-------------------------|
| 1. | CBD (Central Business District) or Connaught Place area. | 250 |
| 2. | District Centre | 250 |
| 3. | Sub-District Centre | 100 |
| 4. | Community Centre/Local Centre | 100 |
| 5. | Group Housing (Residential Areas) | 250 |
| 6. | Institutional | 250 |

Contd...3.

There will not be a separate governmental category for FAR specification. The norms for Government construction will be governed by the norms specified for the zone where the Government building is to be constructed.

3. While the maximum per floor coverage norms cannot exceed 25% a relaxation in FAR norms could be granted to all low taller constructions in all zones except in Lutyen's Bungalow Zone in re-defined provided that the builder pays in appropriate mode the additional cost incurred on the infrastructure, such as water and fire fighting services by the urban body on account of additional FAR (height). The detailed guidelines to determine the (a) the additional cost and (b) the mode of payment will be issued by this Ministry.

4. You may kindly ensure that the above guidelines are now adhered to while approving plans for multi-storeyed constructions. In view of these revised guidelines, the temporary ban on multi storeyed constructions imposed by this Ministry' O.M. No.K-13011/19/35-DDIA dated 17th October, 35 may be treated as withdrawn.

With regards,

Yours Sincerely,

Sd/-x x x x x x
(R.L. PARDEEP)

SHRI DHARAM DUTT
Administrator,
NDMC,
New Delhi.

SHRI OM KUMAR,
Vice-Chairman,
Delhi Development Authority,
NEW DELHI

SHRI P.O. CHAUHAN,
Commissioner,
Municipal Corporation of Delhi,
Town Hall,
Delhi.

Shri J.J.S. MAJITHIA,
Secretary,
Delhi Urban Art Commission,
Lok Nayak Bhavan,
NEW DELHI.

Copy forwarded to :

1. Shri Dush Raj Singh, JS(WL), Ministry of Urban Development.
2. Shri Harish Chandra, Director General of Works, CPWD, New Delhi.

Contd...4.

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3. Shri E.F.N. Ribeiro, Chief Planner, TCPO, New Delhi.
4. Shri R.C. Manchanda, Chief Architect, Design Group,
I.O. Bhawan, New Delhi.
5. Shri Ganga Dass, Secretary, (L&B), Vikas Bhavan,
New Delhi.
6. Shri R.P.S. Pawar, Land & Development Officer, Nirman
Bhavan, New Delhi.
7. Shri S.C. Gupta, Director (DC&B) Delhi Development
Authority, New Delhi.
8. Lands Division, Ministry of Urban Development.

Sd/-xxxxxxx
(HARJIT SINGH)
Director (DD)

MOST IMMEDIATE/HY SPECIAL MESSENGER

R.L. PRADEEP
JOINT SECRETARY (UD)

GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT
D.O. NO.R-13011/17/86-DD11A

New Delhi-110 011, the 27th July, 1988

Dear Shri Kumar,

Please refer to my D.O. letter of even number dated the 8th February, 1988 regarding revised guidelines for high rise construction in Delhi.

2. You had made certain observations on these guidelines which were further discussed at two meetings convened by the Secretary, Ministry of Urban Development. On the basis of these discussions and some further suggestions received in this Ministry in regard to these guidelines from professional Architects and certain organisations, the question whether the revised guidelines issued on 8.2.88 would require any clarification/modification was further examined. It has now been decided to issue the following clarifications/modifications to the revised guidelines communicated in my D.O. letter of 8th February, 1988 referred to above.

- (i) These guidelines are applicable only to high rise construction i.e. to buildings with height above 45 ft. or having more than 4 storeys. Low rise buildings regarding FAR, floor coverage etc. provided at least 50% of the area of the plot is left green. The parking and passage to the building will have to be accommodated in the other 50%.
- (ii) The underground basement for parking may be permitted to extend beyond the building line upto the envelope line, subject to the condition that the top roof level of the basement beyond the actual building line should be flush with the ground and that it should be properly landscaped to make it green.
- (iii) For Group Housing with FAR of 250, permissible density should be increased from 60 dwelling units per acre to 100 dwelling units per acre (i.e. from 150 units per hect. to 250 units per hectare).
- (iv) Height restriction in sensitive areas having their special character and historical heritage will continue through the application of the provisions of the DUAC act.

3. Kindly ensure compliance.

With regards,

Yours sincerely,

(R.L. PRADEEP)

Shri Om Kumar
Vice Chairman
Delhi Development Authority,
Vikas Sadan,
New Delhi.

APPENDIX B TO ITEM NO. 130/96

Minutes of the Meeting held in the Chamber of Secretary,
Urban Development at 3.00 PM on 23.8.1988

1. A list of the officers who were present is annexed.
2. Opening the discussions, the Secretary enquired about the procedural and other problems involved in implementing the Revised guidelines since these are yet to be incorporated in the Building Bye-laws and the Master Plan/Zonal Development Plans after following the prescribed procedure. After some discussions, it was decided that a Committee consisting of the representatives of the M.C.D., N.D.M.C. and the D.D.A. should initiate action for amendment of building bye-laws/ Master Plan/Zonal Development Plans to incorporate the revised guidelines so that those guidelines would also become locally enforceable. The representatives of these bodies were requested to take further necessary action in this direction.
3. The question of enforcement of the revised guidelines in the interim period was next considered. The consensus was that the building activities should be governed by the provisions of the old Master Plan and the provisions of the revised guidelines. In the event of any party having an option between the two, the harsher of the provisions should be enforced.
4. The next point which came up for discussion is regarding the implementation of the provisions of the revised guidelines as modified with reference to processing building plans especially the building plans of Group Housing Societies. It was pointed out by the representatives of all the local bodies the condition of keeping 50% of the plots for green is not feasible especially in respect of development of housing on individual plot basis. The Secretary as well as JS (UD) suggested that these and the other problems in the implementation of the Revised guidelines could be brought to the notice of the Government in the course of the proposed amendments to the building bye-laws and the Delhi Master Plan in the form of objections and suggestions which are required to be invited before making any changes in the bye-laws for the Master Plan. The Government can at that time take a conscious decisions keeping in view of all the repercussions.

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APPENDIX C TO ITEM NO. 130/96

D.O. No.K-13011/17/86-DDIA IMMEDIATE

S.P. Singal,
Director (DD)

GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

Dated, New Delhi 110 011, the 12 Sept. 1988

Dear Shri Bains,

Please refer to the revised guidelines issued under Shri Pardeep's D.O. letter of even No. dated the 8th February, 1988 and further clarification/notifications issued on 27.7.1988. Before these guidelines come into force, they will have to be translated into bye-laws of the respective local bodies. Amendments/Alterations of the bye-laws can be done only after following the prescribe statutory procedure such as previous publication etc.

2. I shall, therefore, be grateful if you would immediately initiate necessary action to amend the bye-laws incorporating the revised guidelines.

With regards,

Yours Sincerely,

(S.P. SINGAL)

Shri K.S. Bains,
Vice-Chairman,
DDA Vikas Sadan,
New Delhi.

(537)

APPENDIX 'D' TO -12- ITEM NO. 130/96
DELHI DEVELOPMENT AUTHORITY,
BUILDING SECTION

PA/JD(B)/Bldg/88

29.11.88

Subject : Check list for scrutiny of CGHS and other projects during the interim period till the guidelines issued by the Ministry of Urban Development are legally translated into the Master Plan for Delhi/ Building bye-laws.

The Ministry of Urban Development issued the guidelines vide letter dated 8.2.88 and subsequently vide letter dated 27.7.88 issued the clarifications/modifications to the revised guidelines. A letter dated 12.8.88 was issued by the Director, Ministry of Urban Development stating that before these guidelines come into force, they will have to be translated into bye-laws of the respective local bodies. In this regard, a meeting was held in the Chamber of Secretary, Urban Development on 23.8.88 and the question of enforcement of revised guidelines in the interim period was also considered. The consensus arrived in the meeting that the building activity should be governed by the provision of the old Master Plan and the provisions of the revised guidelines. In the event of any party having option between the two, the harsher of the provision should be imposed. In order to work out the harsher of the two provisions, a check list for the scrutiny of projects during the interim period was prepared in a meeting held on 17.10.1988 under the chairmanship of Comr (Plg). Subsequently the check list was again discussed on 18.11.1988 in a meeting held under the Chairmanship of Comr (Plg) which was attended by Director (PPW), Director (CP), Addl. Chief Architect, Joint Director (Bldg) and DO (L/Bldg). As per the discussions and decisions taken in the meeting the check list was finalised as enclosed. The check list for the scrutiny of Coop. Group Housing Schemes and other projects during the interim period till the amendments are made in the Master Plan of Delhi and in the building bye-laws shall be imposed.

The check list and its enforcement is submitted for approval and orders.

COMR (PLG)
VC

(P.C. JAIN)
JOINT DIRECTOR (BLDG)

+ check list

FOR INTERNAL USE OF BUILDING SECTION

CHECK LIST FOR SCRUTINY OF COOP. GROUP HOUSING
SOCIETY'S SCHEME AND OTHER PROJECT

1. FOR LOW RISE BUILDING I.E. BUILDING UPTO 45'
(13.72 M) HEIGHT
 - i) Group Coverage, parking & Passage to the Building/ building -
50% of the plot area. Maximum Ground Coverage 35%
 - ii) Area for green 50% of the plot area
 - iii) P.A.R. 175
 - iv) Mandatory to-let 7.50% or 15% of the plot area
as specified in the structure
plan.
 - v) No. of DUs 60 DUs per acre.
 - vi) Parking As per the earlier norms/regulations
 - vii) Basement Equivalent to the ground coverage
(for parking only) proposed subject to the maximum
35% of the plot area. In order
to have one continuous/inter-connect-
ed basement for easier vehicular
movement and to avoid number of
ramp, it shall be allowed to extend
beyond the building line upto the
envelop line subject to the condi-
tion that the top roof level of
the base beyond the actual building
line should be flushed with the
ground and it should be properly
landscaped to make it green.
 - viii) Still floor Area of the still floor shall
be counted in the P.A.R. In case
the height of the still floor
is restricted to non-habitable
height, i.e. 8'(2.44M), the area
shall not be counted in the P.A.R.
2. FOR HIGH RISE BUILDING I.E. BUILDING ABOVE 45' (13.72M) HEIGHT
 - i) Ground coverage 25% of the plot area.
 - ii) Height No restriction subject to the
approve of DUAC and Civil Aviation
Deptt.
 - iii) Area for green (including
the passage to the building
only) 75% of the plot area
 - iv) P.A.R. 175
 - v) No. of DUs 60 DUs per acre.
 - vi) Mandatory to-let 7.5% or 15% of the plot area as
specified in the structure plan.
 - vii) Basement (for parking-
only) Equivalent to area required for
cars and scooters @ 35 sq.mtr.
per car and 10 sq.mtr. or scooter.
In order to have one continuous/
inter-connected basement for easier
vehicular movement and to avoid
number of ramp, it may be allowed
to extend beyond the building
line upto the envelop line subject
to the condition that the top
roof level of the basement beyond
the actual building line should
be flushed with the ground and
it should be properly land-scaped.
Same as para 1 (viii)
 - viii) Still Floor

3. FOR COMPOSITE SCHEMES I.e. COMBINATION OF LOW RISE AND HIGH RISE BUILDINGS

All regulations for High Risk Buildings as mentioned in para 2 shall apply.

4. GUIDELINES FOR WORKING OUT GROUND COVERAGE AND GREEN AREA

For low rise building, 50% green area can worked out by deducting ground coverage (maximum 35% of the plot) and area of the road/passage, parking and shaft from the plot area. The shaft provides for light and ventilation for toilet, kitchen, etc. shall be excluded from the ground coverage but shall not be treated as green. The area of that shaft shall be counted in the 50s of the plot area under the building, road and parking i.e.

Green area = Plot area - (Ground coverage + road area + parking area + shaft area)

- (i) For multi-storey buildings, the maximum ground coverage permissible is 25% of the plot area and remaining 75% shall be kept green which shall only include the passage to the buildings. The parking shall be allowed along the road/passage or beyond 25% of the ground coverage. However, parking under still i.e. within 25% of ground coverage shall be permitted but shall be counted in F.A.R.
 - (ii) The foot paths up to the width of 1.00 mt. besides the main passage as access to the buildings shall be allowed. All footpaths shall form part of the landscape design.
 - (iv) No underground water tank or water reserved or-pump house shall be allowed to project more than 0.75M above the ground level. Above these, area shall be landscaped.
 - v) In case of multi-storeyed buildings, as a requirement of Fire Deptt. minimum of 6 mt. wide hard surface (suitably land scapes) shall run all around the building/block. The top level or this mandatory passage shall be made flushes with the ground and shall have green turf top.
 - vi) Sky-light for the light and ventilation for the basement shall be permitted to the merger! with the landscape. It shall not be allowed to project more than 0.75M above the ground level and the location of sky-lights shall take proper care for the movement of fire tenders.
5. All other regulations, norms and building bye-laws as applicable for C o o p. Housing Societies and other projects shall continue to apply.

Sd/-

(P.C. JAIN)
JOINT DIRECTOR (BLDG.)

Comdr. (Plg-V)
V.C. D.D.A.

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Sd/-

(P. C. JAIN)
JOINT DIRECTOR (BLDG.)

Comdr. (Plg.-V)
V.C. D.D.A.

APPENDIX 'F' TO ITEM NO. 138/96

ANNEXURE - V

(542)

DETAILS OF THE SOCIETIES IN WHICH CONSTN.
HAS BEEN CARRIED OUT BEYOND 80' FT. HEIGHT.

1. NEW TOWN C.G.H.S. AT ROHINI:
 - a. Proposed height - 34.45 Mtr.
 - b. Sanction - Sanctioned with the condition that Society will not carry out the construction beyond 80' height without the approval of DDA.
 - c. Constn. completed - Constructed beyond 80' ft. height without approval.
 - d. Present status - The society is booked under section 30(1) & 31(A) of Delhi Development Act, 1957 for unauthorised construction. However, for two of the six blocks after levying the penalty on construction beyond 80' was compounded by the then Director (Building).
2. KANUNGO C.G.H.S. AT PATPARCANJ:
 - a. Proposed height - 28.40 Mtr.
 - b. Sanction - Sanctioned with the condition that society will not carry out the construction beyond 80' without the approval of DDA.
 - c. Constn. completed - constructed beyond 80' ht. without approval.
 - d. Present status - The society is booked under section 30(1) & 31(A) of Delhi Development Act, 1957, for unauthorised construction.
3. AASHIANA G.C.H.S. AT MAYUR VIHAR:
 - a. Proposed height - 30.48 Mtr.
 - b. Sanction - Sanctioned with the condition that the society will not carryout the constn. beyond 80' ht. without the approval of DDA.
 - c. Constn. completed - constructed beyond 80' ft. ht. without approval.

d.. Present status - The society is booked under section 30(1) & 31(A) of Delhi Development Act, 1957 for unauthorised construction.



Dy. Dir.(Layout)Bldg.

ITEM NO
131/96
A-06.09.96

SUBJECT: Creation of City Development Fund to Capture the payment on account of land use permissions, betterment charges etc., - Use of such funds for strengthening infrastructure development by DNA, MCD & PWD of GNCTD.

No. F. 2(28)/AO(P)/96.

P R E C I S

1. Need for creation of City Development Fund (CD Fund):

The need for city development fund is felt as the Authority is in the process of approving;

(a) scheme for mixed use permission under MPD Clause 10 in Karolbagh area;

(b) Regulations for permitting motels along the highways;

(c) permitting change in use in rural use zones.

All such permissions would be subject to payment of use conversion charges and betterment charges etc., These charges are going to be specific to use and scheme and may be notified from time to time for information of public.

2. All the receipts under such permissions are proposed to be credited to CITY Development Fund (CD Fund) to be created and maintained under NAZUL -II Account.

3. Use of the Funds: We have two models to refer to regarding the use of funds. viz.,

(i) Andhra Pradesh model dated 5.2.1996 under the provisions of AP Urban Areas (Development) Act 1975 (Para 3 of Appendix A; Page No. 3-7)

(ii) Maharashtra Model under the Maharashtra Regional and Town Planning Act 1966 vide amendment dated 24.7.1992. (Sec 124 J of the Act in Appendix B; Page No. 8).

Both these models specify the activities to be under taken through such receipts.

3.1

On the same analogy use of income to the CD

13/96

56

: 2 :

Fund is proposed to complement the expenditure to be made for the implementation the provisions of Master plan for infrastructure development by the Authority in the areas under its jurisdiction. Further to complement the expenditure on strengthening the infrastructure in areas out side the jurisdiction of DDA, a part of the fund is proposed to be transferred to MCD on an annual basis. Such amount is proposed to be 15% of the receipts. Similarly an amount equal to 10% of CD fund is proposed to be provided for sharing with PWD for strengthening/maintaining road network.

3.2 Upon the approval of the above proposal by the Authority, MCD and PWD would be consulted to work out the modalities for transfer and use of funds by both the agencies.

4. Proposals in para 3.1 and 3.2 are submitted for the approval of the Authority.

RESOLUTION

Resolved that proposals contained in the Agenda item be approved with the modification that transfer of receipts of the City Development Fund to the MCD and PWD shall be 15% each.

GOVERNMENT OF ANDHRA PRADESH
A. B. S. I. R. A. C. I.

Rules - Urban Development Authority, Hyderabad Rules, 1975
Amendments Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

G.O. Ms. No. 51, M.A.

DATED: 5-2-1976

Read the following:-

- Ref:
1. G.O. MS.NO. 215 M.A dt. 1.4.1977.
 2. G.O MS.NO. 636 M.A dt. 19.11.1986.
 3. From V.C MUDA D.O Lr.No. 8890/Vol.III/
Plg.II/87, dt.19.10.95.

O. B. Q. E. R.

Under Sub-section (1) of Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act.1 of 1975) the Government have issued the Urban Development Authorities (Hyderabad) Rules, 1975 which came into force from the 21st April, 1977. The Vice-Chairman, Hyderabad Urban Development Authority in his letter 3rd read above has stated that there is need to enhance the rates of development charges, including those relating to residential, commercial, industrial and Agricultural or recreational use as there is large increase in the values of lands for those uses since 1986. The Urban Development Authorities have to implement essential schemes like traffic improvement, construction of bridges and development of green belts, parks etc. from out of their own resources.

2. The Government after careful consideration, approve the revised rates of development charges for all Urban Development Authorities in the State. These rules will come into force with immediate effect. Apart from these development charges, no other charges i.e. green belt charge etc. shall be collected by Urban Development Authorities.

3. The amount collected by Urban Development Authorities shall be kept in a separate account by Vice Chairmen of Urban Development Authorities. The Urban Development Authorities shall utilise 85% of the income to implement the provisions of Master Plan viz. (a) traffic improvement (b) construction of bridges (c) Development of Green belt and parks etc, and remaining 15 % can be utilised for administration and other maintenance.

4. The Urban Development Authorities shall prepare an action plan every year for the implementation of Master Plan proposals utilising the amount received towards the development charges.

5. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

Contd..2..

13/08
6. The Commissioner of Printing Stationary and Stores Purchase is requested to publish the notification in the next issue of the Andhra Pradesh Gazette and supply 800 copies of the notification for placing on the table of the House as required under sub-section (3) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

C.ARJUNA RAO.
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing Stationary &
Stores Purchase, Hyderabad.
The Vice Chairmen of All Urban Development Authorities.
The Commissioner and Special Officer, Municipal Corporation of
Hyderabad.
The Registrar, High Court of Andhra Pradesh, Hyderabad.(Wc.L)
The Collector, Hyderabad District.
The Collector, Ranga Reddy District.
The Collector, Medak District.
The Director of Town & Country Planning, Hyderabad
The Commissioner and Spl.Officer, Municipal Corporation of
Vijayawada/Visakhapatnam/Guntur/Rajahmundry/Kurnool/Warangal
The Commissioner and Director of Municipal Administration,
Hyderabad.
The Pay & Accounts Officer, A.P., Hyderabad.

//Forwarded by Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub-Section (1) of Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act 1 of 1975), the Governor of Andhra Pradesh hereby makes the following amendment to the Urban Development Authority (Hyderabad) Rules, 1975 issued in G.O. Ms.No.215, Housing Municipal Administration and Urban Development (M.A.) dated the 1st April,1977 and published at pages 269-282 of the Rules Supplement to part I Extraordinary Andhra Pradesh of Gazette dated the 21st April, 1977 as subsequently amended from time to time.

AMENDMENT.

In the said rules for the table under Sub-rule (6) of rule 15, of the following shall be substituted, namely:-

Contd..(table)

13/1/85

TABLE

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF APUA (DEV) ACT 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES 1975.

| ANNEXURE (b) OF THE URBAN DEVELOPMENT AUTHORITY RULES 1975.. | | | | | | | | | |
|--|--|-----------------------|-----------------------|---------------------------------------|------------------------|--|------------------------|------------------------|----|
| FOR INSTITUTION OF
USE OR CHANGE OF USE | Within Municipal Corporation/
Municipality area | | | | | Outside Municipal Corpn./
Municipality area | | | |
| | Land | | | | Builtup Space | Land | | Builtup Space | |
| | Proposed Rates | | | | Propo-
sed
Rates | Propo-
sed
Rates | Propo-
sed
Rates | Propo-
sed
Rates | |
| | Hyd.
(Rs./Sq.mts.) | Vsp.
(Rs./Sq.mts.) | Gun.
(Rs./Sq.mts.) | Other
Vij. Mplty.
(Rs./Sq.mts.) | | | | | |
| I. INSTITUTION OF USE | | | | | | | | | |
| a. Vacant to Residential | 10 | 10 | 10 | 10 | 20 | | | | |
| b. Vacant to Commercial | 15 | 15 | 15 | 15 | | 5 | | | 10 |
| c. Vacant to Industrial | 15 | 15 | 15 | 15 | 30 | | 10 | | 25 |
| d. Vacant to Misc. | 10 | 10 | 10 | 10 | 30 | | 10 | | 25 |
| II. CHANGES OF LAND USE | | | | | | | | | |
| a. Recreational to Residential | 90 | 50 | 40 | 30 | 20 | 5 | | | 10 |
| b. Recreational to Commercial | 100 | 60 | 50 | 40 | 30 | 10 | | | 25 |
| c. Recreational to Industrial | 90 | 50 | 40 | 30 | 30 | 10 | | | 25 |
| d. Recreational to Misc. | 90 | 50 | 40 | 30 | 10 | 5 | | | 25 |
| e. Agril./Conservation or Green Belt to Residential | 60 | 40 | 30 | 20 | 20 | 5 | | | 10 |
| f. Agril./Conservation or Green Belt to Commercial | 75 | 50 | 40 | 30 | 30 | 10 | | | 25 |
| g. Agril./Conservation or Green Belt to Industrial | 60 | 40 | 30 | 20 | 30 | 10 | | | 25 |
| h. Residential to Commercial | 75 | 50 | 40 | 30 | 30 | 10 | | | 25 |
| i. Industrial to Commercial | 60 | 40 | 30 | 20 | 30 | 10 | | | 25 |
| j. Misc.to Commercial | 60 | 40 | 30 | 20 | 30 | 10 | | | 25 |
| k. Agril./Conservation or Green Belt to Misc. | 10 | 10 | 10 | 10 | 20 | 5 | | | 10 |
| l. Residential to Industrial | 15 | 15 | 15 | 15 | 30 | 10 | | | 25 |
| m. Residential to Misc. | 15 | 15 | 15 | 15 | 30 | 10 | | | 25 |
| n. Commercial to Residential | 10 | 10 | 10 | 10 | 10 | 5 | | | 10 |
| o. Commercial to Industrial | 15 | 15 | 15 | 15 | 30 | 10 | | | 25 |
| p. Commercial to Misc. | 6 | 6 | 6 | 6 | 10 | 5 | | | 10 |
| q. Industrial to Residential | 6 | 6 | 6 | 6 | 10 | 5 | | | 10 |
| r. Industrial to Misc. | 6 | 6 | 6 | 6 | 10 | 5 | | | 10 |
| s. Misc. to Residential | 6 | 6 | 6 | 6 | 10 | 5 | | | 10 |
| t. Misc. to Industrial | 15 | 15 | 15 | 15 | 30 | 10 | | | 25 |

Note: In case of developments involving change of land use and institution of use (Consts), both the charges shall be payable separately.

:F.N:001R.WK1:

Disbursement
SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

FUNDS - Municipal Administration & Urban Development Department -
Advancing of Penal Amount collected for regularisation of
unauthorised constructions etc., to Hyderabad Urban Development
Authority for the purpose of meeting the cost of construction of
projects already sanctioned - orders - issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M2) DEPARTMENT
G.O.Ms.No.118,MA

Dated:11-3-1996.
Read the following:-

1. G.O.Ms.No.315,MA Dated:11-5-1993.
2. G.O.Ms.No.463,MA Dated:10-11-1993.
3. G.O.Ms.No.540,MA Dated:13-12-1995.
4. G.O.Ms.No.51,MA Dated:5-2-1996.

O R D E R :-

*** **

In the G.O. 1st read above, Government have issued orders for regularisation of unauthorised constructions on payment of penal amount. In the G.O. 2nd read above a committee has been constituted at State level to make recommendations in regard to regularisation of unauthorised constructions. relaxation of zoning regulations/building-ules. Orders have also been issued to regularise constructions in respect of certain FSI & Non FSI cases which yielded a amount of Rs.1.00 Crores per year approximately as penal amount. Further an amount of Rs.10.00 Crores is expected to be collected before the end of this financial year.

2. In the G.O. 4th read above, Government have approved, the revised rates of development charges for all Urban Development Authorities in the State including Hyderabad Urban Development Authority which may yield considerable additional income.

3. The Government after reviewing the above aspects have decided to make available the amounts collected in pursuance of the G.O. Ms.No. 313,MA Dated:11-3-1993 for the purpose of meeting the cost of construction of flyover and other projects already mentioned in Hyderabad City under Mega City.

4. Accordingly the Government hereby ordered that the amount collected in pursuance of G.O.Ms.No.313,MA Dated:11-3-1993 be credited to the funds of Urban Development Authority, Hyderabad for the purpose of meeting the cost of construction of flyovers and other projects in Hyderabad City under Mega City including properties under taken by the Municipal Corporation of Hyderabad and Hyderabad Urban Development Authority shall maintain separate account of their amounts.

Contd...2..

13/11/96

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5. The Hyderabad Urban Development Authority shall repay the amounts so credited to the revolving fund after two years period of construction of the projects excluding grant portion.

6. The Order issues with the concurrence of Finance & Planning (Finance Wing) Department vide their U.O.No.4662-B/82/A1 /EBS-X/96. Dated:16-2-1996.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

C. ARJUNA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Vice Chairman, Hyderabad Urban Development Authority,
Secunderabad.

Copy to:

The Commissioner & Special Officer, Municipal Corporation of
Hyderabad, Hyderabad.

The Finance & Planning (Finance Wing) Department.

//FORWARDED BY ORDER//

Arjun Rao
SECTION OFFICER

124J. (1) There shall be established and set apart a separate fund to be called Development Fund and an Authority shall separately show the same in its budget.

(2) All moneys received by the Authority as development charge together with interest thereon, if any, under this Chapter shall be credited to the Development Fund.

(3) The moneys credited from time to time to the said Fund shall be applied only for the purposes of providing public amenities in the area and maintenance and improvement of the area under the jurisdiction of the said Authority.

(4) Surplus moneys at the credit of the said Fund, which cannot immediately or at an early date be applied for the purposes aforesaid, shall, from time to time, be deposited by the Authority in the bank.

Explanation.—For the purpose of this sub-section, the expression "bank" means—

- (i) the State Bank of India constituted under the State Bank of India Act, 1955;
- (ii) a subsidiary bank as defined in the State Bank of India (Subsidiary Banks) Act, 1959;
- (iii) a corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 or under section 1 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1980;
- (iv) any other bank, being a scheduled bank as defined in clause (c) of section 2 of the Reserve Bank of India Act, 1934, or being such a bank as may be approved by the State Government.

124K. (1) Where any person who, whether at his own instance or at the instance of any other person, commences, undertakes or carries out development or improvement work, or changes the use of any land or building without the payment of development charge payable under this Chapter, the Authority may serve on such person a notice requiring to stop the development work or the change of any such land or building and from the time of the service of such notice, such person shall continue such development or change of use of such land or building.

(2) The notice issued under sub-section (1) and served upon such person may require—

- (a) the demolition of the development work, if any carried out, within the time specified in such notice, and
- (b) the discontinuance of any further development or change of use of such land or building.

(3) Any person, who continues to carry out the development or change of use of any such land or building, whether for himself or on behalf of the owner or any other person, after such notice has been served upon him, shall, on conviction, be punished with imprisonment for a term which shall not be less than three months, but which may extend to three years and with fine which shall not be less than one thousand rupees, but which may extend to five thousand rupees; and when the non-compliance with notice is a continuing one, with further fine which may extend to hundred rupees for every day after the date of the service of the notice during which the non-compliance has continued or continues.

(4) On the failure of such person to demolish the work of development, if any, as required under such notice, the Authority may itself demolish such development and any expenses incurred by the Authority for doing so shall be recoverable from such person as arrear of land revenue.

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ITEM
NO. 132/96
A-06.09.96

SUB: N.O.C. to ESSAR CELLPHONE for installation of prefab structures on Roof Top of Building & Power Load for Cellular Mobile Telephone Services in Delhi.
No. F. 20(1)/95-MP.

PRECIS

1. M/s Sterling Cellular Ltd. vide letter dated 27.4.95 informed that the Govt. of India, Min. of Communication, Deptt. of Telecommunication, has issued licence to the Firm to operate the Cellular Mobile Telephone Services in Delhi including Telecom areas covered by DOT, NOIDA, Ghaziabad, Gurgaon & Faridabad and requested DDA to grant No Objection.

2. This issue was discussed in Technical Committee meeting held on 29.8.95 under item no. 66/95 where the representative of M/s. Sterling Cellular Ltd. were also invited. The Technical Committee decided as under:

"The request for NOC by the Essar Cellphone for installation of prefab structure on roof top of building and power load was discussed in detail and the technical committee observed that such request may be allowed considering the technological needs as well as a very special case, subject to maximum power load of 10 KW and such installation be on buildings other than residential, except multi-storeyed group housing. In case of Lutyen's Bungalow zone area, such installation be only be on commercial buildings while in case of Civil Lines Bungalow Zone Area such installation would be on buildings other than residential. It was also recommended that betterment charges be levied by the respective Local Bodies while giving permission for such use/in-stallation."

3. The decision of the Technical Committee was examined. In MPD-2001 communication (AS-6) are not covered under 'Utilities' (page 154 of gazette) which are permitted in all use zones. However, the provision for activities like Cellular Phones/placing towers/equipment on roof tops of buildings is not envisaged in MPD-2001 which is a commercial activity. As such it was observed that it would require amendment in MPD-2001.

4. The matter was again discussed in the Technical Committee in its meeting held on 9.4.96 and according to its observations a meeting was convened by Commr.(Plg.), DDA on 19.4.96 and 31.5.96, which was attended by the Chief

Contd/.....

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: 2 :

Architect/NDMC, Addl. Town Planner and Ex.Engineer(Bldg.), MCD, representative from M/s. Sterling Cellular Ltd. and other officers of DDA. In the meeting the following observations emerged:

- i) The prefab structure installed on roof tops, for keeping the equipment etc. is not a habitable area and as such may not be considered towards the FAR calculations and should be treated as a technical requirement like lift rooms etc.
- ii) Levying uniform betterment charges for such uses may be fixed for the local bodies.
- iii) The modifications required in MPD-2001 to include the telecommunication as one of the uses under the 'Utilities' (On page 172 of Gazette) be processed as per D.D.Act 1957.

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

RESOLUTION

Resolved that proposals contained in para 4 of the Agenda item be approved with the following observations;

- a) "Betterment Charges" as mentioned in para 4 (ii) be termed as "permission charges";
- b) "permission charges" should be uniformly fixed by the DDA and the local bodies.

ITEM NO.
133/96

Sub:

-1-
Annual Administration Report of Delhi Development
Authority for the year 1995-96.
No. F. 2(7)/96/P&C/Pt.

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A-06.09.96

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 1995-96 has been prepared and is placed before the Authority for information/approval, at (Appendix 'A' page No. 1A to 63).

R E S O L U T I O N

Resolved that draft of the Annual Administration Report 1995-96 be approved and the Chairman be authorised to incorporate amendments/changes, if any, on receipt of objections/suggestions within 10 days.

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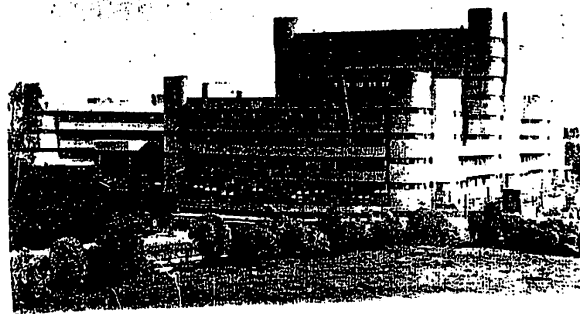
APPENDIX 'A' TO ITEM NO. 133/96

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1. DELHI DEVELOPMENT AUTHORITY - A Historical Perspective

- 1.1 The origin of Delhi can be traced back to the 10th Century B.C. in Indraprastha, the city of Pandawas. This city was the capital of seven successive reigns, each one of which gave it a new name and a unique aspect. The culture of each Emperor contributed to enrich the identity of this city over the centuries. Delhi became the focus of the government activity in 1911 when it was decided to set up a National Capital at Delhi. Initially the location was proposed to be North of the Northern Ridge which was later changed to the area around Raisin at Hills. Lutyens' Delhi was planned in 1912 by Edward Lutyens and Herbert Becker. In 1922 a tiny Nazul Office comprising 10 to 12 officials was set up in the Collectorate of Delhi which was upgraded to an Improvement Trust (constituted under the provisions of UP Improvement growth, the Act, 1911) in 1937. This was done to control the building operations and regulate the land usage. The Trust had about 50 employees on its rolls.
- 1.2 India became independent in 1947. The independence brought large influx of people/ refugees and the population of Delhi swelled from 7 lacs to about 17 lacs by 1951. Due to this increase in population all open spaces were occupied and civic services reached a virtual collapse. Two local bodies existing at that time, the Delhi Improvement Trust and the Municipal Body, were not adequately equipped to cope up with the changed scenario.
- 1.3 In order to plan Delhi and to check the rapid haphazard Central Government appointed a Committee under the chairmanship of Sh. G.D. Birla in 1950. This Committee recommended a Single Planning & Controlling Authority for all the Urban Areas of Delhi. Consequently Delhi Development Authority (Provisional), (DDPA) was constituted by promulgating Delhi (Control of Building Operations) Ordinance 1955 (replaced by Delhi Development Act 1957) with the primary objective of ensuring development of Delhi in accordance with a plan. On 30th December, 1957 Delhi Development Authority acquired its present name.



SSS

2. THE CHARTER

2.1 The Delhi Development Authority, which was formed by Government of India in October, 1955 later known as Delhi Development Authority in 1957, was endowed with the following Charter by virtue of Section (6) of the Delhi Development Act.

d) To provide services and amenities incidental to the above.

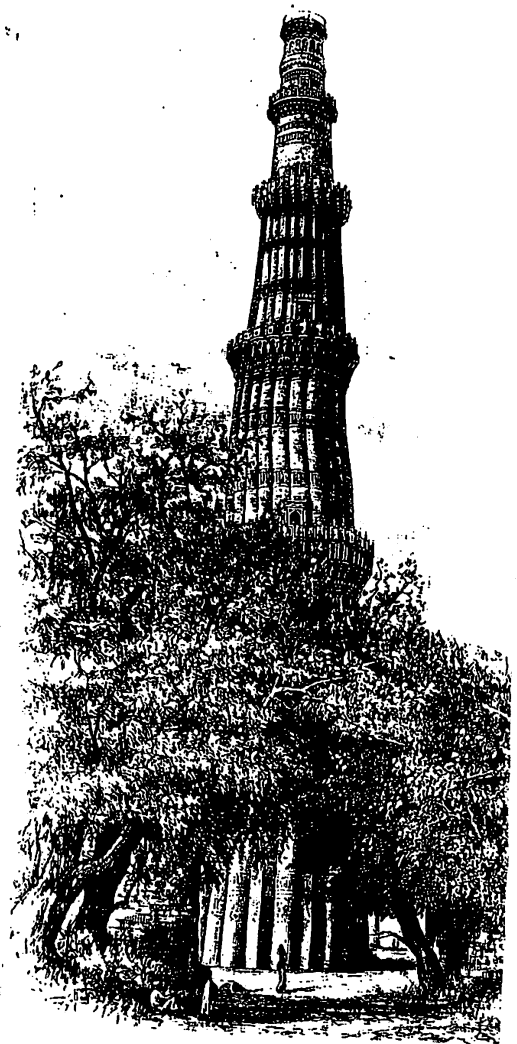
"To promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operations to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary of expedient for purpose of such development and for purpose incidental thereto."

2.2 In simple words, the Charter of DDA, as ratified by the Act of 1957, listed the objectives of the Authority as:

a) To formulate a Master Plan for covering the present and future growth of Delhi and to promote and secure the Development of Delhi according to the plan covering all the possible activities.

b) To acquire, hold, manage and dispose of land and other property;

c) To carry out building, engineering, mining and other operations;



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3. MASTER PLAN

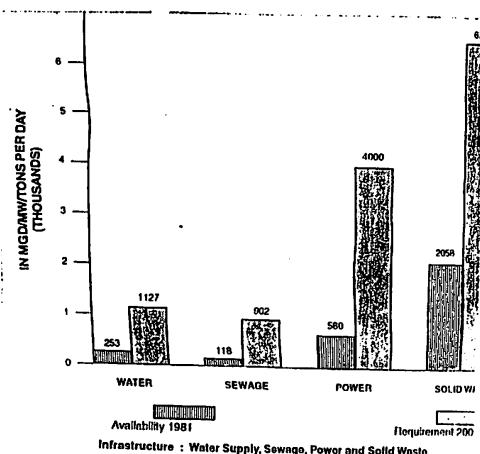
- 3.1 In pursuance of its objectives DDA formulated a Master Plan for Delhi in 1962 with perspective upto 1982. The total area envisaged to be urbanized under this plan measured about 170 sq.miles (442 sq.kms) to hold a population of 5.3 million.
- 3.2 Though the plan had been formulated taking into account the growth in population as well as growth due to migration of people from neighbouring States the projections exceeded considerably during the period. Therefore, a perspective plan for Delhi - 1981 to 2001 - was initiated and the same was adopted in 1990. This plan with perspective of 2001 was prepared with the objective to decentralize the activities from the centre and to provide space for all types of urban activities. The Plan contained all provisions for a safe and convenient living surroundings and with condition which can improve the economic capabilities of the inhabitants. It envisaged transformation of the socio-economic fabric of Delhi with the natural and built environment befitting the image of the city.
- 3.3 The Plan enumerates the following action points for systematic development of the city:-
- a) to provide about 20,000 hect. of land in the urban extension areas to accommodate 4 million additional population.
 - b) to restructure the actual development which had taken place in the existing urban areas so as to accommodate an additional population of 3 million over and above the population envisaged for these developed areas in 1962 plan.
 - c) to decentralise economic activity by developing 4 metropolitan passenger terminals, 4 freight complexes, 5 Inter-State Bus Terminus, 2 Sub-Central Business District and 22 District Centres.
 - d) to incorporate the informal commercial and trading activities in all development/ re-development projects.
 - e) to provide for large scale housing through the co-operative sector and development of sites and services for the urban poor.
 - f) to develop a multi modal mass transport system comprising of bus, ring railway and mass rapid transit services.
 - g) to create an environment for pedestrian movement and facilities for safe cycle movement.
 - h) to develop 11 identified growth centres in rural Delhi.
 - i) to organise weekly markets in the parking areas of major commercial centres.
 - j) to prepare urban renewal plans for the central city area consisting of Walled City and its extension. Karol Bagh and the area in between to be declared as "Special Area".

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- k) to prepare conservation plan for the urban heritage area, including Lutyens Delhi, so as to maintain their basic character.
 - l) to provide for 16.2 lakh new housing units between 1981-2001 at an average rate of about 80,000 DUs per year.
 - m) to provide for the projected needs of water supply, sewage, power solid waste management by 2001 as per projections indicated in the diagram.
- 3.4 The MPD-2001 contains certain special features aimed at tackling the problems faced over the last 3 decades. These are :
- a) large number of non-pollutant small industrial units functioning in residential areas would now have an option to continue at their locations.
 - b) large variety of small commercial establishment (other than those which are environmentally unacceptable) can be permitted in residential areas within the policy frame of the mixed land-use.
 - c) residential buildings would be permitted a greater flexibility in architectural design and utilisation of space.
 - d) Industrial plot owners will be able to avail of more built up space.

3.5 MPD - 2001 recommends a Special Monitoring Unit to monitor the rapidly changing patterns in respect of squatter areas, unauthorised colonies, transportation sectors, social and municipal infrastructures. land utilisation etc. and suggest suitable changes in the Master Plan & Zonal Plans, and to monitor implementation and enforcement of the Master Plan and Zonal Plan by the various agencies and local bodies, including DDA.

3.6 A Mid-term review of the MPD-2001 has been taken up so as to keep pace with the fast changing urban development scenario.



4. THE YEAR AT A GLANCE

During the year 1995-96, Delhi Development Authority made concerted efforts to improve consumer satisfaction, timely disposal of grievances and speedy development. The steps taken are as follow.

4.1 IMPROVED SYSTEM FOR REDRESSAL OF GRIEVANCES AND INTRODUCTION OF TRANSPARENCY:

4.1.1 Revamping of Reception and DDA Public Hearing System:

a) Reception was totally revamped this year with an arrangement to receive documents at the counter itself, eliminating the need for going to sections

b) A system of Vice-Chairman meeting the members of public on every Friday afternoon without any prior appointment was introduced.

c) All public hearing cases were disposed of in a time bound manner and monitoring sheets devised to monitor the progress of disposal at the highest level.

d) Grievances appearing through the columns of press were referred to the departments for speedy disposal and rebuttals were sent wherever required.

e) For grievances received through Directorate of Public Grievances, constant monitoring was done at the Commissioners level.

Due to these efforts the pendency of public hearing cases decreased considerably and for the first time in the history of DDA the



pendency of grievances received through DPG reduced to zero in January, 1996. The number of grievance letters appearing in the newspapers has also reduced considerably.

4.1.2 Lok Shivirs :

These camps were organised as an exercise for one time clearance of backlog. They covered important activities like conversion from lease hold to free hold, mutation and refund, which effect the maximum number of consumers. Bulk of the backlog was cleared in these Shivirs.



(Lok Shivirs being held in DDA)

4.1.3 Introduction of Consumer Guide-Books:

Small hand books were published to apprise the consumers about guidelines and procedures adopted in the public dealing departments of DDA, like Housing, Lands and Building Departments. These are



4.1.6 Easy Information Flow to allottees:
Housing records have been completely computerised to generate dues information of DDA allottees. This helped in better realisation and also easy information flow to the allottees.

Decision making administrative as well as financial has been decentralized and powers have been delegated to various levels of hierarchy to cut delays. This has helped in reducing overlapping of functioning and speedy decision making.

4.1.5 Decentralisation of Decision Making:

For simplifying calculations of various transactions with DDA, small booklets on Calculation of Un-earned Increase and Composition Fee were printed. These books provide the guidelines to the consumers for calculating dues to be paid without consulting any staff of DDA.

4.1.4 Simplifying Procedures for Transactions:

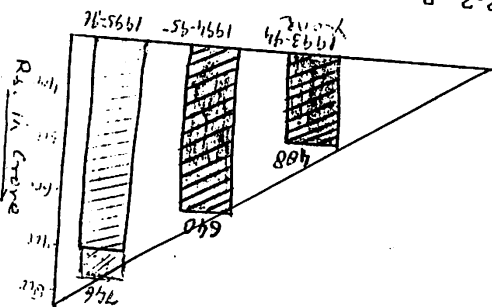
pieces of information provided to bridge information gaps and to avoid unnecessary / repeated visits to the office of DDA for basic information.

4.2.1 Sustained growth in receipts:

DDA receipts which were static at about 300 crores for four years from 1989-1990, 1991-92 jumped over Rs.488 crores in 1993-94 and Rs.640 crores in 1994-95. In the year 1995-96 net receipts are likely to be Rs.746 crores as against actual crores of Rs.640 crores in 1994-95. An increase of 16.56%. It is expected that receipts in the year 1996-97 will touch Rs.772 crores.

4.2 PHYSICAL & FINANCIAL ACHIEVEMENTS

EXEMPLARY FINANCIAL MANAGEMENT



4.2.2 Priority to Speedy Development and Land Acquisition:

Investment in land acquisition of land has also increased manifold. During the year 1995-96 a total of Rs.108.59 crores were spent on land acquisition as against Rs.78.04 crores in 1994-95, Rs.72.68 cr. in 1993-94 & Rs.4.06 cr. in 1992-93. During 1996-97 this figure is likely to touch 230 crores.

4.2.3 Computerisation of Housing Records:

For the first time in the history of DDA the records of Hire Purchase Schemes were computerised upto March, 1995 and about 84000 defaulter notices were issued to the defaulting allottees. Action for cancellation of flats was also taken and about 6000 non-recovery certificates were issued under the P.P.Act.

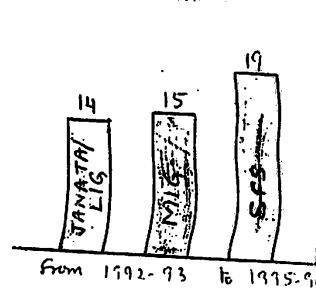
Special Counter at Vikas Sadan Reception was opened for sorting out discrepancies in the defaulter notices.

4.2.4 Steps to Stabilise Cost of Flats:

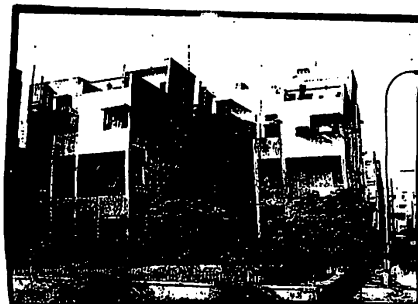
The disposal cost of flats constructed by DDA was stabilized by taking a number of cost effective measures such as reducing the rate of interest on capital invested; reducing the period for which interest is charged on capital invested; one time discount in far-flung areas; optimisation of density / FAR etc. As a result of these steps, despite steep escalation in the cost of inputs, the cost of various categories of flats increased only marginally. The cost of Janta Flats has gone up by a total of only Rs.14% during the last 3 years i.e. from 1992-93 onwards as compared to a very high increase during the last 3 years prior to 1992-93. Similarly the increase in MIG has been only by 15% and in SFS by 19%.

4.2.5 Financial Relief to Defaulting Allottees:

During the year, 2 penalty relief Schemes namely Hire Purchase Penalty Relief Scheme - 1995 and Hire Purchase Penalty Relief Scheme-1996 were formulated and announced. These schemes provided financial relief in penalty varying from 50 to 60% to the Hire Purchase Allottee of DDA flats who have defaulted in paying instalments. Due to these schemes a number of defaulting allottees have been able to clear their dues alongwith penalty.



% increase in
cost of flats



2.6 Floating of New Schemes / Clearing Backlog

During the year two new financing schemes viz. Self Financing Scheme-VIII and Janta Housing Scheme - 1976, were floated. A total of 1777 flats were allotted/ allocated under the Self Financing Scheme-VIII in October, 95.

Backlog of registrants of all Self Financing Scheme upto SFS-6 was cleared.

Backlog of Janta Schemes and EWS, floated prior to 1976 has also been cleared.

4.2.7 Greening the Capital Without Any Burden of Taxes to Citizens:

About 7,00,000 trees and shrubs were planted during the year for developing new greens as well as maintaining old greens. A total expenditure of Rs.36.59 crores was incurred on this account this year without any burden to the citizens as no local taxes are charged by DDA.

Residents Committee formed for effective maintenance of greens were revived to ensure participation of neighbourhood in the development and maintenance of greens.



Foundation Stones for three Musical Fountains at Vikaspuri, Patel Nagar and Janakpuri were laid during the year. These fountains will make the greens lively as water columns will dance, sway and twist with music.

4.2.8 Better Land Disposal

During the year a record number of 2352 properties which included commercial plots, institutional and residential plots were disposed of, 709 shops were allotted till March, 1996 which is a record over the earlier years.

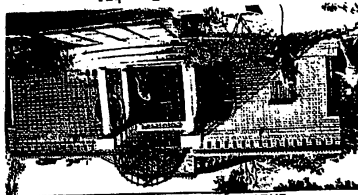
4.2.9 Taking Sports to the Door Steps of Residents

i) Sports Complexes:

DDA has so far constructed 8 Sports Complexes out of which 7 were fully operational. The 8th Sports Complexes at Trans Yamuna Area has been partially thrown open to the public this year.

In order to ensure mass utilization of sports facilities provided by DDA Sports Events were organized. DDA Open Squash Tournament which is a National level tournament was held at Sirtfort Sports Complex from 12th to 18th February, 1996. Top ranking squash players of country took part.

2.10 Competitive Sports:



A toddler Swimming Pool at Sirtfort and a club size swimming pool at Harinagar Sports Complex was completed. Swimming pools in Poorv Delhi Khel Parisar, Saket Sports Complex and Ashok Vihar Sports Complex are likely to be taken up shortly.

To mark the generation of one million dwelling units a Commemorative Stamp on DDA May, 1995 by Minister of State for Communication at Vigyan Bhawan. DDA till March, 1994 had facilitated construction (by way of allotting land to co-operative societies for residential construction) and construction of one million dwelling units.

2.11 A Special Commemorative Stamp on DDA released.

A Sports Gala was organized from 25th December, 1995 to 10th January, 1996 in which sports events such as Table Tennis, badminton, Tennis, Squash, Billiards & Snooker were organized. 80 teams from 40 colleges/schools and institutions besides members of the complex participated in the various sports events organized on the occasion.

Six Mini Marathons were held in various Sports Complexes in which about 10,000 school children participated.

1) Multi Gyms:

During the year six multi gyms were constructed in various play fields located in various corners of the city. Facilities in these gyms can be availed by paying a nominal fee.

iii) Sports Field:

Out of the 36 Sports Fields identified for development, 26 have been made fully operational with facilities for outdoor games.

iv) Swimming Pools:



Commemorative Stamp to mark the Generation of 1 million dwelling units being released by Ministry of Communication.



Minister of Housing (South Africa) visits DDA.



Vice-Chairman, DDA administering the oath on the occasion of Quamir Ekta Day.

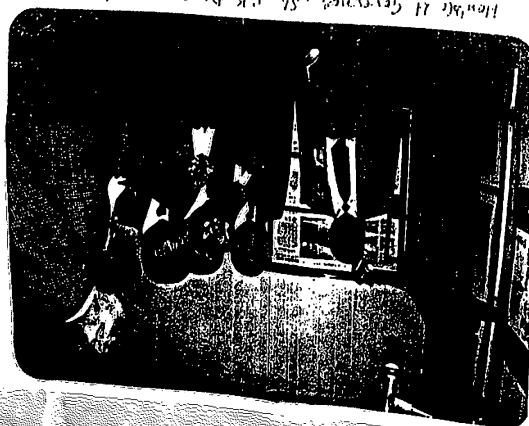
St. J. K. Museum, House of the Holy Spirit
 inaugurating and the first of the



Agustine and Saint Thérèse Building, 1st Floor - Old Urban Heritage Museum, 1994



House of the Holy Spirit, St. J. K. have inaugurated the
 exhibition of various buildings consisting of
 Old Urban Heritage Museum, 1994



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5. MANAGEMENT OF THE AUTHORITY

5.1 Delhi Development Authority is a body corporate having perpetual succession and a common seal, with power to acquire, hold and dispose of property. It can sue and be sued. The Authority is constituted under section 3 of D.D.Act, 1957. The composition of the Delhi Development Authority during the period under report from 1.04.95 to 31.03.96 was as under:-

CHAIRMAN

Shri P.K.Dave 1.4.95 - 31.3.96

VICE CHAIRMAN

i) Shri S.P.Jakhanwal 1.4.95 - 2.5.95
 ii) Shri Ashok Pahwa 2.5.95 - 20.6.95
 iii) Shri Anil Kumar 21.6.95 - 31.3.96

WHOLE TIME MEMBERS

i) Shri K.N.Khandelwal, 1.4.95 - 31.3.96
 Finance Member, DDA
 ii) Shri R.L.Hans 1.4.95 - 31.3.96
 (Officiating Engineer Member)

NOMINATED BY THE CENTRAL GOVERNMENT

1. i) Shri A.P.Sinha, 1.4.95 - 29.6.95
 Jt.Secretary,
 Min. of Urban Affairs
 & Employment
 ii) Shri M.S.Srinivasan, 30.6.95 - 31.3.96
 Jt.Secretary,
 Deptt. of U.D.)
 Min. of U.A. & E
 iii) Shri R.K.Singh 30.6.95 - 31.3.96
 Director (DD)
 Min. of U.A.&E
 2. Shri K.K.Bhatnagar
 Chairman-cum-Managing Director
 HUDCO 1.4.95 - 31.3.96
 3. Shri D.S.Meshram,
 Chief Planner, TCPO 1.4.95 - 31.3.96

EX - OFFICIO

1. Shri Subhash Sharma,
Commissioner, M.C.D. 1.4.95 - 25.1.96
2. Shri O.P. Kelkar,
Commissioner, M.C.D. 29.1.96 - 31.3.96

As per the provisions of Section 3(3) (e) and (f) of D.D. Act two representatives from M.C.D. and three from Metropolitan Council could not be nominated during the period under report as both Corporation and Metropolitan Council were remained dissolved.

The Authority met 9 times during the year and considered 156 items in all.

5.2 ADVISORY COUNCIL

This is a body constituted under section 5 of the Delhi Development Act, 1957 for the purpose of advising the Authority on the preparation of Master Plan and on such other matters relating to the Planning and Development or arising out of or in connection with the administration of this Act, as may be referred to it by the Authority.

The composition of the Advisory Council during the year was as under:

- | | |
|----------------------------|--|
| i) President | Sh. P. K. Dave,
Lt. Governor, Delhi. |
| ii) Members of Lok Sabha | i) Sh. Sajjan Kumar
ii) Sh. Hari Kishore Singh |
| iii) Member of Rajya Sabha | i) Sh. R. K. Dhawan |
| iv) Vice-Chairman | i) Sh. S. P. Jakhanwal
(1.4.95-2.5.95)
ii) Sh. Ashok Pahwa
(2.5.95-20.6.95)
iii) Sh. Anil Kumar
(21.6.95-31.3.96) |
| v) Members | 1) Sh. R. R. Singh
(1.4.95-6.3.96)
2) Sh. K. M. Sahni
(7.3.96-31.3.96)
Chairman, DTC. |

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- 3) Sh.Y.P.Gambhir,
Chairman,C.E.A.
- 4) Sh.P.K.Kumarian
D.G. (Defence Estates)
Ministry of Defence.
- 5) Sh. Ninan Koshi,
D.G.(RD) and Addl.Secy
Min. of Transport.
- 6) Sh.D.S.Meshram
Chief Planner,TCPO
- 7) Sh.R.D.Budhiraja
G.M. P.M.(N),MTNL
- 8) Sh.Dev Raj
Municipal Health Officer
M.C.D.
- 9) Sh.J.P.Goel
- 10) Sh. Chatter Singh.
- 11) Sh. Sunil Dev

As per the provisions of Section 5(2) (d), 5(2) (e) of the D.D.Act, 1957, 4 representatives from M.C.D. and one each member from D.W.S. & D and D.E.S.U. Committees could not be nominated as the Municipal Corporation of Delhi remained dissolved.

5.3 CENTRAL GOVERNMENT DIRECTIONS

The Central Govt. can issue directions to DDA under Section 41 of the Delhi Development Act - 1957.

A total of 3 directions were issued by the Government during the year 1995-96 as detailed below:

| S.N. Letter No. & Date | Salients/Gist of Directions | Remarks |
|--------------------------------------|---|------------------------|
| 1. K-11/35/93/DDIA

Dt.21.4.95 | The Central Government directed the DDA for revision of pay of the posts of Commr.(Plg.) and Chief Architect in DDA under Section 41(1) of the Delhi Development Act, 1957. | Direction implemented. |

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2. K-11011/29/89-
DDVI/IA.

The Central Government directed the DDA to revert all the six posts of Chief Engineer to Supdt. Engineer as well as their basic grade should be 4500 - 5700 u/s 41 (1) of the DD Act - 1957.

Direction implemented.

Dt.15.5.95

3. K-11011/63/90/
DDIA.

Creation of additional posts defreezing of posts in the Planning Department of DDA.

Direction implemented

Dt:02.06.95

5.4 ESTIMATES COMMITTEE

Estimate Committee of the Lok Sabha chaired by Sh.S.B.Sidnel, M.P., examined the DDA. Sittings of the Committee were held on 25th & 26th July, 1995.

5.5 STAFF QUARTER

Staff Quarter Allotment Branch deals with the allotment of 1613 staff quarters spread over 35 localities in different areas of Delhi. In accordance with entitlement, 1918 employees applied for fresh allotment of staff accommodation. Out of which 96 employees applied on Out of Turn medical grounds or on compassionate basis. 54 staff quarters of different categories were allotted during the period.

5.6 NAZARAT BRANCH

Nazarat Branch consists of two sections. One deals with the purchase of stationery items and procurement of livery items for Group 'C' & 'D' employees of the Authority. The other deals with purchases and maintenance of various office equipments like type-writers, photo copiers, duplicating machines etc. During the year 1995-96 the summer livery items were provided to 9377 employees and winter uniforms to 9395 employees of Group 'C' & 'D'. 6 photo copiers were also purchased.

5.7 HINDI DEPARTMENT

This Department ensures implementation of the official language Policy of Govt. of India in DDA, carries out translation work, imparts training in Hindi Shorthand & Typing etc. besides promoting the use of Hindi in all spheres of office functioning. 25 sections were inspected

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during the yearend. 23 employees and 7 officers were awarded cash prize for working in Hindi under the quarterly Hindi Noting- Drafting cash prize scheme. 45 employees were nominated for Hindi Type Training at DDA's Hindi Typing Training Centre and one employee for Hindi Stenography training at Govt. of India's Training Centre. 5 Hindi Workshops were organized in which 80 employees were trained in Hindi Noting - Drafting. Meetings of Official Languages Implementation Committee were held and new techniques to improve the use of Hindi in official dealings were discussed. 'Hindi Pakhawara' was celebrated in DDA in September, 1995. In compliance with the official language policy of Govt. of India, Audit Report Administrative Report, Zonal Plans, Material for comments on Items of Estimates Committee (Lok Sabha), General Orders, Forms, Publicity Material, Press Communiques, Public Notices etc. were translated in Hindi.

5.8 VIGILANCE BRANCH

The Vigilance Department ensures the implementation of anti-corruption measures and maintenance of integrity in service as per instructions issued from time to time by the Department of Personnel, Central Vigilance Commission and Ministry of Urban Development. The stress during the year was on preventive vigilance through periodical inspections and regular liaison with C.B.I., Anti-Corruption Branch of Delhi Administration, C.V.C. and the Ministry of Urban Development. Steps were also taken to plug the loop-holes and streamline the procedure wherever necessary.

On the punitive side, during the year 146 chargesheets were issued under Regulation 16 & 17 of the DDA (Salaries, Allowances and Conditions of Service) Regulations, 1961. Nine officials / officers of various categories were placed under suspension. Besides this, penalties of various types were imposed on 144 officers / officials of the authority. 10 cases were registered with the C.B.I., Anti-corruption Branch and Delhi Police against officials of the Authority. 865 general complaints were disposed of and 218 fresh preliminary enquiry cases were received as against 255 cases disposed off. The pendency of preliminary enquiry cases at the end of year was 515. A total of 4383 Vigilance reports of officials of various categories were issued.

5.9 LAW DEPARTMENT

The Law Department of the Authority has been entrusted with the entire litigation work of the Authority. It also renders legal advice in about 250 - 300 cases per month referred to it by the Chairman, Vice-Chairman, Members and Heads of various other Departments / Engineering Zones. By the end of March, 1996, about 26758 court cases were pending in various courts.

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Services of lawyers on the panel of High Court (25 Nos) and on the Panel of Distt. Courts (19 Nos) are also requisitioned by the Law Department.

During the year 1995-96, a number of landmark cases were won and a few of those cases are mentioned below:-

1. ROSHNARA BEGUM vs UNION OF INDIA & ORS.
(CWP No. 701 of 1981)

In about 230 delayed land acquisition cases, the Full Bench of High Court of Delhi has passed the judgment in favour of DDA and the Govt. It held that the award has to be made within 2 years of limitation from the date of publication and the Courts have no jurisdiction to prescribe any other time limits for completing the acquisition proceedings. All these cases involved about 20,000 acres of land.

2. UNION OF INDIA vs M/S SCINDIA POTTERIES
(LPA NO. 16/78)

In a Letters Patent Appeal filed by the Union of India against the judgement of a Single Judge of the High Court the Full Bench of the Hon'ble High Court of Delhi has accepted our contention that Section 55 of the Delhi Development Act, 1957 was not at all invocable as no land has been at all designated in the Master Plan for compulsory acquisition. Accordingly, the Hon'ble High Court of Delhi had allowed the LPA and held that acquisition proceedings are not liable to be quashed on the grounds raised in the Writ Petitions.

3. M/S ARCHANA STEEL vs DELHI DEVELOPMENT AUTHORITY
(Suit No. 2527/88-IA No.4882/95)

The Petitioner had invoked arbitration clause and the arbitrator gave an award of more than Rs.1.10 cr. as damages along with the interest. The DDA challenged the award in the High Court. The Hon'ble High Court after arguments and legal submissions rendered the award void under the provisions of Section 16(2) of the Arbitration Act. Thus DDA was able to get the award of Rs.2.50 crores set aside.

4. DCM LIMITED vs DELHI DEVELOPMENT AUTHORITY
(Suit No. 1085 of 1991)

In this suit filed by DCM Limited against the DDA, the Hon'ble High Court held that notice under Section 53B of the DDA Act like Section 80 C.P.C. is mandatory and the suit not complying with such like provisions cannot be entertained by any Court and if instituted, must be rejected under orders 7, Rule 11 C.P.C. Therefore, the Hon'ble High Court has rejected the plaint on 8.8.95.

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5. ANAND KUMAR vs L.G. & OTHERS
(SLP (CIVIL) NO. 2411/1993)

This SLP pertained to prime land for Khasra No. 41/22, Village Mamoor Pur, Narela. This land was required for laying the main sewerage line. The Hon'ble Supreme Court of India has dismissed the SLP on 25.8.95. This helped DDA to take required action.

6. M/S INDIAN SHAVING PRODUCTS LTD. vs DDA
(CWP No. 3489 / 95)

In this case the petitioner company has filed a Writ Petition against the DDA against a demand of Rs. 5.39 crores from it on account of unearned increase. The court directed the petitioner company to deposit an amount of Rs.3.5 crores with the DDA within one week thereof and further furnish a bank guarantee in the amount of Rs. 1,87,95,000/- which shall be kept alive for a period expiring within three months after the date of the decision of the petition. Thus, prima facie, the stand of the DDA has been accepted and the court has vacated the stay order subject to final decision of the writ petition.

7. M/S ASCLERIUS PHARMACEUTICALS PVT. LTD
vs.
VICE - CHAIRMAN, DDA (CWP No.2984/95)

In this case the Petitioner went to the Court against rejection of his bid by Vice-Chairman, DDA in respect of an Industrial Plot situated in Mangolpuri, Phase - I. The Hon'ble High Court of Delhi observed that the Vice-Chairman, DDA has powers to reject any bid including the highest bid and reasons need not be assigned in the sense of being communicated to a party unless required by any such rules having force of law. The court upheld the action of DDA in rejecting the highest bid.

5.10 PUBLIC RELATIONS

Public Relations and Publicity Wing is responsible for cordial interaction between DDA and the public through various modes of communication. Formulation of advertisement policy, fixing of advt. rates and media list, empanelment of advertising agencies, publication of quarterly house journal and publicity literature including guidebooks etc. are among its main functions. Besides it is also responsible for follow up of grievances expressed through various newspapers, issue of rejoinders to press. holding of press conferences, issue of press handouts on various activities of DDA and receiving of delegations etc. Various activities undertaken by this department during the year 1995-96 are as detailed below:

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112 Press Handouts (both English and Hindi) were released highlighting the achievements of DDA on various activities. The press releases were covered both in print as well as audiovisual media. 3 Press Conferences were held during 1995-96. DDA being a premier housing and development organisation played host to many national and international delegations visiting India to study the new developmental programmes.

Approximately 151 advertisements were issued for publication in various newspapers.

LIBRARY :

DDA's library caters to the reading needs of its employees, and their children. It also serves as a reservoir of reference on various subjects of urban development. The library also has a separate section of children books and Hindi books. Video Cassettes such as Newstrack are shown to the employees during lunch hours.

6. SYSTEMS & TRAINING

- 6.1 The Systems & Training department imparts training to DDA employees and also sends them for training in India or abroad. During the year 1995-96 Training Department trained 1403 persons in various courses designed to improve their efficiency and acquaint them with latest techniques, rules and regulations that come into force from time to time.



138 persons were sponsored to participate in the courses organised by external agencies including a few courses outside India.

- 6.2 A Seminar was organized on "Urban Infrastructure" in the month of December, 1995. Shri K.S.Bains, the Ex-VC of DDA was the Chief Guest. About 75 Officers including present Vice- Chairman participated.
- 6.3 A presentation on the working of Housing Schemes was made by Commr. (Housing) to about 25 foreign dignitaries from various countries on a study tour of India. The team also visited the Dwarka Project.



Various dignitaries at the foundation day
celebration of Physical Education at Jodhpur University



Honorable U. Government Sh. P. B. Rao ^{laying the foundation stone}
for the Physical Education building at Jodhpur University



Honorable Chief Minister, Haryana, laying the
foundation stone for Physical Education building



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Various dignitaries at the foundation of
 Company of Mutual Insurance at Jaipur District



Honble. H. Governor Sh. P. B. Rao ^{laying the foundation stone}
 the Mulligum construction by Govt. of India



Honble. Chief Minister, B.K. Singh
 Foundation Stone for Mutual Insurance

SFS

7. ENGINEERING & CONSTRUCTION ACTIVITIES:

The Engineering Wing is entrusted with the following activities:

- a) Construction of Residential Buildings.
- b) Development of Commercial Centres.
- c) Development of land for residential, institutional, industrial, recreational and commercial purposes.
- d) Special projects including Sports Complexes.
- e) Development and maintenance of green areas viz. Master Plan Greens, Districts Parks, Neighbourhood parks, Recreational Centres, Sports fields and Children Parks etc.

7.1 Construction of Residential Buildings:

DDA constructs houses of various categories viz. SFS/MIT/JANTA/ EWS etc. for a large number of registrants. The brief details of houses completed / started/ or in pipelines during the year 1995-96 is as follows:

| | SFS | MIG | LIG | JANTA |
|------------------------------------|-------|-------|-------|-------|
| Houses completed upto 31.3.1995 | 42862 | 54037 | 70751 | 76909 |
| Houses in progress as on 1.4.95 | 5388 | 6508 | 1624 | 56 |
| New houses taken up during 1995-96 | 166 | 96 | 864 | - |
| Houses completed during 1995-96 | 173 | 1665 | 460 | - |
| Houses in progress as on 1.4.96 | 5331 | 4827 | 2140 | 56 |

During 1995-96, many houses could not be completed due to slow progress on part of construction agencies.

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7.2 Development of Commercial Centres:-

To meet the increasing demand for commercial space/ facilities from residents of various residential/ industrial complexes developed and disposed of by the DDA, a large number of commercial centres of various sizes have been planned and constructed. The position of various shopping/ commercial complexes in progress, new complexes taken up and completed during 1995 - 96 is given below;

| | DC | CC | LSC | CSC | Total |
|---|----|----|-----|-----|-------|
| In progress as on 1.4.95 | 3 | 9 | 7 | 10 | 29 |
| Fresh projects taken up during 1995-96. | 3 | - | 6 | 2 | 11 |
| Completed during 1995-96 | - | 1 | 1 | 3 | 5 |
| In progress as on 1.4.96 | 6 | 8 | 12 | 9 | 35 |

Against a programme of 53 commercial Centres only 11 Commercial Schemes could be taken up. No new LSC/ CSC taken up as a policy issue because
 a) Availability of sufficient stock, b) Poor marketability, c) No commitment from DESU for electricity. During the year, against a target of 9 Commercial Centres, 5 Commercial Schemes were completed.

7.3 Major Development Schemes:

The position of development of land in major schemes is given below:-

i) DWARKA PHASE - I & II

The Dwarka (PPK) Project in South-West Delhi covers an area of approx. 56 sq.kms. and forms part of the proposed urban extension of the MPD-2001. Phase - I of the project envisages the development of 1862 hect. of already acquired land. An area of 2098 hect. to accommodate a population of approx. 3 lacs, has been planned for development in the second phase of the project. A total of 638 hect. has been acquired for phase-II and development works are in progress. The remaining land for Dwarka Phase-II is programmed to be acquired during 1996-97.

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The present position of provision of various services like roads, sewer, water supply, drainage, electricity in different sectors / pockets of this scheme, where development works are in progress, is given in the Table 'A'.

ii) NARELA:

This project is located in the northern most part of the Union Territory of Delhi having total area of 9258 hect. comprising of 7158 hect. for urban development and 2100 hect. for development as green belt as per NCR proposal. The main objective of the project is to reduce the pressure on urban Delhi by creating counter centres for growth. The DDA has started the development of this project on (already acquired) about 470 hect. of land. The work of construction of 2 lanes on Master Plan roads and peripheral roads has already been completed. Other services like sewerage, water supply and S.W.Drains, for the houses already completed at Narela, have also been laid. The present position of provision of various services like roads, sewer, water supply, drainage, electricity in different sectors/ pockets of this scheme, is given in Table 'A'.

iii) DHEERPUR

The area of the scheme is 194.50 hect. It is planned for a population of 40,000. The layout plan for Dheerpur area approved by DUAC provides for construction of 4 storeyed and some multistoreyed houses. Due to certain land problems and non finalisation of revised layout plan, the development works could not be started during 1995-96. It is expected that work of peripheral and internal development will be taken up next year after approval of services plan from MCD. Efforts are on to vacate the stay order over some land in the area.

The present position of provision of various services like roads, sewer, water supply, drainage, electricity in different sectors / pockets of this scheme, where development works are in progress, is given in Table 'A'.

(iv) (a) ROHINI PHASE I & II (SECTOR 1 TO 19)

In phase I & II (Sector -1 to 8 phase -I and sector - 9 to 19 of Phase - II) all the services including internal drainage works have been completed.

The present position of provision of various services like roads, sewer, water supply, drainage electricity in different sectors / pockets of this scheme, where development works are in progress, is given in the Table 'A'.

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(iv) (b) ROHINI PHASE III (SECTOR 20 - 25)

The peripheral and internal services like roads, water supply, sewerage, drainage are in progress and are likely to be completed by middle of 96 except the reaches under encroachment or those still to be acquired by DDA. Command Tank, however, would be available after 31.6.96. To meet the requirement of water supply till MCD supply would be available, tubewells have been bored at site. The trunk services which are to be laid by MCD are yet to be started on ground.

The present position of provision of various services like roads, sewer, water supply, drainage, electricity in different sectors / pockets of this scheme, where development works are in progress, is given in the Table 'A'.

(v) VASANT KUNJ PHASE - II:

A detailed layout plan for Vasant Kunj, Phase - II consisting of 362 hect. has been approved by DUAC. The development works, except laying of some roads, could not be taken up during the year due to non-finalisation of sectorial plans and consequently non submission of services plans for approval of services from MCD. Services plans would be prepared during 1996-97 and are expected to be submitted to the MCD for approval during 1st /2nd quarters of 1996-97 as soon as the sectorial plans are finalised and got approved by Planning Wing.

The present position of provision of various services like roads, sewer, water supply, drainage, electricity in different sectors/ pockets of this scheme, where development works are in progress, is given in the Table 'A'.

vi) JASOLA

This scheme, located in South Delhi and spread over 163.87 hect. of land is planned for a population of 40,000. Some of the chunks of land are under 'Court Stay' and expected to be got vacated during the next financial year.

The present position of provision of various services like roads, sewer, water supply, drainage, electricity in different sectors/ pockets of this scheme, where development works are in progress, is given in the Table 'A'.

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TABLE - 'A'

DDA continued development of sub-cities, within the city of Delhi, at Rohini, Dwarka and Narela etc. progress of some of major development schemes attained during 1975-76 is as given below:

- A - Total length of the service line to be laid in the schemes.
B - Services laid upto 3/76.

| Sl. No. | Name of Scheme | Area of Scheme (in Hect) | SERVICES | | | | |
|---------|------------------------|--------------------------|------------------------------|------------------|----------------|-------------------|---|
| | | | Roads | Sewerage | Water | Storm Water drain | Electricity |
| 1. | Dwarka | | | | | | |
| | a) Phase - I | A 1862-B | 80.74
80.74 | 59.30
57.00 | 57.56
25.00 | 150.00
4.50 | All Sub-Station sites & one grid Sub-station Site Handed over to DESU Work in Progress. |
| | b) Phase-II | A 2098/633 B (acquired) | 25.00
9.10 | 18.15
1.10 | -
- | 15.00
1.60 | - |
| 2. | Rohini | | | | | | |
| | a) Phase-I&II | 2497-A
B | 300.00
300.00 | 105.00
105.00 | 148
148 | 67
67 | 100% |
| | b) Phase-III | 700 -A
B | 168.00
125.00 | 26.60
25.89 | 55.00
54.10 | 83.00
81.00 | DESU Work in Progr. |
| 3. | Narela. | 470 -A
B | 33.00
33.00 | 33.00
32.00 | 33.00
18.00 | 50.00
30.00 | DESU work in Progr. |
| 4. | Jasola | 163.87 - A
B | 10.00
4.15 | 6.52
2.15 | 11.80
2.00 | 18.50
- | |
| 5. | Vasant Kunj Phase - II | 362- A
B | 3.90
3.20 | -
- | -
- | -
- | |
| | | | .7 KH Portion is encroached. | | | | |
| 6. | Dhirpur | 194.5A
B | 5.60
2.00 | 6.00
- | 6.00
- | 10.00
- | |

7.4 SPECIAL PROJECTS INCLUDING SPORTS COMPLEXES:

DDA has been taking up a number of special projects as part of development and for providing facilities at city level. During the year 1995, DDA completed/ started following special/ major projects to provide better facilities for residents of Delhi.

SPECIAL MAJOR PROJECTS:

TAKEN UP UPTO 1995-96:

- (i) Complete beautification of area around Kalkaji Temple Complex.
- (ii) Construction of Musical fountains taken up at Janakpuri & Pitampura.
- (iii) Construction of fountain at Saraswati Garden near Mansarovar Garden.
- (iv) Development of CBD Shahdara - In progress.
- (v) Construction of Fresh Water bathing ghats along River Yamuna near Wazirabad - In progress.

PROJECTS IN VARIOUS SPORTS COMPLEXES

I. COMPLETED DURING THE YEAR 1995-96

- i) Toddlers pool at Siri Fort Sports Complex.
- ii) Skating rink at Siri Fort Sports Complex
- iii) Administrative Block at Rohini Sports Complex.
- iv) Multigym at Hauz Khas.
- v) Multigym at Rohini.
- vi) Multigym at Gulabi Bagh.
- vii) Multigym at Lawrence Road
- viii) Multigym at Vikas Puri.
- ix) Multigym at Mandawali Fazalpur.
- x) Swimming pool at Hari Nagar Sports Complex.
- xi) Dev. of Addl. Sports fields at
 - a) Dwarka Sector - I & II.
 - b) Chilla Group Housing Society area.
 - c) Mayur Vihar Phase-I Extension.
 - d) NHP Pkt. A-11, Kalkaji Extn.
 - e) Hastal.

II. PROJECTS STARTED - IN PROGRESS DURING THE YEAR 1995:

- i) Covered Badminton hall at Rohini
- ii) Swimming pool in Sports Complexes at
 - a) Saket
 - b) Ashok Vihar
 - c) Rohini.

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- iii) DDA Staff Club at Sirifort Sports Complex.
 - iv) Multigym at Saket
 - v) Multigym at Paschim Vihar
 - vi) Golf Course at Lado Sarai.

7.5 DEVELOPMENT / MAINTENANCE OF HORTICULTURAL WORKS:

DDA's emphasis has been to develop green areas which are the lungs of the city. DDA can proudly claim to have built up the best net work of green areas in any city in the country. DDA has developed approximately 16000 acres of greens which include city forests/ woodland, green belts districts parks zonal parks, neighbourhood parks and totlots in the residential colonies.

| Tree
Plantation | D/O New
Lawns | D/o Children
Parks/ Children
corners. |
|--------------------|------------------|---|
|--------------------|------------------|---|

| | | |
|--------------|------------------------|-------|
| Year 1995-96 | | |
| Achievements | 7.00 lacs 144.00 acres | 4 nos |

7.6 SPECIAL ACHIEVEMENTS / DRIVES

- a) CLEANLINESS DRIVE OF DDA COLONIES LAUNCHED
W.E.F. 15.9.95 to 15.10.95:

Under this operation, stress was laid on regular cleaning of roads, patch repairs, white washing & painting of curb stones, dressing of road berms, fixing / painting of existing sign boards besides cleaning of drains & removal of malba. Repairing and painting of boundary wall and other infrastructures of all parks were taken up besides developing of lush green lawns and flower beds. A similar drive has again been launched from 1.10.95 to 7.10.95 and 23.12.95 to 23.1.96 under the heads "World habitate Week" and "Sanitation Drive" respectively.

- b) HANDING OVER OF SERVICES TO M.C.D.

Services of 382 Developed colonies are to be handed over to M.C.D. in a phased manner. The services of 1st lot of 20 colonies was handed over to MCD in early 1995 and the services of 2nd lot of 43 colonies were handed over in May, 1995. In respect of the services of 3rd lot of 28 colonies, the deficiency amount mutually agreed has been paid to MCD and handing over of services is at final stage.

- c) ESTIMATES APPROVED FOR NEW SCHEMES:

During the year 1995-96 estimates amounting to Rs.300 crores have been approved for taking up new construction and development activities in DDA.

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8. PLANNING

Planned development being one of the basic objectives of the Delhi Development Authority, Architecture and Planning department is one of the key departments in the organisation. Major achievements of the different units/wings of the department are as follows:

8.1 NATIONAL CAPITAL REGION, URBAN EXTENSION & PERSPECTIVE PLAN REVIEW.

A. National Capital Region & Urban Extension.

- (i) Revision of Draft sub-regional plan for Delhi based on suggestions of SNCTD completed.
- (ii) Implementation of actions on MPD-2001 related to industries, private developers, unauthorised colonies and expressway progressed. Shifting of hazardous and noxious industries policy proposed and finalised.
- (iii) A conceptual plan for Dwarka fringe area in relation to Nazafgarh was prepared.
- (iv) Modifications of MPD 2001 were incorporated in the plan.
- (v) Works related to coordination of services and land use in urban extension area was undertaken.
- (vi) Assisted the group on goal/objectives and micro strategies constituted by MOUAE.
- (vii) The work related to coding and interpretation of recent aerial photographs was taken up & will continue in 1996-97. The coordination work of map & digitisation of Aerial Survey through NRSA progressed.

B. Perspective Plan Review

- (i) Policy for locating Cremation Grounds was prepared and considered by the Technical Committee.
- (ii) An agenda on 'Background note on Master Plan for Delhi 2021' was prepared and considered by Authority in its meeting held on 16.10.95. Accordingly, follow up actions are initiated.
- (iii) Draft status paper on (a) Physical infrastructure (water and power), (b) Industry, (c) Shelter, (d) Transport, (e) Population, (f) Solidwaste disposal, (g) Employment and population were prepared.
- (iv) The following five draft reports analysed submitted by Expert Group of the Steering Committee constituted by Ministry.

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- (a) Building control, (b) Landuse and Mixed use regulations, (c) Land, Housing Urban Rural Upgradation, (d) Special Area Regulations, (e) Social amenities.
- (v) Discussion initiated /data collected for existing and proposed requirement for following:
 - (a) Fire Stations, (b) MTNL - TELEPHONE -EXCHANGE / RLU.
- (vi) Analysis of Draft Zonal Plan initiated.
- (vii) Action note on Perspective Plan Review based on the reports of eight expert groups constituted by DUAC prepared.

AREA PLANNING WING

8.2 Area Planning - I

- (i) The processing of objection / suggestions invited from the public for the consideration of Screening Board set up for finalisation of draft zonal plan for Zone 'C' (Civil Lines Area) and Zone F (South Delhi - I) were taken up. The public hearing was completed and the recommendations have been finalised by the Screening Board.
- (ii) Major Schemes such as (i) Layout plan of 51.7 hect. area around TV Tower Pitampura in Zone H; (ii) Utilisation of DDA land of village Garhi Jaria Maria; (iii) Planning of FC No.30 (Saket) near Gujjarmal Modi Hospital in sub-zone F-16 (part plan); (iv) Modified layout plan of vacant pocket near SFS Pocket EA, EB, EC Maya Enclave G-8 Area; (v) Proposal for sub division of plot no.C-32 Friends Colony; (vi) Modification in the approved layout plan in Outram Line by carving out additional plots; (vii) Provision for community hall in Rishi Nagar / Shakur Basti; (viii) Provision of electric sub stn. in Hudson line Kingsway Camp; (ix) Provision of additional service lane from main road Hudson Line; (x) Establishment of premises use plan for properties in Kh.No.2 in Pati Hamid Sarai; (xi) Scheme for resettlement of Badarpur Traders opposite Apollo Hospital in Zone F; (xii) Sub Division Plan for Nursery school site in EPRRR Coop. House Bldg. Society; (xiii) Utilisation/ sub division plan of MOR pocket No. 106 Kalkaji. (xiv) Planning of DDA land measuring 16.32 hect. north of Model Town; (xv) Detailed modified scheme of FC 30 (Saket); (xvi) Modification of layout plan for shop plots in Outram Lines and Hudson Lines Kingsway Camp; (xvii) Provision of 220 KV sub stn. in Siri Fort Area; (xviii) Provision to replace Asbestos sheet roof with RCC roof in DDA built industrial sheds in Okhla Indl. Area Phase I & II; (xix) Change of land use of an area

8.4 Area Planning - III

8.3 Area Planning II

measuring 1.6 acre terminal to transportation (DTC) Bus Terminal at Malviya Nagar College); (xx) Carving out additional plots in Okhla Indl. Area Phase I & II; modifications of FC 36 Madhuri (xxii) Planning and designing of Service Centre No.16 (Keshopuri (xxiii) Planning and modification of FC 45 Jankpur; (xxiv) Planning and designing of residential scheme north of Model Town C-19; (xxv) Planning and designing of FC 34 Paschim Vihar and (xxvi) Change of land use scheme in Sukhdev Vihar from 'Recreational' to 'Service Centre', were prepared and approved by the Authority.

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- (iv) An urban renewal scheme of Qutab Road area, Plan for a burial ground site measuring one hect. near Geeta Colony and a modified layout plan of Facility Centre No. 8 (Trans Yamuna Area) measuring 7.99 hect prepared and placed before Technical Committee.
 - (v) Scheme opposite Karkardooma adjoining Deepak Memorial Hospital, measuring 6800 sqm, Modification in FC 17 and 18 were approved by Screening Committee. Revised layout plan of FC-10 (Trans Yamuna Area) measuring 13.5 hect, a layout plan of FC-13 in Trans Yamuna Area measuring 15.47 hect, a layout plan of FC-26 (Trans Yamuna Area) measuring 7.30 hect and a plan for 7.15 hect. DCF pocket, prepared and placed before Screening Committee.
 - (vi) Processed allotment of land to railways from a pocket of DSIDC at Anand Vihar Railway Terminal.
 - (vii) Prepared a modified layout plan of CRPF site measuring 4 hect. at Kondli Gharoli in Trans Yamuna Area.

8.5 Walled City and Special Area

- i) Draft Zonal Development Plans of Zone 'A' (Walled City) and Zone 'B' / City Extn.) modified on the basis of Screening Board recommendations.

Earlier to this the objections/ suggestions were placed before Screening Board and hearing completed.

- ii) Processing of objections / suggestions on Zonal Plan of Zone 'A' (other than Walled City) completed for placing before Screening Board.
- iii) Urban Renewal Scheme for Qutub Road initiated.
- iv) Scheme for Planning of River Bed Yamuna for Phase I placed before Technical Committee / Authority and approved.
- v) Guidelines for Petrol Pump for Rural use Zone prepared and placed before Technical Committee.
- vi) Master Plan of Petrol Pumps in Delhi urban area prepared and placed before Technical Committee.
- vii) Report on 'Additional Floor' in built up area finalised.

8.6 Trans Yamuna Area

- i) Designing of facility centre Geeta Colony completed and approved by Screening Committee. As a follow up the same is sent to DUAC.

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ii) Designing of following facility centres / schemes completed and will be put up to the Screening Committee shortly.

- a) Facility centre -17, b) Facility centre - 8,
- c) 98 plots scheme, Kondli.

iii) Designing of following schemes / pockets completed and approved by Screening Committee / Competent authority and follow-up action taken.

- a) Pocket opposite Sanjay Lake, b) OCF Pocket opposite Batla Society, c) Proposal of Dailupura Road, d) Design of vacant pocket in 7.15 hect. Scheme in Gazipur, e) Facility cum commercial shopping centre near Chand Cinema.

iv) Objections / suggestions for Zonal Plan 'E' scrutinised and placed before Screening Board. The Screening Board has finalised the recommendation for incorporation / modification in text & Plan.

8.7 Jasola & Dhirpur

- i) Modifications incorporated in Layout Plan of Jasola Scheme.
- ii) Conceptual revised Landscape Scheme for Jasola prepared.
- iii) Architectural details for SFS houses in Pocket 7, 8, & 9-A Jasola completed and issued for construction.
- iv) Landscape Scheme for N.H. Park Pocket 4 & 6 and Pocket 7 & 8 completed for Jasola for consideration of the Screening Committee.
- v) Dheerpur II Landuse plan prepared and approved by the technical committee, notification for declaring the same as Development area is under process.

8.8 Zonal Plan

i) Preparation of Summary of objections / suggestions completed for placing before Screening Board. It will be placed after Bungalow area policy is finalised in Zone 'D'.

ii) Work related to Screening Board for public hearing on objections / suggestions were taken up for following Zones:

Zone 'A' (Part Walled City), Zone 'A' (other than Walled City), Zone 'B' (City Extn. / Karol bagh), Zone 'C' (Civil Lines), Zone 'E' (Trans Yamuna Area), Zone 'F' (South Delhi - I).

The public hearing completed and recommendations are finalised and minutes issued.

- iii) Zone 'A' (Walled City) placed before Authority with final modifications as suggested by Screening Board and approved by Authority in March, 1996.
- iv) Work related to following were also taken up:
 - a) MPD-2001 review work of Expert Committee on special area completed by the group and report submitted to Chairman DUAC.
 - b) On the basis of Draft BBL-93 Processing of MP amendments were carried out modifications in MPD-2001 have been finally notified on 15.5.95.
 - c) Misuse of residential premises in Delhi, committee under Chief Planner, TCPO, formulated its report and submitted to DDA.
 - d) The Industrial policy formulated and has been approved by the Technical Committee.
- vi) Growth centres proposals submitted by GNCTD was scrutinised and principally approved by Technical Committee.

8.9 Traffic and Transportation :

- i) The plans for Wazirabad Road, New Rohtak Road, Entry to Nizamuddin Station from Ring Road, Road No. 17 (Dr. Nelson Mandela Road), Standard cross sections for 20 m., 40 m & 80 m r/w roads were prepared and approved by the Technical Committee and Authority.
- ii) The Plans for the Route alignment of 220 KV HT line from Kashmere Gate to Subzi Mandi; RUB 60 proposal near Humayun Tomb; Integration of HSTS with Raja Garden Flyover; Allotment of additional land to IOC filling cum service station on Mehrauli Road and Policy for re-sitment of existing retail outlets affected by flyovers, were prepared and approved by Technical Committee.
- iii) The plans prepared for (a) Rani Jhansi Road, (b) D.B.Road, (c) Tagore Garden Road, (d) Patel Road Extension, (e) Pankha Road and sent for feasibility to MCD.
- iv) Works for (a) Savitri Cinema 'T' Junction, (b) Vasant Vihar Shopping Complex circulation study, (c) Janakpuri B-1 Block Road, Reply to legal notices, (d) Review of Railway proposals for operational/ non operational areas were taken up.

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B.10 Building

a) During the year 1995-96 from 1st April, 1995 to 31st March, 1996 the following building permits were issued:

| Name of Units | Sanction | 'C' Form | 'D' Form | NOC | Rev. |
|--------------------------|-------------|------------|-------------|------------|------------|
| I. Residential | | | | | |
| i) Routine | 509 | 402 | 543 | 253 | - |
| ii) Instant | 236 | 133 | 59 | - | - |
| iii) Rohini | 2925 | - | 2368 | 114 | 517 |
| II. Commercial | 75 | 57 | 52 | 52 | 2 |
| III. Industrial | 138 | 104 | 96 | 74 | 2 |
| IV. Institutional | 39 | 14 | 14 | 3 | 1 |
| V. Layouts | 64 | 11 | 13 | 15 | 3 |
| Total: | 3986 | 721 | 3145 | 511 | 525 |

b) Clearance Drive : During the course of clearance drive, 17 cases were received. 14 cases pertaining to Residential were finalised & cleared.

c) Revenue: During the year 1995-96 an amount of Rs.1,96,00,079.00 was received from the auction purchasers / allottees by way of building permits, compounding fee and peripheral charges etc.

B.11 Special Projects Group

- Objections / suggestions for Bungalow Zone Part 'C' division were processed.
- Processing of change of land uses as approved by the Authority on 28.11.1994 were completed. Land use plan has been finalised and approved by DDA on 11.9.95 and referred to the Ministry of Urban Affairs for final notification in relation to Vasant Kunj Ph.II.
- Scrutiny of objections / suggestions for Bungalow Area for Zone 'D' completed.

B.12 Rohini

- Scheme for Service Centre in Sector - XXII prepared and discussed in Screening Committee. The follow-up actions are being taken.
- Schemes for Service Centre opposite Sector XI (Extn.) in Phase II prepared and placed before Screening Committee.

- (iii) The Convenience Shopping Centre designs of Pkt. 12-13, Sector XXI & Pkt 8, Sector XXII were prepared and submitted to Screening Committee.
- (iv) Standard Plans for submission of Rohini, Phase III prepared and finalised.
- (v) The mixed use Scheme for Local Shopping Centre - 9 Sector VIII prepared and submitted to Screening Committee.
- (vi) Layout of 4 residential pockets prepared and approved.
- (vii) Physical Survey completed regarding land utilisation Monitoring of Phase III.
- (viii) Sub division of OCF Pocket in CSC Sec-IX, approved by Screening Committee.
- (ix) Utilisation of vacant OCF Pockets for library in Rohini Ph.I and II referred to Screening Committee.
- (x) LSC-9, Sector VIII, LSC-10 Sector VII identified for auction as a single unit and LSC-11 Sector VII for mixed land use.
- (xi) Sites for Fruit and Vegetable markets and Milk Booths for Mother Dairy identified.

8.13 Dwarka Project

- (i) Layout cum demarcation plan prepared and approved by Screening Committee for Sector 19 Dwarka Ph.II.
- (ii) Layout cum demarcation plans for Sector 23, Sector 24 & 29, Sector 25 & 26, Sector 27 & 28(Phase - II) prepared, finalised and placed before the Screening Committee.
- (iii) Housing Area Facility plans for 11 Pockets in various Sectors prepared and finalised.
- (iv) Proposal for Socio-cultural Centre in Sector 13 Phase II, finalised and placed before Screening Committee. The suggested modifications are under process.
- (v) Work related to review of plans of isolated pockets (acquired) within built up area in Dwarka sub city was carried out and necessary plans for the pockets have been prepared and approved.
- (vi) Preliminary study report for Integrated Freight Complex in Dwarka Sub-city prepared.
- (vii) Layouts of Plotted Development in Sector 13 and Sector 17 Phase II Pocket "B" and "C" prepared and finalised.
- (viii) Prepared draft plans for Socio - cultural centre Sector 11, Phase I, Dwarka.

(x) The work for the alignment of Express way from NH-8 to NH-10 has been finalised.

(xi) Alternative proposal of alignment from cantonment side to Dwarka Sub City prepared and finalised.

8.14 Narela Project

(i) PVC Complex

a) PT Survey conducted and layout plan proposed for PVC complex at Bawana and approved by Technical Committee.

b) Due to change in location PVC Complex proposal at Tikri Kalan, Rohtak Road taken up and concept layout plan and final layout plan approved.

(i) The change of land use for 101 hect. and declaration of development area approved by the authority.

(ii) Modifications in the main layout and layout of facilities; Standard designs for various sizes of plots including warehousing plots and for shops; Architectural controls for shops; Part layout plan and other detail drawings modified incorporating the site feasibility; Brochure designed and printed approved by Screening Committee.

(iii) Proposal for Land Acquisition for Integrated Freight Complex and 100m Express way prepared. Part land of IFC notified for acquisition.

(iv) Proposal of change of Landuse for 21.0 hect. land on South of 80 mt road approved by Authority.

(v) Layout plan of SFS Category III, Pkt 13, Sector A5 modified as per the decision of the Screening Committee. Finalised and issued development plan for SFS Housing (Cat.III) Pocket 13, Sector A-5.

(vi) Finalised General Development Plan report alongwith brief note.

(vii) Architectural working details for Housing and Commercial Schemes prepared.

(viii) The Planning and Designing done in the following:

a) Narela Site Office, Phase II,

b) Preliminary concept plan for 21 hec. land on South of 80m Road,

- (591)
- c) Four pockets of DCF in various Sectors and 3 nos. schemes approved by Screening Committee,
 - d) Garbage Collection Centre, Pocket III, Sector A-6.
 - e) Local Shopping Centre, Pocket 10, Sector 5.
 - f) Service Centre, Narela and forwarded to Chief Fire Officer for NOC and Engineering Branch for feasibility.

(viii) In Integrated Freight Complex,

PT Survey completed, Conceptual Plan approved by Technical Committee, Acquisition of land proposed, modified proposal for allotment of land to DAMB, details of green strips sent to Dir.(Hort) for auction/ lease.

(ix) Public & Semi-public facilities, Sector A-7 Plan modified.

8.15 Special Projects

(i) For development of Yamuna River Front

Joint inspection carried out for Ist Phase of development,

site studies, photography of project area carried out for presentation panels.

(ii) For Integrated Freight Complex, Gazipur, site studies and photography of the area carried out to modify the plan prepared by consultant as per site configuration and conditions.

(iii) For Metropolitan Passenger Terminal Anand Vihar prepared presentation Panels of conceptualisation of activities involved and monitored the cases as a Nodal Unit for land disposal.

8.16 Housing and Urban Projects Wing

(i) HOUSING

The following housing designs with layouts prepared and approved by Screening Committee:

- a) 96 MIG at Basai Darapur
- 320 MIG Scheme at Pocket 2 Sector III Rohini
- 648 LIG Kishangarh
- 64 LIG Mayur Vihar
- 96 LIG Mayapuri
- 752 Janta at Basai Darapur
- 4064 EWS / Janta at Dwarka and Narela
-
- 6040
-

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- b) 78 residential plots scheme of 84 sq.mt. each at Basai Darapur and 12 residential plots scheme of 250 sq.mt. each at Pitampura.
- c) Dheerpur residential Scheme of 43 hect.
- d) 111 plots for auction at Dwarka and Narela.
- e) Architectural detail drawings prepared / finalised as per requirement and issued to Engineering Wing.

(ii) COMMERCIAL

- a) District Centres
 - Conceptual Plan of Mangol Puri District Centre approved by DUAC and Conceptual Plan of Rohtak Road District Centre approved by the Screening Committee.
 - Conceptual plans of Narela Community centre, Conceptual Plan of Community Centre Blk - D, Paschim Puri, Second stage approval of DUAC for the Community Centre A-14 Kalkaji approved by Screening Committee/ DUAC and Drg. issued.
 - 7 Local Shopping Centres at LSC at Sector G-Kondli Gharoli, LSC at Mandawali Fazalpur near CGHS, Revised layout plan of LSC near Rajya Sabha CGHS, Pitampura, LSC in Sector VI, Dwarka, LSC at Kondli Gharoli Sector A, LSC at Lawrence Road Industrial Area, One LSC site at Mathura Road have been referred for auction purpose approved by the Screening Committee and drawing issued.
- b) Convenient Shopping Centres:
 - 12 Nos. CSC sites at CSC in HAF at Sector 9 Pocket 2, Dwarka Phase I; HAF at Sector 7 Pocket III Dwarka Phase I; HAF Pocket 2, Sector VII Dwarka; HAF No.1, Sector 23, Dwarka, CSC at Sector 13, Pocket No.1, Dwarka; CSC at Sector 4, Dwarka; HAF Pocket 2, Sector III Dwarka, CSC at Patparganj Mayur Vihar Phase I; CSC No.7, Sector 13 Rohini Phase II; CSC No.4, Sector 15 Rohini Phase II; 2 Nos. CSC sites have been approved by Screening Committee and referred for auction..
- c) Designs for Musical Fountains for Janak Puri and Pitampura and Traffic & Transport Study and report of Nehru Place District Centre approved by the Screening Committee.

8.17 Land Scape (HUPW)

- (i) Land Scape plan for Sector 20, Dwarka M.P. Green Area.

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- (ii) Details of Musical fountains and designs of Janak Puri District Park, Pitampura District Park approved by Screening Committee.
 - (iii) Comprehensive plan and action plan for green area at Rohini Ph.III approved by Screening Committee.
 - (iv) Conceptual plan of Green area along Ring Road from ISBT to Wazirabad Barrage.
 - (v) Landscape plan for Sector 1 to 6, Dwarka.
 - (vi) Green areas around Idgah.
 - (vii) Landscape Plan for N.H. Parks and Zonal Greens of
 - (a) Vasundhara Enclave, (b) Chander Lok, (c) Kapil Vihar, (d) Depali, (e) Engineers Enclave, (f) Saraswati Vihar, (g) Rajdhani Enclave, (h) Rishi Nagar, (i) N.H.P. at Aditya Apartment, Mandawali Fazalpur, (j) Milan apartment, CGHS Pitam Pura, (k) Kalkaji Site No.34, (l) Anand Niketan, (m) 5/6 Vasant Kunj prepared.
 - (viii) Exhibition panels for IITF '95 (16 Nos) prepared and landscape display out side the Ministry of Urban Development Pavilion.
 - (ix) In addition to this, the following other proposals were prepared and approved by Screening Committee.
 - (a) Bhalswa Lake Complex, (b) Ashok Edict, East of Kailash, (c) Landscape Plan for Parmeshwari Wala Bagh, (d) Swimming Pool, Poorvi Delhi Sports Complex, (e) Swimming Pool and Cricket ground at Ashok Vihar sports complex, (f) Coffee Home at G.T.Karnal Road, (g) Distt. Park, Shalimar Bagh, (h) Multigym at Tagore Garden, (i) Action Plan for green areas C.G.H.S., Mayur Vihar, (j) Multigym at Sunder Vihar Play area site, (k) Amusement Park in Ismail Park, (l) Multigym at Distt. Park Tagore Garden, (m) Roadside Plantation for PVC Bazar at Tikri Kalan, (n) Sites for Amusement Park in South and East Zone, (o) Provision of Temporary shelters in Deer Park, Hauz Khas, (p) Cutting of trees in the parking area for Musical Fountain in Distt. park Janak Puri, (q) Landscape plan for M.P. Green at Dheerpur.
 - (x) Work related to conservation Plan/Landscape plan for Sultan. Garhi Tomb prepared and got approved by Screening Committee in March, 1996.

9. HOUSING

9.1 Housing activity was started in 1967-68 and upto March, 1996, 21 Housing Schemes had been announced. During the year under report two new schemes viz. Self Financing Scheme-B and Janta Housing Registration Scheme-1996 were announced. Under the 8th SFS Scheme 3365 applied for flats and 1933 were allotted / allocated flats. In Janta Housing Registration Scheme - 1996, 26,317 applications were received for registering 20,000 persons for allotment of Janta flats.

9.2 NEW PATTERN REGISTRATION SCHEME

New Pattern Registration Scheme - 1979 was launched to provide houses to low income and middle income persons. The category-wise break up of the registrants, number of allotments made and the balance number of registrants awaiting allotment under the New Pattern Registration Scheme is as under:

| Category | No. of persons registered | No. of allotments made upto 31.03.1996 | No. of registrants not allotted flats as on 31.03.1996 |
|----------|---------------------------|--|--|
| MIG | 47,521 | 30,769 | 12,919 |
| LIG | 67,502 | 48,702 | 18,285 |
| JANTA | 56,249 | 58,276 | NI1 |
| Total: | 1,71,272 | 1,37,747 | 31,204 |

(i) The figure shown in the last column has been arrived at after subtracting the number of registrants who have surrendered/ cancelled their registration.

(ii) In Janta Cat. of NPRS-1979 scheme, 2040 allotments have been made in Tail-end cases i.e. cases in which cancellation charges were deposited by the ex-allottee. This provision has been done away for allotments made after 01.01.94.

9.3 SELF FINANCING SCHEMES

Self Financing Schemes envisage construction of flats with the applicant's financial participation. Upto the year 1995-96 eight such schemes have been floated by DDA. During the year 2231 flats of Cat. II/III have been allotted/ allocated.

9.4 AMBEDKAR AVAS YOJANA (AAY)

Ambedkar Avas Yojana 1989 was launched to make up for the deficiency of SC/ST registrants experienced in respect of the 25% quota fixed for these Categories under the New

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Pattern Registration Scheme - 1979. As many as 1117 flats were allotted/ offered under AAY during 1995-96. The status of registration/ allotment made under this scheme is as under:

| S.No. | Category | Total No. of registrants upto 31.3.96 | Allotment made upto 31.3.96 | Balance as on 31.03.1996 |
|--------|----------|---------------------------------------|-----------------------------|--------------------------|
| 1. | MIG | 7,000 | 767 | 5461 |
| 2. | LIG | 10,000 | 2,655 | 6862 |
| 3. | JANTA | 3,000 | 2,988 | All covered |
| Total: | | 20,000 | 6,410 | 12,323 |

The figures shown in the last column have been arrived at after subtracting the number of registrants who have surrendered/ cancelled their registration.

HIGHLIGHTS

Total allotment/ allocation made during the year under report.

| | |
|--------|------|
| NPRS | 4140 |
| AAY | 1117 |
| SFS | 2231 |
| ----- | |
| TOTAL: | 7488 |

9.5 General:

| | | |
|------|---|------|
| i) | Issuance of demand-cum-allotment/allocation letters for flats | 9849 |
| ii) | Issuance of Possession letters | 1767 |
| iii) | Mutations(Transfer of registrations/ allotments) | 308 |
| iv) | Conversion from lease hold to free hold | 1837 |
| v) | To provide plots to Coop.Group Housing Societies | |
| | Issuance of offer letters (offer of land to societies) | 124 |
| | Issuance of allotment letters to societies | 18 |
| | Issuance of Possession letters to societies | 41 |

9.6 STEPS TAKEN TO ENHANCE CONSUMER SATISFACTION

With the objective of disposal of pending cases of conversion from lease-hold to free-hold and mutation for transfer of allotment/ registration five Lok Shivirs were organised. In these Lok Shivirs, concerned officers/ officials of the Management, Finance and Legal branches were present on the spot to finalise these cases the same day. The work done in Lok Shivirs for conversion/mutation is as under:-

| Zone | Dt.of Lok Shivirs | No. of Visitors | No. of cases disposed off. |
|-------|---------------------|-----------------|----------------------------|
| North | 09.08.95 | 92 | 47 |
| East | 23.08.95 | 190 | 67 |
| South | 06.09.95 & 08.09.95 | 436 | 166 |
| West | 20.09.95 | 214 | 88 |

9.7 CHANGE IN PROCEDURES TO IMPROVE EFFICIENCY - DELEGATION OF POWERS TO LOWER LEVEL OFFICERS.

It was seen that in some cases powers vested at higher levels led to delays in decision making. This also involved movement of files to Higher Officers. After careful consideration of the matter, powers have been further delegated to lower level officers as under:-

- i) Powers have been delegated to Director/ Jt.Dir./Dy.Dirs. for grant of time extension and regularisation of delay upto 90 days and 30 days respectively. Powers granted to Commr.(H) & PC/FM have also been extended upto one year and 1&1/2 years respectively.

ii) APPROVAL OF CONVERSION FROM LEASE - HOLD TO FREE HOLD:

Dy.Director / Jt. Director are now competent to approve the conversion cases of original allottee and simultaneously Director has been delegated powers to approve conversion cases of power of attorney holders.

iii) EXECUTION OF CONVEYANCE DEED

Powers have now been granted to ADs by name for executing the conveyance deed of properties from lease-hold to free-hold under the conversion scheme.

iv) LEVEL JUMPING

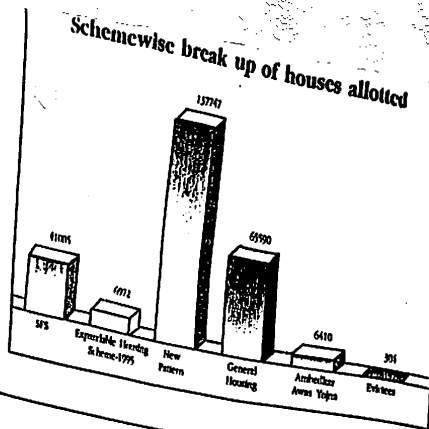
A Scheme of level jumping has been introduced in the Housing Deptt. It has been prescribed that cases pertaining to certain activities shall not necessarily be put up to all the officers in hierarchy. An effort has been made to minimize the levels. Duties have been

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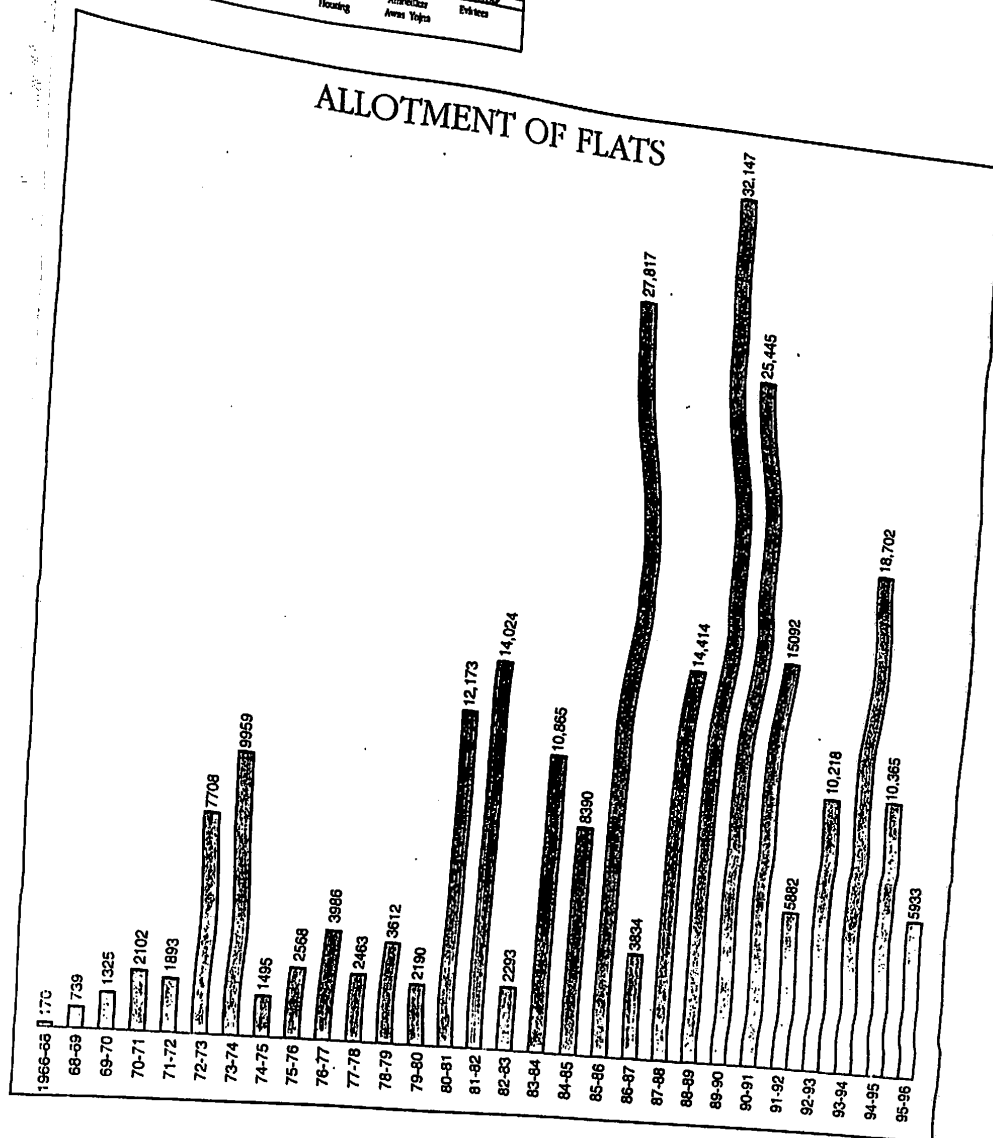
divided between the ADs and Supdts. of the branch for some of the activities so that they get some Addl. time to monitor the activities and day-to-day functioning of the branches in a more efficient way.

v) MONITORING OF ACTIVITIES:

Activities undertaken in various branches of the Housing Deptt. have been classified and a maximum period for disposal of these cases has been suggested. Guidelines relating to monitoring of various activities have been issued. A detailed monitoring system has been introduced and it is intended to ensure timely disposal of various activities in the Housing Deptt. with the objective of enhancing the consumer satisfaction and streamlining the working.



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10. LAND MANAGEMENT & DISPOSAL DEPARTMENTS

10.1 LAND MANAGEMENT

Functions of the Land Management Department includes acquisition of land, allotment of sites for petrol pumps and Gas Godowns, protection of land from encroachment, recovery of damages, and action against misuse of land violating master plan norms.

- a) This department deals with Nazul-I land which came to DDA from erstwhile Delhi Improvement Trust and Nazul-II land which was acquired under the policy of large scale acquisition, development and disposal of land in Delhi.
- b) As regards Nazul-II land, DDA has acquired 1138.04 acres of land during the year 1995-96, but the land has not been placed at the disposal of DDA under Section 22(i) of D.D.Act. Total land acquired by DDA up to the end of March, 1996 is 59542.78 acres.
- c) During the year 1995-96 New Lease Branch has allotted 11 sites for Petrol Pumps and 7 sites for Gas Godowns.
- d) The most important area of functioning of Land Management Department is to protect the land from encroachments. For protecting the land DDA has set up six field zones namely:- East Zone, West Zone, North Zone, Rohini Zone, South-East Zone and South-West Zone.

Field Staff

Each Zone is headed by a Senior Officer of the rank of Jt. Dir./ Dy. Dir. Regular watch & ward is kept on DDA land by the Security Guards who are deployed and assigned specific beat areas. Regular demolition operations are planned and carried out with the help of police to check the tendency of encroachments. From April, 95 to March, 1996 in 260 demolition operations were carried out and about 216.38 acres land was made free from encroachments. In this process, 3749 structures were removed. 136 complaints were lodged with the police.

10.1.2 DAMAGES BRANCH

The Damage Branch is entrusted with the work of assessment/ recovery of damages from the unauthorised occupants squatting on Govt. land under the control and management of DDA under P.P.Act-1971. It also initiates eviction proceedings under the Act against the unauthorised occupants on Government land. There are three Estate Officers with delegated powers under the above Act to discharge their duties for assessment of damages and eviction. During the period under report a sum of Rs.73.26 lakhs was recovered as damage

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charges. In 1477 cases damage assessment were made & in 816 cases damages were decided. Eviction proceedings were initiated in 3242 cases. In 82 cases eviction orders were passed.

10.1.7 **ENFORCEMENT BRANCH:**

The responsibility of the Enforcement Branch is to ensure that Land & Building are not misused in violation of the norms of Master Plan. Misusers are prosecuted under provisions of Section 14 and 29 of D.D.Act. The DD Act, 1957 prohibits use of land other than in conformity with Master Plan/ Zonal Development Plan. Nine prosecution cases were launched and a sum of Rs.12.48 lakhs were received during the period under report against violations of Master Plan.

10.2 **LAND DISPOSAL**

Land Disposal Department manages land in respect of 24 Revenue Estates entrusted by the Govt. of India to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 and the land placed at the disposal of D.D.A. under the scheme of Large Scale Acquisition, Development and Disposal of Land. In addition to this, the Land Disposal Department is also administering the land transferred by the Ministry of Rehabilitation under the package deal. The performance and achievements of the various branches under the control of Lands Disposal Department are given as under:-

10.2.1. **COOPERATIVE SOCIETIES BRANCH :**

This branch deals with Co-operative Societies to whom land was allotted for the development of plots. During the period under report sub-lease were executed in 60 cases, show cause notices were issued in 36 cases. Mortgage permission granted in 57 cases, sale permission allowed in 2 cases, Mutation/transfer permission granted in 164 cases. 803 Conversion cases were received and disposed of. Rs.536 lacs & Rs.348 lacs received on account of composition fee and un-earned increase respectively.

10.2.2 **COMMERCIAL LANDS BRANCH:**

Commercial Lands Branch mainly deals with the disposal of commercial plots developed by the DDA in its various Commercial Centres. In addition to this, the branch is entrusted with the job of disposal of Residential plots in plotted Housing, at Mandakini & Vasant Kunj, Sec.C Pkt.5.

During the period under report 24 auction programmes were conducted and 155 plots were sold at a premium of 178 crores. 205 plots were allotted to eligible members through draw of lots at a premium of Rs.3.50 crores approx. A multistoreyed plot was offered to M/s. Power Finance Corpn. Ltd. at a premium of Rs.23.46

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crores in LSC Madangir. Total amount of Rs.209.48 crores was recovered on account of premium of the plots sold. 113 plots were handed over to respective allottees and 118 lease deeds were executed.

10.2.3 **COMMERCIAL ESTATE BRANCH :**

Commercial Estate deals with disposal of the built-up commercial property through auctions, through tender and through allotments to special categories viz. Land Acquired Category, Freedom Fighters, Ex-servicemen, Physically handicapped, SC/ST compassionate allotment and Government Allotment for which reservation has been made vide various Resolutions of the Authority. Parking sites are also disposed of by this section through auction on licence fee basis. During the period under report allocation of 102 commercial flats were made in Janakpuri Distt. Centre and Laxmi Nagar Distt. Centre. 777 shops / offices/ stalls restaurants were disposed of through auction / allotments and a total amount of Rs.35.66 crores realised. 625 lease deed/ conveyance deeds were executed.

10.2.4 **LAND SALES BRANCH (ROHINI)**

During the period under report all pending cases were reviewed and a large number of pendency has been cleared. 44 plots were auctioned in Sector 7 Rohini and an amount of Rs.5.81 crores was realised on this account. 568 plots were allotted by draw of lots held on 27.3.96 comprising 152 MIG, 376 LIG and 40 Janta. 794 demand letters and 1994 possession letters were issued. 194 mutation cases were finalised.

10.2.5 **LEASE ADMINISTRATION BRANCH (ROHINI)**

This branch deals with execution / registration of lease deeds of Rohini Residential Scheme. During the period under report 2715 lease deeds were executed and mortgage permission granted in 54 cases. Mutation permission allowed in 39 cases. 337 conversion applications were received and 681 cases were finalised. A sum of Rs.223.33 lacs realised on account of composition fee, ground rent etc.

10.2.6 **LEASE ADMINISTRATION BRANCH (RESIDENTIAL)**

Lease Administration Branch deals with the disposal of the Residential plots by way of auction and alternative allotment to the persons whose land has been acquired. During this period 839 plots have been allotted to the persons whose land has been acquired, through draws held on 28.4.95 and 21.12.95. 18 plots have been disposed of by auction. Rs.1962.26 lacs has been realised towards premium of the plots and an amount of Rs.144.42 lacs has been realised towards composition fee. 235 possession letters have been issued and 226 lease deeds papers have been issued. 526 lease deeds

were executed. 181 mutation letters were issued in which 162 were finalised. In 2455 cases conveyance deeds papers were issued and in 3315 cases conveyance deeds were executed.

10.2.7 OLD SCHEME BRANCH:

Old Scheme Branch deals with the disposal of plots in the scheme of re-development of Kingsway Camp. MOR land transferred under package deal and 24 revenue estates. This Branch also deals with the regularisation of plots covered under Gadgil Assurance Scheme. 62 residential plots were auctioned. Rs.19 crores was realised through auction of plots. 29 Perpetual Lease deeds were executed. 20 perpetual lease deeds under Kingsway Camp Re-development Scheme were executed. 202 conversion applications were received. 330 conveyance deeds were executed.

10.2.8 LANDS SALES BRANCH (INDUSTRIAL)

During the period under report 70 lease deeds were executed, in 32 cases change of constitution and in 36 cases mortgage permission was allowed. A draw for alternative plots of 496 plots was finalised. In 3 auction programmes 34 plots were disposed of and a sum of Rs.1264.80 lacs was realised by way of premium/ composition fee/ penalty. In 102 cases physical possession of the plots handed over to the allottees.

10.2.9 INSTITUTIONAL BRANCH :

The Institutional Branch deals with the case of allotment of land for various institutions like Social-Culture, Religious, Govt./Semi Govt., P&T Department. NDMC, MTNL, MCD, DTC, DESU, Govt. and Private Schools. During the period 131 plots were allotted that fetched a sum of approximately Rs.47.38 crores.

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11 PERSONNEL DEPARTMENT

11.1 The objective of capacity building in DDA has been to so orient the manpower as to achieve the goals and objectives and also to inculcate a system of working in teams. It also aims at developing leadership qualities and developing aptitudes by which the persons identify themselves with the goal and objectives of the organisation.

During the year under report, the Personnel Department made concerted efforts to fulfil the needs of the organisation towards capacity building as well as to meet the aspirations of its employees by way of initiating welfare measures. The various measures which were taken during the year are as follows:

11.2 RECRUITMENT

i) Direct recruitment was made in 20 case. The break up is as under:

| | | Gen. | SC | ST | Total |
|---------|---|------|----|----|-------|
| Group A | 3 | | 1 | | 4 |
| Group B | 2 | | 2 | 1 | 5 |
| Group C | 3 | | 5 | 3 | 11 |

11.3 SELECTION GRADE TO GROUP 'A' OFFICERS

The benefit of selection grade in the scale of Rs.4500 - 150 - 5700/- has been given to 17 officers during the period under report.

11.4 IN SITU PROMOTIONS TO GROUP 'D'

The benefit of INSITU Promotions to 192 Group 'D' employees has been given during the period.

11.5 D.P.C. MEETINGS

In all 13 DPC meetings were held during the period under report to recommend promotions to various categories of employees. A total of 152 promotions with the following breakup, were made:-

| | |
|-----------|-------|
| Group 'A' | 29 |
| Group 'B' | 57 |
| Group 'C' | 66 |
| Total | : 152 |

11.6

CROSSING OF EFFICIENCY BAR

A total of 788 employees of various categories were allowed to cross efficiency bar.

11.7

COMPASSIONATE APPOINTMENTS

Compassionate appointments were offered to family members in 36 cases.

11.8

SENIORITY LIST

Seniority list in respect of various categories like Personal Secretaries, Personal Assistants, Tehsildars, Stenos, Assistants, UDCs and LDCs were finalised. Tentative Seniority List in respect of 33 categories issued.

11.9

A.C.Rs.

A total of 6135 ACRs were collected during the year 1995-96.

11.10

GRANT OF PENSION CASES

107 pension cases including family pension were settled. The breakup is as under:

| | |
|-----------|-------|
| Group 'A' | 25 |
| Group 'B' | 19 |
| Group 'C' | 23 |
| Group 'D' | 40 |
| Total | : 107 |

11.11

COURT CASES

151 Cases were pending in various Courts, out of which 36 cases were decided.

11.12

DISCIPLINARY CASES

During the year under report, 56 Disciplinary Cases of various categories were initiated by Personnel Deptt. The break up is as under:

| | |
|-----------|------|
| Group 'A' | 2 |
| Group 'B' | 5 |
| Group 'C' | 39 |
| Group 'D' | 10 |
| Total | : 56 |

37 Disciplinary cases were decided during this year.

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11.13 GRIEVANCES REDRESSAL

Officers of Personnel Department have fixed 12.00 noon to 1.00 p.m. as the visitors time for the redressal of grievances of the employees of DDA. In addition to this Vice-Chairman also meets with the staff on 1st Wednesday of every month to redress their grievances.

11.14 DIRECT COMMUNICATION:

V.C., DDA has introduced a new system of direct dialogue with the officers of Gr. 'A' and above in which a direct communication is established between the lowest rank of Class-I officer, i.e. Deputy Director and the VC, DDA.

11.15 HORIZONTALISATION / DECENTRALISATION OF PERSONNEL DEPARTMENT.

A scheme to delegate more Administrative powers to the office of Zonal Chief Engineers has been formulated so that many of the Administrative functions which are erstwhile being dealt in the Personnel Department will be dealt in the field offices, i.e., Office of Zonal Chief Engineer.

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12 SPORTS - REVITALIZING THE HEALTH OF CITIZENS

During the year under report sports activities and sports infrastructure developed at an impressive pace. Facilities were added in the 7 Sports Complexes fully operational at Saket, Sirifort, Rohini, Ashok Vihar, Paschim Vihar. Poorv Trans Yamuna was made partially operational. More play fields were developed taking the total number of developed sports fields to 26. For ensuring maximum participation and mass utilization of the sporting infrastructure more sporting events were held this year. The major achievements are as follows:

12.1 Adding New Facilities

- (i) **Swimming Pools:** Construction of Olympic size swimming pool each at Saket and Rohini commenced during the year. Club size swimming pool at Harinagar was completed and was approved in all other sports complexes.
- (ii) **Multigyms:** During the year five more multigyms were opened at Mandawali Fazalpur, Rohini Sector 3, Vikas Puri, Lawrence Road and Gulabi Bagh. With this the total number of multigyms operational by 31st March, 1996 was 6.
- (iii) **Golf Courses:** Three golf courses at (1) Lado Sarai-Mehrauli area (2) at Tuglaquabad area and (3) Bhaleswa Lake have been planned to be developed. The one at Lado sarai is likely to be completed shortly.
- (iv) **Gym-cum-facility building:** The foundation stone for gym-cum-facility building at Yamuna Sports Complex was laid.
- (v) **Skating Rinks:** Skating rink at Ashok Vihar and Sirifort were completed and inaugurated.
- (vi) **Toddlers Pool** A toddlers Swimming Pool at Siri Fort was completed.

12.2 Organising Competitive Sports

- i) **DDA Mini Marathons:** 6 marathons were organised in various parts of Delhi on 13th August, 1995 as part of independence Day Celebration. Over 15,000 participants of various age groups took part. The total distance covered varied from 6 to 7 kms.
- ii) **2nd Open Roller Skating Championship** was conducted at Ashok Vihar Sports Complex (Major Dhyan Chand Sports Complex) from 17th Nov., 95 to 19th Nov, 1995. 14 teams from schools of Delhi, Punjab, Haryana, Himachal Pradesh, U.P. & Rajasthan participated.

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- iii) DDA Inter School Tennis Tournament- This tournament was organised for the first time from 20th Oct.,95 to 29th Oct.,1995 at Saket Sports Complex. Entries from 94 schools were received and over 600 students participated in this tournament.
- iv) DDA New Year Sports Gala A Fortnight of sports extravaganza was organised for the second year running to usher in the New Year from 25th Dec.,95 to 10th Jan.,96 in all the Sports Complexes. Besides Complex and Inter-Complex Tournaments in individual games, invitational tournaments involving local schools and colleges in many team sports such as Hockey, Football, Basket Ball, Skating & Cricket were conducted. In addition cultural programmes were also organised in the Complexes. A Souvenir was released on 29.12.95 to commemorate the opening of Sports Gala.
- v) DDA Open Squash Tournament 1996 - A National level tournament, organised successfully for the third successive year from 12th Feb.,1996 to 18th Feb.,1996. A record number of 223 entries were received this year and one of the highest prize money of Rs.1.20 lac was offered. Almost all the top national level players competed for the L.G.'s Cup in the tournament. A souvenir was released at the end of the tournament.

12.3 Developing Sports talent:

- i) Coaching - A number of coaching programmes were organised throughout the year in various sports disciplines in the complexes. A few major coaching camps / clinics conducted are given below:
 - (a) Squash Two- three weeks coaching camps were conducted at Siri Fort in June & July,1995.
 - (b) Tennis- Coaching on monthly basis was continuously conducted at Saket & Siri Fort w.e.f. August 1995 & October, 1995 respectively. More than 100 persons benefitted from these coaching programmes. Coaching at Saket is being conducted by Sh.Himanshu Chaturvedi, a former National Player and at Siri Fort, Peninsula Tennis Academy organised the programme. Similar coaching camp was organised in Paschim Vihar from Oct.,1995 to Dec.,1995 under Sh.Gauri Shankar an N.I.S. Coach.
 - (c) Cricket - Sh. Rajinder Pal, an Indian Test Cricketer of yester years, conducted a coaching scheme at Saket. Coaching Camp at Paschim Vihar was also organised from 5th April to 4th June, 1995.
 - (d) Table Tennis- Ms. Indu Puri organised a coaching camp for three weeks from 31.5.95 to 21.6.95 at Siri Fort. About 30 children attended the camp.

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- e) Golf Clinics - Two short clinics were conducted at the Golf Driving Range at Siri Fort during May / June, 95 and in Oct., 95.
- ii) A training capsule of four days was organised for Multigyms supervisors and attendants under Brig. (Rtd) Mulkh Raj in Nov., 1995.
- iii) Lady Bird World Professional Women Snooker Championship: an international event, in which world's top snooker professional women participated was organised at Siri Fort from 7.9.95 to 10.9.95 by Radiant Sports Management.

12.4 Improving Administration :

- i) Saket Sports Complex had reached its ceiling of 5000 members, it was reviewed by the Sports Management Board and increased to 6000 members.
- ii) Inspections for VC's Rolling Trophy for the Best Run Sports Complex were carried from Oct., 1995 to Dec., 1995. Saket Sports Complex was adjudged the winner for the year 1994-95. VC's Rolling Trophy was presented by Sh. Anil Kumar, Vice-Chairman, DDA on 10th Jan., 1996 at the closing function of New Year Sports Gala.
- iii) Recruitment Regulations for the post of Managers, Asstt. Managers, Games Supervisors & Games Attendants deployed in Sports Complexes were finalised and approved by the Authority.
- iv) Rules / Regulations of the Sports Complexes including the constitution of Sports Management Board, its powers were also got approved by the Authority.
- v) Updating of membership data was carried out in all the Sports Complexes.

12.4 Financial Management :

- a) Monthly accounts of each complex completed by 7th of the following month and submitted to CAO by 15th of each month on regular basis.
- b) Annual Accounts for the year 1994-95 submitted to CAO. Annual Accounts for the year 1995-96 will be furnished by 30th June for information of Sports Management Board and same submitted to DDA(Main).

12.5 DDA Sports

- i) To develop sports talent and to inculcate a spirit of sportsmanship amongst DDA employees Annual Indoor Games in badminton, Table Tennis, Chess, Carrom, Billiards & Snooker were organised.

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- ii) DDA employees earned laurels for DDA in Chess by winning State / National level Tournaments.
- iii) The 9th Annual Indoor Games were successfully conducted in which more than 300 employees participated.
- iv) In addition to the Indoor Games facilities already available at Vikas Sadan, a separate place was earmarked for Indoor Games for Ladies.
- v) DDA's teams also continued putting their best in Cricket, Hockey and Football in retaining their reputation earned during the last decade by participating in various tournaments at all India and local levels. Their efforts have been commendable.

CHART SHOWING DETAILS

| Sl. No. | Name & Location of Complex | Area (hectr.) | Date of Commencement | Membership |
|---------|---|---------------|----------------------|----------------------------|
| 1 | 2 | 3 | 4 | 5 |
| 5. | ROHINI (North Delhi)
(In the midst of residential colony of Rohini) | 6.8 | 2.6.90 | 3600 |
| 6. | ASHOK VIHAR (North Delhi)
(Also known as Major Dhyan Chand Sports Complex located on the banks of Western Yamuna Canal & surrounded by eucalyptis trees. | 4.28 | 26.6.91 | 3933 |
| 7. | POORV DELHI KHEL PARISAR (East Delhi)
(In Tahirpur, near Guru Teg Bahadur Hospital. First Complex in Transs Yamuna Area) | 3.2 | 17.2.93 | 970 |
| 8. | YAMUNA SPORTS COMPLEX (East Delhi)
(In Trans Yamuna area: it will be the largest complex in Delhi when fully developed) | 35 | Since 94 | Monthly & daily membership |

OF SPORTS COMPLEXES (Contd.)

| Facilities Available | Special Attraction | Special Classes | Facilities to be added during 95-96 |
|--|--|-------------------------|---|
| 6 | 7 | 8 | 9 |
| Same as above Sl. No. 1 less Sports shop | 400 Mtr. cinder Athletic Track | Yoga/ Taekwondo | Administrative Block, Covered Badminton Courts, Olympic size Swimming Pool. |
| Same as above Sr. No. 1 Less Hockey | Cricket Practice Pitches, Mini Fitness Centre. | Yoga, Taekwondo, Karate | Skating Rink. |
| Same as Sl. No. 1 less Pro-shop & Snack Bar | Skating Rink | Skating, Taekwondo | Children Park, Cricket, Practice Pitches. |
| Tennis, Hockey, Football Cricket, Basketball & Volley Ball | - | - | Gym cum facility Building, Athletic track, Swimming Pool. |

CHART SHOWING DETAILS

| Sl. No. | Name & Location of Complex | Area (hectr.) | Date of Commencement | Membership |
|---------|---|---------------|----------------------|------------|
| 1 | 2 | 3 | 4 | 5 |
| 1. | SIRI FORT (South Delhi)
(In Asiad Village Complex; boasts of beautifully landscaped and well maintained lawns, courts & grounds) | 13 | 29.3.89 | 6547 |
| 2. | SAKET (South Delhi)
(In the midst of Residential Colonies of Saket & Press Enclave. Its unique feature is being far from the main roads tucked away in the ambience of lush green environment) | 7.60 | 26.5.90 | 5234 |
| 3. | HARI NAGAR (West Delhi)
(Near Bus Depot, in the old 'Beri Wala Bagh'. Though in a crowded industrial area, yet quite popular) | 6.40 | 18.5.91 | 4500 |
| 4. | PASCHIM VIHAR (West Delhi)
(In the midst of residential colonies, it is the smallest Complex, surrounded by eucalyptus trees) | 2.96 | 22.5.91 | 2187 |

OF SPORTS COMPLEXES

| Facilities Available | Special Attraction | Special Classes | Facilities to be added during 95-96 |
|---|---|----------------------------------|---|
| 6 | 7 | 8 | 9 |
| Tennis, Tennis practice wall, Badminton, Squash, Table Tennis, Billiards/Snooker, Basket Ball, Hockey, Cricket, Football, Carrom, Jogging Track, Snack Bar, Pro-shop/ Sports Shop, Children Park. | Golf Driving Range, Olympic Size Swimming Pool, Air Rifle Shooting Range, A.C Billiards Room, Croquet, Toddlers Pool. | Aerobics, Yoga Taekwondo/ Karate | Covered Badminton Court, Skating Rink, Extn. of change Room at Swimming Pool. |
| Same as above (Sr. No. 1) Less Hockey | Horse Riding School, Cricket Practice Pitches, A.C. Billiards Room. | Yoga, Taekwondo/ Karate | Olympic size Swimming Pool/ Aerobic/Yoga Hall & Multigym. |
| Same as above Sr. No. 1 less Hockey. | Skating Rink, Children Library, Cricket Practice Pitches & Club size Swimming Pool. | Yoga, Taekwondo/ Karate | Multigym facility. |
| Same as above Sr. No. 1 less Hockey & Sports shop. | Cricket Practice Pitches, Mini Fitness Centre. | Aerobics, Yoga, Taekwondo. | Skating Rink, & Club size Swimming Pool. |

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Souvenir is being released by Finance Member DDA--
Souvenir being released on the occasion of Sports Gala



View of the Park by DDA at night.



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View of the Park by DDA at night.

13 HORTICULTURE / GREENING THE CAPITAL

- 13.1 Delhi has been expanding at a fast pace and this has resulted in decrease in open spaces and environmental degradation. The Master Plan of Delhi provides the guidelines for development of Delhi which comprises sufficient green spaces and green buffers.
- 13.2 Out of a total urban area of about 47,777 hect., 8,722 hect., are under green / recreational area. Of 6000 hect. under its control DDA has so far developed about 5,100 hectares in the form of 3 regional parks, 26 urban forests, 39 district parks, 16 green belts, 20 zonal greens and 8 sports centres. Apart from this 26 play-grounds have been developed spread over an area of 59.59 hectares. During period under report a total of about 7.00 lacs trees/ shrubs have been planted in various greens including residential, commercial, industrial area and around historical monuments. 43 parks were upgraded and 144.00 acres new lawns were developed.
- 13.3 During the year two special cleanliness drives were launched during the last financial year i.e. from 15th Sept. to 15th of Oct. 95 and 01.10.95 to 07.10.95 on initiative of Govt. of Delhi. The later was observed as a World Habitat Week.
- 13.4 Model parks with facility of benches, children equipment, good lawns and intensive plantation were planned for every sector / locality

| Sl.No. | Description | Target for 1995-96 | Achievement |
|--------|--|--------------------|--------------|
| 1. | Tree/Shrub Plantation | 5.75 lacs | 7.00 lacs |
| 2. | Upgradation of Parks | 42 | 43 |
| 3. | New Lawns | 160.50 acres | 144.00 acres |
| 4. | Children Park/ Children corners/ Sports fields | 10 | 04 |
| 5. | Providing new tube-wells | 30 | 14 |
| 6. | Upgradation sprinklet system | 12 | 02 |
| 7. | New sports fields in major District Parks | 06 | 05 |
| 8. | Manure pits | 115 | 105 |
| 9. | Preparation of Plants in seedbed nurseries | 10 lacs | 10 lacs |

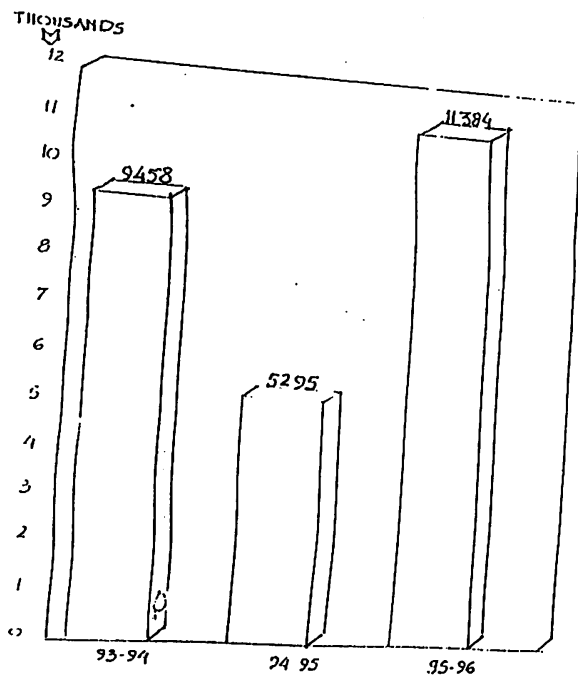
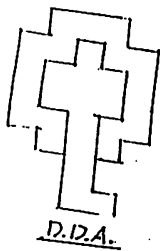
(6/5)

14. QUALITY CONTROL CELL

- 14.1 A fullfledged 'Quality Control Cell' was created in DDA in August, 1982 headed by a Chief Engineer. This Unit is functioning since then under direct control of Vice-Chairman, DDA. The Quality Control Cell is responsible for overall improvement of the quality of engineering works assigned to various Engineers of D.D.A. from time to time. For achieving quality in engineering works periodical inspections with / without prior intimation were carried out. The inspections are done at various stages of construction so as to ensure that the nuances in constructions are observed without any neglect or lapse, in terms of contracted and specifications / procedures laid down in manual / codes.
- 14.2 Inspections are planned in such a way that almost all the works costing more than 7 lacs (civil) and Rs.1 lac (Elect.) are inspected at least thrice during its execution. However, all the major housing / other works are inspected in proper sequence. Inspection is carried out when work has progressed above plinth level and 15-20% progress has been achieved. Second inspection is planned at the time when structural work is about to be over i.e. when progress is about 40-50% and third inspection at the finishing time when the progress is 90-95%.
- 14.3 During the period under report 360 inspections were carried out and 440 samples were collected for testing. Out of these 140 failed and results of 128 are still awaited. During this period 12 complaint cases were investigated. Graphs A,B,C indicate overall gist of the inspections reports issued, samples collected and got tested during last 3 years.
- 14.4 In case of electrical works adherence to quality control as per Indian Electricity Rules was ensured apart from ensuring proper wiring and using M.C.B.s to avoid short-circuiting. ISI material was ensured to be used in all electrical works.
- 14.5 In case of horticulture work the Quality Control Department has been insisting for numbering of old growing trees in green areas and this numbering has been completed upto 70%. Boundary walls/ chain link fencing has also been completed in about 80% of the area.
- 14.6 The outcome of the various inspections and test reports are brought to the notice of various senior officers so that remedial action can be taken immediately.

QUALITY CONTROL CELL
(1995 - 96)

EXHIBIT 1(B)

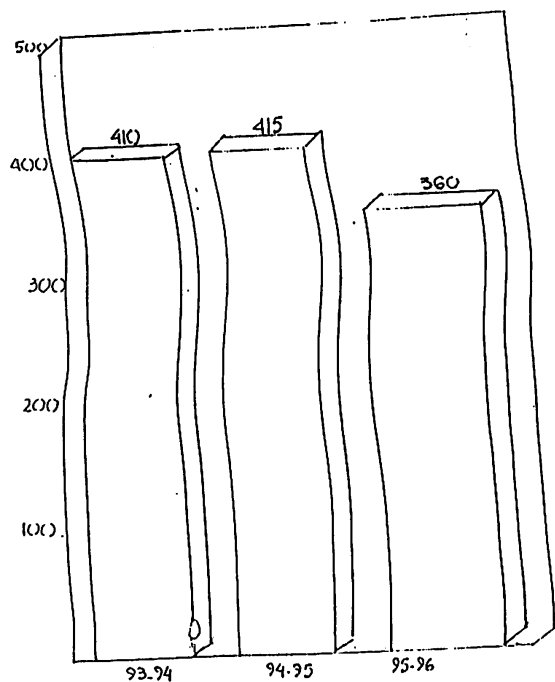
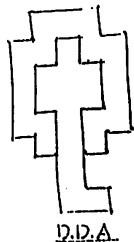


TOTAL TESTS OF MATERIAL SAMPLES
DONE IN Q.C. LAB.

83 882 9-1 (617) 105

QUALITY CONTROL CELL
(1995 - 96)

EXHIBIT 1(A)

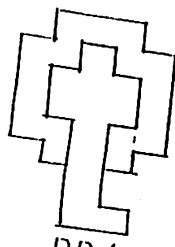


NO OF INSPECTIONS BY Q.C. CELL

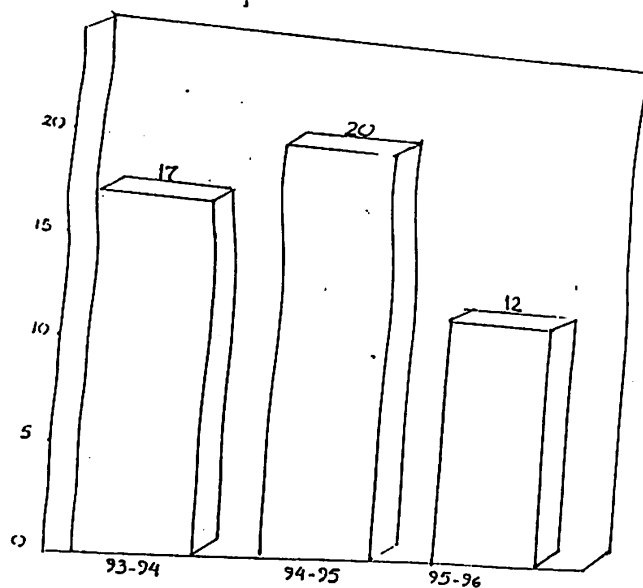
QUALITY CONTROL CELL
(1995 - 96)

(SIB)

EXHIBIT 1(C)



D.D.A.



No. OF COMPLAINT CASES INVESTIGATED

619

15. FINANCE & ACCOUNTS

15.1 The Finance & Accounts Wing of the Authority is headed by the Chief Accounts Officer, a statutory Officer appointed by the Central Government under The Delhi Development Act. under the overall supervision of the Finance Member, DDA. Finance Member is also assisted by Financial Advisor (Housing) and Director (Land Costing) in the Housing and Lands Costing Wings, respectively.

15.2 Annual Accounts of the Authority:

(a) For Budgetary and Accounting purposes, the Accounts of the Authority are maintained under the following three broad heads:-

1. Nazul Account - I
2. Nazul Account - II
3. General Development Account.

(b) The forms for compilation of these accounts and the DDA (Budget and Accounts Rules 1982) have been approved by the Government of India in exercise of powers under the Delhi Development Act 1957.

(c) The financial position of each of the three accounts is summarised in the succeeding paras:

(I) Nazul Accounts - I:

Nazul Account - I represents the transactions relating to the old Nazul Estate entrusted for management by the Government to the erstwhile Delhi Improvement Trust under the Old Nazul Agreement, 1937 and taken over by DDA in December, 1957 as the successor body. The accounts also include transactions relating to the preparation and implementation of the Delhi Master Plan and Zonal Development Plans. The approximate receipts under this account during 1995-96 was Rs.5.13 cr. Rs.13.27 crores refunded from the premium in case of Jhandewalan Tower Plot under the orders of Supreme Court. The net receipt after this refund became to (-) Rs. 8.14 crores as against the expenditure of Rs.7.12 cr.

(II) Nazul Account - II :

- i) This comprises transactions pertaining to the Scheme of 'Large Scale Acquisition, Development and Disposal of Land in Delhi'. The sale proceeds of land and recovery of Ground Rent etc. are accounted for under this account and expenditure is mainly on development and acquisition of land. The surplus of receipts over expenditure in this account is remitted to Delhi Administration for funding Revolving Fund for further land acquisition. In 1995 - 96, receipts from land were low by 6% compared to 1994-95.

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- ii) The total receipts under this account during 1995-96 were Rs.310.40 cr. as against the expenditure of Rs.264.69 cr. A sum of Rs.108.59 cr. was remitted to the Revolving Fund during the year for land acquisition and enhanced compensation. In addition, a sum of Rs.17.07 cr. was earmarked for remittance to the Revolving Fund.

(III) General Development Account;

This is the main account of the Authority. All properties and land vesting in the Authority are paid for, out of the revenues of this account. Under this account, D.D.A. undertakes Housing Programmes for the weaker sections, lower income and middle income groups besides housing under the Self Financing Schemes. Also Commercial activities like the development of Nehru Place, Bhikaji-Cama Place, Laxmi Nagar and Janakpuri as also Ministry of Rehabilitation land are financed from this account. The actual receipt under this head during 1995-96 amounted to Rs.443.70 cr. and the expenditure was Rs.298.55 cr. In 1995-96, receipt was 88% higher as compared to 1994-95. The receipt in 1994-95 was 236.30 cr. There has been a significant increase in receipts from arrears of Hire Purchase Instalments due to Penalty Relief Scheme announced by the Authority during this year.

(IV) Urban Development Fund :

In 1992-93 Government of India had announced the Scheme for conversion of Lease-hold tenure to Free-hold. Under this scheme, a sum of Rs.101.31 cr. has been accumulated upto the year 1995-96. The Project Approval Committee under the Chairmanship of Lt.Governor, Delhi approved six projects to be financed out of the Urban Development Fund. The total works outlay of the scheme approved so far (UDF share only) works out to Rs.17 crores.

(V) Urban Heritage Award Fund:

For any city heritage is the source of inspiration for its creative endeavour. In order to encourage and also to contribute its bit in the task of preserving, protecting and maintaining and up keep of at least a hundred years old and still in use historical buildings of Delhi, DDA has instituted an award in 1993 known as 'DDA Urban Heritage Award'. Awards during the year were given by the Lieutenant governor of Delhi. Necessary funds have been kept apart and invested to finance the cost of awards every year.

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(VI) Outstanding Loans and other dues:

As on 1.4.95 the total loans outstanding against DDA amounted to Rs.16.98 crores. Total repayments of outstanding loan of Rs.0.81 cr. was made during the year 1995-96 leaving outstanding loan of Rs.16.17 crores as on 31.3.96. Outstanding loan of Rs.16.17 crores includes debentures amounting to Rs.15.00 crores floated during 1986-87 and due for maturity in the year 2001. A sinking Fund has been created for redemption of debentures on maturity. All loans becoming due for repayment have been paid with interest on due date. There is no overdue outstanding loans as on 31.3.96.

(d) Receipts : The total receipts under all heads (Nazul-I, Nazul-II & B.G.D.A.) during the year amounted to Rs.746 cr. as against Rs.640 cr. during the year 1994-95.

(e) Annual Accounts: Annual Accounts of the Authority for 1995-96 have been prepared and approved in the Authority in its meeting held on 27.8.1996. Audit of accounts upto 1994-95 has also been completed and their certification is expected shortly.

15.3 Budget:

(a) The budget Estimates for the ensuing year and the Revised Estimates for the current financial year in respect of all the receipts and payments of the Authority were compiled in accordance with the provisions contained in DDA Budget & Accounts Rules and got approved from the Authority. The Budget Estimates duly approved by the authority were forwarded to Central Govt. in accordance with the provisions contained in Section 24 of Delhi Development Act. Effective budgetary control is exercised for various works expenditure with reference to the budgetary provisions of various civil, electrical and horticulture works. The actual receipts and expenditure are reviewed with reference to budgetary provisions periodically and necessary steps are taken well in time to prevent any slippages in targets.

(b) DDA's zone-wise performance budget, indicating the physical and financial progress of various works/ schemes, is being compiled every year. The fund releases for various scheme / projects are co-related with the physical progress of the scheme as reflected by the concerned Chief Engineers. This facilitates effective monitoring of various projects / schemes and helps in controlling the time and cost over-run.

(c) Deficiency charges to MCD: DDA handed over 43 colonies for maintenance to MCD in 1995-96. A sum of over Rs.2.29 crores were paid to the MCD towards the deficiency charges. 471 employees were transferred with the colonies to MCD. This will result in approximate annual saving of about Rs.12 lakhs in our annual wage bill.

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(d) **Fund Management:** There are 70 Drawing & Disbursing Officers in DDA who are drawing funds from the Head Quarters for various activities assigned to them. During the year 1995-96 funds to the tune of Rs.321 crores were released for execution of works and payment of salaries etc. to these DDOs.

15.4 Medical Facilities to the Employees:

(a) Medical allowance is being paid every month, to Group C & D and regular work charge employees of the authority for meeting the cost of OPD treatment. Pensioners are also being provided medical facilities by the Authority. Group A & B officers are authorised to take treatment from any Doctor and medicines from any chemist and claim reimbursement subject to annual enhanced ceiling of Rs.5000/- for Group 'A' officers and Rs.3000/- in case of Group 'B' officers.

(b) Apart from outdoor treatment, DDA employees are also entitled to reimbursement of indoor hospitalisation expenses. Govt. Hospitals, nursing homes and private hospitals, registered with Delhi Govt. are on approved panel for taking indoor treatment by all categories of employees including pensioners.

15.5 G.P.F. Scheme:

G.P.F. Scheme of DDA is akin to the G.P.F. Scheme Central Govt. has for its employees. DDA is required to invest GPF accumulations as per the guidelines issued by the Ministry of Finance, Deptt. of Economics Affairs from time to time. We have as on 31.3.96 invested a sum of Rs.28.87 crores, in accordance with these guidelines, out of the GPF accumulations. Besides this loans / withdrawals are also being sanctioned to the employees, as per rules.

15.6 Pensions Scheme :

(a) CCS (Pension) Rules, 1972, as applicable to Central Govt. Employees, are applicable to DDA employees from 1973 onwards. There were 1225 pensioners, getting monthly pensions from the Authority, as on 31.3.96 and a sum of Rs.3.27 crores has been paid as Pensionary benefits to the pensioners during the year 1995-96.

(b) We have also set apart substantial funds to meet the future pension liabilities of the retired/ retiring employees of the Authority. The total funds earmarked towards pensions fund and invested out side, as on 31.3.1996 stood at Rs.36.60 cr.

15.7 Administrative Approval & Expenditure Sanctions:

During the year 1995-96, after detailed project appraisal of the various schemes brought forward by the Engineering Wing for development of land and housing financial concurrence was given for Rs.211.73 crores in 77 cases, to enable the

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issue of orders for grant of Administrative Approval and expenditure sanction for these projects. Savings of Rs.98.40 crores were achieved during the year 1995-96 as a result of detailed financial scrutiny of the proposals brought forward by the Engineering Wing.

15.8 Cost Benefit Analysis:

For proper financial management and scientific project appraisal, the cost benefit analysis of Rohini Ph.III, Narela and Dwarka were attempted by DDA. The rates have since been notified for Dwarka, Rohini Ph.III and Narela by Govt. of India.

15.9 Works Audit

During the year 1995-96 Works Audit of various Civil, Electrical and Horticulture Divisions was conducted. As a result of detailed scrutiny substantial over payments on various accounts were detected. Recovery of approx. Rs. 13 lakhs were effected during the year 1995-96.

(Figures in crores of Rupees)

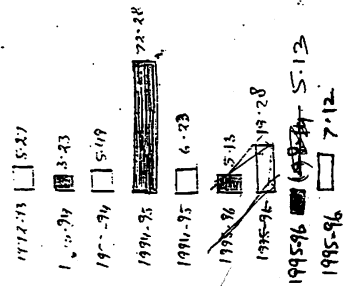
| Sl. No. | Description of Items | Actuals
1994-95 | Revised
Estimates
1995-96 | Approx.
Actuals
1995-96 |
|---------|---|--------------------|---------------------------------|-------------------------------|
| | Opening Cash Balance | 26.16 | 17.89 | 17.89 |
| | Receipts | | | |
| 1. | Revenue/ Capital Receipts from Works & Dev. Scheme including damages. | 112.33 | 110.38 | 66.53 |
| 2. | Receipts from disposal of houses under H.P. Schemes & shops. | 140.40 | 242.12 | 258.94 |
| 3. | Receipts from disposal of land | 300.59 | 291.46 | 259.14 |
| 4. | Interest | 3.37 | 11.37 | 17.63 |
| 5. | Other receipts | 82.97 | 33.47 | 143.72 |
| 6. | Grant from Central Govt. | - | - | - |
| 7. | Plan Schemes & Dev. works | 2.80 | 9.98 | 0.65 |
| 8. | G.P. Fund / Group Insurance Scheme / Sports Complex Fund | 29.68 | 30.25 | 40.59 |
| 9. | Loans and Debentures | - | - | - |
| 10. | Deposits & Advances | | | |
| | a) Encashment of investment | 46.29 | 350.00 | 309.86 |
| | b) Revolving Fund | 220.08 | 355.76 | 355.76 |
| | c) Personal Ledger Account | 501.78 | 550.00 | 492.68 |
| | d) Reserve Fund | 0.86 | 6.00 | 5.24 |
| | e) Other Deposits/Suspense | 287.08 | 282.08 | 624.04 |
| | Total: | 1754.39 | 2290.76 | 2592.67 |

DELHI DEVELOPMENT AUTHORITY Receipt / Expenditure Form 199-93 to 1995-96

Nazul A/c I

Receipt

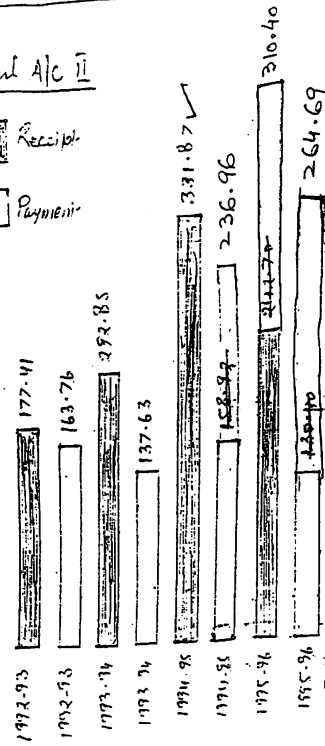
Payment



Nazul A/c II

Receipt

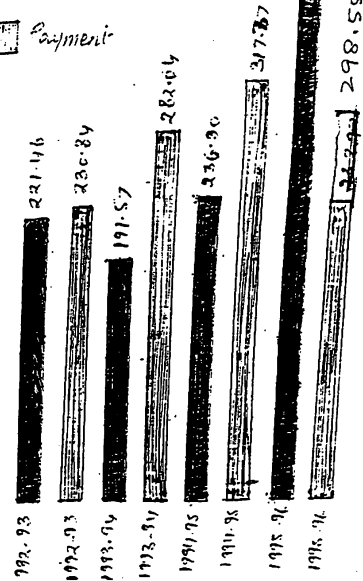
Payment



B.G.D.A

Receipt

Payment



1169

DEVELOPMENT AUTHORITY

MS. 96
Prescribed in Payments

20/10

625

402.82



1992-93

487.65



1993-94

640.00



1994-95

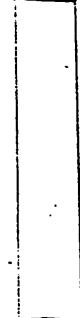
620.57



1995-96

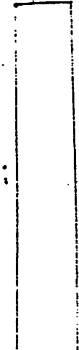
PAYMENTS (Fig. in Crores of Rs.)

299.87



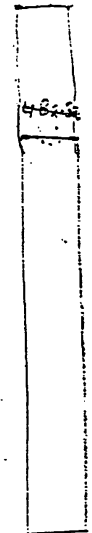
1992-93

425.16



1993-94

566.56



1994-95

576.32



1995-96

44/8/95

(626)

16. URBAN DEVELOPMENT WITH A HUMAN FACE

16.1 The transformation of societies from traditional to modern ones can be achieved without any adverse effect on the human beings or on the environment by ensuring balanced and development. As Development is an on-going process, it needs to be sustained in a fashion as to offset effects of migration from adjoining areas and its resultant pressures on housing, land, water, electricity and other resources.

16.2 Provisions for the weaker sections:

The Delhi Development Authority plays a dominant role in providing shelter to the population of Delhi. Special provisions have been made for providing shelter to the under privileged by subsidizing cost of flats for these categories. Facility of hire purchase also exists. In addition allotment of shops is made to the members of the SC/ST at reserve prices and shops are allotted to the physically handicapped on priority. Out of turn allotment of flat are made to the widows and other disadvantaged categories from time to time. Land is allotted to Charitable Institutions at considerably lower rates so that they may cater to people belonging to lower income groups at highly subsidised rates.

16.3 Housing for the Economically Weaker Sections:

- i) During the year under report about 1117 houses were allotted under the Ambedkar Avas Yojana. This Yojana provides priority allotment to scheduled castes and scheduled tribe applicants.
- (ii) In the Janta category another landmark was reached by clearing the entire backlog of registrants. 791 flats were allotted in 1995-96 as against 17,298 flats were allotted in 1994-95 in tail end cases.
- (iii) DDA follows the system of cross subsidy adjusting profits from sale of commercial lands or high income group housing towards the cost of flats meant for low income group.

16.4 Allotment of shops on priority basis to deserving categories without auction:

- i) DDA has started a novel scheme of constructing low cost shops in resettlement colonies in 1993-94. The work was undertaken in Mangolpuri. These shops provide opportunities of livelihood for the poor and are within their paying capacity. The scheme also discourages construction of unauthorised shops in these colonies.

(627)

- ii) DDA also allots 5% shops to physically handicapped persons. This is in addition to 2.5% shops, allotted on out-of-turn basis to the cases of extreme hardship and compassion. As many as about 200 shops were allotted to the SC/ST, freedom fighters, ex-servicemen etc.

16.5 Out of Turn Allotments:

DDA allots flats on an out-of-turn basis to persons suffering from extreme compassion, outstanding persons of eminence, such as artists, sports persons & litterateurs etc. During the year Empowered Committee approved 327 OTA cases.

16.6 Health Care/ Education/ Cultural Facilities:

Sufficient land is earmarked by DDA for ensuring adequate health care for its residents by way of allotment of land at concessional rates to hospitals, nursing homes, etc. Allotment of land to schools / educational / cultural societies is also done at institutional rates which are subsidised. Details of allotments made to different categories of institutions, during the year under report is as under:

- i) Educational 24 Nos.
- ii) Social Cultural 36 Nos.
Religious
- iii) Govt. & Semi Govt. 71 Nos.

16.7 Grievance Redressal System :

Delhi Development Authority has a four tier Grievances Redressal System. Public Grievances are heard at the levels of Directors, Commissioners, Principal Commissioner, Engineering / Finance Member and Vice Chairman.

16.7.1 Director's Level

Directors in public dealing departments like Housing, Building, Lands etc., meet members of the public on every Monday and Thursday between 2.30 PM to 6.00 PM for sorting out their grievances.

16.7.2 Commissioners'/HOD's Level

On every Monday and Thursday, aggrieved members of the public have free access to the offices of all the Commissioners, and Heads of various Departments for sorting out their problems.

16.7.3

Engineering & Finance Member Level

In case where members of public are not fully satisfied with the outcome of their interaction with the Commissioners HOD, they can seek redress through the public hearing of the Engineering Member (EM) and Finance Member (FM). These hearings are held on every Thursday afternoon. The EM deals with grievances relating to engineering and developmental problems and the FM deals with grievance relating to costing of plots/ flats and other properties.

16.7.4

Vice-chairman's Level

On every Friday, members of public can represent in the VC's public hearing where files of aggrieved persons are called and appropriate orders passed for speedy disposal of the grievances. Cases which require policy guidelines are put-up to the Vice-Chairman. The Vice-Chairman, DDA, also meets the members of public by prior appointment. During the year under report, as many as 234 cases were attended to in the VC's public hearing in addition to 77 cases forwarded by the Directorate of Public Grievances, Govt. of India.

In order to give human face to the expanding developmental process in Delhi special provisions have been incorporated in the Delhi Master Plan - 2001 for upgrading the environment of Resettlement colonies.

ITEM
NO.

134/96

A-06-09-96

No. D.14(9)96/CRC/DDA

PROPOSAL FOR DE-NOTIFICATION OF JAMA MASJID AREA
(DDA Development Area No.165 from
the Development Area of the Authority)

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P R E C I S

This proposal is for de-notification of Jama Masjid Area from the Development Area of the Authority notified as Development Area No.165 under Section 12 of Delhi Development Act, 1957. It comprises two pockets in Sub-Zone A-20 (Parda Bagh) measuring 8.67 Acres and Sub-Zone A-21 (Jama Masjid) measuring 54.85 Acres. Sub-Zone A-21 is bounded by 60' Road on North and 150' R/W Netaji Subhash Marg on East, 60' Road and Kasturba Hospital on South and existing Commercial Area 60' and 80' Road on West. The area was notified as Development Area of the Authority vide Notification No.F.17(3)80/L&B/19261 dated 4.5.1981 (App. 'A' P.2-3). The ownership of the area vests partly with DDA, MCD, L&DO, Jama Masjid Committee (L&DO land is under the care and maintenance of DDA).

2. Development works required to be taken up in this area have since been completed. The area around the Sub-Zone A-21 is with MCD, which controls the building regulations in the area. In order to have an overall control, it will be appropriate to denotify the area under reference so as to enable the MCD to have an effective regulatory control over it.

3. The proposal, therefore, to denotify the Development Area No.165 (Sub-Zone A-21) is submitted for approval of Authority (description of the area to be denotified would be the same as was indicated in Notification dated 4.5.1981 (App. 'A' P.2-3). It is clarified that as far as lands under the charge of DDA are concerned, this will continue to be with DDA; only the control of building activity will be passed on to the MCD.

4. The above proposal is placed before the Authority for approval.

R E S O L U T I O N

Consideration of this item was deferred.

APPENDIX 'A' TO ITEM NO. 134/96

TO BE PUBLISHED IN PART IV OF DELHI GAZETTE.)

DELHI ADMINISTRATION : DELHI
(LAND AND BUILDING DEPARTMENT)

(630)

17(3)/80/L&B/19261

Dated 4-5-81

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 12 of the Delhi Development Act, 1957 (61 of 1957) read with notification of the Government of India in the Ministry of Health, Family Planning and Urban Development No. 13011(28)/67-UD dated the 14th February, 1969, the Administrator of the Union Territory of Delhi hereby declares the area described in the schedule given below to be a 'development area' for the purpose of the said Act.

SCHEDULE

| Sl. No. | Dev. Area No. | Zone No. | Area in Acres. | Description |
|---------|---------------|----------|----------------|---|
| 1. | 2. | 3. | 4. | 5. |
| 1 | 165 | A-20 | 8.67 Acres. | North- 100 ft. R/W Link Road (connecting Netaji Subhash Chander Marg).
East- Existing Higher Sec. School and Primary School.
South- 60 ft. R/W known as Ansari Road.
West- 150 ft. R/W known as Netaji Subhash Chander Marg. |
| | | A-21 | 54.85 Acres. | North- 60 ft. road.
East- 150 ft. R/W Netaji Subhash Chander Marg.
South- 60 ft. road and Kasturba Hospital.
West- Existing commercial area, 60 ft. and 80 ft. roads. |

By Order,

Sd/-

(BANSI DHAR)

JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION : DELHI.

SCHEDULE

| S.No. | Dev. Area No. | Zone No. | Area in Acres. | Description |
|-------|---------------|----------|----------------|---|
| 1. | 2. | 3. | 4. | 5. |
| 1 | 165 | A-20 | 8.67 Acres. | North- 100 ft. R/W Link Road (connecting Netaji Subhash Chander Marg).
East- Existing Higher Sec. School and Primary School.
South- 60 ft. R/W known as Ansari Road.
West- 150 ft. R/W known as Netaji Subhash Chander Marg. |
| | | A-21 | 54.85 Acres. | North- 60 ft. road.
East- 150 ft. R/W Netaji Subhash Chander Marg.
South- 60 ft. road and Kasturba Hospital.
West- Existing commercial area, 60 ft. and 80 ft. roads. |

ITEM No.
135 /96

A-06.09.96

Sub:

Revision of pay scales on the pattern of Govt. of India.

F.No.F.I(1)95/PB-III

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P R E C I S

DDA has generally been following the Government of India's Rules and Regulations and the pay structure, mutatis mutandis for its employees of all cadres. Based on this principle, it has its own set of Recruitment Regulations for each cadre, duly approved by the Authority.

2. On revision of pay scales — by the Govt. of India, DDA too adopts the revised scales with the approval of the Authority. While in most of the cases DDA has similar hierarchical levels as in the Government, some intermediary cadres/scales have been introduced by DDA, keeping in view organisational requirements.

3. Pay scales of some of the posts in the Govt. of India have been revised in the recent past. Proposals for similar revision have been examined and it has been felt that revision of scales in parallel cadres of DDA is called for. Proposals of revision of pay scales in the following cadres of DDA are accordingly submitted for consideration of the Authority:

A. Sr. Stenographers.

Sr. Stenographers in DDA have been in the same pay scale as of the Stenographers Grade 'C' in the Government, after 4th Pay Commission report.

The pay scale of Stenographers Grade 'C' in the Government has been revised to Rs. 1640-2900/- vide O.M. No. 2/1/90-CS IV dated 31.7.90 w.e.f. 1.1.86, (Appendix 'A' P.No. 5-6).

Contd..p/2..

Mode of recruitment of Stenographers in DDA is direct recruitment. In order to maintain parity of pay scale of Sr. Stenographers of DDA with the Stenographers Grade 'C' in the Govt., it is proposed to revise the pay scale of Sr. Stenos from Rs. 1400-2600/- to 1640-2900/-. Proposed pattern in DDA vis-a-vis the Government of India is given in Appendix 'B' P.No. 7).

B. Personal Assistants.

This is an intermediary cadre in DDA, between the Senior Stenographers and Private Secretaries.

Sr. Stenographers become eligible for promotion as PAs after 5 years of service and as Private Secretaries after another 6 years of service, as PAs. It is worth mentioning that, whereas, in the Government, Stenographers Grade 'C' become eligible for promotion as Private Secretaries after 8 years of service, Sr. Stenos of DDA, who are equivalent cadre, have to serve for 11 years in different capacities to be eligible for promotion as Private Secretary.

Personal Assistant being a promotional cadre from Sr. Stenographers and being intermediary between the revised scale of Rs. 1640-2900/- and Rs. 2000-3500/- is proposed to be given an intermediary pay scale of Rs. 2000-3200/-.

C. Assistants.

DDA's Assistants are in the pay scale of Rs. 1400-2300/- whereas, Assistants in the Government, have been in the pay scale of Rs. 1400-2600/- after the 4th Pay Commission report.

(Appendix 'A'
Page-5. -6)

Pay-scale of Assistants has been revised in the Govt. vide O.M. No. 2/1/90-CS IV dated 31.7.90 to Rs. 1640-2900/- w.e.f. 1.1.86 / Qualifications for promotion as Assistants in DDA are the same as for promotions in the Government.

UDCs in DDA become eligible for promotion as Assistants after 8 years, whereas, period prescribed for similar promotions in the Govt. is 5 years. It is, therefore, proposed to bring DDA's Assistants at par with those in the Government and give them the scale of Rs. 1640-2900/-.

D. Superintendents.

This is an intermediary level between the Assistants and the Assistant Directors in DDA.

Assistants with 5 years of service are eligible for promotion as Superintendents and Superintendents have to put in another 6 years of service to become eligible for promotion as Assistant Directors in the pay scale of Rs. 2000-3500/-. DDA's Assistants are thus required to put in 11 years of service for promotion to the scale of Rs. 2000-3500/- as against 8 years of service in the Govt. for promotion in the same scale.

While there is no proposal to reduce this period, it is proposed to revise the pay scale of this intermediary cadre to Rs. 2000-3200/-. This is the same pay scale as of Superintendents in the Government of Delhi. This cadre does not exist in the Govt. of India.

4. Comparison of the existing and the proposed pay-scales in DDA vis-a-vis the pay scales in Govt. of India is given in Appen. 'B' & 'C', pages 7 and 8.) Proposals given in para 3 and in columns 3 of Appen. 'B' & 'C' are submitted for kind approval of the Authority. These scales are proposed to be given w.e.f. 1.1.96.

R E S O L U T I O N

Resolved as follows:-

- 1) Proposals contained in para 4 of the Agenda item be approved;
- ii) Recruitment Regulations of these posts shall stand amend accordingly.

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APPENDIX 'A' TO ITEM NO. 135/96

No. 2/1/90-CS.IV
Government of India
Ministry of Personnel, Public Grievances and Pensions
Department of Personnel & Training

Now Delhi, dated the 31st July, 1990

OFFICE MEMORANDUM

Subject: Revision of Scale of Pay of Assistant Grade of Central Secretariat Service and Grade 'C' Stenographers of Central Secretariat Stenographers Service.

-00000-

The undersigned is directed to say that the question regarding revision of scale of pay for the post of Assistants in the Central Secretariat etc., has been under consideration of the Government in terms of order dated 23rd May, 1989 in OA No.1530/87 by the Central Administrative Tribunal, Principal Bench, New Delhi for some time past. The President is now pleased to prescribe the revised scale of Rs.1640-60-2600-11-75-2900 for the pre-revised scale of Rs.125-15-500-11-15-560-20-700-11-25-800 for duty posts included in the Assistant Grade of Central Secretariat Service and Grade 'C' Stenographers of Central Secretariat Stenographers Service with effect from 1.1.1986. The same revised pay scale will also be applicable to Assistants and Stenographers in other Organisations like Ministry of External Affairs which are not participating in the Central Secretariat Service and Central Secretariat Stenographers Service but where the posts are in comparable grades with same classification and pay scales and the method of recruitment through Open Competitive Examination is also the same.

2. Pay of the Assistants and Grade 'C' Stenographers in position as on 1.1.1986, shall be fixed in terms of Central Civil Service (Revised Pay) Rules 1986. The employees concerned shall be given option to opt for the revised scale of pay from 1.1.1986 or subsequent date in terms of Rule 5 ibid, read with Ministry of Finance O.M. No.7(52)-E.II/86 dated 22.12.1986 & 27.5.1988 in the form appended to Second Schedule of the rule ibid. This option should be exercised within three months of the date of issue of this O.M. The option once exercised shall be final.

3. Formal amendment to CSS(RP) Rules, 1986 will be issued in due course.

4. This issues with the concurrence of Ministry of Finance, (Department of Expenditure) vide their U.O.No.7(43)/IC/89 dt. 30.7.90.

(Gurubhai Singh Pirzada)
Under Secretary to the Govt. of India

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No.14015/1/95-Delhi-II
Government of India
Ministry of Home Affairs

New Delhi, the 14th March, 1996

To

Shri Chetan B. Sanghi
Joint Secretary (Services),
Govt. of NCT of Delhi,
(Services I Department),
5, Sham Nath Marg,
Delhi.

Subject: Proposal for revision of pay scale of Grade-I
Officers of DN'S Cadre.

Sir,

I am directed to refer to Government of NCT of Delhi's letter No.F.55/29/91-S.I. dated 12.1.96 on the above mentioned subject and to convey the approval of the Central Government for revising the pay scale of Grade-I Officers of Delhi Administration subordinate the Services from Rs.1640-2900/- to Rs.2000-3200/- from the date of issue of this sanction order.

2. The expenditure involved will be met out of the budget grant of the Govt. of NCT of Delhi and no assistance would be provided by the Central Government for meeting the expenditure on account of revision of this pay scale.

3. This involves with the approval of the Integrated Finance Division of this Ministry vide their Dy.No.636/96-Fin-I(US) dated the 15th March, 1996 read with Ministry of Finance, Deptt. of Expenditure's Dy.No.5(40)/E-III/95 dated 14.3.96.

Yours faithfully,

(Signature)
DEPT. OFFICER

AS IN GOVT. OF INDIA

(1)

Private Secretaries
(Rs.2000-3500)

- 50% through Exam from Stenographers Grade 'C' with 5 years of service.
- 50% by promotion from Stenographers Grade 'C' with 5 years of service

Stenographers Grade 'C' or PA
(Rs.1640-2900)

- 50% by way of direct recruitment
- 25% by promotion from Stenographers Grade 'D' with 5 years of service
- 25% through Departmental Examination from Stenographers Grade 'D' with 3 years of service

Stenographers Grade 'D'
(Rs.1200-2040)

Direct recruitment through
Staff Selection Commission - 100%

AS IN DDA (AT PRESENT)

(2)

Private Secretaries
(Rs.2000-3500)

By way of promotion from PAs
with 6 years of service.

Personal Assistants
(Rs.1640-2900)

By way of promotion from
Sr. Stenographers having
5 years of service.

Sr. Stenographers
(Rs.1400-2600)

5 years service as
Stenographer subject
to qualifying test at
the speed of 100/40 w.p.m.
in shorthand/typing.

Stenographers (Rs.1200-2040)

Through Direct Recruitment

AS PROPOSED IN DDA

(3)

Private Secretaries
(Rs.2000-3500)

By promotion from PAs
with 6 years of
service.

Personal Assistants
(Rs.2000-3200)

(i) 50% by way of promotion
from Sr. Stenographers
with 5 years of service.

(ii) 50% through departmental
examination from Sr. Steno-
graphers with 3 years of service.

Sr. Stenographers
(Rs.1640-2900)

(i) 50% by way of promotion
from Stenographers with
5 years of service.

(ii) 50% through departmental
examination from Stenographers
with 3 years of service.

Stenographers
(Rs.1200-2040)

Through Direct
Recruitment

App. 'C' to Item No. 135/16

(1)

Section Officer (Rs. 2000-3500)

- 40% through Exam from Graduate Assistants with 4 years service (UPSC)
- 20% by way of Direct recruitment through Allied services
- 40% by way of promotion from Assistants after 8 years of service

Assistants (Rs. 1640-2900)

- 50% through promotion from UDCs with 5 years service
- 50% by way of Direct recruitment

UDCs (Rs. 1200-2040/-)

- 25% posts through Exam from LDCs with 5 years service
- 75% promotion from LDCs with 8 years service

LDCs (Rs. 950-1500/-)

(2)

Assistant Directors (Rs. 2000-3500)

- (i) 25% by way of promotion through departmental examination from among graduates who have completed 5 years combined service in the cadre of Asstt. or equivalent.
- (ii) 75% by way of promotion from Superintendents with 6 years service

Superintendents (Rs. 1640-2900)

5 years as Assistant

Assistants (Rs. 1400-2300)

By way of promotion from Graduates (UDCs) with 5 years of service and from Non-Graduates (UDCs) with 8 years of service

UDCs (Rs. 1200-2040)

By way of promotion from LDCs with 5 years of service

LDCs (Rs. 950-1500)

(3)

APP- 'C' To Item No. 135/96

Assistant Directors (Rs. 2000-3500)

- (i) 25% by way of promotion through departmental examination from among graduates who have completed 5 years combined service in the cadre of Assistant or equivalent.
- (ii) 75% by way of promotion from Superintendents with 6 years service

Superintendents (Rs. 2000-3200)

- (i) 50% by way of promotion from Assistants with 5 years service.
- (ii) 50% through departmental examination from Assistants with 3 years of service.

Assistants (Rs. 1640-2900)

- i) 50% by way of promotion from UDCs having 5 years service
- ii) 50% by way of departmental examination from UDCs with 5 years service

UDCs (Rs. 1200-2040)

- i) 75% by way of promotion from LDCs with 8 years of service
- ii) 25% through departmental examination from LDCs with 5 years service.

LDCs (Rs. 950-1500)

ITEM
NO.
136/96

SUB: I) Change of land use of an area measuring 2.9 ha.
from the 'Residential use' to 'Extensive Industries'
at Idgah, Delhi.

II) To amend the list of prohibited industries prescribed
in MPD-2001 by emitting 'Abatteirs'.

E.3(143)82-MP

P R E C I S

Persuant to Hon'ble High Court orders dated 18.11.91 in WP No. 2267/90, the Authority vide resolution dated 8.9.92 decided to process the change of land use for existing site at Idgah for establishment of a modernised slaughter house, additional new proposed site at Narla and also amend the list of prohibited industries prescribed in MPD-2001 by emitting 'Abatteirs'.

2. However due to strong resistance from the local public and public leaders and also refusal to grant 'NOC' by Delhi Pollution Control Board for the new Slaughter House at Narela, the proposal was dropped.

3. While considering the draft zonal plan, for Zone 'A' (other than Walled City), the Authority vide resolution no. 166/93 dated 16.12.93 resolved that keeping in view the subsequent directions of Hon'ble High Court dated 1.10.92, it was decided to delete the proposal of change of land use for existing Idgah site from 'Residential' to 'Manufacturing'. The matter was not processed further in view of judgement of Delhi High Court directing MCD to close the Idgah Slaughter house by 31.12.95.

4. Hon'ble Supreme Court vide order dated 8.7.96 in IA No. 23-WP/4677 of 85 has held that 168 H-Group industries (as listed in the order) operating in city of Delhi shall be closed down / stopped functions w.e.f. 30.11.96. Idgah Slaughter House figures at Sl. No. 99 of the said list.

5. In the recent meetings held under the chairmanship of Chief Secretary, GNCTD for seeking Administrative solution to the problem, it was pointed out that inspite of best efforts and for various socio-economic reasons, identification of alternative site has not become possible, there appears no other option but to modernise the existing slaughter house at Idgah so as to make it non-hazardous and pollution free and make suitable submissions to Hon'ble Supreme Court. DDA has been requested by GNCTD/MCD to expedite the change of land use and deletion of 'Abatteir' from the list of prohibited 'H' category of Industries in MPD-2001.

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6. The matter was discussed in the Technical Committee meeting held on 3.9.96 vide item no. 89/96' (APPENDIX 'A' P.NO. 3-6). The excerpts from the decision of Technical Committee are reproduced below:

- a) On various socio-economic considerations, GNCTD has not found it feasible to relocate the existing Abattoir from the present site; decision now is to modernise the present slaughter house to the acceptable standard from the pollution control angle.
- b) The present proposal of the MCD is to replace the existing Abattoir with a modern one based on foreign technology; GNCTD has submitted this proposal to Central Govt. for approval. The modernised Abattoir would not be hazardous or causing any pollution. Letter of consent to install the modernised Abattoir from the Central Pollution Control Board is expected shortly.
- c) The proposed modernised slaughter house being non-hazardous and pollution free (in terms of letter of consent to be secured from Central Pollution Control Board), it was felt that MCD/GNCTD should be able to move Hon'ble Supreme Court to seek a review of the court orders, enabling them to continue with the modernised slaughter house at the existing location.

In the light of the above discussion, the Technical Committee decided to recommend to the Authority the proposed change of land use and the deletion of this 'Abattoir' from the list of prohibited industries in MPD-2001 subject to the following:

- i) Issue of letter of consent for installation from Central Pollution Control Board for the proposed project, expressly mentioning that the said project of modernised Abattoir is not hazardous in nature.
- ii) Processing the proposed amendment under section 11A of D.D.Act, 1957 would be undertaken only after requisite clearance from the Supreme Court has been secured by MCD/GNCTD.

7. The above proposal recommended by Technical Committee is placed before the Authority for consideration and approval.

R E S O L U T I O N

Resolved that proposals contained in para 6 of the Agenda item be approved.

- Sub: 1. Change of landuse of an area measuring 2.9 ha from "Residential use" to "extensive industries" at Idgah, Delhi
2. To amend the list of prohibited industries prescribed in MPD 2001 by omitting "Abattoirs"
- File No.F3(143)/82-MP

BACKGROUND

1. Reference is invited to the Hon'ble Supreme Court's orders dated 8.7.96 in IA No.22-WP/4677 of 85 where it has been held that 168 H-Group industries listed in the order (Annexure I) operating in the city of Delhi shall be closed down/stopped functioning, operating w.e.f. 30.11.96. Idgah Slaughter House figures at sl.No.99 of this list. Reference is also invited to the letter dated 1.8.96 from Municipal Health Officer (MHO), MCD requesting DDA to expedite the change of land use and also deletion of "Abattoir" from the list of prohibited industries in the Master Plan. N.O.C. dated 5.6.90 issued by CPCB for the ~~proposed~~ Modernised Slaughter House has also been forwarded with the said letter.
2. The matter was also discussed in a meeting on 5.8.96 under the chairmanship of Chief Secretary, where also emphasis was given that DDA should expedite action on these two issues.

OTHER RELATED DECISIONS

3. Prior to Hon'ble Supreme Court orders dated 8.7.96:-
In accordance with Authority's decision vide item no.125/92 dated 8.9.1992 on approval of Central Govt., a public notice was issued on 30.4.94 under Section 11A of D.D.Act, 1957 for inviting objections/suggestions from the public on the following:
i) Change of landuse of an area measuring 24 hect. (59.3 acres) from "Agricultural and water body (rural use zone)" to "Manufacturing" (extensive industry) - slaughter house in village Tikri and Khampur in Narola Block, Delhi.
ii) To amend the list of prohibited industries prescribed in MPD 2001 by omitting 'Abattoirs'.

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4. Only two objections/suggestions were received in response to the notice and the matter was placed before the Tech.Committee alongwith planning comments in its meeting held on 26.10.94. The Tech.Committee desired that the matter may be brought again before the Tech.Committee with specific recommendations of the Planning Deptt. of DDA after getting the latest status from MCD in view of the court's orders.
5. A reference was accordingly made to MCD, who in response, in Feb.1995 informed that Delhi High Court in its recent judgement has directed MCD to close down Idgah Slaughter House by 31.12.95 and the position at present is fluid. As regards the change of land use at sl.No.(i) of the subject in the public notice, due to strong resistance by the neighbouring residents, the matter could not be processed further.
6. It is submitted here that one of the Authority's decision vide its Resolution dated 8.9.1992 regarding change of land use of the existing slaughter house presently functioning at Idgah from 'residential' to 'extensive industries(Abattoir)' could not be processed further in view of the decision of the Authority, while considering the draft Zonal Plan of Zone 'A'(Other than Walled City) in its resolution no.166/93 dated 16.12.93. The Authority resolved that keeping in view of the directions of the Hon'ble High Court, it is proposed to delete the change of land use in Sub-Zone 'A-6' from 'residential' to 'manufacturing', both from the plan as well as text.
7. DDA conveyed its willingness in a note dated 7.8.96 submitted to L.G. to process this case of change of land use for establishment of the slaughter house, after the site is identified and is acceptable to the public and also, has the clearance from the Delhi Pollution Control Board. Subsequently on a reference from Principal Secy.(UD) GNCTD,

It was again conveyed that for seeking administrative solution to the problem of the existing slaughter house at Idgah, the proposal for change of land use will be reconsidered and placed before the Authority after the views of the Ministry of Environment and Central Pollution Control Board, which may be necessary are forwarded for the consideration of the Authority/Central Govt. (AMC/20/2 II)

8. Consequent upon the orders of the Supreme Court dated 8.7.96 and other desired actions from DDA, the matter was examined in the Planning Deptt. It was decided to obtain the legal opinion before processing the case further and accordingly a reference was made to C.A. The legal opinion received is reproduced below:

"There is no alternative but to shift the Slaughter House in view of the directions given by Hon'ble Supreme Court. If MCD wants the slaughter house to be modernised at the existing site then they should be asked to file necessary application before the Court. If no order is obtained from Supreme Court then closure has to process".

PROPOSED RECOMMENDATIONS

9. In view of the decision of the Hon'ble Supreme Court and the legal opinion in the matter we may inform MCD and GNCTD and request them to file an application before the Hon'ble Supreme Court for seeking relief and permission for consequent actions by the concerned departments including DDA.
10. The matter is submitted for the consideration of the Technical Committee.

DECISION

The position brought out in the agenda note was noted. During discussion the following points emerged:

- a) On various socio-economic considerations, GNCTD has not found it feasible to relocate the existing Abatteir from the present site; decision now is to modernise the present slaughter house to the acceptable standard from the pollution control angle.
- b) The present proposal of the MCD is to replace the existing Abatteir with a modern one based on foreign technology; GNCTD has submitted this proposal to Central Govt. for approval. The modernised Abatteir would not be hazardous or causing any pollution. Letter of consent to install the modernised Abatteir

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from the Central Pollution Control Board is expected shortly.

- c) The proposed modernised slaughter house being non-hazardous and pollution free (in terms of letter of consent to be secured from Central Pollution Control Board), it was felt that MCD/GNCTD should be able to move Hon'ble Supreme Court to seek a review of the court orders enabling them to continue with the modernised slaughter house at the existing location.

In the light of the above discussion, the Technical Committee decided to recommend to the Authority the proposed change of land use and the deletion of the 'Abattoir' from the list of prohibited industries in MPD-2001 subject to the following:

- i) Issue of Letter of consent for installation from Central Pollution Control Board for the proposed project, expressly mentioning that the said project of modernised Abattoir is not hazardous in nature.
- ii) Processing of the proposed amendment under section 11A of DD Act 1957 would be undertaken only after requisite clearance from the Supreme Court has been secured by MCD/GNCTD.

03/19/96

CPA
4/1/96
Member Secretary
Technical Committee
Delhi Development Authority

[Signature]
Secretary
Delhi Development Authority

[Signature]
Chairman, 31/3/97
Delhi Development Authority

ITEM NO.
137/96

A-08.10.96

(646)

DELHI DEVELOPMENT AUTHORITY

Sub: Constitution of Advisory Council of the Delhi Development Authority.

F.1(2)93-95/MC/DDA

P R E C I S

Under Section 5(1) of the Delhi Development Act, 1957 the Authority is empowered to constitute an Advisory Council for the purpose of Advising the Authority on the preparation of the Master Plan and on such other matters relating to the Planning or development or arising out of or in connection with the administration of the Act, as may be referred to by the Authority.

2. Desk Officer, Govt. of India, Ministry of Urban Affairs & Employment vide his letter No.K-11011/27/92-DDIA, dated 17th September, 1996 (Appendix 'A' Page No. 2) has informed that under section 5(2) (h) of the Delhi Development Act, 1957, the Lok Sabha has elected S/Shri Jai Prakash Aggarwal and Vijay Goel, M.Ps (Lok Sabha) to serve as members of the Advisory Council of the Delhi Development Authority.

The matter is placed before the Authority for information.

R E S O L U T I O N

Noted.

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APPENDIX 'A' TO ITEM NO. 137/96

No.K-11011/27/92-DD1A
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)
.....

New Delhi, dated the 17th Sept., 1996.

To

The Commissioner-cum-Secretary,
DDA, Vikas Sadan, INA,
New Delhi.

Subject: Election of 2 Members of Lok Sabha to the
Advisory Council of DDA.

Sir,

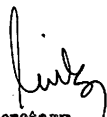
In continuation of this Ministry's letter of even number dated 8.8.1996, I am directed to enclose a copy of the Lok Sabha bulletin - part II dated 11.9.1996 on the above subject, wherein S/Shri Jai Prakash Aggarwal, MP and Vijay Goel, MP, Lok Sabha have been duly elected to be Members of the Advisory Council of the DDA. It is requested that necessary action in this regard may be taken and the Ministry intimated in due course.

2. The position regarding calling of a meeting of the Advisory Council may also please be intimated.

Yours faithfully,



(V.K. Misra)
Desk Officer



Secretary
Devi Development Authority



Chairman, 31/3/97
Delhi Development Authority

The Central Pollution Control Board is expected

proposed modernised slaughter house being non-polluting and pollution free (in terms of letter of consent secured from Central Pollution Control Board), felt that MCD/GNCTD should be able to move Hon'ble Court to seek a review of the court orders and then to continue with the modernised slaughter at the existing location.

Of the above discussion, the Technical Committee recommended to the Authority the proposed change of land use of the 'Abattoir' from the list of prohibited B-2001 subject to the following:

1. Letter of consent for installation from Central Pollution Control Board for the proposed project, expressly stating that the said project of modernised Abattoir is harmless and mature.

2. The proposed amendment under section 11A of the Environment Protection Act, 1986 would be undertaken only after requisite clearance from the Supreme Court has been secured by the Government.

CPB
Member Secretary
Technical Committee
Delhi Development Authority

Ibham
31/3/57
Delhi

03/19/96

