

MINUTES OF MEETING

29-05-95

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

List of the items discussed in the meeting
of the Delhi Development Authority held on 29.05.1995 at
3.00 P.M. at Raj Niwas, Delhi.

I N D E X

SL. No.	ITEM NO.	S U B J E C T	page No.
1.	39/95	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 17.04.1995 at 3.00 p.m. at Raj Niwas, Delhi. <u>No. F. 2(2)/95-MC/Vol.III/DDA.</u>	2-7
2.	40/95	Action against misuse of Residential premises for Commercial use in Delhi. <u>No. F. 1(1)/93-EB.</u>	8 + Book-let
3.	41/95	Request for building an additional floor at WHO Building, I.P. Estate, New Delhi. <u>No. F. 100(1)/71-Bldg./Pt.</u>	9-13
4.	42/95	DDA becoming one of the promoter directors of the company known as 'Delhi Metro Rail Corporation Ltd. <u>No. F.G-127/Commr.(Plg.)/95.</u>	14-17
5.	43/95	Development proposal for Tibbia College site at Karol Bagh, New Delhi. <u>No. F. 3(51)/91-MP.</u>	18-21
6.	44/95	Change of land use of an area measuring about 8.1.ha.(20 acres) from 'recreational use'(regional park) to 'public & semi-public facilities(Hospital) at village Maidan Garhi, New Delhi. <u>No.F.20(11)/85-MP.</u>	22-29

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1.	2.	3.	4.
7.	45/95	Review of Engineering Cadre in D.D.A. <u>No. F. 7(48)/88/PB-I</u>	30-102
8.	46/95	Revision of pay scale of Commissioner (Plg.) & Chief Architect in D.D.A. <u>No. F. 7(165)/89/PB-I.</u>	103-106
9.	47/95	Addition to qualifying services in special circumstances under rule 30 of the CCS (Pension) Rules, 1972. <u>No. F. 7(32)/95/PB-I</u>	107-117
10	48/95	Composite alignment plan of Wazirabad Road (Rd No. 59 and 63) from Wazirabad barrage to U.P. Border. <u>F.No.F.5(10)/80/MP/Pt.</u>	118-126
11.	49/95	Planning & Development of the area in the West of JNU (Vasant Kunj, Phase-II). Processing of Change of land use (Additional Hotel Site). <u>F.No.F.20(7)/89-M.P.</u>	127-141
12.	50/95	Change of use of 1.16 ha. (2.86 acres) from 'Public & Semi-Public Facilities (Senior Secondary School) to 'Commercial' (Local Shopping) at Gujran Wala, C.H.B.S., Area. <u>F.No.F.20(10)95-M.P.</u>	142-148
13.	51/95	Unified building bye-laws for the National Capital Territory of Delhi. Modification in Master Plan for Delhi Perspective - 2001 under Section 11-A of the Delhi Development Act - 1957. <u>F.No.F.15(1)/92-M.P.</u>	149-167
14.	52/95	Report on the follow-up action on the resolutions passed by the Au Authority in its meeting held on 23.02.1995. <u>F.No.F.2(6)/95/M.C./DDA.</u>	168-172
15.	53/95	Proposal regarding revision of Ground Rent in those cases where the lease deed terms have linked the enhancement of Ground rent to letting value of the premises. <u>F.No.S1(58)/94/QSB.</u>	173-183

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF THE COMM.-CUM-SECRETARY]

Minutes of the meeting of the Delhi Development
Authority held on 29.05.1995 at 3.00 p.m. at Raj Niwas, Delhi.

The following were present.

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri Ashok Pahwa.

MEMBERS

1. Sh. K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
2. Sh. K.N. Khandelwal,
Finance Member,
D.D.A.
3. Sh. R.L. Hans,
Offtg. Engineer Member,
D.D.A.
4. Sh. Subhash Sharma,
Commissioner, M.C.D.
5. Sh. D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

Sh. V.M. Bansal.

Contd..

SPECIAL INVITEES

1. Shri P.P. Chauhan,
Chief Secretary,
Govt. of Delhi.
2. Mrs. Suman Swarup,
Secretary (L&B),
Govt., of Delhi.
3. Sh. A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Sh. J.C. Gambhir,
Commr.(Pig.),
D.D.A.
2. Sh. K.J. Alphons,
Commr.(LM),
D.D.A.
3. Sh. S. Roy,
Commr.(LD),
D.D.A.
4. Smt. Rina Ray,
Commr.(Personnel),
D.D.A.
5. Sh. S.M. Gupta,
Chief Legal Advisor,
D.D.A.
6. Sh. K.T. Gurumukhi,
Addl. T.P., T.C.P.O.
7. Sh. J.N. Burman,
Associate Planner,
N.C.R. Board.
8. Sh. H.K. Babbar,
Asstt. Secy.,
D.D.A.

Contd.

ITEM NO.
39/95

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 17.04.1995 at 3.00 p.m. at Raj Niwas, Delhi.

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

Resolved that minutes of the DDA meeting held on 17.4.95 be confirmed.

Further resolved that the draft minutes be considered to have been confirmed if no amendments are proposed within 15 days of their circulation, after approval by the Chairman.

ITEM No.
40/95

Action against misuse of Residential premises for Commercial use in Delhi.

No.F.1(1)/93-EB.

Resolved that consideration of this item be deferred as the Ministry of Urban Affairs and Employment is preparing a composite proposal.

ITEM NO.
41/95

Request for building an additional floor at WHO Building, I.P. Estate, New Delhi.

No.F. 100(1)/71-Bldg./Pt.

Resolved that an FAR of 150 be permitted to the WHO building and modifications in the MPD - 2001 be processed as per the provisions of the DD Act.

The entire exercise must be completed within two months.

ITEM NO.
42/95

DDA becoming one of the promoter directors of the company known as 'Delhi Metro Rail Corporation Ltd.

No.F.G.-127/Commr.(Plg.)/95.

Resolved that the decision about the Vice Chairman, DDA becoming one of the promoter Directors of the Delhi Metro-Rail Corporation Limited be ratified.

Contd..

ITEM NO.
43/95

Development proposal for Tibbia College site
at Karol Bagh, New Delh.

No.F.3(51)/91-MP.

- Resolved that:
- (i) Tibbia college be allowed to plan and develop its campus in Karol Bagh as per development controls outlined in para-3 of the agenda item,
 - (ii) Land measuring 4.95 acres, meant for parks and land-scape be allowed to be developed as an underground/overground, two level parking for general public, with soft land scape on the top in order to meet the deficiency of parking facilities in the area.

Further resolved that this development and management be preferably taken-up as a project of the MCD/Delhi PWD, for an initial period of 30 years, on mutually agreed terms, with the Tibbia college.

ITEM NO.
44/95

Change of land use of an area measuring about 8.1 ha. (20 acres) from 'recreational use' (regional park) to 'public & semi-public facilities (Hospital) at village Maidan Garhi, New Delhi.

No.F.20(11)/85-MP.

- Resolved that:
- (i) Government of N.C.T.D. be advised to apply to the Forest Settlement Officer for exemption of the proposed area from the provisions of the Forest Act.

Further resolved that DDA shall forward the case to the MOUA&E for final notification of change of land use, immediately on receipt of letter of exemption from the GNCTD.

Contd.

ITEM NO.
45/95

Review of Engineering Cadres in D.D.A.

No. F.7(48)/88/PB-I.

Resolved that a Joint Committee, comprising of representatives of DDA, MCD and the Govt., of N.C.T.D., be constituted to formulate the policy guidelines for the transfer of engineering staff from DDA to MCD, at the time of transfer of colonies, so that smoother integration of the transferred staff could be achieved. The Committee should submit its report within two months.

Further resolved that consideration of other points contained in the agenda note be deferred.

ITEM NO.
46/95

Revision of pay scale of Commissioner (Plg.) and Chief Architect in DDA.

No.F.7(165)/89/PB-I.

In addition to the Government's Direction regarding revision of pay scales of the posts of Commissioner (Plg.) and Chief Architect, the Authority was informed of the Govt's Direction under Section 41(1) of the DD Act regarding six redesignated posts of Chief Engineers in DDA.

After due consideration, the Authority resolved that reasons behind these Directions and the implications thereof on other DDA cadres be examined in detail so that a rational and considered view could be taken, in totality. For doing so, it would be desirable to conduct a study of the pay scale structures and the work load of the posts in comparative organisations viz., MCD, CPWD etc. in Delhi and similar organisations outside Delhi.

ITEM NO.
47/95

Addition to qualifying services in special circumstances under rule 30 of the CCS (Pension) Rules, 1972.

No. F.7(32)/95/PB-I.

Resolved that provisions of Rule-30 of CCS (Pension) Rules 1972 be made applicable to all group-A posts of the level of Asstt. Director(Plg.)/Asstt. Architect and above and the Recruitment Regulations be amended accordingly w.e.f., 1.5.95.

Contd..

ITEM NO.
48/95

Composite alignment plan of Wazirabad Road (Road No. 59 and 63) from Wazirabad barrage to U.P. Border.

F.5(10)/80/MP/Pt.

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

ITEM NO.
49/95

Planning & Development of the area in the West of JNU (Vasant Kunj, Phase-II). Processing of Change of land use (Additional Hotel Sites).

F.No.F.20(7)/89-M.P.

Resolved that the proposals as contained in paras 7,8 & 9 of the agenda item be approved.

ITEM NO.
50/95

Change of use of 1.16 ha. (2.86 acres) from 'Public & Semi-Public Facilities - (Senior Secondary School) to 'Commercial' (Local Shopping) at Gujran wala, C.H.B.S. Area.

F.20(10)95-MP.

Resolved that the proposals as contained in paras 5 & 6 of the agenda item be approved, as an experimental measure.

ITEM NO.
51/95

Unified building bye-laws for the National Capital Territory of Delhi. Modification in Master Plan for Delhi Perspective - 2001 under Section 11-A of the Delhi Development Act, 1957.

F.No.F.15(1)/92-MP.

Noted.

ITEM NO.
52/95

Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 23.02.1995.

F.No.F.2(6)/95/M.C./DDA.

Noted.

Contd.,

ITEM NO.
53/95

Proposal regarding revision of Ground Rent in those cases where the lease deed terms have linked the enhancement of Ground rent to letting value of the premises.

F.No.51(58)/94/OSB

Resolved that:

- (I) In the case of Perpetual Leases Ground Rent be doubled when its revision becomes due, both for the first and the second time, as is being done in the case of Term Leases.
- (II) Formula be worked out for fixation of the letting value of land at the time of third revision of Ground Rent, in the cases of Perpetual, as well as Term Leases.

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ITEM NO.
39/95
A-29.05.95

SUB: Confirmation of the minutes of the meeting of
the Delhi Development Authority held on 17.04.95
at Raj Niwas, Delhi.

NO.F. 2(2)/95-MC/Vol.III/DDA.

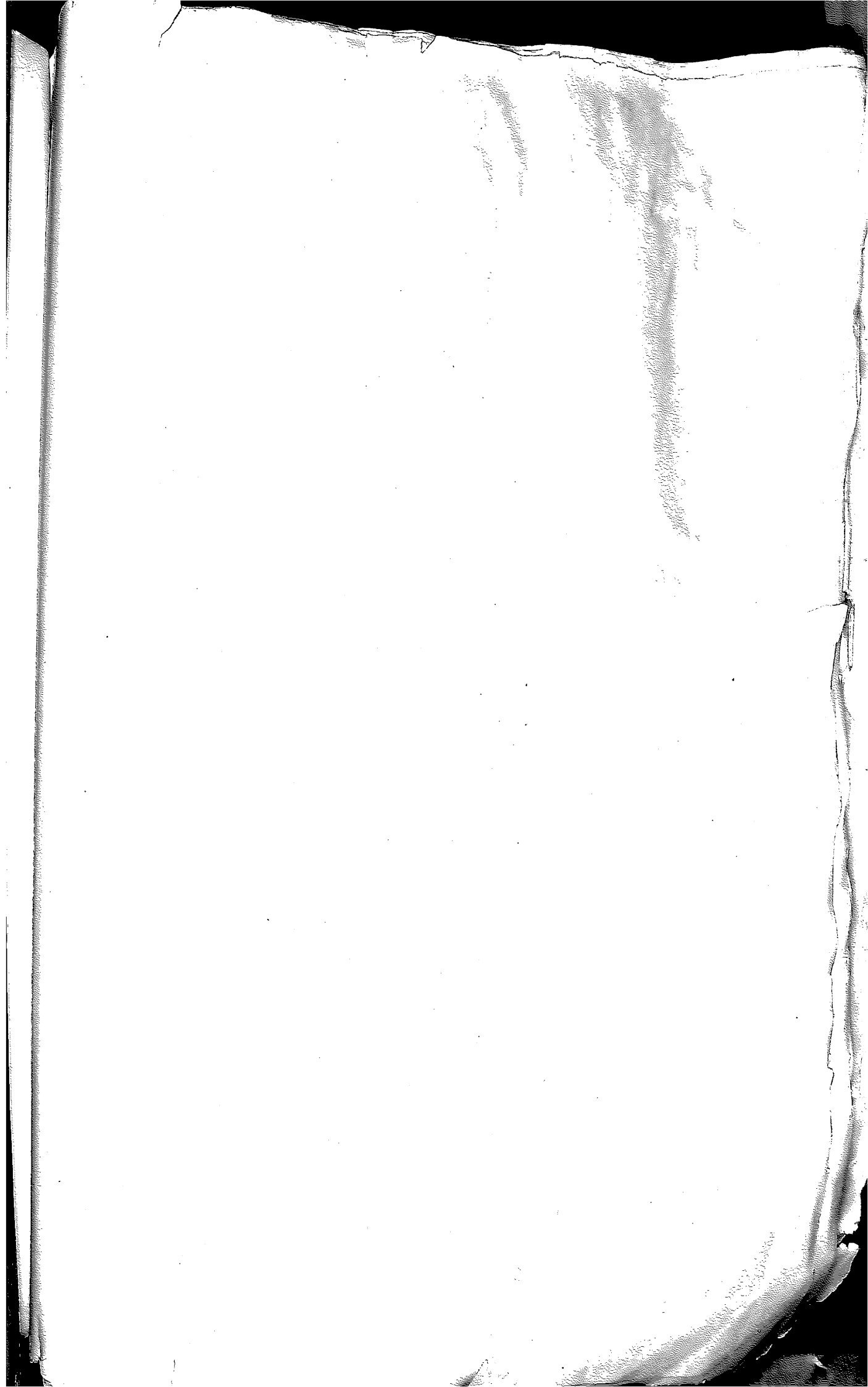
P R E C I S

Confirmation of the minutes of the meeting of
the Delhi Development Authority held on 17.04.1995 at
Raj Niwas, Delhi. A copy of the minutes is appended
at (Appendix 'A' page No. 2 - 7)

R E S O L U T I O N

Resolved that minutes of the DDA meeting held
on 17.04.1995 be confirmed.

Further resolved that the draft minutes be considered
to have been confirmed if no amendments are proposed
within 15 days of their circulation, after approval by the
Chairman



APPENDIX A TO ITEM NO. 39/95

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 17.04.1995 at 3.00 p.m. at Raj Niwas, Delhi.

The following were present.

CHAIRMAN

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

VICE-CHAIRMAN

2. Shri S.P. Jakhanwal.

MEMBERS

3. Sh. K.N. Khandelwal,
Finance Member,
D.D.A.
4. Shri R.L. Hans,
Offtg. Engineer Member,
D.D.A.
5. Shri Subhash Sharma,
Commissioner, M.C.D.

SECRETARY

Shri V.M. Bansal.

SPECIAL INVITEES

1. Shri P.S. Bhatnagar,
Principal Secretary (Finance),
Govt. of Delhi.

Contd...

2. Mrs. Suman Swarup,
Secretary (L&B),
Govt. of Delhi.

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

ALSO PRESENT

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

2. Shri K.J. Alphons,
Commissioner (LM)
D.D.A.

3. Shri Kewal K. Sharma,
Commissioner (Housing),
D.D.A.

4. Shri S.M. Gupta,
Chief Legal Advisor,
D.D.A.

5. Shri P.C. Jain,
Addl. Commr. A.P.
D.D.A.

6. Shri K.T. Gurumukhi,
A.T.P., T.C.P.O.

7. Shri J.N. Burman,
Associate Planner,
NCR Board,
New Delhi.

Contd/-

Item No.
24/95

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 23.02.1995 at Raj Niwas, Delhi.

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

Amendments proposed to the minutes on Item No.19/95 by the Jt. Secretary, MOUA&E vide DO No.K-11011/12/95-DDIA dated 22.3.1995 were discussed. It was resolved that minutes of the DDA meeting held on 23.2.95 as circulated earlier be confirmed.

Item No.
25/95

Change of land use of an area measuring 21 hect. (approximately) from 'Rural Use Zone' to 'residential' in Narela sub-city.

No.20(1)/95-MP.

Resolved that the proposal to change the land use of 21 hectares of land, as recommended by the Technical Committee, be approved.

Item No.
26/95

Change of land use for Alternative Cremation Ground in Rohini Phase-I.

No.3(37)/93/MP.

Resolved that the proposal to change the land use for the Cremation Ground in Rohini Phase-I, as indicated in para 2 of the Agenda note, be approved.

Item No.
27/95

Parking norms for Telephone Exchange sites in Delhi.

No.F.8(8)/93/MP.

Resolved that the parking norms for Telephone Exchange sites, as indicated in para 4 of the Agenda note, be approved.

Item No.
28/95

Framing/Amendment of Recruitment Regulations of posts in the Administrative Cadre of the DDA.

No.F.7(189)/90-PB-I.

Resolved that recommendations of the Staff Re-organisation Committee constituted by the Authority for the Administrative Cadres, as contained in Appendix-H, be approved, being in conformity with the latest guidelines of the Department of Personnel & Training, Govt. of India. Existing Recruitment Rules be amended accordingly.

Contd.../-

Item No.
24/95

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 23.02.1995 at Raj Niwas, Delhi.

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

Amendments proposed to the minutes on Item No.19/95 by the Jt. Secretary, MOUA&E vide DO No.K-11011/12/95-DDIA dated 22.3.1995 were discussed. It was resolved that minutes of the DDA meeting held on 23.2.95 as circulated earlier be confirmed.

Item No.
25/95

Change of land use of an area measuring 21 hect. (approximately) from 'Rural Use Zone' to 'residential' in Narela sub-city.

No.20(1)/95-MP.

Resolved that the proposal to change the land use of 21 hectares of land, as recommended by the Technical Committee, be approved.

Item No.
26/95

Change of land use for Alternative Cremation Ground in Rohini Phase-I.

No.3(37)/93/MP.

Resolved that the proposal to change the land use for the Cremation Ground in Rohini Phase-I, as indicated in para 2 of the Agenda note, be approved.

Item No.
27/95

Parking norms for Telephone Exchange sites in Delhi.

No.F.8(8)/93/MP.

Resolved that the parking norms for Telephone Exchange sites, as indicated in para 4 of the Agenda note, be approved.

Item No.
28/95

Framing/Amendment of Recruitment Regulations of posts in the Administrative Cadre of the DDA.

No.F.7(189)/90-PB-I.

Resolved that recommendations of the Staff Re-organisation Committee constituted by the Authority for the Administrative Cadres, as contained in Appendix-H, be approved, being in conformity with the latest guidelines of the Department of Personnel & Training, Govt. of India. Existing Recruitment Rules be amended accordingly.

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Contd.../-

Item No.
33/95

Providing Alternative Accommodation in lieu of demolished houses to the evictees of New Ashok Nagar (Chilla Village).

No.F.2(4)/93/DD/LPB/EZ.

The Authority noted that relocation facilities are already available to certain categories of JJ dwellers. Resolved to approve the policy of offering DDA flats to evictees from DDA lands in DDA sponsored demolitions with the following stipulations:-

- (i) Offers will be limited to the unauthorised occupants as owners of the pucca/semi-pucca residential structures as identified in a survey conducted prior to demolition. Tenants staying in the structures would not be eligible.
- (ii) Cut-off date for eligibility should be same as notified by the Govt. from time to time in the case of Jhuggi-Jhompris, dwellers.
- (iii) Offer shall be restricted to flats of Janta/LIG category flats.
- (iv) Full cost of flats thus offered, shall be realizable on reasonable terms and conditions including hire purchase system to be prescribed by Chairman, DDA.

Further resolved that this policy be not restricted to pakka-/semi-pakka structures on DDA lands and be adopted as a matter of general policy.

Item No.
34/95

Annual Administrative Report of the Delhi Development Authority for the year 1993-94.

No.F.1(9)93/P&C.

Approved for sending to the Ministry of Urban Affairs and Employment.

Item No.
35/95

Achievement of DDA during the Financial year 1994-95.

No.F.PS/Secy./DDA.

Authority noted with appreciation DDA's achievements under various heads during the financial year 94-95.

Item No.
36/95

Recovery of service charges/maintenance charges in respect of plots auctioned/allotted by DDA to public Coop. Societies & institutions for residential, Commercial, industrial, office uses etc.

No.F.LSA-III/Service Charges/DDA/94.

Consideration of this item was deferred. It was, however, resolved that the matter relating to sharing of the proceeds of "property tax" be taken up with the MCD for the period the services are maintained by the DDA, as recommended in Baweja Committee report.

Contd.../-

Item No.
37/95

Execution of lease deed with AWHO in respect of 8.8 acres of L&DO land in R.K. Puram.

No.F.13(28)/80/CRC/94/DDA/Pt.

Resolved that proposals as contained in paras 10 (i), 10 (ii) (a) and 10 (iii) of the Agenda note be approved.

Item No.
38/95

Report on the follow up action on the resolutions passed by the Authority in its meeting held on 20.01.1995.

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

Noted.

ITEM NO.

40/95

A-29-5-85

Sub: Action against misuse of Residential premises for Commercial use in Delhi.

No. F.1(1)/93-EB

P R E C I S

Agenda Item No. 46/94 on the above issue was placed before the Authority on 24.05.94. While confirming the minutes of the above meeting it was further resolved that " a committee should be constituted, comprising representatives of D.D.A. and M.C.D. under the Chairmanship of T.C.P.O. to go into the question of misuse in residential premises in Delhi".

The Committee has submitted its report which is at (Appendix 'B' Book-let). The recommendations of the committee is at page 14 of the above appendix. The report is placed before the Authority for perusal.

R E S O L U T I O N

Resolved that consideration of this item be deferred as the Ministry of Urban Affairs and Employment is preparing a composite proposal.

ITEM NO. SUB: Request for building an additional floor at WHO Building,
I.P. Estate, New Delhi.
41/95
A-29-S-95 No.F. 100(1)/71-Bldg./Pt.

P R E C I S

The Ministry of Urban Development vide its letter dt. 20.01.1995 (Appendix 'C' page No. 11) have referred the request of WHO for construction of an additional floor in the annexe building at their existing complex on Ring Road (sub zone D-2). The WHO in its letter dt. 23.11.1994 (Appendix 'D' page No. 12-13) have stated that in 1962 the Regional Office of WHO was shifted to present premises. The main building was built by the Govt. of India and transferred to WHO under an Agreement dated 26.09.67. Article X of this Agreement reads as under:

The Government agrees that should the need arise, the Organisation may, with the prior approval of the Government, both as regards the design as well as the cost, make extensions, additions, alterations to the existing premises,

Provided that such extension, additions or alterations shall be done in accordance with local laws, rules and regulations and should any difficulty arise, the Government will make an attempt to obtain exemption from local laws, rules & regulations.

Any extensions or additions erected in or upon the premises or on the site, shall for the purpose of this agreement, be deemed to form part of the premises covered by this Agreement.

2. The case has been examined by Building Deptt. and it has been stated that the building plans were initially sanctioned by DDA in 1971 and additions/alterations were further sanctioned in 1983 with an FAR of 140.90. The proposal now - submitted for additional construction will increase the FAR to 147.98, against existing FAR of 142.69.

3. In the MPD-62, no specific FAR for PSP (Institutional) plots was defined but it was decided on the merits of the case. As per MPD-2001 the FAR for this land use is 100.

Contd/.....

ITEM NO. SUB: Request for building an additional floor at WHO Building,
I.P. Estate, New Delhi.
41/95
A-29-5-95 No.F. 100(1)/71-Bldg./Pt.

P R E C I S

The Ministry of Urban Development vide its letter dt. 20.01.1995 (Appendix 'C' page No. 11) have referred the request of WHO for construction of an additional floor in the annexe building at their existing complex on Ring Road (sub zone D-2). The WHO in its letter dt.23.11.1994 (Appendix 'D' page No. 12-13) have stated that in 1962 the Regional Office of WHO was shifted to present premises. The main building was built by the Govt. of India and transferred to WHO under an Agreement dated 26.09.67. Article X of this Agreement reads as under:

The Government agrees that should the need arise, the Organisation may, with the prior approval of the Government, both as regards the design as well as the cost, make extensions, additions, alterations to the existing premises,

Provided that such extension, additions or alterations shall be done in accordance with local laws, rules and regulations and should any difficulty arise, the Government will make an attempt to obtain exemption from local laws, rules & regulations.

Any extensions or additions erected in or upon the premises or on the site, shall for the purpose of this agreement, be deemed to form part of the premises covered by this Agreement.

2. The case has been examined by Building Deptt. and it has been stated that the building plans were initially sanctioned by DDA in 1971 and additions/alterations were further sanctioned in 1983 with an FAR of 140.90. The proposal now - submitted for additional construction will increase the FAR to 147.98, against existing FAR of 142.69.

3. In the MPD-62, no specific FAR for PSP (Institutional) plots was defined but it was decided on the merits of the case. As per MPD-2001 the FAR for this land use is 100.

Contd/.....

4. The case was put up to Hon'ble Chairman, DDA/LG, Delhi with the suggestion from VC, DDA that Article 'X' of the Agreement between the Government of India and WHO may be seen. In these circumstances, the WHO complex would probably come under the category of Government offices and entitled to 150 FAR even under MPD-2001. The L.G. Delhi observed as under:

"I agree. But they may be clearly told that any increase of FAR beyond 150 is not permissible"

5. Permitting an FAR of 150 on this plot, land use of which is indicated for Public and Semi-public Facilities, involves modifications in MPD-2001 under section 11A of DD Act. The change in land use shall be for this specific case and within the prevailing norms with respect to ground coverage, parking, height, etc.

6. The case is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that an FAR of 150 be permitted to the WHO building and modifications in the MPD-2001 be processed as per the provisions of the DD Act.

The entire exercise must be completed within two months.

No.K-20013/1/95-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

...

New Delhi, dated the 20th January 1995

To

Sh. S.P. Jakhanwal,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Subject: Request of World Health Organisation for building an additional floor to the annexe building at WHO, New Delhi.

Sir,

The World Health Organisation have made a request for permitting them to construct an additional floor to the annexe building at World Health Organisation at I.P. Estate, New Delhi. It has been stated that the proposal would result in an increase from the present limit of 142 to 148. A copy of the letter No. M-11035/7/95-IH dated 12.1.95 received from Sh. I. Jaiswal, Additional Secretary, Ministry of Health and Family Welfare, Government of India, enclosing a copy each of WHO's letter dated 30.12.94 addressed to the Ministry of Health & Family Welfare and letter dated 23.1.95 addressed to the Vice Chairman, DDA respectively is also enclosed.

It is requested that the detailed report in the subject, also the exact implications of the proposal may be submitted to the Ministry urgently so that the case could be considered further.

Yours faithfully,
[Signature]

Encl: As above.

(G. S.)
Desk (S.D.)
[Signature]
[Signature]
[Signature]

WORLD HEALTH ORGANIZATION

REGIONAL OFFICE FOR SOUTH-EAST ASIA



ORGANISATION MONDIALE DE LA SANTE

BUREAU REGIONAL DE L'ASIE DU SUD-EST

Tel.: 331 7804 to 331 7823

Fax: (01) - 11 - 331 8607 & (01) - 11 - 332 7872

In reply please refer to:
Prière de rappeler la référence:

The Vice-Chairman
Delhi Development Authority
Vikas Sadan
INA, New Delhi

23 November 1994

Dear Sir,

Sub: Extension of Annexe Building of WHO at I.P. Estate,
Ring Road, New Delhi.

Please refer to the correspondence resting with DDA's letter No. F.100(1)/71/Bldg. dated 26 October 1994 concerning the subject mentioned above (Copy enclosed for convenience).

In this connection, the following facts and considerations are submitted:

1. Sections 5 and 6 of Article IV of the Agreement between the World Health Organization and the Government of India reads:

"Section 5

The Organization and its property and assets located in India shall enjoy immunity from every form of legal process except in so far as in any particular case this immunity is expressly waived by the Director-General of the Organization or the Regional Director as his duly authorized representative. It is, however, understood that no waiver of immunity shall extend to any measure of execution.

Section 6

(1) The premises of the Organization in India or any premises in India occupied by the Organization in connection with a meeting of the Organization shall be inviolable.

(2) Such premises and the property and assets of the Organization in India shall be immune from search, requisition, confiscation, expropriation, and any other form of interference, whether by executive, administrative, judicial or legislative action."

Contd.....

2. In 1962, the Regional Office of the World Health Organization shifted to its present premises, located at Indraprastha Estate. The main building, which was built by the Government of India for use by WHO, along with its land, was transferred to World Health Organization as per an agreement dated 26 September 1967. Article X of this agreement reads:

"The Government agrees that should the need arise, the Organization may, with the prior approval of the Government, both as regards the design as well as the cost, make extensions, additions or alterations to the existing premises.

Provided that such extension, additions or alterations shall be done in accordance with local laws, rules and regulations and should any difficulty arise, the Government will make an attempt to obtain exemption from local laws, rules and regulations.

Any extensions or additions erected in or upon the premises or on the site, shall, for the purposes of this Agreement, be deemed to form part of the premises covered by this Agreement."

3. In 1971, an Annexe to the main building was constructed, with the due approval of the Delhi Development Authority. Another Annexe was constructed, again with the due approval of the Delhi Development Authority, in 1983.

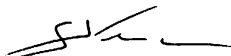
4. The applicable FAR till then was 150. With the construction of the two Annexes referred to in the preceding sub-para, WHO reached an FAR of 142.

5. We have now been informed that the FAR for Indraprastha Estate has since been declared to be 100.

As you know, WHO is not a commercial, multinational or profit-making Organization. Its nature and character are well known. The extension sought would help the Organization in discharging its responsibilities more efficiently towards India, which is the host country for the WHO Regional Office for South-East Asia. In fact, this is the first Regional Office of WHO constituted in 1948 at the invitation of the Government of India.

In view of the above, we would appreciate it if you could reconsider our request of a marginal increase of FAR from 142 as existing to 147 and accord the requisite sanction.

Yours sincerely,



G. Koulischer
Director, Support Programme
for Regional Director

ITEM NO.

42/95

A-29-5-95

SUB: Delhi Development Authority becoming one of the promoter directors of the company known as 'Delhi Metro Rail Corporation Ltd.'

F.No. G-127/Commr.(Plg.)/95.

P R E C I S

This is in the context of D.O. letter No. K-14011/44/94-UDII dated 9.02.1995 from Addl. Secretary, Ministry of Urban Development (Appendix 'B' page No. 16) vide which he has conveyed that the Government has decided to set up a Company with limited liability (to be known as the Delhi Metro Rail Corporation Ltd.) with equity participation by the Govt. of India and the Govt. of NCT of Delhi in equal proportions for the purpose of implementing the Delhi MRTS project. In order to register the Public Ltd. Company for this purpose, the Memorandum of Association of the proposed company is required to be signed by at least 7 persons under Section 12 of the Companies Act, 1956. Secretary (UD) has approved that, apart from the Representatives of this Ministry, GNCTD, Railway Board and the MOST, VC, DDA may also be required to be one of the Promoter Directors and Persons for signing the M.O.A. of the Company.

2. The detailed Memorandum of Articles of Association of the proposed Company (Copy laid on table) sent by Addl. Secretary, Ministry of Urban Development, Govt. of India has been examined by Accounts Section and Planning Section of DDA. The observation made are as below:-

(a) Observation of CAO, DDA.

As per the Memorandum/Articles of Association of DMRC Ltd. DDA is one of the promoter & V.C., DDA will be subscribing to one share of Rs. One Thousand and will be one of the promoter Directors. Seven persons are requested to register a Public Ltd. Company as per the Company Act, 1956.

Other Directions/Promoters are :-

- | | |
|-----------------------------------|-------------|
| (1) Ministry of Urban Development | Two Persons |
| (2) Railway Board | One Person |
| (3) Ministry of Surface Transport | One person |
| (4) G.N.C.T.D. | Two Persons |

Total authorised capital of the Company is Rs. One thousand Crores divided into One Crore shares of Rs. One thousand each. The present liability of DDA will be Rs. One Thousand only. In that case DDA may have to subscribe to the capital as may be decided by the Board of

Contd/.....

ITEM NO.

42/95

A-29-5-95

SUB: Delhi Development Authority becoming one of the promoter directors of the company known as 'Delhi Metro Rail Corporation Ltd.'

F.No. G-127/Commr.(Plg.)/95.

P R E C I S

This is in the context of D.O. letter No. K-14011/44/94-UDII dated 9.02.1995 from Addl. Secretary, Ministry of Urban Development (Appendix 'E' page No. 16) vide which he has conveyed that the Government has decided to set up a Company with limited liability (to be known as the Delhi Metro Rail Corporation Ltd.) with equity participation by the Govt. of India and the Govt. of NCT of Delhi in equal proportions for the purpose of implementing the Delhi MRTS project. In order to register the Public Ltd. Company for this purpose, the Memorandum of Association of the proposed company is required to be signed by at least 7 persons under Section 12 of the Companies Act, 1956. Secretary (UD) has approved that, apart from the Representatives of this Ministry, GNCTD, Railway Board and the MOST, VC,DDA may also be required to be one of the Promoter Directors and Persons for signing the M.O.A. of the Company.

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| (3) Ministry of Surface Transport | One person |
| (4) G.N.C.T.D. | Two Persons |

Total authorised capital of the Company is Rs. One thousand Crores divided into One Crore shares of Rs. One thousand each. The present liability of DDA will be Rs. One Thousand only. In that case DDA may have to subscribe to the capital as may be decided by the Board of

Contd/.....

Directors of the Company from time to time. By agreeing to be one of the promoters of DMRC Ltd., DDA will be committing itself to subscribe to the capital of the Company, as may be decided by the Board of Directors of DMRC Ltd.

(b) Observations of Planning DDA

1. The Planning actions of the proposed Delhi Metro Rail Corporation should be within the framework of Master Plan for Delhi.
2. Action of the Company be complementary to other modes of public Transport System rather than competitive.
3. Earlier, Hon'ble L.G. has agreed in principle to the proposal & same has been conveyed to the MOUD vide D.O. No. F. G-127/Commr. (Plg.)/95/200 EP, Dated 16.03.1995 by the Vice-Chairman, DDA.

Since the Memorandum of Association has already been signed by Secretary, MOUD, Chairman, Railway Board, Secretary (Surface Transport), Chief Secretary, Delhi, V.C., DDA has also signed the Memorandum of Association after getting prior approval from L.G. in principle. The communication sent by VC, DDA to the Addl. Secretary, Ministry of Urban Development is placed at (Appendix 'F' page No.

17)

The matter is placed before the Authority for its considerations and ratification.

RESOLUTION

Resolved that the decision about the Vice-Chairman, DDA becoming one of the promotor Directors of the Delhi Metro-Rail Corporation Limited be ratified.

N.P. SINGH
TELE : 301 1787

GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

D.O. No. K-14011/44/94-UD II

Dated New Delhi-110011, the 199

ADDITIONAL SECRETARY

February 9, 1995

Dear Shri Jakhanwal,

As you are aware, the Government has decided to set up a Company with limited liability (to be known as the Delhi Metro Rail Corporation Ltd.) with equity participation by the Govt. of India and the Govt. of NCT of Delhi in equal proportions for the purpose of implementing the Delhi MRTS Project. In order to register the Public Ltd. Company for this purpose, the Memorandum of Association of the proposed Company is required to be signed by at least 7 persons under Section 12 of the Companies' Act, 1956. Secretary(UD) has approved that, apart from the Representatives of this Ministry, GNCTD, Railway Board and the MOST, VCG DDA may also be requested to be one of the Promoter Directors and persons for signing the M.O.A. of the Company.

2. I shall accordingly be grateful if you could kindly send your concurrence to us in this behalf very early.

With regards,

Yours sincerely,

Sd/-
(N.P. SINGH)

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

APPENDIX FA TO ITEM NO. 42/95 .)

No.F.G-127/Com.(Plg.)/95

March 27, 1995,

Dear Shri Singh,

Kindly refer to your D.O. letter No.K-14011/44/94-UDII dated 9.2.95 regarding DDA becoming one of the Promoter Directors of the proposed Delhi Metro Rail Corporation Ltd. Subsequently, a copy of the Memorandum (19 pages) and Articles of Association (206 Articles) were received for signature of Vice Chairman, DDA, Secretary(UD), Chairman, Railway Board, Secretary(Surface Transport), Chief Secretary, GNCTD and Commissioner-cum-Secretary(Transport), GNCTD have already signed them. I have also signed at Sl. No. 6 thereof. Two original copies, duly signed, are returned herewith. Forms 1, 18 and 29 under the Companies Act are also enclosed.

2. This would be put up to the Authority in its next meeting for ratification.

With regards,

Yours sincerely,

Sd/-

(S.P. Jakhanwal)

Encl: As above

Shri N.P. Singh,
Addl. Secretary,
Ministry of Urban Development,
Nirman Bhavan,
New Delhi.

ITEM NO.
43/95

Sub: Development Proposal for Tibbia College site
at Karol Bagh, New Delhi.

29.05.95

F.3(51)/91-MP

P R E C I S

1. The Principal-cum-Secretary, Ayurvedic and Unani Tibbia College had submitted the redevelopment proposal for the land in their possession measuring about 13.5 hect. (33.3. acres) located south of New Rohtak Road. For this proposal Delhi Urban Art Commission vide letter dated 16.09.1991 and Town Planner, MCD vide his letter dated 17.02.1992 had requested for the development controls to be followed for this project.

2. The above mentioned proposal was considered in the Technical Committee meeting held on 11.03.1993 vide Item No. 34/93/TC (Add. 'G' P 20-21) wherein the following decision was taken:

"The Technical Committee observed that Tibbia College is run by an Autonomous Body. This institute is located in Planning Division (Zone-B) for which the draft zonal plan is approved by the Authority for inviting objections/suggestions. Therefore, Technical Committee decided that till Zonal Development Plan is finalised, the proposal of Tibbia College for its redevelopment has to wait as it has to be in conformity with the proposal of the Zonal Plan."

As per Zonal Plan published for calling objections/suggestions the area is proposed to be utilised for (i) General Hospital, and (ii) deficiency of 2 higher secondary schools and general parking in the Karol Bagh Area.

3. A representation from the Chairman, Tibbia College addressed to Hon'ble Lt. Governor, Delhi was sent to DDA whereby the case was re-examined on the orders of Lt. Governor, Delhi. As per norms of Master Plan for Delhi Perspective 2001 for Education and Research Centre (Large Campus i.e. above 8 hect.) made applicable, the land utilisation would be as under:

Contd/...

- | | |
|--------------------------------|---------------|
| (a) Academic | - 14.85 acres |
| Maximum Ground Coverage | - 20% |
| Maximum floor area ratio (FAR) | - 80 |
| (b) Residential | - 8.25 acres |

This would be developed at a density of 400 pph. gross. The land shall be reserved for residential facilities @ 9.55 sqm. per person. Development Control Regulations as given for group housing shall apply.

- | | |
|------------------------------------|--------------|
| (c) Sports and Cultural Activities | - 4.95 acres |
| Maximum Ground Coverage | - 10% |
| FAR | - 15 |
| (d) Parks and Landscape | - 4.95 acres |

4. The area located around Tibbia College premises is deficient in parking particularly in the vicinity of Ajmal Khan Road. The land measuring 4.95 acres in para 3(d) above be developed as an underground two level parking with soft landscape on its top thereby meeting the deficiency of parking facilities in Karol Bagh Area. The modalities for development and disposal of parking are to be worked out by the Tibbia College Authorities and MCD. Such an action would also meet the objective of creating general public parking without land acquisition.

5. As the Draft Zonal Plan for Zone-B after recommendations of the Authority is published for inviting objections/suggestions,

The matter is placed before the Authority for consideration.

R E S O L U T I O N

Resolved that;

- (1) Tibbia college be allowed to plan and develop its campus in Karol Bagh as per development controls outlined in para-3 of the agenda item,

Contd... P 19A.

:19-A :

- (ii) Land measuring 4.95 acres, meant for parks and landscape be allowed to be developed as an under-ground/over-ground, two level parking for general public, with soft land scape on the top in order to meet the deficiency of parking facilities in the area.

Further resolved that this development and management be preferrably taken-up as a project of the MCD/Delhi PWD, for an initial period of 30 years, on mutually agreed terms, with the Tibbia College.

2-20
APPENDIX
Minutes of T.C. Meeting dt. 11-3-93

SUB: Master Plan of Tibbia College at Karol Bagh, New Delhi. F3(51)91-MP

1. The Principal cum Secretary Ayurvedic and Unani Tibbia College had submitted the re-development proposal for the land in their possession measuring about 13.5 hects. (33.3 acres) located south of New Rohtak Road.

2. DUAC vide its letter dt. Sept., 16, 1991 & Town Planner, MCD vide its letter dt. 17.2.92 requested for the development controls to be followed for the project.

3. On a reference from DDA M/S. Kothari Associates Pvt. Ltd. has submitted a copy of the lay out plan (laid on the table) proposing therein a Medical college cum hospital along with residential facilities and other allied uses.

4. Comments are as under:

i. As per MPD-2001 (Special Area plan) the site under reference is earmarked for public & semi public facilities (hospital)

ii. As per MPD-2001 provisions the maximum hospital sites size (General hospital of 6 hects. with 500 bedded capacity)

iii. While analysing deficiencies of public & semi public facility in Zone 'B' for the purposes of preparation of zonal plan. It was observed that the part of the land could also be utilised for other facilities.

Accordingly, in the plan submitted to the Authority site is proposed to be utilised as under as facility centre (I-C)

- Pd
- i. General Hospital 500 bedded
 - ii. Integrated school with hostel 1 no. facility
 - iii. Sr. Sec. School 2 nos.
 - iv. General Parking

5. The Zonal plan was considered by the Authority and it was resolved to be published after incorporating/ considering the comments of the members of the Authority.

- 21 -

6. It is recommended for the consideration of the Technical Committee that the facilities being proposed as details given in para 4(ii) above could continue. It is therefore suggested that the revised scheme be prepared by Tibbia College Authority.

DECISION

The Technical Committee observed that Tibbia college is run by an autonomous body. This institute is located in Planning Division (Zone-B) for which the draft zonal plans approved by the Authority for inviting objections/suggestions, therefore, Technical Committee decided that till zonal development plan is finalised, the proposal of Tibbia College for its redevelopment has to wait as it has to be in conformity with the proposal of zonal Plan.

.....

ITEM Sub : Change of land use of an area, measuring about
NO. 8.1 ha. (20 acres) from 'recreational use'
44/95 (regional park) to 'Public and semi-public
A-29.05.95 facilities' (Hospital) at village Maidan Garhi,
New Delhi.

F.20(11)85/MP

P R E C I S

Reference is invited to the Authority Resolution No.133/92 dt.8.9.92(App. 'H' P.No. 25-26) approving the change of land use of an area, measuring 8.1 ha. (20 acres) from 'recreational use' (regional park) to 'Public and semi-public facilities' (Hospital) in Village Maidan Garhi, New Delhi.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of Central Govt. under section 11-A of Delhi Development Act, 1957 to issue public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of Central Govt. vide their letter no.13011/22/92-DDIB dated 3.5.93 (App. 'I' P.No. 27). Accordingly, a public notice was issued on 7.8.93 (appendix, P.No. 28 - 29).

3. In response to the public notice only one objection/suggestion has been received from the Secretary, DUAC. In this, it has been mentioned that on the side of approach road small plots have been allotted to the weaker sections by the Ministry of Social Welfare. Therefore, there is no access from Maidan Garhi road to proposed hospital site. There is a possibility of providing an approach through Freedom Fighters Colony for which suitable land will have to be acquired. This should be done by DDA. A detailed plan should also be prepared for Neb Sarai, Maidan Garhi and Said-ul-Ajaib by the DDA before changing any land use in the area.

4. It is to point out that the site under reference falls in the Southern Ridge which has recently been declared as Reserved Forest by the Govt. of National Capital Territory of Delhi under the provision of Clause (R) of sub-section(i) of section 4 of Indian Forest Act, 1927 vide notification dated 24.5.94. However, at the time of Authority Resolution no.133/92 dt.8.9.92 the area under reference was not declared

Contd.../-

as a 'Reserved Forest'. This is in pursuance to the report of Lov Raj Committee on Delhi Ridge which has recommended that the entire Ridge should be declared as 'Reserved Forest' and MPD-2001 should be amended to designate the Ridge as 'Reserved Forest' as defined in the Indian Forest Act, 1927. Also, there is a court case regarding stopping of encroachments in the Ridge Area which has been filled in the Supreme Court by Sh.M.C.Mehta V/s Union of India & others including DDA.

5. The proposal has been considered by the Technical Committee in its meeting held on 26.10.94 and the Technical Committee opined that the site under reference falls in the 'Ridge Area' which has been declared as 'Reserved Forest' and further recommended not to proceed with the proposed change of land use.

6. The Lt.Governor, Delhi had made the observations on the Technical Committee minutes dt.26.10.94 as follows:

"The site be inspected and a map showing existing habitations and possibility of restoration of ridge ecology shown to me early. It has already been decided to allot the area to a hospital and it should not have been put before the Technical Committee like this".

It is pointed out that the case was brought to the Technical Committee for consideration of the objections/suggestions received in response to the public notice for change of land use which is normally the procedure.

7. In compliance to L.G.'s observation, the site was inspected by Addl.Commr.(AP) who has marked the location of the proposed hospital on the Southern Ridge Management Plan and observed that the area is enclosed by a boundary wall and it falls in the Gaon Sabha Land. This proposed hospital site is opposite Indira Gandhi National Open University and contiguous to village abadi of Maidan Garhi. Commr.(PLg.) has observed that although area is near village Maidan Garhi but being located on ridge and in view of the fact that the area is already declared as the forest area, it should not be suitable to convert the same from regional park (ridge) to public and semi-public facilities

Contd..../-

8. The proposal for change of land use of an area measuring about 8.1 ha. (20 acres) from 'recreational use (regional park) to 'Public and semi-public facilities' (Hospital) at Maidan Garhi, New Delhi is placed before the Authority for consideration.

R E S O L U T I O N

Resolved that:

- (1) Government of N.C.T.D. be advised to apply to the Forest Settlement Officer for exemption of the proposed area from the provisions of the Forest Act.

Further resolved that IDA shall forward the case to the MOUA&E for final notification of change of land use, immediately on receipt of letter of exemption from the GNCTD.

ITEM SUB : Change of land use of an area measuring
No. about 1.0 hectare (2.47 acres) from
133/92 'recreational use (regional park)' to
A-8.9.92 'Public & semi-public facilities' (Hospital)
in Village Maidan Garhi, New Delhi.

(File No.F.20(11)85-MP

P R E C I S

Lt. Governor, Delhi, in 1977, approved the proposal for an area of about 20 acres, belonging to the Goan Sabha, for setting up of a 100-bedded hospital in Maidangarhi. As the site was located in the 'Agricultural Green Belt' of MPD-62, the matter was referred by the Health Deptt. of Delhi Administration for the clearance from land use point of view. In MPD-2001, this land is earmarked as 'Regional Park'.

2. The case was discussed in Technical Committee meetings held on 12.2.88, 17.6.88 and 2.3.89 and the proposal was not agreed as it was not considered a suitable site for this proposal mainly on account of locations and land use considerations. However, in the Technical Committee held on 17.12.91 where Secretary (Health), Delhi Admn. was also present and explained the case, the Technical Committee made the following observations:

- i. The site under reference forms part of the 'ridge area' identified in MPD-2001, but not declared as a 'Reserve forest' by the Ministry of Environment, under the Forest Protection Act.
- ii. That part of the ridge falls, within the Urban Extension Area, MPD-2001 but had not been declared as a 'development area' under Section 12 of Delhi Development Act.
- iii. The hospital is proposed to be established, to serve South Delhi's rural population which today constituted a large part of the patients attending Safdarjang Hospital.

- iv. NCR plan had no specific proposals for location of social infrastructure (e.g. hospital) to take care of such needs of the region's population.
- v. The land in question was in the possession of Health Deptt. of Delhi Admn.
- vi. As the site, forming part of the area identified in MPD-2001 as a 'regional park', change of land use would have to be processed as has been done in the case of the adjacent Indira Gandhi Open University Area.
- vii. The coverage and FAR provided in MPD-2001 for a 100 bedded hospital per norms would allow for a total development of about 1.0 ha. (2.47 acres) out of 8.1 ha. (20 acres), the rest of the site would thus, have to be maintained as 'green'.

3. Keeping in view the above observation, the Technical Committee recommended to the Authority for approval of change of land use of an area measuring 1.0 ha. (2.47 acres) from 'regional park' to 'public and semi public facilities' (Hospital) subject to that rest of the area to be maintained as 'Green'.

4. The recommendations of the Technical Committee as in para 3 above is placed before the Authority for its consideration and approval to process the change of land use of an area measuring 1.0 ha. (2.47 acres) from 'recreational (regional park)' to 'public and semi public facilities' under the provisions of Delhi Development Act, 1957.

R E S O L U T I O N

The Authority resolved that in view of a super speciality hospital decided to be located on the same site, the land use of the total site measuring 8.1 ha. (20 acres) be approved and processed under the provision of Delhi Development Act, 1957 for change of land use from 'recreational' (Regional Park) to 'Public and semi-public facilities' at Midangarhi.

Attested

[Signature]
14/11

APPENDIX 'A' TO ITEM NO. 44/92

No.X-13011/22/92-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, Dated 3.5.93

OFFICE MEMORANDUM

Subject: Change of land use of an area measuring 8.1 ha. (20 acres) from 'recreational use' (regional parks) to 'public and semi-public facilities' for 100 bedded hospital at Maidan Garhi, New Delhi. - 197/6r

The undersigned is directed to refer to your letter No.F.20(11)/85-MP/909 dtd. 27.10.92 on the above mentioned subject and to convey the approval of the Urban Development Minister for issue of public notice for inviting objections/suggestions from the public under Section 11A of DD Act, 1957 for the proposed change of land use.

S.C. Sagar
(S.C. SAGAR)
Under Secretary (IB)

To

Shri Anil Barai,
Dy. Director (MP),
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

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Amu
11.5.93

APPENDIX 'J' TO ITEM NO. 44/95

To be published in the Gazette of India, Para II Section-3,
Sub-Section(ii) dt. 7.8.93.

Dt. 26.7.93

No.F.20(1)/93-MP

PUBLIC NOTICE

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

MODIFICATIONS :

1. The land use of an area measuring 2.4 ha. (5.92 acres), falling in sub-zone E-13 (Patparganj Area), bounded by Mayapuri Vihar Pocket III (DDA Group Housing) in the North, Wireless Station in the South-East and 30 mtrs. wide road in the west, is proposed to be changed from 'recreational' to 'public and semi public facilities'.
2. The land use of an area measuring about 4.00 ha. (9.8 acres) falling in sub-zone E-21 (Kondli-Gharoli Area), bounded by 'Recreational area' in the North and South, Delhi U.P. Boundary in the East, and 45 mtrs. r/w (Master Plan Road) in the West, is proposed to be changed from 'Recreational' to 'Public and semi public facilities' (CRPF Battalions).
3. The land use of the area measuring 6.1 ha. (15.07 acres) falling in sub-zone F-9 (MOR Pocket Nos. 49, 58 and 104 Kalkaji), is proposed to be changed from 'Recreational' to 'Residential' as per the details below:
 - i) Pocket No. 49, bounded by District Park in the North, MOR pocket no. 104 in the south, District Parks in the East and 'residential area' and school in the West.
 - ii) Pocket No. 58, bounded by District Park in the North, 'light manufacturing' in the South, 45 mt. (150') wide road in the East and MOR pocket no. 104 in the west.
 - iii) MOR Pocket No. 104, bounded by MOR pocket in the North, 'residential area' in the South, 'light manufacturing' and 'recreational' in the East and 'residential' and 18 m (60' wide) road in the west.
4. The land use of an area measuring about 0.937 ha. (2.31 acres) falling in sub-zone F- 11 (IIT and Katwaria Sarai Area), bounded by NCERT boundary in the North and West, Mehrauli Road and Achini Village in the East and Aurbindo Ashram in the South, is proposed to be changed from 'Public and semi-public facilities' to 'residential'.

Contd../-

5. The land use of an area, measuring 8.1 ha. (20 acres) in the West of road, connecting Nebsarai and Madangarhi Villages, existing pond and power line along the eastern periphery, abounded stone quarries in the Northern side and open and unbuilt area in the west is proposed to be changed from 'recreational' (regional park) to 'public and semi-public facilities' (Hospital).

2. The plans indicating the proposed modifications will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th Floor, IP Estate, Delhi, on all working days within the period referred to above.

Sd/-

(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' Block INA,
New Delhi.

Dated the 7.8.93.

2.90 F

ITEM NO.

45/95

A-29-5-95

Sub: Review of Engineering cadre in DDA
(File No. F.7(48)88-PB.I)

P R E C I S

There has been no cadre review for any cadre of DDA staff in the past even though looking to the exigencies of work, fresh posts were created from time to time. For the Engineering Wing, a Cadre Review Committee was formed by V.C. vide order No. 4100 dated 28.10.93 (App. ~~X.P. No. 32~~) consisting of the following

Members :

- | | |
|---|------------|
| 1. Finance Member | : Chairman |
| 2. Commissioner (Personnel) | : Member |
| 3. Chief Engineer (Shri R.L. Hans till 4.11.94 and thereafter Chief Engineer (WZ) Shri R.K. Bhandari. | : Member |

2. To assist the Committee in examining the complex issue involved in the management of the Engineering cadre, Shri W.D. Dandage, Ex-Director General Works, CPWD was appointed as a Consultant with the approval of VC, DDA.

3. The Committee held a number of meetings and visited Jaipur and Bombay to study the working pattern of Jaipur Development Authority, Rajasthan Housing Board, Maharashtra Housing and Development Authority and CIDCO, Bombay. This was undertaken by the Committee to frame its recommendations with a vision for the future growth of the organisation and develop its efficiency to provide better customer satisfaction. At the same time, Committee had been aware of the need to maintain, for the present, the basic structure of the cadre review on CPWD norms.. An attempt has been made to provide sufficient promotional prospects as well as improved quality of control and guidance of field units.

4. The report of the Committee along with its Chairman's forwarding note dated 18.4.95 is placed at (Appendix 14 Page No. 33-101)

5. Annexure-10 of the Committee's report shows the implications of the recommendations in terms of the new posts to be created at various levels. With these

.....contd.

From pre-page.

recommendations, about 39 JEs will move upwards. In financial terms, the extra burden per year of the implementation of these recommendations for the pay and allowances would be roughly Rs.77.77 lacs against saving of roughly Rs.22.41 lacs for 39 JEs because this number of posts will be abolished) and a saving of Rs.27.86 lacs on account of surrender of posts. Taken together with the proposed abolition of presently 66 vacant posts of JEs, which will result in a saving of Rs.37.92 lacs approx., total saving will work out to roughly Rs.10.42 lacs per year.

6. Under the existing provisions for creation of Group 'A' posts, Govt. of India is competent, and for creation of Group B & C posts, Authority is competent. However, MOUD has issued directions under Section 41 of the Act Prohibiting DDA from creating any posts (Appendix page No. 102)

The Committee's report is submitted for consideration of the Authority.

R E S O L U T I O N

Resolved that a Joint Committee, comprising of representatives of DDA, MCD and the Govt of N.C.T.D., be constituted to formulate the policy guidelines for the transfer of engineering staff from DDA to MCD, at the time of transfer of colonies, so that smoother integration of the transferred staff could be achieved. The Committee should submit its report within two months.

Further resolved that consideration of other points contained in the agenda note be deferred.

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APPENDIX 'K' TO ITEM NO. 45/95

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH-I)

E.O. No. 4100

Dated, 29.10.93

ORDER

Vice-Chairman, Delhi Development Authority
is pleased to constitute a Committee for Cadre
Review of Engineer Wing, DDA, comprising of the
following members:-

- | | | |
|------------------------------------|---|------------------|
| 1. Finance Member | - | Chairman |
| 2. Sh. R.L. Hans
C.E. (Rohini). | - | Member |
| 3. Commissioner
(Personnel). | - | Member Secretary |

The Committee shall submit report regarding
review of the cadre by 15.12.93.

Sd/-
(D.L. BANSAL)
JOINT DIRECTOR(P) I.

NO. F.7(179)93/PB-I/

Dated: 28.10.93

Copy to:

1. PS to VC
2. PS to EM
3. F.M., DDA.
4. Shri R.L. Hans, C.E. (Rohini).
5. Commissioner (Personnel).

Sd/-
JOINT DIRECTOR(P) I

TOP SECRET

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APPENDIX 'A' TO ITEM NO. 45/95,

DELHI DEVELOPMENT AUTHORITY

No.PA/FM/95/

April 18, 1995

A Cadre Review Committee was formed by VC vide order No.4100 dated 28.10.1993 consisting of the following members:

- i) Finance Member, DDA; Chairman
- ii) Commissioner (Personnel), DDA; Member
- iii) Chief Engineer [Sh.R.L.Hans till 4.11.1994 and thereafter Shri R.K.Bhandari]. Member

2. To have benefit of expert advice while examining the complex issues generally related to Engineering set-up, Shri W.D.Dandge, ex-EM, DDA & DG, CPWD was appointed a consultant with the approval of VC.

3. The Committee has held a number of meetings and had visited Jaipur and Bombay to study the working pattern and cadre management of Jaipur Development Authority, Rajasthan Housing Board, CIDCO and Maharashtra Housing and Development Authority. A detailed questionnaire was sent to a number of Development Authorities including the above four, but pointwise information could not be received except from Jaipur Development Authority. The Committee was also handicapped in the absence of any detailed data base from the Engineers' Association and also from the lack of any experience of Personnel Wing staff in this matter, this being the first cadre review.

In the fluid situation of today when the role of Govt. agencies is being recast with emphasis on cost

contd...

reduction, customer satisfaction and competition with the private sector, the Committee has faced tricky issues of the need to radically remodel the working in DDA with the ground reality of the historic tradition of CPWD mode of working and the conventional set-up and the strength of various levels existing at present. The promotion prospects even in the other conventional organisations of CPWD and MCD could be obtained informally only in this month after a lot of persuasion at the level of Commissioner (Personnel). The Committee could therefore, attempt an Interim Report only and has tried to strike a balance for the present alongwith suggesting certain innovations to make the Engineering Wing more forward looking and result oriented. The Committee also felt that gradually the attempt should be to evolve DDA into an efficient organisation just as CIDCO or MHADA are. With the normal shedding of the maintenance function of colonies to MCD and retirements/transfer of staff to MCD, it should be possible to adopt more efficient work practices with a trimmed strength in future.

4. The guiding principle has been to provide sufficient number of high level posts for better promotion prospects as well as for better control and guidance of the field formations.

5. In financial terms the impact of the recommendations may be a very insignificant increase in establishment expenses because of the proposal of abolishing vacant posts of JE's and the consequent vacancies in JEs grade against the recommendations of upgradation and creation of new posts.

6. The implications of the approach adopted in this review on the other cadres of the DDA were also kept in mind.

7. The Interim Report of the Committee is enclosed for kind perusal and consideration of VC.

(K.N. Khandelwal)
Finance Member

INTRODUCTION

1.1. Independent India saw new Urban problems. The chaotic growth of slums, haphazard construction and squatting even in public places, was on account of the sudden influx of 4.5 lakh people into Delhi at the time of partition in 1947. This single factor posed a serious challenge to the Planners and Administrators. To cope up with the complex problem of Planning & Development, a body by the name and style of Delhi Development Authority was constituted for administering the Delhi Development Act, 1957 and preparing integrated plans for different aspects of Urban Development of Delhi.

1.2. Later, it was felt proper to plan, develop as well as construct residential as well as other buildings required for residential areas as a policy. During the ASIAD, 1982, considerable amount of responsibility was put on the DDA Engineering Wing to put up certain prestigious structures in a very short time and of a very high standard of quality. The DDA Engineers rose to occasion and provided the necessary structures for use during the ASIAD, 1982. The performance of DDA was highly commended.

2.1. There had been somehow no systematic and comprehensive review of the Engg.as well as other Cadres since inception of DDA. The posts were, however, being created on piecemeal basis in the past to cope up with the extra work load whenever generated. The strength from time to time is given below: (Annexure 1).

Sl.No.	Post	Year			
		1981	1986	1992	1995
			Post Asiad	After SIU	
1.	CE	1 + 1 Ad.CE	8	9	9
2.	SE	10	28	34	34
3.	EE	61	151	144	143
4.	AE	481	695	603	603
5.	JE	1437	1862	1745	1745

3.1. On the demand of the DDA Engineers Association for

() a cadre review, VC, DDA set up a Committee consisting of the following:

- | | | | |
|----|-----------------------|---|---|
| 1. | Finance Member | : | Chairman. |
| 2. | Commissioner (pers.): | | Member Secretary. |
| 3. | Chief Engineer (WZ) : | | (VC has nominated Shri R.K. Bhandari to be on this Committee. |

3.2 VC, DDA has also nominated Shri W.D. Dandage, former Director General (Works), CPWD and Ex-Engineer Member, DDA as the Consultant to advise the Committee.

4.1 The main objective of the Cadre review was to re-orient or re-structure the Engg. Wing in such a way that there is improved accessibility, support and satisfaction to the clients. This will also go a long way in providing efficient and scientific project management with special emphasis on quality assurances. With a number of new areas being added the professionalisation and specialization in the department will increase.

4.2. The Committee has already visited Jaipur and Bombay to study the Engineering set up of the Jaipur Development Authority, Rajasthan Housing Board, Maharashtra Housing & Area Development Authority and CIDCO. It has tried to draw upon their experiences and practices to the extent possible.

5.1. The Engineers Association has not given any details about the stagnation being faced in their cadre or justification for the creation or upgradation of posts which they might have in mind. The Committee tried to ascertain comparative position of promotion prospects in CPWD and MCD to have an appreciation of the stagnation in DDA. A comparative chart for DDA, MCD and CPWD is given in Annexure 2.

5.2. In CPWD, it is understood that presently JEs are waiting for 29 years in Civil Wing for promotion to the post of AE and AEs are waiting roughly 14 years to be promoted as EE. For electrical Wing, these figures are 26 years for JE to AE and 22 years for AE to EE. In DDA, presently, the span of waiting period in Civil Wing is 16 years for JE to

AE and 14 years AE to EE. In Electrical ing this period is 15 years for JE to AE and 14 years for AE to EE.

5.3. One interesting aspect while examining the retirement profile in DDA is that upto to the year 2000 very few retirements will be taking place, but the number will be increasing thereafter and it will be very substantial number and may create a situation where a person may get even more than 2 promotions before retirement. The chart of retirements from 1995 to 2010 is enclosed at Annexure No. 3. An exercise going through the gradation lists however shows that by and large staff /person retiring in the next one or two years would have got/will be getting two promotions i.e. J.E to AE and AE to EE before their superannuation.

5.4. It was also pointed out that time bound benefits of higher scale and AEs scale to the JEs applicable in CPWD have been adopted in DDA also. Compared to other Development Authorities and Housing Boards. this is a comfortable situation. In Rajasthan, time bound scale of AE is given to JEs after the service of 18 years compared to 15 years in DDA. In Maharashtra, there is no such time bound AEs scale and their promotion prospects were stated to be slower than DDA. A comparison is given in Annexure 4.

6.1. The Committee was of the opinion that recommendations should be framed by fixing first of all a reasonable work load norm and second by considering the hierarchial field set up and other staff posts required for improving the technical competency in the organisation. The Committee has been very conscious of the fact that with the new economic policies posing fresh challenges to DDA, the recommendations have to be geared not only to satisfy the genuine promotion aspirations of the personnel in the cadre, but also to make the organisation more efficient, customer friendly and competitive.

7.1 While discussing the work load norms, the following facts were kept in mind:

7.2. Generally, DDA has been following the CPWD work load norms. This was Rs. 3.15 crores for Civil Division and

Rs. 1.94 crore for Electrical Division in 1991-92. CPWD has issued a Circular in October, 1994 (Annexure.5) laying down the revised work load norm of Rs. 4.5 crores for one Civil Field Division and Rs. 3.20 crores for one Electrical Field Division;

7.3 Maharashtra Housing Board activities and achievement of 1994 shows that for a total works expenditure of Rs. 330 crores, their establishment expenditure including all the categories comes to Rs. 26.40 crores which is roughly 8% of the works expenditure. The Engg. strength is Class I: 84, Class II: 312, Class III : 732 respectively; total 1128. Against this, in DDA, for works expenditure of Rs.269 crores excluding Horticulture in 1993-94, the overall establishment expenses including work charged staff comes to about Rs.70.00 crores which constitutes roughly 26% with a regular team of Engineers in Group A: 186, AE: 746, JE: 1745.

7.4. In Haryana Housing Board the work load norm during 1993-94 was Rs. 4.50 crores per division.

7.5. In Jaipur Development Authority, the percentage of overhead expenditure as charged in the estimates of various Civil Engg. works is 10% and their actual expenditure is generally within this provision. Against this, in DDA, for development works, our overhead charges for costing purposes are 18% and the actual overhead would be around more than 20%. In 1993-94, Jaipur Development Authority executed development works of roughly Rs. 26.56 crores with 7 Divisions i.e. roughly every Division was executing work of Rs. 4.00 crores.

7.6. In CIDCO, New Bombay, the work load norms are still heavier as the overall establishment charges come to roughly 5-6% against 18% in DDA adopted for land development cost and 11% for housing construction cost. Extracts from CIDCO's BE 1994-95 at Annexure.6.

7.7. Dr. Anand Committee report on improving the marketing of houses constructed by DDA has suggested that the overhead charges should be in the range of roughly 7%.

7.8 Tata Consultancy Services in their report on

"Organisational Renewal Study" for DDA in 1986 (Annexure 7) have recommended as follows:

"Evaluation of existing manpower norms should be undertaken (a) to establish whether the existing CPWD norms for Engg. are valid in DDA, considering the repetitive nature of work and the limited geographical jurisdiction; (b) to establish the basis on which personnel and support staff should be sanctioned. The scope and extent of an individual's assignment must determine how much support staff he must have rather than the existing practice".

8.1. A point was made that DDA has to handle additional works compared to CPWD like:

- (a) Maintenance of buildings till the same are handed over to the allottees including their watch and ward;
- (b) Maintenance of services till the same are handed over to the Local Bodies which includes not only maintenance of Roads, Water Supply & Sewerage but also day-to-day conservancy within the colony;
- (c) They have also to ensure that the DDA land which is with the Engineering Wing for development/construction, is not encroached upon till all the plots are allotted or all the allottees of the residential/non-residential units like shops etc. are taken over by the respective allottees.

On the other hand, as TCS has pointed out since the works are of repetitive nature and are highly concentrated in limited geographical area, work load should be more than the normal CPWD per Division.

8.2. While comparing CPWD norms of work load, it has also to be borne in mind that the CPWD staff has to bear transfer liability very frequently and throughout the country. The Supervisory staff has to spend a lot of time in transit also and that too in many places of very remote and difficult areas. These hazards are absent in DDA and comparatively there should be much more of a settled life and consequent heightened efficiency in the working of DDA's cadre.

8.3. Since an indepth study of desirable work load norm

in DDA would need a technical organisation and method study by some expert Consultancy Group, for the present, the Committee is of the view that CPWD work load norms be adopted considering the fact that CPWD technical and accounting manuals are applicable in DDA. This norm prescribed in October, 1994 Circular of CPWD is Rs. 4.50 crores for one Civil Field Division and Rs. 3.20 crores for one Electrical Field Division.

9.1. The cadre strength has to be considered in the context of the likely work outlay in the coming 4-5 years. The fact that peripheral towns in the adjoining cities like Gurgaon, Ghaziabad, Faridabad are developing fast and meet the needs of the growing number of people who have their work places in Delhi and the fact of limited land available for further acquisition and their unpopular locations, it was felt that the average works outlay of the last 3 years can be adopted as a bench mark for calculation of required field formation to take care of the next 4-5 years. The figures of expenditure including work charged staff for the years 1991-92, 92-93 and 93-94 are as below:

Civil:

Sl.No.	Year	Expenditure (In crores of Rupees)
1.	1991-92	320.50
2.	1992-93	268.91
3.	1993-94	244.60
	Total	834.01
	Average	278.00

Required Divisions as per CPWD norms.

$278/4.50 = 61.78$ Say 62 Divisions.

No. of Divisions existing: 66

9.1. Electrical:

Sl.No.	Year	Expdr.	Less Expdr. on deposit work.	Nett.
1.	1991-92	16.69	7.00	9.69
2.	1992-93	43.48	6.00	37.48
3.	1993-94	24.04	2.01	22.03

Total	15.01	69.20
Add 25% of the expenditure on deposit work		3.75
		<u>72.95</u>
Average = $72.95/3$	=	<u>24.32</u>
Divisions required as per CPWD norms. $24.32/3.20$	=	7.60
Say		8 divisions.
No. of divisions existing	=	12

Deficiency charges paid to MCD have been excluded from the calculation. In Electrical side only 25% of the deposit amount paid to DESU has been taken for work load purposes as per CPWD norms. Thus, the basic work load should be assumed as Rs. 278.00 crores for Civil Division and Rs. 24.32 crores for Electrical Division. Thus, the corresponding number of Divisions justified work out to 62 on Civil side and 9 on Electrical side.

However, since work charged staff is a regular category now and can be reduced only by transfer to MCD or by normal wastage, this calculation is not being adopted for working out the field units required for considering the cadre strength. However, this indicates atleast excess strength to be reduced in future by transferring the services to MCD with the least time gap after completion of development work and with the normal wastage through retirements and permanent transfer to MCD.

9.2. Taking a golden mean approach and to contain the overhead charges which are effecting the disposal of DDA flats because of high prices, it is suggested that the Field Divisions may be retained at 66 on Civil side and 12 on Electrical side. The proposals in the subsequent paras for new units for residual work team, soil testing unit, consultancy and construction wing should be formed within these units.

9.3. It has to be appreciated that CPWD set up sanctioned after first cadre review cannot mutatis mutandis adopted in DDA for various differences in the fundamental nature of the Engg. set up. For example, in CPWD, the Director General of Works is responsible for efficient administration of all activities of the department. He has

full technical, financial and administrative control over all the officers in CPWD. He is Principal Technical Advisor to the Govt. of India on all technical matters within his purview (page 6 of CPWD Manual, 1992). CPWD has to play a standard setting role for various other Authorities like DDA who are working on CPWD pattern. This is a unique function for CPWD and need not be duplicated in DDA. For this purpose, the CDO in CPWD in addition to offering design and consultancy services has units concerned with technology application, development and standard specifications. While there is a CE (Vig.) in CPWD looking after all the cases of technical and non-technical cadre, in DDA, we have a Chief Vigilance Officer, which is a post filled up through ACC and he is handling the cases of technical as well as non-technical cadres with the assistance of SEs on technical side. As already quoted, Tata Consultancy Services had recommended that because of repetitive and highly concentrated work within the limited geographical area in Delhi, the work load norms have to be different from CPWD. The important factor of disturbance of family life every 3 or 5 years in CPWD as against a settled tenure throughout career in Delhi makes a crucial difference in management of the two cadres. In the professional work also, transit time lost at the senior level in CPWD is much more than in DDA. CPWD had a work load of Rs. 640.00 crores in 1991 against Rs. 300-360 crores only in DDA. Obviously, the posts at the top of the pyramid will not be the same in status and number as is prevailing in CPWD. In fact, DG, CPWD is a Secretary level post with 2 Additional Dy. DGs in Additional Secretary grade whereas, Engineer Member in DDA is a JS grade post along with Finance Member. Since the work load norms have been revised by CPWD in 1994, it is certain that the second cadre review being done by CPWD will be on the basis of these norms. In the year 1994, therefore, there cannot be any linkage with the first cadre review or the adoption of wholesale first cadre review of CPWD for the set up of DDA for the reasons mentioned above. For all these reasons, CPWD structure cannot be 100% transplanted in DDA.

10. The tentative proposals arising from the two formulations referred to above are indicated below:

A. HIERARCHIAL SET, UPI

For 66 civil divisions the number of SEs and Zonal Chief Engineers as per the CPWD norm will be as under:

	Civil	Electrical
1. CE	4	1
2. SE	17	3

However, it is proposed to continue with 5 Zonal Chief Engineers and one Zonal Chief Engineer's office along with one Circle to be converted into Consultancy & Construction Wing discussed in para 12.3.

10. A.1. CHIEF ENGINEER (HEAD QUARTERS - UPGRADATION OF POST OF DIRECTOR (WORKS):

The present set up of Engineer Member includes the Planning Wing and Commissioner (Plg.), Architectural Wing under Chief Architect, 7 Chief Engineers for construction activities, 1 Chief Engineer (Design & Research). There are two Directors (Hort.) for entire Delhi and Central Stores which procure materials to the tune of Rs. 60.00 crores every year.

Engineer Member is assisted by Director (Works) who has rank equivalent to SE. For proper functioning and liaison work of Engineer Member's office, it is recommended that the post of Director (Works) is upgraded to that of Chief Engineer (Head Quarters) on CPWD pattern. No other supporting staff is required on upgradation of the post, except existing EOS, AEs and JEs.

10. A.2. UPGRADING THE POST OF TECHNICAL OFFICER TO CHIEF ENGINEERS TO SUPERINTENDING ENGINEERS (HEAD QUARTERS):

Presently, the Chief Engineers are assisted in their day-to-day work by Technical officers who are of the level of Executive Engineers only. All the Chief Engineers in CPWD are already having SEs (HQ) to assist them in their office. This ensures not only better quality of work in the Zonal Offices but also a better liaison with other Wings of DDA as well as other departments of the NCTD and other

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	Civil	Electrical
1. CE	4	1
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Central Govt. Departments. No other supporting staff will be given on upgradation of these posts.

10.A.3 .UPGRADING THE POST OF ENGINEERING ASSISTANTS TO SUPERINTENDING ENGINEERS TO EXECUTIVE ENGINEERS (HEADQUARTERS):

Presently, the SEs/SE(P)s are assisted in their day to day work by Engineering Assistants who are of the rank of AEs. All the SEs/SE(P)s in CPWD are having EE (HQ) to assist them in their offices. This ensures not only better quality of work in the Circle Offices but also a better liaison with other offices of DDA as well as other Departments. No other supporting staff will be given on upgradation of these posts.

10.A.4. SUPERINTENDING ENGINEERS (PLANNING):

At present, out of 6 CEs in field, only 4 are provided with Planning support. This has adversely affected work in other zones. When the work of 2 Zones is attempted to be entrusted to one SE, obviously it leads to inadequate attention for works of the other Zone under whom that SE is not administratively placed. It is, therefore, proposed to create one post of SE(P) for the remaining field Zone who will be supported by 2 EEs who in turn will be supported by 4AEs and 4 JEs.

10.B. STAFF FUNCTIONS:

10.B.1. UPGRADATION OF POSTS OF SES (ARBITRATION):

Most of the claims put in by the Contractors are technical cases to be decided on the basis of interpretation of specifications and the trade practices. The Arbitration Act provides for remedy against any "bad award" on legal grounds, and there is no remedy against any mistake on technical grounds. Accordingly, it is necessary to have Engineer Arbitrators and that such Engineers should be very senior level Engineers.

The general experience has been that the disputes and unreasonableness of the claims reduce when the cases are presented before an Arbitrator of higher status. In many cases, the contractors withdraw many of their claims which

are not strong according to their own standards when the cases went to the Sr. Engineer. Similarly, the EEs to defend the cases on behalf of the DDA, generally come better prepared and hesitate in seeking the adjournment before the Arbitrators who are Sr. Engineers of Deptt. for the reasons that they are desirous of putting up the better appearance before their own Sr. officers. Moreover, when the Arbitrator is of a sr. level, awards are based on a better appreciation of technical and contractual implications as the CEs have more maturity and experience. In all other departments, like MES and P&T, Standing Panel of Arbitrators comprises officers of the level of CE. In the MOUD also the posts of Arbitrators are being filled in by posting officers of the rank of CEn. It is recommended that the posts of AE (Arbn.) in DDA be upgraded to the level of CE (Arbn.). In MOUD, three posts of CE exist for Arbitration. In DDA, looking to its work load, two CEs are recommended.

10.B.2. At present, CE (Design) has only 4 EEs and 1 SE. For a better and qualitative and cost effective work in Design Wing, we should have one EE (Design) for every Zone. Thus, one more post of EE (Design) can be created. With this, the number of EE (Design) will be 5 and to supervise and guide them, 1 more post of SE should be created, thus providing each SE with two/three EEs (Design).

10.B.3. TCS had recommended in para 6.4 of their study report that " personnel should be kept upto date of developments in their areas of specialisation both within the organisation and outside. For DDA new experiences and developments the world over are relevant and need to be disseminated within the organisation. It further recommended that there should be continuing education for meeting the organisational skill requirements, technical update, managerial training and value orientation".

It is, therefore, very much required that the quality of Engineers cadre be improved by exposure to latest management information system, Engineering techniques and managerial skills also. It would be desirable that training courses are chalked out for providing computer literacy updation of engineering knowledge and improvement of managerial ability at senior level. This can be arranged much better by providing training in-house to the extent possible and supplement it with trainings at Engineering

Institutes, short term placement with forward looking organisations like CIDCO, HUDCO, long term and short term training at IIPA and suitable courses available abroad. It is recommended that a training reserve of 1 SE, 2 EEs, 4 AEs & 16 JEs may be operated and at any given point of time, this much of staff should be on training. Suitable training programmes can be decided and chalked out by Commr. (S&T) in consultation with EM & VC. 9 months training courses may be particularly useful for SEs at IIPA and MDP programmes of a month at IIPA may be desirable for EEs. It should be mandatory that every JE and AE completes a suitable one month computer literacy programme before he is permitted to take over the charge of the next higher level.

10.B.4 For Lands Department, the Committee considered the need of a Coordinating Officer to supervise the work of AEs and JEs who are presently reporting to the Deputy Directors and Directors. The main function of these Engineers is to carry out the field survey to determine whether the development taking place is in accordance with the approved Zonal Plan/Building Plan/Completion Plan. It is recommended that one post of EE be created to be attached with CLD.

10.B.5 In Housing Management Wing, Engineering assistance is provided for checking of unauthorised construction and demolitions of such constructions. At present, Commr. (Housing) has 3 AEs and 15 JEs for these functions. It is recommended that one post of EE (Civil) may be created and be attached with Commr. (Housing).

11. 1. TRANSFER OF SERVICES TO MCD:

DDA is the premier Development Agency in Delhi if not in India. We have in the past, developed large residential, commercial areas like Janakpuri, VIKASPURI, Safdarjung, Naraina, Rewari Line, Nehru Place, Rajendra Place, Bhikaji Cama Place etc. etc. After the development of physical infrastructure in these areas, it is then transferred to the Civic Body for subsequent repair and maintenance.

11.2. As many as 903 Colonies have been transferred to the MCD in the past as per the details below:

1976 11 colonies.

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1979	76 colonies.
1986-87	212 Colonies.
1990	288 colonies
1995-96	316 colonies.

Total	903 Colonies
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11.3. In the past work charged staff has been transferred from time to time, but corresponding regular staff on Engg. or non-Engg. sides have not been transferred. Since the quality of maintenance work in the absence of adequate staff is bound to suffer in MCD and it will be a double burden on public if MCD goes in for fresh recruitment for colonies transferred to them from time to time, while staff in DDA becomes surplus in increasing number resulting in inflated cost of DDA's plots and flats to consumers. It is very much an operational necessity in public interest that MCD is made to accept corresponding regular staff in Group 'C', Group 'B' and Group 'A' on technical as well as non-technical side on some normative basis.

11.4. According to a rough assessment, the transfer of colonies has generated a work load of Rs. 70.00 crores appx. per annum in the MCD and there has been a corresponding reduction of work load over the years in the DDA. The Committee, therefore, recommends that MCD shall take over the corresponding staff as per the norms laid down along with the taking over of services from DDA. MCD should accept strength of 16 Divisions with 4 SEs and 1 CE.

12.0 INNOVATIONS:

12.1 SOIL TESTING UNIT:

Presently, the soil investigations for the various project sites are being got done through a number of private agencies. This has led to not only spending a considerable amount of funds of the DDA which are estimated at around Rs. 1.00 crore per year but also the quality of reporting has given doubt on a number of occasions and has

resulted in delays in construction of the Projects due to incorrect reporting on account of need to reconsider the foundations. The VC, DDA has already approved in principle, the creation of a Soil Testing Unit and has directed that a Committee be set up for the purpose of fine tuning of the proposal.

12.2. RESIDUAL WORK TEAM:

The peculiarity of DDA buildings is that the buildings are not handed over to a particular client Department as such or to staff of DDA as such who may be ready to move into the buildings immediately after the same are allotted. But these are allotted to the public who may or may not have the funds to deposit immediately and take over the completed buildings from the DDA. Instances are not uncommon where after the buildings were completed, even after two years, the allottees did not take the possession and move in. On the one hand, the structure gets deteriorated and on the other hand, DDA gets a bad name. Further, the contractors' contracts get prolonged resulting in legitimate reimbursement of increased cost under their contracts in addition to the claims for damages which are by and large upheld in Arbitration and courts. It is, therefore, proposed that in future the contracts should be invited excluding the items which are required to be fitted only when the allottee appears on the scene with the allotment letter and in case of present contracts after taking the supply of such items from the contractors, to close the contract and finalise his accounts. When the allottees appear on the scene, the proposed residuary work team will ascertain from him the likely date when he proposes to take over and move in, will arrange to complete the providing of fixtures and fittings and hand over the possession to him. This team will also arrange for the necessary watch and ward during the period of taking over from the contractor and handing over to the allottees. This Unit will have small stores having the stock of such fittings and fixtures located at suitable project sites in various Zones and the minimum number of skilled workers.

The team will also be responsible for maintenance of the services till these are transferred to MCD.

There will be five such units for the present, one

attached to CE of each Zone. The unit will be headed by one EE and assisted by 3 AEs and 9 JEs, 1 AE & 3 JE (Electl.).

12.3. . DDA's CONSULTANCY AND CONSTRUCTION WING:

At Dwarka, Narela, Rohini etc. a number of plots have been and are being given to various societies. Quite a few societies find it difficult to get a proper Architect and Consultant to guide them in starting and constructing their buildings expeditiously and economically. The proposal is to start a Consultancy Wing to provide the services required by the societies for the initial planning, getting the plans approved, preparing working drawings, preparing structural drawings, preparing statement of quantities/tender documents, receipt and scrutiny of tenders and making recommendations to the societies. This is the first stage of consultancy which will be very much welcomed by the societies so that their projects take off very fast.

This is proposed to be followed by the Consultancy at the second stage by providing for the correspondence to be made with the contractors by the society so as to take care of the possible claims that may arise later on and also to guide the society during the construction phase.

In this phase, if the societies want, the field supervision could also be provided so as to ensure the quality of work and conformance to the Architectural and Structural drawings. The advice, if any needed by the societies in procuring some of the items of materials itself could also be provided by giving them a schedule showing the requirements of various materials as against the period of construction.

The consultancy Unit will also be entrusted with the following functions:

- (i) To carry out planning, designing and execution of all types of construction;
- (ii) To carry out all forms of construction, whether of any metal, concrete, prestressed concrete or any other substance whatever in all their forms including lintels, sunshade, precast slabs,

interlocking slabs, kerb stones, concrete blocks, hollow blocks, fly ash bricks, manhole covers, gully gratings, beams, high tension poles, sheets, sleepers, slabs, skeletons, bridges, aviation and factory hangers whether prefabricated or manufactured at site, fabrication of door, chowkhats, steel windows, grills;

- (iii) Collection and dissemination of information in various low cost technologies developed by various institutions;
- (iv) Undertaking field studies for development of appropriate low cost building materials and for ensuring cost effectiveness in building construction.
- (v) Development of constructions designs matching with the technologies relevant to the local needs.
- (vi) Demonstration of low cost house building technologies.
- (vii) Standardisation of modular construction practices and developmen of testing and quality control facilities; and
- (viii) Study and improvement of layout plans and building plans.

This unit is expected to handle construction works worth Rs.5 to 10.00 crores per year to start with Consultancy charges will be levied depending upon the extent of consultancy needed by the various societies, say in the range of 2% to 3%.

This will be formed by diverting one Zonal CE office alongwith one Circle converting it into the new commercial venture. This way, there will be 5 Field Zones in DDA and 1 CE with supporting staff will function as a contractor on the pattern of Rajasthan Awas Sansthan. Modality for this Sansthan can be formulated on the pattern of Rajasthan Awas Sansthan(Annexure-8) or/and Commercial Wing of UP Jal Nigam (Annexure-9). This cell will earn its overhead expenses in

due course from the consultancy and construction work generated in the open competitive environment by bidding for work in DDA as well as works of the Cooperative Group Housing Societies or other Govt. and non-Govt. Institutions. Some incentives can be considered in the form of higher bonus/ex-gratia at the end of the year if this unit generates profit after meeting the establishment expenses.

12.4 In DDA, JEs are granted time bound AEs scale after 15 years of service. Since there has to be a ceiling on line formation looking to the magnitude of work load, it may happen that Sr. JEs in AEs scale may wait for a number of years to become regular AE. It is suggested that to recognise their experience and give them a better status, they may be designated as Jr. Divisional Manager/Sr. Engineer and may be posted only in new project areas like Dwarka, Rohini or Narela where quality of construction work has to be of consistently high order.

GENERAL RECOMMENDATIONS:

13.. The Recruitment rules at some of the levels of Engineers have a provision for direct recruitment but this has by and large not been implemented. This has affected the quality of working in the Engg. Wing. This provision should be implemented with some modification in the proportion of intake if considered administratively desirable.

Wherever direct recruitment is provided in the RRs, 50% of the quota could be made available to the Departmental candidates by holding a limited departmental competitive examination. This could be followed for a limited time of say 3 years or so initially subject to review thereafter.

Such AEs who come through the direct recruitment quota either from within or from outside, will enable manning of posts of Designs, consultancy and quality control etc.

14. The resultant vacancies at the feeder level of JE as a result of upgradation or creation of new posts will be abolished formally alongwith the present vacancies. The posts which will be upgraded in the field formations will not carry with them any additional staff or physical infrastructure liability. The residual maintenance Units recommended in para 12.2 will be formed by CEs by the re-deployment within the existing strength.

15. It is suggested that to gain a high acceptability in the market for its housing stock DDA should continuously review the work load norms to bring it in tune with Dr. Anand Committee Report with the retirements and normal wastage in time to come say every 3 years and close down corresponding number of Divisions and not resort to any direct recruitment at JE level till a thorough cadre review looking to the market conditions justifies such an impact after 3 years or 5 years interval. Also, a project consultant system should be tried on CIDCO pattern to avoid as far as possible any fresh induction of staff as well as to contain ultimately the overheads within 7%.

16. The resultant additionally available posts at various levels from the foregoing recommendations have been indicated in Annexure-10.

17. ADDITIONAL POINTS:

17.1 A point was pressed that in Building Section the work is presently handled by an Architect as Director (Building) whereas this work in other departments like MCD is being handled by Engineering Wing. There is a Superintending Engineer (Building) in the Head Office of the MCD and AE (Bldg) in respective zones. This aspect concerns Planning & Architectural Wing also and hence no recommendation could be firmed up by the Committee and it will be further deliberated for a final view.

17.2 Another point was made about the post of Engineer-in-Chief in the scale of Chief Engineer with some special pay to coordinate the work of field zones. Some recommendations made by the then VC Shri Harish Khanna was quoted in this regard. Papers to examine this issue were not readily available and the Committee could not therefore, reach any conclusion. It will be deliberated if concrete justification is found in the notings in Personnel Wing and it fits in with the established set up of the Authority.

Rina Ray

[Mrs. Rina Ray]
Commissioner (Personnel)
Member

R.K. Bhandari

[R.K. Bhandari]
Chief Engineer (WZ)
Member

K.N. Khandelwal
[K.N. Khandelwal]
Finance Member
Chairman

STATEMENT SHOWING THE SANCTIONED STRENGTH

S.No.	Name of Post	1980-81	1986-87	1992	1995
1.	Chief Engineer (C)	1	8	8	8
2.	Chief Engineer (E)	-	-	1	1
3.	Addl. Chief Engineer	1	-	-	-
4.	S.E. (C)	9	25	30	31
5.	S.E. (E)	1	3	4	3
6.	E.E. (C)	52	134	127	126
7.	E.E. (E)	9	17	17	17
8.	A.E. (C)	418	601	526	526
9.	A.E. (E)	63	94	77	77
10.	J.E. (C)	1274	1596	1530	1530
11.	J.E. (E)	163	266	215	215

STAGNATION LEVELS

GRADE	EXISTING IN THE		
	CPWD	MCD	DDA
1	2	3	4
<u>CIVIL WING</u>			
JE to AE	29 years	27 years	16 years *
AE to EE	14 years	23 years	15-1/2 years #
<u>ELECTRICAL WING</u>			
JE to AE	26 years	-	14 years **
AE to EE	22 years	-	14-1/2 years ##

17 years for Diploma

16 years for Diploma

** 19 years for Diploma holders

* 19 years for Diploma holders

Information in respect of DDA does not contain details of JEs/AEs who have been reverted or suspended due to vigilance cases or found "unfit" in DPCs.

ANNEXURE - III

-56-

Anticipated Retirements over the next 15 years

No. of officers superannuating on or before 31st December, 2010

C.E.		S.E.		E.E.		A.E.		J.E.		Total officials retiring
(C)	(E)	(C)	(E)	(C)	(E)	(C)	(E)	(C)	(E)	
-	-	2	-	3	-	1	-	-	-	5
1	-	2	-	7	-	2	-	-	-	12
1	-	1	1	8	-	1	-	-	-	12
-	-	2	-	9	-	1	-	1	-	13
2	-	5	-	8	1	1	-	-	-	17
1	1	6	1	8	-	8	-	-	-	25
-	-	4	-	14	-	12	-	-	-	30
1	-	4	1	16	-	15	1	-	-	38
-	-	2	-	17	3	31	3	1	1	58
-	-	2	1	12	1	26	3	2	1	48
-	-	1	-	7	4	37	10	2	6	67
-	-	-	-	8	3	32	8	1	4	56
-	-	-	-	3	1	35	4	18	5	66
-	-	-	-	-	-	23	14	15	5	57
-	-	-	-	-	1	31	7	24	11	74
-	-	-	-	2	1	34	-	57	11	105

TIME SCALE TO JUNIOR ENGINEERS (CIVIL/ELECTRICAL)

GOVERNMENT OF RAJASTHAN

DELHI DEVELOPMENT AUTHORITY

1. After completion of 9 years of regular service, first Selection grade of Rs.1640 - 2900/- is granted.
2. After completion of 18 years of regular service, second Selection grade of Rs.2000-3200/- is granted.
3. After completion of 27 years of regular service, third Selection grade of Rs. 2000-3500/- is granted.

1. On completion of 5 years' service , higher pay scale of Rs. 1640-60-2600-EB-75-2900/- is granted.
2. On completion of 15 years of service, second higher pay scale of Rs. 2000-60-2300-EB-75-3200-100-3500/- is granted at the stage of Rs.2300/-.

ANNEXURE - V

DIRECTORATE GENERAL OF WORKS
Central Public Works Department

No. 13/5/94DW(S&D)/1185-94

Nirman Bhawan, New Delhi.
Dated the 6th Oct '94.

Subject : Workload Norms for CPWD Divisions.

The SIU report for CPWD civil divisions received from SIU vide their letter No. 53/4/87-SIU dated 24.6.93 and for electrical divisions vide No. 28/2/84-SIU dated 28.1.93 suggesting workload norms as indicated below, for the year 1988-89. These workload norms are required to be updated to take into account the effect of escalation in costs. DG(W) has accordingly approved the workload norms for the year 1993-94 as shown below :-

28/10/94
16/11/94

Workload Norms for 1988-89 as per SIU Report (in lakhs).	Updated Work- load norms for 1993-94 (In lakhs)
---	--

C (Secy)
Consultant
CEC (Director)
Gmbr
14/10/11

A. CIVIL Concentrated Construction Division	295	450
B. ELECTRICAL Construction Division (Weighted Norms)	210	320

After Sent to

C1000
ANNEXURE - VI

SUMMARISED STATEMENT FOR BUDGET ESTIMATE
FOR THE YEAR 1994-95

(Rs.in lakhs)

SR NO	PARTICULARS	BUDGET ESTIMATES 1993-94	REVISED ESTIMATES 1993-94	BUDGET ESTIMATES 1994-95
	REVENUE EXPENDITURE			
	1. ESTT. / ADM. EXPENSES	230	240	261
	2. HORTICULTURE EXPENSES	179	369	250
	3. REPAIRS & MAINTENANCE	3448	4452	5387
	TOTAL	3857	5061	5898
	REVENUE RECEIPTS			
	1. SERVICE CHARGES	1258	641	1330
	2. OTHER	1577	1412	1611
	TOTAL	2835	2053	2941
	LOANS AND ADVANCES			
	1. EXPENDITURE	163	200	445
	2. RECEIPTS	137	42	93
	DEFICIT (-)/ SURPLUS (+) CAPITAL A/C	1302	-757	6019
	DEFICIT (-)/ SURPLUS (+)	254	-3923	2710

6.11% 4.98% 4.61%

SUMMARISED STATEMENT FOR BUDGET ESTIMATE
FOR THE YEAR 1994-95

(Rs.in lakhs)

SR NO	PARTICULARS	BUDGET ESTIMATES 1993-94	REVISED ESTIMATES 1993-94	BUDGET ESTIMATES 1994-95
	CAPITAL EXPENDITURE			
A)	WORKS (DIRECT)	41895	37706	63485
B)	OTHER DEVELOPMENT EXPENSES			
2.	ESTABLISHMENT EXPENSES	1261	1312	1445
3.	ADMINISTRATIVE EXPENSES	727	1046	1037
4.	INTEREST, GUARANTEE FEES	6489	7437	12462
	TOTAL (B)	8477	9795	14944
C)	LOAN REPAYMENT			
1.	LOAN TO GOVT. (UTI)	0	0	20000
2.	LOAN TO GOVT. (TCB)	0	400	400
3.	OTHER	9366	7819	14385
	TOTAL (C)	9366	8219	34785
	TOTAL A+B+C	59738	55720	113214
	CAPITAL RECEIPTS			
A)	1. MARKETING RECEIPTS	42992	33049	54810
	2. ESTATE RECEIPTS	2700	3175	3250
	3. INTEREST ON FDR/OTHERS	1124	622	4280
	4. LOANS, ADVANCES, BONDS	13921	18117	56393
	5. CONTRIBUTION	303	0	500
	TOTAL	61040	54963	119233

3.91%

SECTION 6

RECOMMENDATIONS

6.1 Manpower Planning

In the process of playing its role, the DDA has not only to plan, monitor and control development, but also ensure that its qualitative and quantitative targets are met. For this, it is necessary to ensure a requisite skill and manpower base.

The Corporate Planning function would be responsible for finalising the targets that the DDA would be required to meet. Manpower Planning would ensure that manpower resources are available and utilised in an optimal manner in order to meet the targets set.

The objectives of a Manpower Planning System are to arrive at a plan following which the DDA can obtain an optimal mix of skills and proper level-wise distribution to meet the targets it has set for itself in its Corporate Plans.

The system should enable a link between the Corporate Plans and the existing skills available and determine how manpower could be optimally utilised.

following activities would

set in Corporate
of these targets
kill-wise, level-wise

skills inventory, its
ements.

level-wise distribution
in view career paths
nt Rules)

manpower requirements
el-wise basis.

ills that can be developed
ctions of career growth of

d manpower levels to
t plans

oing exercise, with a long-
DDA to gear itself up to meet
measure, the evaluation of
be undertaken :

r the existing CPWD
ng are valid in the DDA,
etitive nature of work
graphical jurisdiction.

- b) to establish the basis on which personal and support staff should be sanctioned. The scope and extent of an individuals assignment must determine how much support staff, he must have, rather than the existing practice.
- c) to formulate norms for clerical and administrative staff for departments/wings doing standardised work like housing, allotment and land sales, e.g. the number of files/registrations/allotments that each Deputy Director, Assistant Director, etc should be responsible for.

In undertaking the establishment of these norms, the Organisation and Methods and Industrial Engineering techniques should be used. This expertise has been provided for under the Management Services Wing.

Further, the impact of computerisation and automation that the DDA wishes to undertake should be taken into consideration.

6.2 : Recruitment, Selection and Career Planning

The analysis of policies for Recruitment Selection and Promotions has revealed that a merit orientation exists in technical areas. Non-technical areas face a problem of competence and knowledge at the middle level.

It is necessary that the policies should encourage the development of competence and the capability to perform at different levels, while ensuring the meeting of DDA's objectives effectively.

Certain specific recommendations for this area are as follows :

- a) Promotion decisions should be based on the potentiation and capability of an individual to perform his new role. In other words, role matching between the individual and the position should be done. The system for promotion could remain the same with the DPC playing an important part in promotion decisions.
- b) If no person is found suitable for a new position, the DDA should opt for direct recruitment or engage a deputationist. This will make it clear to employees that they should also make efforts to develop themselves, and a promotion cannot be taken for granted.
- c) In Planning and Architecture, where the problem of stagnation exists, the implementation of the new structure should help in reducing this problem. In the long-terms, however, it is necessary that the Manpower Planning System should take into account career growth and the possibility of stagnation in this projections. The number of entry-level recruitments (lowest level for graduates) and

post-graduates) may have to be reduced because of limited positions at the higher level. A mix of direct recruits at the Planning and Architectural Assistants level, along with promotees from the lower levels would be necessary. The actual mix would need to be flexible and must be based on manpower plans. It would be important, however, to establish as well as to clarify the limitations of career paths available to promotees with lesser qualifications.

- e) The system of inviting deputationists to occupy positions does have some merits. It makes available to the DDA much wider choice of people and the organisation can be confident of a certain level of quality. It is, however, necessary to bring them within the mainstream as quickly as possible. While the DDA should do all it can to do this, the individual should also make the effort to ensure this, it is suggested that, at the end of one year, the DDA must have the option of reverting a deputationist to his parent organisation. Further, the period of deputation could be increased to five years to bring in continuity.
- f) In non-technical areas, it is suggested that direct recruits be inducted at the Assistant Director level. This will ensure a suitable mix and introduce a fresh outlook and competence at the middle management levels. Ultimately,

a cadre could be developed within the DDA itself to occupy higher positions. The percentage of direct recruits to promotees should be determined by manpower planning through career growth projections. However, it would be worthwhile from the implementation point of view to start with a small percentage of direct recruits and increase their induction gradually. Direct recruits should be given a good understanding of the DDA's working and its systems and procedures through training programmes. The role that they play within the DDA's overall objectives should also be made clear.

- g) Training should be an integral part of the Career Planning process. Re-orientation of people, mainly to take on managerial and senior positions, is necessary. Such a re-orientation could help to reduce the need for deputationists over-time and the DDA could rely on its own cadres in the future. Keeping competence in mind, the DDA should also keep its options open and fulfill its needs through deputationists, if necessary.
- h) In case of some specialised positions which are essential to the DDA's effort, a normal career path is really not possible as the role to be performed by the specialists would remain the same. As area of specialisation is narrow, it would be possible for these specialists to perform at higher co-ordinating-

levels. It might be necessary, therefore, to promote them through grade levels, even though their roles essentially remain the same. As they grow in the organisation, their reporting may be upgraded to higher levels. Hence, the role would remain essentially the same, the status and rank could improve, along with commensurate compensatory benefits.

6.3

Performance Appraisal

Keeping in view the nature and complexity of the DDA's responsibilities, its employees need to develop their skills, learn from experience, assimilate this learning and apply it to their work situations. The Performance Appraisal System of the DDA should hence be directed towards fostering a culture of learning, creativity and innovation.

The existing Performance Appraisal System of the DDA being control-oriented does not encourage people to experiment and break new ground. Therefore, a development oriented system is called for which provides for sharing of experience between superiors and subordinates and in which a negative remark is perceived as an impetus for self-improvement, rather than an 'bad mark'. This is not to undermine the control aspects which ensure that an individual performs and takes decisions within its scope. There are also some situations where standardised responses are more appropriate than a discretionary response.

Therefore, it is recommended that the Performance Appraisal System be refocussed as follows :

- i) The focus should be on evaluating the work done during the year. Feedback, whether positive or negative, should be an essential part of the system. Counselling by superiors on areas of improvement and how the appraisee should go about it is also necessary. The focus here should be on learning and development and not on control.

This form of appraisal can be very sensitive and its objectives and process should be clearly conveyed to the officers of the DDA. Simultaneously, the confidential part of the appraisal could continue, where parameters like integrity and potential are commented upon.

- ii) The Performance Appraisal System, in continuance of the developmental philosophy, should also identify training needs. This would be an important input to the Training and Development function, making it more need-based, rather than being general in nature.
- iii) The identification of potential of individuals, for career planning purposes, would help in preparing them and to develop their potential.

- iv) In order to meet the objectives of the Performance Appraisal System, as described here, the appraisal form could have three parts in addition to the normal biographic details.

Part A

In Part A, the appraisee should state the work he has done during the year, indicating :

- highlights
- specific contribution
- constraints
- experience gained and skills acquired
- training needs.

Part B

In Part B, the Reporting Officer should evaluate the work of the appraisee in terms of :

- quality
- quantity and timeliness.

application of new ideas, knowledge and skills

significant contribution

relationships with people.

Training needs should also be identified. Part B should be discussed thoroughly with the appraisee to give him a feedback on his performance and to provide counselling on areas of weakness. This should be done with the purpose of keeping the employee develop his areas of strengths and overcome his weaknesses.

Part C

This is the confidential part of the report and the employees general areas of strengths and weakness, his integrity, his ability to perform at the position he is in, and capabilities to perform in different capacities should be discussed. Comments on the employees integrity, his commitment to the DDA and its objectives may also be described.

6.4

Training and Development

Training in an organisation should be a need-based effort, concentrating on meeting the skill requirements

that exist. Personnel should be also kept up-to-date of developments in their areas of specialisation, both within the organisation and outside.

For a planning and development authority like the DDA, new experiences and developments the world over are relevant and need to be disseminated within the organisation.

There are two basic areas that would need concentration :

- a) Induction Training for new recruits
- b) Continuing Education for meeting organisational skill requirements, technical update, managerial training and value orientation.

These are discussed below :

a) Induction Training

The purpose of Induction Training is to give the people joining the organisation an opportunity to understand the role of the organisation and its working to gain an appreciation of what is done in different departments, and how they contribute to the overall organisational objectives. Induction Training would be particularly useful for technical staff in areas like Planning, Architecture and Engineering.

In addition to an exposure to the working of various departments in general, an in-depth exposure to their home departments would be necessary. This would facilitate the understanding of norms of working, systems and procedures which are unique to the organisation.

The Induction Training Programme should be viewed as the initiation of fresh recruits into the DDA, where the objectives of 'Planned Development' are conveyed. It is equally important that these recruits should understand their roles in the DDA's overall scheme.

For middle and higher level recruits, an organised training programme may not be called for, but meetings with heads of departments and senior executives would certainly be useful.

b) Continuing Education Programmes

1) Technical Updates

This is necessary for technical departments like Planning, Architecture and Engineering. Technical updates would be concerned with new developments in the field and the application of these developments in the DDA's context.

ii) Need-based Training

Need-based training would need to be organised around the training requirements identified by the DDA. It would also be concerned with developing the potential of people as identified through Performance Appraisals. On a regular basis, information on training needs should be obtained through Performance Appraisal as well as surveys.

iii) Managerial Training

As people move higher in the organisation, their responsibilities increase, as they have more people to manage. It would be necessary, therefore, to provide training on particular skills they might have to use like team management.

iv) Value Orientation

It is necessary that people appreciate and understand the values of 'Planned Development'. As the DDA is concerned with the public and its efforts directly affect the people, there is a need for a service orientation. Value orientation workshops, focussing on overall through training and development should be held to re-orient the officers of the DDA towards effective problem-solving, where they are not just involved in the maintenance of the system, but in finding ways and means to improve the efficiency and the overall effectiveness of the DDA.

-7445-

The DDA could immediately begin with Management Development Programmes that focus on the change envisaged for the DDA and how such change can be brought about. These programmes should begin with senior officers and cover the middle and lower levels.

Their focus should be on the DDA, its objectives and how various different functions/activities contribute to the overall objectives of the DDA. These programmes should be conducted outside the DDA's premises to provide people with an undisturbed atmosphere as well as an open outlook.

Programmes like 'Planning for Non-Planning Executives' and 'Finance for Non-Finance Executives' would knit the DDA closer, as people would have a better understanding of each other.

6.5

General Recommendations

- a) The DDA must make efforts to bring the terms and conditions of the employees of the Slum Department and the DDA on par, as long as they are an integral part of the organisation. An integration and a sharing of objectives and values will not take place unless people see themselves as part of the organisation.
- b) Communication systems should be developed, where employees could provide feedback and give suggestions for improvement of efficiency and effectiveness. Similarly, to knit people

of the organisation together, an in-house Journal with information about the employees and the DDA would help.

- c) Departmental meetings with the head of the department and the employees on a periodic basis would give people an opportunity to communicate and offer suggestions for improvement and efficiency. This would also give them a sense of involvement in the change process and bring about a commitment to meeting the objectives of the DDA.

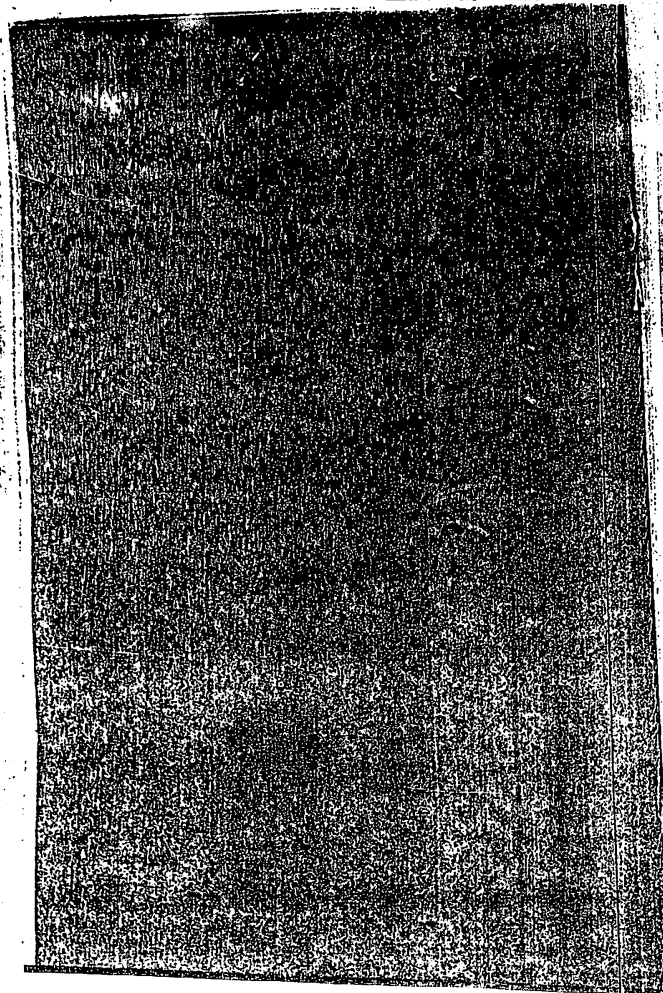
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ANNEXURE
viii

MEMORANDUM,
BYE LAWS,
RULES
&
REGULATIONS

AVAS VIKAS SANSTHAN
4/1A-21 JAWAHAR NAGAR
JAIPUR



राजस्थानीय न्याय-पत्र



24/11/1955-55-10

आचार्य विद्यापीठ, वि-
विद्यापीठ, वि-
राजस्थानीय न्याय-पत्र, 1955 (राजस्थानीय न्याय-पत्र
नं. 25, 1955) के अन्तर्गत राजस्थानीय न्याय-पत्र विद्यापीठ।

यह न्याय-पत्र के अन्तर्गत के न्याय-पत्र के अन्तर्गत के
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राजस्थानीय न्याय-पत्र, विद्यापीठ
न्याय-पत्र

MEMORANDUM OF
CONSTITUTION OF NETWORK
BUILDING CENTRES IN THE
STATE OF RAJASTHAN

Whereas the Rajasthan Housing Board in collaboration with the Housing & Urban Development Corporation Formulated a scheme for establishing a net work of building centres in the State of Rajasthan for transfer of low cost building technologies and skill upgradation of persons engaged in construction of buildings.

1. Now, therefore, we the signatories to the memorandum have agreed to form the society by the name of "AWASIYA VIKAS SANSTHAN" hereinafter called the "SANSTHAN" and to register it under the name of "AWASIYA VIKAS SANSTHAN", Jaipur.

2. The registered office of the Sansthan will be in Jaipur in the state of Rajasthan. Its present location is at 4-TA-21, Jawahar Nagar, Jaipur. Its jurisdiction extends to whole of Rajasthan.

3. Nature : The Sansthan is a no profit no loss training - cum - research organisation devoted to the skill upgradation of persons engaged in construction work and study of building materials and construction technologies and their application in the field.

4. Objectives : The aims and objectives of the Sansthan shall be as follows:-

(2)

- (a) Collection and dissemination of information in various low cost technologies developed by various institutions;
- (b) Undertaking field studies for development of appropriate low cost building materials and for ensuring cost effectiveness in building construction;
- (c) Providing assistance for development of entrepreneurship in the manufacture, use and marketing of low cost building components;
- (d) Training of artisan and other persons already engaged in or wanting to work in construction industry;
- (e) Training of educated unemployed including technical persons, as contractors including petty contractors and providing assistance to them for the entrepreneurship in building construction;
- (f) Mobilisation of groups of masons, carpenters and other construction workers for undertaking low cost housing construction activities and providing assistance to them;
- (g) Development of construction designs matching with the technologies relevant to the local needs;
- (h) Demonstration of low cost house building technologies;
- (i) Standardisation of modular construction practices and development of testing and quality control facilities;
- (j) Undertaking construction works for imparting practical training to trainees of Sansthan;
- (k) Study and improvement of lay out plans and building plans;
- (l) To undertake such other activities and to create such other activities, institutions and organisations as may be found

(3)

essential or conducive to better realisation of the above mentioned aims and objectives of the Sansthan.

5. All the incomes earnings, and movable and/or immovable properties of the Sansthan whensoever and howsoever derived shall be applied solely towards the promotion of the aims and objectives of the Sansthan as set fourth in the Memorandum of Association. No portion of the income and property of the Sansthan, shall be paid or transferred or distributed, directly or indirectly by way of dividends, interest or otherwise to any person(s) of the Sansthan or any one through them, provided that nothing here in contained shall prevent the payment in good faith of honoraria, stipend to trainees, facilities of any nature remuneration to any member, office bearer, officer or servant or to any one else in return for services rendered. No member of the Sansthan shall have any personal claim on any movable and/or immovable properties of the Sansthan or make any profit, whatsoever, by virtue of his membership.

In attainment of these objectives, there is no profit motto involved;

6. The names, addresses, occupations and designations of the present members of the Board of Management to whom the management of the Sansthan is entrusted as required under section 2 of Sansthan Registration Act, as applicable to the State of Rajasthan, are as :

S.N.	Full Name (In Capital Letters)	Address	Occupation in the	Designation Sansthan
1	Sh. SHRI RAM GOTEWALA S/o Sh. MOHAN LAL GOTEWALA	B-7, Shiv Marg, Bani Park, Jaipur .	Public Repre sentative	Chairman (Ex-Officio)

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2. SH. AKHEY RAJ S/o. Sh. DEO RAJ	Housing Commissioner, R. H. B., Jyoti Nager, Jaipur.	Govt. Service.	Vice Chairman (Ex-Officio)
3. SH. CHANDRA PR. MEENA S/o Sh. DEO LAL	Secretary, U.D. & H. Govt. of Rajasthan, Jaipur.	do	(Ex-officio)
MEENA 4. SH. SARIPPA S/o. Sh. SIDDAPPA	Ex-Chairman Public Service Commissioner, Jaipur.	Social Worker	Member
5. Sh. RAVI MATHUR S/o Sh. MOHAN PRAKASH MATHUR	Director, Science & Technology, Govt. of Rajasthan, Jaipur.	Govt. Service	(Ex-Officio) Member
6. Sh. C.S. MEHTA S/o. Sh. A. S. MEHTA	Chief Town Planner, Govt. of Rajasthan, Jaipur.	do	do
7. Smt. SUDHA RAINA W/o. Sh. TEJA RAINA	Chairman, Samaj Kalyan Board, Jaipur.	Public Repre sentative	do
8. Sh. H. S. MATHUR	Director (planning) J.D.A., Jaipur.	Govt. Service	do

9. One Representative.	Housing & Urban Develop ment Corporation, Hudco House, Lodhi Road, New Delhi.	do	do
10. One Representative	Human Settlement Management, Institute, N. Delhi	Govt Service	(Ex-Officio) Member
11. One Representative	Central Building Research institute, ROORKEE.	do	do
12. One Representative	National Building Organisation.	do	do
13. Sh. M. RAISING HANI S/o. Late Sh. JHAMAR DASS	Professor of training & placement, MREC, Jaipur.	do	do
14. Sh. KRISHNA MOHAN ROHTAGI	Regional Manager Union Bank of India, Jaipur.	Bank Service	do
15. Sh. A. MATEEN S/o. Sh. ABDUL RAZAK	Dy. Housing Commissioner HQ. R.H.B., Jaipur.	Govt. Service	(Ex-Officio) Member

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(e) Training of educated unemployed including technical persons, as contractors including petty contractors and providing assistance to them for the entrepreneurship in building construction;

(f) Mobilisation of groups of masons, carpenters and other construction workers for undertaking low cost housing construction activities and providing assistance to them;

(g) Development of construction designs matching with the technologies relevant to the local needs.

(h) Demonstration of low cost house building technologies.

(i) Standardisation of modular construction practices and development of testing and quality control facilities.

(j) Undertaking construction works for imparting practical training to trainees of Sansthan.

(k) Study and improvement of lay out plans and building plans, and

(l) To undertake such other activities and to create such other activities, institutions and organisations as may be found essential or conducive to better realisation of the above mentioned aims and objectives of the Sansthan.

5. All the incomes, earnings and movable and/or immovable properties of the 'Sansthan' whenever and how so ever derived shall be applied solely towards the promotion of the aims and objects of the society as set forth in the Memorandum of Association. No portion of the income and property of the Sansthan shall be paid or transferred or distributed, directly or indirectly by way of dividends, interest or otherwise to any person (s) of the Sansthan or any one through them, provided that nothing herein contained shall prevent the payment in good faith of honoraria, stipend to trainees, facilities of any nature remuneration to any member, office bearer, officer or servant or to any one else in return for services rendered. No

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member of the Sansthan shall have any personal claim on any movable and / or immovable property of the Sansthan or make any profit, whatsoever, by virtue of his membership.

In attainment of these objectives, there is no profit motive involved.

6. Definitions :

In these rules, unless context otherwise require

(a) The 'Board' means the Board of Management of 'Sansthan'.

(b) The 'Chairman' means the Chairman of the Board of the Management.

(c) The 'Committee' means the Executive Committee of the 'Sansthan';

(d) The 'Secretary' means the Secretary and Chief Executive of the 'Sansthan';

(e) 'Sansthan' means the "Awasiya Vikas Sansthan", JAIPUR;

(f) 'Society' means the 'Awasiya Vikas Sansthan', and

(g) The 'Vice Chairman' means 'Vice Chairman' of the Board of Management of Sansthan.

7. Office Bearers of the 'Sansthan'

(a) Chairman :

The Chairman of the Sansthan shall be elected by the General Body of the Sansthan.

(b) Vice Chairman:

The Vice Chairman of the Sansthan shall be elected by the General Body of the Sansthan;

(c) Secretary:

There shall be a Secretary and the Chief Executive of the Sansthan who shall be a person of suitable status. He shall also be an ex-officio member.

8. Rights, Duties Powers of the office Bearers:

(a) Chairman:

The chairman shall preside over the meetings of the board of Management and shall also exercise such rights and powers, as provided under these rules and regulations; or given to him by the Board of Management or the Executive Committee.

(b) Secretary:

The Secretary will be the Chief Executive of the Society and shall inter-alia, perform following functions:-

- (i) Preparation of agenda for meetings of the Board, Executive committee, the General body and other committees, convening of such meetings and maintenance of the record of proceedings of all such meetings;
- (ii) Ensuring action on all decisions of all meetings of the Board, Executive Committee and other Committees formed by the Board or the Executive Committees;
- (iii) preparation of development plans of the SANSTHAN and their execution after approval of the Executive Committee or the Board as the case may be;
- (iv) Sign all documents and correspondence for and on behalf of the Sansthan;
- (v) Maintain all records of the Sansthan;
- (vi) Make all disbursements on proper vouchers and to receive all money on proper receipts for and on behalf of the Sansthan;

(vii) Administration of the funds of the Sansthan according to the directions of the Executive Committee;

(viii) To Open and operate Bank Accounts on behalf of the Sansthan;

(ix) Perform all such acts and duties and exercise all such powers given to him under these rules and regulations and bye-laws of the Sansthan and also those which may be delegated or assigned to him by the Board of Management and the Committee, from time to time;

(x) Assign from time to time such functions and duties and delegate such powers as he may deem necessary to any other official whom he may consider fit for proper working of the Sansthan; and

(xi) Perform all such acts and duties and exercise all such powers in the interest of proper working and achievement of the objects of Sansthan.

(xii) The Secretary shall be the chief Drawing & Disbursing Officer of the Sansthan and shall sanction payment in respect of pay and allowances of officers and staff of the Sansthan including T.A., Medical Reimbursement, Honorarium etc. He may sanction and incur contingent expenditure as per the powers delegated to him by the Executive Committee;

(xiii) He shall have the power to appoint & remove from services of ministerial and other non technical staff including those on contract employment. He shall have the power to appoint and remove the technical staff after obtaining prior approval of the Executive Committee.

However, ratification of the same should be obtained in the subsequent General Body/Committee meeting as the case may be.

... provided that nothing herein contained ...
the payment in good faith of honoraria, stipend to trainees, facilities
of any nature remuneration to any member, office bearer, officer or
servant or to any one else in return for services rendered. No

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(c) Directors :

- (i) The day-to-day management of the Sansthan will be done by the Director of Sansthan. The Director shall exercise supervision and control over all persons employed in the Sansthan.
- (ii) All agreements, assurances, and deeds shall be executed under the signatures of Director.
- (iii) The Director shall be the custodian of the property, movable or immovable and records of the Sansthan.

9. Board of Management :

- (a) There shall be a Board of Management.
- (b) The Board of Management shall consist of the followings:-

S.No.	Full Name (In Capital Letter)	Address	Occupation	Designation in the Sansthan
1.	Sh. SHRI RAM GOTEWALA S/o	B-7, Shiv Marg, Bani Park, Jaipur	Public Representative	Chairman (Ex-Officio)
2.	Sh. AKHEY RAJ S/o Sh. DEO RAJ.	Housing Commissioner, R. H. B., Jyoti Nagar, Jaipur.	Govt. Service	Vice Chairman (Ex-Officio)
3.	Sh. CHANDRA PR. MEENA S/o Sh. DEO LAL MEENA	Secretary, U. D. & H., Govt. of Raj., Jaipur.	do	(Ex-Officio) Member

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4.	Sh. SADVIAPPA S/o Sh. SIDDAPA	Ex-Chairman Public Service Commission, D-280, Todar Mal Marg, Bani Park, Jaipur.	Social Worker	Member
5.	Sh. RAVI MATHUR S/o Sh. MOHAN PRA KASH MATHUR	Director, Science & Technology, Govt. of Rajasthan, Jaipur.	Govt. Service	(Ex-Officio) Member
6.	Sh. C. S. MEHTA S/o Sh. A. S. MEHTA	Chief Town Planner, Govt. of Raj., Jaipur.	do	do
7.	Smt. SUDHA RAINA W/o Sh. TEJA RAINA.	Chairman, Samaj Kalyan Board, Jaipur.	Public Representative	Member
8.	Sh. H. S. MATHUR	Director, (planning), J.D.A., Jaipur.	Govt. Service	(Ex-Officio) Member
9.	One Representative	Housing & Urban Develop- ment Corporation, Hudco House, Lodhi Road, New Delhi.	do	do
10.	One Representative	Human Settle ment Manage ment Institute, New Delhi.	do	do

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11. One	National	Govt.	(Ex-Officio)
Representative	Building	Service	Member
	Organisation		
12. One	Central Building	Govt.	(Ex-Officio)
Representative	Research instt.	Service	Member
	ROORKEE		
13. SH. M. RAISING	Professor of	do	do
HANI S/o Late Sh.	Training &		
JHAMAR DASS	placement		
	M.R.E.C. Jaipur		
14. Sh. KRISHNA	Regional	Bank	do
MOHAN	Manager, Union	Service	
ROHTAGI	Bank of India,		
	Jaipur.		
15. Sh. A. MATEEN	Dy. Housing	Govt.	do
S/o. Sh. ABDUL	Commissioner	Service	
RAZAK	H.Q., R.H.B.,		
	Jaipur.		

The total number of members of the Board, shall be limited to 19 (Nineteen). The Board of Management shall have the rights to co-opt four Members on the Board on the Basis of their expertise in the fields of architecture, social work or construction work, education and training and one member from out of the founding members of the Sansthan. In the first Management Board, following members have been co-opted:-

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1. SH. MANOHAR Ex-Chairman, Social Member,
LALJI MATHUR Rajasthan Worker
Canal Board
2. SH. GEMINI J. Mohanco, Builders' Member
OBEROY Bhagwandass Association
Road, 'C' Scheme
Jaipur.

9.1 Term of the Board :

The term of the first Management Board shall be of two years from the date of registration. Thereafter an elected Board of Management will take its place. The term of an elected Board shall be 3 years.

The procedure of election of management committee shall be indirect and an independent Election Officer shall be appointed by the previous management committee.

The co-opted members shall be the members of the Board for a period of three years, They will be entitled for co-option again. Those members who are on the Board on account of their ex-officio status shall cease to be members of the Board on their ceasing to hold such office, Their places on the Board will be held by their successors in office,

9.2 Rights, Powers and Duties of the Board of Management :

- (a) All properties, movable, immovable or of any kind shall vest in the Board of Management;
- (b) The business and affairs of the Sansthan shall be carried on and managed by the Board of Management;
- (c) The Board of Management shall have all such powers and shall perform all such functions as are considered necessary or proper for the achievements or the furtherance of the objectives of the Sansthan;

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- (d) Without prejudice to the generality of the foregoing provisions the Board of Management shall have the following powers and rights to :-
- (i) To acquire by gifts, purchase exchange, lease or otherwise lands, buildings or other immovable properties together with all rights appertaining there to;
 - (ii) Construct and maintain buildings including rights to alter or improve them and to equip them suitably;
 - (iii) Manage properties of the Sansthan;
 - (iv) Raise funds for the Sansthan through loans, gifts, donations or otherwise;
 - (v) Receive moneys, securities instruments and or any other movable property for and on behalf of the Sansthan;
 - (vi) Enter into agreement for and on behalf of the Sansthan;
 - (vii) Sue and defend all legal proceedings on behalf of the Sansthan;
 - (viii) Grant, receipt, to sign and execute instrument and to endorse/discount, cheques or negotiable instruments.
 - (ix) Make, sign and execute all such documents and instruments, as may be necessary or proper for carrying on the management of the properties and affairs of the Sansthan.
 - (x) Invest the moneys and funds of the Sansthan and to vary the investment as and when it may seem necessary or proper;
 - (xi) Manage, sell, transfer or otherwise dispose of any property, movable, immovable of the Sansthan;
 - (xii) Assign from time to time such functions and duties and delegate such powers as it may deem fit to the Committee or the secretary of the Sansthan;

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- (xiii) Consider and approve the annual budget of the Sansthan;
- (xiv) Perform all such act and do all such things as may be necessary for the proper management of the properties and affairs of the Sansthan;
- (xv) Appoint auditors of the Sansthan;
- (xvi) Delegate its powers to the Chairman, Secretary Member or any other functionary of the Sansthan;
- (xvii) Make bye-laws in respect of the following matters :-
 - (a) The management of the properties, funds affairs and working of Sansthan;
 - (b) The procedure for selection of Members of the Committee including provisions for the transaction of business by circulation, proxy or otherwise as may be deemed fit;
 - (c) Powers, functions and duties of the Secretary other than those specified in these rules & regulations and;
 - (d) Such other purposes as may be found necessary;
- (xviii) Repeal, amend and modify the bye-laws.

9.3 Proceedings of the Board (Governing Body) :

- (a) Every meeting of the Board shall be presided over by the Chairman and in his absence by the vice Chairman.
- (b) Normally fifteen days notice shall be required for conveying the meeting of the Board and the Executive Committee. However, in case of urgency similar notice for the meeting can be given at the discretion of the Chairman. For the annual general body meeting, 15 days notice shall be required.

- (c) A meeting of the Board shall be convened by the Chairman within a fortnight on getting a requisition signed by not less than five members.
- (d) The quorum for the meeting of the Board and the General Body shall consist of five members.
- (e) The meeting of the governing body shall be held atleast once in two months.
- (f) The Secretary shall call the meeting in consultation with the Chairman.
- (g) Each member including the presiding member shall have one vote and in the case of equality of votes the Chairman or member presiding over the meeting as the case may be, shall have a casting vote.
- (h) Any business except that are specially ordered by the Governing Body to be placed before the meeting may be transacted by resolution by circulation among all the members and if approved by a majority of the members, and
- (i) There shall be annual meeting of the Governing Body and such other meetings as may be decided upon by the Committee.

9.4 Membership of the Sansthan :

- (a) The Sansthan shall keep the roll of members giving their names, dates of enrolment, occupation and address.
- (b) If a member of the Sansthan changes his address, he shall notify the new address to the Sansthan and the entry in the roll will be accordingly changed, and
- (c) Resignation of a member from the membership shall be tendered to the Secretary of the Sansthan and shall take effect from the date of its acceptance by the Executive Committee.

10. Executive Committee :

The management of the affairs of the Sansthan shall be carried out by the Executive committee according to the rules and regulations of the Board. The Executive Committee shall execute the policies and programmes of the Sansthan under the over all supervision and control of the Board of Management.

10.1 Composition of the Executive Committee :

The Executive Committee of the Sansthan shall consist of the following members-

- | | |
|---|------------------|
| (a) Chairman of Sansthan | Chairman |
| (b) Housing Commissioner, Rajasthan Housing Board, Jaipur. | Member |
| (c) Director, Science & Technology, Govt. of Rajasthan, Jaipur. | Member |
| (d) Chairman, Samaj Kalyan Board, Jaipur. | Member |
| (e) Sh.H.S.Mathur, Director (Planning) Jaipur Development Authority, Jaipur. | Member |
| (f) Sh. M. Raisinghani, Professor of Training & Placement, M.R.E.C., Jaipur. | Member |
| (g) Sh. S. Aadviappa, Ex-Chairman, Public Service Commission. | Member |
| (h) Sh. Krishna Mohan Rohtagi, Regional Manager, Union Bank of India, Jaipur. | Member |
| (i) Deputy Housing Commissioner (H.Q.) R.H.B., Jaipur | Member |
| (j) Secretary of the Sansthan. | Member Secretary |

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10.2 Powers, Rights and Duties of the Committee :

- (a) To create or abolish any post in Sansthan subject to the budget
- (b) To appoint, from time to time, such technical and non technical employees in Sansthan on such terms and conditions as it may consider necessary for carrying out the working of Sansthan;
- (c) To exercise control & disciplinary powers including the powers of dismissal of the employees of the Sansthan;
- (d) To exercise supervision and control and to oversee working of the Sansthan.
- (e) To give directions to the Secretary of Sansthan for proper management of the Sansthan;
- (f) To form committees to assign and/or delegate to the Director or the Committee such powers, duties and functions as it may deem fit;
- (g) To propose bye-laws for any of the matter for which they may be made for consideration and adoption by the Governing Body;
- (h) To publish and or to finance the publication of studies, thesis books, periodicals, reports and other literature, and to sell or arrange for the sale of them, as it may deem fit from time to time;
- (i) To arrange for the documentation of such materials in and allied fields, as may be needed for the Sansthan and its works;
- (j) To institute and maintain library;
- (k) To purchase all such articles and materials including equipment and machinery as may be needed for the Sansthan and its work;

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- (l) To appoint, from time, such committees including, if need be, persons other than members of the committee and to assign and or delegate there to such powers, duties and functions as it may deem fit;
- (m) To maintain proper books and accounts supported by necessary vouchers;
- (n) To arrange for the audit of the accounts of the Sansthan annually;
- (o) To present every year to the Governing Body and annual report on the working of the Sansthan for the consideration of Governing body; and
- (p) To perform all such acts and duties and exercise all such powers as may be delegated or assigned to it by the Governing Body.

10.3 Quorum:

For the meeting of the Executive Committee, the quorum shall be of three persons;

10.4 Meeting of the Executive Committee:

The Executive Committee shall meet atleast once in two months.

11. MEMBERSHIP OF THE SANSTHAN :

- (A) The members of the Society shall consist of individuals institutions and ex-officio members;
- (B) The members of the Society except ex-officio members shall be admitted/removed/readmitted by the Governing Body or any such committee there of empowered with the specific power :

(a) Category of Member :

There will be 3 categories of members, having equal voting rights in the Society :-

(i) *Individuals*(ii) *Institutions; and*(iii) *Ex-Officio Members.*

(b) Qualification :

Individuals : Any knowledgeable person in the field of housing who can contribute towards the attainment of the objectives.

Institutions : Only registered bodies engaged in activities connected with housing.

Ex-Officio Members : Representatives of the Govt. Semi-Govt. agencies nominated by the District Collector.

(c) Maximum number of Members :

The number of members of the Society shall be limited to 20 in the following rating :-

Individuals	20%
Institutions	20%
Ex-Officio	60%

(d) In the case of institution members the institution shall appoint a specific person to attend each meeting of the Sansthan and such appointment shall stand removed on the completion of the meeting;

(e) The Sansthan shall keep a Register of Members giving their names, full address and occupation;

(f) Change in the address of members shall be promptly notified to the Sansthan;

(g) Where a person is appointed as Ex-officio member by virtue of holding a specific post, his tenure as members expires if he ceases to hold that specific post;

(h) A person intending to become a member of the Sansthan shall make an application in writing in the prescribed form and send it to the Secretary of the Society who will place the same before the Governing Body or any sub-committee which have absolute right to accept or reject the application and decision of the Body shall be final and on acceptance of the application the membership fee shall be paid. The membership fee shall be as under :-

Individuals	Rs. 100/-
Institutions	Rs. 5,000/-
Ex-Officio Members	Rs. Nil

(i) A Member of the Society shall cease to be a member in the following events:-

(i) if the member resigns, becomes of unsound mind, insolvent or is convicted of a criminal offence involving moral turpitude; and

(ii) if he does not attend 3 consecutive meetings of the Sansthan without leave of absence from the Chairman,

(j) Resignation of membership by a member shall be in writing addressed to the Secretary who shall place the letter before the Governing Body for acceptance and on acceptance the fact shall be communicated;

(k) Any vacancy in the membership of the Sansthan shall be filled in the normal way prescribed supra and members resigning shall not be entitled for the refund of membership fees;

(l) Any proceedings of the Sansthan shall not be rendered invalid on the ground that any person eligible to be a member has not been admitted as a member or three has been any defect in the appointment of members;

(m) The Governing Body of the Sansthan has absolute right to remove a member without assigning any reason; and

(n) All persons who signed the Memorandum of Association shall be first members of the Sansthan duly admitted.

12. Funds :

The funds of the Sansthan shall consist of the following :

- (a) Grants from the Government of Rajasthan and any other, State Government and the Government of India;
- (b) Grants and contributions from Housing & Urban Devp. Corporation, New Delhi, Rajasthan Housing Board, Jaipur and other Corporate Bodies, Agencies, institutions and persons in India and out side;
- (c) Loans from the Government of Rajasthan, any other State Governments, the Government of India and other organisations and institutions;
- (d) Fees and charges levied for services rendered and training and research grants received by the Sansthan;
- (e) Earning from production of materials and other works taken up by the Sansthan;

13. Audit :

- (a) The balance sheet and income & Expenditure accounts shall be audited by an Auditor appointed by the Board of Management in the Case of the First balance sheet and then by an Auditor appointed by the General Body Meeting in the subsequent Years. The Balance Sheet and Income & Expenditure statement shall be signed by atleast three members of the Board of Management;

(b) A statement of the accounts so audited together with observation of the auditors shall be placed before the Board of Management as far as possible at its annual meetings and if the statement of audited accounts are not ready by the date of the annual meeting, it should be placed before the Board of Management at a subsequent meeting called, for the purpose;

(c) The Board of Management shall at some date not later then 18 months after the registration of the Sansthan and subsequently once at least in every year place before the General Body Meeting the Balance Sheet and Income & Expenditure account for the period. In case of the first account, the account shall cover the period from the date of registration to the closing period and in any other cases for a period of the year from the last closure of accounts;

(d) After the Balance sheet and income & Expenditure accounts have been laid before the General Body Meeting a copy of the Balance Sheet certified by two members of the Board of management shall be forwarded to the Rajasthan Housing Board within 21 days from the date of the General Body meeting, and

(e) Registrar institution Jaipur shall have full power to inspect the record of the institution and suggestion made by Registrar or representative will be fully complied by the institution;

14. Amendments :

Amendments to these Rules and Regulations may be made by the Board of Management by a two third majority of the members present and voting in a meeting convened for this purpose provided that the members voting in favour of the amendment constitute not less than half the total members of the members of the Board of Management at the time.

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15. Seal of the Society :

The Governing Body should provide a seal and also provide for its safe custody. The seal shall not be used except with authority of the Governing Body previously given and every instrument shall be countersigned by the secretary or some Person authorised by Governing Body.

16. Indemnity :

Every officer of the Sansthan shall be indemnified out of the funds of the Sansthan against all losses and Expenditure incurred in the discharge of his duties except those caused by his own neglect, wilful act or default and such a person shall be answerable only for his own acts, neglect or default and not for those acts, neglect or default of any other persons.

17. Dissolution and Adjustment of affairs :

Upon dissolution, the assets of the Society, after the satisfaction of all of its debts and liabilities, shall be dealt in the manner determined by the Rajasthan Housing Board, Jaipur.

18. DECLARATION:

Save as herein provided, in all circumstances, this Sansthan will be functioning in accordance with the provisions of the Societies Registration Act as applicable to the State of Rajasthan and all the provisions of this said act will be applicable to the Sansthan.

We the under mentioned members of the Board of Management of the Sansthan hereby certify that the above is a correct copy of the Rules & Regulations of the said Sansthan:-

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(27)

S.No.	Full name (In Capital Letters)	Address	Occupation	Full Signature
1.	Sh. SHRI RAM GOTEWALA S/o Sh. MOHAN LAL GOTEWALA	B-7, Shiv Marg, Bani Park, Jaipur	Public representative	
2.	Sh. AKHEY RAJ S/o Sh. DEO RAJ	Housing Commissioner, R.H.B., Jyoti Nagar JAIPUR.	Govt. Service	
3.	Sh. CHANDRA PRAKASH MEENA S/o Sh. DEO LAL MEENA	Secretary, U. D. & H., Govt. of Rajasthan, JAIPUR.	Govt. Service	
4.	Sh. S. ARVIAPPA S/o Sh. SIDDAPPA	Ex-Chairman, Public Service Commission, JAIPUR	Social Worker	
5.	Sh. RAVI MATHUR S/o Sh. MOHAN PRAKASH MATHUR	Director, Science & Technology, Govt. of Rajasthan JAIPUR.	Govt. Service	
6.	Sh. C. S. MEHTA S/o Sh. A. S. MEHTA	Chief Town Planner, Govt. of Rajasthan, Jaipur.	do	
7.	Smt. SUDHA RAINA W/o Sh. TEJA RAINA.	Chairman, Samaj Kalyan Board, Jaipur.	Public Representative	

8.	Sh. H. S. MATHUR	Director, (planning), J.D.A., Jaipur	Govt. Service
9.	One Representative	Housing & Urban Development Corporation, Hudeco House, Lodhi Road, New Delhi.	do
10.	One Representative	Human Settlement Management Institute, New Delhi.	do
11.	One Representative	National Building Organisation	do
12.	One Representative	Central Building Research instt., ROORKEE	do
13.	Sh. M. RAISING HANIS, S.O. Late Sh. JHAMAR DASS	Professor of Training & placement M.R.E.C., Jaipur	do
14.	Sh. KRISHNA MOHAN ROHTAGI	Regional Manager, Union Bank of India, Jaipur.	Bank Service
15.	Sh. A. MATEEN S.O. Sh. ABDUL RAZAK.	Dy. Housing Commissioner H.Q., R.H.B., Jaipur.	Govt. Service

Witness No. 1
Name: O. P. Bhatnagar
Occupation: President Engineer
H.O. 1
Address: Rajasthan
Housing Board, JAIPUR

Witness No. 2

Witness No. 2

Name: R. D. Singhania

Occupation: President Engineer
H.O. 2
Address: Rajasthan
Housing Board, JAIPUR

H.O. 1

Address: Rajasthan

Housing Board, JAIPUR

H.O. 2

Address: Rajasthan

Housing Board, JAIPUR

Signature of

Signature of

8.	SH. H. S. MATHUR	Director, (planning), J.D.A., Jaipur	Govt. Service
9.	One Representative	Housing & Urban Develop- ment Corporation, Hudeco House, Lodhi Road, New Delhi.	do
10.	One Representative	Human Settle- ment Manage- ment Institute, New Delhi.	do
11.	One Representative	National Building, Organisation	do
12.	One Representative	Central Building Research instt., ROORKEE	do
13.	SH. M. RAISING HANI S, oLate Sh. JHAMAR DASS	Professor of Training & placement M.R.E.C., Jaipur	do
14.	SH. KRISHNA MOHAN ROHTAGI	Regional Manager, Union Bank of India, Jaipur.	Bank Service
15.	SH. A. MATEEN S.o. SH. ABDUL RAZAK.	Dy. Housing Commissioner H.Q., R.H.B., Jaipur.	Govt. Service



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ANNEXURE

6211
9/11/89
1308

तार: जलनिगम

फोन: 40171
40175

उत्तर प्रदेश जल निगम

प्रधान कार्यालय: G, राधा प्रताप मार्ग, लखनऊ-226001

संख्या: 15/जे-1/कार्यालय/73

दिनांक: 19 अगस्त, 1989

कार्यालय-3A

Handwritten notes:
पं. 15/जे-1/कार्यालय/73
19/8/89
20/8/89

जल निगम में कार्यभार सँभालने वाला कार्यों के निर्माण में तोड़ता लाने के उद्देश्य से अध्यक्ष उ०१० जल निगम से संपत्ति से "कन्स्ट्रक्शन रंग डिजाइन सर्विसेज {उ०१० जल निगम}" का गठन तत्कालिक प्रभार से किया जाता है, जो कि टेन्डरिंग के माध्यम से अधिभोगी नियुक्त करवाये जायेंगे संस्थाओं से निर्माण कार्यों को सम्पन्न करने में सहायता देगा। उद्देश्य यह है कि इस विंग के माध्यम से निम्नलिखित कार्यकारो आदेश अध्यक्ष महोदय को संपत्ति से शक्ति दिये जाते हैं।

1- कन्स्ट्रक्शन रंग डिजाइन सर्विसेज विंग को सुचारु रूप से चलाने का पूर्ण अधिकार एक अधिभोगी अभियन्ता को सौंपा जायगा, जो कि इस विंग का निदेशक प्रवर्तित होगा। यह निदेशक, उ०१० जल निगम के अध्यक्ष निदेशक के छोटे डेन-रेस में स्वतंत्र रूप से कार्य करेगा, और निम्नलिखित कार्यों के समर्थन के लिये एक अनुमति रजिस्ट्रार अधिभोगी को निदेशक के अधीन आधिकारिकतानुसार नियुक्त किया जायेगा।

2-

जल निगम के एक अधिभोगी अभियन्ता को नियुक्त इस विंग में नियोजन और सम्पन्न कार्यों के लिए तुरन्त से को जायेगा, जो कि निम्नलिखित प्रत्येक स्टाफिंग से सम्पर्क स्थापित करके टेन्डरिंग और निरीक्षण द्वारा निर्माण कार्यों को सम्पन्न करने का प्रयास कन्सल्टेंट से सहायता से करेगा।

3-

"ग्राफिकल और स्टाम्प" से सभी के लिये आधिकारिकतानुसार माहरो शिपमन रेवेन्सज का सहयोग भी प्राप्त किया जा सकता है।

4- इस विंग में कार्य को उल्लेखित के अनुसार अलग-अलग प्रत्येक निदेशक को निर्देशित से गैर-पुनर्स्थापित कार्य जायेगा और इन मामलों के निर्माण कार्य का तात्पर्य अलग-अलग पुनर्स्थापित करने को होगा जायेगा, जो इस विंग के निदेश के तात्पर्य नियंत्रण में कार्य करेंगे। पुनर्स्थापित का गठन प्रत्येक निदेशक द्वारा आवश्यकतानुसार निदेशक "कन्सल्टेशन एवं डिजाइन सर्विसेज" को संस्तुति कर दिया जायेगा।

5- विंग के निदेशक को जिन प्रमुख अधिकारियों व कर्मचारियों को आवश्यकता होगी, वे जल निगम के प्रमुख निदेशक से उनके संग करेगे, जिसको व्यवस्था प्रमुख निदेशक द्वारा हो जायेगा। जो अधिकारी व कर्मचारी इस विंग में भेजे जायेंगे वे ऐसे होंगे जिन्हें कामरिशियल कार्यों में रुचि हो, जो कम्प्यूटर से अच्छे सम्बन्ध रख सकें एवं व्यवहार कुशल रहने में सक्षम हों।

6- इस विंग में कार्यरत अधिकारियों/कर्मचारियों को लाभ अर्जित होने पर या अच्छा कार्य करने पर पुरस्कार प्रदान किया जायेगा।

7- जो हटाए इस विंग में कार्य के लिये तैनात किये जायेंगे उन्हें 15 दिन का उचित प्रशिक्षण भी दिया जायेगा ताकि वह कामरिशियल प्रणाली से कार्य कर सकें इस प्रशिक्षण को व्यवस्था निदेशक द्वारा कन्सल्टेंट के परामर्श से हो जायेगा।

इस विंग के संचालन को प्रणाली व पद्धति से होंगे जो उत्तर प्रदेश राजसेवा निर्माण निगम को है, तथा उनका मनुष्य व कार्य इत्यादि में यथावत अनुसरण जायेगा। अधिष्ठान एवं यात्रा सम्बन्धी त्रिषण जो संमान में जल निगम अधिकारी एवं कर्मचारियों पर लागू है वे यथावत होंगे।

उत्तर प्रदेश राजसेवा निर्माण में "डेलीगेशन ऑफ - पावर" से सूची उनके मनुष्य के नेचर 29 में अर्जित है। इस विंग के अधिकारियों को भी उक्त अधिकार प्राप्त

होगे, निम्न संक्षिप्त विवरण निम्न प्रकार है:-

इस विंग के अधिकारी

निर्माण निगम को जिस अधिकारी के शायद अनुमत्य है

- | | |
|---|---|
| 1- प्रमुख निदेशक, जल निगम । | निर्माण निगम के निदेशक मण्डल। |
| 2- कन्स्ट्रक्शन एवं डिजाइन सर्विसेज विंग का निदेशक । | निर्माण निगम का प्रमुख निदेशक। |
| 3- यूनिट इन्चार्ज । | यूनिट इन्चार्ज । |
| 4- सहायक अभियन्ता । | रेजिडेंट इंजीनियर । |
| 5- श्रम अभियन्ता । | सब इंजीनियर |
| 6- कन्स्ट्रक्शन एवं डिजाइन सर्विसेज विंग के मुख्यालय का वित्तीय अधिकारी । | मैनेजरियल एडवाइजर । कंट्रोलर ऑफ एकाउन्ट्स । |
| 7- सेल्ड यूनिट का एकाउन्टेन्ट | निर्माण निगम के यूनिट का एकाउन्टेन्ट । |

10-

वित्तीय कंट्रोल:

क।

निदेशक, "डिजाइन एवं कन्स्ट्रक्शन सर्विसेज" प्रति वर्ष एक चार्टर्ड एकाउन्टेन्ट द्वारा इस विंग के लेखा-जोखा, ग्राउंडर, इत्यादि का विस्तृत आडिट करायेगे । चार्टर्ड एकाउन्टेन्ट द्वारा बनाई गई रिपोर्ट तथा हानि-लाभ का लेखा-जोखा जल निगम के वित्त निदेशक/प्रमुख निदेशक को भ्रतुत किया जायेगा ।

ख।

जल निगम के वित्त निदेशक द्वारा भी इस विंग का 2-3 दिन का टेस्ट आडिट कराया जायेगा ।

खाता प्रभु - प्रमाणित

डि. ए. एम्. एम्.
एग्रेडेटेड शार्प
प्रमुख निदेशक।

Director
Construction & Design Services
U.P. Jal Nigam
Lucknow

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10सं 415/पे-1-कार्यालय/73

उत्तर दिनांक : 19.11.1989

श्रीतिलिप निम्नलिखित को सूचनार्थी शेषित:-

- 1- अध्यक्ष/प्रवक्ता निदेशक/ वित्त निदेशक महोदय के निम्न सचिव, उ० प्र० जल निगम, तमनऊ ।
- 2- मुख्य अभियन्ता : ग्राम/विस्तार, उ० प्र० जल निगम, तमनऊ ।
- 3- मुख्य अभियन्ता : प्रवेजत/बोरोभारडो/गंगा प्रदूषण/वि० यो०, उ० प्र० जल निगम, तमनऊ ।
- 4- मुख्य कार्मिक अधिकारी, उत्तर प्रदेश जल निगम, तमनऊ ।
- 5- समस्त अधीक्षण/अधीशासो अभियन्ता, उ० प्र० जल निगम ।
- 6- समस्त अधिकारी : मुख्यालय, उ० प्र० जल निगम तमनऊ ।

प्रवक्ता निदेशक



प्रधान कार्यालय उत्तर प्रदेश जल निगम, 6 राणा प्रताप मार्ग, लखनऊ -1

पत्रांक 974 / प्र-1/डिजाइन सर्विसज,

दिनांक 7 जून 1993

कार्यालय ज्ञाप

कार्यालय ज्ञाप संख्या 415/पी-1/कार्यालय/93, दिनांक 19.4.89 द्वारा कन्स्ट्रक्शन एवं डिजाइन सर्विसज {उत्तर प्रदेश जल निगम} के गठन की व्यवस्था करने वाले विभिन्न स्तर के अधिकारियों द्वारा प्रयुक्त किये जाने वाले अधिकारों का उल्लेख किया गया था। उक्त आदेशों के आंशिक संशोधन में निम्न व्यवस्था तत्काल प्रभाव से लागू की जाती है।

उसी स्तर पर एण्ड डी. एस. ऑफिस में कार्यरत विभिन्न स्तर के अधिकारियों द्वारा राजकीय निर्माण निगम में प्रचलित व्यवस्था के अनुसार विभिन्न स्तरों के अधिकारियों को प्रदत्त अधिकारों का उपयोग, उसी स्तर के अधिकारियों द्वारा किया जायेगा।

हस्ताक्षर

ए. एस. एन. शुक्ल
अध्यक्ष

संख्या एवं दिनांक उपरोक्तानुसार।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही

हेतु प्रेषित :-

1. अध्यक्ष/प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, 30 प्रो जल निगम, लखनऊ।
2. समस्त क्षेत्रीय मुख्य अभियंता एवं मुख्यालय पर कार्यरत मुख्य अभियंता, 30 प्रो जल निगम।
3. समस्त महाप्रबन्धक, गंगा प्रदूषण नियंत्रण बोर्ड/विश्व बैंक, 30 प्रो जल निगम।
4. समस्त अधीक्षक/अधिशासी अभियंता, 30 प्रो जल निगम।
5. समस्त अधिकारी {मुख्यालय}, 30 प्रो जल निगम, लखनऊ।

Tail
11/6

हीरा शर्मा
सचिव प्रशासन

25-6-93
नारायण

संख्या एवं दिनांक उपरोक्तानुसार

प्रतिलिपि निदेशक, कन्स्ट्रक्शन एवं डिजाइन सर्विसज, उत्तर प्रदेश जल निगम, लखनऊ को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

हीरा शर्मा
सचिव प्रशासन

प्रधान कार्यालय, उत्तर प्रदेश जल निगम, 6-राधा, प्रताप मार्ग, लखनऊ
पत्रांक 1003/प्र-1/डिजाइन सर्विसेज 11-6-93 दिनांक 11-6-93

कार्यालय-ज्ञाप

उत्तर प्रदेश जल निगम में कन्स्ट्रक्शन एवं डिजाइन सर्विसेज के गठन के संबंध में की गई व्यवस्था से संबंधित कार्यालय ज्ञाप संख्या 415/पी-1/कार्यालय/93 दिनांक 19.4.89 के आश्रित संशोधन में कार्यालय ज्ञाप संख्या 974/प्र-1/डिजाइनसर्विसेज दिनांक 7.6.93 निर्गत किया गया था। जल निगम संचालक मण्डल की दिनांक 7.6.93 को हुई बैठक में पट संख्या 106118 पर हुए निर्णयानुसार उपरोक्त आदेश दिनांक 7.6.93 के क्रम में निम्नानुसार व्यवस्था तत्काल प्रभाव से लागू की जाती है।

निर्माण निगम में विभिन्न स्तर के अधिकारियों द्वारा प्रयुक्त अधिकारों को सीओएण्ड डीओ विंग के निम्न प्रकार से प्रयुक्त किया जाएगा:-

निर्माण निगम

सीओएण्ड डीओ एतद्वि

- | | |
|--|--|
| 1. राजकीय निर्माण निगम के निदेशक मण्डल के अधिकार | 1. अधि. प्रबन्ध निदेशक व वित्त निदेशक की समिति द्वारा प्रयुक्त किये जायें। |
| 2. राजकीय निर्माण निगम के अध्यक्ष के अधिकार | 2. प्रबन्ध निदेशक, जल निगम द्वारा। |
| 3. राजकीय निर्माण निगम का प्रबन्ध निदेशक | 3. कन्स्ट्रक्शन एवं डिजाइन सर्विसेज विंग का निदेशक मुख्य अभियन्ता स्तर 1/2 |
| 4. राओ निगम का महाप्रबन्धक | 4. महाप्रबन्धक अधिओ अभिओ स्तर |
| 5. यूनिट इंचार्ज | 5. यूनिट इंचार्ज अधिओ अभिओ स्तर |
| 6. रेजिडेंट इंजीनियर | 6. महाप्रबन्धक अभियन्ता |
| 7. सव इंजीनियर | 7. अवर अभियन्ता |
| 8. काइनेटिक्स एडवाइजर व कन्ट्रोलर आफ अकाउन्ट्स | 8. सीओएण्ड डीओ विंग के मुख्यालय का वित्तीय अधिकारी। ऐसा अधि-कारी, जिन्हें इस पद पर कार्य का कम से कम 5 वर्ष का अनुभव हो। |
| 9. निर्माण निगम के यूनिट का एकाउन्टेन्ट | 9. फील्ड यूनिट का एकाउन्टेन्ट डीओटीओ पास लेवल स्तर का। |

उपरोक्त संशोधन के फलस्वरूप विभिन्न स्तर के अधिकारियों/कर्मचारियों की आवश्यकता को जल निगम में उपलब्ध वर्तमान स्टाफ से पूर्ण किया जाएगा।

2. इस विंग के हार्जिलाम का वार्षिक लेवा-जोया चार्टर्ड एकाउन्टेन्ट द्वारा बनाई गई रिपोर्ट के साथ निगम के वार्षिक लेवाओं के साथ अध्यक्ष, जल निगम के अनुमोदन उपरान्त निदेशक मण्डल को प्रस्तुत किया जाएगा।

3. इस विंग की इकाईयों का आंतरिक आडिट उसी प्रकार होगा जिस प्रकार जल निगम की शाखाओं के संबंध में होता है।

(311)

4. इस विम में निदेशक/महाप्रबन्धकों की तैनाती/नियुक्ति अध्ष जल निगम के अनुमोदन से होगी। शेष पदों पर कार्यवाही जल निगम के सक्षम अधिकारियों/कर्मचारियों से प्रबन्ध निदेशक द्वारा अध्ष के निम्न-नियमित सामान्य दिशा निर्देशों के अनुसार की जाएगी।

§18 संबंधित अभियन्ता स्थानांतरण की सामान्य नीति के अनुसार स्थानांतरण का पात्र हो। अतः सामान्यतः केवल ऐसे अभियन्ताओं के संक्षेप में विचार किया जाए जो अतः जारी पद पर 3 वर्ष, कार्यकारी पद पर 5 वर्ष पूरा कर चुके हों।

§20 अथवा §18 के अंतर्गत स्थानांतरण के लिये द्यु अभियन्ताओं में कोई उठता क्रम में उपयुक्त अभियन्ताओं का चयन किया जाए। प्रस्तावित अभियन्ताओं के विरुद्ध कोई विभागीय/सर्वोच्चता जांच आदि तन्त्रित/प्रस्ता-वित नहीं होनी चाहिए।

§30 संबंधित अभियन्ताओं की तैनाती उनके गृह जनपद में नहीं की जाएगी और न ही ऐसे जनपद में जहां वह पिछले 5 वर्ष में तैनात रह चुका है, या प्रशासनिक कारणों से हटाया गया है।

§18 एन० एन० शुक्ल
अध्ष

प्रतिलिपि निम्नलिखित को सूचनार्थ प्रेषित:-

- 1- अध्ष/प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, 3090 जल निगम, लखनऊ।
- 2- मुख्य अभियन्ता, स्तर 1/2, 3090 जल निगम,
- 3- निदेशक, कन्स्ट्रक्शन एवं डिजाइन सप्लिय, 3090 जल निगम, लखनऊ।
- 4- समस्त : महाप्रबन्धक, गंगा प्रदूषण इकाई/विश्व बैंक इकाई, 3090 जल निगम,
- 5- समस्त अध्ष अभियन्ता/अपिनाती अभियन्ता, 3090 जल निगम,
- 6- समस्त अधिकारी {मुख्यालय}, 3090 जल निगम, लखनऊ।

दीरा शर्मा
सचिव, प्रशासन

4. इस विम में निदेशक/महाप्रबन्धकों की तैनाती/नियुक्ति अधि-
जल निगम के अनुमोदन से होगी। शेष पदों पर कार्यवाही जल निगम के
सबम अधिकारियों/कर्मचारियों से प्रबन्ध निदेशक द्वारा अधि-
नियुक्त सामान्य दिशा निर्देशों के अनुसार की जाएगी।

§18 संबंधित अभियन्ता स्थानांतरण की सामान्य नीति के
अनुसार स्थानांतरण का पात्र हो। अतः सामान्यतः केवल ऐसे अभियन्ताओं
के संबंध में विचार किया जाए जो अगले शरी पद पर 3 वर्ष, कार्यकारी
पद पर 5 वर्ष पूरा कर चुके हों।

§28 अर्धर §18 के अंतर्गत स्थानांतरण के लिये इस अभियन्ताओं
में कोई उठता क्रम में उपयुक्त अभियन्ताओं का चयन किया जाए। प्रस्तावित
अभियन्ताओं के विरुद्ध कोई विभागीय/तर्कता जांच आदि तन्त्रित/प्रस्ता-
वित नहीं होनी चाहिए।

§38 संबंधित अभियन्ताओं की तैनाती उनके गृह जनपद में नहीं
की जाएगी और न ही ऐसे जनपद में जहाँ वह पिछले 5 वर्ष में तैनात रह
चुका है, या प्रशासनिक कारणों से हटाया गया है।

§ एन० एन० शुक्ल
अध्यक्ष

प्रतिलिपि निम्नलिखित को सूचनार्थ प्रेषित:-

- 1- अधि-प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, उ०प्र० जल निगम,
लखनऊ।
- 2- मुख्य अभियन्ता स्तर 1/2, उ०प्र० जल निगम,
- 3- निदेशक, कन्स्ट्रक्शन एवं डिजाइन सप्लिय, उ०प्र० जल निगम, लखनऊ।
- 4- समस्त महाप्रबन्धक, गंगा प्रदूषण डिकार्ड/विश्व बैंक डिकार्ड, उ०प्र०
जल निगम,
- 5- समस्त अधीक्षक अभियन्ता/अधिरात्री अभियन्ता, उ०प्र० जल निगम,
- 6- समस्त अधिकारी {मुख्यालय}, उ०प्र० जल निगम, लखनऊ।

§ हीरा शर्मा
सचिव प्रशासन

4. इस विषय में, निदेशक/महाप्रबन्धकों की तैनाती/नियुक्ति अध्ष जल निगम के अनुमोदन से होगी। शेष पदों पर कार्यवाही जल निगम के तत्त्व अधिकारियों/कर्मचारियों से प्रबन्ध निदेशक द्वारा अध्ष के निम्न-लिखित सामान्य दिशा निर्देशों के अनुसार की जाएगी।

§18 संबंधित अभियन्ता स्थानांतरण की सामान्य नीति के अनुसार स्थानांतरण का पात्र हो। अतः सामान्यतः केवल ऐसे अभियन्ताओं के संबंध में विचार किया जाए जो अकांशरी पद पर 3 वर्ष, कार्यकारी पद पर 5 वर्ष पूरा कर चुके हों।

§22 अर्धर §18 के अंतर्गत स्थानांतरण के लिये इस अभियन्ताओं में बांँठता क्रम में उपयुक्त अभियन्ताओं का चयन किया जाए। प्रस्तावित अभियन्ताओं के विरुद्ध कोई विभागीय/तर्कता जांच आदि लम्बित/प्रस्तावित नहीं होनी चाहिए।

§38 संबंधित अभियन्ताओं की तैनाती उनके गृह जनपद में नहीं की जाएगी और न ही ऐसे जनपद में जहाँ वह पिछले 5 वर्ष में तैनात रह चुका है, या प्रशासनिक कार्यों से हटाया गया है।

§180 एन० शुक्ल
अध्ष

प्रतिनिधि निम्नलिखित को सूचनार्थ प्रेषित:-

- 1- अध्ष/प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, 3050 जल निगम, लखनऊ।
- 2- मुख्य अभियन्ता, स्तर 1/2, 3050 जल निगम,
- 3- निदेशक, कन्स्ट्रक्शन एवं डिजाइन सक्षिज, 3050 जल निगम, लखनऊ।
- 4- समस्त महाप्रबन्धक, गंगा प्रदूषण इकाई/विश्व बैंक इकाई, 3050 जल निगम,
- 5- समस्त अध्ष अभियन्ता/अपिशाती अभियन्ता, 3050 जल निगम,
- 6- समस्त अधिकारी §मुख्यालय, 3050 जल निगम, लखनऊ।

हीरा शर्मा
सचिव प्रशासन

4. इस विषय में निदेशक/महाप्रबन्धकों की तैनाती/नियुक्ति अध्ष जल निगम के अनुमोदन से होगी। शेष पदों पर कार्यवाही जल निगम के तत्त्व अधिकारियों/कर्मचारियों से प्रबन्ध निदेशक द्वारा अध्ष के निम्न-लिखित सामान्य दिशा निर्देशों के अनुसार की जाएगी।

§1§ संबंधित अभियन्ता स्थानांतरण की सामान्य नीति के अनुसार स्थानांतरण का पात्र हो। अतः सामान्यतः केवल ऐसे अभियन्ताओं के संबंध में विचार किया जाए जो अकांक्षारी पद पर 3 वर्ष, कार्यकारी पद पर 5 वर्ष पूरा कर चुके हों।

§2§ उपर §1§ के अंतर्गत स्थानांतरण के लिये इष्ट अभियन्ताओं में वही उठता क्रम में उपयुक्त अभियन्ताओं का चयन किया जाए। प्रस्तावित अभियन्ताओं के विरुद्ध कोई विभागीय/तर्कता जांच आदि लम्बित/प्रस्तावित नहीं होनी चाहिए।

§3§ संबंधित अभियन्ताओं की तैनाती उनके गृह जनपद में नहीं की जाएगी और न ही ऐसे जनपद में जहाँ वह पिछले 5 वर्ष में तैनात रह चुका है, या प्रशासनिक कार्यों से हटाया गया है।

§सं० एन० शुक्ल§
अध्ष

प्रतिनिधि निम्नलिखित को सूचनार्थ प्रेषित:-

- 1- अध्ष/प्रबन्ध निदेशक/वित्त निदेशक के निजी सचिव, 3090 जल निगम, लखनऊ।
- 2- मुख्य अभियन्ता स्तर 1/2, 3090 जल निगम,
- 3- निदेशक, कन्स्ट्रक्शन एवं डिजाइन सक्षिप, 3090 जल निगम, लखनऊ।
- 4- समस्त महाप्रबन्धक, गंगा प्रदूषण इकाई/विश्व बैंक इकाई, 3090 जल निगम,
- 5- समस्त अध्ष अभियन्ता/अपिशासी अभियन्ता, 3090 जल निगम,
- 6- समस्त अधिकारी §मुख्यालय§, 3090 जल निगम, लखनऊ।

हीरा शर्मा
सचिव प्रशासन

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C A D R E S T R E N G T H

Name of Service/Cadre : DDA Engineering Cadre
 Cadre Structure : Number of Posts sanctioned

S.No.	Post	Number of Posts				Proposed in Cadre Review May, 1995	Review	Remarks
		1981	1986	1992	1995			
1.	C.E.(C)	1	8	8	8	12	Consequently 3 SEs, 10 EEs, 31 AEs and 39 JEs will got promotion.	
2.	C.E.(E)	Nil	Nil	1	1			
3.	S.E.(C)	9	25	30	31	41		
4.	S.E.(E)	1	3	4	3			
5.	E.E.(C)	52	134	127	126	143		164
6.	E.E.(E)	9	17	17	17			
7.	A.E.(C)	248	601	528	526	603		591
8.	A.E.(E)	63	94	77	77			
9.	J.E.(C)	1274	1596	1530	1530	1745		1660
10.	J.E.(E)	163	266	215	215			

DELHI DEVELOPMENT AUTHORITY

STATEMENT SHOWING THE POSTS OF
SUPPORTING STAFF TO BE CREATED
AS A RESULT OF CADRE REVIEW

<u>Sl.No.</u>	<u>Name of the post</u>	<u>Numbers</u>
1.	Personal Secretary	2
2.	Stenographer	5
3.	Superintendent	1
4.	U.D.C.	2
5.	L.D.C.	6
6.	Peon	11

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APPENDIX 'N' TO ITEM NO. 45/95

No.K-11011/5/91-DDIA
Government of India
Ministry of Urban Development
(Delhi Division).
...

New Delhi, dated the 9th Dec., 1991

To,

The Vice-Chairman,
DDA, Vikas Sadan, INA,
New Delhi.

Sub: Creation of post in DDA.

Sir,

I am directed to refer to DDA's letter No. F.7(76)/
88/PB-I/2057, dated the 5th Aug., 1991, on the above subject
and to state that as certain changes are likely to be
carried out in the set up of DDA, DDA may not create any
post henceforth in exercise of the powers vested in the
Chairman, DDA, till such time as the changes in the set
up in DDA are finalised.

Yours faithfully,

Sd/-

(K. Suresh)
Desk Officer

ITEM No.

46/95

A-29-5-95

Sub: REVISION OF PAY SCALE OF COMMISSIONER (PLANNING AND CHIEF ARCHITECT IN D.D.A.)

File No. F.7(165)89-PB.I

P R E C I S

The pay scale of the post of Commissioner (Planning) in the D.D.A. was fixed as Rs.4500-5700/- with effect from 1.1.1986 on the basis of the recommendations of the IVth Central Pay Commission. The scale of pay of the post of Chief Architect was also revised at that time to Rs.4100-5300/- with a special pay of Rs.400/-.

2. In August, 1989, the DDA with the approval of the Lt. Governor/Chairman, DDA revised the pay scale of Chief Engineers in DDA from Rs.1800-2000 (pre-revised) and Rs.4100-5300 (revised) to Rs.5900-6700/- vide Estt. Order No. 3466 dated 14.8.89. Copy of the order is placed at (Appendix 'N' page No. 105)

3. Following this, the Chief Architect and Commissioner (Planning) represented that their pay scales should also be revised to Rs.5900-6700/- on the analogy of the aforesaid revision of the pay scale of Chief Engineers. Matter was therefore examined and with the approval of Lt. Governor/Chairman, DDA, Estt. Order No.2831 dated 24.7.90 was issued revising the pay scale of Commissioner (Planning) and Chief Architect to Rs.5900-6700/-. Copy of this order is placed at (Appendix 'O' page No. 106)

4. Now, the Ministry of Urban Development, vide its O.M. No. K-11011/35/93-DDIA dated 21.4.95, has reviewed the matter and issued directions under Section 41(1) of the Delhi Development Act, 1957 that the pay scale of both Commissioner (Planning) and Chief Architect shall be Rs.4500-5700/- as the same were revised without prior approval of the Central Government required under DDA (Misc.) Rules, 1959. It has, however, been ordered that to mitigate any personal hardship to the present incumbents, the incremental

Contd/.....

From pre-page.

-104-

amount that they are now drawing may be treated as personal to them and if any consequential upward revision of pay scale has been allowed in the case of any other posts in the Planning and Architectural Wing of the DDA, the status-quo ante, shall be restored with the stipulation that the present pay drawn by such incumbents will be protected as personal to them.

5. The Ministry of Urban Development, now Ministry of Urban Affairs and Employment is perhaps not aware of the entire facts of this case. It is, therefore, proposed that since the decision to revise the pay scale was taken after careful consideration

the matter may be referred to the Ministry of Urban Affairs and Employment for re-consideration and till that time the pay scales to the post of Commissioner (Planning) and Chief Architect should remain unchanged.

6. The matter is placed before the Authority for approving the course of action in para 5.

R E S O L U T I O N

In addition to the Government's Direction regarding revision of pay scales of the posts of Commissioner (Plg.) and Chief Architect, the Authority was informed of the Govt's Direction under Section 41(1) of the DD Act regarding six redesignated posts of Chief Engineers in DDA.

After due consideration, the Authority resolved that reasons behind these Directions and the implications thereof on other DDA cadres be examined in detail so that a rational and considered view could be taken, in totality. For doing so, it would be desirable to conduct a study of the pay scale structures and the work load of the posts in comparative organisations viz ., MCD, CPWD etc. in Delhi and similar organisations outside Delhi.

APPENDIX 'N' TO ITEM NO. 46/95

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH I)

Estt. Order No. 3466

Dated 14.08.1989

Lt. Governor/Chairman, Delhi Development Authority
is pleased to revise the pay scale of the post of Chief
Engineers in Delhi Development Authority to Rs.5900-200-
6700/- with effect from 1st July, 1989.

Sd/-

(JANAK JUNEJA)
COMMISSIONER (PERSONNEL)

No. F.7 (131)/87/PB-I

Dated 14.08.89

Copy forwarded to :-

1. S-ecy. to Lt. Governor, Delhi.
2. O. S.D. to Vice-Chairman, DDA.
3. Finance Member, DDA.
4. Engineer Member, DDA.
5. All Chief Engineers, DDA.
6. Chief Accounts Officer, DDA.
7. Commissioner (Land, Housing, Co-ordn.), DDA.
8. Secretary, DDA.
9. Chief Vigilance Officer, DDA.
10. A.O. (W) I, II, III, PAO (EW), Estt. Gazetted.
11. Personnel files of all CE, DDA.
12. E.O. Book.

Sd/-

(JANAK JUNEJA)
COMMISSIONER (PERSONNEL)

APPENDIX 'O' TO ITEM NO. 46/95

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH-I)

Estt. Order No. 2831

Dt: 24.07.90

L.G./Chairman, Delhi Development Authority has been pleased to revise the pay-scale of the posts of Commissioner(Planning) and Chief Architect in Delhi Development Authority from the present pay-scale of Rs.4500-5700/- and Rs.4100-5300/- respectively to Rs.5900-6700/-.

This order will take effect from 1.7.89.

Sd/-

(N. SAINI)
DEPUTY DIRECTOR(P)I.

No.F.7(165)/89/PB-I/

Dt:24.7.90

Copy to:-

1. Secretary to L.G. Delhi.
2. CSD to VC, DDA.
3. F.M., DDA.
4. E.M., DDA.
5. Commissioner(Plg.).
6. Chief Architect.
7. Director(DD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
8. Chief Vigilance Officer.
9. Chief Accounts Officer.
10. Commissioner(Lands).
11. Commissioner(Housing).
12. Commissioner(Coord.).
13. Commissioner(PPK).
14. Secretary, DDA.
15. A.O.(U.C).
16. A.O.(E)G.
17. Personal file/guard file.

Sd/-

DY. DIRECTOR(P)I.

ITEM Sub:

NO.

47/95

A-29-5-95

107-
ADDITION TO QUALIFYING SERVICES IN SPECIAL
CIRCUMSTANCES UNDER RULE 30 OF THE C.C.S. (PENSION)
RULES, 1972.

File No. F.7(32)95-PB.I

P R E C I S

The approved Recruitment Regulations for posts in the Planning and Architecture Wing of the Delhi Development Authority do not provide for benefit of addition to qualifying service under Rule 30 of the C.C.S. (Pension) Rules, 1972.

Commissioner (Planning), DDA has now represented that the benefit under Rule 30 of C.C.S. (Pension) Rules, 1972 may be made applicable to the qualified Town Planners and Architects of the Planning and Architectural Wing of the DDA. This would include all Group 'A' officers above the level of Asstt. Director (Planning)/Asstt. Architect. The said rules have been made applicable in the Central Architect Service Group 'A' and Town and Country Planning Organisation of Ministry of Urban Development, now the Ministry of Urban Affairs and Employment. The relevant orders in this regard are placed at Appendix 'P & Q' P.No. 109-110 & 111-117 respectively.

Rule 30 of the C.C.S. (Pension) Rules, 1972 provides as under :-

"Addition to qualified service in special circumstances.

A Government servant who retires from a service or post after the 31st March, 1960, shall be eligible to add to his service qualifying for superannuation pension (but not for any other class of pension) the actual period not exceeding one-fourth of the length of his service or the actual period by which his age at the time of recruitment exceeded twenty-five years or a period of five years, whichever is less, if the service or post to which the Govt. servant is appointed is one -

(a) for which post graduate research, or specialist qualification or experience in scientific, technological or professional fields, is essential; and

(b) to which candidates of more than twenty-five years of age are normally recruited.

Provided that this concession shall not be admissible to a Government servant unless his actual qualifying service at the time he quits Government service is not less than ten years.

Provided further that this concession shall be admissible only if the recruitment rules in

.....Contd.

From pre-page.

respect of the said service or post contain a specific provision that the service or post is one which carries the benefit of this rule.

Provided also that this concession shall not be admissible to those who are eligible for counting their past service for superannuation pension unless they opt before the date of their retirement, which option once exercised shall be final, for the weightage of service under this sub-rule forgoing the counting of the past service.

(2) A Government servant who is recruited at the age of thirty-five years or more, may, within a period of three months from the date of his appointment, elect to forgo his right to pension whereupon he shall be eligible to subscribe to a Contributory Provident Fund."

Finance Department, DDA has given its approval to this proposal. The matter is submitted before the Authority for consideration to amend the Recruitment Regulations to all Group 'A' posts above the level of Asstt. Director (Planning)/Asstt. Architect by incorporating the provisions of Rule 30 of C.C.S. (Pension) Rules, 1972.

R E S O L U T I O N

Resolved that provisions of Rule-30 of CCS (Pension) Rules, 1972 be made applicable to all group-A posts of the level of Asst. Director (Plg.) /Asst. Architect and above and the Recruitment Regulations be amended accordingly w.e.f. 1.5.95.



भारत का राजपत्र The Gazette of India

प्रकाशित हो प्रमाणित
PUBLISHED BY AUTHORITY

पं. 20]
No. 20]

नई दिल्ली, शनिवार, मई 15, 1993/विशाखा 25, 1915
NEW DELHI, SATURDAY, MAY 15, 1993/VAISAKHIA 25, 1915

इस भाग को भिन्न-पृष्ठ संख्या की जाती है जिसमें कि वह मूल्य संकलन के रूप में
रखा जा सके
Separate Billing is given to this Part in order that it may be filed as a
separate compilation

पृष्ठ 11-पृष्ठ 3-पृष्ठ.संख्या (1)
PART III-Section 3-Sub section (1)

भारत सरकार के संसाधनों (रक्षा संसाधन एवं खंडक) और सैन्यीय अधिकारियों (नौ नौकर)
(जिन प्रशासनों एवं खंडक) द्वारा विधि के अंतर्गत बनाए गए और जारी किये गए सामान्य न्यायिक
नियम (जिनमें सामान्य प्रकार के आदेश, उपनिषद आदि सम्मिलित हैं)
General Statutory Rules (including Orders Bye-laws etc. of a general
character) issued by the Ministries of the Government of India (other
than the Ministry of Defence) and by the Central Authorities
(other than the Administration of Union Territories)

506/40
5-2-93

विधि, न्याय और नौवनी कार्य संसाधन
(विधि कार्य विभाग)
नई दिल्ली, 27 अप्रैल, 1993

सा.का.नि. 230 :—केंद्रीय सरकार, निम्नलिखित प्रक्रिया
संहिता, 1908 (1908 का 5) की पहली अनुसूची के
आदेश 27 के नियम 1 द्वारा प्रदत्त शक्तियों का प्रयोग
करते हुए, निम्नलिखित अधिकारिता वाले किसी न्यायिक न्याय में
केंद्रीय सरकार द्वारा या उसके विरुद्ध बाहरी में नागरिकों और
निम्नलिखित कथनों पर हस्ताक्षर करने और उनके मर्यादित में
संबंधित भारत सरकार के विधि और न्याय संसाधन के
विधि कार्य विभाग की अधिसूचना सा.का.नि. सं. 167,
तारीख 14 फरवरी, 1990 में निम्नलिखित और संशोधन
करती है, प्रस्ताव :-

उक्त अधिसूचना की अनुसूची में "12. न्यायिक
और वन संसाधन" शीर्षक के नीचे, "भारतीय वन संरक्षण,
999 (11/91-1

देहरादून" शीर्षक में प्रविष्टियों के स्थान पर निम्नलिखित
रखा जाएगा, प्रस्ताव :-
भारतीय वन संरक्षण, देहरादून

- (i) विदेश, भारतीय वन संरक्षण,
- (ii) संयुक्त विदेश, भारतीय वन संरक्षण,
- (iii) संयुक्त विदेश, केंद्रीय वन, नागपुर,
- (iv) संयुक्त विदेश, उमरी वन, विजयपुर,
- (v) संयुक्त विदेश, पूर्वी वन, कलकत्ता,
- (vi) संयुक्त विदेश, दक्षिणी वन, बंगलौर,
- (vii) उम विदेश, केंद्रीय वन, नागपुर,
- (viii) उम विदेश, उमरी वन, विजयपुर,
- (ix) उम विदेश, दक्षिणी वन, बंगलौर

[सा.सं. 16(4)/91-न्यायिक]

डी.आर. मेमोरान्डम, प्रकाशित विधि महाहकार

Can "A" be
overleaf be
implemented
in the DDA?
ADRIE
Dixit
H. 13/3/93
18-1
28/4

भारत का पत्रांक 18, 1991/भाग 28, 1991

महरी विकास मंत्रालय

नई दिल्ली, 27 अप्रैल, 1993

सा.का.नि. 21 :—राष्ट्रपति संविधान के अनुच्छेद 309 के परामर्श द्वारा गवर्नर कर्मियों का प्रयोग करती हुए केंद्रीय मामलों में एक समूह "ए" नियम 1989 का संशोधन करने के लिए निम्नलिखित नियम बनाते हैं, यथा :-

1. (1) इन नियमों का संक्षिप्त नाम केंद्रीय मामलों की सेवा समूह "ए" (संशोधन) नियम, 1993 है।

(2) ये राजपत्र में प्रकाशन की तारीख की प्रवृत्त होंगे।

2. केंद्रीय मामलों की सेवा समूह "ए" नियम 1989 में नियम 13 के परामर्श निम्नलिखित परामर्श जोड़ा जाएगा, यथा :-

"यदि केंद्रीय सिविल सेवा (वैधान) नियम, 1972 के नियम 30 के अधीन पाया जा सके और जेष्ठ वास्तुविद (कनिष्ठ प्रशासनिक सेवा) के लिए केवल सीधे गती दिए गए व्यक्तियों को अनुमति दी जाए और ऐसा पाया जा सके कि व्यक्तियों को, जिन्हें वैधानिक पावों के लिए केंद्रीय सरकार/राज्य सरकारों/संघ-राज्य क्षेत्र प्रशासकों और स्वायत्त निकायों के अधीन की गई अपनी पूर्व सेवा की गणना करने के लिए अनुमति दिया गया है और उन व्यक्तियों को, जिन्होंने इन निकायों के अधीन अपनी पूर्व सेवा में जोड़े गए सेवा गती का पाया प्राप्त किया है, अनुमति नहीं होगी।"

[सा.सं. 20011/1/80-ई, इस्सू.]
पी.बी. रामनाथन, सचिव

पाठ टिप्पणी: मूल नियम भारत के राजपत्र के भाग-II खण्ड-3, उपखण्ड (1) में 25 जनवरी, 1989 के सा.का.नि. सं. 798 के अंतर्गत प्रकाशित किए गए थे और इसके पश्चात् 24 जुलाई, 1991, सा.का.नि. सं. 458 के अनुसार संशोधित किए गए थे जिसे 10 अगस्त, 1991 के भारत के राजपत्र में प्रकाशित किया गया था।

MINISTRY OF URBAN DEVELOPMENT
New Delhi, the 27th April, 1993

G.S.R. 241.—In exercise of the powers conferred by the proviso to article 309 of the Constitution, the President hereby makes the following rules to amend the Central Architects Service Group 'A' Rules, 1989, namely :-

1. (1) These rules may be called the Central Architects Services Group 'A' (Amendment) Rules, 1993.

(2) They shall come into force on the date of their publication in the Official Gazette.

2. In the Central Architects Service Group 'A' Rules, after rule 13, the following proviso shall be added, namely :-

"Provided that the benefit under rule 30 of the Central Civil Services (Pension) Rules, 1972 will be admissible to direct recruits only for the post of Architect and Senior Architect (Junior Administrative Grade) and such benefit will not be admissible to those who are allowed to count for pensionary benefits their previous service under Central/State Governments/Union Territories Administrations and autonomous bodies and to those who have received benefit of added years of service in their previous service under these bodies."

[F. No. 26411/1/86-F.V.I.]

V. V. RAMANATHAN, Under Secy.

Foot Note : The Principal Rules were published in the Gazette of India, Part II, Section 3, Sub-Section (1) vide GSR number 798, dated 25th October, 1989 and subsequently amended vide GSR number 458, dated 24th July, 1991 published in the Gazette of India dated the 10th August, 1991.

जल-मूलत परिवहन मंत्रालय

(पी जी अनुभाग)

पुडुचेरी

नई दिल्ली, 30 अप्रैल, 1993

सा.का.नि. 242 :—भारत सरकार जल-मूलत परिवहन मंत्रालय (पगन पत्र) भारत के राजपत्र, भाग-II, खण्ड 3, उपखण्ड (1) में पृष्ठ 3-4 पर प्रकाशित दिनांक 1 जून, 1992 की प्रविष्टिना संख्या सा.का.नि. 571-पा में :-

पृष्ठ 3 पर, प्रस्तावना की तीसरी लाइन में, "के प्राप्ति" शब्दों के स्थान पर "का प्रतिक्रिया करने हुए" शब्द पड़ेंगे।

[सा.सं. पी.प्रार. 16014/1/93-पी जी]
आर. रवि कुमार, सचिव

MINISTRY OF SURFACE TRANSPORT
(P. O. SECTION)
CORRIGENDUM

New Delhi, the 30th April, 1993

G.S.R. 242.—In the notification of the Government of India, in the Ministry of Surface Transport (Part: When) GSR Number 571-F published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (1) dated the 1st June, 1992, at pages 4 and 5 :-

at page 4, in the preamble, in line 2, for "in continuation" read "in supersession".

[File No. PR-16014/1/93-FG]
R. RAVI KUMAR, Under Secy

-111-
APPENDIX 'Q' TO ITEM NO. 47/95

TO BE PUBLISHED IN PART II, SECTION 311, OF THE GAZETTE OF INDIA

No.A-13012/3/85-UDIIIIB/UDI
Government of India
Ministry of Urban Development
(Shahri Vikas Mantralaya)
New Delhi
New Delhi

Dated the 26th July, 1988.

NOTIFICATION

G.S.R. In exercise of the powers conferred by the proviso to article 309 of the Constitution, the President hereby makes the following rules further to amend the Town & Country Planning Organisation (Group 'A' and Group 'B' posts) Recruitment Rules, 1984, namely:-

1. (1) These rules may be called the Town and Country Planning Organisation (Group 'A' and Group 'B' posts) Recruitment (Third Amendment) Rules, 1988.
(2) They shall come into force on the date of their publication in the official Gazette.

2. In the Schedule to the Town and Country Planning Organisation (Group 'A' and Group 'B' posts) Recruitment Rules, 1984, -

- (1) after column 6 and the heading, the following column and the heading shall be inserted, namely:-

Whether benefit of added years of service admissible under rule 30 of the G.O.S. (Pension) Rules, 1973 (a)

- (11) against item 3 relating to the post of Architect Planner, under column (a) as so inserted, the word "No" shall be inserted.

P.C. Shyngle
(P.C. Shyngle)
Desk Officer

To
The Manager
Government of India Press
Ring Road, New Delhi. (with Hindi version)

- Copy to:
1. The Secretary, Union Public Service Commission, New Delhi (with three extra copies), w.r.t. his letter No.F-3/27(2), 87-PR, dated 23.5.86.
 2. The Chief Planner, CPPO, New Delhi. 3. Guard file.

P.C. Shyngle
(P.C. Shyngle)
Desk Officer

(2) They shall come into force on the date of their publication in the Official Gazette.

1. The following rules shall be applicable to the Town and Country Planning Organisation (Group A and Group B posts) Recruitment Rules, 1964, namely:—

(a) The following rules shall be applicable to the Town and Country Planning Organisation (Group A and Group B posts) Recruitment Rules, 1964, namely:—

- (b) against each of serial number 3 A relating to the post of Additional Town and Country Planner, serial number 4 (A) relating to the post of Associate Architect, serial number 5 relating to the post of Associate Planner (Planning Engineer), serial number 6 relating to the post of Associate Planner (Associate Economist), serial number 6 A relating to the post of Associate Industrial Economist, serial number 7 relating to the post of Sociologist, serial number 8 relating to the post of Surveyor, serial number 9 relating to the post of Research Officer, serial number 11 relating to the post of Assistant Planner (Assistant Architect), serial number 12 relating to the post of Assistant Planner (Assistant Engineer), serial number 13 and 14 relating to the post of Assistant Planner and (Assistant Economist/Sociologist), serial number 15 relating to the post of Planning Assistant, serial number 16 relating to the post of Research Assistant and serial number 18 relating to the post of Administrative Officer-II, the following entry shall be inserted namely:—

"NOT APPLICABLE"

[No. A-12012]5[88-110.1]
M. RAM JOGESH, Desk Officer

Note:—The principle Rules were published in the Gazette of India vide Notification No. GSR 1483 dated 1-10-64 and subsequently amended vide Gazette notification Nos.—

1. GSR 1708 dated 16-11-65
2. GSR 45 dated 2-1-67
3. 16021[167-110] dated 31-10-67 (GSR 1707)
4. 16021[4]67-110 dated 5th January, 68 (GSR 136)
5. 16021[18]66-110 dated 20-6-68 (GSR 1096)
6. 16021[15]67-110 dated 8-7-68 (GSR 1253)
7. 16021[04]67-110 dated 13-9-68 (GSR 1780)

MINISTRY OF URBAN DEVELOPMENT

New Delhi, the 13th April, 1994

G.S.R. 145.—In exercise of the powers conferred by the proviso to article 309 of the Constitution, the President hereby makes the following rules further to amend the Town and Country Planning Organisation (Group A and Group B posts) Recruitment Rules, 1964, namely:—

1. (1) These rules may be called the Town and Country Planning Organisation (Group A and Group B posts) Recruitment (Amendment) Rules, 1994.

(NOTIFICATION PUBLISHED IN PART II SUB-SECTION(1) OF THE GAZETTE
OF INDIA DATED OCTOBER 10, 1964)

MINISTRY OF HEALTH
New Delhi the 1st October, 1964.

(21)

G.S.R. 1403: In exercise of the powers conferred by the proviso to article 309 of the constitution, the President hereby makes the following rules regulating the method of recruitment of persons to General Central Service, (Gr. 'A' & Gr. 'B' posts) in the Town and Country Planning Organisation, New Delhi, namely: -

1. Short title: These rules may be called the Town and Country Planning Organisation (Group 'A' and Group 'B' posts) Recruitment Rules, 1964.
2. Application: :- These rules shall apply to the posts specified in Column 1 of the Schedule annexed to these rules.
3. Number, Classification and Scale of Pay: :- The number of posts, their classification and the scales of pay attached to them shall be as specified in columns 2 to 4 of the said Schedule.
4. Method of recruitment, age limit and other qualifications: :- The method of recruitment, age limit, qualifications and other matters connected therewith shall be as specified in columns 5 to 13 of the Schedule aforesaid.
5. Disqualification:
 - (1) No person who has more than one wife living or who having a spouse living, marries in any case in which such marriage is void by reason of the taking place during the life time of such spouse, shall be eligible for appointment to the post and
 - (2) No women, whose marriage is void by reason of the husband having a wife living at the time of such marriage or who has married a person who has a wife living at the time of such marriage, shall be eligible for appointment to the post.

Provided that the Central Government may, if satisfied that there are special grounds for so ordering, exempt any person from the operation of this rule.

6. Powers to relax:

Where the Central Government is of the opinion that it is necessary or expedient so to do, it may by order for reasons to be recorded in writing, and in consultation with the UPSC relax any of the provisions of these rules with respect to any class or category of persons or posts.
(incorporated vide Ministry of Health, Family Planning & U.D. amendment No. 16021(18)/66-UD. Dated 26.9.68).

7. Saving: Nothing in these rules shall effect reservation and other concessions required to be provided for S.Cs. and S.Ts and other special categories of persons in accordance with the orders issued by the Central Govt. from time to time in this regard.

(incorporated vide Ministry of W.&H. Notification No.A. 12010/5/74 UD. II, dated 2.1.75-G.S.R. 79).

SCHEDULE						
Name of post	No. of post	Classification.	Scale of pay	Whether selection or non-selection post.	Age limit of direct recruitment	Whether benefit of added years of service admissible under rules 30 of the CCS (Pension) Rules, 1972
1.	2.	3.	4.	5.	6.	7.
Chief Planner	1	General central service group A	2250-125/2-2500	Selection	Not exceeding 50 years (relaxable for Govt. servants upto 5 years in accordance with the instructions or orders issued by the Central Government)	Essential 1) Post Graduate Degree in Town/City/Urban/Regional Planning from a recognised University/Institution or equivalent. ii) 18 years experience in a responsible position in the field of town & Regional Planning of which at least 10 years shall be in project work formulating and implementing urban & regional plans. iii) Administrative experience. (Qualification relaxable at the UPSC discretion in the case of candidates otherwise well qualified) Desirable Fellowship of the Institute of Town Planners (India) or equivalent.
Additional Chief Planner	1	General Central service group A	2000-125/2-2250 (revised)	Selection	Not exceeding 50 years (relaxable for Govt. servants up to 5 years in accordance with the instructions or orders issued by the Central Government)	Essential 1) Post Graduate Degree in Town/City/Urban/Regional Planning from a recognised University or equivalent. ii) 14 years experience in a responsible position in the field of town and regional planning of which at least 10 years shall be in formulating and implementing the urban & regional plans. iii) Administrative Experience (Qualifications relaxable at the UPSC's discretion in the case of candidates otherwise well qualified)

8. Age and educational qualifications prescribed for the direct recruits will be in the case of Promotion.	9. Period of Promotion if, any.	10. Method of recruitment whether by direct Recit. or by promotion or by deputation/transfer and percentage of the vacancies to be filled by various methods.	11. In case of Recit. by promotion/transfer, Grades, from which promotion/deputation transfer to be made.	12. If a DPC exist, what is its composition.	13. Circumstances in which UPSC is to be consulted in making Recit.
Age : No Educational qualifications: Yes	2 years	By promotion failing which by transfer on deputation (including short term contract) and failing both by direct recruitment.	Promotion Additional Chief Planner with 2 years' service in the grade, failing which with 7 years total service in the grades of additional Chief Planner and Architect Planner and Town & Country Planner combined together and failing both Architect Planner and Town and Country Planners with 7 years' service in the grades, rendered after appointment thereto on a regular basis.	Group 'A' Departmental Promotion Committee.	As required under the Union Public Service Commission (exemption from consultation) Regulations, 1958. Consultation with the Union Public Service Commission is necessary if a State Government servant or non-Government servant is selected for appointment to the post.
Age : No Educational qualifications: Yes	2 years	By promotion failing which by transfer on deputation (including short term contract) and failing both by direct recruitment.	Promotion Architect Planner and Town and Country Planner with 5 years service in the grade rendered after appointment thereto on a regular basis.	Group -A Departmental Promotion Committee.	As required under the Union Public Service Commission (Exemption from consultation) Regulations, 1958. Consultation with the Union Public Service Commission is necessary if a State Government servant or Government servant or non-Govt. servant is selected for the post.
		Transfer on deputation/short term contract.	Officers holding analogous posts or with 3 years' service in the scale of Rs. 1800-2900 or equivalent from the State Governments, Universities or other academic Institutions and possessing the qualifications and experience laid down in Column 11 of the schedule.		

1.	2.	3.	4.	5.	6.	6(a)	7.
2. Town & Country Planner	6* (Town & Country Planner-5 posts/Chief Project-1 post) (1986) (Subject to variation dependent on work load)	General Central Service Group 'A', Gazetted.	4150-4400-4700-4900-5100	Selection	Not exceeding 45 years: (Relaxable for Govt. servants upto five yrs in accordance with the instructions or orders issued by the Central Government). Notes: The crucial date for determining the age limit shall be the closing date for receipt of applications from candidates in India (other than those in the Andaman and Nicobar Islands and Lakshadweep).	Essential (i) Post-Graduate Degree/ Diploma in Regional/ Urban/City/Town Planning from a recognised University or equivalent. (ii) 10 years experience in town planning. (iii) Knowledge of town planning laws and civic designs. Notes: 1. Qualifications are relaxable at the discretion of the Union Public Service Commission in case of candidates otherwise well qualified.	
3. Architect Planner	1* (1986) <i>"Subject to variation depending on work load."</i>	General Central Service Group A Gazetted Non-Ministerial.	3700-125-4700-150-5000	Not Applicable	Notes: 2. The qualifications regarding experience is/are relaxable at the discretion of the Union Public Service Commission in the case of candidates belonging to the Scheduled Castes and the Scheduled Tribes if, at any stage of selection, the Union Public Service Commission is of the opinion that sufficient number of candidates from those communities possessing the requisite experience are not likely to be available to fill up the vacancies reserved for them. Desirable: (i) Fellowship of the Institute of Town Planning (India) or equivalent membership of professional Institute. (ii) Degree or Diploma in Architecture/ Civil Engineering from a recognised University or its equivalent.	ure st- d e - c 330 (3) - lic -ie case or candidate belonging to scheduled castes and Scheduled Tribes, if, at any stage of selection, the Union Public Service Commission is of the opinion that sufficient number of candidates from these communities possessing the requisite experience are not likely to be available to fill up the vacancies reserved for them. <u>Desirable</u> 1) Degree/Diploma in Regional or Town Planning from a recognised University or equivalent.	

8	9	10	11	12	13
<p>Age: 40 40-45 years: "One year for direct recruit"</p>	<p>75% by promotion falling which by transfer on deputation (including short-term contract) and falling both by direct recruitment, 25% by direct recruitment."</p>	<p>"Promotion: Associate Town & Country Planner with 5 years regular service in the grade."</p> <p>Transfer on deputation (including short-term contract)</p> <p>Officers under the Central/State Governments/Public Sector Undertakings/Statutory or Autonomous Organisation.</p> <p>(a) (i) holding analogous posts on regular basis; or (ii) With 5 years regular service in posts in the scale of Rs. 1100-1600 or equivalent or higher; and</p> <p>(b) Possessing the qualifications and experience prescribed for direct recruits under Column 7.</p> <p>(The departmental Officers in the feeder category who are in the direct line of promotion will not be eligible for consideration for appointment on deputation. Similarly, deputationists shall not be eligible for consideration for appointment by promotion. Period of deputation including period of deputation in another cadre post held immediately preceding this appointment in the same organisation/department shall ordinarily not exceed 4 years)."</p>	<p>"Promotion: Associate Town & Country Planner with 5 years regular service in the grade."</p> <p>Transfer on deputation (including short-term contract)</p> <p>Officers under the Central/State Governments/Public Sector Undertakings/Statutory or Autonomous Organisation.</p> <p>(a) (i) holding analogous posts on regular basis; or (ii) With 5 years regular service in posts in the scale of Rs. 1100-1600 or equivalent or higher; and</p> <p>(b) Possessing the qualifications and experience prescribed for direct recruits under Column 7.</p> <p>(The departmental Officers in the feeder category who are in the direct line of promotion will not be eligible for consideration for appointment on deputation. Similarly, deputationists shall not be eligible for consideration for appointment by promotion. Period of deputation including period of deputation in another cadre post held immediately preceding this appointment in the same organisation/department shall ordinarily not exceed 4 years)."</p>	<p>1. Group 'A' Departmental Promotion Committee. (For considering promotion) consisting of —</p> <p>1. Member, Union Public Service Commission—Chairman. 2. Joint Secretary in the charge of Town & Country Planning Orgn.—Member 3. Chief Planner, Town & Country Planning Organisation—Member</p> <p>2. Group 'A' Departmental Promotion Committee. (For considering confirmation) consisting of —</p> <p>1. Joint Secretary in the Ministry in charge of Town & Country Planning Organisation —Chairman. 2. Chief Planner, Town & Country Planning Organisation —Member</p> <p>Note:—The proceedings of the departmental promotion Committee relating to confirmation shall be sent to the Union Public Service Commission for approval. If, however these are not approved by the Union Public Service Commission a fresh meeting of the Departmental Promotion Committee to be presided over by the Chairman or a member of the Union Public Service Commission shall be held."</p>	<p>"Consultation with the Union Public Service Commission necessary while making direct recruitment and selection for appointment on deputation (including short-term contract)."</p>

(121)mb

ITEM NO. SUB : Composite alignment plan of Wazirabad Road
(Road No.59 and Road No.63) from Wazirabad
Barrage to U.P. Border.

48/95

A-29.05.95

.F.5(10)80-M.P./Pt.I.

P R E C I S

1. LOCATION:

Wazirabad Road forms a part of the major circulation system of Delhi catering to both regional and local traffic as per MPD-2001. The road not only forms an important link between Trans-Yamuna area & rest of Delhi but also a link between Delhi and U.P. This is also part of the Ring Road of Trans-Yamuna Area. Location plan is placed at (Appendix 'R' P.No. 123).

2. EXISTING CONDITION:

This road is a bye-pass Road for through Regional traffic, while connecting Delhi with U.P. this road provides access to the residential areas like Bhajanpura, Yamuna Vihar, Gokalpuri, Ashok Nagar, Nand Nagri etc.

Road detail: A four lane divided C/W is existing with a central verge varying from 5.0 metres. to 2.5 metres. Footpaths having a width of 2.5 metres. are existing on either side of this road. Electric Poles have been erected on the central verge. Presently a 4 lane grade separator at Loni Road crossing is existing.

3. PROBLEMS:

i) The road carries both regional & local traffic ranging from heavy fast traffic to slow traffic.

ii) The residential colonies and location of commercial activities along this road generate a large volume of local traffic which merges directly in the main carriageway creating conflicts with the fast moving through traffic.

iii) The two lane carriageway on either side of the central verge is not sufficient to cope with the increasing volume of local and regional traffic on this road.

contd.../-

iv) Intersections have not been designed properly which are devoid of channelisers, slip roads and signals. This situation has resulted in creation of number of accident points. Road No. 66 intersection merges directly with the main carriageway of Wazirabad Road which has become an accident prone area. The other intersections i.e. Loni Road which is a busiest one on this road needs further design improvement to cope with the increasing volume of traffic.

v) There are no proper busbays, which forces the buses to stop on the main carriageway at few places forcing hindrances to the traffic movement.

vi) Since the road is used by Regional fast heavy traffic breakdowns/accidents virtually makes one carriageway ineffective and only one carriageway carries the large volume of traffic creating congestions.

vii) Another major hindrance which is creating frequent traffic congestions on this road is the existing level crossing at Delhi-Saharanpur Rly. line on this road. Due to frequent closure of this level crossing, the traffic comes to a standstill, jamming both sides of the carriageway.

viii) Intersection at Loni Road which has been provided with a flyover on Wazirabad Road needs effective development at the surface level.

4. ZONAL/MPD-2001 PROPOSALS:

i) As per the Master Plan 1962, the R/W of this road is 200' which has been retained in MPD-2001. The same R/W has been adopted for designing.

ii) There are proposals of facility centres, District Jail along this road.

iii) Due to its strategic location and proposed uses along this road special care needs to be taken to provide a system which can withstand the increase of traffic pressure to be generated in future.

Contd.../-

5. PROPOSALS:

- i) The 61 mtr. (200ft.) R/W has been fixed considering the approved schemes on either sides and the site conditions as confirmed by the PWD in their feasibility report.
- ii) Eight lane divided C/W (14 mtr. on either side) with a central verge of 1.80 mtr. has been proposed on the entire stretch. As part of management measures two lanes on either sides of CV shall be reserved for fast through regional traffic.
- iii) 4.5 mtrs. wide inner footpath on either side have been proposed which shall also accomodate overhead H.T. lines and recessed busbays.
- iv) Service roads with a width of 7.5 mtrs. have been proposed on either side of the road for safe movement of local traffic.
- v) 3.0 mtrs. wide outer footpath has been proposed along the service road. U/G services shall be laid below outer footpath and service road.
- vi) The existing flyover at Loni Road crossing has been integrated in the alignment proposal. However for a better surface circulation a 3 lane (11.0 mtrs.) carriageway has been proposed on either side of the flyover instead of 7.5 mtr. carriageway as proposed in the approved flyover proposal.
- vii) A flyover has been proposed on Delhi-Sharanpur railway crossing with a 6 lane divided carriageway and a central verge of 0.6 mtrs. A 7.5 mtr. loop service road along the flyover is proposed at the surface level for smooth movement of local traffic. Slope of the grade separator is proposed as 1:30. Fast traffic shall thus use the flyover. Slow traffic shall use the level crossing below the flyover. A subway for slow traffic is not found desirable due to water logging problems in the area.
- viii) All 24 mtr. of above R/W roads meeting with Wazirabad Road in the form of junctions/intersections have been suitably integrated with proper road geometrics keeping in view smooth flow of traffic.

Contd.../-

ix) 18 mtrs. R/W and below roads have been merged with the service road in order to avoid straight/direct entry into the main C/W.

x) Recessed bus bays with specified standards have been proposed at appropriate location.

FEASIBILITY STUDY:

The draft proposal was sent to PWD for feasibility study on 30.4.92. Executive Engineer, PWD, Division 24 has submitted the feasibility study on 10.6.94. The list of affected structures is placed at (Appendix 'S' P.No. 124-126). The affected properties have been marked on the alignment plan. The affected property as per the feasibility report are as follows (Details are at (Appendix 'S' P.No. 124-126)).

i) 50 pucca properties, 6 nos. semi pucca with boundary wall, 1 kutcha, 6 nos. with boundary wall & set back are affected. The width of the properties affected varies from 1.00 mtr. to 9.00 mtr. in general but at one point it is 12.50 mtr.

ii) Three temples, one mazar are also affected in the proposal.

iii) In the petrol pump category it has been mentioned that 4 petrol pumps are affected. Details are mentioned in the feasibility report.

iv) About 127 trees are affected, mostly in the proposed carriageway widening.

v) Details of affected properties and services are given in the feasibility study report at (Appendix 'S' P.No. 124-126).

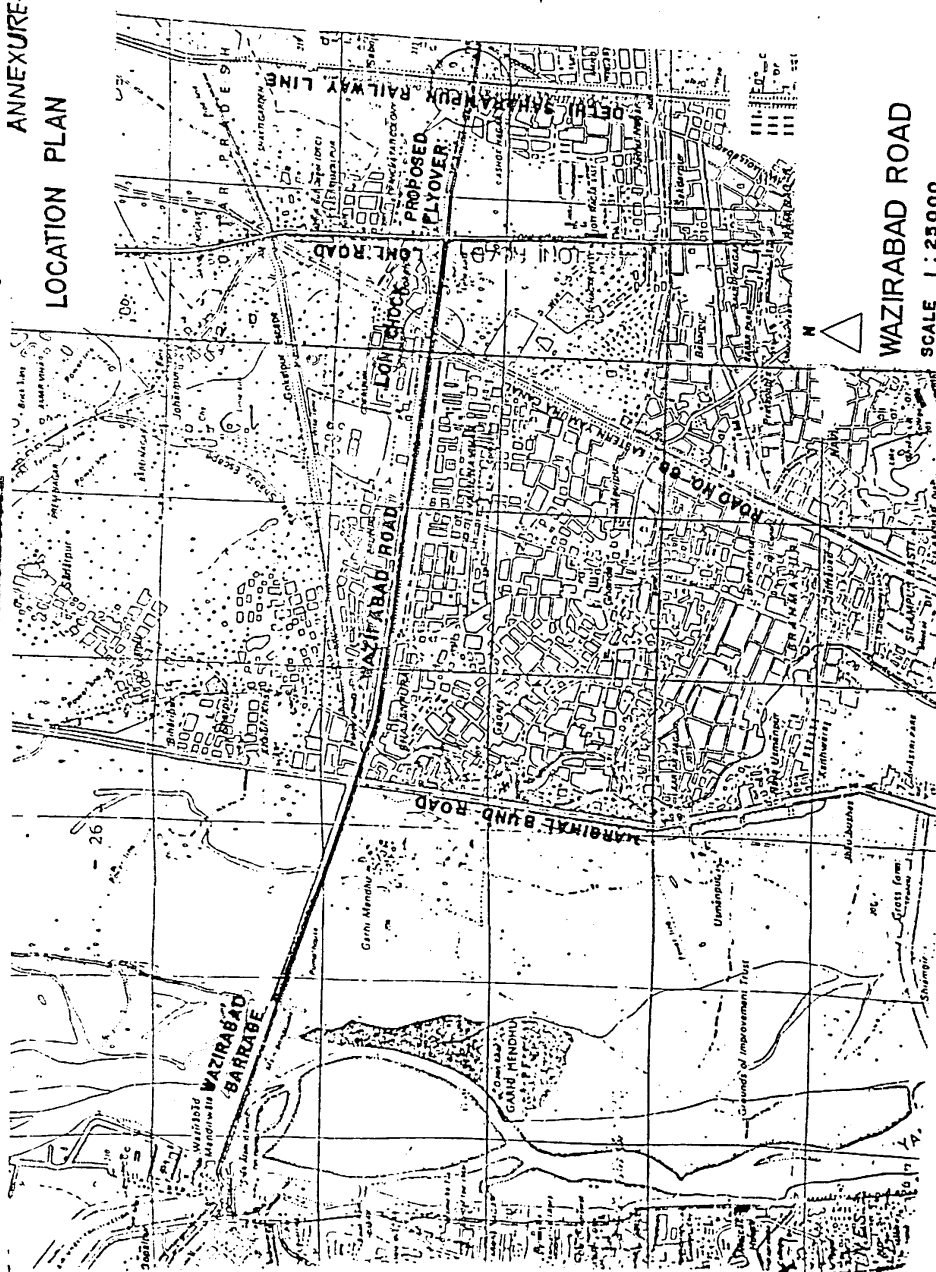
6. The case was placed before the Technical Committee meeting held on 26.10.94 and the following decision was given :-

"The composite Alignment Plan integrating ROB on Delhi-Saharanpur Railway Line is recommended for approval with the following modification:

A separate cycle track of 3 mtr. width be incorporated on either side of the road by making adjustments in the width of service road and footpath. The width of service road and footpath be kept as about 6 mt. and 3 mt. respectively".

Contd...../-

ANNEXURE-I
LOCATION PLAN



WAZIRABAD ROAD

SCALE 1 : 25000

APPENDIX 'S' TO ITEM NO. 48/95

Feasibility Report Proforma for Road No.59 & 63

Details of affected structures properties in Road.

R/W	<u>Pucca</u>	<u>Semi Pucca</u>	<u>Katcha</u>
a) <u>Total Nos of Structures.</u> Properties affected in the alignment.	50 Nos Block as shown in alignment plan.	6 Nos Block with boundary wall etc. as shown in alignment plan.	1 Nos Fruit vegetable market at Shajan pura.
b) Nos of properties with Boundary wall and set backs only affected in alignment plan.	6 Nos (as shown in alignment plan).		
c) Width of properties affected in Road R/W.	The width affected varied from 1 metre to 9 metre generally but at one point it is 12.50 metre at RD 250 metre at Road No. 59 as shown and marked in alignment plan.		
d) Nos. of shops affected.	Total 50 Nos Block of structure contains shop as shown in alignment plan.		
2. Is there any deviation in alignment (approved) Plan prepared by TCPO earlier. If yes, give details.	No.		
3. Whether the alignment confirms to the R/W as shown in the approved layout plans and regularisation plans of the colonies abutting this road. If no give details.	Yes.		

4. Details of affected service.

road high tension liner.

Line	Nos.	Length in metre
220 KV lines	Nil	Nil
66 KV	14 Nos	The line does not affect the carriage way but comes in foot-path and near to foot path as shown in Plan.
33 KV	Nil	
11 KV	3 Nos	i) 4000 Metre (N) ii) 5500 Metre (N) iii) 2500 Metre (S)
		12000 Metre

b) Under ground lines.

220 KV lines	X	
66 KV lines	X	
33 KV lines	X	Not known.
11 KV lines	X	

c) Underground sewerage line.

1 No sewer line being laid from crossing of Road No 69 to Railway crossing but not affect the alignment plan.

d) Under ground water supply line.

1500mm Ø	1700 metre (N/S)	2 Nos
900 mm Ø	3500 metre (S/S)	2 Nos
900 mm Ø	1500 metre	1 No
600 mm Ø	2000 metre (C/O)	4 Nos

e) Storm water drainage lines

Open drain	1500 metre.
------------	-------------

f) pipe drain 600 mm Ø

2250 metre (N/S)
1250 metre (S/S)

g) No. of electric Poles 11 KV lines in full length of electric line.

h) No. of telephone poles 52 Nos.

5. Details of affected trees.

All along the slopes on south side between Khajoori Chowk to Wazirabad Bridge.

6. Other Miscellaneous affected structures.

Temple 3 Nos (1 No Bhajanpura and 2 Nos Loni Chowk).

Mazar 1 No at Bhajanpura Red light.

Contd...../-

Petrol Pump 4 Nos 3 Nos at Loni Chowk &
1 No at Bhajanpura.

Milk Booth Nil

Bus Stand 14 Nos

Taxi Stand Nil

Development part with or without
railing pole mounted S/Stn. Nil

7. Following details may be given
for existing petrol pump along
the proposed alignment plan.

(i) Existing status. Filling Station-3 Nos at Loni Chowk.
Filling cum service station-01 No at Bhajanpura

(ii) Title of land ownership Dealers through DDA.

(iii) Whether affected in proposed
R/W shown in the alignment
as per original allotment. No.

(iv) If affected the length &
width may be mentioned. N.A.

(v) Size of Petrol pump after
leaving the proposed R/W. 30 metre.

(vi) Whether land acquisition
proceeding have been
initiated. Not known.

3. General comments about the
feasibility to implement the
alignment proposed.

Details have been shown are
also marked in alignment
plan attached.

-127-

ITEM NO. 49/95
A-29.05.95

Sub: Planning and Development of the Area in the West of JNU (Vasant Kunj, Phase-II). Processing of change of land use (Additional Hotel Sites).

File No. F.20(7)89-MP

P_R_E_C_I_S

The site of the project Vasant Kunj, Phase-II measuring about 315 ha. is located in the West of JNU and bounded by Vasant Vihar and Outer Ring Road in the North, Delhi Cantonment and the Airport in the west, Jawahar Lal Nehru University in the East and Vasant Kunj Scheme in the South.

2. Earlier, the Authority vide its Resolution Number 104/94 dated 28.11.1994 (App. 'T' P.No. 131-136) approved the change of land use subject to that:

- (i) Area under the public and semi public facilities land use be increased from 21 to 35-40 ha., to the extent possible by reducing residential area.
- (ii) Only National level institute be preferred for allotment of institutional land in the scheme.

3. Accordingly, the Government of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Government under Section 11(A) of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use.

4. Later, a meeting was held by the Tourism & Civil Aviation Ministry, Government of India about the additional requirement of hotel rooms of the order of about 20 thousands at present while the available rooms were only 8 thousand. A proposal was prepared suggesting three alternative sites, i.e. (i) near Saket Distt. Centre, (ii) Dwarka Sub-City, (iii) Vasant Kunj, Phase-II. In this regard a detailed note was submitted by the Vice-Chairman, DDA to the Lt.Governor, Delhi (App. 'U' P.No.137-141). On the basis of the note mentioned above

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a meeting was convened by the Lt. Governor, Chairman of DDA which was attended by Shri P.P. Chauhan, Chief Secretary Government of NCTD, Vice-Chairman, DDA, Commissioner (Planning), DDA and Chief Architect, DDA. Relevant plans were examined and the note was accorded approval in principle subject to the under mentioned suggestions given by the Lt. Governor/Chairman, DDA.

- (a) The hotel cluster zone should be located in Vasant Kunj, Phase-II and should be confined to the existing planned three hotels and seven additional sites as indicated in the plan.
- (b) At least 50% of the entire area should be reserved for green. In the green areas, existing quarry pits could be used to create alternative water bodies.
- (c) The area of the proposed Golf Course of about 100 acres should be enlarged and under ground golfer passages should be created under the road. This would necessitate resiting of one of the existing approval hotel site at some other location.
- (d) The project should also include development of infrastructural facilities including electric generation, water supply etc.
- (e) Keeping in view the high level of sophistication which would be required to execute the project of this nature and magnitude, it would be appropriate to engage International Level Consultants for Planning, Designing, Landscaping etc. of the entire complex including the Shopping Hall.
- (f) Some jhuggie cluster which are located close to the proposed site should be removed and strict vigil should be maintained by the watch and ward staff of the DDA to ensure no encroachment on this land.

Contd.../-

5. It was decided that the proposed Hotel Sub-City Zone in the second phase should be located at Dwarka. The immediate need of the Tourism Industry to almost double its existing bed capacity would be achieved in the Vasant Kunj, Phase-II Complex and the subsequent needs of increased transit traffic flow could be diverted to Dwarka. The area where the proposed Golf Course is to be set up in Dwarka should instead be used for recreational facilities and sports stadium etc.

6. The proposal of Vasant Kunj, Phase-II would now be suitably modified in accordance with the observations of Chairman of DDA. It is also felt that further refinement and detailing of this plan would be necessary to consider the need, possibility and necessity of incorporating such elements as detailed below within this Hotel Cluster Plan:

Sports Facilities, Cultural Functions, Consumer Trade Mart, Meena Bazar, Tourism Related Institute, Limited Commercial Space for Tourist Related Services such as Travel, Air-Linking Agencies, Banks, Post Offices, State Tourism Offices, Business Centres etc.

The possibility would also be explored of auctioning the hotel sites as a composite block with some limited areas for residential accommodation which will be provided in nearby localities (We are given to understand that this experiment has been tried successfully in Gurgaon in Haryana).

7. The proposal of hotel cluster as suggested above with recreational facilities would require modification in the proposal already submitted to the Government vide Authority Resolution No. 104/94. To the extent the residential land use component would be reduced from 82 ha. to 49 ha. and correspondingly increasing the commercial component from 32 ha. to 65 ha. to accommodate about 7 more hotel sites with the suggested facilities (Plan laid on the table).

Contd.../-

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Contd.../-

8. The matter was discussed in the Technical Committee in detail and Technical Committee recommended the change of land use as mentioned in para 7 above.

9. The case is put up to Authority for consideration of the project of Hotel Clusters and consequent modification in the land use pattern in Vasant Kunj II to be conveyed to Ministry of Urban Development for their concurrence and processing the same as per section 11(A)2 of the Delhi Development Act.

R E S O L U T I O N

Resolved that the proposals as contained in paras 7, 8 & 9 of the agenda item be approved.

APPENDIX 'T' TO ITEM NO. 49/95

ITEM
NO.

104/94

A-28.11.94

Sub : Planning & Development of the area in the West of JNU (Vasant Kunj Phase-II) - Processing of change of land use.

File No. F.20(7)89-MP

P R E C I S

The site of the project Vasant Kunj Phase-II, measuring about 315.28 ha., is situated towards the West of JNU. Vasant Vihar and outer ring road are located towards the North, Delhi Cantonment and the Airport towards the West and Vasant Kunj scheme towards the South of the site.

2. Prior to enforcement of MPD-2001, a preliminary scheme covering 100 ha. of land for hotel, shopping mall, cultural complex etc. was prepared and approved by the Authority vide resolution no.36 dt.16.5.89 (App. '5' - P.No. 101 - 102.).

3. Subsequently, preliminary proposals were submitted to DUAC, which vide its letter dt.31.10.90 cleared the alignment of the road network and hotel site, subject to certain observations. (Appendix.. '7' P.No. 103-104.).

4. The development plan has been further modified taking into account the observations of the DUAC and also MPD-2001 land use, site conditions etc. The proposal was considered by the Technical Committee vide item no.91/94 dt.27.7.94.

The Technical Committee recommended the processing of change of land use with the following modifications:-

i) Hotel site at central core be relocated adjacent to the right side of the road & the land presently shown for the hotel be shown for residential and green.

ii.a) The institutional area shown in the central core in three pockets be combined and the lower pocket be converted for residential use.

b) The institutional area in the outer ring and in the western side be reduced by about 3 hect. and be shown as residential.

iii.a) In addition to the above, the Technical Committee also observed that the area in front of the hotel site mentioned in para (i) above be developed as a 'recreational area', mainly as a 'Golf Course'.

b) Also, a suitable site within the 'residential pocket' be identified for the NRIs.

Contd.....

5. The recommendations of the Technical Committee, as mentioned above, have been incorporated in the development plan. Accordingly, following is the land use analysis of the scheme.

LAND USE ANALYSIS
(Area in hect.)

Land-use	MPD-2001	Plan approved by DUAC	Proposed as per T/C	Remarks
	A	B	C	
Residential	100.00	105.28	100.00	Locational adjustments only.
Commercial	8.00	31.30	32.00	
Public & Semi-Public	41.78	19.40	21.00	
Recreational	147.00	140.70	147.00	Locational adjustments only
Transportation	18.50	18.60	15.00	
	<u>315.28</u>	<u>315.28</u>	<u>315.00</u>	

6. As such, the change of land use is proposed as given above from Table A-MPD-2001 to as given in Column 'C'.

7. The proposal is placed before the Authority for processing of change of land use as recommended by the Technical Committee as given in table in para 5 and locational adjustments in land uses as required for implementation of the project.

R E S O L U T I O N

Resolved that proposals as contained in paras 5 & 6 of the Agenda note be approved subject to the following:-

- i) Area under the public and semi-public facilities land use be increased from 21 hect. to 35-40 hect. to the extent possible by reducing residential area.
- ii) Only National level institutes be preferred for allotment of institutional land in the scheme.

APPENDIX 'S' TO ITEM NO. 104/94

No. 36 Sub: Planning and Development of 100 Hac. of land near JNU (Vasant Vihar) for Hotel, Shopping Malls, Cultural Complexes and other community facilities.
A-16.5.89

.....

From the information received from the Lands Deptt. about 100 Hects. of land near West of JNU is available with the DDA for development purposes. As per the draft Master Plan for Delhi Perspective-2001 submitted to the Govt. of India for their consideration after approval from the DDA, the land use break up of this area is as under:-

Total Area : 100 Hac. (approx.)

1. District Park & Circulation (Recreational) : 48 Hac.
2. Community Centre (commercial) : 8 Hac.
3. Institutional (Public & Semi-Public-facilities) : 27 Hac.
4. Residential : 17 Hac.

2. Because of large requirement of Hotel Rooms, there is a proposal to develop five Star Hotel alongwith other activities like Shopping Mall, Convention Centre, Institutional Complex in this area. For this an outline plan has been prepared and the break up of land as per the plan is given as under (Plan is laid on the table):-

Total Area : 100 hac. (approx)

1. District Park & circulation (Recreational) : 45.00 Hac.
- 2A. Shopping Mall : 14.00 Hac.
- 2B. Hotels 4 sites each 4 hac. : 16.00 Hac. } 30 Ha. (commercial)
3. Institutional (Public & semi-public facilities) : 17.00 Hac.
4. Residential (Missions) : 8.00 Hac.

3. In the land use plan 1962, this area was shown as Rocky land (Recreational).

Contd.../-

4. The out line plan indication the land use may be approved by the Authority for further processing the case for the change of land use.

R E S O L U T I O N

The Authority resolved that the proposal contained in the agenda item for planning and development of 100 hac' of land near J.N.U. (Vasant Vihar) for provisions of various facilities like Hotel, Shopping Malls, Cultural Complexes and other community facilities be approved.

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APPENDIX 'T' TO ITEM NO. 104/94

DELHI URBAN ART COMMISSION
LOK NAYAK BHAWAN (2ND FLOOR)
FRITHVIRAJ LANE, NEW DELHI-110003

No.11(3)E9-DUAC

October 31, 1990

The Chief Architect,
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi.

Sub: Development of area West of J.N.U.

Sir,

In continuation of Commission's letter of even number dated October 26, 1990 wherein the Commission's observations made in its meeting held on October 5, 1990 were conveyed to you, the revised sketches as received were discussed in Commission's meeting held on October 12, 1990 and the observations made therein are given below for further appropriate action at your end:-

"It was felt that the proposal had been considerably improved and was accepted. The following suggestions emerged in the course of discussions:-

- (i) The natural landscape which is so characteristic and prominent in this area should continue to dominate even after development. Natural formations should be preserved and integrated with the greens which have a continuity of flow in totality of the scheme. The alignment of the proposed road on the northern side of the project (towards Vasant Vihar) may be further refined on the lines discussed, in a manner that the contours and the continuity of the greens are respected.
- (ii) Location of institutional buildings particularly the hospital, in high noise level zone should be avoided.
- iii) The proposed alignment of the road on the Defence land side was discussed in detail. The alternative of running it along the periphery adjacent to the Defence land was also discussed. After discussions it was felt that in order to give viata effect the road may be aligned, more or less, in the manner indicated in the plan with foreign missions' lands on either side. However, the contours should be respected and foreign missions may not abut directly on this road.

Contd..../-

(iv) Efforts may be made to locate the hotel site on lower contours to the extent possible. Chief Architect, DDA presented the basic controls (FAR coverage, parking norms, percentage of green areas etc.) which were found to be satisfactory. It was emphasised that the building controls should be so devised as to ensure as low a building profile as possible. A well landscaped horizontal spreadout character would be most appropriate on this site. Hostel sites and specially the hotel buildings should be kept as far from the nearby residential colonies as possible.

v) The proposal of the water body on the eastern side along the proposed shopping mall was appreciated.

vi) Detailed layout plans for the foreign missions and building plans for others should be submitted in due course.

DDA made a special request for clearance of the hotel sites and the road network to enable initiation of action for raising of resources and commencing development work on this project. The urgency was appreciated and the alignment of roads and of the hotel on the Vasant Kunj side was accepted subject to the observations made above. It was assured on behalf of DDA that final touches would be made to the development plans on the desired lines and final copies of the same would be submitted to the Secretariat for record and issue of formal clarification."

Yours faithfully,

SC/-

(M.B. SAXENA)
SECRETARY

APPENDIX TO 'U' TO ITEM NO. 49/95

Delhi Development Authority
[Office of the Vice Chairman]

No.PA/VC/95/

May 8, 1995.

A meeting was held by the Tourism & Civil Aviation Minister, Govt. of India, about three weeks ago wherein I had participated in my capacity as Additional Secretary, Ministry of Urban Affairs and Employment. Members of the hotel industry from Delhi and senior officers from the Tourism Ministry were present. Amongst various items discussed, one item related to the tremendous shortage of hotel rooms in Delhi. The Tourism Minister expressed grave concern over the fact that while the minimum requirements are of an order of about 20,000 rooms at present, the available number of rooms were only about 8,000. The percentage of tourists' arrivals to Delhi and their length of stay has been increasing almost at a pace of about 20 to 25% annually. It was at this stage that the participants suggested that the existing hotels should be allowed an increase of FAR by 25%. I objected to this on the ground that the civic infrastructural facilities would be over-strained and in any case, an increase of FAR by 25% would be a violation of the Master Plan. Furthermore, my objection was also based on the fact that even assuming an increase of FAR by 25%, yet a substantial part of this would necessarily have to be put to use for the common services area, thereby it may not achieve the desired objective of increasing the room capacity by 25%. I had suggested that a comprehensive and forward-looking approach would be needed to take a quantum leap in terms of raising the room capacity to double its existing strength by identifying some aggregate land, which could be designed as a hotel sub-city with a large number of hotels in close proximity to each other.

2. The above mentioned suggestion was also discussed with Secretary, MOUD, Govt. of India, who subscribed to this opinion. On my taking over the additional charge of the post of VC, DDA, we conducted an exercise of trying to identify the possibility of locating alternate sites for this purpose. Commissioner(Planning) and Chief Architect were able to suggest three possible locations. Before these are discussed in this note, I feel it would be useful if some basic relevant facts can be short-listed to enable us to take a decision in the matter :

1. Saket Distt. Centre,
2. Dwarka Subcity,
3. Vasant Kunj, Phase-II.

.....

3. As indicated above, the target of doubling the existing room capacity, can be achieved not by increasing the FAR of the hotels nor by allowing residential accommodation to be sanctioned as approved Guest Houses nor by permitting random construction of hotels at dispersed locations according to the DDA/MCD/NDMC plans. DDA is at present sanctioning/Is in the process of sanctioning a hotel each at Wazirpur, Saket, Vasant Kunj, Ph.II and Janakpuri i.e. in each District Centre. It will be appreciated that the hotels with such dispersed locations and in areas which are far removed from the International Airport certainly cannot be assumed to serve the need of foreign visitors. Such facilities would primarily be used by the domestic tourists & business/corporate executives. Therefore, it logically follows that we have to take a bold initiative and necessarily go in for a cluster approach for doubling the existing accommodation for foreign visitors in one go, but at the same time, keeping enough margin for setting up additional hotels in future, if such need arises.

4. The reason for having cluster approach of hotels, which would have unique facilities, is because : (a) visitors like to have a feeling of security and tend to carry their own culture even while travelling abroad; (b) there would be optimum use of the common facilities like Convention Centre, Tourists Village, Shopping Mall and Cultural Centres etc; and (c) the infrastructure, which is now to be created to serve this cluster approach could be designed to be of such magnitude and efficiency so as to have minimum failure rate, particularly for foreign visitors. For example, sewerage, water supply, electricity requirements would have to be of superior order in this hotel zone, (d) the supportive services for the visitors would be capable of being unified in terms of entertainment, taxi/bus service, travel agents etc.

5. Factors, which are critical for a suitable location for this cluster approach, are : (a) pollution free traffic and sound zone pollution; (b) proximity to the Airport - International and Domestic; (c) the area should be close to a locality which can be termed as a Tourist-Friendly-Zone; (d) a large aggregate area that has the capacity to receive expansion in future; (e) contoured and undulating landscape; aesthetic planned and architecturally pleasing structures and the accompanying ambience.

Contd.

6. Now let's come to the specific three sites, these are as follows:

- (i) We have an area of about 22 acres near Saket District Centre, which belongs to L&DO. This site is about 15 Kms. from the International Airport and can, perhaps, accommodate 4 hotels in a plot size of about 5 acres each, which, with the approved FARs would give us about 2,000 rooms.
- (ii) We have an identifiable area of about 50 acres in Dwarka Subcity which can accommodate about 8 hotels in an approximate area of 6 acres each and which is capable of giving us about 5,000 rooms. Added advantage is that of a planned Golf Course in about 85 ha. and close proximity to the International Airport and Domestic Terminal, which are within 5 to 6 Kms. of this zone. There is also a proposed passenger terminal close to the potential hotel zone site.
- (iii) We have an area of about 84 acres at Vasant Kunj Phase II, which can house about 10 hotels with an average plot size of about 7 acres each, capable of giving us about 8,200 rooms. Unique shopping mall in about 50 acres is proposed for which necessary approval has also been obtained from the DUAC. There is an existing village which is a part of the overall area and could be developed as an ethnic tourist village like Hauz Khas village. There is a provision for about 90 acres Golf Course and this area has the advantage of still being left with enough land for future hotels, if there be sufficient demand for this project. A Hotel cum Convention Centre already stands approved, which could serve as a focal point for housing visitors in the adjacent proposed hotels also. Two additional hotel sites are also approved out of which one site already stands disposed off by DDA. The distance from Airport is about 6 Kms. to the site.

7. Having worked out these basic preliminaries, it was felt necessary that the reactions of the Tourism Ministry to this entire exercise/concept should be obtained. As such a meeting was

Contd. ...

6. Now to come to the specific three sites, these are as follows

- (i) We have an area of about 22 acre near Saket District Centre, which belongs to L&DO. This site is about 15 Kms. from the International Airport and can, perhaps, accommodate 4 hotels in a plot size of about 5 acre each, which, with the approved FARs would give us about 2,000 rooms.
- (ii) We have an identifiable area of about 50 acres in Dwarka Subcity which can accommodate about 8 hotels in an approximate area of 6 acres each and which is capable of giving us about 5,000 rooms. Added advantage is that of a planned Golf Course in about 85 ha. and close proximity to the International Airport and Domestic Terminal, which are within 5 to 6 Kms. of this zone. There is also a proposed passenger terminal close to the potential hotel zone site.
- (iii) We have an area of about 84 acres at Vasant Kunj Phase II, which can house about 10 hotels with an average plot size of about 7 acres each, capable of giving us about 8,200 rooms. Unique shopping mall in about 50 acres is proposed for which necessary approval has also been obtained from the DUAC. There is an existing village which is a part of the overall area and could be developed as an ethnic tourist village like Hauz Khas village. There is a provision for about 90 acres Golf Course and this area has the advantage of still being left with enough land for future hotels, if there be sufficient demand for this project. A Hotel cum Convention Centre already stands approved, which could serve as a focal point for housing visitors in the adjacent proposed hotels also. Two additional hotel sites are also approved out of which one site already stands disposed off by DDA. The distance from Airport is about 6 Kms. to the site.

7. Having worked out these basic preliminaries, it was felt necessary that the reactions of the Tourism Ministry to this entire exercise/concept should be obtained. As such a meeting was

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fixed with the Tourism and Civil Aviation Minister, where the Minister of State (Tourism), Secretary (Tourism), Director General (Civil Aviation) & Director General (Tourism) were present. It was necessary to seek guidance from the D.G.C.A. regarding the Vasant Kunj site, particularly when there is an air funnel over this land and the height of the proposed hotel had been maintained to the permissible extent. It was categorically explained to the Tourism Minister that we were not coming with any specific proposal for approval, but merely exploring the possibilities of various alternate sites, so that it could be duly examined in the DDA and that necessary sanction/approval of the L.G. and subsequently Ministry of Urban Affairs would be moved. After detailed discussions, it was felt unanimously by all present that if the site at Vasant Kunj Ph.II could be approved for this purpose, then the entire problem being faced by the Tourism Ministry in terms of shortage of hotel accommodation in Delhi would get resolved. The Hon'ble Minister was anxious that if this site is approved for this purpose, then, DDA would call global tenders for inviting international hotel chains to set up hotels/speciality hotels in this area. This site has all the advantage which would fit within the parameters of the location of the site, as indicated by me in my note above. Second and comparatively far lower priority was given by the Minister to Dwarka Project, because this project has still to come up and will take several years before the hotel chains could be expected to put up their projects. In any case, Vasant Kunj has the greatest advantage of proximity to a tourist friendly neighbourhood. It was felt that Saket Project area was too small to offer a viable alternative to the other two areas. It goes without saying that DDA could really expect a financial bonanza as revenues from the phased out sale of these hotel sites and the neighbouring areas of Vasant Vihar and Vasant Kunj would be the beneficiaries of general escalation of land prices thereby making them more receptive to the influx of such sophisticated land use plan.

8. If the above mentioned note meets the approval of L.G., a detailed exercise would have to be done on working out the modalities of the plan, change of land use for some area and obtain the approval of the Ministry of Urban Affairs for this purpose. We would like to keep the Ministry of Tourism and Civil Aviation associated at these stages to ensure proper input into this entire exercise so that our common objective is realised.

Contd...

-141-

I would, therefore, seek the approval of LG to accept part of Vasant Kunj Ph.II for this cluster hotel concept in principle and necessary details would follow.

9 Incidentally, it would be relevant to add here that the change of land use for part of Vasant Kunj, Ph.II is from the proposed 'residential' to the proposed 'hotel zone' and is not from the proposed 'institutional' area.

10. The details worked out by us alongwith the plans are available with me and if LG deems it necessary, he may call me for discussion at his convenience.

[Ashok Pahwa]
Vice Chairman

Lt.Governor

ITEM NO. Sub: Change of use of 1.16 ha. (2.86 acres) from
50/95 'Public and semi-public facilities' - (Senior
A-29.05.95 Secondary School) to 'Commercial (Local shopping
at Gujranwala CHBS Area.

F.20(10)95-MP

P R E C I S

Reference has been received from Director (S&JJ) and the Gujranwala CHBS, Model Town for changing the land use of the Senior Secondary School site located in Society area and presently full of jhuggi Clusters from 'School' to 'commercial'.

2. In this connection, the brief facts of this case are that a piece of land measuring 1.6 ha. (2.86 acres) was allotted to Delhi Sikh Gurudwara Management Committee in Gujranwala CHBS for setting up a Senior Secondary School @ Rs.5000/- per acre. The possession of the said land was handed over to the DSGMC on 31.12.82. Presently, there are more than 1000 jhuggies as per the information given by Director (S&JJ), who are eligible for resettlement.

3. According to DDA, the plot was encroached upon by Jhuggi dwellers when it was under the possession of the allottee institution who have been complaining to the Authorities for removal of jhuggies which have proliferated in this area following 1984 riots. In spite of repeated follow up action at various levels, the clearance of jhuggi clusters could not be done for one reason or the other.

4. The matter was discussed in detail in the meeting held at Raj Niwas on 8.8.94, where VC, DDA, Principal Secretary (UD), GNCTD; Commissioner (MCD); Director (S&JJ), MCD; Commr. (LM), DDA; and Secy. to L.G. were present. After elaborate deliberation on the subject, Hon'ble L.G. made the following observations:

- i) In the context in which the land was lost to unauthorised occupation, and considering the highly insanitary conditions that have arisen, it will be necessary to moderate the present policy - - some extent without

imposing any additional burden on either the DDA or the Slum & JJ wing.

- ii) the first step would be to process the change of land use from institutional to commercial. In order that the local residents do not object to such conversion, it would be desirable that the General Body of the Gujranwala Coop. Housing Society passes a resolution in favour of the change of land use and thereafter necessary follow up is taken up by the DDA.
- iii) DDA will try to locate a suitable alternative plot for Delhi Sikhs Gurudwara Management Committee in lieu of the existing site which they will surrender. DDA will be entitled to get full cost of the alternative site.
- iv) After the Gurudwara Management Committee surrenders and vacates the present site and after the land use has been changed, DDA would be free to develop the site for commercial purposes. In case DDA does not agree to execute the scheme, Slum Deptt. could take over the land from DDA and would develop it commercially according to prescribed norms. The development agency concerned, i.e. the DDA or the Slum Deptt. of MCD will meet full cost of the project including cost of relocation of JJs; cost of development.
- v) Keeping in view the adjoining residential houses on the two sides, sufficient setbacks and adequate parking facilities will have to be provided in the vacated plot.

(Appendix 'V' Page No. 145-148).

Contd...../-

5. The matter related to change of use of the site meant for higher secondary school to commercial use was discussed in the Technical Committee meeting held on 19.5.95 and Technical Committee recommended as below:-

Technical Committee recommended the proposal of converting the land made for senior secondary school to commercial (Local Shopping) with conditions that GMC surrenders the land to DDA and after processing for change of use, DDA would develop the site for commercial purposes. In order to meet the requirement of the school site, it was decided by Technical Committee that additional school site be carved out of the land measuring about 13 ha. north of Model Town for which a scheme is under preparation in the Area Planning Wing of DDA by Director (AP) I. It also specified that this decision would not form precedent for any other such cases in future. The case to be treated as a case of special permission from the Authority.

6. The matter is placed before the Authority for consideration. The case could be further processed for modification of the plan under section 11-A (1) of D.D. Act so that if there is any objection from anybody, the same could also be considered in this regard.

R E S O L U T I O N

Resolved that the proposals as contained in paras 5 & 6 of the agenda item be approved, as an experimental measure.

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APPENDIX 'V' TO ITEM NO. 50 /95

MINUTES OF THE MEETING HELD AT RAJ NAGAR ON 8.8.1994 AT 11.00 A.M. UNDER THE CHAIRMANSHIP OF LT. GOVERNOR, DELHI TO DISCUSS THE ISSUES RELATING TO GUJARANWALA TOWN J.J. CLUSTER.

List of Participants

1. Shri S.P. Jakhanwal, Vice Chairman, DDA
2. Shri P.V. Jayakrishnan, Pr. Secy.(UD)
3. Shri Subhash Sharma, Commissioner, MCD
4. Shri Manjit Singh, Director (S&JJ), MCD
5. Shri K.J. Alphons, Commr. (I.N.), DDA
6. Shri A.J.S. Sahney, Secretary to I.G

Background note for the meeting was circulated by Slum & JJ Department.

2. Initiating the discussion, Director (S&JJ) apprised the meeting that this issue is about relocation of JJ families under the approved policy of Relocation of JJ Cluster from a pocket of land measuring about 2 acres in Gujranwala Town and which was allotted by DDA to Delhi Sikhs Gurudwara Management Committee for construction of a school. DDA has reported that the possession of the school plot was physically handed over to the allottee institution after which Delhi Sikh Gurudwara Management Committee constructed a boundary wall around the plot. According to DDA the plot was encroached upon by the jhuggi dwellers when it was under the possession of the allottee institution who have been complaining to the authorities for removal of the jhuggis which have proliferated in this area following 1984 riots. In spite of repeated follow up action at various levels the clearance of the jhuggi cluster could not be done for one reason or the other. Director (S&JJ) informed that there are about 1,000 jhuggies on this plot eligible for resettlement.

3. After a decision is taken to relocate the jhuggis, a survey could be launched to identify those eligible for resettlement. It is a high density jhuggi cluster where at present it is almost impossible to give the minimum basic civic facilities.

3.2 The neighbourhood population has therefore felt the impact of environmental pollution as hundreds of people defecate on the roadside despite location of a M.T.V. along the road. Director (S&JJ) thereafter showed photographs of the jhuggi cluster and apprised I.G of the prevailing conditions. I.G, Pr. Secy.(UD), VC, DDA and Commissioner,

contd..

NCD stated that the said cluster has already been seen by them.

4. Recapitulating the existing policy for relocation of JJ cluster, Principal Secretary (UD), NCTD stated that the land owning agency has to bear the cost of resettlement. At present the Slum & JJ Deptt. is not in a position to sort out this matter as DDA has no responsibility after it gave possession of the land to Delhi Sikh Gurdwara Management Committee for the construction of school. On the other hand, the Gurdwara Management Committee have taken the plea that it is the responsibility of the law and order agency to take action against the trespassers so that the community facility of construction of a school building could be taken up by them.

5. VC, DDA observed that the present land use of the plot is 'institutional'. On both the sides of the plot, there are residential houses. Within a distance of 100 mtrs. on the opposite side of the road, there are two fairly big sized commercial complexes developed by DDA. A big commercial complex at the existing JJ site may lead to problems of traffic flow, parking and disturb the residential character of the colony. VC, DDA also observed that a general policy on conversion of the existing JJ sites into commercial complexes and thereby generating funds for their relocation, may not be agreed to from town planning angle.

6. LG concluded, the discussions by observing that :

- i) In the context in which the land was lost to unauthorised occupation, and considering the highly insanitary

contd..

conditions that have arisen, it will be necessary to moderate the present policy to some extent without imposing any additional burden on either the DDA or the Slum & JJ Wing.

ii) ~~The first step would be to process the change of land use from institutional to commercial.~~ In order that the local residents do not object to such conversion, it would be desirable that the General Body of the Gujranwala Coop. Housing Society passes a resolution in favour of the change of land use and thereafter necessary follow up is taken up by DDA.

iii) DDA will try to locate a suitable alternative plot for Delhi Sikhs Gurdwara Management Committee in lieu of the existing site which they will surrender. DDA will be entitled to get full cost of the alternative site.

iv) After the Gurdwara Management Committee surrenders and vacates the present site and after the land use has been changed, DDA would be free to develop the site for commercial purposes. In case DDA does not agree to execute the scheme, Slum Deptt. could take-over the land from DDA and would develop

contd..

it commercially, according to prescribed norms. The development agency concerned, i.e. the DDA or the Slum Deptt. of MCD ~~will meet full cost of the project including cost of relocation of JJs; cost of development/~~

- v) Keeping in view the adjoining residential houses on the two sides, sufficient set-backs and adequate parking facilities will have to be provided in the vacated plot.

ITEM NO. SUB : Unified building bye-laws for the National
51/95 Capital Territory of Delhi; Modification in
29.05.95 Master Plan for Delhi Perspective 2001 under
Section 11-A of the Delhi Development Act, 1957.

File No. F.15(1)92-MP

P R E C I S

Authority vide Resolution number 111/94 dated
26.11.1994 approved the following:-

(a) As directed by the High Court, the final
Bye-Laws are to be published by the Corpora-
tion following the procedure in the Act and
the Rules. However, prior to final notifi-
cation, corresponding modifications (in
Master Plan for Delhi Perspective 2001) are
to be notified.

(b) Amendments in MPD - 2001 as placed before
the Authority for further submission to the
Ministry of Urban Development for notification
(Appendix 'Y' P.No. 151 - 153).

2. Accordingly, the resolution of the Authority
together with proposed amendments as approved by the
Authority were submitted to the Ministry of Urban
Affairs and Employment by communication dated 30.01.1995.
The Ministry of Urban Affairs and Employment vide its
notification No. K-12015/5/79-DDIIA/VA/IB dated 15.05.95
(Appendix 'X' P.No. 154 - 167)
has issued a final notification making the modifications
in MPD - 2001 w.e.f. date of publication of the same in
the Gazette of India. The copies of the notification
have been forwarded to NDMC, MCD, TCPO & DUSC
besides others.

3. Further action is to be taken by Secretary (LSG)
to finalise the modified unified building bye laws and

Contd..../-

process the same to be) adopted by the local bodies and
DDA according to their respective laws.

4. This is submitted to the Authority for its kind
information.

R E S O L U T I O N

Noted.

APPENDIX 'W' TO ITEM NO. 51/95.

ITEM NO. 111/94
A-28.11.94
SUB: -151-
UNIFIED BUILDING BYE-LAWS
FOR THE NATIONAL CAPITAL TERRI-
TORY OF DELHI : Modifications in
MPD:2001 under Section 11-A
of the Delhi Development Act, 1957.

FILE NO.: P.15(1)92-MP.

P R E C I S

Reference is invited to Order 5.9.94 of the High Court of Delhi with respect to finalisation of Unified Building bye-laws. In this order, High Court has directed that the finalisation of Building Bye-laws be concluded as early as possible, within 3 months from the date of order i.e. 5.9.94. The High Court has directed that modified draft bye-laws which were placed before the Court should be taken up by the Corporation for further consideration through the appropriate Competent Authority and final bye-laws may be published by following the procedure as provided in the Act and the Rules. (App. 'KK P.No.180-184').

2. Unified Building Bye-laws and consequential modifications in MPD:2001 were considered by the DDA vide res. nos. 113/92 dated 18.8.92 and 134/92 dt. 8.9.92. It resolved that amendments/modifications do not affect important alterations in the character of the plan and do not relate to the extent of land uses or standards of population density, be processed under Section 11-A(1) of Delhi Development Act, 1957. It further noted suggestions of Jt.Secy., MOUD for further processing while finalising the Building Bye-laws. (Appendix 'LL' & 'MM' P.No.185-188 & 189-191).

3. Accordingly, public notices dated 19.9.92 & 17.10.92 were issued by the DDA inviting objections/suggestions from the public with respect to the proposed modifications in MPD:2001. (APP. 'NN' & 'OO')

4. Public notices were also issued by the MCD,NDMC on 27/31.8.92 and 3rd Sept., 1992 for draft Building Bye-laws inviting objections/suggestions.

5. Seven objections/suggestions were received in response to DDA public notice dt. 17.10.92, two objections/suggestions were received in respect of DDA public notice dated 19.9.92. Further, 63 objections/suggestions were received in respect of Building Bye-laws pertaining to MPD:2001 provisions (chapter 2).

6. All these objections/suggestions were scrutinised and put up for consideration of the Sub-committee under the chairmanship of Secretary, LSG, Delhi Govt.. These were further considered by the High Power Committee under the chairmanship of Secretary MOUD in the meetings held on 21.4.93 and 21.6.93 respectively.

7. Keeping in view the decisions of the High Power Committee, draft Building Bye-laws were further amended which were submitted to the High Court in August, 1993 by MOUD.

8. As directed by the High Court, the final Bye-laws are to be published by the Corporation following the procedure in the Act and the Rules. However, prior to final notification of draft Building Bye-laws, corresponding modifications are to be notified. All such modifications have been listed at (Appendix 'OO' P.No. 200 - 210).

Contd..../-

9. Amendments in M.D:2001, as given in para '8' is placed before the Authority for consideration and for further submission to the Ministry of Urban Development for notification.

R E S O L U T I O N

Resolved that proposals as contained in paras 8 & 9 of the agenda note be approved.

ALL-ED
H. K. LAKSHAR
24/1/55
Assistant Secretary
Datta Development Authority

BE PUBLISHED IN THE GAZETTE OF INDIA PART II SECTION 3 SUB-SECTION (ii)

No. K-12013/5/79-DDIIA/VA/IB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

New Delhi, dated 15th May, 1995

NOTIFICATION

WHEREAS the Hon'ble High Court of Delhi directed the Central Government to re-frame the Unified Building Bye-laws in consultation with Town Planners and amend the Master Plan as well while framing the new Building Bye-laws vide their order dated 27.5.92 in CW 3461/89.

WHEREAS Unified Building Bye-laws and consequential modifications to MPD-2001 were considered by Delhi Development Authority in the light of the suggestions made by the High Powered Committee and the deliberations of Delhi Development Authority.

WHEREAS public notices dated 19.9.92 and 17.10.92 were issued by Delhi Development Authority inviting objections/suggestions from the public with respect to the proposed modification in MPD-2001.

WHEREAS such notices were also issued by MCD, NDMC on 27/31.8.92 and 3.9.92 for draft Building Bye-laws inviting objections/suggestions from the public.

WHEREAS 2 objections/suggestions were received in response to public notice dated 19.9.92 and 7 objections/suggestions were received in response to public notice dated 17.10.92 and 63 objections/suggestions were received in respect of Building Bye-laws pertaining to MPD-2001 provisions.

WHEREAS all these objections/suggestions were considered by the Sub-Committee under the chairmanship of Secretary (LSG) Govt. of National Capital Territory of Delhi and were further considered by High Powered Committee under the chairmanship of Secretary, Ministry of Urban Development.

Cont.....2/-

WHEREAS keeping in view the decisions of the High Powered Committee, draft Building Bye-laws were further amended and submitted to the Hon'ble High Court in August, 1993 by the Government.

WHEREAS as per the directions of High Court, the final Bye-laws were to be published by the Central Government following the statutory procedure and provisions and prior to final notification of draft Building Bye-laws, corresponding modifications were to be notified.

AND WHEREAS the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master plan for Delhi/Zonal Development Plans.

NOW, THEREFORE, in exercise of the powers conferred by Sub-Section (2) of Section 11-A of the Delhi Development Act, the Central Government hereby makes the modifications, as per Annexure, in the said Master plan for Delhi with effect from the date of publication of this Notification in the Gazette of India.

(R. VISHWANATHAN)


UNDER SECRETARY TO THE GOVT. OF INDIA

To

The Manager
Govt. of India Press
Ring Road, Mayapuri,
New Delhi.

Copy to :

1. The Secretary, DDA, Vikas Sadan, New Delhi (with 20 spare copies) w.r.t. their letter No.F.15(1)92/ME/86 dated 30-1-85, with the request that consequential modifications may be carried out in the Master Plan for Delhi and copies thereof may be supplied to the NDMC/MCD/DUAC/T&CPO and other concerned authorities and publicity may be given through press.
2. The Chief Secretary, Govt. of NCT of Delhi, Delhi.
3. The Secretary (L&B), Govt. of NCT of Delhi, Delhi.
4. The Chief Planner, TCPO, I.P.Estate, New Delhi.
5. The Land & Development Officer, Nirman Bhavan, New Delhi.
6. The Member Secretary, NDMC, New Delhi.
7. The Commissioner, MCD, Delhi.
8. The Dy. Secretary(L), Ministry of Urban Development, New Delhi.
9. The Information Officer, M/o U.D., New Delhi.
10. The Director General(Works), CPWD, Nirman Bhavan, New Delhi.
11. The Secretary, DUAC, Lok Nayak Bhavan, Khan Market, New Delhi.
12. Guard file.
13. Change of land use file.
14. Lands Division, M/o U.D., New Delhi.


(C. VISWANATHAN)
UNDER SECRETARY TO GOVT. OF INDIA

MODIFICATIONS

-157-

1. On page 158 (right hand side), under Clause 8(4) Control for Building/Buildings within use promises, under footnotes, the following is added :

"Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendation of the Delhi Urban Art Commission and approval of Delhi Development Authority/Govt. of India".

2. (i) On page 159 (Left hand side), under Parking Standard at Sl. No. C(ii) "Cluster Court Housing" is added after Residential Group Housing.
(ii) On page 159 (LHS), under Parking Standard at Sl. No. D(1) & "Public Schools" is added after "College & University".
(iii) On page 159 (LHS) after footnote no.3, the following is added :-

(i) Plots forming part of any commercial development such as Central Business District, District Centre, Community Centres, etc., basement(s) upto the envelope line maximum equivalent to the plot area, could be permitted for parking and services such as electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting equipment with the approval of Delhi Fire Services and any other services/required for the building with appropriate approval. However, any other use in the basement including storage, if provided, shall be counted in permissible FAR.

ii) The basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and

iii) Basement shall be designed to take full load of the fire tender, wherever required.

3. On page 159 (RHS) & page 160 (LHS), the table and footnotes of Residential plot-plotted development (001) are replaced by the following :

Sl. No.	Area of the plot (Sq.Mt.)	Max. Ground Coverage percentage	FAR	No. of dwelling Units	Maximum height in meter
1.	Below 32	75	150	1	8
2.	Above 32 to 50	75	150	2	8
3.	Above 50 to 100	66	180	3	12.5
4.	Above 100 to 250	60	160	3	12.5
5.	Above 250 to 500	50	140	3(4)	12.5
6.	Above 500 to 1000	40	100	5(7)	12.5
7.	Above 1000 to 1500	33.33	83	5(7)	12.5
8.	Above 1500 to 2250	33.33	83	7(10)	12.5
9.	Above 2250 to 3000	33.33	83	9(13)	12.5
10.	Above 3000 to 3750	33.33	83	11(16)	12.5
11.	Above 3750	33.33	83	13(19)	12.5

Contd...../-

- 1) The above table gives maximum number of dwelling, subject to the provisions of layout plan.

The permissible maximum covered area on ground floor and FAR shall in no case be less than the permissible covered area and FAR for the largest size plot in the lower category.

- ii) In case of residential plots above 250 sq.mt. facing 24 m and above road, and where already 3 storeys and a barsati was permitted (as per density calculated in the sanctioned layout); (a) the FAR shall be increased by the maximum ground floor coverage (b) maximum height shall be less than 15m and (c) the number of dwelling units shall be as given in the brackets.

- iii) The mezzanine if constructed shall be counted in the FAR.

- iv) Basement : a) Basement, if constructed is to be included in FAR calculations except equivalent to 20% of the ground coverage for house hold storage and the remaining area may be used as part of permissible dwelling units without having kitchen, bathroom(s) and water closer(s)-WC.

b) Basement area shall not to exceed the ground floor coverage and shall be below the ground floor. Basement area may however be extended below the internal courtyard and shaft.

- v) Number of servant quarters shall be provided as per approved layout plan and construction to be done within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage/FAR shall be allowed.

- vi) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 20sqm.

- vii) Parking :

a) In respect of individual plot, the calculation for parking space shall be based on the total permissible FAR of plot size above 200 sqm., after giving allowance of the parking space requirements for permissible FAR of a plot of 150 sqm. in size as per norms given in the table for parking space.

b) New plotted development scheme : The parking area is to be calculated @ 1.33 car space per 100 sq.m. of total built up area permissible in the scheme and parking provision is to be made, in the layout plan partly by way of pool parking and partly in the individual plot.

c) Parking requirement shall not be insisted upon in case of addition/alteration in the existing building forming part of approved layout plan.

- viii) Density :

For the purpose of density calculations the dwelling unit shall be considered to accommodate 4.8 persons and the servant quarter to accommodate 2.4 persons.

ix)

In areas which prior to the establishment of MCD were included within the jurisdiction of Delhi Municipal Committee, permissible plot coverage for plots not exceeding 167.2 sqm. (200 sq. yds.) shall be as under :

- a) Not exceeding 83.6 sq.mt. (100 sq.yd.) - maximum coverage 75%
- b) Above 83.6 sq.mtr. (100 sq.yd.) and not exceeding 167.2 sq.mt. (200 sq. yd.) - maximum coverage 66.66%.

However, in both cases subject to that FAR and height as prescribed in MPD-2001 are not violated.

x)

- a) Standard Plans : There area number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable.
- b) Shop-cum-residential plots : Where there is no approved standard plan and individual building plans on such plots were being sanctioned with 80% ground coverage for shops and coverage as for residential development on first and upper floors, building plans shall continue to be sanctioned with maximum 80% ground coverage for shops without a mezzanine floor and with residential coverage on the upper floors subject to the condition that while calculating the FAR the provisions in both (a) and (b) above maximum FAR as prescribed in MPD 2001 are not to be violated.

xi)

Stilts :

If a building on a residential plot is constructed on stilts, the same shall be counted in the permissible FAR, irrespective of whether it is used for parking, land scapping or as play area etc.

4. On page 160(IHS), under RESIDENTIAL PLOT-GROUP HOUSING (002), the footnote (iii) is replaced as under :

Basement :

- a) Basement(s) in the Group Housing Schemes shall be permitted upto the building envelope line subject to that the maximum area, shall not exceed the building envelope area and with subject to the restriction that at one level the basement area is not to exceed equivalent to permissible ground coverage and the remaining would be taken in the lower level of the basement.
- b) That the basement area outside the ground coverage and below the stilts is to be flushed with the ground and is to be ventilated with mechanical means of ventilation.
- c) The basement area to be used for parking and for services such as location of electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting with the approval of Delhi Fire Services and any other services required for the building with appropriate approval, shall not be counted in FAR Calculations. However, if used for any other purpose including storage the same shall be counted in FAR calculations.
- d) If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping, etc. the stilt floor need not to be included in FAR.

Cont.....A/-

- e) In case a basement is provided below the stilt floor for purposes of parking, servicing, etc., the same shall be flushed with ground level and provided with a mechanical means of ventilators and shall not be included in the FAR.
- f) The basement projecting outside the building shall be flushed with the ground and the slab is to be designed to take the load of fire tender, etc.

5. On plot 160 (IHS), after the footnote/norms of RESIDENTIAL PLOT - GROUP Housing (002), the following provisions are added :

Cluster Court Housing (002-B) :

- | | |
|--|--|
| i) Minimum size of plot | 4000 sqm. |
| ii) Maximum FAR | 100 |
| iii) Maximum height for plots upto 45 sqm. | 8 Mtrs. (2 storey) with maximum coverage 100% subject to light and ventilation condition. |
| iv) For plots above 45 sqm. upto 45 sqm. | 11 Mtrs. (3 storey) with maximum coverage 100% subject to light and ventilation condition. |

Other Controls :

- The net housing density permissible 140 DUs per hect. with a 15% variation on either side and could be averaged for more than one pocket.
- Minimum street front of the pocket : 20 Mtrs.
- No basement is allowed.
- No projection outside the building envelope.
- Each cluster court house is for one dwelling for a single family (maximum 6 persons).
- Setbacks for the pocket would be the same as below :

Sl. No.	Plot size (in sq.mtr.)	Front	Min. setbacks Rear	Side (1)	Side (2)
1.	Plot size from 4000 and upto 10000 sq. mtrs.	9	3	3	3
2.	Above 10000 sq. mtrs.	9	6	6	6

Resettlement and Jhuggi Jhopri (JJ) insitu upgradation (002-C) :

- Maximum net density 250 tenements per hect.
- Plot size - minimum 25 sq.mtr. however, it may be reduced to 18 sq.mtr. with 100% coverage provided an area @ 7 sq.mtr. per plot/tenement is clubbed with the cluster open space.

Cont.....5/-

11. Path ways :

- a) Min. 2 mtrs. wide upto 30 mtrs. in length.
- b) Min. 3 mtrs. wide upto 50 mtrs. in length.

LOW INCOME HOUSING :

The norms of ISS - 8888 formulated by the BIS shall be applicable for Low Income Housing which provide a maximum net density upto 300 DUs/ha.

6. On page 160 (IHS), under Foreign Mission (006), other controls is replaced as under :

Other Controls :

"Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR".

7. On page 160 (IHS), under HOSTEL (007), 'other controls' are replaced as under :

- i) Minimum R/W in front 12 m.
- ii) Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

8. On page 160 (LHS) under Guest Houses, Boarding House & Lodging House (008), the following replaces the existing provisions :

Minimum Plot size	500 sqm.
Maximum ground coverage	33.33%
Maximum FAR	100
Maximum height	26 m.

Other Controls

- i) Minimum R/W in front 20 m.
- ii) Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

9. On page 160 (IHS), under DHARMSHALA, BARATCHER & NIGHT SHELTER (009, 010 & 011), the following amendments are made :

Maximum height	15 m.
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Contd...../-

Other Controls :

- ii) Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.
10. On page 160(RHS), under CONVENIENT SHOPPING (016), the following amendment is made :
Maximum height. 15m.
11. On page 160 (RHS), under LOCAL SHOPPING CENTRE (017), the following amendment is made :
Maximum height 15 m.
12. On page 160 (RHS), under DISTRICT CENTRE, footnote(ii) is amended as under :
ii) Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.
13. On page 161 (IHS), under CENTRAL BUSINESS DISTRICT, other controls, footnote (ii) is amended as under :
ii)(a) Basement(s) upto building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services, should not be counted in FAR.
14. On page 161 (IHS), under COMMERCIAL COMPLEX at Fire Brigade Lane & Jampath Lane, other controls, footnote (ii), is amended as under :
ii) Basement(s) upto envelope line and to the maximum extent of the plot area shall be allowed and if used for parking and services should not be counted in FAR.
15. On page 161 (RHS), under COMMERCIAL CENTRE ADJOINING METRO PASS, TEMU, OKHLA, other controls, (ii) is amended as under :
ii) Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

Cont.....7/-

16. On page 162(IHS), under the heading COMMERCIAL CENTRE - Lower Dal Nagar; (P.161 RHS), other controls (ii) on page 162(IHS) is replaced as under :

Basement(s) upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

17. On page 162(IHS), under the heading WHOLESALE TRADE/WAREHOUSING, 'other controls' is replaced as under :

Other Controls

Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

18. On page 162 (RHS), under PETROL PUMP (030) (iii) a is replaced as under :

iii) Plot Size

- a) Only filling station 30m X 17m and small size 18m X 15m (for two and three wheelers).

19. On page 162 (RHS) 'under HOTEL (032), other controls (ii) is replaced as under :

- ii) Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

20. On page 162 (RHS) under Flatted Group Industry(034), the maximum height and other controls are replaced as under :

Maximum height 15 m

Other Controls :

Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

21. On page 162(RHS) under SERVICE CENTRE (035), the maximum height and other controls are replaced as under :

Maximum height 15 m

Cont.....8/-

Other Controls :

Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

22. On page 162 (RHS) and page 163(IHS), under INDUSTRIAL PLCE -

LIGHT AND SERVICE INDUSTRY (036), the max. height at Sl.No.1 to 4 is replaced by 12 m and other controls are replaced by the following :

Other controls:

i) Maximum floors allowed shall be basement, ground floor and first floor, Basement should be below ground floor and to the maximum extent of ground coverage shall be counted in FAR. In case the basement is not constructed the permissible FAR can be achieved on the second floor.

ii) Mezzanine shall not be allowed, where already constructed shall be included in the FAR.

iii) In case of roof trusses height of buildings should be adjusted/relaxed.

In case of Motia Khan Dump schem, the following norms shall apply :

a) the maximum ground coverage shall be 75% (60% in case the building is completely reconstructed), maximum FAR 150 and maximum height 12 m.

b) Ground floor shall be allowed for light/service industry and retail outlet. First floor shall be allowed for residence/office and second floor, if any, shall be allowed only for residence.

c) Mezzanine shall not be allowed.

d) Basement to the maximum extent of ground coverage shall be allowed and shall be counted in FAR.

e) Parking shall be developed on the prescribed standards at the cost of the beneficiaries.

23. On page 163(IHS), under EXTENSIVE INDUSTRY (037), the maximum height of 6 m at Sl.No.1 to 4 is replaced by 9 m and 'other controls' are replaced by the following :

Cont.....9/-

Other Controls :

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i) Single storey building with basement is allowed. Basement shall be below the ground floor and the maximum extent of ground coverage shall be counted in FAR.

ii) Mozzanino floor shall not be allowed.

iii) In case of roof trusses height of buildings could be adjusted/relaxed.

24. On page 163, under GOVT. OFFICES, INTEGRATED OFFICE COMPLEX (066, 067, 068, 070), the max. ht. of 26 m is replaced by 27 m. and other controls (ii) is replaced as under :

ii) Basement upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

25. On page 163(RHS), under HEALTH CENTRE/NURSING HOME (072, 074), the max. ht. of 14 m is replaced by 15 m. and the provision of Basement is added as under :

"Basement shall be as in case of Hospital".

27. On page 163(RHS), under NURSERY SCHOOL, max.ht. of 11 m. is replaced by 8m and provision of basement is added as under :

"Basement below the ground floor and to the maximum extent of ground coverage, and if constructed, shall be counted in FAR".

28. On page 163(RHS), under PRIMARY SCHOOL(081), the max. ht. of 14 m. is replaced by 15 m.

29. On page 163(RHS), under SECONDARY SCHOOL/SENIOR SECONDARY SCHOOL/INTEGRATED SCHOOL/INTEGRATED RESIDENTIAL SCHOOL, (082, 083, 084 & 085), the max. ht. of 14m. is replaced by 15 m.

30. On page 163 (RHS), under COLLEGE (086), the max. ht. of 14 m. is replaced by 15 m and Note is replaced as under :

Note : i) In case of premises 081 to 086 the total area of the plot shall be divided in (a) school/college building area (b) play field area (c) parking area (d) residential and hostel area in the proportion of the areas as given for such premises in the section on social infrastructure. The

Cpt.....10/-

Maximum ground coverage and FAR shall be calculated only on the areas meant for building activities i.e. (a) & (d).

ii) And if basement is provided the same is to be counted in FAR calculations.

31. On page 163(RHS) under EDUCATION AND RESEARCH CENTRE, the following is added, after max. floor area ratio,

Maximum height 26 m.

32. On page 164 (IHS), under AUDITORIUM/COMMUNITY HALL (099 & 101), the max. ht. of 14 m. is replaced by 20m. and 'Other controls' is replaced as

under :

Other Controls :

i) Basement upto building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

33. On page 164, (IHS), under RELIGIOUS PREMISE (107), max. ht. of 8 m. is replaced by 11m. and the following note is added :

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

34. On page 164(IHS), under POLICE POST, the following is added after max. height.

Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

35. On page 164(IHS), under POLICE STATION/FIRE POST/FIRE STATION (110, 115 & 116) max. ht. of 14 m. is replaced by 15m. and other controls (i) is replaced as under :

Other Controls :

i) Basement upto envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking & services should not be counted in FAR.

36. On page 164 (IHS), under POST & TELEGRAPH OFFICE/HPO (118 & 119), the max. ht. of 14m. is replaced by 15 m. and 'other controls' is replaced by the following :

Cont.....11/-

Other controls:

Basement upto envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR.

37. On page 164, under PUBLIC AND SEMI-PUBLIC PREMISES, 'other controls' (ii) is replaced by the following :

Basement upto envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR.

38. On page 166 (LHS) under PROFESSIONAL ACTIVITY, the provision is replaced by the following :

The professional activity shall be allowed in residential plots/flats on any floor on the following condition :

"The resident of the premises shall be permitted to use part of his residence to the maximum of 25% or 50sqm. whichever is less for a non-residential but non-nuisance activity which is for rendering services based on his professional skills. In case of residential plots any one floor may be used provided the whole premises is occupied by the same professional..

The trade and industrial activity (excluding household industry on ground floor to the maximum extent of 30sq.mt.) shall not be permitted.

39. On page 149 (LHS) of the Gazettee after clause 3(6), the following is added :

"3(7) Authority/Local Body(s) shall be empowered after levying penalty to compound deviations from limits of coverage/FAR to the extent of 5% of the permissible coverage/FAR, subject to maximum of 12.5 sqm. in building(s)/premises at the time of considering the completion/occupancy certificate. This would not apply to buildings where 100% ground coverage and fixed height are allowed as per architectural controls, forming part of comprehensive schemes, like District Centres, Community Centres, etc."

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ITEM NO. Sub: Report on the follow up action on the
52/95 resolutions passed by the Authority in
its meeting held on 23.02.95.
A-29-05-95

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

P R E C I S

On the basis of information furnished by
Head of Departments, Report on the follow-up
action on the resolutions passed by the Authority
in its meeting held on 23.02.95 is submitted
for kind information of the Authority. The
Report is appended at (Appendix ^Y
page No. 169-172).

R E S O L U T I O N

Noted.

APPENDIX 'Y' TO ITEM NO. 52/95
REPORT ON THE FOLLOW UP ACTION ON THE RESOLUTIONS
PASSED BY THE AUTHORITY'S MEETING HELD ON 23.02.95.

S. NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
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1. 16/95

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

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

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

Pension cases are being processed accordingly.

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S.NO.	ITEM NO. & Date.	SUBJECT	RESOLUTION	REMARKS
2.	17/95	Tripartite agreement to provide loan to physically handicapped allottees of built-up Commercial units. <u>No.F.1(114)93-CE/Pt.PH/OR/613/94.</u>	<p>The Authority noted that the allottees of SC/ST categories were already entitled to the facility of making payment in instalments at subsidised rate of interest.</p> <p>Resolved that the other categories having reservation in allotment i.e., physically disabled, ex-servicemen, freedom fighters, evictees of land in DDA projects, compassionate allottees be allowed the facility of availing loans from the Delhi Financial Corporation, to the extent of 2/3rd the cost of the unit, on execution of the proposed tripartite agreement.</p>	Chairman, HDFC has been requested vide D.O. No. F.1(114)/93/CE/TH/2391 dt. 17.05.95 to send his consent to the tripartite agreement approved by the Authority.
3.	18/95	Proposal for construction of a sports School near Ghewra Maur on Rohtak Road in West Delhi by Directorate of Education, GNCTD. <u>No.F.Dir.(NCR & UE)/94/F.118</u>	<p>Resolved that proposal for establishing a Sports school in 116 acres of land as proposed by the Govt. of N.C.T.D. be approved subject to the recommendations contained in Para-3 of the agenda item. Amendments to the Master Plan, which may thus be necessitated be carried out simultaneously.</p> <p>Further resolved that follow-up action be initiated without waiting for formal confirmation of minutes.</p>	The proposal has been referred to the Govt. of India, MOUA & E on 23.03.95 for approval under section 11-A of Delhi Development Act - 1957, for issue of a public notice for inviting objections/suggestions from the public.

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S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
4.	12/95	Amendments of MPD-2001 Land uses under section 11-A of D.D. Act.-1957, as a part of Draft Zonal (Divisional) P-lan of Zone 'D' (New Delhi). <u>No.F.20(14)93/MP.</u>	Resolved that the government be approached for a final notification in respect of change of land use for Sl. No. (i), (iv) & (v) of para (4) of the Agenda note. In so far as Sl. No. (ii) and (iii) (Jantar Mantar plots) are concerned, it was resolved that the matter be deferred for studying the land use/development norms of all the Jantar Mantar Road plots in view of the historic importance of the Jantar Mantar complex.	The Govt. of India Min. of Urban Affairs and Employment has been requested vide letter No.F.20(14) 93/MP/349 dt. 18/5/95 for issue of final notification u/s 11-A of the D.D. Act, 1957 to the proposed change of land use.
5.	20/95	Special permission for the use of plot No.29, Rajpur Road as a Research Institute on a residential (Bungalow) plot. <u>No.F.20(26)94/MP.</u>	Resolved that proposals contained in para-3 of the agenda be approved.	The Town Planner, MCD has been informed of the decision of the Authority vide letter No.F20(26)/94 MP/ 301 dated 24/4/95.

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S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
6.	23/95	Fixation of pre-determined rates for the year 1992-93 in respect of Narela and Rohini Phase-III projects for allotment of alternative plots. <u>No.AO(P)/Misc/Cost Benefit Analysis</u>	Resolved that the rate of Rs.1650.65 per sq. mtr. be approved for the alternative plots in Rohini Phase-III and Narela, for the year 1992-93.	Ministry of Urban Affairs and Employment has been requested to issue notification of rates.

ITEM NO. SUB : Prooposal regarding revision of Ground Rent in those cases where the lease deed terms have linked the enhancement of Ground rent to letting value of the premises.
53/95
A-29.05.95

F.No. S 1(58)/94/OSB.

P R E C I S

In most of the old leases leased out on perpetual basis the lease terms provided for revision of Ground rent at periodic intervals. The relevant lease deed clause is reproduced below:-

"The rent hereby reserved may at the option of the Lessor be enhanced on or after the first day of _____ of _____ and thereafter at the end of each successive period of not less than twenty five years provided that the rent fixed at each enhancement shall in no case exceed one third of the letting value of the site without building at the date on which the enhancement is made and such letting value shall be assessed by the Lessor. Provided always that any such assessment of letting value for the purpose of this provision shall be subject to right of appeal to the Chief Commissioner, Delhi within thirty days of the date of the order announcing such assessment and the proceeding for or in relation to any such appeal shall be in all respects governed by the provisions of the Punjab Land Revenue Act 1887 (Act XVII of 1887); Provided further that the decision of the Chief Commissioner on appeal shall be final and binding both on the lessor and Lessee.

2. It is not practicable to calculate the letting value of each property and hence the issue of revision of Ground rent was taken up with the Ministry of Urban Development for a simplified formula. In their last correspondence in March 1994 the Ministry had asked for details about the cases, their number etc., and also test cases worked out reflecting the revision of the Ground Rent as per existing norms so as to ascertain the financial implications and the work involved before a view is taken in the matter.

The finance wing as well as the Management Wing of DDA are facing practical problems in processing and providing the information called for.

3. Meanwhile in one of the Commercial Properties namely Hotel Broad way situated at Asaf Ali Road the

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Finance Wing, with the information constraints on letting value, had worked out the letting value by taking 5% of the market value of the land for the relevant year as circulated by L & D.O. Further the Ground Rent was revised by taking 30% of the said letting value pending the finalisation of the formula for revision. The above method was approved by Hon'ble LG/Lessor who had ordered as below:-

"4. The enhancement of ground rent at 30% of the letting value as in 1979 when the first 25 years period ended, is in my view appropriate. This view is further strengthened by the fact that DDA has proceeded to apply the same formula to all other properties similarly circumstanced on Asaf Ali Road....

All the above decisions are not provisional but final."

4. Simultaneously a Cell was formed under the Chairmanship of CLD to look into issue of Ground Rent Revisions of various properties under Nazul - I. It was felt that since Lessor being the LG the issue need not be referred to the Government and DDA can take decision on its own. On the strength of the Hotel Broadway, Ground Rent for few more Commercial properties on Asaf Ali Road was revised recently.

5. A good number of conversion applications from old residential properties are pending for want of revision of Ground rent as the same is linked to letting Value. Therefore, the finance wing had attempted to revise the Ground rent of residential properties with similar lease terms by taking 5% of Residential Market rate of land circulated by L & D.O. for the relevant year as letting value, and working out the Ground rent as 30% of such value. This revised Ground rent, attempted for the first time in residential properties is with reference to Plot No. 19, Block 2-C/WEA, Karol Bagh, with an area of 300 Sq. Yards i.e., 250.83 sq.mtrs. with initial ground rent of Rs.83/-per annum. The first revision was due in April 1967 and the second revision was due in April 1992. By adopting the formula referred above the annual Ground rent was arrived at Rs. 675/- from 1967 and Rs.39,506/- from 1992 onwards.

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6) The revised ground rent figures if worked out as shown above appear too high to be acceptable to the lessees when compared with the original ground rent. In all likelihood there would be protest/appeals for reconsideration of such revision. Certainly there are going to be litigations too. Therefore, for residential properties it was felt that the formula already approved by the Lessor in case of Commercial property i.e., Broadway Hotel needs to be modified in relation to impact ratio adopted by the MCD between residential and Commercial properties for assessing property tax. An on the basis of this analogy the residential land letting value has been taken at 1% of the residential market rate i.e., ground rent at 20% of the above figures on the ground the said ratio between Commercial and residential properties is 5:1.

Accordingly, a reference was made to Senior Standing Counsel of DDA, Shri Ravindra Sethi for his opinion on the issue. His opinion is at (Appendix '2' P.No. 177-183). The substance of his observations/opinion are that:-

(a) the MCD for the year 1994-95 has done away with the distinction between residential and commercial properties for assessment of property tax. Therefore the 1% of the residential market rate to be taken as letting value cannot be adopted only on the hypothesis that the overall impact of house tax in respect of commercial and residential properties is in the ratio of 5:1.

(b) the ground rent worked out at 20% of the Broad way formula would be more reasonable and authority should adopt formula of 1% of notified residential Government rate to determine the letting value.

(c) there may be some reaction from the public in pending conversion cases since the property to be converted into free hold, the lessee will have to pay unbearably high amounts towards ground rent;

(d) Since the financial implications are involved the matter may be thoroughly examined and advice of the Central Government could be obtained before laying down the parameters.

Contd..../-

7. The matter was further reviewed in the light of the above opinion in a meeting of officials of Administrative wing as well as Finance wing, under the chairmanship of Finance Member on 22.5.1995.

In some of the leases, especially residential Term Leases, executed during the period 1915 onwards there is a ceiling for the first and second revisions i.e. rent on the first renewal shall not exceed 100% of the original rent and the rent on the second renewal shall not exceed 100% of that reserved at the first renewal. Third renewal, that is the for the final term of the "Term Lease" is to be granted at the then prevailing market rate of rents for Building land in the vicinity. Therefore in the same analogy, and keeping in view the possible public reaction it is for consideration of the Authority if ground rent in respect of properties governed by lease provisions where the first and second renewal is linked to letting value of the land is also renewed by 100% for first time and another 100% for the second revision in the same manner. This will be applied only for residential properties, still being used as such. In so far as third renewal linking it to market rent is concerned, an appropriate formula will be devised for the same separately for all types of leases in so far as they are linked to Market rent/letting value.

8. Interest on belated ground rent due to delayed revision is not to be charged as decided in the case of Hotel Broadway revision. However interest on pre-revised ground rent, if received after the scheduled period shall be charged at the prescribed rate.

9. The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that,

- (i) In the case of Perpetual Leases Ground Rent be doubled when its revision becomes due, both for the first and the second time, as is being done in the case of Term Leases.
- (ii) Formula be worked out for fixation of the letting value of land at the time of third revision of Ground Rent, in the case of Perpetual, as well as Term Leases.

APPENDIX 'Z' TO ITEM NO. 53/95

File No.S-1(58)/94/OSB

Plot No.19, Block-2C, WEA, Karol Bagh, New Delhi.

Shri Jyote Parsad Haldar

7

It appears that the papers have been sent to me to comment upon the method of revision of ground rent from 1967 onwards and then from 1992 onwards in respect of above lease hold property.

The present case relates to conversion from lease hold to free hold in respect of property No.19, Block-2C WEA, Karol Bagh, New Delhi . The property was leased out by lease deed dt.19.1.43 to Motor & General Finance Ltd. It was specifically stated in the clause I(vi) that the land and the building that may be erected thereon during the said term for any other purpose than for the purpose of residential without the consent in writing of the said lessor and it was further stated that the lease shall become void even the land is used for other purpose for which the lease is granted not being the purpose subsequently approve.

The lease hold rights were transferred by Motor & General Finance Ltd. to M/s. Tropical Insurance Co. by sale deed dt.1.8.46. Tropical Insurance Company transferred the rights to Lala Laya Chand by

sale deed dt.30.1.47 and the said Lala Daya Chand transferred the rights vide sale deed dt.10.4.50 in favour of Lala Bakhtawar Lal , Advocate and Shri Niranjana Lal Gupta son of Lala Bakhtawar Lal by means of sale deed dt.22.7.54 transferred the rights in favour of Sh.D.N. Halder.

The LLA has already adopted 5% of the commercial market rate as the letting value for the purpose of working out the revised ground rent in respect of M/s.Broadways Hotel. In the present case also the calculations appears to have been done initially at 5% of the residential market rate since the property was leased out for use only as a residence. In the case of Broadway Hotel the ground rent the letting value was determined at 5% of the commercial rate and in the present case it was sought to be determined at 5% of the residential market rates.

Thereafter it appears that the assessor of House Tax MCL informed that overall the net impact ratio of property tax between residential and commercial properties works out in the ratio of ~~5:1~~ 5:1 and this being the position it was proposed that in respect of residential properties the letting value be adopted at

1% of the residential market rate of the relevant year for the purpose of revision of the ground rent. It appears that ~~th~~ I have been asked to comment upon the feasibility of adopting 1% of the market rate ^{/in respect} ~~of~~ the 5% as has been done in respect of the commercial properties.

So far as this question is concerned I have to state that under Section 114 of the Delhi Municipal Corporation Act the property taxes shall be levied on the land and building and shall consist of general tax of not less than 10% and not more than 30% of the rateable value of the land and building within the Urban areas.

Under Section 116 of the Act the rateable value of land and building assessed to property tax is the only rent at which such rates the land and building might reasonably be expected to let from year to year less 10% of the annual rent towards maintenance.

The rate at which the tax is to be charged viz. ~~th~~ between 10% to 30% is fixed by the Corporation by issuing of notifications from year to year. The House tax rates for 1992-93 and 1993-94 was 3% of the rateable value in respect of ^{/residential} ~~of~~ premises and 4½% of the rateable value in respect of non residential

premises (if rateable value does not exceed Rs.100000/-)

In case the rateable value exceeded Rs.1,00,000/-

then the same in respect of the residential property was Rs.3000/-+20% of the amount by which the rateable value exceeds Rs.1 lac and in respect of commercial properties the rate of house tax where rateable value exceed Rs.1 lac was Rs.4500/-+ 25% of the amount by which the rateable value exceeds Rs.1 lac.

For the year 1994-95 the distinction between the residential and commercial properties has been done away and the general tax in respect of properties where the rateable value does not exceed Rs.10,000/- (Rs. ten thousand) has been fixed at Rs.15% of the rateable value and where the rateable value exceeds Rs.10,000/- the same has been fixed at Rs.1500/- and + 30% of the amount by which the rateable value exceeds Rs.10,000/-

This division obtains both residential & commercial properties and there is no distinction in respect of the rates of tax between the residential and commercial properties, it would thus be not correct to say that the impact of house tax is as between commercial and residential properties is in the ratio of 5:1.

However, I may point out that though the DEA has to take a decision on the administrative side to determine as to the method to be adopted for calculating the revised ground rent. If 5% of the letting value is adopted as the basis in respect of residential properties then there may be some reaction from the public for if the property is not converted into free hold the lessee will have to pay substantial amounts towards ground rent. Take present case as an example the lease was granted in the year 1943, the ground rent payable was Rs.83/-p.a. If the calculations ^{is done} @ 5% of the notified residential government rate it comes to Rs.2250/- in the year 1967. For the year 1992 the ground rent worked on the said basis at 30% of the letting value comes to Rs.675/-p.a. The ground rent at 5% of the notified govt. rate for 1992 it comes to Rs.39,506/- p.a. However, if the letting value is determined at 1% of the notified residential govt. rate then the ground rent at 30% of the such letting value for 1967 is Rs.134.70ps. and for 1992 it is Rs.7901.10

The conversion charges which are payable are Rs.88,300/-. If the ground rent is Rs.39,506/- then the lessee by converting the property into a free hold shall by making a payment of Rs.88,300/- will be able to

avoid payment of ground rent which is about half of the conversion charges. There is some fallacy for it does not stand to reason that a person by making a payment of Rs.88,300/- would be able to avoid a lot of about ~~Rxx4,00,000/xxx~~ Rs.40,000/- p.a. The ground rent which is to be revised. ~~Exxxgxxgxxgxxgxxgxx~~ However, the ground rent is calculated on a letting value determined at 1% of the notified residential government rate then paying a conversion charges of about Rs.88,300/- the lessee would be avoiding payment of annual ground rent of Rs.7901.10 looked at from this angle it appears that the ground rent of Rs.7901.10 p.a. would be more reasonable and, therefore, the authority should adopt the formula of 1% of notified residential govt. rate to determine the letting value.

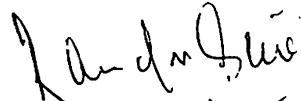
However, the matter involves financial implications and requires a thorough examination by the authority before any decision is taken. As already pointed out by me the rate of 1% cannot be adopted only on the hypothesis that the overall impact of house tax in respect of commercial and residential properties is in the ratio of 5:1. Since the financial implications are involved


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the matter may be thoroughly examined and advice of the Central Govt. could be obtained before laying down the parameters to be adopted to determine the ground rent which is chargeable on revision under the terms of the lease.

Information sought for has been given above and it is for the LLA to take administrative decision as to what rate should be adopted for working out the ground rent in respect of the residential properties.

FM


(RAVINLER SETHI)
SR. ST. COUNSEL
21.5.95


Secretary
Delhi Development Authority
18.7.95


18/07/95
Chairman,
Delhi Development Authority

REPORT OF THE COMMITTEE
ON
MISUSE OF RESIDENTIAL PREMISES
IN DELHI

March, 14, 1995

REPORT OF THE COMMITTEE TO CONSIDER THE
MISUSE OF RESIDENTIAL PREMISES IN DELHI

1. INTRODUCTION

Lajpat Nagar Traders Association had been representing for a long time that action under Section 14 read with section 29(2) of the Delhi Development Act 1957, should not be taken against the traders in Lajpat Nagar Area, especially in the vicinity of Central Market, the Delhi Development Authority vide resolution No.48/94 dated 24.5.1994, observed that phenomenon of misuse and unauthorised construction in residential properties was not confined alone to Lajpat Nagar and was prevalent in several other residential localities of Delhi as well. It was resolved that a Committee be constituted comprising representatives of DDA and MCD under the Chairmanship of TCO to go into the question of misuse of residential premises in Delhi. The Committee under the Chairmanship of Additional Chief Planner, T C P O (Appendix -1) with representatives from DDA & MCD as members deliberated on the issue of misuse of residential premises and violations of Building Regulations (Unified Building bye Laws) and the provisions of the Delhi Development Act 1957 and Delhi Municipal Corporation Act 1957. It also went with the issue with reference to the relevant provisions of MPD 2001 related to development code, permission of use premises in residential use zone, mixed land use, Special Area provisions.

2. The Concept of Land Use in MPD-2001

2.1 For the purpose of planning, Delhi has been divided into fifteen Zones. Eight of these zones fall in the urban area.

various land uses amongst the 37 use zones of the Master Plan. These 37 use zones are divided into broad categories, viz. residential, commercial, recreational, transportation, utility, industrial and semi-public, agriculture and water bodies. These are further sub-divided into a number of 136 use premises prescribed in scheduled Code MPD-2001. The zonal plans show details regarding provision of social infrastructure, and the layout system as per policies of the Master Plan. The zonal plans serve as a link between the Master Plan and the layout plan.

"Layout Plans" indicate configuration and sizes of use zones. Each use zone may have one or more layout plans. Upon the extensiveness of the area under a specific use zone, according to Clause 2(2) use premises is defined as

"Use premises means one of the many sub-divisions of a use zone, designated at the time of preparation of layout plan, having a specific main use or activity and includes the use premises as defined in Schedule 1".

As such, use premises is ascertained from approved layout plan which has to be seen in relation with the layout plan and approved building plan.

COMMISSION OF DELHI
METROPOLITAN CELL

7.2.68

2.2 DEVELOPMENT CODE

The Development Code prescribes 'use' activity (use) at two levels:

- i) Use zone means an area for any one of the specific dominant uses of the urban functions as provided in clause 4.0.
- ii) As already stated, use premises is one of the 136 sub-divisions of land use designated at the time of preparation of the layout plan.

2.3 PERMISSION OF USE PREMISES IN USE ZONES

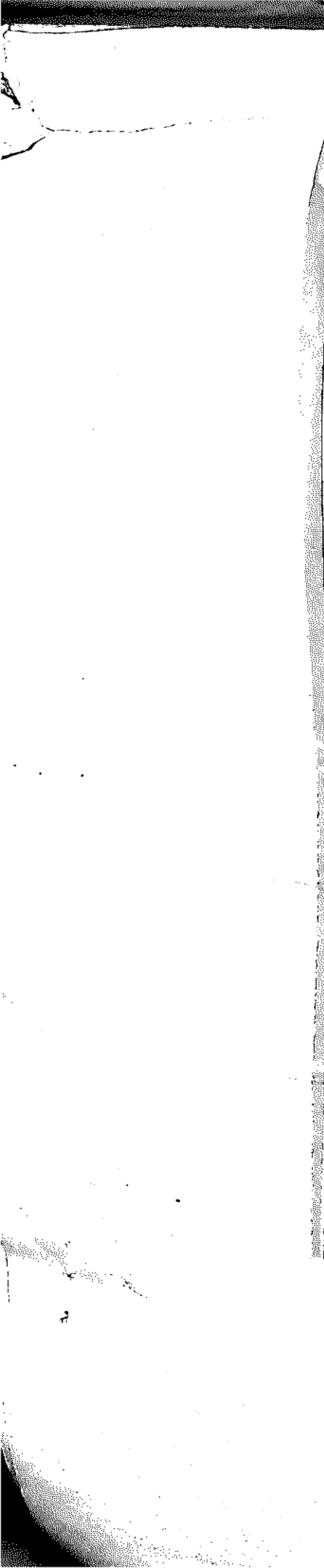
Under MPD -2001, various use premises allowed in use zones have been described. There are following 3 levels of permissibility as given below:

- i) Permitted
- ii) Permissible, as a case to special permission from the Authority under mixed land use.
- iii) Not permitted (prohibited)

2.4 MIXED LAND USE PROVISIONS

MPD-2001 provides for mixed land use i.e. premises of non-residential activity on residential premises. Specific provisions have been given for the 'Special Area'. The broad outline of mixed land use is given below:

- i) In the Central old built-up areas, which actually have a tradition of mixed land use i.e. residential and non-residential activity on the same residential premises should be dealt differently than other areas.
- ii) Non-residential activity on residential premises should be permitted selectively, carefully taking into consideration its community need, provision for traffic and parking which would be generated and also the environmental impact.



- (g) Manufacturing units (excluding household industries).
- (h) Junk Shops

The front set backs for these plots shall be surrendered without compensation and unconditionally to the local body for use as part of the right of way, parking etc. The permissibility of mixed land use is also subject to the following conditions:

"Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on:

- i) The cost of provision of parking and physical and social infrastructure.
- ii) differential price of space of residential and non-residential activity/use.

2.5 PROFESSIONAL ACTIVITY

MPD-2001 allows professional activity in residential plots and flats on any floor on the following conditions:

The Resident of the premises shall be permitted to use part of his residence to the maximum of 25% or 50 sq.mt. whichever is less for a non-residential but non-nuisance activity which is for rendering services based on his professional skills. The trade and industrial activity (excluding household industry on ground floor to the maximum extent of 30 sq.mt.) shall not be permitted.

However, under the proposed Unified Building Bye-laws, in case of residential plot, complete one floor is proposed to be allowed for professional activity. The Delhi Development

Authority vide its Resolution No.111/94 dt. 28.11.94 has approved above for processing consequential modification in the Master Plan.

2.6 SPECIAL AREA

For assigning various land use zones, the Master Plan can be divided into three major areas, i.e.:

- i) Special Area measuring 2600 hec., which is old built up area of the city.
- ii) Major developments outside the special area and within the 1981 urbanisable limits; and
- iii) Urban extensions.

The Special Area stretches from Walled City to Anand Parbat. The Special area is also divided into four different parts i.e. (i) Walled City; (ii) Karol Bagh; (iii) Area in between walled city and Karol Bagh, like Paharganj and Sadar Bazar and (iv) Specific land use area, like East Patel Nagar, etc. In the walled city, the mixed land use is permitted. The predominant land use of Special area is residential. However, noxious industries and hazardous trades shall be shifted from the walled city within a maximum period of five years, to be replaced by other compatible uses. Public and Semi-Public uses and services like hospitals, dispensaries, colleges, schools, police stations; fire station; post office; local government offices, parking etc. shall be retained in their present locations and also additional sites could be indicated in the Urban Renewal and Zonal Plans. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

IN KAROL BAGH SPECIAL AREA on certain roads of 18 m. and above commercial activity is allowed on ground floor.

3 ENFORCEMENT OF LAND USE

3.1 Delhi Development Act 1957 Provisions

3.1.1 Use of Land & Building in conformity with plans

The object of the Delhi Development Authority constituted u/s 3 of Delhi Development Act, 1957 is to promote and secure development of Delhi according to the provisions of the Plan. In order to promote public health, safety and socio-cultural welfare of the community, it is necessary to put reasonable limitations on the use of land and buildings. To achieve the aforesaid goal, Delhi

Development Act, 1957 prohibits use of any land or building otherwise than in conformity with Master Plan, Zonal development plans. Section 14, Delhi Development Act, 1957 provides:-

"Section 14. Use of land & Buildings in contervention of plans:

After the coming into operation of any of the plans in a zone no person shall use or permit to be used any land or building in that zone otherwise than in conformity with such plans:"

Provided that it shall be lawful to continue to use upon such terms and conditions as may be prescribed by regulations made in this behalf any land or building for the purpose and to the extend for and to which it is being used upon the date on which such plans comes into force."

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3 ENFORCEMENT OF LAND USE

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The penal provisions for misuse of Land & Building is provided in Section 29(2) of the Act which reads as follows:

"Section 29(2). Any person who uses land or building in contravention of the provisions of section 14 or in contravention of any terms and conditions prescribed by regulations under the provisions to the section shall be punishable with fine which may extend to five thousand rupees (and in the case of a continuing offence with further fine which may extend to two hundred and fifty rupees for every day during which such offence continues after conviction for the first commission of the offence).

3.1.2 REGULATIONS UNDER PROVISIO OF SECTION-14

Section 57 (f) of the Act empowers the Authority with the approval of the Central Govt. to make regulations providing for terms and conditions subject to which use of land and building in contravention of plans may be continued. The regulations prescribing the terms and conditions as referred to in the proviso to Section 14 of the Delhi Development Act, 1957 to deal with the non-conforming uses which were in existence on the date when the Master Plan came into force in 1986. These Regulations laid down the policy for shifting of non-conforming uses and continuance of certain uses. Some of the important provisions are as follows:

Commercial Use in residential Areas

Any person may continue to use any land or building in residential use zone for commercial purposes:

- (a) For period of ten years provided the land or building earmarked as local commercial area in the Zonal Development plan of the zone; and
- (b) In any other case on such terms and conditions as the Authority may prescribe.

4 The Delhi Municipal Corporation Act, 1957- Provisions

Section 347 "Restrictions of user of buildings" No person shall, without the written permission of the Commissioner, or otherwise than in conformity with the conditions, if any, of such permission:

- a) use or permit to be used for human habitation any part of a building not originally erected or authorised to be used for that purpose or not used for that purpose before any alteration has been made therein by any work executed in accordance with the provisions of this Act and of the bye-laws made thereunder;
- b) change or allow the change of use of any land or building;
- c) convert or allow the conversion of one kind of tenement into another kind.

5. MISUSE AS DEFINED BY THE COMMITTEE

The use of the residential premises which are in contravention of the use permitted under plan sanctioned by the competent authority being put to non residential use which is not in conformity with residential use and continuation of such use without seeking the permission from the Competent Authority.

6. EXTENT OF MISUSES

On the basis of observations and the case dealt by the Delhi Development Authority (Annexure A) and Municipal Corporation (Annexure B); the cases of misuse are increasing in Delhi. Annexure 'A' indicates the position of last five years as per survey conducted by the Enforcement Branch of Delhi Development Authority. It indicates more than 1 lakh cases of major misuse during last five years. A sample survey of two residential areas namely Lajpat Nagar and Paschim Vihar has been conducted by the Municipal Corporation of Delhi, Coordination Department (Annexure B). This indicates that about 54% of properties surveyed are being misused for non-residential activities in Lajpat Nagar Area whereas about 13% of the properties are under non-residential use in Paschim Vihar.

The following major types of non-residential activities are conducted from residential premises :

- a) Offices; consultancy, professional practice, banks, foreign missions and the like.
- b) Educational activities like schools for educational, cultural, vocational, professional purpose, coaching classes, music school, club, creche and day care centre.
- c) Commercial activities like shops, repair shops, vending booths, restaurants, catering house, guest houses, storage, godowns.
- d) Medical activities like Nursing Homes, Dispensaries, clinics, medical consultancy Diagnostic centres.
- e) Service Industries like garments manufacturing, welding shops shoe/chappal making, leather goods/products making.
- f) Institutional activities for training programmes, research centres, religious activities, yoga centre, discourses.

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 consultancy Diognostic centres.

es like garments manufacturing, welding
 al making, leather goods/products making.

activities for training programmes,
 es, religious activities, yoga centre,

- g) Public Sector residential premises have been found
 accomodating Super Bazar, Kendriya Bhandar, Dispensary,
 Police Station, Post Office, Complaint Office, Union
 Office, Govt. Office, Public library for lack of
 adequate space for facility or similar other reasons.

RECOMMENDATIONS/SUGGESTIONS

7.1 The Delhi Development Authority vide its Resolution No.104
 dated 19.9.1991 considered the terms & conditions for regulating
 temporary misuse of land based on composition fee for temporary
 continuance of misuse. Under this resolution the Authority
 considered the continuance of other non-residential activity on
 the residential premises which have come up prior to 1.8.90 (date
 of operation of MPD-2001) and which are to be dealt within the
 Divisional/Zonal Development Plan within the specified time
 period of 3 years. Continuance of such uses was further subject
 to various terms and conditions specified in the DDA resolution.
 7.2. The issue of misuse of land or building in contravention
 of Master Plan/Zonal Plan was again considered by the Authority
 as agenda item NO.79/94 for "Amendment of Section 29 of the Delhi
 Development Act, 1957 with a view to incorporate more rational
 penalty for all kinds of misuses. It was resolved as under:

- I. It is proposed to amend section 29(2) of D.D.Act, 1957
 by substituting the following in place of existing
 clause 29(2).

"Any person who uses any land or building in
 contravention of the provisions of Section 14 or in
 contravention of any of the terms and conditions prescribed by
 regulations under the proviso to the section, shall be punishable
 with fine which may extend to the market value of such land or

building but which shall not be less than ten per cent of such market value, and in case continuing offence with further fine which may extend to three percent of market value for each month during which such offence continues after conviction for the first commission of offence.

Explanation:—For the purpose of this Section, market value of land or building shall be calculated in accordance with commercial rates approved by Central Government, if it exists otherwise or prevailing market rates.

II. It is further proposed to amend Delhi Development 1957 by adding section 29(A) of the Delhi Development Act:

Section 29(A) Confiscation and sealing

- i) Where any goods have been stacked on any land or building being used in contravention of the provisions of Section 14 or in contravention of any terms and conditions prescribed by regulations under the proviso to that Section the same shall be liable to be confiscated under the orders of an officer of the Authority duly empowered in this behalf and in accordance with the procedure as may be prescribed by the Authority for the purpose.

PROVIDED that no such order shall be made unless the owner or the person concerned has been given a reasonable opportunity to show cause why the order should not be passed.

14) Any land or building or any part thereof, which is used in contravention of the provisions of Section 14 or in contravention of any terms and conditions prescribed by Regulations under the proviso to that Section, shall be liable to be sealed under the orders of an officer empowered by the Authority in this behalf and in accordance with the procedure as may be laid down by the Authority for the purpose.

PROVIDED that no such order shall be made unless the owner or the person concerned has been given a reasonable opportunity to show cause why the order should not be passed.

iii) Who-so-ever breaks the seal of the premises, without the permission of the Authority or the officer empowered in this behalf, as the case may be, shall be punishable with imprisonment which may extend upto three years and with fine which may extend to Rs.50,000/-. The offence shall be cognizable and non-bailable.

* III. The following may be added to Section 30(C):
an order of the officer of the Authority made under Section 29(A) (i) and 29(A) (ii) of the Delhi Development Act, 1957.

7.3 Discontinuation of electric power supply to the premises where the residential properties are being misused be enforced for non-compliance of the orders issued by the Competent Authority to stop such misuse of the premises after giving the

owner/occupant of the premises an opportunity for hearing to show cause why the order should not be passed to disconnect the electric power supply to the premises.

7.4 Stringent action against the occupant/owner of the premises where the activities are hazardous or obnoxious in nature and are likely to cause danger and nuisance to public health or amenity or are preventing smooth flow of traffic should be enforced and prosecution be initiated.

7.5 It is suggested that Local Body/Authority to take action to deal with the non-residential activities which are covered under the mixed land use regulations of MPD-2001.

7.6 For nursing homes, recommendations of the Committee on formulation of Nursing Home Regulations which have been approved by the Authority and are under the consideration of Government of India, Ministry of Urban Development; may be made applicable.

7.7 The resolutions adopted by the Municipal Corporation of Delhi before the publication of MPD-2001 for exempting from action against some categories of misuse of residential building under section 347 of the DMC Act, 1957 (Annexure-C) ie. circular no.1/c dated 9-1-1986 and circular dated 2-2-1968 are being followed by Municipal Corporation Of Delhi (MCD). However, Commissioner, MCD may examine in the light of MPD-2001.

7.8 Planning and Development Control:

As far as the land use and building regulations are concerned an urgent need is felt to restructure the existing functions of enforcement wing of the DDA and MCD under the administrative control of Vice-Chairman, DDA/Commissioner MCD.

The Public Sector/Government should not permit the use of residential accommodation for non-residential purposes particularly when the housing stock is far below the satisfaction.

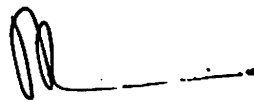
8.0 The legal cell of DDA and MCD may examine the above recommendations/suggestions for necessary amendments/changes in the relevant sections of the Delhi Development Act, 1957 and Delhi Municipal Corporation Act, 1957.



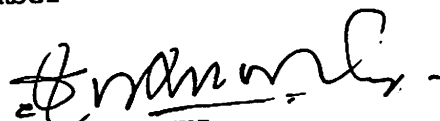
A.K. JAIN
Addl. Comm. (DC&P)
D.D.A.
Member



A.K. BERNWAL
Addl. Secy. (Prosecution)
D.D.A.
Member



A.L. AGGARWAL
Supdg. Engineer
M.C.D.
Member



K.T. GURUMUKHI
Addl. Chief Planner
T.C.P.O., Govt. of India
Chairman

New Delhi
March 14, 1995.

MOST IMMEDIATE

APPENDIX-I

TOWN AND COUNTRY PLANNING ORGANISATION
Government of India
Ministry of Urban Development

'E' Block, Delhi Vikas Bhawan,
I.P.Estate, New Delhi-110002.

Ref.No.F.1-9/94-U.T.Vol.II.

6.10.1994.

To

1. Shri V.M. Bansal,
Commissioner-cum-Secretary,
Delhi Development Authority,
Vikas Sadan, INA.,
New Delhi.
2. Shri Subhash Sharma,
Commissioner,
Municipal Corporation of Delhi,
Delhi.

Subject: Constitution of a committee to go into the
question of misuse of residential premises in
Delhi.

Reference: Commissioner(LM) DDA's lr.No.F.1(1)/93/EB/D-
777 dated 28.9.1994.

Sir,

Please refer to Item No.48/94 of the Minutes of the meeting of DDA held on 28.6.94. While discussing the item of "Action against misuse of residential premises for commercial use in Lajpat Nagar Area", it was resolved that a committee be constituted comprising representative of DDA and MCD under the chairmanship of TCPO to go into the question of misuse of residential premises in Delhi. Accordingly as resolved in the meeting a Committee has been constituted under the chairmanship of Additional Chief Planner, TCPO and you are requested to nominate a representative of your department within a week time to serve on this Committee so that after formulating its own terms and conditions of reference, the Committee can prepare and submit its report within the stipulated period of six weeks.

This may be treated as most urgent.

Yours faithfully,

(D.S.Meshram)
Chief Planner

✓ Copy to Addl. Chief Planner.

MOST IMMEDIATE

APPENDIX-I

TOWN AND COUNTRY PLANNING ORGANISATION
Government of India
Ministry of Urban Development

'E' Block, Delhi Vikas Bhawan,
I.P.Estate, New Delhi-110002.

Ref.No.F.1-9/94-U.T.Vol.II.

6.10.1994.

To

1. Shri V.M. Bansal,
Commissioner-cum-Secretary,
Delhi Development Authority,
Vikas Sadan, INA.,
New Delhi.
2. Shri Subhash Sharma,
Commissioner,
Municipal Corporation of Delhi,
Delhi.

Subject: Constitution of a committee to go into the
question of misuse of residential premises in
Delhi.

Reference: Commissioner(LM) DDA's lr.No.F.1(1)/93/EB/D-
777 dated 28.9.1994.

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This may be treated as most urgent.

Yours faithfully,

(D.S.Meshram)
Chief Planner

✓ Copy to Addl. Chief Planner.

Annexure-A

Delhi Development Authority
Enforcement Branch
Vikas Sadan, New Delhi.

Dated: 6.1.95.

2.1(64)92-93/EB

Statement showing the position of Major misuses cases as per
Survey conducted by the field staff during last five years.

Year	Survey conducted	Action taken
1989-1990	3,887	697
1990-1991	90,680	511
1991-1992	6,551	754
1992-1993	4,192	986
1993-1994	2,707	983
Total	1,08,017	3931

sd/-
DD(Enf.)

Annexure-B

LIST OF SAMPLE SURVEY OF LAJPAT NAGAR AND PASHIM VIHAR

S.No.	Block	Total No. of built up properties	No. of Properties being misused	Percentage of misuses
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LAJPAT NAGAR

1.	A to K Block & opposite side (Alankar Cinema)	82	36	43.9%
2.	A to E Block and opposite side	153	114	74.5%
3.	O to M Block and opposite side	64	19	29.6%
4.	I to K Block and opposite side	36	25	69.44%
5.	Along Nalla	90	34	37.8%
Total :		425	228 $\frac{228 \times 100}{425}$	53.64%

2. PASCHIM VIHAR:

1.	Road in front of Jwala Heri market connecting to New Rohtak Road.	30	10	33.33%
2.	Along the Jwala Heri Market.	91	8	8.8%
3.	Outer Ring Road	111	13	11.7%
Total :		232	31 $\frac{31 \times 100}{232}$	13.36%

2.2.0

Annexure-C
MUNICIPAL CORPORATION OF DELHI

Town Hall,
Delhi.

Dated: 9.1.1986

No. 1/C

OFFICE ORDER

Sub:- Regularisation of mis-use in the area
under the jurisdiction of M.C.D.

.....

i) Mis-use charges for the preceedings years upto March, 1985 be recovered in all the cases in which mis-use charges were earlier paid by the owners/occupiers and the cases may be processed further as per present policy for recovery of mis-use charges beyond 31.3.1985.

ii) Mis-use charges be recovered in cases where mis-use is being carried out in authorised/regularised portion irrespective of the fact that there is unauthorised construction in other portion of the building in question.

iii) Mis-use charges be recovered in the regularised colonies which are covered under Govt. of India order No.J-43037/113/74-UDI/II B dated 16th February, 1977 provided such structures are not affected under any scheme as per regularised layout plan.

iv) Mis-use charges in case of mis-use in basement be recovered in cases which are covered under unified bldg.byelaws.

v) Regular prosecution be launched in the zones in cases where parties do not come forward to get the mis-use regularised and pay mis-use charges in spite of notices from the Executive Engineer (Coord.).

vi) A note shall also be made in the receipt to be issued for recovery of mis-use charges to the effect that the - recovery of mis-use charges on year to year basis is only for violating section 347 of the DMC Act, 1957 and the Municipal Corporation of Delhi reserve its rights to launch any other proceedings under any other section of the DMC Act, 1957, bye-laws, rules, or regulations framed under the provisions of Act.

vii) The recovery of mis-use charges shall not confer any right with respect to any unauthorised construction existing in the premises and M.C.D. reserve its rights to launch any other proceedings under any other section of the Act, Bye-laws, rules and regulations enforced from time to time. It will further have no bearing against any action by Govt./Semi-Govt./Autonomous Bodies etc. under their respective rules and regulations.

This issues with the prior approval of Commissioner.

sd/-
(B.B. Saxena)
Deputy Commissioner (Engg.)

Copy to:

1. All Dy. Commissioners.
2. P.S. to Commissioner.
3. Engineer-in-Chief.
4. Chief Engineer-I.

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE CO-ORDINATOR CELL

Dated: 2.2.68

Commissioner vide his orders dated 2.9.68 had decided
categories of residential building are exempted
under section 347 of D.M.C. Act.

Resolution No.	Dated
298	2.11.60

of misuse

of one room or a small portion of
used by professional men such as
Lawyers, Engineer, Teacher & Archi-
etc., for their own professional office
they are residing in the same premises.

113	26.4.62
275	28.7.63

unauthorised school in residen-
building. However, these cases are to
be reviewed after 5 years.

322	24.9.62
294	24.6.63

use of a small portion of residential
building for household crafts and other
like nature works.

333	27.6.63
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use of one room or a small portion of
residential building for a music school.

use of a portion of residential building
by tailors and barbers for their professional
use provided they reside in the same premise.

283	24.6.63
125	24.4.65

use of a portion of residential building
by artisans working on the making of shoes,
chappis, buttons, leather belts on a cottage
industries basis provided they reside in the
same premises.

4	2.6.65
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7. Consulting office of Jyotishes in residential
building.

326	12.7.66
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8. Govt. offices (but not residents of Govt.
officers).

9. Goddwares, Satsang Bhawan in residential
building.

10. The use of residential building for public
library (A Social & Cultural Organisation).

The S.Cs dealing with the cases of misuse are directed to
put the pending cases which are directed to put up the pending
cases which are covered under the above categories Action for
recovering compounding for under section 153 of D.M.C. Act in the
remaining cases in the preshold plots for time being.

sd/-
S.M. Hasnain

