

221

MINUTES OF MEETING

FROM: 29-05-1998

PART-I

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

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 29th May 1998 at 10.30 A.M. at Raj Niwas, Delhi.

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2.	44/98.	Recruitment Regulations for the post of Deputy Director (Publicity), DDA. <u>No. F.7(225)/88/PB.I.</u>	17-19
3.	45/98	Amendment of Recruitment Regulations for the post of Jr. Data Asstt., Sr. Data Asstt., Programmer-cum-console operator, Asstt. Director (System), Deputy Director (System) and Director (System). <u>No. F.7(105)96/PB.I.</u>	20-36
4.	46/98	Delegation of powers to file complaints under Section 14/29 (of DD Act) and powers to inspect premises (Section 28 of DD Act) to functionaries of enforcement Branch). <u>No. F.PA/AS(E)/97/2843/</u>	37-39
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6. 48/98 Request from CPWD for relaxation in Gross density from '250 PPH to 300 PPH for construction of General Pool Houseing (type V & VI quarters) near Vasant Vihar New Delhi.
No. F.3(38)/95-MP. 43-46
7. 49/98 Change of land use of an area measuring 0.97 ha.(2.42 acres) from 'Residential' to 'Public and semi-public facilities'.
No. F.16(8)/95-MP. 47-51
8. 50/98 Formulation of Development Control Norms for Recreational Club Buildings in Delhi.
No. F.3(44)/94-MP. 52-61
9. 51/98 Proposed modifications in MPD-2001 regarding 'CNG Mother Station' site as Utility Premises' and development control norms.
No. F. 3(15)95-MP. 62-68
10. 52/98 Amendments in MPD-2001 text to incorporate norms for Veterinary Hospitals and Dispensary.
No. F.20(15)/95-MP. 69-81
11. 53/98 Relaxation of time limit of balance payment of premium in respect of residential properties.
No. F. 36(10)/83/LSB(R). 82-99
12. 54/98 Allotment of Staff Quarters in Delhi Development Authority.
No. F. 6(36)/93/SQ. 100-110
13. 55/98 Change of land use of an area measuring 7.11 ha. (17.57 acres) at Bijwasan from 'Rural use' to 'Commercial' (Warehousing-Petroleum products).
No. F.20(12)97-MP. 111-112
14. 56/98 Regulations for setting up of petrol pumps in Rural Use zone/ Rural Area in National Capital Territory of Delhi and amendments in MPD-2001.
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| 15. | 57/98 | Setting up a 100 MW multi-fuel-power plant on land measuring 200M X 150M in sector 16-C, Dwarka, Phase-II, Delhi.
<u>No. F.6(8)/98-MP.</u> | 123-125 |
| 16. | 58/98 | Change of land use of an area measuring 37.5 ha.(92.62 acres) from 'rural use zone' to 'utilities(400/220 KV Grid Sub-station on Rohtak Road, Village Mundka, Delhi.
<u>No. F.6(1)/95-MP.</u> | 126-129 |
| 17. | 59/98 | Sanction of plans for uses/activities in "Rural Use Zone" in Development Area No. 176.
<u>No. F. 3(103)/96-MP.</u> | 130-139 |
| 18. | 60/98 | Change of land use of an area measuring 3 ha. (7.41 acres) from 'recreational' to 'public and semi-public facilities' (Mortuary) behind I.P. Power Station along River Yamuna Delhi.
<u>No. F.3(98)97-MP</u> | 140 |
| 19. | 61/98 | Allotment of alternative plots to the dissidents of the original squatters of Dargah Peer Rattan Nathji Jhandelwala (charging of premium of 35 sq. mtr. plot at G-8 Area Janak park Hari Nagar thereof under the general policy.
<u>No. F.S/4(12)55/OSB.</u> | 141-143 |
| 20. | 62/98 | Proposal for denotification of Jama Masjid Area-DDA Development Area No.165 from the Development Area of the Authority.
<u>No. F. D.14(9)/96/CRC/DDA.</u> | 144-150 |
| 21. | 63/98 | Setting up of a Ready Mix Concrete Plant by CPWD at Ghitorni.
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DELHI DEVELOPMENT AUTHORITY
[COMM. - CUM-SECRETARY'S OFFICE]

List of the Supplementary agenda items to be
discussed in the meeting of the Delhi Development Authority
fixed for 29th May 1998 at 10.30 A.M. at Raj Niwas, Delhi

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
1.	64/98	Change in retirement age from 58 years. to 60. <u>No.F.7(17)87/P&C(P)/Pt.</u>	1-3
2.	65/98	Report on the follow-up action on the resolutions passed by the Authority during the year 1997. <u>No. F.2(6)/98-MC/DDA.</u>	4-85
3.	66/98	Revision of Medical allow- ance, Cycle allowance, Wash- ing allowance & Bullockman allowance. <u>No. F.1(Misc.)/96-97/MC</u>	86-106

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF COMM-R-CUM-SECY]

Sub: Draft minutes of the meeting of the Delhi
Development Authority held on 29-05-98.

Following were present:

CHAIRMAN

- 1 Sh Vijay Kapoor
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Ghosh

MEMBERS

- 3 Sh Swaroop Chand Rajan
Member, Delhi Legislative Assembly
- 4 Sh Sahab Singh Chauhan
Member, Delhi Legislative Assembly
- 5 Sh Ramvir Singh Bidhuri
Member, Delhi Legislative Assembly
- 6 Km Devagya Bhargava
Councillor, MCD
- 7 Sh Mahabal Mishra
Councillor, MCD
- 8 Sh S Banerjee
Joint Secretary
Ministry of Urban Affairs & Employment
- 9 Sh V Suresh
CMD, HUDCO
- 10 Sh K P Lakshmana Rao
Finance Member, DDA
- 11 Sh R K Bhandari
Engineer Member, DDA
- 12 Sh V K Duggal
Commissioner, MCD

SECRETARY

Sh V M Bansal
Commissioner-cum-Secretary

SPECIAL INVITEES

- 1 Shri D S Negi
Secretary [L&B]
Govt of Delhi

- 2 Sh Pradip Mehra
Secretary to LG, Delhi

ALSO PRESENT

- 1 Smt Anita Choudhary
Chief Legal Adviser, DDA
- 2 Sh Vijay Risbud
Commissioner [Plg], DDA
- 3 Sh Arvind Kumar
Commissioner [P], DDA
- 4 Sh U S Jolly
Commissioner [LM], DDA
- 5 Sh Gyanesh Kumar
Commissioner [Housing], DDA
- 6 Sh Pradeep Behari
Chief Architect, DDA
- 7 Sh Shanker Banerjee
Chief Accounts Officer, DDA
- 8 Sh Brijinder Rai
Chief Vigilance Officer, DDA
- 9 Shri A K Jain
Addl Commr [Plg] Project, DDA
- 10 Shri Chander Ballabh
Addl Commr [Plg], DDA
- 11 Sh A K Baranwal
Director [Vigilance], DDA
- 12 Smt Neemo Dhar
Director [PR], DDA
- 13 Smt Asma Manzar
Director [Lands], DDA
- 14 Sh Jagdish Chandra
Director [RL], DDA
- 15 Sh Atul Kumar Rai
Director [LC], DDA
- 16 Smt Ila Singh
Financial Adviser [H], DDA
- 17 Sh H K Babbar
Asstt Secretary, DDA

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 29th May, 1998 at 10:30 hours at Raj Niwas

LG welcomed the members and the special invitees.

It was decided that the listed agenda items be first taken up for discussion, whereafter the members could take up any other matters.

Item No.43/98

Suo: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 30-3-1998.
F.2[21/98/MC/DDA

While confirming minutes of the last meeting, contents of the letter written by Sh Umesh Saigal, Member Secretary, NCR Planning Board on 27-3-98 regarding Item No.27/98 were brought to the notice of the Authority. Sh Saigal had expressed his reservations on permitting motels in rural areas. After detailed discussions, the minutes of the last meeting of the Authority held on 30-3-98 were confirmed, as circulated.

[b] It was, however, felt by the LG that the decision taken under para 1 [b] of "Other Points" at page no. 14 had serious implications on the existing policy of squatter resettlement. He, therefore, desired that the VC may examine this issue in greater depth and bring a policy paper on the subject in the next meeting of the Authority.

Item No.44/98

Subj: Recruitment Regulations for the post of Deputy Director [Publicity], DDA.
F.7[225]88/PB-I

(a) Proposals contained in the agenda were approved.

(b) The Authority also agreed with the views of Sh Sahab Singh Chauhan that recruitment regulations should not be changed merely to suit the interests of a particular individual.

Item No.45/98

Sub: Amendments of recruitment regulations for the posts of Jr Data Asstt, Sr Data Asstt, Programmer-cum-Console Operator, Asstt Director [Systems], Deputy Director [Systems] and Director [Systems]
No.F.7L1051/96/PB-I

Sh Swaroop Chand Rajan and Sh Sanoo Singh Chauhan expressed reservation to the proposed changes in the existing recruitment regulations. They felt that the changes were aimed at helping specific individuals. It was, therefore, decided that the VC shall discuss the proposals with the non-official members and put up the proposals for reconsideration of the Authority, if necessary.

Item No.46/98

Sub: Delegation of powers to file complaints under Section 14/29 [of DD Act] and powers to inspect premises [Section 28 of DD Act] to functionaries of enforcement Branch]
F.PA/ASIE1/97/2843

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

Item No.47/98

Sub: Modification in the approved alignment Plan [part] of road No. 17 [Nelson Mandela Road] between the junction with Baba Banga Nath Marg/Vasant Vihar Marg and junction with 30m R/W Road leading to Vasant Kunj opp. Shopping Centre.
F.5C31/72-MP/Pt.I

Resolved that the proposals contained in the agenda item be approved. It was also decided that extended portion of the central verge should contain the electric cables for street lighting which should be clearly demarcated by brick-lining.

Item No.48/98

Sub: Request from CPWD for relaxation in Gross Density from 250 PPH to 300 PPH for construction of General Pool House [type V & VI quarters] near Vasant Vihar, New Delhi
F.3[38]/95-MP

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

Item No.49/98

Sub: Change of land use of an area measuring 0.97 ha. [2.42 acres] from 'Residential' to 'Public and semi-public facilities'.
F.16[8]/95-MP

Sh Swaroop Chand Rajan pointed out that the change of land-use now being discussed by the Authority, had earlier been notified in 1979. Inadvertently, however, the land was shown as residential in the MPD-2001 notified on 1-8-90. This mistake has caused unnecessary delay and harassment to a religious body. He, therefore, desired fixation of responsibility on the concerned officials for this lapse and desired to know the number of other cases where similar mistakes have taken place. UB appreciated the concern of Sh Rajan and desired the VC to take necessary action in the matter.

Resolved that the proposals contained in the agenda item be approved. It was also decided that extended portion of the central verge should contain the electric cables for street lighting which should be clearly demarcated by brick-lining.

Item No.48/98

Sub: Request from CPWD for relaxation in Gross density from 250 PPH to 300 PPH for construction of General Pool House [type V & VI quarters] near Vasant Vihar, New Delhi
F.31381/95-MP

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

Item No.49/98

Sub: Change of land use of an area measuring 0.97 ha. [2.42 acres] from 'Residential' to 'Public and semi-public facilities'.
F.16181/95-MP

Sh Swaroop Chand Rajan pointed out that the change of land-use now being discussed by the Authority, had earlier been notified in 1979. Inadvertently, however, the land was shown as residential in the MPD-2001 notified on 1-8-90. This mistake has caused unnecessary delay and harassment to a religious body. He, therefore, desired fixation of responsibility on the concerned officials for this lapse and desired to know the number of other cases where similar mistakes have taken place. LG appreciated the concern of Sh Rajan and desired the VC to take necessary action in the matter.

[c] After discussions, the Authority approved the proposals contained in para 3 of the agenda item.

Item No.50/98

Sub: Formulation of Development Control Norms for Recreational Club Buildings in Delhi.
F.3[44]/94-MP.

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

[b] Suggestions made by Sh Swaroop Chand Rajan and Sh Sahab Singh Chauhan regarding transparent allotment procedures were appreciated by the LG. It was decided that:

[i] the policy for making these allotments should be transparent and circulated to all concerned, and

[ii] the location of the club buildings should be finalised in consultation with the elected representatives, in a manner that it does not cause inconvenience to the residents of the locality.

Item No.51/98

Sub: Proposed modifications in MPD-2001 regarding 'CNG Mother Station' sites as Utility Premises and development control norms.
F.3[15195-MP

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

Item No.52/98

Sub: Amendments in MPD-2001 text to incorporate norms for Veterinary Hospitals and Dispensary.
F.20[151/95-MP

Resolved that the proposals contained in para 6 of the agenda item be approved.

Item No.53/98

Sub: Relaxation of time limit of balance payment of premium in respect of residential properties.
F.36[10183/1.58[3]

Deferred.

Item No.54/98

Sub: Allotment of Staff Quarters in Delhi Development Authority.
F.6[36193/80

This item was withdrawn from the agenda.

Item No.55/98

Sub: Change of land-use of an area measuring 7.11 ha. [17.57 acres] at Bijwasan from 'Rural Use' to 'Commercial' [Warehousing-Petroleum products].
F.20[12197-MP

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

Item No.56/98

Sub: Regulations for setting up of petrol pumps in Rural Use Zone/Rural Area in National Capital Territory of Delhi and amendments in MPD-2001.
F.7[231/67-MP/Pt.I

Deferred.

Item No.57/98

Sub: Setting up a 100 MW multi-fuel-power plant on land measuring 200m X 150m in Sector 16-C, Dwarka, Phase-II, Delhi.
F.6[8]/98-MP

This item was withdrawn from the agenda.

Item No.58/98

Sub: Change of land-use of an area measuring 37.5 ha. [92.62 acres] from 'rural use zone' to 'utilities' [400/220 KV Grid sub-station on Rantak Road, Village Mundka, Delhi].
F.6[1]/95-MP

[a] LG expressed apprehensions about the quantum of land being earmarked for the sub-station. With the miniaturisation of equipment, it was felt that the project could perhaps be accommodated on a smaller piece of land. It was, therefore, decided that the DVB officials shall work out their minimum requirement of land in consultation with the Commissioner [Plg]. DDA.

[b] Other proposals contained in the agenda item were approved.

[c] Accepting the suggestion of the NCR Planning Board, it was decided by the Authority that a minimum set-back of 100 mts shall be provided, as laid down in the NCR Regional Plan.

Item No.59/98

Sub: Sanction of plans for uses/activities in "Rural Use Zone" in Development Area No. 176.
F.3[103]/96-MP

It was explained that proposals in this agenda item were based on a judgement of the Delhi High Court dated 27-2-98 which has now been stayed by the Hon'ble Supreme Court vide orders dated 12-5-98. In view of these developments, no discussion was felt necessary on this agenda item and the same was withdrawn.

Item No.60/98

Subj: Change of land-use of an area measuring 3 ha. [7.41 acres] from 'recreational' to 'public and semi-public facilities' [Mortuary] behind I P Power Station along River Yamuna, Delhi.
F.3[98]97-MP

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

Item No.61/98

Subj: Allotment of alternative plots to the dissidents of the original squatters of Dargah Peer Rattan Nathji, Jhandewalan [charging of premium of 35 so. mtr. plot at G-8 area, Janak Park, Hari Nagar thereof under the general policy].
F.S/4[12]55/OSB.

The FM informed that there was no provision to allot Nazul land at pre-determined rates without seeking Government's approval. Sh Swaroop Chand Rajan and Sh. Sanab Singh Chauhan, however, felt that this advice of the Finance Department had already been discussed in the 3rd September meeting of the Authority when it had been decided to constitute a Committee of non-official members to visit the site and make final recommendations. They felt that the issue of land rates should not be reopened at this stage.

After detailed discussions, the Authority resolved to recommend the case to the Government of India for charging of pre-determined rates alongwith interest on the delayed payment. The land thus vacated shall revert to DDA for utilisation as per Plan. Joint Secretary [MOUA&E] assured the LG that he will get the Ministry's decision expeditied.

Item No.62/98

Sub: Proposal for denotification of Jama Masjid Area -
DDA Development Area No. 165 from the Development
Area of the Authority.
F.D.14[9]/96/CRC/DDA

It was decided that the proposals be re-examined in view of the recent judgement of the Delhi High Court on the subject.

The matter shall be placed before the Authority, if necessary, after re-examination of the issue in consultation with the Commissioner, MCD and the Delhi Government.

Item No.63/98

Sub: Setting up of a Ready Mix Concrete Plant by CPWD at
Ghitorni.
F.3[7]/94-MP

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

Item No.64/98

Sub: Change in retirement age from 58 years to 60.
F.7[17]87/P&C[P]/Pt.

Keeping in view the fact that Government of India rules are mutatis-mutandis applicable in DDA, the Authority resolved to increase the retirement age of its employees from 58 years to 60 years as proposed in the agenda item.

Item No.65/98

Sub: Report on the follow-up action on the resolutions passed by the Authority during the year 1997.
F.2[6]98-MC/DDA

Deferred.

Item No.66/98

Sub: Revision of Medical Allowance, Cycle Allowance, Washing Allowance and Bullockman Allowance.
F.1[Misc.]/96-97/MC

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

Item No.67/98

Sub: Constitution of the Consultative Committee under Section 5 [A] of the Delhi Development Act.
F.2[19]98-MC/DDA

This item was introduced to the Authority by the Chairman. He explained the need to achieve greater coordination of DDA activities with various departments of the Delhi Government. He reminded that at one time the Chief Executive Councillor, Delhi used to be the Chairman of the Standing Committee constituted by the DDA. Thereafter

the CEC continued to be a member of the Authority. That linkage was snapped in 1993. It was, therefore, desirable to set up a Consultative Committee headed by the Chief Minister, Delhi for proper coordination of DDA activities with the GNCTD.

Sh Ramvir Singh Bidhuri suggested that the Chief Minister could, if necessary, attend the meetings of the Authority as a special invitee. Jt Secy, Ministry of Urban Affairs & Employment, stated that he had not had notice of the matter and was unable to express any views on it.

After detailed discussions, the proposals contained in the agenda item were approved and the Chairman, DDA was authorised to decide the composition of the Consultative Committee. The Committee will be advisory in nature and no powers or functions of the Authority will be delegated to it.

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OTHER POINTS

1. Sh. Swaroop Chand Rajan felt that DDA was becoming a commercial organisation performing no social role. He sought immediate action on the following:

- (i) That land initially allotted for a school in Vikas Puri was shifted to Paschim-Vihar block A on the representation of the residents. Paschim Vihar has A1 to A7 Blocks but there is no A-Block. The concerned field officer handed over possession of a very sought after plot in A1 Block in connivance with the allottees, without seeking approval of the competent authority. He desired to get the matter enquired into.
- (ii) That encroachments on DDA lands were increasing and that concerned staff was not taking necessary action in the matter.
- (iii) That a Dustbin has been dismantled and a shop has been allowed to be unauthorisedly constructed on that which has been sold in the open market. Sh. Rajan indicated that no action has been taken inspite of his writing to the V.C.
- (iv) That in a large number of cases lease deeds have been cancelled but possession has not been resumed by the DDA. He cited a specific case in Ward 1 East where possession was not taken by the DDA even though the lease had been determined many years back. An unauthorised banquet hall has now been allowed to come up on this site. He wanted an enquiry to be held and a detailed report in the matter submitted to the Authority.

- (v) That DDA officers are not responsive and do not attend to the phone calls of the non-official members.

Lt. Governor assured Sh. Rajan and other members that all officers shall be fully responsive to them and they shall be treated with due respect. He desired this message to be conveyed down the line.

- (vi) That enquiry should be conducted in the case of allotment of picnic huts at Mehrauli to a private party. He wanted to know how a private party had been permitted to arrange marriage parties on the DDA grounds in violation of the Supreme Court judgment. He enquired the reasons why the allotment was not made through the Commercial Department by observing due procedures as laid down under the Nazul rules.

- (vii) That details of the institutional allotments made in the last 5 years should be made available to the members. He desired to know whether inter-se seniority of the applicants was being observed. He also desired to know the exact procedure for selection of an institute in preference to the other.

- (viii) That enquiry should be held into the case of Haldi Ram where land use has been changed by the DDA from industrial to commercial. He wanted full facts of the case to be placed before the Authority and whether the blanket misuse of the premises for opening of open eateries and restaurants can be permitted on Industrial plots.

2. Sh. Sahab Singh Chauhan desired immediate action in the following matters:

- (i) That the mobile latrine standing near B-4 block of Bhasanpura was being put to misuse and should be immediately removed.
- (ii) He criticised in-action by the officials on the sale of the Goan Sabha land by the Rathi Mills, Shahadra. He sought an enquiry as to why the Court orders were not being implemented specially when there were no orders to the contrary from any superior Court. He desired to have a detailed report in the matter.
- (iii) On a query by the L.G., Commr.(LM) informed that complete inventory of DDA lands, including the Gaon Sabha lands was available in his department. Lt. Governor desired that the property registers be completed and co-related by the Commissioner (LM) with the actual position on the ground, in consultation with the Secretary (L&B). V.C. assured that this work shall be completed by the Commissioner (LM) by 15th July, 1998. L.G. indicated that he will be keen to personally inspect the village-wise registers.
- (iv) That encroachments on Khasra nos. 136 & 139 in village Ghonda Chohan Bangar are continuing. Even the sites where part demolitions had been carried out have been re-encroached upon. He desired immediate clearance of the total area as the land is to be utilized for a mini-sports Complex and a park. He also desired fixation of responsibility for fresh encroachments. Commissioner (LM) assured that the demolition in the entire area would be completed on 2nd June and the land fenced immediately.

- (i) That the mobile latrine standing near B-4 block of Bhasanpura was being put to misuse and should be immediately removed.
- (ii) He criticised in-action by the officials on the sale of the Goan Sabha land by the Rathi Mills, Shahadra. He sought an enquiry as to why the Court orders were not being implemented specially when there were no orders to the contrary from any superior Court. He desired to have a detailed report in the matter.
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- (iv) That encroachments on Khasra nos. 136 & 139 in village Ghonda Chohan Bangar are continuing. Even the sites where part demolitions had been carried out have been re-encroached upon. He desired immediate clearance of the total area as the land is to be utilized for a mini-sports Complex and a park. He also desired fixation of responsibility for fresh encroachments. Commissioner (LM) assured that the demolition in the entire area would be completed on 2nd June and the land fenced immediately.

- (v) That the land of village Garhi Mendu in Trans Yamuna had been acquired in 1990 but its possession has yet not been taken by the DDA. He wanted this to be expedited.
- (vi) On a query by Sh. Chaunan, he was informed that appointments on compassionate grounds were limited to 5% of the vacancies created by retirement/resignation/death by the Govt. of India.
- (vii) That the land earmarked for Yamuna Vinar Sub-station was not being handed over to the DVB. V.C. informed that the matter is being resolved in a meeting with the DVB officials next week.
- (viii) That a large number of Assistant Directors and Superintendents promoted on 13th April remained under posting till 25th May and most of them are yet to get specific postings. He wanted responsibility to be fixed for these delays and desired to know the reasons for delay. Lt. Governor desired the V.C. to look into the matter personally.
- (ix) That a letter had been sent by him to the LG in pursuance of the decision taken in the last meeting of the Authority indicating the reasons why finalisation of Recruitment Regulations of the post of Commissioners did not require reference to the Government.

He reiterated that Recruitment Regulations of a post in DDA are required to be approved under Section 57 of the DD Act by the Authority and approved by the L.G. as a delegatee of the powers of the Central Government. He informed that LG has always been exercising these powers of approving the Recruitment

Regulations and a deviation was being made only in this case by referring approval of Regulations to the Government.

Sh Chauhan pointed out that the Ministry's direction to DDA under Section 41 was issued on 2-6-95 and for a limited purpose of non-creation of new posts and that there is no directive of the Govt. to the L.G. not to approve the Recruitment Regulations. Sh Chauhan strongly felt that the Regulations of the post of Commissioners should be given effect to as per approval of the Authority which is based on recommendations made in the R.K.Tikku Committee report and that there was no reason to further delay the matter which has been pending since inception of DDA. He expressed strong concern that Commissioners posts are being filled up in D.D.A. for the last 40 years without finalising the Recruitment Regulations. The Commissioner [Personnel] explained that since the Government of India has set up the Tikku Committee, that was the appropriate authority for accepting the recommendations as well. The Authority has already considered the recommendations and forwarded them to the Ministry of Urban Development. The decision of the Ministry is now awaited.

L.G. asked the VC to put up full facts of the case to him at an early date.

(x)

That allotment of alternate plots to the D-Block Residents of Bhajanpura whose properties had been demolished in 1993 should be made at the 1993 rates as earlier requested by him in the 10th November meeting. Sh.Chauhan desired that the Finance Department should adopt a reasonable approach in the matter as there is no reason to deny the genuine request of the allottees. He also desired that the last date of making payments should be extended till the matter is finally settled.

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Sh Chauhan pointed out that the Ministry's direction to DDA under Section 41 was issued on 2-6-95 and for a limited purpose of non-creation of new posts and that there is no directive of the Govt. to the L.G. not to approve the Recruitment Regulations. Sh Chauhan strongly felt that the Regulations of the post of Commissioners should be given effect to as per approval of the Authority which is based on recommendations made in the R.K.Tikku Committee report and that there was no reason to further delay the matter which has been pending since inception of DDA. He expressed strong concern that Commissioners posts are being filled up in D.D.A. for the last 40 years without finalising the Recruitment Regulations. The Commissioner [Personnell] explained that since the Government of India has set up the Tikku Committee, that was the appropriate authority for accepting the recommendations as well. The Authority has already considered the recommendations and forwarded them to the Ministry of Urban Development. The decision of the Ministry is now awaited.

L.G. asked the VC to put up full facts of the case to him at an early date.

(x)

That allotment of alternate plots to the D-Block Residents of Bhajanpura whose properties had been demolished in 1993 should be made at the 1993 rates as earlier requested by him in the 10th November meeting. Sh.Chauhan desired that the Finance Department should adopt a reasonable approach in the matter as there is no reason to deny the genuine request of the allottees. He also desired that the last date of making payments should be extended till the matter is finally settled.

3. (i) Shri Bidhuri drew attention of the Authority to the encroachments on industrial plots in Okhla and desired that a survey of the plots should be conducted. Director (Lands) informed that detailed survey had recently been conducted and vacant plots are being put out to auction. She informed that Commissioner (LM) had been given the list of encroached plots for early clearance.

(ii) Shri Bidhuri felt that the Lands Management Department needed further strengthening and the police should be directly placed under their control.

(iii) Sh. Bidhuri was highly critical of the functioning of the Estate Officers. He pointed out that the Estate Officers were taking several years to dispose of summary disposal cases. He cited an example of Tehkhand Village where 30 bighas of land had been converted into shops and factories inspite of inspections by the Commissioner (LM). According to him the Estate Officers were entertaining petitions from private individuals to delay eviction proceedings. He expressed surprise that there is hardly any supervisory or administrative control on the functioning of the Estate Officers. He requested L.G. to decide whether the institution of Estate Officers was at all required to continue in PDA and desired immediate action for supervisory and administrative lapses.

Lt. Governor was surprised to learn that the cases of unauthorised encroachments were also being conducted in the Courts of Estate Officers which were primarily

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meant for eviction proceedings under the P.P. Act. He desired the Commissioner (LM) to submit a detailed report in the matter.

(iv) Shri Bidhuri expressed concern that the land earmarked for Jasola Sports Complex had been notified for acquisition for resettling of squatters. He desired immediate acquisition of the remaining land earmarked for the Sports Complex. He also desired to know why DDA was not taking possession of 136 bighas of acquired land and indicated that it was in the interest of the lower functionaries to delay taking possession of land. Sh. Bidhuri felt that it would perhaps be better to denotify the land if DDA was not in a position to take its possession and that uncertainty in the matter was leading to corruption. He indicated that C(LM) was aware of the situation and he had visited the site.

4. (i) Ms. Devagya Bhargawa pleaded the cause of the allottees of LIG and EWS flats who were being denied even small extensions in the payment schedule. She was critical that on the contrary repeated extensions were being given for long spells to the plot holders.

(ii) Ms. Bhargawa also drew the attention of the Authority to the harassment being faced by the allottees of small residential plots in the issue of D-forms in Rohini and desired immediate enquiry at the highest level. She informed that in a specific case the junior staff had gone to the extent of reporting that the building does not exist at site merely because the plot holder did not oblige him.

The Lt. Governor assured Ms Bhargava that strict action will be taken in the matter and asked her to bring specific cases to his notice. He also asked the V.C. to examine if the system of D-Forms could be abolished for the small sized residential plots.

(iii) Ms Bhargava also suggested that D.D.A. should launch a cleanliness and garbage removal drive from 2nd June in its colonies/ pockets on the pattern of M.C.D. Lt. Governor appreciated this suggestion and asked the E.M. to liaise with the Commissioner (MCD) for launching the cleanliness drive in DDA colonies from 2nd June.

5. (i) Shri Mahabal Mishra expressed his concern and indicated that commercial structures were being blatantly allowed to come up in the Development areas but small houses of poor people were being demolished even if they were under repair. He drew the attention of the Authority to a specific case of Mr. Nathu in Malviya Nagar who had been issued a show-cause notice for demolition while he was repairing the ceiling of his old house. He indicated that this matter had been brought to the notice of the C(LM) but no action had yet been taken.

(ii) Shri Mishra also drew the attention of the Authority to a specific case of continued unauthorised construction of a restaurant in the Development area of Vasant Kunj. He informed that the restaurant had unauthorisedly come up in the last six months inspite of a site visit by the V.C. in Nov. 97 and inspite of letters personally handed over to the V.C. in December, 1997, and in Jan, Feb. & April 98. He pointed out that unauthorised construction continued all these months

without check and the DDA informed him in April that some Court has granted stay in the matter. Sh. Mishra desired a high level enquiry into the total lack of supervision and desired that responsibility should be fixed for continued unauthorised construction inspite of the matter having been repeatedly brought to the notice of senior officers. Sh. Rajan desired that exemplary punishment should be given at all levels of the L.G. so that clear message goes to all concerned that inefficiency and lack of supervisory control shall not be tolerated against unauthorised constructions and encroachments.

- (iii) Sh. Mishra once again requested for early denotification of heavily built up areas comprised in the Development areas nos. 171 and 172. He was informed that the matter has been referred to a Standing Committee headed by Secy. (L&B) which examines all such proposals. Further action shall be taken on the advice of this Committee.
- (iv) While discussing various proposals to strengthen the enforcement machinery, Sh. Mishra suggested that we should in the first instance target removal of encroachments from DDA Lands/ Gaon Saona lands rather than wasting our limited resources on Development areas, where the ownership of lands vests in the villagers.
- (v) Sh. Mishra also drew specific attention of the L.G. to the continuing unauthorised encroachments on 170 residential plots in Manglapuri where commercial structures had come up with the connivance of DDA

officials. He pointed out that though the smaller houses were being demolished, there was no check on the construction of unauthorised commercial complexes which were coming up with impunity. He informed that C(LM) had visited the area but the situation has not changed. He desired immediate clearance of encroachments from the 170 residential plots of DDA so that these could be handed over to the actual allottees, who have been waiting for a number of years.

(vi) Sh. Mishra drew the attention of the Authority to the increasing unauthorised construction in DDA Parks and the Parking areas and indicated that at some places unauthorised shops had come up at the behest of parking contractors.

7. Chairman, HUDCO, Shri Suresh pointed out that the existing Master Plan of Delhi is upto the year 2001 and that the work on MPD-2021 should be taken up on priority. Commissioner (Planning) informed that this work was in progress and a presentation shall be made

in the next meeting of the Authority. Jt. Secretary (MOUA&E) desired that presentation on MPD-2021 must also include broad projections on 'resource management' and the manner in which the MPD-2021 shall be different from the MPD-2001. Lt. Governor emphasised that we must plan on a very realistic basis even if it may seem forbidding.

In the end, the Lt. Governor thanked the members for their valuable suggestions. The meeting ended with a vote of thanks to the Chair.

ITEM NO.
43/98

SUB: CONFIRMATION OF THE DRAFT MINUTES OF THE
MEETING OF THE DELHI DEVELOPMENT AUTHORITY
HELD ON 30th MARCH, 1998.

No. F. 2(2)/98-MC/DDA.

P R E C I S

Confirmation of the minutes of the meeting of the
Delhi Development Authority held on 16th January 1998 at
Raj Niwas, Delhi. The minutes of the said meeting are
appended at (Appendix 'A' page 2-16).

R E S O L U T I O N

While confirming minutes of the last meeting,
contents of the letter written by Sh. Umesh Saigal,
Member Secretary, NCR Planning Board on 27.03.98
regarding item No. 27/98 were brought to the notice
of the Authority. Sh. Saigal had expressed his
reservations on permitting motels in rural areas.
After detailed discussions, the minutes of the last
meeting of the Authority held on 30.03.98 were
confirmed, as circulated.

b) It was, however, felt by the L.G. that the
decision taken under para 1[b] of "Other Points" at
page No. 14 had serious implications on the existing
policy of squatter resettlement. He, therefore,
desired that the V.C. may examine this issue in
greater depth and bring a policy paper on the subject
in the next meeting of the Authority.

APPENDIX - A TO ITEM NO.43/98

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

Subj: Draft minutes of the meeting of the Delhi
Development Authority held on 30-03-98.

The following were present:

CHAIRMAN

- 1 Sh Tejendra Khanna
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Ghosh

MEMBERS

- 3 Sh Swaroop Chand Rajan
Member, Delhi Legislative Assembly
- 4 Sh Sahab Singh Chauhan
Member, Delhi Legislative Assembly
- 5 Sh Ramvir Singh Bidhuri
Member, Delhi Legislative Assembly
- 6 Km Devagya Bhargava
Councillor, MCD
- 7 Sh Mahabal Mishra
Councillor, MCD
- 8 Smt Nivedita P Haran
Director [DD]
Ministry of Urban Affairs & Employment
- 9 Sh V Suresh
CMD, HUDCO
- 10 Sh K P Lakshmana Rao
Finance Member, DDA
- 11 Sh R K Bhandari
Engineer Member, DDA
- 12 Sh V K Duggal
Commissioner, MCD

SECRETARY

Sh V M Bansal
Commissioner-cum-Secretary

SPECIAL INVITEES

- 1 Smt Suman Swarup
Principal Secretary [UD]
Govt of National Capital
Territory of Delhi

- 2 Sh Pradip Mehra
Secretary to LG, Delhi

ALSO PRESENT

- 1 Sh A K Acharya
OSD to LG, Delhi
- 2 Sh K T Gurumukhi
Addl Chief Planner, TCPO
- 3 Smt Anita Choudhary
Chief Legal Adviser, DDA
- 4 Sh Vijay Ristud
Commissioner [Plg], DDA
- 5 Sh Arvind Kumar
Commissioner [P], DDA
- 6 Sh U S Jolly
Commissioner [LM], DDA
- 7 Sh Gyanesh Kumar
Commissioner [Housing], DDA
- 8 Sh Pradeep Behari
Chief Architect, DDA
- 9 Sh Shanker Banerjee
Chief, Accounts Officer, DDA
- 10 Sh Brijinder Rai
Chief Vigilance Officer, DDA
- 11 Sh A K Baranwal
Director [Vigilance], DDA
- 12 Smt Neemo Dhar
Director [PR], DDA
- 13 Smt Asma Manzar
Director [Lands], DDA
- 14 Sh Jagdish Chandra
Director [RL], DDA
- 15 Sh Atul Kumar Rai
Director [LC], DDA
- 16 Smt Ila Singh
Financial Adviser [H], DDA
- 17 Sh H K Babbar
Asstt Secretary, DDA

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on March 30, 1998 at 11:00 hours at Raj Niwas

Item No.17/98

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16-1-1998.
F.2[23]/98/MC/DDA

Minutes of the Authority meeting held on 16-1-98 were confirmed.

Item No.18/98

Sub: Recruitment Regulations for the post of Deputy Director [Publicity], DDA
F.7[225]88/PB-I

Deferred.

Item No.19/98

Sub: Amendments of recruitment regulations for the posts of Jr Data Asstt, Sr Data Asstt, Programmer-cum-Console Operator, Asstt Director [Systems], Deputy Director [Systems] and Director [Systems]
No.F.7[105]/96/PB-I

Deferred.

Item No.20/98

Sub: Involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof.
F.AQ[W]III[40]93-94/Pt.

LG requested the FM to make a presentation to the non-official members on the different models of private developer's involvement in land development/construction.

Item No.21/98

Sub: Delegation of powers to file complaints under Section 14/29 [of DD Act] and powers to inspect premises [Section 28 of DD Act] to functionaries of enforcement Branch]
F.PA/ASKEJ/97/2843

Deferred.

Item No.22/98

Sub: Annual Accounts of ISBT for the year 1992-93.
F.ACS.6[21/98/DDA

Annual accounts of the ISBT for the year 92-93 were approved. The Authority commended the record excess of income over expenditure of more than Rupees 2 crore 35 lac at the time of ISBT's transfer to the GNCTD.

Item No.23/98

Sub: Report of Tikku Committee on Administrative Cadre Review.
F.7[335]/87-PB.I

Recommendations made in Part-B of the Tikku Committee report were approved by the Authority.

Item No.24/98

Sub: Modification in the approved alignment Plan [part] of road No. 17 [Nelson Mandela Road] between the junction with Baba Ganga Nath Marg/Vasant Vihar Marg and junction with 30m R/W Road leading to Vasant Kunj opp. Shopping Centre.
F.5[31/72-MP/Pt.I

Deferred.

Item No.25/98

Sub: Request from CPWD for relaxation in Gross density from 250 PPH to 300 PPH for construction of General Pool House [type V & VI quarters] near Vasant Vihar, New Delhi
F.3[38]/95-MP

Deferred.

Item No.26/98

Sub: Change of land use of an area measuring 0.97 ha. [2.42 acres] from 'Residential' to 'Public and semi-public facilities'.
F.16[8]/95-MP

Deferred.

Item No.27/98

Sub: Scheme for permitting motels in rural use zone/ green belt in Delhi.
F.20[4]/83-MP/Vol.II

Proposals contained in paras 3, 3(i), 3.1 and 3.2 were approved, with modifications in para 1 at page 79, which shall now read as under:

"Motels are permitted in rural zone/green belt and in commercial zone on National Highways and State Highways [as notified by the competent authority] on the plots located on these Highways and on the plots situated within a distance of 500 meters from such Highways, accessible by roads having minimum width of 18 meters [60 feet]."

Item No.28/98

Sub: Formulation of Development Control Norms for
Recreational Club Buildings in Delhi.
F.3141/94-MP.

Deferred.

Item No.29/98

Sub: Proposed modifications in MPD-2001 regarding 'CNG
Mother Station' sites as Utility Premises and
development control norms.
F.3151/95-MP

Deferred.

Item No.30/98

Sub: Formulation of regulations for Banquet halls and
other establishments in Delhi.
F.3171/93-MP

Sh Swaroop Chand Rajan raised the following issues:

- i] Regularising/permitting new banquet halls in the residential areas could cause inconvenience to the residents.
- ii] Since the banquet halls could cause severe parking problems, norms for providing parking space need to be discussed in detail,
- iii] Reasons for not permitting the banquet halls in C-2 and M-2 use zones need to be elaborated, and
- iv] Formula of fixing conversion charges in different areas and for different land-use zones should be placed before the Authority as a part of the agenda

item, in order to provide total transparency to such approvals.

2 LG explained that strict norms were being proposed for checking mushrooming growth of unauthorised banquet halls. He informed that this was in conformity with the concept of mixed land-use. The LG explained that the existing banquet halls, which had come up unauthorisedly in the past, were now proposed to be controlled through stringent building regulations, parking norms etc.

3 Keeping in view the issues raised by Sh Rajan, Lt Governor desired that a detailed presentation on the subject should be made to the non-official members, by the Commissioner (Plg). MCD representatives should also be associated with this exercise. The agenda should thereafter be again placed for consideration of the Authority.

Item No.31/98

Sub: Proposed cremation ground near village Badarpur
[Behind Police Station and Sports Stadium].
F.3[21]/94-MP

Proposals contained in para 4 of the agenda were approved.

Item No.32/98

Sub: Amendments in MPD-2001 text to incorporate norms for Veterinary Hospitals and Dispensary.
F.20[15]/95-MP

Deferred.

Item No.33/98

Sub: Annual Accounts of DDA for the year 1996-97.
F.ACs.6[43]/97/DDA.

Annual accounts of DDA for the year 96-97 were approved.

Item No.34/98

Sub: Cost Benefit Analysis of Narela and determination of land premium for the year 1997-98.
F.2[8]A0[P]/97

Cost benefit analysis and land premium rates for the year 97-98 under various schemes of Narela, as contained in the agenda item were approved.

Item No.35/98

Sub: Relaxation of time limit of balance payment of premium in respect of residential properties.
F.36[10]83/LSB[R]

Deferred.

Item No.36/98

Sub: Cost benefit analysis of Dwarka and determination of land premium for the consideration of Delhi Development Authority for the year 1997-98.
F.2[9]A0[P]/97

Cost benefit analysis and land premium rates for the year 97-98 under various schemes of Dwarka, as contained in the agenda item were approved.

Item No.37/98

Sub: Fixation of pre-determined rates [PDRs] of plots in Rohini Phase-III for the year 1997-98 through cost benefit analysis.
F.2[10]A0[P]/97

Item No.33/98

Sub: Annual Accounts of DDA for the year 1996-97.
F.AC.6[431/97/DDA.

Annual accounts of DDA for the year 96-97 were approved.

Item No.34/98

Sub: Cost Benefit Analysis of Narela and determination of land premium for the year 1997-98.
F.2[8]A0[P]/97

Cost benefit analysis and land premium rates for the year 97-98 under various schemes of Narela, as contained in the agenda item were approved.

Item No.35/98

Sub: Relaxation of time limit of balance payment of premium in respect of residential properties.
F.36[10]83/LSB[R]

Deferred.

Item No.36/98

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F.2[9]A0[P]/97

Cost benefit analysis and land premium rates for the year 97-98 under various schemes of Dwarka, as contained in the agenda item were approved.

Item No.37/98

Sub: Fixation of pre-determined rates [PDRs] of plots in Rohini Phase-III for the year 1997-98 through cost benefit analysis.
F.2[10]A0[P]/97

Cost benefit analysis and land premium rates for the year 97-98 under various schemes of Rohini Phase-III, as contained in the agenda item were approved.

Item No.38/98

Sub: Revised Estimate for the year 1997-98 and Budget Estimates for the year 1998-99.
F.4[3]Budget/98-99

FM explained various proposals of receipt and expenditure for the year 98-99 and gave comparative figures for the last five years, taking the year 94-95 as the base year. After detailed discussions, the Authority approved the revised budget estimates for the year 97-98 as also budget estimates 98-99, as presented to the Authority. The Authority also approved the proposal for utilisation of the revised estimates for the year 97-98 and the budget estimates for the year 98-99, pending formal confirmation of minutes of the Authority meeting.

2 While approving the budget proposals, Sh^h Sahab Singh Chauhan expressed concern for not achieving the land acquisition target for the year 97-98 and felt that the targets of land acquisition fixed for the year 98-99 were on the lower side. On the financial allocation apportioned for 1998-99 for land acquisition, FM explained that in addition to the provision of Rs. 225 crore, adequate short-term investments have been made to meet enhanced cost of the requisition sent to the GNCTD. Principal Secretary, Urban Development, explained that the existing system of land

assembly and disposal involves a long time gap between land acquisition, its development and ultimate disposal. Principal Secretary, Urban Development suggested that vacant lands in unauthorised colonies, which are under regularisation, should be immediately acquired by the DDA, so that such lands could be utilised for immediate development, rather than their falling into the hands of private developers. Commissioner, MCD too shared these views.

3 Sh Mahabal Mishra and Ms Devagya Bhargava felt that acquisition of small sized vacant plots in unauthorised colonies may not be practical. They suggested that DDA should acquire only the large sized plots.

4[a] The LG explained that DDA had been carrying on with its policy of large scale acquisition, development and disposal of land since early sixties. Latest thinking in the matter was that the private sector should be associated in the process of city development and DDA should not resort to large scale acquisition of land, because of long time gaps in its development and ultimate disposal. LG touched upon some of the new concepts introduced in this year's budget viz, [i] low cost housing to be given preference, [ii] construction of 15 Janta markets on the pattern of recently commissioned Janta market in Pitampura, [iii] providing multi-tier parking by DDA/private parties, [iv] taking up projects for covering of open nallas/drains and

appropriate utilisation of the space thus generated, [v] taking up construction of fly-overs by the DDA and development of shopping markets underneath.

[b] LG also mentioned that it would be difficult to finance all such projects on its own and to that extent modes of alternate financing will have to be explored.

[c] LG desired that non-official members should be taken to the Janta market in Pitampura and the model houses recently constructed in Vasant Kunj should be shown to them.

A visit to some South-East Asian countries may also be planned for the non-official members in order to acquaint them with the latest technological developments.

[d] LG also desired that DDA should consider registering the property developers/real estate agents on the pattern of Punjab Urban Development Authority.

5 It was also decided that DDA should immediately acquire large sized vacant plots of land in the unauthorised colonies, under regularisation.

Item No. 39/98

Subj Allotment of Staff Quarters in Delhi Development Authority.
F.6136193/SQ

Deferred.

Item No.40/98

Sub: Permission for additional construction of school, Indology Research Centre, office, etc. on the plot of Shree Atma Vallabh Jain Samarak Shikshan Nidhi in village Budhpur Bijapur [Revenue village Nangli-oonal], GT Karnal Road, Delhi.
F.31115176-MP

Sh Sahab Singh Chauhan felt that "development fee" or "betterment charges" could not be levied in the present case as DDA was not providing any services in the area. After detailed discussions, the Authority resolved to approve the proposals contained in para 6 of the agenda item. It was also decided that DDA may levy such "betterment charges" as may be determined by the Authority as and when DDA takes up developmental activity in the area.

Item No.41/98

Sub: Report on the follow-up action on the resolutions passed by the Authority during the year 1997.
F.2161/98-MC/DDA

Deferred.

Item No.42/98

Sub: Change of land use of an area, measuring 1.55 ha from 'Recreational' [Distt. Parks] to 'Public and semi-public facilities' [Sr. Sec. School - 1.60 ha Barat Ghar 0.06] in village Tekhand, New Delhi.
F.9171/97-MP

This item was laid on the table of the Authority. The proposals contained in paras 34 of the agenda item were approved.

OTHER POINTS:

1[ca] Sh Ramvir Singh Bidhuri strongly felt that no subsidy should be provided while allotting land or built up space for resettling the jhuggi dwellers. He felt that the land owning agencies had to shell out an average amount of Rs. 60000/- to Rs. 70000/- per jhuggi for their resettlement and due to non-availability of funds of such large magnitude with the land owning agencies, the squatters do not get shifted. Principal Secretary, Urban Development, GNCTD informed that the Government had recently decided to shift the jhuggi dwellers on rental payment basis. Sh Swardoop Chand Rajan was of the view that clearing the large clusters require lot of effort and money. He advised that the lands occupied by small number of squatters should be taken up for priority clearance by shifting them to the nearest bigger jhuggi clusters. This will help DDA to immediately take up a large number of held-up projects/schemes. LG appreciated this view and directed that such sites be identified and cleared on priority by the Lands Management Department.

[cb] The Authority also decided that resettlement of squatters should not be by way of any subsidy. The jhuggi dwellers should be initially shifted to some transit accommodation on temporary basis on payment of rental, whereafter they could be accommodated in the low cost housing, fully paid by them.

2 Ms Devagya Bhargava drew the attention of the Authority to the large number of vacant and unallotted

plots/tot-lots in the Keshavpuram/Lawrence Road Industrial Estate. It was decided that the vacant plots, if any, should be immediately identified and put up for disposal. LG desired that action should be simultaneously taken for construction by the allottees, within the specified period.

3(a) Ms Devagya Bhargava desired that the transfer of personnel at the time of transfer of colonies to the MCD should be made through a well defined policy. She felt that uniform yard-sticks were not being adopted by the DDA while transferring such personnel. The EM explained that the staff is being transferred with the transfer of colonies on "as is where is" basis.

(b) LG desired that guidelines being followed by DDA should be circulated to all the non-official members. Some exemptions to the transfer of personnel could be provided where the employees were nearing retirement etc. LG desired that such a policy document be finalised in consultation with the non-official members and circulated.

4 The LG expressed concern over large-scale conversion of residential plots into commercial shops in Rohini. EM informed that the Committee constituted for finalising the misuse charges and land-use conversion policy, shall be submitting its report within a month. The LG desired that policy guidelines on both these issues must be finalised immediately and implemented in the first quarter of the financial year.

5(a) LG also desired immediate cancellation action against the allottees of vacant institutional plots so that these could be allotted to the deserving Societies. It was decided that survey of all the institutional plots be conducted immediately and the vacant plots be taken up for immediate cancellation.

[b] Sh Mahabal Mishra desired that survey should also be conducted of the institutional lands which had been rented out or where the plots were being used for purposes other than for which they had been allotted. LG desired that survey should be conducted of all the institutional plots from this angle also and the entire information should be put up in the next meeting of the Authority.

6 Sh Mahabal Mishra reiterated his request for denotification of development areas 171 and 172, being fully built up.

The meeting ended with a vote of thanks to the chair.

ITEM NO.
44/98

-17-

Sub: RECRUITMENT REGULATIONS FOR THE POST OF DEPUTY DIRECTOR
(PUBLICITY), DDA.
No.F.7(225)/88/PB.I.

P R E C I S

During the meeting of the Authority held on 3.9.97, when the R.Rs for the post of Deputy Director (Publicity) were taken for discussion, the Hon'ble Lt. Governor had desired that the same should be examined in a meeting to be held by Vice-Chairman, DDA with the non-official members of the Authority.

As per the instructions of L.G., a meeting was held in the chamber of V.C. with the non-official members of the Authority. The R.Rs for the post of Dy. Director (Publicity) were examined by the Committee.

After going through the existing and proposed R.Rs and position regarding eligibility of the departmental candidates, the Committee was, however, of the view that there should be no dilution of the R.Rs as existing. Copy of the minutes of the meeting is at Appendix A Page No. 18-19

Accordingly, Authority is requested to approve the recommendations of the Committee.

R E S O L U T I O N

[a] Proposals contained in the agenda were approved.

[b] The Authority also agreed with the views of Sh. Sahab Singh Chauhan that recruitment regulations should not be changed merely to suit the interests of a particular individual.

मद सं०

44/98

विषय :- उपनिदेशक प्रचार, दि. वि. प्रा. के पद के लिए भर्ती विनियम ।

त. एफ 71225188 पी बी-1

सार

दिनांक 3. 9. 97 को प्राधिकरण की बैठक के दौरान उपनिदेशक प्रचार के पद के भर्ती नियमों की जब चर्चा की गई तो माननीय उप-राज्यपाल ने ब्रह्मा व्यक्त की कि उपाध्यक्ष, दि. वि. प्रा., प्राधिकरण के गैर सरकारी सदस्यों के साथ बैठक में उन नियमों की जांच करें ।

माननीय उप-राज्यपाल के अनुदेशानुसार उपाध्यक्ष महोदय के कक्ष में प्राधिकरण के गैर- सरकारी सदस्यों के साथ बैठक की गई । समिति द्वारा उपनिदेशक प्रचार के पद के भर्ती नियमों की जांच की गई ।

विद्यमान और प्रस्तावित भर्ती नियमों और विभागीय उम्मीदवारों की पात्रता के संबंध में विचार करने के पश्चात् समिति का विचार था कि विद्यमान भर्ती नियमों में कोई शिथिलता न दी जाए । बैठक के कार्यपत्र की प्रति परिशिष्ट पृष्ठ सं० 18-19 संलग्न है ।

तदनुसार प्राधिकरण से अनुरोध है कि समिति की सिफारिश का अनुमोदन कर दिया जाए ।

संक्षेप

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APPENDIX 'A' TO ITEM NO. 44/98

MINUTES OF THE MEETING HELD IN THE CHAMBER OF V.C.

As per the instructions of Hon'ble L.G. in Authority's meeting of 3.9.97, a meeting was held in the chamber of VC, DDA at 11.00 A.M. on 3.10.97 and 27.10.97. Following were present :

1. Sh. P.K. Ghosh
Vice-Chairman
2. Sh. S.S. Chauhan, M.L.A.
Non-official Member of the Authority
3. Sh. Ramvir Singh Bidhuri, M.L.A.
Non-official Member of the Authority
4. Sh. Mahabul Mishra
Non-official Member of the Authority Present on
27.10.97
5. Sh. V.M. Bansal
Commissioner-cum-Secretary Present on
3.10.97
6. Mrs. Neemo Dhar
Director (Public Relations)
7. Sh. Anvind Kumar
Commissioner (Personnel)

As per orders of Hon'ble L.G., following two items were examined by the Committee :

1. Treatment of the period of absence of Sh. Jagdish Chander, Field Investigator, DDA in the light of the recommendations of National Commission for SC/ST.
2. Recruitment Regulations for the post of Deputy Director (Public Relations).

The Committee members heard Sh. Jagdish Chander who presented his version of the case along with the documents in his possession. After fully hearing Sh. Jagdish Chander and further discussions, Committee has decided to recommend that the period in question be treated as leave due by the Authority.

As regards item No.2, Sh. S.S. Chauhan was of the view that essential qualification about the education should not be modified but the experience could be waived off. Sh. Bidhuri

.....conld.

-18-
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.....contd.

From pre-page.

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and Sh. Mahabal Mishra, however, were of the view that for persons with enough experience, the other educational qualifications could be relaxed.

After going through the existing and proposed R.Rs and the position regarding eligibility of the departmental candidates, the Committee was, however, of the view that there should be no dilution of the R.Rs as existing.

(V.M. Bansal)
Comm.-cum-Secy.

(Neemo Dhar)
Director (P.R.)

(Arvind Kumar)
Commissioner (Pers.)

(S.S. Chaudhary)
M.L.A.
Non-official Member
of the Authority

(Ramvir Singh Bidhuri)
M.L.A.
Non-official Member
of the Authority

(Mahabal Mishra)
M.L.C.
Non-official Member
of the Authority

(P.K. Ghosh)
Vice-Chairman

ITEM NO.
45/98

SUB: Amendment of Recruitment Regulations for the posts of Jn. Data Asstt., Sr. Data Asstt., Programmer-cum-Console Operator, Asstt. Director (System), Deputy Director (System) and Director (System).

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

P R E C I S

Kind attention is invited to Authority's Resolution No.47/GA/97 (Appendix 'A' to page No. 23-24) vide which the amendments of R.Rs for the posts of Jn. Data Asstt., Programmer-cum-Console Operator, Asstt. Director (System), Dy. Director (System) and Director (System) were placed before the Authority in its meeting held on 29.09.97. During the course of discussion the Hon'ble members had desired following information.

1. Comparative analysis of the existing R.Rs and the proposed R.Rs highlighting the modifications made.
2. The sanctioned strength and the vacancy position in the different categories of the System Department.

Accordingly, a statement showing both the existing R.Rs and the proposed R.Rs with the change indicated in the remarks column has been prepared and is appended at (Appendix 'B' to page No. 25-36).

Category wise sanctioned strength, men in position and vacancy position is as under :

S.No.	Category of post	Sanctioned strength	Men in position	Vacancy
1.	Director(System)	1	1	-
2.	Dy.Director(System)	5	3	2
3.	Asstt. Dir. (System)	8	3	5
4.	Programmer-cum-Console Operator	8	1	7
5.	Sr. Data Assistant	4	4	-
6.	Jn. Data Assistant	8	7	1

Contd...

The post of Dy. Director (System) is to be filled up by promotion so that existing 2 vacancies would be filled once the

proposed R.Rs are approved. In the Asstt. Director (System), we have 5 vacancies. As per the existing and proposed R.Rs they are to be filled up 50% by promotion and 50% by direct recruitment. The existing 3 persons in the cadre have been inducted by direct recruitment. Therefore, out of 5 vacancies 4 would go to promotion and one to direct recruitment. In addition, 2 resultant vacancies would be available due to promotion and one by direct recruitment.

In the cadre of Programmer-cum-Console Operator, we have 7 vacancies. The existing person in the cadre is by direct recruitment. Therefore, 4 vacancies out of 7 would be filled up by promotion and 3 by direct recruitment. In addition, resultant vacancy would be available due to promotion of one Programmer-cum-Console Operator to Asstt. Director (System). As the person had come from direct recruitment method so the resultant vacancy would go to direct recruitment.

The cadre of Sr. Statistical Assistant carrying pay scale of Rs.1640-2900/- equivalent to the post of Programmer-cum-Console Operator has no further channel of promotion and thus the cadre of Sr. Statistical Assistants be considered for promotion to the post of Asstt. Director (System) subject to their fulfilling the educational qualification required for direct recruitment to the post of Asstt. Director (System). This would be in partial modification of Authority's Resolution No.76/93 dated 8.6.93 on this issue.

The single vacancy in Jr. Data Asstt. is being filled in as per R.Rs by direct recruitment.

Contd. :-

Now, the proposed modifications/amendments in the draft Recruitment Regulations for the post of Programmer-cum-Console Operator, Asstt. Director (System), Dy. Director (System) and Director (System) as appended at Appendix B. to page No. 25-36 are placed before the Authority for consideration and approval.

R E S O L U T I O N

Sh. Swaroop Chand Rajan and Sh. Sahab Singh Chauhan expressed reservation to the proposed changes in the existing recruitment regulations. They felt that the changes were aimed at helping specific individuals. It was, therefore, decided that the VC shall discuss the proposals with the non-official members and put up the proposals for reconsideration of the Authority, if necessary.

सद सं: विषय: कनिष्ठ आंकड़ा सहायक, वरिष्ठ आंकड़ा सहायक, ग्रेगोर-
45/98 कम-कन्सोल आरेटर, सहायक निदेशक प्रणाली, उच्च निदेशक
प्रणाली और निदेशक प्रणाली के बंदों के भर्ती विनियमों का
संशोधन।

सं० प्र. 711051/96/बी.बी.।

सार:

प्राधिकरण के संकल्प सं० 47/जी.स./97 वारिषिट "क" से
बृ० सं० 23-24 की ओर ध्यान दिया जाता है, जिसके माध्यम
से कनिष्ठ आंकड़ा सहायक, ग्रेगोर-कम-कन्सोल आरेटर, सहायक
निदेशक प्रणाली, उच्च निदेशक प्रणाली और निदेशक प्रणाली के बंदों
के भर्ती विनियमों के संशोधन, प्राधिकरण की दिनांक 29.9.97 की बैठक
में रखे गए थे। विचार-विमर्श के दौरान माननीय सदस्यों ने निम्न-
लिखित सुझावों की अपेक्षा की।

1. किस्म संशोधन को दशति रूप विद्यमान भर्ती विनियमों और
प्रस्तावित भर्ती विनियमों का तुलनात्मक विश्लेषण।
2. प्रणाली विभाग की विभिन्न श्रेणियों में स्वीकृत संख्या और
रिक्तियों की स्थिति।

तदनुसार, विद्यमान भर्ती विनियमों और प्रस्तावित विनियमों
दोनों को दशति वाला विवरण टिप्पणी कालम में परिवर्तन दर्शाने वाला
तैयार किया गया जो बृ० सं० 25-26 के वारिषिट "क" पर
संलग्न है।

श्रेणीवार स्वीकृत सं०, कार्यरत कर्मचारी और रिक्तियों की
स्थिति इस प्रकार है:

क्रम सं० बंद की श्रेणी	स्वीकृत संख्या	कार्यरत कर्मचारी	रिक्त
1. निदेशक प्रणाली	1	3	2
2. उच्च निदेशक प्रणाली	5	3	5
3. सहायक निदेशक प्रणाली	8	1	7
4. ग्रेगोर-कम-कन्सोल आरेटर	8	4	-
5. वरिष्ठ आंकड़ा सहायक	4	7	1
6. कनिष्ठ आंकड़ा सहायक	8		

उपनिदेशकः प्रणाली का बद बदोन्नति द्वारा भरा जाता है, ताकि विद्यमान 2 रिक्तियां प्रस्तापित भर्ती विनियमों के अनुमोदन के बाद भरी जा सकें। सहायक निदेशकः प्रणाली के 5 रिक्त बद मौजूद हैं। विद्यमान और प्रस्तापित भर्ती विनियमों के अनुसार ये 50% बदोन्नति द्वारा और 50% सीधी भर्ती द्वारा भरी जानी है। कैडर में विद्यमान 3 व्यक्तिओं को सीधी भर्ती द्वारा भरा गया है। इसीलए 5 रिक्तियों में से 4 बद बदोन्नति द्वारा और 1 सीधी भर्ती द्वारा भरा जाना है। इसके अतिरिक्त 2 वरिष्ठाधीन रिक्तियां बदोन्नति के कारण और 1 सीधी भर्ती द्वारा उपलब्ध होंगी।

प्रोग्रामर-कम-कन्सोल ऑपरेटर के कैडर में हमारे पास 7 रिक्तियां हैं। कैडर में विद्यमान व्यक्ति सीधी भर्ती द्वारा है। इसीलए 7 में से 4 रिक्तियां बदोन्नति द्वारा और 3 सीधी भर्ती द्वारा भरी जाएंगी। इसके अतिरिक्त एक प्रोग्रामर-कम-कन्सोल ऑपरेटर की सहायक निदेशकः प्रणाली के बद बदोन्नति होने पर वरिष्ठाधीन रिक्ति उपलब्ध होगी। घूँक व्यक्ति सीधी भर्ती द्वारा आया है, इसीलए वरिष्ठाधीन रिक्ति सीधी भर्ती को जाएगी।

प्रोग्रामर-कम-कन्सोल ऑपरेटर के बद के समकक्ष 1640-2900 रु. के वेतनमान में वरिष्ठ सहायक के कैडर की बदोन्नति का और जैनल नहीं है। इसीलए वरिष्ठ सहायक के कैडर को सहायक निदेशकः प्रणाली के बद बदोन्नति के योग्य समझा जाए। वरिष्ठ सहायक निदेशकः प्रणाली के बद बद सीधी भर्ती हेतु अपेक्षित शैक्षिक योग्यताएं पूरी होती हों।

यह इतना मामला पर प्राधिकरण के संकेत सं. 76/93 दिनांक 8.6.93 का आंशिक संशोधन होगा।

कनिष्ठ आंकड़ा सहायक की एकमात्र रिक्ति भर्ती विनियमों के अनुसार सीधी भर्ती द्वारा भरी जा रही है।

अब, प्रोग्रामर-कम-कन्सोल ऑपरेटर, सहायक निदेशक प्रणाली, उभ निदेशक प्रणाली और निदेशक प्रणाली के बद के लिए द्वा द्वार मती विनियमों में प्रस्तापित आशोधन/संशोधन प्राधिकरण के समक्ष प्रकृष्ट सं० 25-36 के धरिषिष्ट रक विचार-विमर्श एवं अनुमोदन हेतु प्रस्तुत है ।

संकेत

APPENDIX 'A' TO ITEM NO. 45/98

ITEM NO.
47/GA/97

Subj

Amendments of Recruitment Regulations for the posts of Jr Data Asstt, Sr Data Asstt, Programmer-cum-Console Operator, Asstt Director [Systems], Deputy Director [Systems] and Director [Systems], Deputy File No. F7(105)/96/PB-1

PRECIS

The Authority vide its Resolution No. 76/93, has approved the Recruitment Regulations of various categories of posts in the Computer Cell viz Jr Data Asstt, Sr Data Asstt, Programmer-cum-Console Operator, Asstt Director [Systems], Deputy Director [Systems] and Director [Systems] as per [Appendix 'A' Page No. 3-32]. While implementing the provisions of Recruitment Regulations of these posts, certain complications have come to the notice. Accordingly, the matter has been reviewed by the Committee under the Chairmanship of Finance Member and following amendments have been proposed in the Recruitment Regulations:

- [i] The educational qualification like passing of 'D', 'A', 'B', and 'C' level examination of Deptt of Electronics, Accreditation of Computer Course [DUETACC] has been made alternative to B Tech or M Tech while these qualifications are additional in the existing Recruitment Regulations for the post of Programmer-cum-Console Operator, Asstt Director [Systems] and Dy Director [Systems].
- [ii] For recruitment of Director [Systems] by transfer on deputation basis the educational qualification and experience as given in [Appendix 'B', Page No. 33-40] has been proposed.
- [iii] For promotion from Sr Data Asstt to Programmer-cum-Console Operator the number of years of service have been reduced from 8 to 5 but the educational qualification prescribed for Programmer-cum-Console Operator have been made essential to ensure that the officials thus promoted are able to fulfill their responsibilities.
- [iv] For promotion from Programmer-cum-Console Operator to Asstt Director [Systems] the number of years of service have been reduced from 8 to 5 years.

2 The suggestions mentioned above for modifications in the Recruitment Regulations have been agreed to by the Vice-Chairman, DDA.

3 The proposed modification/amendments have been inserted in the draft Recruitment Regulations for the post of Programmer-cum-Console Operator, Asstt Director [Systems], Dy Director [Systems] and Director [Systems] and are at [Appendix 'B', Page No. 33-40].

Now the matter is placed before the Authority for consideration and approval of amendments in the Recruitment Regulations as mentioned in para 1 above.

RESOLUTION

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

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

RECRUITMENT REGULATIONS FOR THE POST OF
JUNIOR DATA ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

APPENDIX B - TO ITEM NO. 45/98

	APPROVED	PROPOSED	REMARKS
1. Name of Post	: Jr. Data Assistant	: Jr. Data Assistant	
2. No. of Posts	: * B. * Subject to variation dependent on workload.	: * B. * Subject to variation dependent on workload.	
3. Classification	: Group 'C'	: Group 'C'	
4. Scale of pay	: 1200-30-1560-EB-40-2040/-	: 1200-30-1560-EB-40-2040/-	
5. Whether selection post or non-selection post.	: Not applicable	: Not applicable	
6. a) Age limit for direct recruitment.	: Not exceeding 25 years.	: Not exceeding 25 years.	
b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972.	: N.A.	: N.A.	
7. Educational and other qualifications required for direct recruits.	: Qualification: Essential i) Graduate from a recognised University ii) Should have passed 'D' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC). iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C	: Qualification: Essential i) Graduate from a recognised University ii) Should have passed 'D' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC). iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C	No change proposed.
8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists.	: N.A.	: N.A.	

9. Period of probation, if any : Two years.

: Two years.

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

: By direct recruitment.

: By direct recruitment.

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

: N.A.

: N.A.

12. If a DPC exists what is its composition.

: Group 'C' DPC

: Group 'C' DPC

13. Saving

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

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

14. Disqualification

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

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

15. Power to relax

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

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

RECRUITMENT REGULATIONS FOR THE POST OF
SENIOR DATA ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

APPROVED		PROPOSED	REMARKS
1. Name of Post	: Senior Data Assistant	: Senior Data Assistant	
2. No. of Posts	: * 4 * Subject to variation dependent on workload.	: * 4 * Subject to variation dependent on workload.	
3. Classification	: Group 'C'	: Group 'C'	
4. Scale of pay	: 1400-40-1800-EB-50-2300/-	: 1400-40-1800-EB-50-2300/-	
5. Whether selection post or non-selection post.	: Selection post	: Selection post	
6. a) Age limit for direct recruitment.	: Not exceeding 30 years.	: Not exceeding 30 years	
b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972.	: No	: No	
7. Educational and other qualifications required for direct recruits.	: Qualification: Essential i) Graduate from a recognised University. ii) Should have passed 'D' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC). iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C iv) Atleast 5 years experience in Data entry/Verification and validation of data.	: Qualification: Essential i) Graduate from a recognised University. ii) Should have passed 'D' level or 'A' level examination from the Department of Electronics Accreditation of Computer Course (DOEACC). iii) Data entry/Verification with a speed of 10,000 key depression per hour to be tested by D.P.C iv) Atleast 5 years experience in Data entry/Verification and validation of data.	No changed proposed.
8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists.	: N.A.	: N.A.	

9. Period of probation, if any : Two years.

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

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

12. If a DPC exists what is its composition.

13. Saving

14. Disqualification

15. Power to relax

: By promotion failing which by direct recruitment.

: Promotion
From Jr. Data Assistant with atleast 5 years regular service in the grade.

: Group 'C' DPC

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

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

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

: Two years.

: By promotion failing which by direct recruitment.

: Promotion
From Jr. Data Assistant with atleast 5 years regular service in the grade.

: Group 'C' DPC

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

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

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

(APPENDIX 'B' TO ITEM NO. _____)
 RECRUITMENT REGULATIONS FOR THE POST OF
 PROGRAMMER-CUM-OPERATOR IN DELHI DEVELOPMENT AUTHORITY

APPROVED

1. Name of Post : Programmer-cum Console Operator
2. No. of Posts : * B
 * Subject to variation dependent on workload.
3. Classification : Group 'B'
4. Scale of pay : 1640-60-2600-EB-75-2900/-
5. Whether selection post or non-selection post. : Selection post.
6. a) Age limit for direct recruitment. : Not exceeding 30 years.
- b) Whether benefit of any added years of service admissible under Rule-30 of CCS (Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. : Qualification:
 Essential
 i) Master degree in Statistics/Mathematics/Operational Research/Physics/Electronics/Computer Science/Computer Applications.
 OR
 Master's degree in Economics/Commerce with Statistics.
 OR
 Degree in Electronics/Computer Engineering.
 ii) One year programming experience in a high level language.
 Note: However, one year experience will not be compulsory for candidates possessing Master's degree in Computer Science or Computer Application or having Engineering Degree in Computer Science or Computer Engineering.
 iii) Should have passed 'B' level or 'C' level examination from the Deptt. of Electronics Accreditation of Computer Course (DOEACC).

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PROPOSED

REMARKS

1. Name of Post : Programmer-cum Console Operator
2. No. of Posts : * B
 * Subject to variation dependent on workload.
3. Classification : Group 'B'
4. Scale of pay : 1640-60-2600-EB-75-2900/-
5. Whether selection post or non-selection post. : Selection post.
6. a) Age limit for direct recruitment. : Not exceeding 30 years.
- b) Whether benefit of any added years of service admissible under Rule-30 of CCS (Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. : Qualification:
 Essential
 i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute.
 OR
 Master degree in Statistics/Mathematics/Operational Research/Physics/Electronics/Computer Science/Computer Applications.
 OR
 Master's degree in Economics/Commerce with Statistics.
 OR
 Degree in Electronics/Computer Engineering.
 OR
 Should have passed 'B' level or 'C' level examinations from the Deptt. of Electronics Accreditation of Computer Course (DOEACC).
 ii) One year programming experience in a high level language.
 Note: However, one year experience will not be compulsory for candidates possessing Master's degree in Computer Science or Computer Application or having Engineering Degree in Computer Science or Computer Engineering.

'B' level is equivalent to MCA/B.Tech. in Computer Science and 'C' level is equivalent to M.Tech. in Computer Science & hence these qualifications can not be compulsorily expected in addition to other specified qualifications.

8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotion and deputationists.
- Age : NO
Educational Qualification : NO
9. Period of probation, if any : Two years.
10. Method of recruitment, whether by direct recruitment or by promotion or by deputation and percentage of the vacancies to be filled by various methods.
- 50% by promotion, failing which by direct recruitment.
50% by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.
- Promotion From Sr. Data Assistant with atleast 5 years regular service in the grade.
Group 'B' DPC
12. If a DPC exists what is its composition.
- Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Tribes, Castes, the Scheduled Tribes, Ex-Servicement and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
13. Exemption.
- Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Tribes, Castes, the Scheduled Tribes, Ex-Servicement and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
14. Disqualification.
- No person who has entered into or contracted a second marriage when his/her spouse is alive.
15. Power to relax.
- When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any regulations in respect of any class or category or persons or posts.
- Age : NO
Educational Qualification : YES
- Two years.
- 50% by promotion, from Sr. Data Assts. possessing educational qualifications prescribed for the post, failing which by direct recruitment.
50% by direct recruitment.
- Promotion From Sr. Data Assistant with atleast 5 years regular service in the grade and educational qualifications as prescribed for direct recruitment.
Group 'B' DPC
- 5 years is enough for technical posts.
- Sr. Data Assts. are primarily Data Entry Operators and Supervisors. They improve their qualifications by attending training courses and not by writing software.

APPENDIX 'B' TO ITEM NO. _____

RECRUITMENT REGULATIONS FOR THE POST OF
ASSISTANT DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

APPROVED

1. Name of Post : Assistant Director(Systems)
2. No. of Posts : * Eight
* Subject to variation dependent on workload.
3. Classification : Group 'A'
4. Scale of pay : 2200-75-2800-EB-100-4000/-
5. Whether selection post or non-selection post. : Selection post.
6. a) Age limit for direct recruitment. : Not exceeding 35 years.
b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. : Qualification: Essential
1) Master's degree in Computer Applications/M.Tech. (with specialisation in Computer Application) from a recognised University or equivalent.
OR
Master's degree in Statistics/Mathematics/Operations Research/Physics/Economics/Commerce (with statistics) or Degree in Engg./ Computer Science from a recognised University or equivalent;
2) Should have passed 'B' level or 'C' level examinations from the Deptt. of Electronics Accreditations of Computer Course (DOEACC).
3) 4 years experience of Electronic Data Processing work, out of which atleast one year experience should be in actual programming on an Electronic Computer.
8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputations. : Age : NO
Educational Qualification : NO

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PROPOSED

REMARKS

- : Assistant Director(Systems)
- : * Eight
* Subject to variation dependent on workload.
- : Group 'A'
- : 2200-75-2800-EB-100-4000/-
- : Selection post.
- : Not exceeding 35 years.
: NO
- : Qualification: Essential
1) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute.
OR
Master degree in Statistics/Mathematics/Operational Research/Physics/Electronics/Computer Science/Computer Applications.
OR
Master's degree in Economics/Commerce with Statistics.
OR
Degree in Electronics/Computer Engineering.
OR
Should have passed 'B' level or 'C' level examinations from the Deptt. of Electronics Accreditations of Computer Course (DOEACC).
2) 4 years experience of Electronic Data Processing work, out of which atleast one year experience should be in actual programming on an Electronic Computer.
- : Age : NO
Educational Qualification : NO

The educational qualifications have been described in same order as programmer-console operator's entry level technical posts.

9. Period of probation, if any

: Two years.

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

: 50% by promotion failing which by direct recruitment.
50% by direct recruitment.

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

: Promotion
From Programmer-cum-Console Operator with atleast 8 years regular service in the grade.

12. If a DPC exists what is its composition.

: Group 'A' DPC

13. Saving

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

14. Disqualification

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

15. Power to relax

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

: Two years.

: 50% by promotion failing which by direct recruitment.
50% by direct recruitment.

: Promotion
a) From Programmer-cum-Console Operator with atleast 5 years regular service in the grade, and,

8 years in enough for technical posts

b) From Sr. Statistical Asstts with atleast 5 years regular service in the grade subject to their fulfilling educational qualifications required for the direct recruitments to the post of Asstt. Director.

: Group 'A' DPC

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

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

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

RECRUITMENT REGULATIONS FOR THE POST OF
DEPUTY DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

	APPROVED	PROPOSED	REMARKS
1. Name of Post	Deputy Director(Systems)	Deputy Director(Systems)	
2. No. of Posts	* Five * Subject to variation dependent on workload.	* Five * Subject to variation dependent on workload.	
3. Classification	Group 'A'	Group 'A'	
4. Scale of pay	3000-100-3500-EB-125-4500/-	3000-100-3500-EB-125-4500/-	
5. Whether selection post or non-selection post.	Selection post.	Selection post.	
6. a) Age limit for direct recruitment.	Not exceeding 40 years (relaxable for Govt. Servants and employees of the Authority by 5 years.)	Not exceeding 40 years (relaxable for Govt. Servants and employees of the Authority by 5 years.)	
b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972.	NO	NO	
7. Educational and other qualifications required for direct recruits.	Qualification: Essential A. i) Master's degree in Computer Application/ M.Tech. (with specialisation in Computer Application)/ Master's degree in Computer Engineering from recognized University or equivalent. ii) 5 years experience of Electronics Data Processing work, out of which atleast two years experience should be in actual programming on an electronic computer. OR B. i) Master's degree in Statistics/ Mathematics/Operations Research/ Physics/Economics/Commerce with statistics, or degree in Engg./Computer Science from a recognized University or equivalent. ii) Seven year experience of Electronic Data Processing work, out of which atleast 2 years experience should be in actual programming on an Electronic Computer.	Qualification: Essential i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute. OR Master degree in Statistics/ Mathematics/Operational Research/Physics/Electronics/ Computer Science/Computer Applications. OR Master's degree in Economics/ Commerce with Statistics. OR Degree in Electronics/ Computer Engineering. OR Should have passed 'B' level or 'C' level examinations from the Dept. of Electronics Accreditation or Computer Course (DOEACC). ii) Seven years experience of Electronic Data Processing work, out of which atleast 3 years experience should be in actual programming on an Electronic Computer.	The educational qualifications have been described in same order as Programmer-cum-console operator, the entry level technical posts.

3. Should have passed 'B' level or 'C' level examination from Deptt. of Electronics, Accreditation of Computer Course.
4. Age : NO
Educational Qualification : NO
5. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promoters and deputationists.
6. Period of probation, if any : Two years.
7. Method of recruitment, whether by direct recruitment or by promotion of transfer or by deputations and percentage of the vacancies to be filled by various methods.
8. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.
9. Promotion : From Asstt. Director (Systems) with atleast 5 years regular service in the grade.
10. Deputation : Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/Autonomous Organisation.
11. Group 'A' DPC
12. If a DPC exists what is its composition.
13. Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
14. No person who has entered into or contracted a second marriage when his/her spouse is alive.
15. When the Chairman is of the opinion that it is necessary so expedient as to do, he may by order, for reasons to be recorded in writing relax any of the conditions of those regulations in such manner as may be considered necessary.
16. Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
17. No person who has entered into or contracted a second marriage when his/her spouse is alive.
18. When the Chairman is of the opinion that it is necessary so expedient as to do, he may by order, for reasons to be recorded in writing relax any of the conditions of those regulations in such manner as may be considered necessary.

(APPENDIX 'B' TO ITEM NO. _____)

RECRUITMENT REGULATIONS FOR THE POST OF
DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

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APPROVED		PROPOSED	REMARKS
1. Name of Post	: Director(Systems)	: Director(Systems)	
2. No. of Posts	: One * Subject to variation dependent on workload.	: One * Subject to variation dependent on workload.	
3. Classification	: Group 'A'	: Group 'A'	
4. Scale of pay	: 3700-125-4700-150-5000/-	: 3700-125-4700-150-5000/-	
5. Whether selection post or non-selection post.	: Selection post.	: Selection post.	
6. a) Age limit for direct recruitment.	: Not applicable	: Not applicable	
b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972.	: NO	: NO	
7. Educational and other qualifications required for direct recruits.	: Not applicable	: Qualification Essential i) M.E./M.Tech. in Computer Science/Application from a recognised University or Engineering College/Institute. OR Master degree in Statistics/Mathematics/Operational Research/Physics/Electronics/Computer Science/Computer Applications. OR Master's degree in Economics/Commerce with Statistics. OR Degree in Electronics/Computer Engineering. OR Should have passed 'B' level or 'C' level examinations from the Deptt. of Electronics Accredited of Computer Course (DOEACC). ii) Ten years experience of Electronic Data Processing work, out of which atleast 2 years experience as in charge in Computer Centre in Govt./Semi Govt. or Autonomous/Public/Private Sector Organisation.	These qualifications have been described in the order as proposed. Please refer to the entry posts.

- | | | |
|---|--|--|
| 8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. | : Not applicable | : Not applicable |
| 9. Period of probation, if any | : Two years. | : Two years. |
| 10. Method of recruitment, whether by direct recruitment or by promotion of transfer or by deputations and percentage of the vacancies to be filled by various methods. | : By promotion, falling which by deputation. | : By promotion, falling which by deputation. |
| 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. | : Promotion
From Deputy Director (Systems) with atleast 3 years regular service in the grade.

Deputation
Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/Autonomous Organisation. | : Promotion
From Deputy Director (Systems) with atleast 3 years regular service in the grade.

Deputation
Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/Autonomous Organisation. |
| 12. If a DPC exists what is its composition. | : Group 'A' DPC | : Group 'A' DPC |
| 13. Saving | : Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard. | : Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories or persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard. |
| 14. Disqualification | : No person who has entered into or contract a second marriage when his/her spouse is alive. | : No person who has entered into or contract a second marriage when his/her spouse is alive. |
| 15. Power to relax | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts. | : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts. |

ITEM NO.
46/98

SUB: DELEGATION OF POWERS TO FILE COMPLAINTS UNDER SECTION 14/29 (OF DELHI DEVELOPMENT ACT) AND POWERS TO INSPECT PREMISES (SECTION 28 OF D.D. ACT) TO FUNCTIONARIES OF ENFORCEMENT BRANCH).

NO. PA/AS(E)/97/2843.

P R E C I S

Five posts of Asstt. Engineer (Civil) have been abolished by the Authority vide Resolution No. 119 dated 17.06.78 and an equal number of posts of Asstt. Engineer(Survey) have been created in the Pay Scale of Rs. 650-1200/- vide order No. F.7(24)/75-GA(I) dated 16.05.78. The incumbents of these posts have to carry out the physical survey work, demarcation and handing over of possession of land to individuals as well as to various agencies. The nature and duties of these posts are similar to those of Survey Officer for which recruitment rules have already been approved by the Authority vide its Resolution No. 106 dated 4.9.76.

There are stated to be four posts of Assistant Engineer in Land Enforcement Branch. The Vice-Chairman, DDA vide its order No. 4030 dated 9.10.90 change the nomenclature of the post of Asstt. Engineer (Survey) to that of Assistant Director (Survey). Two posts of Asstt. Engineer (Civil) and two posts of Asstt. Director (Survey) have been sanctioned for Enforcement Branch vide order No. F.7(199)87/PB-I dated 15.09.87 issued by the Jt. Director (P)-I. Under Section 14 read with Section 29(2) of D.D.Act 1957, power to file complaint in Court (after obtaining sanction for prosecution) has been given vide Authority's Resolution No. 137 dated 15.07.78 to following officers:

- 1) Additional Secretary
- 2). Executive Engineer
- 3) Asstt. Engineer
- 4) Jr. Engineer.

3. The powers to file complaint under the above referred Section were being utilised by Asstt.

Contd/.....

Director (Survey) as it was presumed that only the nomenclature of posts has been changed. The nature of the work in the Enforcement Branch land differs from the other branches of the Authority. The Asstt. Director (Survey) have to inspect the various sites, to make survey on non-confirming uses, issue of inspection notices, preparation of show cause Notices and to sign on the complaints and to launch the prosecution in the Court. However, some of the functionaries have not been formally conferred the powers of inspection of premises, sign on complaints and for launching the prosecution cases in the Court.

4. It is proposed that the powers may be delegated to various functionaries in the Enforcement Department as per the schedule at (Appendix 'A' Page No. 39).

R E S O L U T I O N .

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

मद सं.
46/98

विषय:- धारा 14/29 दिल्ली विकास अधिनियम के अंतर्गत
शिकायत दर्ज करने की शक्तियाँ और दिल्ली विकास
अधिनियम की धारा 28 के अंतर्गत परिशरो का निरीक्षण
करने की शक्तियाँ प्रवर्तन शाखा के पदाधिकारियों को सौंपना ।
सं. पी २/२ सत॥ई॥/१७/२८४३

सार

प्राधिकरण द्वारा संकल्प सं. 119 दिनांक 17-06-78 द्वारा सहायक अभियंता
[सिविल] के पाँच पद समाप्त कर दिये गये थे और आदेश सं. स्फ 7/24/75-बी स॥ 1/1
दिनांक 16-05-78 द्वारा सहायक अभियंता [सर्वेक्षण] के इतने ही पद 650-1201/-रमये
के वेतनमान में स्थित किये गये थे । इन पदों के पदाधिकारी वास्तविक सर्वेक्षण, सीमांकन
और प्लानिंग तथा विभिन्न स्थलों को भूमि का कब्जा सौंपने का कार्य करते हैं ।
इन पदों की प्रकृतित एवं कार्य सर्वेक्षण अधिकारी के कार्यों के समान ही हैं, जिनके शर्ती
नियम प्राधिकरण द्वारा अपने संकल्प सं. 106 दिनांक 4-9-76 द्वारा पहले ही अनुमोदित
किये जा चुके हैं ।

2. भूमि
2. भूमि प्रवर्तन शाखा में सहायक अभियंता के चार पद हटाये गये हैं । उपाध्यक्ष, दि.पि.पु
ने अपने आदेश सं. 4030 दिनांक 9-10-70 द्वारा सहायक अभियंता [सर्वेक्षण] पद के नाम
को सहायक निदेशक [सर्वेक्षण] से बदल दिया है । संयुक्त निदेशक [कार्य] -1 द्वारा दिल्ली
विकास अधिनियम, 1957 की धारा 29/29 के साथ पठित धारा 14 के अंतर्गत जारी
किये गये आदेश सं. स्फ 7/19/87 पी.बी.-1, द्वारा प्रवर्तन शाखा के लिए सहायक
अभियंता [सिविल] के दो पदों और सहायक निदेशक [सर्वेक्षण] के दो पदों को संस्वीकृत
प्रदान की जा चुकी है । (अधिनियम में अशुद्धि सुधार करने के लिये)
शिकायत दर्ज करने की शक्ति प्राधिकरण के संकल्प सं. 137 दिनांक 15-7-78 द्वारा
निम्नलिखित अधिकारियों को दी गई है :-

1. असर सचिव
2. अधिकांशी अभियंता
3. सहायक अभियंता
4. कनिष्ठ अभियंता

3. उक्त संदर्भित धारा के अंतर्गत शिकायत दर्ज करने की शक्तियों का उपयोग सहायक
निदेशक [सर्वेक्षण] द्वारा किया जा रहा था क्योंकि यह माना जा रहा था कि पदों का
केवल नाम ही बदला गया है । प्रवर्तन शाखा भूमि के कार्य की प्रकृतित प्राधिकरण की अन्य
शाखाओं से भिन्न है । सहायक निदेशक [सर्वेक्षण] को विभिन्न स्थलों का निरीक्षण, अंतर्गत
उपयोगों का सर्वेक्षण, निरीक्षण नोटिस जारी करने, कारण बताओ नोटिस तैयार करने एवं

शिकायतों पर हस्ताक्षर करने और न्यायालय में अभियोजन शुरू करने का कार्य करना होता है। तथापि, कुछ पदाधिकारियों को परितरों का निरीक्षण करने, शिकायतों पर हस्ताक्षर करने और न्यायालय में अभियोजन मामलों को शुरू करने की शक्तियाँ औपचारिक स्तर पर सौंपी नहीं गई हैं।

4. अतः यह प्रस्तावित है कि परिशिष्ट "क" पृष्ठ सं-39-पर दी गई अनुवृत्ति के अनुसार प्रवर्तन विभाग के विभिन्न पदाधिकारियों को शक्तियाँ सौंप दी जाएँ।

संक्षेप

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APPENDIX 'A' TO ITEM NO. 46/98

SCHEDULE OF DELEGATION OF POWERS IN RESPECT OF ACTION
U/S 14 READ WITH 29(2) D.D.ACT TO THE FUNCTIONARIES OF
THE ENFORCEMENT DEPARTMENT

Sl.No.	Powers	Functionaries of the DDA authorised to exercise powers individually/severally or jointly.
1)	powers to inspect premises (Section 28 of D.D.Act)	Besides the Vice-Chairman and Secretary, who are already empowered, Commissioner (L.M.), Addl. Secy., Ex. Engineers, Dy. Director/Jt. Director, Dy. Director(Survey)/Jt. Director (Survey), Asstt. Director(Survey), Asstt. Engineer, Jr. Engineers, Surveyors or any other officers/ officials of DDA who may be authorised in this behalf by V.C. from time to time.
2)	powers to issue Show Cause Notice	Dy. Director/Jt. Director, Dy. Director(Survey)/ Jt. Director (Survey).
3)	Powers to sanction prosecution (Section 49(1) of D.D.Act.)	Besides Secretary, who is already empowered, Commissioner (L.M.), Addl. Secretary.
4)	Powers to withdraw prosecution (Sec. 49/38 of D.D.Act).	Secretary, DDA as at present and Commissioner (L.M.)
5).	Powers to file complaint U/S 14/29(2) of the D.D.Act in Court after obtaining a sanction for prosecution.	Besides Secretary, who is already empowered, the following:- i) Commissioner (L.M.), ii) Addl. Secretary, iii) Ex. Engineer, iv) Dy. Director/Jt. Director, Dy. Director(Survey)/ Jt. Director(Survey), v) Asstt. Engineer, vi) Asstt. Director(Survey)
6)	Powers to grant temporary permission for non-confirming use under special appeal within the framework of the DDA's Resolution No. 174 dated 30.6.77 as amended/amplified/ modified from time to time (Section 34 of D.D.Act.)	Besides, Vice-Chairman, DDA, who is already empowered, Commr. (LM).
7:	Permission for non-confirming uses in cases other than at Sr. No. 6 above.	i) Chairman, D.D.A., ii) Vice-Chairman, D.D.A.

ITEM NO. 47/98 SUB: MODIFICATION IN THE APPROVED ALIGNMENT PLAN (PART) OF ROAD NO.17 (NELSON MANDELA ROAD) BETWEEN THE JUNCTION WITH BABA GANGA NATH MARG/VASANT VIHAR MARG AND JUNCTION WITH 30M R/W ROAD LEADING TO VASANT KUNJ OPP. SHOPPING CENTRE.

NO. F.5(3)72-MP/Pt.I

P R E C I S

1. BACKGROUND

The alignment plan of Road No. 17 (Nelson Mandela Road) from Outer Ring Road (T-Junction) to Mehrauli Mahipalpur Road was approved by Authority vide Resolution No. 54/96 dated 17.06.96 (Drawing No. TT/44/PWD/95). The length of this road is 4.04km. Approx.

2. LOCATION

Road No. 17 starts from the Outer Ring Road in the West of Munirka village/JNU Complex and passing through Vasant Kunj to join Mehrauli-Mahipalpur Road. The approximate length is 4.04 Kms.

3. ZONAL/MASTER PLAN PROPOSAL

As per the Zonal Plan/Master Plan 2001, the R/W of this road is 45 mtr.

4. REASONS FOR MODIFICATION IN PART ALIGNMENT

A meeting was held under the Chairmanship of EM, DDA on dt. 17.07.96 for the integration of peripheral services on this road i.e. DVB Cables/Water line/Sewer line/MTNL/light poles etc. In the meeting, it was decided that Director (TT) DDA shall proposed the Cross Section of this Road integrating the above services within the R/W.

5. PROPOSED MODIFICATIONS

The approved alignment plan of Road No. 17 (Part) between Baba Ganga Nath Marg/Vasant Vihar Marg and junction with 30mtr. R/W Road leading to Vasant Kunj has been modified. The length of the modified section is 2.50 Km. approx. The Location Plan is placed at (Appendix 'A' page No. 42). The proposed modifications are :-

- 5.1 4.0mt. wide Foot Path has been proposed against 2.0 mts. for accommodating the 66 KV high tension DVB Cable underground along the JNU side within the R/W
- 5.2 7.5 mt. wide Dedicated Busway has been omitted.
- 5.3 Main Carriageways width of 11 mt. has been changed to 14.0 mt. with 2mt. wide Central Verge (median), underground 66 KV Cable have been proposed in the Central Verge.

- 5.4 4.5mt. wide Cycle Track along the green buffer side within the R/W width has been proposed.
- 5.6 2.5mt. wide outer and 4.0mt wide inner footpath have been proposed against 2mt. and 1 mt. Width on the Western side of the Central Verge.
- 5.7 Space of Storm Water Drain of 5m wide outside the Road R/W along green half has been proposed in this cross section.

6. DECISION OF THE TECHNICAL COMMITTEE
[ITEM NO. 4/97/TC DT. 4.02.97]

"After detailed discussion, the Technical Committee approved the revised proposal as contained in para 4 of the agenda note with the following observations:

- i) The width of the Central Verge be increased by 1m. (From 2mtr. to 3 mtr.) to accommodate the underground cable (Ref.5.3 above).
- ii) For increasing the Central verge, the cycle track be reduced by 0.50mts. (From 4.5mt. to 4mt) and the carriageways by 0.25 mtr. on either side (Refer 5.3 above & 5.4 above)

7. MODIFIED CROSS SECTION

- 7.1 Main Carriageways 13.75 mt. Wide each.
- 7.2 Central Verge 3.0 mt.
- 7.3 Cycle Track 4.0 mt.
- 7.4 Foot Paths 4.0 mt.
(Along JNU boundary)
- 7.5 Inner Footpath (Towards proposed Shopping mall) 4.0 mt.
- 7.6 Outer Footpath (Along proposed shopping mall) 2.5 mt.
- 7.7 There is no modification in the approved Right of Way.

8. THE PROPOSAL IS SUBMITTED TO AUTHORITY FOR THE CONSIDERATION AND APPROVAL OF THE FOLLOWING :-

- 8.1 The modified part alignment of Road No. 17 having cross section as given in Para 7 above as shown in Drawing Nos. TT/44A&B/PWD 95.
- 8.2 The other conditions as approved by Authority vide Resolution No. 54/96 shall also be applicable to this modified section of the Road No. 17.

R E S O L U T I O N

Resolved that the proposals contained in the agenda item be approved. It was also decided that extended portion of the central verge should contain the electric cables for street lighting which should be clearly demarcated by brick-lining.

मय सं०
47/98

विषय:- बाबा गंगा नाथ मार्ग/वर्तत विहार मार्ग जंक्शन और प्रापिंग सेंटर के सामने वर्तत कुंज की तरफ जाने वाले 30 मीटर मार्ग-धिकार वाले रोड जंक्शन के बीच मार्ग सं. 17 नेल्सन मंडेला मार्ग की अनुमोदित संरचना योजना अधिबद्ध में संशोधन ।

फाइल सं. एफ 53/72-एम पी/पार्ट 1

1. प्रारंभ

बाहरी रिंग रोड/टी जंक्शन से महरौली महीपालपुर रोड तक मार्ग सं. 17 नेल्सन मंडेला रोड की संरचना योजना को प्राधिकरण के संकल्प सं. 54/96 दिनांक 17.6.96 द्वारा टी टी/44/पी.डब्ल्यू.बी./95 द्वारा अनुमोदित कर दिया गया था । इस संकल्प की लम्बाई लगभग 4.04 किलोमीटर है ।

2. अवस्थिति

मार्ग सं. 17 मुनीरका गांव/जे.एन.यू. परिसर के बीच में बाहरी रिंग रोड से शुरू होता है और महरौली - महीपालपुर रोड को जोड़ने के लिए वर्तत कुंज से होकर गुजरता है । इस मार्ग की अनुमानित लम्बाई 4.04 किलोमीटर है ।

3. क्षेत्रीय/सुलभ योजना का प्रस्ताव

क्षेत्रीय योजना/सुलभ योजना-2001 के अनुसार इस मार्ग का मार्गधिकार 45 मीटर है ।

4. अधिकाधिकार में संशोधन के कारण

इस मार्ग पर परिधीय सेवाओं अर्थात् डी.पी.बी.केबल्स/जल-आपूर्ति लाइन/सीवर लाइन/एम.टी.एन.एल./लाइट के हमले आदि सेवाओं को समन्वित करने के लिए अभियंता सदस्य, दि.वि.प्रा. की अध्यक्षता में दिनांक 17-7-96 को एक बैठक का आयोजन किया गया था । इस बैठक में यह निर्णय किया गया था कि निदेशक डी.टी. दि.वि.प्रा. मार्गधिकार के अन्दर उपर्युक्त सेवाओं को समन्वित करते हुए इस मार्ग के क्रॉस सेक्शन को प्रस्तावित करेंगे ।

5. प्रस्तावित संशोधन

बाबा गंगा नाथ मार्ग/वर्तत विहार मार्ग और वर्तत कुंज की तरफ जाने वाले 30 मीटर मार्गधिकार वाले रोड के जंक्शन के बीच मार्ग सं. 17 अधिबद्ध की अनुमोदित संरचना योजना को संशोधित कर दिया गया है । संशोधित सेक्शन की लम्बाई लगभग 2.50 किलोमीटर है । अवस्थिति को दर्शाने वाला नक्शा अनुबद्ध के स्व में प्रस्तुत है ।

प्रस्तावित संशोधन निम्नानुसार है:-

5.1 जे.एन.यू. वाली तरफ मार्गधिकार के अन्तर्गत 66 किलोवाट हाई टेंशन डी.पी.बी. भूमिगत केबल्स के लिए स्थान देने हेतु 2.0 मीटर के स्थान पर 4.0 मीटर चौड़े फुटपाथ का प्रस्ताव किया गया है ।

5.2 7.5 मीटर चौड़े डेहीकेदह का मार्ग की व्यवस्था समाप्त कर दी गई है।

5.3 मुख्य वाहन मार्ग की चौड़ाई को 11 मीटर के स्थान पर 2 मीटर चौड़ी केंद्रीय पट्टी सहित 14.0 मीटर कर दिया गया है। इस केंद्रीय पट्टी में सेंट्रल वर्ज में भूमिगत 66 किलोवाट की केबल्स बिछाये जाने के लिए प्रस्तावित है।

5.4 मार्गाधिकार के अन्दर हरित पट्टी के साथ-साथ 4.5 मीटर चौड़े साइकिल मार्ग का प्रस्ताव किया गया है।

5.6 केंद्रीय पट्टी के पश्चिमी तरफ 2 मीटर और 1 मीटर के स्थान पर 2.5 मीटर चौड़े बाहरी और 40 मीटर चौड़े अन्दरूनी फुटपाथ का प्रस्ताव किया गया है।

5.7 रोड के मार्गाधिकार को छोड़कर हरित क्षेत्र के साथ-साथ इस क्रॉस सेक्शन में 5 मीटर चौड़े बरसाती नाले के लिए स्थान का प्रस्ताव किया गया है।

6. तकनीकी समिति का निर्णय

॥ म. सं. 4/97/टी.सी. दिनांक 4.2.97॥

तकनीकी समिति ने विस्तृत विचार-विमर्श के बाद कार्यावली नोट के पैरा 4 में निहित संशोधित प्रस्ताव को निम्नलिखित टिप्पणियों सहित अनुमोदित कर दिया है:-

॥ 1॥ भूमिगत केबल्स बिछाने के लिए स्थान देने हेतु केंद्रीय पट्टी की चौड़ाई को 1 मीटर

॥ 2 मीटर से 3 मीटर तक बढ़ा दिया जाए। ॥ संदर्भ उपर्युक्त 5.3॥

॥ 2॥ केंद्रीय पट्टी बढ़ाने के लिए साइकिल मार्ग को 0.50 मीटर तक ॥ 4.5 मीटर से

4.0 मीटर तक और वाहन मार्ग को दोनों तरफ 0.25 मीटर तक कम कर दिया जाए।

॥ संदर्भ उपर्युक्त 5.3 एवं 5.4॥

7. संशोधित क्रॉस सेक्शन

7.1 मुख्य वाहन मार्ग	13.75 मीटर चौड़ा प्रत्येक
7.2 केंद्रीय पट्टी	3.0 मीटर
7.3 साइकिल मार्ग	4.0 मीटर
7.4 फुट पाथ	

॥ जे.एन.यू.चार दीवारी के साथ-साथ

7.5 अन्दरूनी फुटपाथ प्रस्तावित शॉपिंग माल की तरफ 4.0 मीटर

7.6 बाहरी फुटपाथ प्रस्तावित शॉपिंग माल के साथ-साथ 2.5 मीटर

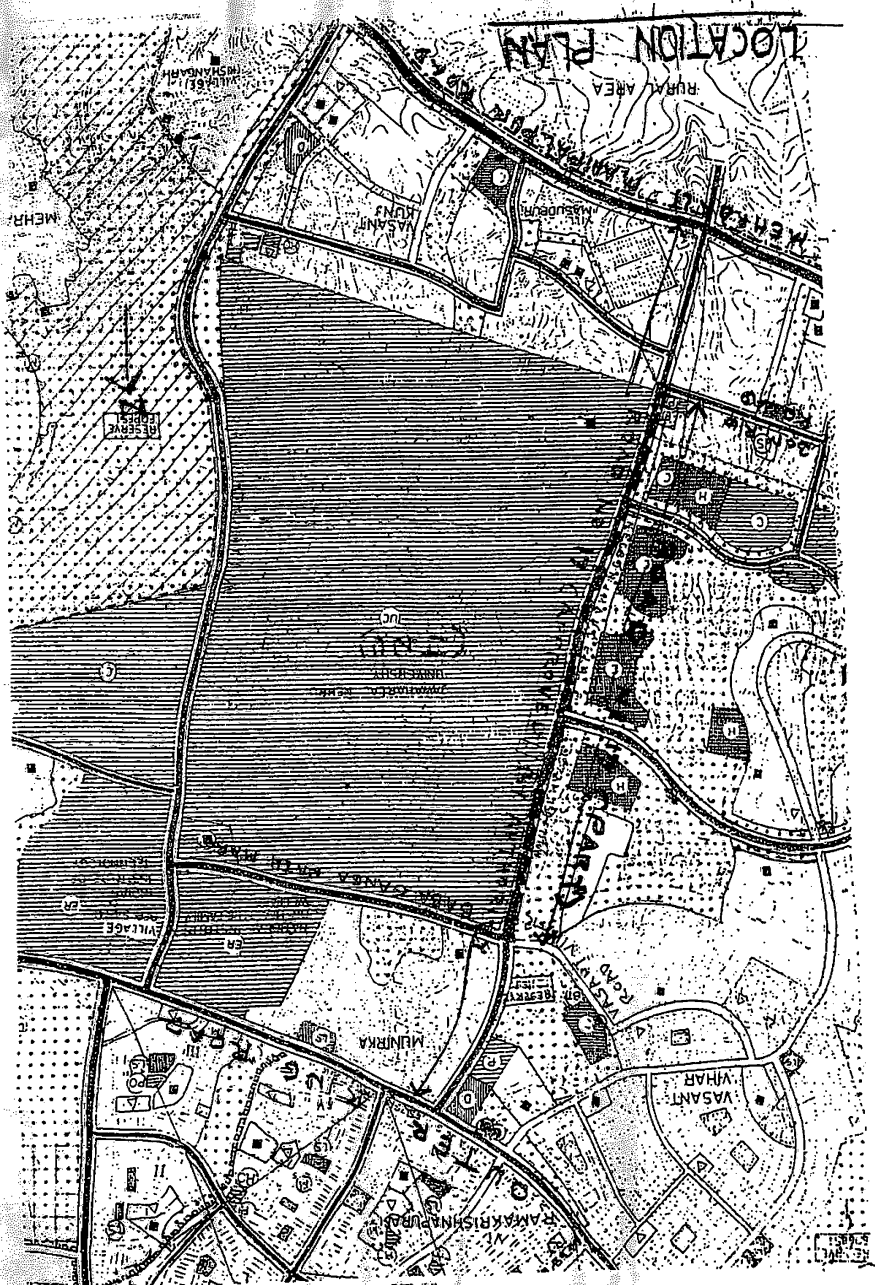
7.7 अनुमोदित मार्गाधिकार में कोई संशोधन करने की आवश्यकता नहीं है।

8. अतः यह प्रस्ताव निम्नलिखित पर विचार-विमर्श करने और अनुमोदन प्रदान करने के लिए प्राधिकरण के समक्ष प्रस्तुत है:-

8.1 उक्त पैरा 7 में उल्लिखित क्रॉस सेक्शन सहित मार्ग सं. 17 का संशोधित आंशिक संरेखण, जिसे हाईवे सं. टीटी/44 ए.एन.बी./पी.डब्ल्यू.डी.95 में दर्शाया गया है।

8.2 प्राधिकरण के संकल्प सं. 54/96 द्वारा प्राधिकरण द्वारा अनुमोदित अन्य शर्तें मार्ग सं. 17 के इस संशोधित सेक्शन पर भी लागू होंगी।

संकल्प



APPENDIX A TO ITEM NO. 47/98

ITEM NO.
48/98

SUB: REQUEST FROM CPWD FOR RELAXATION IN GROSS DENSITY FROM 250 PPH TO 300 PPH FOR CONSTRUCTION OF GENERAL POOL HOUSING (TYPE V & VI QUARTERS) NEAR VASANT VIHAR NEW DELHI.

No. F.3(38)/95-MP.

P R E C I S

Reference is invited to the Authority resolution no. 24/96 dated 19.02.96 vide which has been approved for relaxation in gross density from 250 PPH to 300 PPH for construction of type V & VI general pool housing by CPWD near Vasant Vihar to process the amendment in MPD-2001 of Delhi Development Act, 1957.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objection/suggestions from the public for the proposed amendment. The Govt. of India, MOUA&E had conveyed the approval of the Central Govt. vide their letter no. K-13011/24/96-DDIB dated 27.08.97 (Appendix 'A' page No. 44). Accordingly, a public notice was issued on 13.12.97. (Appendix 'B' page No. 45-46).

3. No objection/suggestion was received in response to the public notice. The Govt. of India, Ministry of Urban Affairs and Employment will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for the amendment in MPD-2001 as follows:-

On page 160 (LHS) under the heading 'Residential Group Housing' (002), after other controls (iii).

'The Gross Density relaxed from 250 PPH to 300 PPH for construction of General Pool Housing by CPWD near Vasant Vihar, New Delhi, as one time exception'.

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

R E S O L U T I O N

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

मह. संख्या विषय:-

48/98

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बतन्त बिहार, नई दिल्ली के निकट सामान्य समूह आवास
1 जनरल पुल हाउसिंग टाउन- 5 एवं 6 क्वार्टरों के निर्माण हेतु
250 व्यक्ति प्रति हेक्टेयर से 300 व्यक्ति प्रति हेक्टेयर के सकल
घात में छूट देने हेतु सी.पी. डब्ल्यू. डी. से अनुरोध ।

1 एक 3 1381/95- रम. पी. ।

प्राधिकरण के संकल्प सं. 24/96 दिनांक 19.2.96 की ओर ध्यान
दिलाया जाता है, जिसके तहत दिल्ली विकास अधिनियम, 1957 की दिल्ली मुख्य
योजना-2001 में संशोधन की कार्यवाही करने के लिए, बतन्त बिहार के निकट
केन्द्रीय लोक निर्माण विभाग द्वारा सामान्य समूह आवास 1 जनरल पुल हाउसिंग टाउन के
टाउन-5 एवं 6 क्वार्टरों के निर्माण हेतु 250 बी.पी. रम. से 300 बी.पी. रम. तक
घात में छूट के लिए अनुमोदन प्रदान किया गया है ।

2. प्रस्तावित संशोधन हेतु जनता से आपत्तियाँ/सुझाव आमंत्रित करने के
लिए, सार्वजनिक सूचना जारी करने के लिए, दिल्ली विकास अधिनियम, 1957 की
धारा 11-ए के अन्तर्गत केन्द्र सरकार का अनुमोदन प्रेषित करने हेतु, शहरी कार्य और
रोजगार मंत्रालय, भारत सरकार से अनुरोध किया गया । शहरी कार्य एवं रोजगार
मंत्रालय, भारत सरकार ने अपने वन सं. के-13011/24/96-डी.डी.आई.बी., दिनांक
27.8.97 द्वारा केन्द्र सरकार का अनुमोदन प्रेषित कर दिया था । परिशिष्ट-
44 । तदनुसार, दिनांक 13.12.97 को एक सार्वजनिक सूचना जारी
कर दी गई थी । परिशिष्ट-45-46 ।

3. सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/सुझाव प्राप्त नहीं हुआ ।
दिल्ली मुख्य योजना-2001 में निम्नानुसार संशोधन हेतु, दिल्ली विकास अधिनियम,
1957 की धारा 11-ए के अन्तर्गत एक अन्तिम अधिसूचना जारी करने के लिए शहरी
कार्य और रोजगार मंत्रालय, भारत सरकार से अब अनुरोध किया जा रहा है ।

"श्रीधर "आवासीय समूह आवास" (002), के अन्तर्गत प्लॉट 160 वर
1 बाईं ओर अन्य नियंत्रणों के बाद ।

"बतन्त बिहार, नई दिल्ली के निकट, केन्द्रीय लोक निर्माण विभाग
द्वारा "सामान्य समूह आवास" निर्माण हेतु 250 बी.पी. रम. से
300 बी.पी. रम. के सकल घात में, एक समय अवकाश स्वयं छूट
दे दी गई ।

4. उपर्युक्त पैरा-3 में यथा निहित प्रस्ताव, विचारार्थ और अनुमोदन
हेतु प्राधिकरण के समक्ष प्रस्तुत है ।

संलग्न

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APPENDIX 'A' TO ITEM NO. 48/95

No.K-13011/24/96-DDIB
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT
(DELHI DIVISION)
...

New Delhi, dated the 27th Aug., 1997

To

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

Sub: Request from CPWD for relaxation in gross density
from 250 PPH to 300 PPH for construction of general
pool housing (Type V & VI quarters) near Vasant Vihar,
New Delhi.

Sir,

I am directed to refer to your letter No.F.3(38)/95-
MP/703 dated 15th July, 1997 and to convey the approval of
the Central Government for the proposed amendment to the
Master Plan under Section 11 A of D. D. Act.

Yours faithfully

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

APPENDIX 'B' TO ITEM NO. 48/98

DEHVI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.3(44)94-MP

Dated: 8.12.97

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 objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATIONS:

1. "The land use of an area, measuring about 0.97 ha. (2.42 acres) falling in Planning Division 'D' (New Delhi) 16 Pandit Pant Marg bounded by 38'.0 wide road in the North, Fire Station in the East, Gurudwara Road (36.58 M R/W) in the South and Queen Marg (Pandit Pant Marg) (36.58 M R/W) in the West, is proposed to be changed from 'residential' to 'public and semi-public facilities'".
2. In Gazette of India, Part II section 3, Sub-Section (ii) dated 1.8.90 the following are proposed to be incorporated.
 - (i) On page 155 (LHS) under the heading A-3, Rural Zone (including A-2) after b(ii).
"Compressed Natural Gas (CNG) use included in Public Utility and permitted in all use zones except in Regional Parks and developed District Parks".
 - (ii) On page 160 (LHS) under the heading 'Residential Group Housing' (002) after other controls (iii).
"The Gross density relaxed from 250 pph to 300 pph for construction of General Pool Housing by CPWD near Vasant Vihar, New Delhi, as one time exception".
 - (iii) On page 162 (RHS) under the heading 'Petrol Pumps' (030) after (iv)
"Compressed Natural Gas (CNG) Mother Station"

a) Plot size	36mx30m
b) Maximum Ground coverage	20%
c) Maximum height (single storey)	4.5m
d) Building Component	Control room/office, dispensing unit, Maintenance room, store, pantry and WC.

- (iv) On page 141 (RHS) above 'Sports Activity'.

Recreational Clubs:

Category 'A'	above 10000 sqm
Category 'B'	5000 sqm to 10000 sqm
Category 'C'	upto 5000 sqm

- (v) On page 159 (LHS) under the heading 'Parking Standard' in the table after A(v) "(vi) Recreational Club."
- (vi) On page 163(LHS) Above 'Bus Terminal' (063), the following to be incorporated.
"Recreational club (047)
Maximum Ground coverage 20%
Maximum FAR 50
Maximum Height 12.5m

Other controls:

- (i) In addition ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.
- (ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services, should not be counted in FAR.
- (iii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.
- (iv) The above controls should be restricted to the areas for category 'A' Recreational Clubs (above 10000 sqm). Surplus area over 10000 sqm. should be used for open air activities, landscaping and parking only.

2. The MPD-2001 text as well as plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

(V.M. BANSAL)

COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED: 13.12.97

ITEM NO.
49/98

Sub: Change of land use of an area measuring 0.97 ha (2.42 acres) from 'Residential' to 'Public and semi-public facilities' (F.16(8)/95-MP)

P R E C I S

Reference is invited to the Authority resolution No.26/96 dated 19.2.96 (Appendix.. 'A'.. P.. 48...) vide which proposed change of land use of an area measuring 0.97 ha (2.42 acres) from 'residential' to 'public and semi-public facilities' (Socio-cultural instt.) at 16 Pandit Pant Marg, New Delhi was approved for processing under Section 11-A of D.D. Act, 1957.

2. The Govt. of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Govt. under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Affairs and Employment vide their letter No.K-13011/11/96-DDIB dated 17.9.97 (Appendix.. 'B'.. P.. 49) conveyed the approval. Accordingly, a public notice inviting objections/suggestions from the public was issued on 13.12.97 (Appendix.. 'C'.. Page.. 50-51).

3. No objection/suggestion has been received in response to the public notice. The Govt. of India, Ministry of Urban Affairs and Employment will now be requested to issue a final notification under Section 11 of Delhi Development Act, 1957 for the change of land use of an area measuring 0.97 ha (2.42 acres) from 'residential' to 'public and semi-public facilities (socio-cultural Instt.)' at 16 Pandit Pant Marg, New Delhi.

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

R E S O L U T I O N

Sh. Swaroop Chand Rajan pointed out that the change of land use now being discussed by the Authority, had earlier been notified in 1979. Inadvertently, However, the land was shown as residential in MPD-2001 notified on 1.8.90. This mistake has caused unnecessary delay and harassment to a religious body. He, therefore, desired fixation of responsibility on the concerned officials for this lapse and desired to know the number of other cases where similar mistakes have taken place. LG appreciated the concern of Sh. Rajan and desired the VC to take necessary action in the matter.

[b] After discussions, the Authority approved the proposals contained in para 3 of the agenda item.

मद तं. विषय:- 0.97 हेक्टेयर 2.42 एकड़ भूमि के भूमि उपयोग को "आवासीय" से "सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाओं" में बदलना ।
49/98
सं. 16/8/95-एम.डी.

तार

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प्राधिकरण के संकल्प संख्या 26/96 दिनांक 19/2/96 परीक्षित
पृष्ठ संख्या-49 की ओर ध्यान आकृष्ट किया जाता है, जिसके द्वारा दिल्ली विकास अधिनियम 1957 की धारा 11-ए के अंतर्गत भूमि उपयोग परिवर्तन की कार्रवाई करने के लिए 16, पीठ पत मार्ग, नई दिल्ली में 0.97 हेक्टेयर 2.42 एकड़ भूमि के भूमि उपयोग को "आवासीय" से "सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाओं" "सामाजिक-सांस्कृतिक संस्थान" में बदलने के प्रस्ताव को अनुमोदित किया गया था ।

2. भारत सरकार, शहरी कार्य और रोजगार मंत्रालय से दिल्ली विकास अधिनियम, 1957 की धारा 11-ए के अंतर्गत केन्द्र सरकार का अनुमोदन प्रदान करने के लिए अनुरोध किया गया था ताकि जनता से आपत्तिपूर्ण/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की जा सके । भारत सरकार, शहरी कार्य और रोजगार मंत्रालय ने अपने पत्र सं. 13011/11/96-डी.डी.आई.डी. दिनांक 17.9.97 परीक्षित-सं. पृष्ठ संख्या-49 के द्वारा अनुमोदित प्रदान कर दिया है । तदनुसार दिनांक 13/12/97 को जनता से आपत्तिपूर्ण/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की गई । परीक्षित-सं. पृष्ठ संख्या-50

3. सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/सुझाव प्राप्त नहीं हुआ है । अब भारत सरकार, शहरी कार्य और रोजगार मंत्रालय से 16, पीठ पत मार्ग, नई दिल्ली स्थित 0.97 हेक्टेयर 2.42 एकड़ क्षेत्र के भूमि उपयोग को "आवासीय" से "सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाओं" "सामाजिक-सांस्कृतिक संस्थान" में बदलने के लिए दिल्ली विकास अधिनियम 1957 की धारा 11 के अंतर्गत अंतिम सूचना जारी करने के लिए अनुरोध किया जाएगा ।
4. उपर्युक्त पैरा "3" में निर्दिष्ट प्रस्ताव प्राधिकरण के सम्मुख विचारार्थ एवं अनुमोदनार्थ प्रस्तुत है ।

संकल्प

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-48-
APPENDIX 'A' TO ITEM NO. 49/98

ITEM
NO.
26/96

Sub: Building plans for additions/alterations at
16, Pandit Pant Marg, New Delhi.

F.16(8)95-MP

P R E C I S

A-19.02.96

Chief Architect, NDMC vide his letter no.B-50/4/15/CA/BP dated 1.6.95 had requested to clarify as to whether property no.16, Pandit Pant Marg falls within the Loyens' Bungalow Zone area & also desired to quote the development control norms to be followed for this premises.

2. The case has been examined with regard to MPD-62, MPD-2001, Zonal Dev. Plan for Zone 'D' also also LBZ boundary. Detailed comments are as under:

- i) The said premises falls in the residential area of Zonal Dev. Plan (MPD-62). The land was was however, changed from 'residential' to 'public and semi-public facilities' by a notification issued by Govt. of India in the year 1979.
- ii) MPD-2001 again shown the land use as 'residential'.
- iii) In the draft zonal plan of zone 'D' the land use of the plot is shown for 'public and semi-public facilities', as per the Govt. of India Notification of 1979.

3. The property under reference falls within the proposed boundary of LBZ approved by the Authority vide resolution no.77/94 dt.19.9.94 & also the guidelines issued by the MOUA&E vide letter dt.6.10.95. Application of development controls will be according to the established use. The norms applicable will be same as in other areas in case of 'public and semi-public use'. In light of the facts stated above and land use position notified in the year 1979, the land use is required to be reverted to 'public and semi-public facilities', and will require due process again for change of land use from 'residential' to 'public and semi-public facilities'.

4. The matter was discussed in the Technical Committee meeting held on 23.1.96 where it was recommended for processing of change of land use described in para '3' above for an area measuring 0.97 ha. (2.4 acres) from 'residential' to 'public and semi-public facilities'.

5. The matter is placed for the consideration of the Authority for further processing under section 11A of Delhi Development Act, 1957.

R E S O L U T I O N

Resolved that proposals contained in paras 3 & 5 of the agenda item be approved.

APPENDIX 'B' TO ITEM NO. 49/98

No.13011/11/96-DDIB
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT
(DELHI DIVISION)
...

New Delhi, dated the 17th Sept.1997

To,

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

Sub: Change of land use of an area measuring 0.97 ha.
(2.4 acres) from 'residential' to 'Public and
semi public facilities' at 16, Pandit Pant Marg,
New Delhi.

Sir,

I am directed to refer to your letter No.16(8)95-
MP/650 dated 10.7.97 on the above cited subject and to
convey the approval of the Central Government under Section
11 A of DD Act 1957 to issue a public notice for inviting
objections/suggestions from the public for the proposed
change of land use.

Yours faithfully .

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

APPENDIX 'C' TO ITEM NO. 45/98

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.3(44)94-MP

Dated: 8.12.97

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 objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATIONS:

1. "The land use of an area, measuring about 0.97 ha. (2.42 acres) falling in Planning Division 'D' (New Delhi) 16 Pandit Pant Marg bounded by 38'.0 wide road in the North, Fire Station in the East, Gurudwara Road (36.58 M R/W) in the South and Queen Marg (Pandit Pant Marg) (36.58 M R/W) in the West, is proposed to be changed from 'residential' to 'public and semi-public facilities'".
2. In Gazette of India, Part II section 3, Sub-Section (ii) dated 1.8.90 the following are proposed to be incorporated.
 - (i) On page 155 (LHS) under the heading A-3, Rural Zone (including A-2) after b(ii).

"Compressed Natural Gas (CNG) use included in Public Utility and permitted in all use zones except in Regional Parks and developed District Parks".
 - (ii) On page 160 (LHS) under the heading 'Residential Group Housing' (002) after other controls (iii).

"The Gross density relaxed from 250 pph to 300 pph for construction of General Pool Housing by CPWD near Vasant Vihar, New Delhi, as one time exception".
 - (iii) On page 162 (RHS) under the heading 'Petrol Pumps' (030) after (iv)

"Compressed Natural Gas (CNG) Mother Station"

a) Plot size	36mx30m
b) Maximum Ground coverage	20%
c) Maximum height (single storey)	4.5m
d) Building Component	Control room/office, dispensing unit, Maintenance room, store, pantry and WC.

- (iv) On page 141 (RHS) above 'Sports Activity'.

Recreational Clubs:

Category 'A'	above 10000 sqm
Category 'B'	5000 sqm to 10000 sqm
Category 'C'	upto 5000 sqm

- (v) On page 159 (LHS) under the heading 'Parking Standard' in the table after A(v).

"(vi) Recreational Club"

- (vi) On page 163 (LHS) Above 'Bus Terminal' (063), the following to be incorporated.
"Recreational club (047)

Maximum Ground coverage	20%
Maximum FAR	50
Maximum Height	12.5m

Other controls:

(i) In addition ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.

(ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services, should not be counted in FAR.

(iii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.

(iv) The above controls should be restricted to the areas for category 'A' Recreational Clubs (above 10000 sqm). Surplus area over 10000 sqm. should be used for open air activities, landscaping and parking only.

2. The MPD-2001 text as well as plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

NEW DELHI

DATED: 13.12.97

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

ITEM No. Sub : Formulation of Development Control Norms for Recreational
50/98 Club Buildings in Delhi.
F.3(44)94-MP

P R E C I S

Reference is invited to the Authority Resolution No.14/LDM/97 dated 16.7.97 (Appendix ~~A-P-55-58~~) vide which the policy for allotment of land to Recreational Sport Clubs was considered by the Authority and it was resolved as follows:-

Resolved that the proposals relating to allotment of land to the Residents Welfare Associations be approved subject to the proposed allotments being within 4000 sq. mtrs. These allotments shall be further subject to the following conditions:

- i) Sponsorship from the State Government shall be a pre-requisite.
- ii) Facilities like Bar Room, Card Room and Restaurant etc. shall not be permitted only Snack Bar could be allowed, and
- iii) Development Control norms as applicable to the Club buildings shall be applicable to such allotments.

2. The Authority, earlier, vide its resolution No.40/96 dated 22.3.96 (Appendix ~~B-P-57-58~~) had approved the development control norms which are already being processed for modifications in MPD 2001, as given hereunder.

3. Subsequent to Authority Resolution dated 22.3.96, the Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed amendment in MPD-2001. The Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter No.K-20013/20/96-DDIB dated 8.8.97 (Appendix ~~C-P-59~~). Accordingly, a public notice was issued on 13.12.97 (Appendix ~~D-P-60-61~~).

4. No objection/suggestion was received in response to the public notice. The Govt. of India, Ministry of Urban Affairs & Employment will now be requested to issue a final notification

Contd.....2..



for the following proposed amendments in MPD-2001:

- a) On page 141(RHS), above 'Sports' Activity":
 - Recreational Clubs:
 - Category 'A' above 10000 sqm.
 - Category 'B' 5000 sqm. to 10000 sqm.
 - Category 'C' Below 5000 sqm.
- b) On page 159 (LHS), under the heading 'Parking Standard' in the table after A(v):
 - i) Recreational Club"
- c) On page 163 (LHS) above 'Bus Terminal' (063), the following to be incorporated:
 - Recreational club (047)
 - Maximum Ground coverage 20%
 - Maximum FAR 50
 - Maximum Height 12.5%
 - Other controls:

In addition, ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.

i) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services, should not be counted in FAR.

ii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.

iv) The above controls shall be restricted to the category 'A' Recreational Clubs (above 10000 sqm.) Surplus area over 10000 sqm. shall be used for open air activities, landscaping and parking only.

5. The proposal as contained in para '4' above is placed before the Authority for its consideration and approval. The control norms as contained in the Authority Resolution dated 16.7.97 shall be superseded by the norms No.14/LDM/97 in para '4' of this agenda note.

RESOLUTION

Resolved that the proposals contained in para-4 and 5 of the agenda item be approved.

[b] Suggestions made by Sh.Swaroop Chand Rajan and Sh. Sahab Singh Chauhan regarding transparent allotment procedures were appreciated by the L.G. It was decided that:

[i] The policy for making these allotments should be transparent and circulated to all concerned, and

[ii] the location of the club buildings should be finalised in consultation with the elected representatives, in a manner that it does not cause inconvenience to the residents of the locality.

for the following proposed amendments in MPD-2001:

- a) On page 141(RHS), above 'Sports' Activity':

Recreational Clubs:

Category 'A' above 10000 sqm.
Category 'B' 5000 sqm. to 10000 sqm.
Category 'C' Below 5000 sqm.

- b) On page 159 (LHS), under the heading 'Parking Standard' in the table after A(v):
"(vi) Recreational Club"

- c) On page 163 (LHS) above 'Bus Terminal' (063), the following to be incorporated:

"Recreational Club (047)
Maximum Ground coverage 20%
Maximum FAR 50
Maximum Height 12.5%
Other controls:

i) In addition, ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.

ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services should not be counted in FAR.

iii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.

iv) The above controls shall be restricted to the category 'A' Recreational Clubs (above 10,000 sqm.). Surplus area over 10000 sqm. shall be used for open air activities, landscaping and parking only.

5. The proposal as contained in para '4' above is placed before the Authority for its consideration and approval. The development control norms as contained in the Authority Resolution No.14/LDM/97 dated 16.7.97 shall be superseded by the norms as contained in para '4' of this agenda note.

RESOLUTION

Resolved that the proposals contained in para-4 and 5 of the agenda item be approved.

[b] Suggestions made by Sh. Swaroop Chand Rajan and Sh. Sahab Singh Chauhan regarding transparent allotment procedures were appreciated by the L.H. It was decided that:

[i] The policy for making these allotments should be transparent and circulated to all concerned, and

[ii] the location of the club buildings should be finalised in consultation with the elected representatives, in a manner that it does not cause inconvenience to the residents of the locality.

संख्या - 50/98 विषय :- दिल्ली में मनोरंजनात्मक कला भवनों हेतु विकास निष्पन्न मानकों को बनाना ।
 एक. 3/94/94-एम.बी.

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प्राधिकरण के संकल्प संख्या 14/एल-डी-एम./97 दिनांक 16-7-97
 [परिशिष्ट-54-56] का उल्लेख किया जाता है, जिसमें मनोरंजनात्मक
 खेलकूद कला हेतु भूमि आवंटन की नीति पर प्राधिकरण द्वारा गिपार किया गया
 था और निम्नानुसार संकल्प पारित किया गया :-

संकल्प लिया कि रेजीडेन्ट वेल्फेयर एंटीडिस्क्रीमिनेशन के भूमि आवंटन से
 संबंधित प्रस्तावों को इस शर्त के साथ अनुमोदित कर दिया जाए कि प्रस्तावित
 आवंटन 4000 वर्ग मीटर के अन्तर्गत हो । इन आवंटनों में निम्नलिखित शर्तें
 होंगी :

1. राज्य सरकार से प्रायोजन पूर्व अवेरिफा होगा ।
2. बार रंग, कार्ड रूम और रेस्टोरेन्ट जैसी सुविधाओं की अनुमति नहीं
 होगी, केवल स्नैक बार की अनुमति होगी, और
3. कला भवनों पर लागू होने वाले विकास निष्पन्न मानक इन आवंटनों पर
 लागू होंगे ।

2. प्राधिकरण ने पूर्व में अपने संकल्प सं. 40/96 दिनांक 22-3-96.
 [परिशिष्ट-57-58] द्वारा विकास निष्पन्न मानकों को अनुमोदित कर
 दिया था, जो दिल्ली मुख्य योजना-2001 में संशोधन हेतु प्रस्तावित है, जिस
 कि नीचे दिया गया है ।

3. प्राधिकरण के संकल्प दिनांक-22-3-96 के अन्तर्गत में दिल्ली मुख्य योजना-
 2001 में प्रस्तावित संशोधन हेतु जनता से आवेदित/सुझाव आमंत्रित करने के
 लिए दिल्ली विकास अधिनियम 1957 के अनुच्छेद 11-ए के अन्तर्गत केन्द्र सरकार
 से अनुमोदन प्राप्त करने के लिए भारत सरकार, शहरी कार्य और रोजगार
 मंत्रालय से अनुरोध किया गया था । भारत सरकार, शहरी कार्य और रोजगार
 मंत्रालय ने पत्र सं. 20013/20/6-डी.डी.आई.बी. दिनांक 8-8-97
 [परिशिष्ट-59] द्वारा केन्द्र सरकार से अनुमोदन प्राप्त कर लिया
 है । तदनुसार दिनांक 13-12-97 को एक तार्वर्जिक सूचना [अनुलग्नक-60-61]
 जारी की गई थी ।

4. तार्वर्जिक सूचना के उत्तर में कोई आवेदन/सुझाव प्राप्त नहीं हुआ था ।
 भारत सरकार, शहरी कार्य और रोजगार मंत्रालय से अब अनुरोध किया जाएगा
 कि दिल्ली मुख्य योजना-2001 में निम्न लिखित प्रस्तावित
 संशोधनों हेतु अन्तिम अधिसूचना जारी करें ।
 [सं. 141 पर [दायी और], खेल-कूद कार्या-स्थानों से ऊपर
 मनोरंजनात्मक कला :

- श्रेणी "क" 10000 वर्ग मीटर से अधिक
 श्रेणी "ख" 5000 वर्ग मीटर से
 10000 वर्ग मीटर तक
 श्रेणी "ग" 5000 वर्ग मीटर से कम
 खं प्लॉट 159 पर [बाई ओर] 14 की तालिका के बाई बाई
 मानक शीर्षक के अन्तर्गत।
 [4] मनोरंजनात्मक क्लब
 [ग] प्लॉट सं. 163 पर [बाई ओर] "सुट टर्मिनल" 063 से ऊपर
 निम्नलिखित शामिल किये जाने हैं :
 मनोरंजनात्मक क्लब [047]
 अधिकतम तल कवरेज 20%
 अधिकतम स्फ-ए.आर. 50
 अधिकतम उंचाई 12.57

अन्य निर्देश:

1. इन्फे ऑटोरिक्त, खुले क्षेत्र के अधिकतम 5% तक के भू-तल कवरेज
 एक मीटर की आउटडोर खेल-कूद के लिए ही अनुमति दी
 जायेगी।
2. भू-तल के नीचे तहखाना और ग्राउन्ड कवरेज की अधिकतम सीमा
 के लिए अनुमति होगी और यदि सेवाओं हेतु उपयोग किये जाता है
 तो स्फ-ए.आर. में नहीं गिना जायेगा।
3. अतिरिक्त क्षेत्रों और रखरखाव कर्मचारी के क्वार्टरों हेतु आवासीय
 हिस्से के रूप में कुल तल क्षेत्र के 15% की अनुमति होगी।
4. उपर्युक्त निर्देश श्रेणी "क" मनोरंजनात्मक क्लबों (10000 वर्ग मीटर
 से अधिक) के लिए प्रतीबन्धित होंगे। 10000 वर्ग मीटर से अधिक
 फ़ालतु क्षेत्र खुले कार्यक्षेत्रों, भू-दृश्यिक और बायोमै के उपयोग
 में लाया जायेगा।
5. उपर्युक्त पैरा "4" में वर्णित प्रस्ताव विचार और अनुमोदन हेतु प्राधिकरण
 को प्रस्तुत है। प्राधिकरण के संकल्प तथ्या 14/पत.डी.एम./97 दिनांक
 15.7.97 में वर्णित पिछात निर्देश मानक इल स्ट्रैन्डा नोट के पैरा-4
 में वर्णित मानकों द्वारा अधिकृत किये जायेंगे।

संकेत

APPENDIX 'A' TO ITEM NO. 50/98

ITEM NO. Sub: Policy for allotment of land to recreational/
14 /LDM/97 sports clubs.

31/2/97 F.No. F.13(4)/95-IL

P R E C I S

1.0 BACKGROUND

1.1 A few registered bodies have been approaching DDA seeking allotment of land for clubs in various part of the city. It is felt that allotment should be made to such clubs only which provide sports and recreational facilities to the residents of the area. The matter was discussed in various meetings at various levels and it was decided that a clear cut policy should be formulated for allotment of land for such purposes.

2.0 PROPOSAL

2.1 The proposed policy is as follows:-

2.1.1 All allotments for recreational land such as for clubs/community halls, will be made under two categories:-

- i) Community Hall-cum-Club to be run by Resident Welfare Association (Category 'C').
- ii) Community/District Clubs to be run by private agency/registered bodies.

2.2 The terms & conditions of the allotment under these two categories will be as follows:-

2.3 Community Hall-Cum-Club (Cat.C)

These allotments are proposed to be made to Resident Welfare Associations and registered bodies. As per Master Plan-2001, Resident Welfare Associations are being allotted a plot of 2000 sq.mtrs. for community hall. In order to provide land for the community hall-cum-club the norms of allotment are proposed to be as follows:-

- (a) The area to be allotted will be 4000 sq.mtrs.
- (b) It will cater to a population of 15000 to 20000 persons.

2.3.1 ELIGIBILITY:

Resident Welfare Associations and Registered Societies will be eligible but preference will be given to Resident
Contd../-

APPENDIX 'A' TO ITEM NO. 50/98

ITEM NO. Sub: Policy for allotment of land to recreational/
14/LDM/97 sports clubs.

31.3.97

P.No. F.13(4)/95-IL

P R E C I S

1.0 BACKGROUND

1.1 A few registered bodies have been approaching DDA seeking allotment of land for clubs in various part of the city. It is felt that allotment should be made to such clubs only which provide sports and recreational facilities to the residents of the area. The matter was discussed in various meetings at various levels and it was decided that a clear cut policy should be formulated for allotment of land for such purposes.

2.0 PROPOSAL

2.1 The proposed policy is as follows:-

2.1.1 All allotments for recreational land such as for clubs/community halls, will be made under two categories:-

- i) Community Hall-cum-Club to be run by Resident Welfare Association (Category 'C').
- ii) Community/District Clubs to be run by private agency/registered bodies.

2.2 The terms & conditions of the allotment under these two categories will be as follows:-

2.3 Community Hall-Cum-Club (Cat.C)

These allotments are proposed to be made to Resident Welfare Associations and registered bodies. As per Master Plan-2001, Resident Welfare Associations are being allotted a plot of 2000 sq.mtrs. for community hall. In order to provide land for the community hall-cum-club the norms of allotment are proposed to be as follows:-

- (a) The area to be allotted will be 4000 sq.mtrs.
- (b) It will cater to a population of 15000 to 20000 persons.

2.3.1 ELIGIBILITY:

Resident Welfare Associations and Registered Societies will be eligible but preference will be given to Resident

Contd../-

APPENDIX 'A' TO ITEM NO. 50/98

ITEM NO. Sub: Policy for allotment of land to recreational/
14/LDM/99 sports clubs.

31/3/97

P.No. F.13(4)/95-IL

P R E C I S

1.0 BACKGROUND

1.1 A few registered bodies have been approaching DDA seeking allotment of land for clubs in various part of the city. It is felt that allotment should be made to such clubs only which provide sports and recreational facilities to the residents of the area. The matter was discussed in various meetings at various levels and it was decided that a clear cut policy should be formulated for allotment of land for such purposes.

2.0 PROPOSAL

2.1 The proposed policy is as follows:-

2.1.1 All allotments for recreational land such as for clubs/community halls, will be made under two categories:-

- i) Community Hall-cum-Club to be run by Resident Welfare Association (Category 'C').
- ii) Community/District Clubs to be run by private agency/registered bodies.

2.2 The terms & Conditions of the allotment under these two categories will be as follows:-

2.3 Community Hall-Cum-Club (Cat.C)

These allotments are proposed to be made to Resident Welfare Associations and registered bodies. As per Master Plan-2001, Resident Welfare Associations are being allotted a plot of 2000 sq.mtrs. for community hall. In order to provide land for the community hall-cum-club the norms of allotment are proposed to be as follows:-

- (a) The area to be allotted will be 4000 sq.mtrs.
- (b) It will cater to a population of 15000 to 20000 persons.

2.3.1 ELIGIBILITY:

Resident Welfare Associations and Registered Societies will be eligible but preference will be given to Resident
Contd../-

Welfare Associations.

2.3.2 COST OF THE PLOT:

The rates to be charged from Resident Welfare Associations will be divided into two parts. For the first part i.e. towards the portion on which Community Hall (2000 sq.mtrs.) will be located will be charged at licence fee rate as is being charged at present for community halls. For the second portion i.e. towards another (additional 2000 sq.m.), zonal institutional variant rates will be charged.

Bodies other than Welfare Associations like registered Societies will be charged a uniform additional institutional zonal variant rate for all the 4000 sq.mtrs.

2.3.3 CONDITIONS OF ALLOTMENT

The land will be allotted on the following conditions:-

1. In the Management Committee DDA's nominee will be one of the members;
- ii) The Association/Registered Body will ensure that the following facilities for activities are not taken up in the Community Hall-cum-Club such as;
 - Bar Room
 - Card Room
 - Restaurant.

2.3.4 DEVELOPMENT CONTROL NORMS:

The Development Control Norms will provide for ground coverage of 25%, FAR 100 and maximum height 26 mtrs.

2.4 COMMUNITY/DISTRICT CLUBS:

In this category, the allotment will be divided under two special categories i.e. Category(A) for District Club which will have a total area of 10000 sq.mtrs and will cater to a population of one lakh and Category(B) for Community Clubs in which the area will be 5000 sq.mtrs. and will cater to a population of 50,000 persons.

Contd.../-

The allotment to the above two categories will be subject to the following conditions:-

- i. All these allotments will be considered at par with other commercial allotments and will be disposed of at commercial rates.
- ii. Only registered Societies will be eligible to apply for land under both the categories.
- iii. One representative of DDA will be nominated as member in the Management Committee.
- iv. No sponsorship will be required from concerned department or Central Govt. or State Govt. for allotment under these two categories.

2.4.1 DEVELOPMENT CONTROL NORMS

Ground coverage in these cases will be 25%, FAR 100 and maximum height will be 26 mtrs. approximately.

3.0 The agenda item is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposals relating to allotment of land to the Residents Welfare Associations be approved subject to the proposed allotments being within 4000 sq. mts. These allotments shall be further subject to the following conditions:

- i) Sponsorship from the State Government shall be a pre-requisite.
- ii) Facilities like Bar Room, Card Room and Restaurant etc. shall not be permitted; only Snack Bar could be allowed, and
- iii) Development control norms as applicable to the Club buildings shall be applicable to such allotments.

ITEM NO 40/96 Sub : Formulation of Development Control Norms for Recreational Club Buildings in Delhi. F.3(44)94-MP
A-22.03.1996

P R E C I S

In MPD-2001 under Social & Cultural Facilities 1ha. (10,000 sqm.) area has been prescribed for one recreational club for one lac population. Social & Cultural Facilities for such use premises, no specific development regulations have been prescribed, are to be governed by controls applicable to public and semi-public facilities i.e. max. ground coverage of 25%, FAR of 100 and height of 26 mtr. MCD has been sanctioning building bye-laws accordingly.

2. As per MPD-2001, recreational clubs are permitted in use zones of residential (RD), Commercial (C-1 and C.2), Industrial (M-1 and M-2), Foreign Mission (RDF), Distt. Park (P-3), Hospital (PS-1), education & research (PS-2), Social and Cultural (PS-3), Police Headquarters/Police Line (PS-4) & Fire Station/Headquarter (PS-5). The residential component permitted is only 20 sqm. for 'watch & ward', and does not provide for other residential requirements such as Guest Rooms, quarters for maintenance staff etc.

3. The recommendations of sub-committee constituted for this purpose were discussed in the Technical Committee meeting held on 11.7.95 and 6.2.96 under item no.46/95 and 19/96 respectively. The Technical Committee recommendations are as under:

a) Categories :

- i) Category 'A' above 10,000 sqm. size (1.0ha.)
- ii) Category 'B' 5000 to 10,000sqm. size (0.5 to 1.0 ha.)
- iii) Category 'C' Upto 5000 sqm. size (0.5 ha.)

b) Development Controls:

- i) Max. Ground Coverage 20%
- ii) Max. FAR 50
- iii) Max. height 12.5 mtr.
- iv) Basement Equal to ground coverage and, if used, services will not be counted in FAR.
- v) Parking (Surface) 2.0 ECS per 100 sqm. floor area.
- vi) Residential component 15% of the total floor area for guest rooms and staff quarters for maintenance.

Contd.../-

vii) Set back

As per MPD-2001
(Min. 6 mtr.)

c) For category 'A' (above 10000 sqm. (1.0Ha.) these controls should be restricted to the areas as applicable in case of 10,000 sqm. (1ha.) plot only. Surplus area over 1 ha. should be used for open air activities, landscaping and parking only.

4. The proposal contained in para '3' above is submitted for consideration and approval of the Authority.

RESOLUTION

Resolved that proposals contained in para 3 of the Agenda item be approved. In addition, single storey ground coverage, to the maximum extent of 5% of the open area, be permitted for the outdoor sports.

-59-

APPENDIX 'C' TO ITEM NO. 50/98

No.K-20013/20/96-BDIB
GOVERNMENT OF INDIA
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT
(DELHI DIVISION)

...
New Delhi, dated the 8th Aug.07

To


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

Sub: Formulation of Development Control norms for
recreational Club Buildings in Delhi.

Sir,

I am directed to refer to your letter No.F.3(44)94-MP/287 dated 2nd May, 1997 on the above cited subject and to convey the approval of the Central Government under Section 11 of DD Act to issue a public notice for inviting objections/suggestions from the public for the proposed amendment in the MPD-2001.

Yours faithfully


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

APPENDIX 'D' TO ITEM NO. 50/98

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.P.3(44)94-MP

Dated: 8/12/77

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 objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATIONS:

1. "The land use of an area, measuring about 0.97 ha. (2.42 acres) falling in Planning Division 'D' (New Delhi) 16 Pandit Pant Marg bounded by 38' 0 wide road in the North, Fire Station in the East, Gurudwara Road (36.58 M R/W) in the South and Queen Marg (Pandit Pant Marg) (36.58 M R/W) in the West, is proposed to be changed from 'residential' to 'public and semi-public facilities'".
2. In Gazette of India, Part II section 3, Sub-Section (ii) dated 1.8.90 the following are proposed to be incorporated.
 - (i) On page 155 (LHS) under the heading A-3, Rural Zone (including A-2) after b(ii).

"Compressed Natural Gas (CNG) use included in Public Utility and permitted in all use zones except in Regional Parks and developed District Parks".
 - (ii) On page 160 (LHS) under the heading 'Residential Group Housing' (002) after other controls (iii).

"The Gross density relaxed from 250 pph to 300 pph for construction of General Pool Housing by CPWD near Vasant Vihar, New Delhi, as one time exception".
 - (iii) On page 162 (RHS) under the heading 'Petrol Pumps' (030) after (iv)

"Compressed Natural Gas (CNG) Mother Station"

a) Plot size	36mx30m
b) Maximum Ground coverage	20%
c) Maximum height (single storey)	4.5m
d) Building Component	Control room/office, dispensing unit, Maintenance room, store, pantry and WC.

- (iv) On page 141 (RHS) above 'Sports Activity'.

Recreational Clubs:

Category 'A'	above 10000 sqm
Category 'B'	5000 sqm to 10000 sqm
Category 'C'	upto 5000 sqm

- (v) On page 159 (LHS) under the heading 'Parking Standard' in the table after A(v).
"(vi) Recreational Club."

- (vi) On page 163(LHS) Above 'Bus Terminal' (063), the following to be incorporated.

"Recreational club (047)

Maximum Ground coverage	20%
Maximum FAR	50
Maximum Height	12.5m

Other controls:

(i) In addition ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.

(ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services, should not be counted in FAR.

(iii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.

(iv) The above controls should be restricted to the areas for category 'A' Recreational Clubs (above 10000 sqm). Surplus area over 10000 sqm. should be used for open air activities, landscaping and parking only.

2. The MPD-2001 text as well as plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

(V.M. BANJAL)

COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED: 13.12.97

ITEM NO.
51/98

Sub : Proposed modifications in MPD-2001 regarding 'CNG Mother Station' sites as 'Utility Premises' and development control norms.

F.3(15)95-MP

P R E C I S

Reference is invited to the Authority Resolution no.16/97 dated 31.3.97 (Appendix..A.P-63-65) vide which it was resolved that the premises of CNG plot be included in 'Public Utility' and permitted in all use zones except in Regional Parks and developed district parks. Amendments in Master Plan be processed accordingly.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed amendments in MPD-2001. The Govt. of India, Ministry of Urban Affairs & Employment conveyed the approval of the Central Govt. vide letter no.K-10013/32/96-DDIV dt.25.7.97 (Appendix..B.P-66). Accordingly, a public notice was issued on 13.12.97 (Appendix..C.P-67-68).

3. No objection/suggestion has been received in response to the public notice. The Govt. of India, Ministry of Urban Affairs & Employment will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for the proposed amendments in MPD-2001 as follows:-

- i) On page 155 (LHS) under the heading A-3, Rural Use Zone (including A-2) after b(ii);
"Compressed Natural Gas (CNG) plot included in 'Public Utility' and permitted in all use zones except in 'Regional Parks and developed District Parks'".
- ii) On page 162 (RHS) under the heading 'Petrol Pumps' (030) after (iv) "Compressed Natural Gas (CNG) Mother Station"
 - a) Plot size (Max.) 36m x 30m
 - b) Maximum Ground Coverage 20%
 - c) Maximum height 4.5m (single storey)
 - d) Building components Control room/office, dispensing unit, maintenance room, store, pantry and WC.

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

R E S O L U T I O N

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

विषय: उपयोगिता परिसरों के रूप में "सी.एन.जी.मदर स्टेसन स्थलों और विकास नियंत्रण के संकेत में दिल्ली मुख्य योजना-2001 में प्रस्तावित संशोधन।
सफ. उ॥ 15॥95-एम.पी.

अनुरोध

मद-सं

51/98

प्राधिकरण के संकल्प सं. 16/97 दिनांक 31-3-97 [परिशिष्ट सं. P-63-65]

की ओर ध्यान आकर्षित किया जाता है, जिसके द्वारा यह संकल्प लिखा गया था कि क्षेत्रीय पार्कों और विकसित जिला पार्कों के अतिरिक्त सभी जगहों में सी.एन.जी. प्लांटों के परिसरों को "सार्वजनिक उपयोगिता" में शामिल किया जाए और अनुमति दी जाए। तदनुसार मुख्य योजना में संशोधन की कार्यवाई की जाए।

2. भारत सरकार, शहरी कार्य और रोजगार मंत्रालय से दिल्ली विकास प्राधिकरण अधिनियम, 1957 की धारा 11-ए के अंतर्गत केन्द्र सरकार का अनुमोदन प्रदान करने के लिए अनुरोध किया गया था ताकि दिल्ली मुख्य योजना-2001 में प्रस्तावित संशोधन करने के लिए जगहों से आपत्तियाँ/ख़ाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की जा सके। भारत सरकार, शहरी कार्य और रोजगार मंत्रालय ने अपने पत्र सं. के-2001/32/96-डी.डी.4 दिनांक 25-7-97 [परिशिष्ट सं. P-66] के द्वारा केन्द्रीय सरकार का अनुमोदन प्रदान कर दिया है। तदनुसार, दिनांक 13-12-97 को एक सार्वजनिक सूचना जारी की गई। [परिशिष्ट सं. P-67-68]।

3. सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/ख़ाव प्राप्त नहीं हुआ है। अब भारत सरकार, शहरी कार्य और रोजगार मंत्रालय से निम्नलिखित दिल्ली मुख्य योजना-2001 के लिए प्रस्तावित संशोधनों के लिए दिल्ली विकास अधिनियम, 1957 की धारा 11 के अंतर्गत अंतिम सूचना जारी करने के लिए अनुरोध किया जाएगा:-
1. पृष्ठ सं. 155 पर बाएँ हाथ की छोर पर स-3 शीर्ष के नीचे, ग्रामीण उपयोग जोन स-2 सहित बी॥ 2॥ के बाद;

"क्षेत्रीय पार्कों और विकसित जिला पार्कों के अतिरिक्त सभी उपयोग जगहों में "कम्प्रेस्ड नेचुरल गैस सी.एन.जी. प्लांटों को सम्मिलित किया जाए और अनुमति दी जाए।"

2. पृष्ठ सं. 162 पर दाएँ हाथ की ओर "पेट्रोल-पम्प" शीर्ष के नीचे 030 के बाद 4. "कम्प्रेस्ड नेचुरल गैस सी.एन.जी. मदर स्टेसन"।

क. प्लांट का आकार अधिकतम 36 मीटर x 30 मीटर

ख. अधिकतम ग्राउन्ड कवरेज 20%

ग. अधिकतम ऊँचाई 4.5 मीटर तक मीजला

घ. भवन के हिस्से कंट्रोल रूम/कार्यालय, डिस्पैनिंग यूनियट, मेन्टेनेन्स रूम, स्टोर, पेन्ट्री सर्व हल्यू.सी.।

4. उपर्युक्त पैरा "3" में निहित प्रस्ताव प्राधिकरण के सम्मुख विचारार्थ सर्व अनुमोदनार्थ प्रस्तुत है।

संकल्प

APPENDIX 'A' TO ITEM NO. 51/98

ITEM NO.

16/P1g./97

31.3.97

Sub: Proposal to consider 'CNG Mother Station' sites as 'Utility Premises' in the Master Plan of Delhi-2001.

No. F. 3(15)/95-MP.

P R E C I S

1. Govt. of India has initiated variety of measures to conserve petroleum products and reduce pollution caused by automobiles in Metro Cities. One of the alternatives which appears most promising at present, is the use of Compressed Natural Gas (CNG) in transport sector. Gas Authority of India Limited (GAIL) has been nominated as the Nodal Agency to implement the programme of introduction of CNG in Road Transport sector in Delhi.
2. CNG pipe line has been laid by GAIL in most of the stretch along Ring Road, which is being fed from HBG gas pipe line coming from Bombay High. GAIL proposed to set-up 'Mother Stations' along this pipe line for filling the Caskets for supply to the 'Daughter Stations' located in various parts of Delhi. Presently, the 'Mother Station' is located at Ghaziabad. In order to reduce the dead kilometerage of transporting the Caskets (which are mounted on LCV's) from the 'Mother Station' to Delhi, two sites along the Ring Road have been proposed initially. All the CNG Stations will be operated by GAIL and there will be no dealers, as required for petrol pumps.
3. The main function to be performed at the 'Mother Station' shall be to fill the caskets for supply to other stations. In addition to this, one dispenser unit will be installed for filling of Gas in individual vehicles (Plan laid on table for Sarai Kale Khan site).

The proposed development control norms for CNG 'Mother Station' are as follows:-

- | | | |
|-------------------------------------|---|---|
| i) Plot size | : | 36m x 30m |
| ii) Maximum Ground Coverage | : | 20% |
| iii) Maximum height (single storey) | : | 4.5m |
| iv) Building component | : | Control Room/Office, Dispenser unit, Maintenance Room, Store, Pantry & W.C. |

contd.....

4. The CNG sites along Ring Road, one near Bhikaji Cama Place and the other in ISBT, Sarai Kale Khan were approved by the Technical Committee, in its meeting held on 11.6.93. The site at Sarai Kale Khan was handed over to GAIL in June 1996, whereas the land of other site is with L&DO. The building plans of site at Sarai Kale Khan have not been released by MCD as the change of land use has not been processed.
5. The issue of change of land use was discussed in detail in the internal meetings of Plg. Deptt. The following observations were made:-
 - i) CNG 'Mother Station' sites are to be located along the gas pipe line and are to be used for filling caskets for supply to 'Daughter Stations';
 - ii) This is a facility provided by the Govt. Agency to reduce vehicular pollution in Delhi;
 - iii) The installation of CNG stations is being monitored by Hon'ble Supreme Court. The Hon'ble Supreme Court has also directed the Govt. to first convert all its vehicles to utilise CNG and set up an example for public;
 - iv) Before the Hon'ble Supreme Court passes an order for conversion of all old cars in the city to CNG, the court will like to be assured of sufficient availability of CNG stations through out the city and accordingly the 'Mother Stations' are required.
6. CNG is primarily an environment friendly fuel for vehicles to reduce the growing pollution. The 'Mother Station' to be used as premises for Caskets filling/storage for distribution to 'Daughter Stations'. It is felt that these sites could be treated as 'Utility Premises' on the lines of 'Gas Godown Sites' which were considered by the Technical Committee/Authority (Res. No.93/96 dated 27.8.96). New CNG 'Mother Stations' sites along Ring Road would generally be available in green areas and once this use is treated as a 'Utility' the same will be permissible in all use zones as per MPD-2001 and no land use change would be required. As a distribution unit is also to be installed for individual vehicles in the premises, the licence fee as proposed by DDA may continue to be charged for these stations.

contd.....

7. The proposal was considered by the Technical Committee in its meeting held on 4.2.97 under item no.7/97 wherein it was decided as under:

"The premises of CNG plot be included under 'Public Utility' and be permitted in all use zones except in regional parks and developed district parks. Amendments in the Master Plan be processed accordingly".

8. The proposal as contained in para '7' above is placed before the Authority for consideration and further processing amendment in MPD-2001 under section 11-A of the D.D.Act,1957.

R E S O L U T I O N

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

APPENDIX 'B' TO ITEM NO.51/98-

No K-20013/32/96-DDIB
GOVERNMENT OF INDIA
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT
(DELHI DIVISION)

...

New Delhi, dated the 25th July, 1997

To

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

Sub: Proposal to consider 'CNG Mother Stations' site as
'Utility Premises' in the Master Plan for Delhi-2001.

...

Sir,

I am directed to refer to your office letter No.F.3(15)/
95-MP/596 dated 3.7.97 on the above cited subject and to convey
the approval of the Central Government under Section 11 A of the
DD Act for issue of a public notice to invite objections/sugges-
tions from the public.

Yours faithfully

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

APPENDIX 'C' TO ITEM NO. 51/98

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.3(44)94-MP

Dated: 8/2.77

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 objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, B Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATIONS:

1. "The land use of an area, measuring about 0.97 ha. (2.42 acres) falling in Planning Division 'B' (New Delhi) 16 Pandit Pant Marg; bounded by 38'0 wide road in the North, Fire Station in the East, Gurudwara Road (36.58 M R/W) in the South and Queen Marg (Pandit Pant Marg) (36.58 M R/W) in the West, is proposed to be changed from 'residential' to 'public and semi-public facilities'".
2. In Gazette of India, Part II section 3, Sub-Section (ii) dated 1.8.90 the following are proposed to be incorporated.
 - (i) On page 155 (LHS) under the heading A-3, Rural Zone (including A-2) after b(iii).
"Compressed Natural Gas (CNG) use included in Public Utility and permitted in all use zones except in Regional Parks and developed District Parks".
 - (ii) On page 160 (LHS) under the heading Residential Group Housing '002' after other controls (iii).
"The Gross density relaxed from 250 pph to 300 pph for construction of General Pool Housing by CPWD near Vasant Vihar, New Delhi, as one time exception".
 - (iii) On page 162 (RHS) under the heading 'Petrol Pump' (030) after (iv)
"Compressed Natural Gas (CNG) Mother Station"

a) Plot size	36mx30m
b) Maximum Ground coverage	20%
c) Maximum height (single storey)	4.5m
d) Building Component	Control room, office, dispensing unit, Maintenance room, store, pantry and WC.

- (iv) On page 141 (RHS) above 'Sports Activity'.

Recreational Clubs:

Category 'A'	above 10000 sqm
Category 'B'	5000 sqm to 10000 sqm
Category 'C'	upto 5000 sqm

- (v) On page 159 (LHS) under the heading 'Parking Standard' in the table after A(v).
 "(vi) Recreational Club."

- (vi) On page 163 (LHS) Above 'Bus Terminal' (063), the following to be incorporated.

"Recreational club (047).

Maximum Ground coverage

Maximum FAR

Maximum Height

20%

50

12.5m

Other controls:

(i) In addition ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.

(ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services, should not be counted in FAR.

(iii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.

(iv) The above controls should be restricted to the areas for category 'A' Recreational Clubs (above 10000 sqm). Surplus area over 10000 sqm. should be used for open air activities, landscaping and parking only.

2. The MPP-2001 text as well as plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

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

NEW DELHI

DATED: 13.12.97

ITEM NO. SUB: AMENDMENTS IN MPD-2001 TEXT TO INCORPORATE
52/98 NORMS FOR VETERINARY HOSPITALS AND
DISPENSARY.
NO. F.20(15)/95-MP.

P R E C I S

1. The Master Plan for Delhi Perspective - 2001 does not contain norms for dispensary and hospital for pet animals e.g. dogs, cats & birds etc. This issue was discussed in the Technical Committee meeting held on May, 1994. As per the decision of Technical Committee, the matter was put up to the Authority vide Item No. 82/95. The Authority on 11.09.95 resolved that the norms for dispensaries and hospitals for pet animals and birds in Delhi on plot size for dispensary as 500 sq. mt. with 50 FAR & 25% coverage & plot size for hospital as 2,000 sq. mt. with 50 FAR & 25% coverage be approved. (Appendix 'A' page No. 71-74 Technical Committee decision and Authority resolution)
2. Ministry of Urban Affairs & Employment vide letter No. K-13011/39/95-DDIB dated 17th July, 1997 conveyed the approval of the Government under Section 11-A of Delhi Development Act, to issue the public notice for inviting objections/suggestions for the proposed amendment in the MPD-2001.
3. The public notice was issued on 6.09.97 and in response this public notice, one objection/suggestion has been received from Addl. Commr. (MPD), DDA - (Appendix 'B' Page No. 75-77)
4. The objection/suggestion has been examined. The printing mistake of the Gazette notification of the Master Plan for Delhi at Sl. No. (23) under the heading green/park for community level facilities has been carried out again in the public notice while working out the total area.

5. The meeting was convened on 20.01.98 in the room of Commissioner (Plg.) DDA which was attended by Addl. Commr. (MPD), Director (2P), Director (MPD-2021), Director (NCR, UE&PPR), Jt. Director (NCR, UE&PPR), Jt. Director (Master Plan) wherein the contents of the objection/suggestion and norms for veterinary Hospitals and Dispensary as notified for inviting public objection/suggestion is about the printing error of the Gazette notification of the Master Plan, the matter may be put up to Authority after making necessary corrections for approval of final notification of the norms (Appendix 'C' Page No. 78-81).

6. The matter is put up before the Authority for recommending to Ministry of Urban Affairs & Employment for notifying the development control norms for Veterinary Hospital as well as Veterinary dispensary for pet animals and to make the necessary correction at item No.2(iii) of public Notice regarding the area proposed as 51.37 ha. in the Gazette of India of Master Plan for Delhi - 2001 at page no. 145 to be read as 41.37ha.

R E S O L U T I O N

Resolved that the proposals contained in para-6 of the agenda item be approved.

सद. कुं. विषय :- नगरीय पिकेतालयों एवं डिस्ट्रिक्टों के मानदंडों को शामिल करने के लिए दिल्ली मुख्य योजना-2001 के मूल-पाठ में संशोधन ।
 सं. सं. 20/15/95 - एम.बी.

तार

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1. दिल्ली मुख्य योजना परिप्रेक्ष्य - 2001 में बालू बज्जों जैसे कुत्ते, बिल्ली और बकरी आदि की डिस्ट्रिक्टों एवं पिकेतालयों के मानदंड निर्दिष्ट नहीं हैं । इस मुद्दे पर तकनीकी समिति की मई, 1994 में हुई बैठक में विचार-विमर्श किया गया था । तकनीकी समिति के निर्णय के अनुसार यह मामला सद संख्या 82/95 द्वारा प्राधिकरण के तमाम प्रस्तुत किया गया था । प्राधिकरण ने दिनांक 11-09-95 को संकल्प पारित किया कि दिल्ली में बालू बज्जों एवं बकरीयों के लिए डिस्ट्रिक्टों तथा अस्पतालों हेतु मानदंड डिस्ट्रिक्टों के लिए 50 एक.स.आर. एवं 25% कवरेज सहित 500 वर्ग मीटर के प्लॉट आकार और अस्पताल के लिए 50 एक.स.आर. एवं 25% कवरेज सहित 2000 वर्ग मीटर के प्लॉट आकार अनुमोदित कर दिये जाएं । तकनीकी समिति का निर्णय और प्राधिकरण का संकल्प परिशिष्ट "क" सूचक संख्या 71-74 के रूप में संलग्न है ।
2. दिल्ली मुख्य योजना - 2001 में प्रस्तावित संशोधन करने के लिए आवेदन/सुझाव आमंत्रित करने हेतु दिल्ली विकास अधिनियम की धारा 11-ए के अन्तर्गत तात्कालिक सूचना जारी करने के लिए शहरी कार्य एवं रोजगार मंत्रालय ने वन सं. के - 13011/39/95 - डी.डी.-1 की दिनांक 17, जुलाई, 1997 द्वारा सरकार के अनुमोदन की सूचना भेज दी है ।
3. तात्कालिक सूचना दिनांक 6-09-97 को जारी कर दी गयी थी और इस तात्कालिक सूचना के उत्तर में अवर आशुक्त [एम.बी.डी.] दि.वि.बु. से एक आवेदन/सुझाव प्राप्त हुआ है । परिशिष्ट सं. सूचक संख्या 75-77 है ।
4. इस आवेदन/सुझाव की जांच की गई । इस क्षेत्र निकालते समय दिल्ली मुख्य योजना की राजस्व अधिसूचना के क्र. सं. 23 पर सहायक स्तरीय सुविधाओं हेतु हरित क्षेत्र/बार्ड सीमा के अन्तर्गत की गई मुख्य संकेयी गलती तात्कालिक सूचना में दोहराया की गई ।
5. आशुक्त योजना, दि.वि.बु. के क्षेत्र में दिनांक 20-1-98 को बैठक का आयोजन किया गया था, जिसमें अवर आशुक्त [दिल्ली मुख्य योजना], निदेशक

॥द्वितीय योजना॥, निदेशक दिल्ली मुख्य योजना - 2021॥, निदेशक सन-सी-आर, यू.ई. संह. बी.बी.आर.॥, संयुक्त निदेशक सन-सी-आर, यू.ई. संह बी.बी.आर.॥, संयुक्त निदेशक मुख्य योजना॥ ने भाग लिया था, जिसमें आर्षात्त/सुझाव का सार और वस्तु चिकित्सालय स्व. डिस्पेंसरी के मानदंड, जो सार्वजनिक आर्षात्त/सुझाव आमंत्रित करने के लिए अधिसूचित किये गये हैं, का विषय मुख्य योजना की राजस्व अधिसूचना में सुप्रण संक्षेप गलती के बारे में है। यह मामला आवश्यक संशोधन करने के बाद मानदंडों की अंतिम अधिसूचना के अनुमोदन के लिए प्राधिकरण के सम्मुख प्रस्तुत किया जाए। ॥ बरिश्कट "ग" बृद्ध संख्या ॥ ।

6. यह मामला पालतु वस्तुओं के लिए वस्तु चिकित्सालय और वस्तु डिस्पेंसरी के विकास निरक्षण मानदंडों को अधिसूचित करने और दिल्ली मुख्य योजना - 2001, भारत के राजस्व बृद्ध संख्या 145 में प्रस्तावित 51.37 हेक्टेयर क्षेत्र को 41.37 हेक्टेयर बढ़े जाने संबंधी सार्वजनिक सुचना की मद सं. 2॥3॥ में आवश्यक संशोधन करने के लिए शहरी कार्य एवं रोजगार मंत्रालय को तैफारिश करने के लिए प्राधिकरण के सम्मुख प्रस्तुत है।

संकल्प

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APPENDIX 'A' TO ITEM NO. 52/98

Minutes of the Tech. Committee meeting
held on 10.5.94

(APPENDIX 'R' ITEM NO. 82/95)

S.NO. 6/61/94/TC

File no. JD/PP/UE/94/F15

Subject:- PLANNING NORMS FOR GAUSHALA AND VETERINARY
HOSPITALS IN DELHI

1. Background

A meeting was taken by Chief Minister Govt. of Delhi on 7th January 1994 regarding the need to improve the working of Gosadans and to setup new Gaushalas in Delhi to deal with the problem of stray cattle. It was decided during this meeting that a committee be constituted with following terms of reference :-

(i) To study the functioning of the existing Gosadans being managed by the MCD.

(ii) To study the working of existing Gaushalas in Delhi.

(iii) To suggest ways and means by which voluntary organisations can be involved in running the existing Gosadans to examine the possibility of involving voluntary organisations in establishing and running new Gaushalas in Delhi.

(iv) To recommend the extent of governmental support to be given to the voluntary bodies in taking on the responsibilities of running Gosadans and Gaushalas.

(v) To look at the Zoning regulations with reference to the sites earmarked for animal welfare activities in the DDA's master plan.

2. Subsequently during the meeting of the committee held on 14.2.94 under the chairmanship of Chief Secretary, GNCTD (minutes annexed) to approve the first report of the committee, Chief Secretary desired that:-

i. Master Plan needs to be amended by the DDA to describe a Gaushala correctly and categorise it properly because a Gaushala is certainly not a religious institution.

ii. Since the Zonal plan of the area has not perhaps been proposed in detail, we may go ahead with the proposal of the Development department.

3. Provisions in the Master Plan

In the MPD 2001 Gaushala has been incorporated within Religious use premises, i.e. "A" premises dedicated to accommodation and service of God or other objects of religious nature. It may have different nomenclature in different religion like temple (all faiths) mosque, church, gurudwara, syangoge, ashram, bathing ghat, Gaushala etc.

4. Issues

In the report of the committee it was indicated that the Development Commissioner had identified two large areas of land of more than 200 acres each in Bawana and Najafgarh for setting up of large Gaushalas.

5. Our observations

A. GAUSHALAS : There are places of proper housing of animals for raising their production capabilities in addition to good breeding, feeding, selection & disease control. There is no specific norms for Gaushala prescribed in MPD 2001. The norms and standard for Gaushala compiled from Bureau of Indian Standard is as given below :

i) For a herd size of 130 different animals an area of 0.36 ha. to 0.41 ha. may be required to accommodate all necessary ancillary structures required for gaushala & other organised milk producers. (IS:11 942-1986)

ii) For animal holding ponds (loose housing) the area required varies from 0.16 ha. to 0.36 ha. for a herd size of 35 to 40 cows/buffaloes, with necessary ancillary structures. (IS: 12237-1987).

iii) Other important guidelines from the codes are :

a) The site to be located on dry elevated and well drained area with consideration for future expansion.

b) The shed to be preferably located at a place where there are enough suitably placed trees to serve as wind breaks and to provide shade. In order to break the wind a row of trees could be planted across the direction of wind at the boundary of the farm.

c) The site to be away from public road but easily accessible throughout the year.

d) The site to be such that arrangement could be made for adequate and good water supply.

e) According to the Bureau of Indian Standard, the whole activity of Gaushala is best suited in Rural environment.

D. VETERINARY HOSPITALS/DISPENSARY :

MPD-2001 does not prescribe any specific norm/standard for veterinary hospital/dispensary; although they are proposed in the selected growth centres. Bureau of Indian standards also do not have any specific space standards. In view of this, based on the requirements & practices followed by the Deptt. of Animal Husbandary, GNCTD following norms have been worked out :-

a) Veterinary Hospital

Plot area	=	2000 sqm.
Capacity	=	25 animals
Location	=	Easily accessible for animals.
Facilities	=	Surgeon's lab's office, O.T., Examination room, X-Ray room, Wards, reception, kitchen, store etc.
Other controls	=	max. ground coverage = 25% max. FAR = 50

b) Veterinary Dispensary

Plot area	=	1000 sqm.
Capacity	=	10 animals
Location	=	Easily accessible for animals
Facilities	=	Surgeon's lab & office, O.T., examination room, wards, reception, store, kitchen etc.
Other controls	=	max. ground coverage = 25% max. FAR = 50

6. The norms as given in para 5 above are put up for consideration of the Technical Committee & processing for incorporation in the MPD-2001.

[Signature]
S/P/34
(Dr. S. P. P. M. M.)
Dir (M. A. U. C.)

DECISION

The Technical Committee discussed the proposed norms for the construction of veterinary hospital/dispensary and approved the norms specified for veterinary hospital. As far as the norms for veterinary dispensary is concerned, it was decided that maximum plot area should not exceed 500 sqm. against 1000 sq.m. proposed in the agenda note.

Checked
26/5/94

27/5/94

27/5/94

APPENDIX 'B' TO ITEM NO. 52/98

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.20(15)95-MP

Dated: 1-9-97

PUBLIC NOTICE

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

MODIFICATIONS:

1. On page 138 (left hand side) under the heading 'INFRASTRUCTURE-SOCIAL', Sub-heading 'Health', after the para, following is proposed to be added:
 - 1) The two tier system in the form the general hospital and health centre proposed earlier did not satisfy the full requirement of health needs. Now the following system has been recommended as given below:
 - 11) The following is proposed to be added after item (c) Intermediate Hospital (Category-U): (d) Hospital for pet animals and birds: 2 hospitals at District level to serve about 5 lakh population with following facilities: Surgeon's lab, Office, Operation Theatre, examination room, X-ray room, wards, reception, kitchen, store etc.
Area 0.20 ha
 - 111) The item nos. (d), (e) and (f) are proposed to be substituted by (e), (f) and (g).
 - 1v) After item no. (g) 'Dispensary' the following is proposed to be added:
"(h) Dispensary for pet animals and birds:
1 Dispensary at Community level to serve about 1 lakh population with following facilities: Surgeon's lab, Office, Operation Theatre, examination room, wards, reception, store, kitchen etc.

Area 0.05 ha.

2. On page 145 in the table, under item no. (4) 'Community' the following is proposed to be added after the sub-item no. (2) 'Intermediate Hospital' 'B',

i) 3 Dispensaries for pet animals and birds. 1 500 500 0 0

ii) The sub item nos. (3) to (23) in the table are proposed to be substituted by item nos. (4) to (24).

iii) Area 39.73 ha. is proposed to be substituted as 'Area 51.37 ha' 41.374 476 41.87 484.90

iv) Under the item no. (5) 'District' the following is proposed to be added after the sub item no. (1) General Hospital; 2 Hospitals for pet animals and birds. 2 2000 4000 0 0

v) The sub item nos. (2) to (11) in the table are proposed to be substituted by item nos. (3) to (12)

vi) Below the figure the following 'Area - 68.28 ha' 770910 is proposed to be added:

1. (i) On page 163 (RHS), the heading 'Hospital (072)' is to be substituted as 'Hospital (072)(a)'. *

ii) After the 'Hospital (072) (a)', other controls, the following category is proposed to be added. 'HOSPITALS (072)(b)

For pet animals and birds

Maximum plot size 2000 sq.m.

Maximum ground coverage 25% ✓

Maximum floor area ratio 50 ✓

Basement only for services.

iii) After sub heading 'Nursing Home', the following category is proposed to be added:

'DISPENSARY (075)(b) for pet animals and birds.

Maximum plot size 500 sqm.

Maximum ground coverage 25%

Maximum floor area ratio 50

Basement only for services.

4. 1) On page 172 (RHS), '072 Hospital' is proposed to be substituted as '072(a) Hospital'.

- ii) The following is proposed to be added after the para 072(a) Hospital.
"072 (b) Hospital for pet animals and birds."
A premises providing medical facilities of general or specialised nature with indoor and outdoor treatment facilities, managed by public/private or charitable institution.
- iii) After the heading '075 Dispensary' the following is proposed to be added:
"075 (b) Dispensary for pet animals and birds, A premises having facilities for medical advice and provision of medicines, managed by public/private or charitable institution.
2. A copy of MPD-2001 incorporating the proposed modifications will be available for inspection in the office of the Joint Director, Master Plan Section, DDA, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days during the period referred above.

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COMMISSIONER-CUM-SECRETARY.
DELHI DEVELOPMENT AUTHORITY.

NEW DELHI

DATED... 6.9.97

and flood protection in Delhi are not local but have regional bearing including areas of Haryana and Rajasthan. Najafgarh drain and the Bhimpala Kishik drain which take storm water discharge in the urban areas, run to the full capacity during peak discharge periods. The required extensions of the present urbanable limits would cause change in the surface run-off in the areas significantly, and thus the discharge would increase and there would be need of remodelling of existing drains and provision of additional drains. Possibility of a new major drain in the South through Haryana or Delhi to take discharge from Sahibi basin needs to be examined on priority.

Long range plans for physical infrastructure

The long range plans for physical infrastructure to a reasonable level of details for implementation during the period up to 2001 should be prepared by the concerned department i.e. for water and sewerage by the Water and Sewerage Department, for Electricity by Delhi Electric Supply Undertaking, for storm water drains and floods by the Flood Control and Irrigation Department of Delhi Administration in consultation with the Delhi Development Authority.

INFRASTRUCTURE—SOCIAL

Health
Health facilities in Delhi serve city population as well as the region. At present, Delhi has about 15,000 hospital beds at the rate of 2.6 beds per 1,000 population. A geographical imbalance in different planning divisions exists in the provision of health facilities. Division E, O and II have only 1.043, 0.992 and 0.051 beds per thousand population respectively. These Planning Divisions need attention on priority.

The two tier system in the form of general hospital and health centre proposed earlier did not satisfy the full requirement of health needs. Now the following system has been recommended as given below:

- (a) General Hospital
Hospital for 2.5 lakh population
Capacity 570 beds
Initially the provision may be for 300 beds
Area for hospital 4.00 ha
Area for residential accommodation 2.00 ha
Total Area 6.00 ha
- (b) Intermediate Hospital (Category-A)
Hospital for 1 lakh population Capacity 200 Beds
Initially the provision may be for 100 beds
Area for hospital 2.70 ha
Area for essential residential accommodation 1.00 ha
Total Area 3.70 ha
- (c) Intermediate Hospital (Category-B)
Hospital for 1 lakh population Capacity 80 beds
Initially the provision may be for 50 beds including 20 maternity beds
Area for hospital 0.60 ha
Area for residential accommodation 0.40 ha
Total Area 1.00 ha
- (d) Hospital for pet animals and birds
2 Hospitals at district level to serve about 5 lakhs population.
with following facilities: Surgeon's lab, office, O.T, examination room, X-ray room, wards, reception, kitchen, store etc.
Area 0.2 ha
- (e) Poly clinic with some observation beds for 1.0 lakh population
Area 0.20 to 0.30 ha
- (f) Nursing Home, Child Welfare and Maternity Centre for 0.45 lakh population
Capacity 25 to 30 beds
Area 0.20 to 0.30 ha
- (g) Dispensary for 0.15 lakhs population
Area 0.08 to 0.12 ha
- (h) Dispensary for pet animals and birds
1 Dispensary at community level to serve about 1 lakh population with following facilities: Surgeon's lab & office, O.T, examination room, wards, reception, store, kitchen etc.
Area 0.05 ha

In case of specific requirements for medical facilities other than those indicated above, one of the sites which would suit the special requirement of agency, could be used for the purpose.

Norms have been worked out for the provision of adequate educational facilities at various levels considering the age group projections and other relevant considerations. In Primary and Secondary schools and colleges, separate norms for reservation of play field areas in the schools have been given which must be indicated in the detail layout plans. In case of low income communities, the space for Nursery school shall be utilised for creche which could be run by public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accommodate central schools and public schools.

Planning standards for educational facilities are given below upto Senior Secondary Level.

- (a) Pre-Primary, Nursery School and Primary School (Class I to V)
1 for 2500 population
Area for School 0.08 ha
Pre primary/Nursery School to be located near a park
- (b) Primary School (Class I to V)
1 for 5,000 population
Strength of the school 100 students
Area per school 0.40 ha
School building area 0.20 ha
Play field area with a minimum of 18 m x 36 m to be ensured for effective play 0.20 ha
- (c) Senior Secondary School (VI to XII)
1 for 7,500 population
Strength of the school 1000 students
Area per school 1.60 ha
School building area 1.00 ha
Play field area with a minimum of 68 m x 26 m to be ensured for effective play 1.60 ha
- (d) Integrated School without hostel facility (Class I to XII)
1 for 90,000 to 1,00,000 population
Strength of the school 1,500 students
Area per school 3.50 ha
School building area 0.70 ha
Play field area 2.50 ha
Parking area 0.30 ha
- (e) Integrated School with hostel facility
1 for 90,000 to 1,00,000 population
Strength of the school 1,500 students
Area per school 3.90 ha
School building area 0.70 ha
Play field area 2.50 ha
Parking area 0.40 ha
Residential hostel area 0.30 ha
- (f) School for Handicapped
1 for 45,000 population
Strength of the school 1,000 students
Area per school 0.30 ha
School building area 0.20 ha
Play area 0.30 ha

Area 11 - 28.5 ha

No. of Families	Population	Area	Facilities
1	3,000	28.5 ha	1. St. Secondary School
2	3,000		2. Dispensary
3	3,000		3. Community Hall & Library
4	3,000		4. Electric Sub Station
5	3,000		5. Local Shopping including Service Centre
6	3,000		6. Three Villages & 7. 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-122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6-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2

[Part II - 17.3(ii)]

(ii) Mezzanine shall not be allowed, where already constructed shall be included in the FAR.

In case of Moha Khun Dump Scheme 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 11 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 in the prescribed standards at the cost of the beneficiaries.

INDUSTRY WORKSHOP

Minimum plot size	30 sqm
Maximum plot size	50 sqm
Maximum ground coverage	100%
Maximum floor area ratio	200

Other Controls:

Basement and mezzanine are not allowed.

EXTENSIVE INDUSTRY (037)

Sl. Plot size No. (sqm)	Max. ground coverage	Max. FAR	Max. height (m)
1. 400 to 4,000	50%	100	6
2. Above 4,000 and upto 12,000	45%	90	6
3. Above 12,000 and upto 28,000	40%	80	6
4. Above 28,000	30%	60	6

Other Controls:

(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) Mezzanine floor shall not be allowed.

BUS TERMINAL (063)

Maximum coverage on different floors:

Ground Floor	3% (for passengers facilities)
1st Floor	3% (for facilities)
2nd Floor	10% (for terminal offices)

Maximum floor area permissible shall be 500 sqm. Maximum height 14 m.

Other Controls:

(i) The space on 1st and 2nd floors shall be essentially used for public services like Post and Telegraph Office, Police Post and other essential services.

(ii) Bus queue shelters are not to be included in the coverage and FAR.

GOVT. OFFICES INTEGRATED OFFICE COMPLEX (066, 067, 068 and 070)

Maximum ground coverage	25%
Maximum floor area ratio	150
Maximum height	26m

Other Controls:

(i) The integrated office complex shall include Central Government Office, Local Government Office, Private Undertaking Office and Courts.

(ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

HOSPITAL (072) a

Minimum plot size	6000 sqm
Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	26m

Other Controls:

(i) Area to be used for housing of essential staff is indicated in the norms for health facilities in such an area the regulations of group housing shall apply.

(ii) Basement below the 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.

HOSPITAL (072) b

for pet animals and birds	
Maximum plot size	2000 sqm
Maximum ground coverage	25%
Maximum floor area ratio	50
Basement only for services	

HEALTH CENTRE/NURSING HOME (073 & 074)

Maximum ground coverage	33.33%
Maximum floor area ratio	100
Maximum height	14m

DISPENSARY (075) b

for pet animals and birds	
Maximum plot size	500 sqm
Maximum ground coverage	25%
Maximum floor area ratio	50
Basement only for services	

NURSERY SCHOOL (080)

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	11m

PRIMARY SCHOOL (081)

Maximum ground coverage	33%
Maximum floor area ratio	100
Maximum height	14m

Note:

School for the handicapped shall have the same norms as the primary school.

SECONDARY SCHOOL/SENIOR SECONDARY SCHOOL/INTEGRATED SCHOOL/INTEGRATED RESIDENTIAL SCHOOL (082, 083, 084 and 085)

Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	14m

COLLEGE (036)

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	14m

Note: In case of premises 081 to 086 the total area of the plot shall be divided in (i) school/college building area (ii) play field area (iii) parking area (iv) residential and hostel area in the proportion of the areas as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated only on the areas meant for building activities, i.e., (i) and (iv).

EDUCATION AND RESEARCH CENTRES (087) CAMPUS, i.e., ABOVE 8 HA.

Large campuses of Universities, Medical and Engineering Colleges and other education and research institutes shall be covered under these regulations. The campus will be divided into three parts and the regulations shall apply, given as follows:

(a) Academic including administration (45% of the total land area)	
Maximum ground coverage	20%
Maximum floor area ratio	80

060 Road Transport Booking Office

A premises used for the offices of a road transport agency. It may or may not include godown.

061. Parking

A premises used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.

062 Taxi and Three Wheeler Stand

A premises to be used for parking of intermediate public transport vehicles run on commercial basis. The parking lots may be run on commercial or non-commercial basis.

063 Bus Terminal

A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

064 Bus Depot

A premises used by a public transport agency or any other such agency for parking, maintenance and repair of buses. This may or may not include a workshop.

065 Public Utility Premises

(i) Overhead Tank

A premises having an overhead tank of storage and supply of water to its neighbouring areas. It may or may not include a pump house.

(ii) Underground Tank

A premises having an underground tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.

(iii) Oxidation Pond

A premises having a tank used for the oxidation process for sewage and other waste.

(iv) Septic Tank

A premises having an underground tank for collection of sewage and its consequent disposal.

(v) Sewerage Pumping Station

A premises with a pumping station used for pumping sewage on to a higher gradient.

(vi) Public Toilet and Urinal

A premises having latrine and urinals for use of public. It may or may not include drinking water facility.

(vii) Electric Sub-station

A premises having electrical installation and transformer for distribution of power.

(viii) Dhalla and Dustbin

A premises used for collection of garbage for its onwards transportation to sanitary land-fill.

(ix) Dhoti Ghat

A premises used for cleaning and drying of cloths/linen by washerman.

066 Central Government Office

A premises used for the offices of Union Government.

067 Local Government Office

A premises used for offices of Local Government, and Local Bodies.

068 Public Undertaking Office

A premises used for the offices of a company established under the Act of public enterprises bureau.

069 International Conference Centre

A premises having all facilities for a conference, meeting, symposium etc. where a number of different countries will be participating.

070 Courts

premises used for the offices of judiciary.

071 Government Land

(Use undetermined)

A premises of Government land for which the use is undetermined.

072 Hospital

A premises providing medical facilities of general or specialised nature for treatment of indoor and outdoor patients.

072(b) Hospital for pet animals and birds

A premises providing medical facilities of general or specialised nature, with indoor and outdoor treatment facilities, managed by public or charitable institution/Private

073 Health Centre

A premises having facilities for treatment of indoor and outdoor patients having upto 30 beds. The health centre may be managed by a public or a charitable institution on non-commercial basis. It includes family welfare centre.

074 Nursing Home

A premises having medical facilities for indoor and outdoor patients upto 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis.

075 Dispensary

A premises having facilities for medical advice and provision of medicines managed by public or charitable institutions.

075(b) Dispensary for pet animals and birds

A premises having facilities for medical advice and provision of medicines, managed by public or charitable institution/Private

076 Clinic

A premises with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, it shall be managed by a group of doctors.

077 Clinical Laboratory

A premises with facilities for carrying out various tests for confirmation of symptoms of a disease.

078 Voluntary Health Service

A premises having medical facilities for treatment of outdoor patients and other like blood bank etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.

079. Creche and Day Care Centre

A premises having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis.

080 Nursery and Kindergarten School

A premises with facilities for training and playing for children preparatory to the school.

081 Primary School

A premises having educational and playing facilities for students upto V standard.

082 Secondary School

A premises having educational and playing facilities for students from VI to X standard. It shall include existing cases of middle school which are upto VIII standard for the purpose of this code.

083 Senior Secondary School

A premises having educational and playing facilities for students from XIth to XIIth standard.

084 Integrated School

A premises having educational and playing facilities for students upto XII standard.

085 Integrated Residential School

A premises having educational and playing facilities for students upto XII standard. It shall have boarding facilities for students and may have residence for faculty members.

086 College

A premises with educational and playing facilities for students of under-graduate & post-graduate courses under a university. It includes all professional disciplines.

ITEM NO. Sub: Relaxation of time limit of balance payment of
53/98 premium in respect of residential properties.

No. F.36(10)83/LSB(R)

P R E C I S

As per Rule-29 of Delhi Development Authority (Nazul) Rules 1981, the auction purchaser whose bid has been accepted, shall pay as earnest money, a sum equivalent to 25% of his bid, with the balance to be paid within 15 days of the acceptance of the bid or within such period as the Vice-Chairman may specify in the public notice. Accordingly, the time prescribed for making balance payment of 75% in respect of residential plots is 60 days.

2. Until 1989, Nazul Rules did not make any provision for relaxation of time limit for making the balance payment of premium. Accordingly, in the past, cases involving delay beyond the prescribed period in the payment of balance amount of premium due, were referred to the Government of India for condonation, on merits. As per instructions issued by the Government of India, Ministry of Urban Development vide letter no. H-11017/91/87/DDVA dated 31.1.1989 (Appendix A Page No. 94) powers for condonation of such delays upto 180 days were delegated to the Vice Chairman, DDA on payment of interest at a rate of 18% p.a. for delays upto 30 days and @ 25% p.a. for delays exceeding 30 days and upto 180 days.

3. While considering the case of M/s Time Properties and Promoters for relaxation of time limit for payment of balance premium, the Ministry of Urban Development vide their letter no. J-13037/41/82-DDIB/IA dated 13.2.1989 (Appendix B page No. 95) in respect of property disposed of by D.D.A. where the delay was more than 180 days, the cases may first be examined by DDA on merits and in case they are found to deserve relaxation in the period of delay, this may be placed before the Authority and sent to the Government with the approval/recommendation of the Authority.

Contd...../-

4. The Authority vide its Resolution No. 28 dated 27.2.90 (Appendix C page 96-99) while considering the aforesaid case desired that all such cases which are pending with the Land Department be consolidated and brought before the Authority after due examination.

5. The matter was further discussed by the Authority at its meeting held on 13.12.90 and the following decisions were taken:-

i) Resolved that recommendation be made to the Government of India to amend Nazul Rules in order to enable the Chairman, IDA to extend the time for making the payment of balance premium beyond 180 days and upto a period of one year, on payment of interest @ 36% per annum for the period delayed beyond 180 days.

ii) It was also resolved that as a matter of policy, delay in payment beyond one year should not be condoned in any case.

iii) It was further resolved that Government of India be moved to condone the delay in the case of plot no. SU-214 Pitampura which is the subject matter of Agenda Item, on payment of interest at the rate proposed above.

6. There are four cases in which residential property was disposed of by way of open auction and the 75% payment was delayed beyond 180 days. Out of these 4 cases, 2 cases are sub-judice and in one case we have informed the Hon'ble Court that the cases for regularisation of delayed payment is being submitted to the Authority for recommendation so that the Ministry can be requested for relaxation in time limit of payment. The rest are to be decided on merits having regard to the practical difficulties which have been brought out by the auction purchaser such as encroachments on purchased land prior to auction, financial losses, debilitating injury, serious illness and other unavoidable circumstances such as riots, etc. which impeded the allottee for making full payment in time and may be taken into account for condonation of delay.

Contd...../-

7. The merits of each of the said four cases are discussed below:-

A. RESIDENTIAL PLOTS

Case No.1

- | | | |
|----|--|---|
| a) | Particulars of the plot | Plot No. E-6 Parshant Vihar Residential Scheme. |
| b) | Date of auction | 19.10.1984 |
| c) | Bid Amount | Rs. 4,37,000/- |
| d) | Earnest money deposited at the fall of hammer | Rs. 1,06,750/- |
| e) | Date of issue of the demand letter for balance 75% i.e. Rs. 3,20,250/- | 19.12.1984. |
| f) | Time given for depositing the balance amount. | 60 days i.e. by 18.2.1985. |
| g) | Actual date of payment | |

According to Clause-II(2), the balance amount will have to be paid within 60 days of the issue of the demand letter. The highest bidder who failed to pay the balance within the period of 60 days shall forfeit the earnest money, and it shall be competent for the Vice Chairman to re-auction the plot. No extension of time beyond the period of 60 days will be given on any ground whatsoever.

As the bidder failed to deposit the 75% premium within stipulated period, bid was cancelled on 10.3.85. The bidder deposited the balance premium on 15.11.85 and made request for restoration of the bid. The matter was referred to Finance for calculating the interest as well as Restoration Charges. The Finance observed that the case was not covered in the Model Rules for restorations. The Auction Purchaser move to the court of law against not handing over the possession on the grounds that full payment was made. The status quo has been ordered by the Hon'ble High Court. The matter is still sub-judice.

.contd...

Case No.2

- | | |
|---|--|
| a) Particular of the plot | Plot No. RD-8 Pitampura Dakhini Block-N. |
| b) Date of auction | 4.4.1983. |
| c) Bid amount | Rs. 4,02,000/- |
| d) Earnest money deposited at the fall of hammer. | Rs. 1,00,500/- |
| e) Date of issue of demand letter for Rs. 3,01,500/-. | 14.6.1983 |
| f) Time given for depositing the balance amount. | 60 days i.e. by 13.8.1983 |
| g) Actual date of payment | 13.2.1986. |

Plot No. RD-8 Pitampura measuring 373.75 sq.mtr. was auctioned to Smt. Krishna Kumari Gupta in an open auction held on 4.4.83 for a total bid amount of Rs. 4,02,000/- . Earnest money of Rs. 1,00,500/- was deposited on the same day at the fall of the hammer. On 14.6.83 the auction purchaser was asked to deposit the balance 75% premium of Rs. 3,01,511/- (including the documentation charges of Rs. 11/-), within 60 days from the date of issue of the demand letter. The purchaser did not deposit the demanded amount within the stipulated time and final show cause notice was issued to her on 15.2.84. Since the auction purchaser failed to deposit the balance 75% premium, the bid was cancelled by the Commissioner (Lands) vide orders dated 29.9.84. A number of requests for restoration of the plot were received and ultimately the bid was restored by the VC vide orders dated 20.8.85 subject to payment of balance premium of Rs. 3,01,000/- restoration charges amounting to Rs. 9343.75 and interest @ 18% p.a. for delay in payment of balance premium. Accordingly, the demand letter was issued on 11.11.85 demanding the payment of Rs. 3,10,854.95 ps. with a clear stipulation to pay the demanded amount within 15 days of the issue of the said letter. The demand letter, however, also contained a stipulation that she was liable to pay interest @ 18% pa on Rs. 3,01,000/- from 12.8.83 until the actual date of payments and the amount of interest would be intimated to her after receipt of premium.

Case No.2

- | | |
|--|---|
| a) Particular of the plot | Plot No. RD-8 Pitampura Dakshini Block-N. |
| b) Date of auction | 4.4.1983. |
| c) Bid amount | Rs.4,02,000/- |
| d) Earnest money deposited at the fall of hammer. | Rs.1,00,500/- |
| e) Date of issue of demand letter for Rs.3,01,500/-. | 14.6.1983 |
| f) Time given for depositing the balance amount. | 60 days i.e. by 13.8.1983 |
| g) Actual date of payment | 13.2.1986. |

Plot No. RD-8 Pitampura measuring 373.75 sq.mtr. was auctioned to Smt. Krishna Kumari Gupta in an open auction held on 4.4.83 for a total bid amount of Rs.4,02,000/- . Earnest money of Rs.1,00,500/- was deposited on the same day at the fall of the hammer. On 14.6.83 the auction purchaser was asked to deposit the balance 75% premium of Rs.3,01,511/- (including the documentation charges of Rs.11/-). within 60 days from the date of issue of the demand letter. The purchaser did not deposit the demanded amount within the stipulated time and final show cause notice was issued to her on 16.2.84. Since the auction purchaser failed to deposit the balance 75% premium, the bid was cancelled by the Commissioner(Lands) vide orders dated 29.9.84. A number of requests for restoration of the plot were received and ultimately the bid was restored by the VC vide orders dated 20.8.85 subject to payment of balance premium of Rs.3,01,800/- restoration charges amounting to Rs.9343.75 and interest @ 18% p.a. for delay in payment of balance premium. Accordingly, the demand letter was issued on 11.11.85 demanding the payment of Rs.3,10,854.95 p.a. with a clear stipulation to pay the demanded amount within 15 days of the issue of the said letter. The demand letter, however, also contained a stipulation that she was liable to pay interest @ 18% pa on 3,01,000/- from 12.8.83 until the actual date of payments and the amount of interest would be intimated to her after receipt of premium.

The payment of Rs.3,01,000/- on account of balance premium and documentation fee of Rs.11/- was made vide challan no.88888 dated 13.2.86. However, the auction purchaser did not deposit the restoration penalty of Rs.9343.75 ps. as well as the interest on delayed payment of balance premium which was to be communicated to her. In April, 1986, it was proposed to demand the overdue interest and restoration penalty, in consultation with the Finance Department, amounting to Rs.1,37,936.25 ps. by way of interest for the delay of 2 years and 6½ months in payment of balance amount and Rs.9343.75 ps. by way of restoration penalty. But subsequently, the Finance Department in May, 1987 held a view that no such demand permitting acceptance of belated payments might be awaited from the Ministry of Urban Development.

The possession letter in respect of the above said plot was issued on 12.9.90 with the directions to take over the possession of the plot on 25.9.90 at 11.00 AM. Allottee has stated in his representation submitted to LG that after the removal of encroachment on 8.9.91 possession was handed over to her. There is no provision for relaxation in payment of premium under DDA (Disposal of Developed Nazul Land) Rules, 1981. However, this matter was referred to Ministry of Urban Development Govt. of India vide letter no.F.56(2)/87-Impl. dated 4.10.1988 who in turn issued a Gazette Notification amending the DDA (Disposal of Developed Nazul Land) Rules, 1981. According to the amendment, a provision has been added to Rule-29 as under :-

"Provided that the Vice Chairman, may extend the last date of payment, where he is satisfied that sufficient reasons exists for doing so, upto a maximum of 180 days subject to payment on interest on the balance amount at the rate of 18% p.a. where the delay is 30 days or less and 25% per annum for a period exceeding 30 days".

The lease deed in the instant case has since been executed in accordance with the orders of Hon'ble LG dated 16.10.1995 (P-95/N), the date of possession has been presumed as 9.8.91 as accepted by allottee herself in the representation submitted to LG.

The period of delay in payment is 2 years and 6½ months which is to be regularised.

Case No. 3

- | | |
|--|-------------------------------------|
| a) Particulars of plot | C-1/44 Parshant Vihar Resd. Scheme. |
| b) Date of auction | 20.11.1981 |
| c) Bid Amount | Rs. 1, 34, 500/- |
| d) Earnest money deposited at the fall of hammer. | Rs. 33625/- |
| e) Date of issue of demand letter for Rs. 100386/- | 7.1.1982. |
| f) Time given for depositing the balance amount. | 30 days i.e. by 6.2.82. |
| g) Actual date of payment. | |

- 1) Rs. 5000/- vide challan no 13366 dated 6.2.82.
- 2) Rs. 10,000/- vide challan no. 13360 dated 1.4.82.
- 3) Rs. 40,000/- vide challan no. 13381 dated 15.4.82
- 4) Rs. 10,000/- vide challan no. 34368 dt. 24.12.82.
- 5) Rs. 6500/- vide challan no 34368 dated 27.9.82
- 6) Rs. 10,000/- vide challan no. 34364 dt. 27.9.82.
- 7) Rs. 19375/- vide challan no. 8313 dated 3.10.84,

Plot No. C-1/44 Parshant Vihar was purchased by Smt. Veena Aggarwal in an open auction held on 20.11.81 for a sum of Rs. 1, 34, 500/- . The 25% of the bid amount was paid by her at the fall of hammer. After confirmation of the bid by the VC, DDA demand letter for balance 75% premium was issued to her on 7.1.82 with a clear stipulation that the amount may be deposited within 30 days from the date of issue of the letter. The purchaser did not deposit the premium, within the given time and a reminder dt. 23.2.82. was

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issued to her for depositing the amount of 75% premium within a weeks time from the date of receipt of the said letter along with interest @ 18% pa. for the belated period.

The purchaser vide her letter received on 11.2.82 submitted third copy of challan for Rs.50, 00/- deposited on 6.2.82 and requested for grant of more time for the payment of balance premium. The purchaser vide letter dated 20.3.82 was again asked to pay the balance premium of Rs. 95,886/- along with interest @ 18% p.a. within a week's time from the receipt of the said letter. A final notice was also issued to her on 20.5.82 as she did not deposit the demanded amount along with interest. The purchaser deposited a sum of Rs. 10,000/- on 1.4.82 and Rs.40,000/- on 15.4.82. A sum of Rs. 10,000/- was also deposited by her on 21.8.82 and requested for one months time for payment of the balance amount/premium. The case was processed further and vide his order dated 26.8.82, the then Commissioner (L) communicated to the purchaser vide letter dt. 21.9.82. The purchaser at her own deposited a further sum of Rs. 6500/- and Rs. 10,000/- on 22.12.82 and 27.9.82 respectively requested for restoration of the plot in her favour. The purchaser made the payment of Rs. 19375/- on 3.10.1984 and again requested for restoration of the plot in question.

The case for restoration was processed and vide his order dated 11.10.84, the then VC ordered that the allotment should be restored only as per the established procedure after due recoveries of penalties/interest etc. Accordingly, a sum of Rs. 18933.50 ps. was demanded from the purchaser towards interest and restoration charges as per advice of the Finance vide letter dated 15.3.85. The said amount was to be paid within 10 days from the issue of this letter. The purchaser deposited the said amount on 12.6.85. The possession of the plot no. C-1/44 Parshant Vihar was handed over to the auction purchaser on 17.3.86. After issue of perpetual lease deed papers for stamping purposes, the case was again referred to Finance for verifying the recoveries. The Finance opined that ex-post facto approval of the Government may be sought in the case as the total delay in payment was of 2 years and 8 months the Nazul Rules do not provide for extension of time upto the said period.

Since the VC, DDA is empowered to condemn the delay upto 180 days in such cases the case required approval of the Govt. of India, Ministry of Urban Development at it is a departure from the existing rules as a special case.

Contd...../-

Case No. 4:

- a) Particulars of plot : Plot no. BH-31 Shalimar Bagh (Paschimi)
- b) Date of auction : 23.1.1986.
- c) Bid amount : Rs. 68,200/-
- d) Earnest money deposited at the fall of hammer : Rs. 17,050/-
- e) Date of issue of the demand letter : 8.4.1986.
- f) Time given for depositing the balance amount. : 60 days i.e. by 7.6.86.

Plot no. BH-31 Shalimar Bagh measuring 36.00 sq.mtr. was purchased by Shri K.K. Verma in the open auction held on 23.1.86 for a consideration amount of Rs. 68,200/-. Earnest money equivalent to 25% of the bid amount i.e. Rs. 17050/- was deposited by the auction purchaser at the fall of hammer. After the bid was accepted by the Vice Chairman, DDA demand letter for balance 75% was issued on 8.4.86. According to the terms and conditions of the said demand letter the demanded amount was to be deposited within 60 days from the date of its issue. The auction purchaser failed to deposit the balance 75% of bid amount, rather requested for issue of demand letter vide his application dated 11.6.86 stating that he had not received the demand letter therefore, could not make the payment. The bid was however cancelled on 20.4.87 and earnest money was forfeited vide orders of the Commissioner (Lands). Representation of the bidder for issue of demand letter was examined but rejected by the then Vice-Chairman, DDA on 12.2.88.

Aggrieved with the cancellation/rejection of the bid the auction purchaser filed a writ petition in the Hon'ble High Court which is still pending. The petitioner also applied for out of court settlement and therefore the case was considered by the 'Out of Court Settlement Committee' on 19.8.91. The said committee decided that the bid should be restored subject to payment of restoration charges and interest @ 18% p.a. The said decision of the Committee was approved by the then VC, DDA on 15.9.91. However, the Finance Department observed that the delay took place in this case is above 180 days and beyond the competence of the VC, DDA. Therefore,

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it was desired that the case may be referred to the Government of India, Ministry of Urban Affairs & Employment, for its approval regarding restoration of bid.

The period of delay is above 180 days which is to be regularised by the Ministry.

8. The matter was discussed in the meeting of the Authority held on 10.11.1997 vide item no. 139/97 and after detailed discussion it was decided that the F.M., DDA, may discuss the matter with the office of CAG and CLA shall also examine the case from legal angle.

9. Pursuant to the said decision of the Authority, the matter was referred to the Finance Member, who vide his minutes dated 13.01.1998 has been pleased to observe as follows:

"I had discussed this issue with my colleague in the CAG's office who is responsible for finalising our reports. Their view on this issue is that we may like to examine these cases on the basis of the existing orders and instructions on the subject and directions, if any, from the Ministry or any other relevant authority. In this connection I presume we could interpret the relevant authority being the Authority of DDA."

10. CLA has also examined the matter and has observed that since the delay in payment is beyond 180 days, the competent authority to regularise such delays is the Govt. and the matter may, therefore, be referred to the Ministry.

11. In the meantime in another case of plot no. E-24, Prashant Vihar, where the payment of balance premium has been delayed by 9 months approx, the Hon'ble Lt. Governor, has been pleased to direct that the matter may be placed before the Authority for consideration. The facts of the said case are as follows:

- a) Particulars of the plot : E-24, Prashant Vihar Resal. Scheme, measuring 121.67 sq. metres.
- b) Date of auction : 19.11.1996
- c) Bid amount : Rs. 28,51,000/-
- d) Earnest money deposited at the fall of hammer. : Rs. 7,12,750/-
- e) Date of issue of demand letter. : 21.11.1996
- f) Time allowed for depositing the balance amount. : 60 days i.e. by 20.1.1997

- 9) Name of the highest bidder. : Shri Anoop Singh Solanki & Shri Karan Singh.

On confirmation of the bid the demand-cum-allotment letter for balance 75% of the premium was issued on 21.11.1996, according to which the last date for payment was 20.01.1997. On request of the auction purchaser the extension of time to pay the balance premium was granted upto 20.06.1997. The auction purchaser, however, deposited the part payment and consequently the bid of the plot was cancelled by the Vice Chairman, DDA, on 13.09.1997 and earnest money forfeited. Subsequently, vide letter dated 10.11.1997 the auction purchaser informed that due to financial constraints they could not deposit the demanded amount within the extended period, but the same has now been paid together with an additional amount of Rs.5,000/-. The request of the auction purchaser for restoration was again rejected. The auction purchaser, however, represented to the Hon'ble Lt. Governor, Delhi, for condonation of period of default in payment on the grounds of illness of parents, who were keeping indifferent health and were constantly under medication. The Hon'ble Lt. Governor, vide his minutes dated 17.01.1998 has been pleased to order as follows:

"We should regularise and approach the Ministry for this purpose."

In this case the due date for payment was 20.01.1997 whereas the full payment has been made on 21.10.1991. The period of default is, thus, of nine months approx.

12. To sum up the facts of each of the five cases, referred to above, in brief, are as follows:

CASE NO. 1 PLOT NO. E-6, PRASHANT VIHAR

The total period of default in payment is one year, nine months and six days. The matter was considered by the Out of Court Settlement Committee on 15.11.1991 which had recommended restoration of the plot on payment of interest and restoration charges, subject to relaxation of rules by the Ministry. The full premium together with interest and restoration charges stands paid. The status quo has been ordered by the Hon'ble High Court and the matter is still sub judice.

CASE NO. 2 PLOT NO. ND-8, PITAM PURA

The total period of default in payment is two years five months and 13 days. The payment together with interest and restoration charges already stands paid. The possession of the plot has already been handed over to the auction purchaser and the lease deed stands executed. In this case the ex-post facto approval of the Ministry is solicited.

CASE NO. 3 PLOT NO. C-1/44, PRASHANT VIHAR

The total period of default in payment is three years four months and seven days. The full premium of the plot together with interest and restoration charges stands deposited. After restoration the possession of the plot was handed over on 17.03.1986, but the lease deed of the plot is yet to be executed.

CASE NO. 4 PLOT NO. RH-31, SHALIMAR BAGH

The due date for payment in this case was 07.06.1986. The auction purchaser has not yet made the payment of the balance premium and instead has obtained stay from the Delhi High Court against cancellation of the bid, on the plea that the demand letter was not served to him. The matter was placed before the Out of Court Settlement Committee meeting held on 19.08.1991 which recommended the restoration of the bid subject to payment of the premium together with interest @ 18% per annum. Since the period of default was much more than 180 days, the Finance Deptt. recommended that the case may be referred to the Ministry before restoration is allowed. Vice Chairman, DDA, vide his minutes dated 28.06.1997 has desired that the matter may be placed before the Authority. Accordingly, the matter has been placed before the Authority for recommending the case to the Ministry for restoration of the bid on payment of usual interest so as to resolve the issue pending in the Court of law.

CASE NO. 5 PLOT NO. E-24, PRASHANT VIHAR

The total period of default in payment is nine months approx. The auction purchaser could not make the

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payment in time due to illness of his parents. However, the full premium together with interest and restoration charges already stands paid.

In view of the position, as explained above, the matter is placed before the Authority for its consideration and recommendation to the Govt. of India, Ministry of Urban Affairs & Employment for relaxation of extension of time beyond 180 days in these five cases.

R E S O L U T I O N

Deferred

APPENDIX-A TO ITEM NO. 53/98

No.H-11017/91/87-DDVA
GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

NEW DELHI, the 31st Jan., 1989

To

Shri A.K. Guha
Director (CL)
Delhi Development Authority
Vikas Sadan, New Delhi.

Sub : Cases about delayed payment of 75% of the shop.

Sir,

I am directed to refer to your letter No. F.56(2)87-Impl. dated 4-10-88 on the subject mentioned above and to say that a Gazette Notification has been issued amending the DDA (Disposal of Developed Nazul Land) Rules, 1981. According to the amendment, a provision has been added to Rule 29 as under :-

"Provided that the Vice-Chairman, may extend the last date of payment, where he is satisfied that sufficient reasons exist for doing so, upto a maximum of 180 days subject to payment of interest on the balance amount at the rate of 18% per annum where the delay is 30 days or less, and 25% per annum for a period exceeding 30 days."

It is presumed that the past cases will now be disposed of accordingly as the stand of DDA has been that such cases are to be dealt with under DDA (Disposal of developed Nazul Land) Rules 1981 rather than DDA (Management & Disposal of Housing Estates) Regulations, 1968. I am to request you to confirm this.

Yours faithfully

Sd/-
(RAJINDER SINGH)
UNDER SECRETARY (DD)

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR (CL)

No. F.1(36)/89/Impl.

Dt. the 2nd February, 1989.

Copy of the above order is hereby forwarded for information and necessary action to :-

- 1- O.S.D. to V.C. for kind information.
- 2- Finance Member, DDA.
- 3- Chief Engrg Accounts Officer (10 copies for Acs.)
- 4- Financial Advisor (Housing) (10 copies for AOs).
- 5- Deputy Director (CL)
- 6- Deputy Director (CE)
- 7- Deputy Director (Rohini-LSB)
- 8- Deputy Director (OSB)
- 9- Deputy Director (LSB (Res.))
- 10- Deputy Director (Industrial).
- 11- Deputy Director (Lands.)
- 12- Addl. Commissioner (Lands.).

No. J-13037/41/82-DDIB/LA
Government of India
Ministry of Urban Development
Delhi Division.
..

New Delhi, dated the 13.2.1989

To

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

Sub: Relaxation of time limit for payment of balance
premium in respect of plots disposed of by the
DDA under the DDA (Disposal of Developed Nazul
Land) Rules, 1981.

...

Sir,

In continuation of this Ministry's letter of
even number dated 6.2.1989 enclosing a copy of the
Notification dated 27.1.89 on the above subject I am
directed to forward herewith a list of 24 cases, in-
volving delay in the payment of 75% of the bid amount.
In some cases delay is more than 180 days. It has
been decided that such cases may be examined on indivi-
dual merits and in case they are found to deserve re-
laxation in the period of delay they may be placed
before the Authority and sent to Government with the
approval/recommendation of the Authority.

2. DDA's four files as mentioned in List No.2 are
returned herewith.

Yours faithfully,

Sd/-

(M.R. SINGH)
Desk Officer.

Encl: As above.

Copy for each file mentioned in the list.

APPENDIX - C TO ITEM NO.53/98

No. SUB: Relaxation of time limit for payment
28 of balance premium in respect of Plot
27.2.90 No.5, C.C. Wazirpur Industrial Area
(F.No.40(1)83-Impl./CL)

P R E C I S

M/s Time Properties & Promoters purchased Plot No.5 in Community Centre, Wazirpur Industrial Area in the auction held on 12.11.82 for Rs. 24,95,000/-. The position of the case briefly is as under:-

- 1) Particulars of the plot : Plot No.5, Community Centre
Wazirpur Industrial Area
- 2) Date of auction : 12.11.1982.
- 3) Bid amount : Rs.24,95,000/-.
- 4) Earnest money deposited : Rs.6,50,000/-
at the fall of hammer.
- 5) Date of issue of the demand letter for the balance amount of Rs.18,45,050/- : 24.3.1983
- 6) Time given for depositing: 45 days, i.e. by the balance amount 6th May, 1983.
- 7) Terms & conditions of the auction : According to clause vii(a) of the terms and conditions of auction, extension of time for payment of balance premium beyond the period prescribed may be allowed subject to charging the following rate of interest and time schedule:
 1. With interest @ 18% p.a. -30 days
 2. With interest @ 27% p.a. -next 30 days
 3. With interest @ 36% p.a. -next 30 days
 Extension beyond the above period shall not be allowed under any circumstances.

2. In view of the above terms and conditions of auction, the auction purchaser requested for extension of time vide letter dated 7.5.1983 for a period of 3 months and they were allowed to make the payment of the balance premium within 90 days with interest at the rate of 18%, 27% and 36% for the 1st, 2nd and 3rd month respectively. It was further mentioned that no further extension will be allowed.

3. Instead of making the payment of the balance 75% premium, the auction purchaser made a reference vide their letter dated 15.7.83 indicating that a Municipal Primary School had existed on the plot and thus it became difficult for the Authority to hand over physical possession of the plot even after making full payment by them. The auction purchaser further mentioned that they were prepared to make the payment provided the possession of the plot was handed over to them. The auction purchaser also filed a Civil Suit in the Court of Law and obtained an injunction order restraining the D.D.A. not to proceed for cancellation of the allotment of the plot. The auction purchaser further represented that they are ready to withdraw the case if D.D.A. handed over vacant possession of the plot or an alternative site is allotted to them. The matter was examined and it was decided that we may pursue the matter for shifting of the School with M.C.D.

After making efforts, the Primary School was shifted in January, 1985, as per field staff report dated 18.1.1985. The auction purchaser was, therefore, informed by the Deputy Director (CE) vide letter dated 21.3.1985 that decision on their request will be taken by this office after the withdrawal of the Court case from the Court of Law unconditionally. The auction purchaser, however, sent a reply vide their letter dated 18.4.1985 received in the office on 18.4.1985 mentioning therein that they will withdraw the case unconditionally but D.D.A. must follow the case quickly and possession of the plot be given to them without any further delay on payment of balance premium without interest. A clear reply was again sent to the party that their request will be considered only after the Court Case was withdrawn from the Court of Law unconditionally. The auction bidder sent a letter dated 26.6.1986 informing that as per D.D.A.'s advice they have withdrawn the Court case from the Court of law on 21.2.1986 and requested DDA to accept the balance premium of the plot and arrange to hand over the possession of the plot in question. The case was examined and a reference was made to the Government of India, Ministry of Urban Development vide letter dated 23.9.1986 wherein it was requested that the matter may be examined by the Ministry and necessary directions for relaxation of Nazul Rules, 1981 may be intimated to D.D.A.

4. However, the Ministry desired that recommendations of the Lt. Governor be sought and communicated to the Ministry. The case was accordingly submitted before L.G. and the L.G. vide his minutes dated 17.5.88 recommended the case to the Ministry of Urban Development for relaxation of Rule 27/29 and 32 under Rules 45(3) (ii) of the DDA (Disposal of Developed Nazul Land) Rules, 1981 for allowing the auction purchaser, i.e., M/s Time Properties & Promoters to deposit the balance 75% premium along with the interest charges.

5. The Ministry of Urban Development vide their letter No. J-13037/41/82-DDA/IA dated 13.2.1989 returned the case mentioning therein that the cases where the delay is more than 180 days, the case may be examined by the DDA on individual merits and in case they are found to deserve relaxation in the period of delay, they may be placed before the Authority and sent to the Government with the approval/recommendations of the Authority. Finance deptt. has also been consulted.

6. Keeping in view the details of the case as mentioned above, the matter is placed before the Authority for consideration and orders for making recommendations to the Ministry regarding relaxation of time for payment of balance premium by charging interest at the rates fixed by the Government.

R E S O L U T I O N

The item was withdrawn. However, the Authority desired that all such cases which are pending with the Lands Department be brought before the Authority after detailed and due examination as to reasons for delay in payment, persons responsible for permitting payments etc. beyond the due date and other relevant factors.

मद तहिया विषय:-आवासीय सम्पत्तियों के संबंध में प्राशुल्क के शेष भुगतान की समय-सीमा में छूट ।
53/98 तहिया स्फ. 36 10/83/एल.एस.बी.आर. 1

सार

दिल्ली विकास प्राधिकरण अधिनियम, 1981 के अनुसार, ऐसे नीलामी भूजा, जिनकी बोली स्वीकार की गई है, को अपनी बोली-राशि के 25% के बराबर राशि जमा करानी होगी और शेष राशि बोली स्वीकार करने के 15 दिनों के अन्दर अथवा सेती अधि, जो उपाध्यक्ष सार्वजनिक सूचना में निर्दिष्ट करें, के अन्दर जमा करानी होगी । तदनुसार आवासीय प्लॉटों के संबंध में शेष 75% राशि का भुगतान करने के लिए निर्धारित समयावधि 60 दिन है ।

2. 1989 तक नमूल नियमों में प्राशुल्क का शेष भुगतान करने के लिए समय-सीमा में छूट देने की कोई व्यवस्था नहीं थी । तदनुसार पहले देय प्राशुल्क को निर्धारित समयावधि के बाद जमा कराये जाने वाले मामले गुण-आधार पर छूट प्रदान करने के लिए भारत सरकार को भेजे गये थे । भारत सरकार, शहरी विकास मंत्रालय के पत्र सं. स्प-11017/91/87/डी.डी.बी.ए. 4 परिरशिष्ट-24 पृष्ठ सं. 24 के दिनांक 31.1.89 के द्वारा जारी निर्देशों के अनुसार उपाध्यक्ष, दिल्ली विकास प्राधिकरण को 30 दिनों तक की देरी के लिए 18% प्रतिवर्ष की दर से ब्याज लेकर और 30 दिनों से अधिक और 180 दिनों तक की देरी के लिए 25% प्रतिवर्ष की दर से ब्याज लेकर सेती देरी में छूट देने की शक्तियों प्रदान की गई हैं ।

3. मै. टाइम प्रापर्टीज सैंड प्रोमोर्ट्स को शेष प्राशुल्क का भुगतान/करने हेतु समय-सीमा में छूट देने के मामले पर विचार करते हुए शहरी विकास मंत्रालय ने दि.वि.प्रा. द्वारा भेपी गई सम्पत्ति जिसमें देरी 180 दिनों से अधिक है, के मामलों में अपने पत्र सं. जे- 13837/41/82-डी.डी.आई.बी./आई.ए. दिनांक 13.2.89 परिरशिष्ट-24 पृ. सं. 25 के द्वारा ये निर्देश दिये कि ऐसे मामलों पर पहले दि.वि.प्रा. में गुण-आधार पर जाय की जाय और यदि सेता पाया जाता है कि मामलों में छूट दी जानी उचित है तो मामले प्राधिकरण के सम्मुख प्रस्तुत किस जाय और प्राधिकरण के अनुमोदन/अनुमति के साथ सरकार को भेजे जाय ।

4. प्राधिकरण ने अपने संकल्प सं. 28 दिनांक 27.2.90 परिरशिष्ट-24 पृष्ठ-26-29 के द्वारा उपर्युक्त मामले पर विचार करते हुए यह निर्णय किया कि भूमि विभाग के पास पड़े लीखत मामलों को इक्छा किया जाय और भली-भांति जांच करने के पश्चात प्राधिकरण के समक्ष प्रस्तुत किया जाय ।

5. इस मामले पर प्राधिकरण की दिनांक 13.12.90 को आयोजित बैठक में भी चर्चा की गई और निम्नलिखित निर्णय लिए गए :-

1. संकल्प पारित किया गया कि नमूल नियमों में संशोधन करने के लिए भारत

सरकार को अनुमति देनी जाए ताकि अक्टूबर, दिल्ली विकास प्राधिकरण 180 दिनों से अधिक और एक वर्ष तक की अवधि के मामलों में 180 दिनों से अधिक देरी के लिए 35% प्रति वर्ष की दर से ब्याज लेकर शेष प्राप्ति के भुगतान के लिए समय-सीमा रखा सके।

2. यह भी संकल्प पारित किया गया था कि नीति के रूप में भुगतान करने में एक वर्ष से अधिक देरी के किसी मामले में छूट नहीं दी जानी चाहिए।

3. यह भी संकल्प पारित किया गया था कि प्लॉट सं. एस-डू-214 पतन पुरा जो कार्य-मद का विषय है, के मामले में उपर्युक्त प्रस्तावित दर से ब्याज का भुगतान करने पर देरी में छूट देने के लिए भारत सरकार द्वारा कार्रवाई की जाए।

6. चार मामले ऐसे हैं, जिनमें खुली नीलामी द्वारा आवासीय सम्पत्ति बेची गयी थी और 75% शेष राशि का भुगतान 180 दिनों से अधिक देरी से किया गया था। इन 4 मामलों में से 2 मामले न्यायालय में विचारधीन हैं और एक मामले में हमने न्यायालय को सूचित किया है कि देरी से किस तरह भुगतान के निम्नन के लिए मामले प्राधिकरण के समक्ष अनुमति हेतु प्रस्तुत किए गए हैं ताकि भुगतान की समय-सीमा में छूट देने के लिए मंजूर्य से अग्रोप किया जा सके। शेष मामलों को नीलामी क्षेत्र द्वारा खतायी गयी व्यावहारिक क्षेत्र कीटनाश्यों जैसे—नीलामी से पूर्व खरीदी गयी भूमि पर अतिक्रमण, विपत्तीय हानियाँ, कमीशन करने वाले जहम, गम्भीर बीमारी तथा अन्य अस्मिन्कार्य परिस्थितियों जैसे दंगा आदि, जिनके कारण आर्बीटीटी पूरा भुगतान समय पर करने में असमर्थ रहा है, के गुण-आधार पर निर्णय किया जाय और देरी में छूट के लिए इनके दृष्टिगत विचार किया जाए।

7. उक्त चार मामलों के गुण-दोषों पर निम्नानुसार चर्चा की गई:-

क. आवासीय प्लॉट

मामला सं. 1

प्लॉट का विवरण	: प्लॉट सं. ई-6 पृथ्वी विहार आवासीय योजना
खुली नीलामी की तिथि	: 19.10.1984
कुल बोली-राशि	: 4,27,000/-
कुल बोली के समय जमा की गई जमाना राशि	: 1,06,750/-
शेष 75% राशि अर्थात् 3,20,250/- के लिए मांग-पत्र जारी करने की तिथि	: 19.12.84
शेष राशि जमा करवाने के लिए दिया गया समय	: 60 दिन अर्थात् 18.2.1985 तक।

जहाँ भुगतान की वास्तविक तिथि

वर्ष-24 के अनुसार राशि का भुगतान माँग-पत्र जारी करने की तिथि के 60 दिनों के अन्दर करना होता है। अधिकतम बोली देने वाले ऐसे व्यक्ति, जो 60 दिनों के अन्दर केवल राशि का भुगतान करने में असमर्थ रहते हैं, की बचाना राशि जब्त कर ली जायगी और उपाध्यक्ष प्लॉट की दुबारा नीलामी करवाने के लिए तत्क्ष होयें। किसी भी स्थिति में 60 दिनों से अधिक अग्रिम के लिए समय बढ़ाने की अनुमति नहीं दी जायगी।

चूँकि बोली देने वाला व्यक्ति 75% प्राबल्य जमा कराने में असमर्थ रहा, इसलिए दिनांक 10.5.85 को बोली रद्द कर दी गई थी। बोली देने बहाल करने के लिए अनुरोध किया। बाण और बहाली प्रचार की गला करने के लिए महमला वित्त विभाग को भेजा गया था। वित्त विभाग ने यह पाया कि बहाली के लिए मामला नमूल नियमों में कर नहीं होता। नीलामी-भेदा इस आधार पर न्यायालय की शरण में गया कि पूरा भुगतान करने के बाद भी कच्चा तौपा नहीं गया। न्यायालय ने यथा-स्थिति बनाये रखने के लिए आदेश दिये हैं। मामला अभी भी न्यायालय में विचाराधीन है।

1. वही व्यक्ति ने 15-11-85 को जोर प्राबल्य जमा करवाया और बोली

मामला संख्या= 2
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1. प्लॉट का विवरण	प्लॉट संख्या सन-डी-8 पीतमपुरा 7 दक्षिणी ब्लॉक सन 1
2. नीलामी की तिथि	4-4-1983
3. बोली-राशि	4,02,000/- रु.
4. बोली के समय जमा की गई क्याना राशि	1,00,500/- रु.
5. 3,01,500/- के लिए मांग-पत्र जारी करने की तिथि	14-6-1983
6. शेष राशि जमा करवाने के लिए दिया गया समय	60 दिन अर्थात् 13-8-1983 तक
7. भुगतान की वास्तविक तिथि	13-2-1986

373.75 वर्ग मीटर आकार का प्लॉट सं. सन डी-8 पीतमपुरा दिनांक 4-4-83 को आयोजित हुई नीलामी में 4,02,000/- रु. की कुल बोली-राशि पर श्रीयंती कुण्ठा कुमारी गुप्ता को जी नीलाम किया गया था। उसी दिन बोली के समय 1,00,500/- रु. की क्याना-राशि जमा करायी गयी थी। नीलामी-क्रेता को दिनांक 14-6-83 को 3,01,511/- रु. 11/- के प्रत्येक पुरस्कार सहित जी शेष 75% प्राथमिक राशि मांग-पत्र जारी करने की तिथि से 60 दिनों के अन्दर जमा करवाने के लिए कहा गया था। क्रेता निर्धारित अवधि के अंदर मांगी गयी राशि जमा करवाने में असमर्थ रही और 15-2-84 को उन्हें अन्तिम "कारण बताओ नोटिस" जारी किया गया था। पूर्व नीलामी-क्रेता शेष 75% प्राथमिक जमा करवाने में असमर्थ रही, इसीलिए आयुक्त (भूमि) ने दिनांक 29-9-84 के आदेश द्वारा बोली रद्द कर दी थी। प्लॉट को बहाल करने के लिए सर्व अनुरोध

प्राप्त हुए थे और अतः दिनांक 20-8-85 को 3,01,000/- रु. की शेष प्राशुल्क राशि, 9,343.75 रुपये के बहाली प्रभार और शेष प्राशुल्क के भुक्तान में देरी के लिए 18% प्रति वर्ष की दर से ब्याज के भुक्तान की शर्त पर उपाध्यक्ष ने बोली को बहाल कर दिया था। तदनुसार 3,10,854.95 रु. के लिए 11-11-85 को मार्ग-पत्र जारी किया गया था, जिसमें स्पष्ट रूप से निर्दिष्ट था कि उक्त पत्र जारी होने की तिथि के 15 दिनों के अन्दर यह राशि जमा करायी जाए। इस मार्ग-पत्र में यह भी शर्त थी कि उन्हें 12-8-83 से भुक्तान करने की वास्तविक तिथि के बीच की अवधि के लिए 3,01,000/- रु. की राशि पर 18% प्रति वर्ष की दर से ब्याज देने होंगी और प्राशुल्क की राशि प्राप्त होने के बाद उन्हें ब्याज की राशि बताया जायेगी।

चालान सं. 88888 दिनांक 13-2-86 के द्वारा शेष प्राशुल्क और 11/- रु. के प्रोसेस शुल्क के रूप में 3,01,000/- रु. की राशि जमा करायी गयी थी। तथापि, नीलामी-क्रेता ने 9,343.75 रु. का बहाली-बुताना और शेष प्राशुल्क राशि के देरी से किए गए भुक्तान पर ब्याज, जो उन्हें सूचित किया जाना था, की राशि जमा नहीं करायी। 14 अप्रैल, 1986 में वित्त विभाग के परामर्श से शेष राशि के भुक्तान में 2 वर्ष और 6 1/2 महीनों की देरी के लिए ब्याज के रूप में 1,37,936.25 रु. और बहाली शुल्क के रूप में 9,343.75 रु. की मांग करने का प्रस्ताव किया गया था। परन्तु बाद में मई, 1987 में वित्त विभाग ने यह राय प्रकट की कि ऐसी मांग करने से पूर्व शहरी विकास मंत्रालय से अनुमति की प्रतीक्षा करनी चाहिए।

उपर्युक्त प्लेट के संबंध में दिनांक 12-9-90 को कच्चा-पत्र इस निदेश के साथ जारी किया गया था कि प्लेट का कच्चा 25-9-90 को प्रातः 11:00 बजे ले लिया जाए। आर्किटेक्चर ने उपराज्यपाल को तौपेंगे गये अपने अभ्यावेदन में यह लिखा है कि अतिक्रमण हटाने के बाद उन्हें दिनांक 8-9-91 को कच्चा तौपा गया था। दिल्ली विकास प्राधिकरण व विकासित नगल भूमि का निम्नानु नित्यम, 1981 में प्राशुल्क

के भुक्तान में छूट की कोई व्यवस्था नहीं है। तथापि, यह मामला पत्र सं. स्फ. 56/2/87-सम्पत्ति दिनांक 4-10-1988 के द्वारा प्रहरी विकास मंत्रालय को भेजा गया था, जिन्होंने दिल्ली विकास प्राधिकरण को पिकेसित नमून भूमि का निष्ठा-नियम, 1981 में संशोधन करने के लिए एक गलत अधिसूचना जारी की। संशोधन के अनुसार नियम-29 में एक व्यवस्था निम्नानुसार जोड़ी गई :-

" व्यवस्था है कि उपर्युक्त सेते मामलों, जिनमें वे संशुद्ध हों कि भुक्तान की अन्तिम तिथि बढ़ाने के लिए पर्याप्त कारण उपलब्ध हैं, में अधिकतम 180 दिनों तक अवधि बढ़ा सकें हैं बशर्ते कि 30 दिनों अथवा कम दिनों की देरी के लिए 182 प्रति वर्ष और 30 दिनों से अधिक अवधि की देरी के लिए 252 प्रति वर्ष की दर से ब्याज प्रयुक्त किया जाए"।

इस मामले में उपराज्यपाल के दिनांक 16-10-1995 (सूचक- 95) पत्रा- के आदेशों के अनुसार पट्टा विलेख निष्ठादित किया जा चुका है। कबो की तिथि 9-8-91 मानी गयी है, जो कि आबिदती ने उपराज्यपाल को दिस अने अभ्यावेदन में स्पष्ट स्वीकार की है।

भुक्तान में देरी की अधिक-2 वर्ष 62 महीने हैं जिसे नियमित किया गया जाना है।

मामला संख्या 3-

क	प्लॉट का विवरण	ती-1/44, प्रकृति विकास आवासीय योजना।
ख	नीतामी की तिथि	20-11-1981
ग	बोली-राशि	1,34,500/- रु.
घ	बोली के समय ब्याज कायी गयी ब्याज राशि	33,625/- रु.
च	1,00,386/- रु. के लिए भूमि-पत्र जारी करने की तिथि	7-1-1982
छ	बैज राशि ब्याज करवाने के लिए दिया गया समय	30 दिन अर्थात् 5-2-82 तक
ज	भुक्तान की वास्तविक तिथि	1) भुक्तान सं. 13366 दि-6-2-82 द्वारा 5000/- रु.

2. चालान सं. 13380 दिनांक 1.4.82 के द्वारा 10,000/-रु
3. चालान सं. 13381 दिनांक 15.4.82 के द्वारा 40,000/-रु
4. चालान सं. 34368 दिनांक 24.12.82 के द्वारा 10,000/-रु
5. चालान सं. 34368 दिनांक 27.9.82 के द्वारा 6500/-रु
6. चालान सं. 34364 दिनांक 27.9.82 के द्वारा 10,000/-रु
7. चालान सं. 8313 दिनांक 3.10.84 के द्वारा 19375/-रु

श्रीमती वीना अग्रवाल ने प्लॉट सं. सी-1/44 प्रशांत विहार 20.11.81 को आयोजित खुली नीलामी में 1,34,500/-रु में खरीदा। उन्होंने बोली-राशि की 25% राशि का बोली के समय भुगतान किया। उपाध्यक्ष द्वारा बोली की पुष्टि के बाद दिल्ली विकास प्राधिकरण में दिनांक 7.1.82 को शेष 75% प्राशुल्क राशि के लिए मांग-पत्र इस स्पष्ट शर्त के साथ जारी किया कि उक्त राशि पत्र के जारी होने की तिथि के 30 दिनों के अंदर जमा कराया जाए। क्रेता ने निर्धारित अवधि के अंदर प्राशुल्क राशि जमा नहीं कराया और दिनांक 23.2.82 को उन्हें एक स्मरण-पत्र जारी किया गया जिसमें उक्त पत्र की प्राप्ति की तिथि से एक सप्ताह के अंदर विलम्बित अवधि के लिए 18% वार्षिक की दर से व्याज सहित 75% प्राशुल्क की राशि जमा कराने को कहा गया था।

क्रेता ने दिनांक 6.2.82 को जमा किये गये 5000/-रु के चालान की तीसरी प्रति 11.2.82 को प्राप्त उनके पत्र द्वारा प्रस्तुत कर दी और शेष प्राशुल्क का भुगतान करने के लिए समय बढ़ाने का अनुरोध किया। क्रेता से दिनांक 20.3.82 के पत्र द्वारा पुनः अनुरोध किया गया था कि वे उक्त पत्र की प्राप्ति के एक सप्ताह के अंदर 18% वार्षिक की दर से व्याज सहित 95,886/-रु के शेष प्राशुल्क का भुगतान कर दें। उन्हें दिनांक 20.5.82 को अंतिम नोटिस भी जारी किया गया था, क्योंकि उन्होंने व्याज सहित मांगी गई राशि जमा नहीं कराया थी। क्रेता ने दिनांक 1.4.82 को 10,000/-रु और दिनांक 15.4.82 को 40,000/-रु के राशि जमा कर दी थी। उनके द्वारा दिनांक 21.8.82 को 10,000/-रु के राशि भी जमा की गई थी और शेष राशि/प्राशुल्क का भुगतान करने के लिए एक माह के समय हेतु अनुरोध किया गया था। तत्कालीन आयुक्त भूमि के दिनांक 26.8.82 के आदेश द्वारा इस मामले पर आगे कार्यवाही की गई और दिनांक 21.9.82 के पत्र द्वारा क्रेता को सूचना दे दी गई। क्रेता ने स्वयं 6,500/-रु और 10,000/-रु के अतिरिक्त राशि क्रमाः दिनांक 22.12.82 और 27.9.82 को जमा कराया और अपने पक्ष में प्लॉट की बहाली हेतु अनुरोध किया। क्रेता ने दिनांक 3.10.1984 को 19,375/-रु के भुगतान किया और संबंधित प्लॉट की बहाली हेतु पुनः अनुरोध किया।

इस मामले पर बहाली के लिए कार्यवाही की गई और तत्कालीन उपाध्यक्ष ने दिनांक 11.10.84 के अपने आदेश द्वारा आदेश दिया कि आर्बटन को जमनि/व्याज आदि की विधिवत् प्रकृति करने के बाद लागू प्रक्रिया के अनुसार ही बहाल किया जाना चाहिए। तदनुसार, वित्त विभाग के परामर्श के अनुसार दिनांक 15.3.85 के पत्र द्वारा क्रेता से व्याज और बहाली प्रभारों के रूप में 19933.50 रुपये की राशि की मांग की गई थी। उक्त राशि का भुगतान इस पत्र के जारी किये जाने के 10 दिन के अंदर किया जाना था। क्रेता ने उक्त राशि 12.6.85 को जमा करा दी थी। प्लॉट सं. सी-1/44 प्रशांत विहार का कब्जा नीलामी क्रेता को दिनांक 17.3.86 को सौंप दिया गया था। स्टाम्प लगवाने

के उद्देश्य हेतु शासक पट्टा विलेख के लागू जारी करने के बाद वसूलियों को सत्यापित करने के लिए मामले को दोबारा वित्त विभाग में भेज दिया गया था। वित्त विभाग ने राय व्यक्त की कि इस मामले में कार्योत्तर सरकार का अनुमोदन प्राप्त किया जाए क्योंकि भुगतान करने में कुल 2 वर्ष और 8 महीने की देरी हुई और नूतन नियमों में उक्त अवधि तक समय बढ़ाने की व्यवस्था नहीं है।

चूंकि ऐसे मामलों में उपाध्यक्ष, टि. वि. प्र. को 180 दिन तक की देरी को धमा करने की शक्ति प्राप्त है, इसलिए इस मामले में भारत सरकार, शहरी विकास मंत्रालय के अनुमोदन की आवश्यकता है, क्योंकि विशेष मामले के रूप में यह मामला विमान नियमों के बाहर है।

मामला नं. 4

क.	प्लॉट का विवरण	प्लॉट नं. बी. एच-31, शालीमार बाग, पश्चिमी।
ख.	नीलामी की तिथि	23.1.1986
ग.	बोली की राशि	68,200/- रुपये
घ.	बोली पूरी होने पर जमा की गई ब्याने की राशि	17,050/- रुपये
ङ.	मांग-पत्र जारी करने की तिथि	8.4.1986
च.	शेष राशि जमा करने के लिए दिया गया समय	60 दिन अर्थात् 7.6.86 तक

श्री के. के. चर्मा ने 36 वर्ग मी. का प्लॉट सं. बी. एच-31, शालीमार बाग दिनांक 23.1.86 को हुई कुली नीलामी में 68,200/- की राशि में खरीदा था। नीलामी क्रेता द्वारा बोली पूरी होने पर बोली गई राशि के 25% के बराबर बचाना राशि अर्थात् 17050/- रुपये जमा कर दी थी। उपाध्यक्ष, टि. वि. प्र. द्वारा बोली स्वीकार करने के बाद शेष 75% राशि के लिए मांग-पत्र दिनांक 8.4.86 को जारी कर दिया गया था। उक्त मांग-पत्र की निबन्धनों एवं शर्तों के अनुसार मांगी गई राशि इस मांग-पत्र के जारी होने की तिथि से 60 दिन के अन्दर जमा करायी जानी थी। नीलामी, क्रेता बोली की शेष 75% राशि जमा कराने में असफल रहा, बल्कि उसने दिनांक 11.6.86 के अपने आवेदन-पत्र द्वारा मांग पत्र जारी करने का अनुरोध किया और कहा कि उसे मांग-पत्र प्राप्त नहीं हुआ था इसलिए वह भुगतान नहीं कर सका था। तथापि दिनांक 20.4.87 को बोली रद्द कर दी गई थी और आयुक्त, भूमि के आदेशों द्वारा बचाना राशि जमा कर ली गई थी। मांग-पत्र जारी करने के लिए बोली दाता के अभ्यावेदन की जाँच की गई और तत्कालीन उपाध्यक्ष, टि. वि. प्र. द्वारा दिनांक 12.2.88 को अस्वीकार कर दिया गया।

दिनांक 19-8-91 को
उक्त मामले पर विचार
किया/उक्त कमेटी ने

बोली के रद्दकरण/स्वीकार न किये जाने से दुःखी होकर नीलामी क्रेता ने माननीय उच्च न्यायालय में रिट-वाचिका दायर कर दी थी, जो अभी तक लम्बित है। वाचिका कर्ता ने न्यायालय से बाहर समझौते के लिये भी आवेदन किया था। इस प्रकार न्यायालय से बाहर समझौते के लिए बनी "कमेटी" ने निर्णय किया कि बहाली प्रशारों और 18% वार्षिक दरों का भुगतान करने की शर्त पर बोली को बहाल कर दिया जाना चाहिए। "कमेटी" के उक्त निर्णय को तत्कालीन उपाध्यक्ष, दि. वि. प्रा. द्वारा दिनांक 16.9.91 को अनुमोदित कर दिया गया था। तथापि, वित्त विभाग ने टिप्पणी की है कि इस मामले में देरी 180 दिन से अधिक की है और उपाध्यक्ष, दि. वि. प्रा. की सक्षमता से बाहर है। अतः यह इच्छा की गई थी कि बोली के बहालीकरण के संबंध में मामले को भारत सरकार, शहरी विकास एवं रोजगार मंत्रालय को उसके अनुमोदन के लिए भेज दिया जाए।

भुगतान में देरी की अवधि 180 दिन से अधिक है, जो मंत्रालय से नियमित की जानी है।

8. इस मामले पर प्राधिकरण की दिनांक 10.11.1997 को हुई बैठक में मद सं. 139/97 द्वारा विचार-विमर्श किया गया और विस्तृत विचार-विमर्श के बाद यह निर्णय किया गया कि वित्त सदस्य, दि. वि. प्रा. मामले पर नियंत्रक एवं महालेखा परीक्षक के कार्यालय से विचार-विमर्श करें और मुख्य विधि सलाहकार भी कानूनी दृष्टि से इस मामले की जाँच करें।

9. प्राधिकरण के उक्त निर्णय के अनुसरण में मामला वित्त सदस्य को भेज दिया गया था, जिन्होंने दिनांक 13.01.1998 के अपने कार्यवृत्त द्वारा निम्नलिखित टिप्पणी की है:-
"मैंने इस मुद्दे पर नियंत्रक एवं महालेखा परीक्षक कार्यालय में अपने सहकर्मियों के साथ विचार-विमर्श किया, जो हमारी रिपोर्टों को अंतिम रूप देने के लिए उत्तरदायी हैं। इस मुद्दे पर उनकी राय है कि हम इन मामलों की जाँच इस विषय पर विद्यमान आदेशों एवं अनुदेशों और मंत्रालय या किसी अन्य सम्बद्ध प्राधिकरण से प्राप्त निर्देशों, यदि कोई हों, के आधार पर कर सकते हैं। इस संबंध में मैं समझता हूँ कि हम सम्बन्धित प्राधिकरण की व्याख्या दिल्ली विकास प्राधिकरण के रूप में कर सकते हैं।"

10. मुख्य विधि सलाहकार ने भी इस मामले की जाँच की और टिप्पणी की कि चूंकि भुगतान करने में 180 से अधिक दिन की देरी हुई है, इसलिए ऐसी देरी को नियमित करने के लिए सक्षम प्राधिकारी सरकार है। अतः मामले को मंत्रालय को भेज दिया जाए।

11. इसी बीच प्लॉट सं. ई-24 प्रशांत विहार के मामले में, जिसमें रेल प्राशुल्क के भुगतान में लगभग 9 महीने की देरी हुई है, माननीय उप राज्यपाल ने निर्देश दिया है कि मामले को विचार-विमर्श हेतु प्राधिकरण के समक्ष प्रस्तुत किया जाए। उक्त मामले के तथ्य निम्नानुसार हैं:-

क.	प्लॉट का विवरण	ई-24, प्रशांत विहार आवासीय स्कीम, जो 121.67 वर्ग मीटर का है।
ख.	नीलामी की तिथि	19.11.1996
ग.	बोली की राशि	28,51,000/- रुपये

क.	बोली पूरी होने पर जमा की गई ब्याना राशि	7, 12, 750/- रुपये
ख.	मार्ग-यत्र जारी करने की तिथि	21.11.1996
घ.	रेल राशि जमा कराने के लिए दिया गया समय	60 दिन अर्थात् 20.1.1997 तक
च.	अधिकतम बोली देने वाले बोली-दाता का नाम	श्री अनूप सिंह सोलंकी और श्री कां सिंह

बोली की पुष्टि के बाद प्राशुल्क की रकम 75% राशि के लिए मार्ग और आर्बटन-यत्र दिनांक 21.11.1996 को जारी किया गया था, जिसके अनुसार भुगतान की अन्तिम तिथि 20.01.1997 थी। नीलामी क्रेता के अनुरोध पर रेल प्राशुल्क के भुगतान करने के लिए समयवधि दिनांक 20.06.1997 तक बढ़ाई गयी थी। तथापि नीलामी क्रेता ने अंशिक भुगतान किया और जिसके परिणामस्वरूप उपर्युक्त दि. धिया ने दिनांक 13.09.1997 को प्लॉट की बोली रद्द कर दी थी। बाद में, नीलामी-क्रेता ने दिनांक 10.11.1997 के पत्र-द्वारा सूचित किया कि वित्तीय बाधा के कारण से मार्गी गयी राशि बढ़ायी गयी अवधि के अन्दर जमा नहीं करवा सके, परन्तु अब उन्होंने 5,000/- रुपये की अतिरिक्त राशि के साथ मार्गी गयी राशि जमा करवा दी है। नीलामी-क्रेता द्वारा बहाली के लिए किया गया अनुरोध पुनः अस्वीकार कर दिया गया। नीलामी-क्रेता ने अपने माता-पिता की बीमारी, जो अलग-अलग बीमारी से पीड़ित थे और निरंतर ईलाज करवा रहे थे, के आधार पर भुगतान में छूट की अवधि माफ करने के लिए उपराज्यपाल, दिल्ली को अभ्यावेदन दिया। उपराज्यपाल ने अपने दिनांक 17.1.1998 के कार्यवृत्त के द्वारा निम्नानुसार आदेश दिए हैं:-

"हमें इस छूट को नियमित करना चाहिए और इस के लिए मंत्रालय से सम्यक् करना चाहिए"।

इस मामले में भुगतान की तिथि 20.01.1997 थी, जबकि पूरा भुगतान 21.10.1997 को किया गया। इस प्रकार छूट की अवधि लगभग नौ महीने है।

12. उपर्युक्त पांच मामलों के पृथक तथ्य लेख में निम्नानुसार हैं:-
मामला सं. 1 प्लॉट सं. ई-6, प्रशांत विहार

भुगतान में छूट की कुल अवधि एक वर्ष, नौ महीने और छह दिन है। इस मामले पर दिनांक 15.11.1991 को न्यायालय से इतर समझौता कमेटी ने विचार किया, जिसने ब्याज और बहाली प्रभार के भुगतान पर प्लॉट को बहाल करने की अनुमति दी है ब्याज एवं बहाली करण प्रभारों सहित पूरे प्राशुल्क का भुगतान कर दिया गया है। माननीय उच्च न्यायालय द्वारा यथा स्थिति का आदेश दिया, इसलिए मामला अभी तक न्यायाधीन है।

मामला सं. 2 प्लॉट सं. सन. डी- 8 पीतम पुरा

भुगतान करने में छूट की कुल अवधि दो वर्ष, पाँच महीने और 13 दिन है। ब्याज और बहाली करण प्रभारों सहित भुगतान की राशि पहले ही अदा की जा चुकी है। प्लॉट का कब्जा नीलामी क्रेता को पहले ही सौंपा जा चुका है और पट्टा क्लिब निष्पादित किया जा चुका है। इस मामले में मंत्रालय का कार्यापरता अनुमोदन अपेक्षित है।

मामला सं. 3 प्लॉट सं. सी-1/44 प्रशांत विहार

भुगतान करने में देरी की कुल अवधि तीन वर्ष, चार महीने और सात दिन है।
ब्याज और बहाली करण प्रभारों सहित प्लॉट का पूरा प्राशुल्क जमा करा दिया गया है। बहाली करण के बाद प्लॉट का कब्जा दिनांक 17.3.1986 को सौंप दिया गया था, लेकिन प्लॉट का पट्टा विलेख अभी निष्पादित किया जाना है।
मामला सं. 4 प्लॉट सं. बी.एच-3। शालीमार बाग

इस मामले में भुगतान करने की देय तिथि 7.6.1986 थी। नीलामी क्रेता ने शेष प्राशुल्क का भुगतान अभी तक नहीं किया है और इसके बजाय बोली के रद्दकरण के विरुद्ध दिल्ली उच्च न्यायालय से इस तर्क पर स्थगन आदेश प्राप्त कर लिया है कि मांग-पत्र उन्हें भेजा नहीं गया था। यह मामला न्यायालय से बाहर समझौते की "समिति" के समक्ष दिनांक 19.8.1991 को उसकी बैठक में प्रस्तुत किया गया था, जिसने 18% वार्षिक की दर से ब्याज सहित प्राशुल्क का भुगतान करने की शर्त पर बोली को बहाल कर देने की सिफारिश की। चूंकि चुक की अवधि 180 दिन से अधिक थी, इसलिए वित्त विभाग/सिफारिश की कि बहालीकरण की अनुमति देने से पहले मामले को मंत्रालय में भेज दिया जाए। उपाध्यक्ष, दि. वि. प्रा. ने दिनांक 28.6.1997 के अपने कार्यवृत्त द्वारा यह इच्छा व्यक्त की कि मामले को प्राधिकरण के समक्ष प्रस्तुत किया जाए। तदनुसार, सामान्य ब्याज का भुगतान करने पर बोली के बहालीकरण के लिए मामले को मंत्रालय में भेजने हेतु यह मामला प्राधिकरण के समक्ष प्रस्तुत किया गया, जिससे कि न्यायालय में लम्बित मामले को हल किया जा सके।

मामला सं. 5 प्लॉट सं. ई-24, प्रशांत विहार

भुगतान करने में चुक की कुल अवधि लगभग नौ महीने है। नीलामी क्रेता अपने माता-पिता की बीमारी के कारण भुगतान समय पर नहीं कर सका। तथापि, ब्याज और बहालीकरण प्रभारों सहित पूरे प्राशुल्क का भुगतान पहले ही किया जा चुका है।

अर स्पष्ट की गई स्थिति को ध्यान में रखते हुए मामला विचार-विमर्श हेतु और इन पाँच मामलों में 180 दिन के बाद समय बढ़ाने की कूट देने के लिए भारत सरकार, शहरी कार्य एवं रोजगार मंत्रालय को भेज जाने हेतु प्राधिकरण के समक्ष प्रस्तुत है।

संकल्प

ITEM NO.
54/98

Subject: Allotment of Staff Quarters in
Delhi Development Authority

No.F.6(36)93/80

P R E C I S

The procedure for allotment of staff quarters for DDA employees was governed by regulations/resolutions adopted by the Authority. According to Resolution No.4, VC, DDA is empowered to approve such allotments in order to streamline the allotment of staff quarters, the then V.C constituted an Allotment Committee on 1st June, 1978. The allotment of staff quarters was accordingly made by the Allotment Committee. Thereafter, another Staff Quarter Committee chaired by Principal Commissioner was constituted by the then V.C. on 12.6.92. In the meeting held on 7.9.93, the Staff Quarter Allotment Committee approved the guidelines for allotment of staff quarters on out of turn basis which are as under;

- | | |
|--|-----------|
| 1. Physicall handicapped & Medical cases combined together (all types) | 10% |
| 2. Ladies quota
Priority to be given to widows, single lady & divorcee. | 5% |
| 3. S.C./S.T. Type I & II
Type III & above | 10%
5% |

In case of physically handicapped, the percentage of disability was decided to be more than 40%. In addition, the legal heir of the deceased employee being allottee of the staff quarter can be considered for allotment of the same staff quarter on out of turn basis if the employee is eligible for the type in which the deceased/retired employee was residing. The staff working with H.O.Ds is to be considered on the basis of functional grounds for out of turn allotment. In the past, allotment has been made from 30% to 35% as per guidelines adopted in September, 93 on out of turn basis.

2. On 16.10.95, the Authority resolved that the rules of Directorate of Estates will be adopted mutatis-mutandis.

The Staff Quarter Allotment Committee meeting was held on 18.2.98 and 3.3.98 under the chairmanship of Principal Commissioner. During the deliberations, it was felt by the Committee that 5% out of turn allotments which include all categories such as medical, functional security etc. is too small and this number in a particular year may be so small that the extremely compassionate cases would continue to be left out.

3. The Committee therefore, felt that this quota should be increased to 15%. Therefore, the following proposal is submitted for favour of approval of the Authority:

Categories of reservation	%age fixed in Dte. of Estates	%age fixed in DDA uptill Sept, 95	Proposed amendment
Compassionate/functional, security and medical	5%	10%	15%

Minutes of the meeting of Staff Quarter Allotment Committee held on 18.2.98 and 3.3.98 are placed at Appendix-A Page (102-110).

4. DDA has been having its own Regulations on the subject, different from the Directorate of Estates since its inception, it is now proposed to provide extra percentage of out of turn allotments in Medical/Compassionate/functional category as indicated in para 3 above.

5. Proposals in para 3 and 4 are submitted for approval of the Authority.

RESOLUTION

This item was withdrawn from the agenda.

सं. 54/98 वि.सं.-दिल्ली विकास प्राधिकरण में स्टाफ क्वार्टरों का आवंटन ।
तथ्या. सं. 6/36/93/सु.सु.

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तार

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दिल्ली विकास प्राधिकरण के कर्मचारियों हेतु स्टाफ क्वार्टरों के आवंटन के लिए प्राधिकरण द्वारा ग्रहण किये गए नियमों/संकेतों द्वारा संचालित की जाती थी । संकेत सं. 4 के अनुसार इन आवंटनों के अनुमोदन का अधिकार उपाध्यक्ष, दिल्ली विकास प्राधिकरण को है । स्टाफ क्वार्टरों के आवंटन को सरल और कारगर बनाने के उद्देश्य से उस समय के उपाध्यक्ष ने । जून 1978 को एक आवंटन समिति गठित की । तदनुसार स्टाफ क्वार्टरों का आवंटन समिति द्वारा किया जाता है । उसके बाद प्रधान आयुक्त की अध्यक्षता में एक अन्य स्टाफ क्वार्टर समिति उस समय के उपाध्यक्ष द्वारा दिनांक 12-6-92 को गठित की गई । 7-9-93 को हुई बैठक में स्टाफ क्वार्टर आवंटन समिति ने बिनाबारी स्टाफ क्वार्टरों के आवंटन हेतु दिशा निर्देशों को अनुमोदित किया जो कि निम्नानुसार है:-

1. शारीरिक रूप से विकलांग एवं
चिकित्सा मामले जो कि मिश्रित हैं। सभी
प्रकार के । 10%
2. महिला आरक्षण विधियों, अकेली महिला एवं
तलाक़्का को प्राथमिकता । 5%
3. अनुपित जाति/अनुपित जन जाति श्रेणी-1 एवं 2 10%
श्रेणी 3 एवं ऊपर 5%

शारीरिक रूप से विकलांग के मामले में अलग होने की प्रतिशतता 40% से अधिक होने का निर्णय लिया गया । इसके अलावा स्टाफ क्वार्टर का आवंटन होने के कारण कर्मचारी के कानूनी दायित्व को बिना बारी के इस स्टाफ क्वार्टर के आवंटन पर विचार किया जा सकता है, यदि कर्मचारी उस श्रेणी का प्राप्त हो, जिसमें मृत/तेवान्ध्र कर्मचारी रह रहा था । विभागाध्यक्षों के साथ कार्य करने वाले कर्मचारी के लिए बिना बारी के आवंटन हेतु कार्य के आधार पर विचार किया जाना है । गत समय में सितम्बर, 93 में ग्रहण किये गए दिशा निर्देशों के अनुसार 30% से 35% तक आवंटन बिना बारी के आधार पर किये गए हैं ।

प्रसं. 2/9

2. 16.10.95 को प्राधिकरण ने संकल्प पारित किया कि सम्पदा निदेशालय के निम्न आवश्यक परिवर्तनों सहित गृहण किये जायेंगे।

प्रधान आशुपत की अध्यक्षता में दिनांक 18.2.98 और 3.3.98 को स्टाफ क्वार्टर आर्बटन समिति की बैठक आयोजित की गई। विचार विमर्श के दौरान समिति ने महसूस किया कि 5% बिना बारी आर्बटन जिसमें सभी श्रेणियाँ आती हैं, जैसे कि चिकित्सा, कार्यरत सुरक्षा आदि बहुत कम हैं और किसी विशेष वर्ग में यह संख्या इसनी कम पड़ सकती है कि अति अनुकम्पा के मामले छूट जाते रहेंगे।

3. अतः समिति ने महसूस किया कि इस कोटे को बढ़ा कर 15% किया जाना चाहिए अतः निम्नलिखित पुस्ताव प्राधिकरण के अनुमोदनार्थ प्रस्तुत हैं :

आरक्षण की श्रेणियाँ	सम्पदा निदेशालय में निर्धारित प्रति-शतता	सितम्बर, 95 तक दिव्यि.प्रा. निर्धारित प्रतिशतता	पुस्तावित संशोधन
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अनुकम्पा/कार्य सुरक्षा और चिकित्सा	5%	10%	15%
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दिनांक 18.2.98 और 3.3.98 को आयोजित स्टाफ क्वार्टर आर्बटन समिति की बैठक का कार्यवृत्त परिशिष्ट-क ¹⁰²⁻¹¹⁰ में दृष्ट-~~क~~ है।

4. इस विषय पर दि.वि.प्रा. के अने विनिर्णय हैं, जो कि प्रारम्भ से ही सम्पदा निदेशालय से भिन्न हैं। अतः अब चिकित्सा/अनुकम्पा/ कार्य श्रेणी के अंतर्गत किए जाने वाले बिना बारी आर्बटन को अतिरिक्त प्रतिशतता प्रदान करने का पुस्ताव है जैसा कि उपर्युक्त पैरा-3 में उल्लिखित है।

5. पैरा 3 और 4 के पुस्ताव प्राधिकरण के अनुमोदनार्थ प्रस्तुत हैं।

संकल्प

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APPENDIX-A TO ITEM NO. 54/98

Minutes of the Staff Qtr. Allotment Committee meeting held on 18.2.98 and 3.3.98 at 4.00 P.M. The following officers were present:

- | | | |
|----|--------------------------------------|----------|
| 1. | Shri A. Ramaswamy, Pz. Commissioner, | Chairman |
| 2. | Shri V.M. Bansal, Commr.-cum-Secy. | Member |
| 3. | Shri Arvind Kumar, Commr. (F) | Member |
| 4. | Sh. V.K. Singhal, Director (N) | Member |
| 5. | Sh. Amar Chatterjee, Dy. Dir. (SQ) | Convener |

The Committee started its deliberations by discussing about the reservation under different categories. Strictly following the Govt. of India rules, the reservations are as such:-

- | | | |
|----|--------------------------------|---|
| a) | SC/ST | |
| | Category I & II | 10% |
| | Category III & above | 5% |
| b) | Functional, security & Medical | 5% |
| c) | Ladies Quota | Specific flats are reserved under this category |

Since Sept., 1995, the DDA has decided to adopt the Govt. of India policy in totality for the allotment of staff quarters; it was felt that 5% OTA which is required to contain all categories such as medical, functional security etc. is too little and this number in a particular year may be so small that the extremely necessary cases would continue to be left out. The Committee, therefore, felt that this quota should be increased to 15%. Since this requires approval/information of the Authority, the allotments were decided to be made to the extent of 5% right now. The rest 10% flats were decided to be kept separate for allotment under the OTA category after the approval of this policy by competent authority.

2. In Govt of India (Directorate of Estates), the specific number of houses are earmarked for women employees. Since this is not possible in DDA, the Committee decided to earmark 5% of the staff quarters in all categories as ladies quota.

After the detailed guidelines having been circulated by Govt. of India in pursuance of the Supreme Court judgement, it was decided that allotment on this basis of seniority shall

be made by the office of Commr.-cum-Secy. on quarterly basis as per procedure and a list of the allottees shall be submitted in the OTA Allotment Committee for information. It was further decided that only OTA cases will be decided by the Staff Quarter Allotment Committee now onwards. When the Committee took up the matter of Sultanpuri Staff Quarters, the Committee was informed about the decision taken earlier to surrender the said staff quarters to the Housing Deptt of DDA since no toilets or other basic infra-structures were available to these staff quarters. Since all the allottees of Sultanpuri staff quarters have got their allotments cancelled, who-so-ever have applied afresh are included in the seniority list for the year 1997-98.

4. The Committee also felt that staff members who are themselves suffering with medical problems should be given priority over the members whose relations are suffering. The physically handicapped staff members with 50% and more disability will only be considered. The left out applicants will also be included in the list and will be put up again in the list indicating the number of times, the applicant has been considered so that whenever a flat can be allotted on the basis of disease of the relative, the allotment could be made to the persons considered previously for maximum No. of times. Such applicants shall continue to figure in the general seniority list as well.

5. The Committee decided that after the completion of the Staff Qtr Allotment Committees deliberations, the allotment orders must be issued by the evening of the date of the meeting. The earlier practice was allotment orders were issued after the approval of the VC, DDA. The present arrangement conceived by the Committee is to facilitate quick disposal of the vacant staff qtrs.

6. The Committee again decided that the staff quarter allotment list must be published and displayed on the notice Board, to be placed before the staff quarter allotment Branch.

7. The Committee decided that a detailed field survey is to be conducted by the Staff Quarter Branch to ascertain the position of the staff qtrs. in occupation of the retired employees of DDA and to be placed before the Staff Qtr. Allotment Committee.

TYPE-I

- 104 -

S.No.	Name of the Officer/ Official & Designation	Recommendation of the Committee
	S/Sh,	

CHANGE

- | | |
|------------------------|--|
| 1. Mahavir Singh, S.K. | From 56, Sec.16, Rohini to
C-1/22-A, Lawrance Road. |
| 2. Kishan, Beldar | From 14, Sec.16, Rohini to
C-1/29-A, Lawrance Road. |
| 3. Jagdish, S.K. | From 87, Sec.16, Rohini to
C-1/33-A, Lawrance Road |

FRESH ALLOTMENT

- | | | |
|-------------------------------|-------------------------|-------------------|
| 1. Madan Singh Negi, Bd. | A-5/33-A, Paschim Vihar | Self Hand-icapped |
| 2. Jaswant Singh S/G. | 67-A, Ashok Vihar | -do- |
| 3. Smt. Rekha Majhta, Bd. | 38, Sec.16, Rohini | Ladies Qto. |
| 4. Smt. Attar Kati, Coelie | 87, Sec.16, Rohini | -do- |
| 5. Smt. Nareini Devi, Coelie | 71, Sec.16, Rohini | -do- |
| 6. Ram Farsad, Beldar | 7, Sec. 16, Rohini | S.C. Queta |
| 7. M.Kashi Rajan, Beldar | 14, Sec.16, Rohini | -do- |
| 8. Kishan Chand, Beldar | 22, Sec.16, Rohini | -do- |
| 9. Ravi Kumar, S/G. | 50, Sec.16, Rohini | -do- |
| 10. Sri Chand, S/K. | 56, Sec.16, Rohini | -do- |
| 11. Balbir Singh, Chewkidar | 70, Sec.16, Rohini | S.T. Queta |
| 12. Sunder Lal, Beldar | 104, Sec.16, Rohini | General Seniority |
| 13. Om Parkash, S/K. | 108, Sec.16, Rohini | -do- |
| 14. Dharam Pal, S/K. | 110, Sec.16, Rohini | -do- |
| 15. Ajay Kumar, Khallasi | 118, Sec.16, Rohini | -do- |
| 16. Smt. Veena, Peen | 119, Sec.16, Rohini | -do- |
| 17. Yash Pal, Peen | 136, Sec.16, Rohini | -do- |
| 18. Sarwan Kumar, Peen | 137, Sec.16, Rohini | -do- |
| 19. Ram Karan, Peen | 138, Sec.16, Rohini | -do- |
| 20. Ramesh Kumar Gupta | 140, Sec.16, Rohini | -do- |
| 21. Rattan Singh, Peen | 142, Sec.16, Rohini | -do- |
| 22. Parmod Kumar Sharma, S/G. | 198, Raghbir Nagar | -do- |
| 23. Laj Pat, S/G. | 203, Raghbir Nagar | -do- |
| 24. Bahadur Singh S/G. | 204, Raghbir Nagar | -do- |
| 25. Seban Singh, S/G. | 205, Raghbir Nagar | -do- |
| 26. Dinesh Kumar, S/G. | 208, Raghbir Nagar | -do- |
| 27. Neem Bahadur, S/G. | 213, Raghbir Nagar | -do- |
| 28. Jegender Singh, S/G. | 221, Raghbir Nagar | -do- |
| 29. Kedar Singh, Peen | 223, Raghbir Nagar | -do- |

30.	Kirti Singh Bhandari Peen	3 Chirag Enclave	General Seniority
31.	Ashok Kumar Nayyar Peen	226, Raghubir Nagar	-do-
32.	Partap Singh, Peen	229, Raghubir Nagar	-do-
33.	Dev Raj Sharma, Bd.	231, Raghubir Nagar	-do-
34.	Sunder Lal, Bd.	234, Raghubir Nagar	-do-
35.	Jai Ram S/G.	240, Raghubir Nagar	-do-
36.	Upendar Kumar, Bd.	C-1/39-A, Lawrance Road	-do-
37.	Puran Singh, Bd.	C-1/45, Lawrance Road	-do-
38.	Sushil Kumar, Bd.	C-1/46-B, Lawrance Road	-do-
39.	Raghubir Singh, Peen	C-1/94-B, Lawrance Road	-do-
40.	Surinder Singh, Bd.	A-5/34-C, Paschim Vihar	-do-
41.	Ramender Kumar, Mali	A-5/36-B, Paschim Vihar	-do-
42.	Jai Parkash, Cjewkidar	A-5/37-B, Paschim Vihar	-do-
43.	Aiven Maisy, Khallasi	A-5/41-C, Paschim Vihar	-do-
44.	Shyam Nand Mishra, S/G	A-5/44-B, Paschim Vihar	-do-
45.	Brahmjeet Singh, S/G	M-8/B-3, Dilshad Garden	-do-
46.	Puskar Singh, S/G	M-20/A-7, Dilshad Garden	-do-
47.	Prem Singh, Bd.	M-28/A-4, Dilshad Garden	-do-
48.	Ramesh Chand, S/G.	M-33/A-4, Dilshad Garden	-do-
49.	Vijesnder Singh, S/G.	HP/4-C, Pitam Pura	-do-
50.	Shyam Sunderm S/G.	HP/7-B, Pitam Pura	-do-
51.	Kewal Singh Khati, Bd.	HP/8-C, Pitam Pura	-do-
52.	Virender Manjhi, Bd.	64-D, Ashok Vihar	-do-

TYPE-II

CHANGE

1.	Nageshwar Dayal, UDC	From C4H/143, Janak Puri to C4H/151, Janak Puri
2.	Smt. Vinod Chandna Asstt. Arch.	From A-22/T-2, Dilshad Garden to A-22/G-2, Dilshad Garden
3.	K. Annugam, SCD	From A-25/T-2, Dilshad Garden to A-26/G-2, Dilshad Garden
4.	Harish Chander, D/Man	From E-98-C, Dilshad Garden to A-22/T-2, Dilshad Garden.
5.	Devender Kumar, LDC	From C-10, Nand Nagri to C-21, Nand Nagri
6.	Vinid Kumar Bada, LDC	From C-8, Nand Nagri to A-25/T-2, Dilshad Garden
7.	B.M. Singh, LDC	From C-51, Rajinder Nagar to C-71, Rajinder Nagar
8.	Tahir Ali, JE	From 9012, Vasant Kunj to 9025, Vasant Kunj.
9.	K.S. Bisht, LDC	From 9019, Vasant Kunj to 9054, Vasant Kunj.

10. V.K. Srivastava, UDC from C-23, Nand Nagar to G-9, Nand Nagar
11. G.P.S. Chouhan, Asstt. from 21, Sec-11, Rohini to C-72 Rajinder Ngr.
12. Hari Shankar, UDC from 22, Sec-11, Rohini to C-4-H/143, Janakpuri
13. Bahadur Singh, Lift Operator from 25, Sec-11, Rohini to 2-S/9, Dilshad Garden
14. Smt. Poonam Chawla, LDC from 40 Sec-11 Rohini to C-4/H/115, Janakpuri

ALLOTMENT

1. Shiv Kumar Dastary C-8, Nand Nagar
2. Mangat Ram LDC C-10 Nand Nagar
3. Smt. Seema Devi, S.K. 14-B, Ram Pura
4. Dalbir Singh S/Guard 25 sec-11, Rohini
5. Mahinder Singh Peon 9012 Vasant Kunj On VPA, being hand capped
6. Raghunir Singh, Asstt. 29, Sect-11 Rohini
7. Radhey Syam, Pitter 26, Sec-11 Rohini 5G quota
8. Smt. Tara Dahi, S.K. 40 Sec-11, Rohini -do-
9. Mahesh Pal, S.K. 1, Sec-11, Rohini -do-
10. Smt. Seema Saluja, LDC C-75, Rajinder Ngr. Ladies quota
11. Smt. Santosh Kumari Dewan C-51, Rajinder Ngr. -do-
12. E.M. Bahadur, ASO 2, Sec-11, Rohini General seniority
13. Nawal Singh, Asst. Super 3, Sect-11, Rohini
14. Mahinder Singh Sharma, Asstt. Supervisor 5, Sec-11, Rohini -do-
15. Suresh Kumar Sharan, Asstt. Supervisor 10 Sec-11, Rohini -do-
16. Surya Vansh Shah Chow. 20 Sec-11 Rohini -do-
17. Alsha, Baidar 22, Sec-11 Rohini -do-
18. Pataq Lal Ahmad, Asstt. Supervisor 23, Sec-11 Rohini -do-
19. Ram Lal Bhadani, Mite 24, Sec-11 Rohini -do-
20. K.A. Dhamar, Asstt. Super 25, Sec-11, Rohini -do-

Contd. /-

21. Ram Lal Khanna, Wireman	31. Sec-11 Rohini	61, Jr.
22. Lal Bhadur, R.R. Driver	37, Sec-11 Rohini	-de-
23. Prem Singh, S/Guard	39, Sec. 11 Rohini	-de-
24. Smt. Chaderwati, S.K.	42, Sec-11 Rohini	-de-
25. Smt. Krishna Devi, S.K.	50 Sec-11 Rohini	-de-
26. Rama Shiesh Singh, P.O.	5, Nand Nagri	-de-
27. Sunder Dass, A.C. Operator	7, Nand Nagri	-de-
28. Ramesh Kumar, P.O.	14, Nand Nagri	-de-
29. Ishwer Dayal Sharma, P.O.	16, Nand Nagri	-de-
30. Ram Parsad, S/Guard	20, Nand Nagri	-de-
31. Leel Jung, S/Guard	C-4-M/154, Janakpuri	-de-
32. Narender Mishra, UDC	9019, Vasant Kunj	-de-
33. Deep Narain Singh S/Guard	9051, Vasant Kunj	-de-
34. Thakur Pd. Pandey, UDC	9057, Vasant Kunj	-de-
35. Ram Karan Tanwar, UDC	9032 Vasant Kunj	-de-
36. Hira Singh Bisht, S/Guard	9017, Vasant Kunj	-de-
37. Satya Pal S/Guard	E-51-D Dilshad Garden	-de-
38. Jai Singh, S/Guard	E-125-C Dilshad Gdn.	-de-
39. Lal Bhadur, S/Guard	F-270-B, Dilshad Gdn.	-de-
40. Dev Nishan Jha, S/Guard	E-98-C, Dilshad Gdn.	-de-
41. Bali Ram, S/Guard	17-A Ram Pura	-de-
42. Manehar Lal Patwari	34-B, Ram Pura	-de-
43. Ranvir Singh, Patwari	2, Sarita Vihar	-de-

TYPE-III

CHANGE

- | | |
|--------------------------|--|
| 1. H.G. Bisht, Asstt. | From C-7/39 SDA to
C-7/209, SDA |
| 2. Smt. Pushpa Kalia, AD | 41-A, Pkt. III/Mayur Vihar
to C-7/61, SDA |

21. Ram Lal Khanna, Wireman	21, Sec-11 Rohini	61, Sr.
22. Lal Bhadur, R.R. Driver	37, Sec-11 Rohini	-de-
23. Prem Singh, S/Guard	39, Sec-11 Rohini	-de-
24. Smt. Chaderwati, S.K.	42, Sec-11 Rohini	-de-
25. Smt. Krishna Devi, S.K.	50 Sec-11 Rohini	-de-
26. Rama Shiesh Singh, P.O.	5, Nand Nagri	-de-
27. Sunder Dass, A.C. Operator	7, Nand Nagri	-de-
28. Ramesh Kumar, P.O.	14, Nand Nagri	-de-
29. Ishwar Dayal Sharma, P.O.	16, Nand Nagri	-de-
30. Ram Parsed, S/Guard	20, Nand Nagri	-de-
31. Leel Jung, S/Guard	C-4-H/154, Janakpuri	-de-
32. Narender Mishra, UDC	9019, Vasant Kunj	-de-
33. Deep Narain Singh S/Guard	9051, Vasant Kunj	-de-
34. Thakur Pd. Pandey, UDC	9057, Vasant Kunj	-de-
35. Ram Karan Parmar, UDC	9032 Vasant Kunj	-de-
36. Hira Singh Bisht, S/Guard	9017, Vasant Kunj	-de-
37. Satya Pal S/Guard	E-51-D Dilshad Garden	-de-
38. Jai Singh, S/Guard	E-125-C Dilshad Gdn.	-de-
39. Lal Bhadur, S/Guard	F-270-B, Dilshad Gdn.	-de-
40. Dev Hishan Jha, S/Guard	E-98-C, Dilshad Gdn.	-de-
41. Bali Ram, S/Guard	17-A Ram Pura	-de-
42. Manohar Lal Patwari	34-B, Ram Pura	-de-
43. Ranvir Singh, Patwari	2, Barita Vihar	-de-

TYPE-III

CHANGE

- | | |
|--------------------------|--|
| 1. H.S. Bisht, Asstt. | From C-7/39 SDA to
C-7/209, SDA |
| 2. Smt. Pushpa Kalra, AD | 41-A, Pkt. III/Mayur Vihar
to C-7/61, SDA |

3. Subodh Kumar Jain from 27-D/Pkt-III Mayur Vihar to 32-B, Mayur Vihar
4. Shailender Kumar Garg, JE A-2/167D/Lawrence Road to 41-A/III, Mayur Vihar
5. Anser Ali, JE A-2/176-B Lawrence Road to C-7/39, SDA.
6. Agif Hussain Hashmi J.E. From A-2/173-A, Lawrence Road to C-7/11, S.D.A.
7. Smt. Rinkee Mahajan, Plg.Asstt. From 46, Ber Sarai to 58, Ber Sarai
8. Satish Chander Sharma A.E. From A-2/172-D, Lawrence Road to A-2/171-B, Lawrence Road.
9. Satya Pal Singh, A.D. (Hert.) From 65, Ber Sarai to 64- Ber Sarai
10. Pawan Kumar Jan, JE From 82, Ber Sarai to 70, Ber Sarai
11. Narender Kumar Sharma D.D. (Compt.) From 13, Ber Sarai to 10 Ber Sarai
12. Gopal Singh Bisht, D/Mam From 15, Ber Sarai to 68, Ber Sarai
13. Ram Gaya Parsad A.D. (Hert.) From 14, Ber Sarai to 12, Ber Sarai
14. Smt. Sneh Lata Chowdhari Plg. Asstt. From 66, Ber Sarai to 69, Ber Sarai
15. Smt. Darshna Singhal A.A.Q. From A-2/169-C, Lawrence Road to A-2/173-A, Lawrence Road

FRESH ALLOTMENT

- | | | |
|------------------------------------|--------------------|---------------|
| 1. D.Nag, Press Manager | 48, Ber Sarai | O.T.A. |
| 2. Chhattar Singh, UDC | 46, Ber Sarai | S.C. Queta |
| 3. Amar Nath Shah, UDC | 65, Ber Sarai | -do- |
| 4. Babu Lal, UDC | 82, Ber Sarai | -do- |
| 5. Smt. Ravinder Kaur Sene. | 281-D, Mayur Vihar | Ladies Queta |
| 6. Smt. Laxmi Khurana Tech. Asstt. | 14, Ber Sarai | -do- |
| 7. Smt. Santosh Kumari A.A.O. | 15, Ber Sarai | -do- |
| 8. Smt. Ganti Dharam Rajan Supdt. | 66, Ber Sarai | General Senia |

9. B.N. Pandey, UDC	13, S.D.A.	General Seniority
10. Mangal Ram Badgajar Asstt.	9, Ber Sarai	-de-
11. B.D. Utreja, Asstt.	13, Ber Sarai	-de-
12. Smt. Mansha Bhatia, P.S.	57, Ber Sarai	-de-
13. Kedar Nath Rath Asstt.	67, Ber Sarai	-de-
14. Paramanand Srivastava Asstt.	77, Ber Sarai	-de-
15. Shiv Kumar Sharma, AAO	83, Ber Sarai	-de-
16. Bhag Singh, UDC	91, Ber Sarai	-de-
17. Amar Nath Shah, UDC	92, Ber Sarai	-de-
18. Chandrama Shah, Supdt.	C-7/32, S.D.A.	-de-
19. S.S. Bisht, UDC	C-7/34, S.D.A.	-de-
20. Kundan Singh Shah, UDC	C-7/36, S.D.A.	-de-
21. Narama Mandal, UDC	62, Ber Sarai	-de-
22. Dashrath Singh Rawat UDC	C-7/88, S.D.A.	-de-
23. Babu Lal, UDC	C-7/99, S.D.A.	-de-
24. Kailash Chand, UDC	C-7/204, S.D.A.	-de-
25. Ram Sabad Ram, Asstt.	C-7/208, S.D.A.	-de-
26. Vijay Kumar Arora, P.A.	C-8/211, S.D.A.	-de-
27. Jagdish Chander Arora P.A.	C-7/212, S.D.A.	-de-
28. Om Parkash, UDC	A-2/169-C, Lawrence Road	-de-
29. Ram Kishan Khugshal, UDC	C-7/26, S.D.A.	-de-
30. Soren Singh, UDC	37-D, Mayur Vihar	-de-
31. Balbir Singh Mehta, UDC	40-C, Mayur Vihar	-de-
32. Nahar Singh, UDC	27-D, Mayur Vihar	-de-
33. Raj Pal Singh, Asstt.	C-7/79, S.D.A.	-de-
34. Trilok Chand Shakun, AAO	38-D, Mayur Vihar	-de-
35. Ramesh Chand, UDC	A-28/S-1, Dilshad Garden	-de-
36. Vijay Mehan Narang, AAO	A-23/F-1, Dilshad Garden	-de-
37. Subhas Chand Tyagi, UDC	A-23/S-1, Dilshad Garden	-de-
38. B.P. Paul, UDC	35-C, Mayur Vihar	-de-
39. D.P. Gulati, AE	A-2/159-C, Lawrence Road	-de-
40. Kanhiya Lal Mehta, UDC	A-2/172-D, Lawrence Road	-de-
41. Rameshwar Parsad, UDC	A-2/161-D, Lawrence Road	-de-
42. Smt. G. Bhagya Laxmi, UDC	A-2/176-B, Lawrence Road	-de-
43. H.S. Bhalla, AE	C-7/30 S.D.A.	-de-
44. Jai Bhagwan, UDC	A-2/171-D, Lawrence Road	-de-
45. Nimal Kishore, UDC	28, Ber Sarai	-de-
46. Ram Pal Singh, UDC	A-2/163-D, Lawrence Road	-de-
47. Harbans Malik, JE	A-2/160-C, Lawrence Road	-de-

48. Manohar Lal Sharma, JE	A-2/158-C, Lawrence Road	General Seniority
49. P.C. Aggarwal, Stone	A-2/158-B, Lawrence Road	-do-
50. Jagvinder Singh, Stone	A-2/178-C, Lawrence Road	-do-
51. Prem Singh, AE(C)	42-B, Pkt.-III, Mayur Vihar	-do-
52. A.M. Khan, JE	C-7/21, S.D.A.	O.T.A.

TYPE-IV

ALLOTMENT

1. Om Parkash, Ex.Engineer	BE/7-D, Mumirka	S.C. Queta
2. M. L. Chhabra, AD(Plg.)	BE/8-D, Mumirka	General Seniority
3. V.P. Anand, A.O.	Suspended on 9.1.98. Will be considered on merit after the suspension is revoked.	
4. M. L. Heerja, AE	BE/9-C, Mumirka	-do-
5. I. S. Arora, AAO	BE/10-D, Mumirka	-do-
6. Satya Pal Singh, AD(Hort)	BE/12-D, Mumirka	-do-
7. Rohit Kumar, AE	18-B, Rajeri Garden	-do-
8. Ram Chander Keshwani, AE	41-D, Rajeri Garden	-do-
9. Vishw Nath Kulthia, AE	C-7/Z-1, Lawrence Road	-do-
10. K. S. Dhawan, AE	48-B-2/3, Lawrence Road	-do-

TYPE-V

ALLOTMENT

1. H. C. Sehgal, Ex.Engineer	6, Ber Sarai	General Seniority
2. J. C. Grever, Ex.Engineer	8, Ber Sarai	-do-

(AMAR CHATTERJEE)
DEPUTY DIRECTOR(SQ)
(CONVENOR)

(V.K. SINGHAL)
DIRECTOR (NAZARAT)
(MEMBER)

(ARVIND KUMAR)
COMMISSIONER (PERSONNEL)
(MEMBER)

(V.M. BANSAL)
COMMISSIONER-CRM-SECRETARY
(MEMBER)

(A. RAMASWAMY)
PRINCIPAL, COMMISSIONER
CHAIRMAN

ITEM NO.
55/98

Sub: Change of land use of an area measuring 7.11 ha. (17.57 acres) at Bijwasan from 'Rural use' to 'Commercial' (Warehousing - Petroleum products).
F.20(12)97-MP

P R E C I S

1. General Manager, North Zone, HPC vide his letter dated 2.9.97 addressed to Lt. Governor Delhi requested for change of land use of an area for storage facilities at Bijwasan for petroleum products to maintain uninterrupted supplies. According to him this project was approved under the 8th Five-Year Plan. The land is located adjacent to the Indian Oil Corporation Installations at Bijwasan.
2. About 10.1 ha. (25 acres) of land was identified between the existing IOC Terminal and Village Bijwasan and DDA was requested to acquire the land in the year 1992. The proposal was examined by the Director (Plg.) Dwarka and it was observed that a part of this land (about 3.0 ha) is affected within the proposed circulation network/flyover.
3. Accordingly, the Land & Bldg. Deptt., GNCTD, was requested by DDA vide letter dated 6.9.93 for acquiring 7.11 ha. land falling within the Revenue Estate of Village Bijwasan under emergency provision. The land was notified for acquisition on 3.5.94 for planned development of Delhi. Subsequently 'No Objection' from Ministry of Defence, Airport Authority and Chief Fire Officer have been received, recommending land utilisation by the HPC.
4. According to MPD-2001 existing oil terminal depot at Bijwasan near IGI Airport should be contained within the area already allotted for this purpose. At most, it may be allowed to expand by about 8 ha. (20 acres) by adding land lying between the existing terminal and IGI Airport boundary. It is also mentioned that Bijwasan shall be a major storage Depot for white oil.
5. The Technical Committee in its meeting held on 12.11.97, considered the proposal for change of land use of an area measuring 7.11 ha. (17.57 acres), bounded by proposed flyover/Expressway in the North, existing

Contd...2..

village road in the East, village Bijwasan/open area in the South and West, from 'Rural Use' to 'Commercial' (Warehousing and storage) and recommended for processing under the Delhi Development Act, 1957.

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

R E S O L U T I O N

Resolved that the proposal contained in para-5 of the agenda item be approved.

संदर्भ :- विवर :- बिजवासन में 7.11 हेक्टे. 17.57 एकड़ हेम के भूमि उपयोग का "ग्रामीण उपयोग" से "व्यावसायिक [गौदाम-बैट्रोत उत्पाद] में परिवर्तन ।

55/98

सफ. 20/12/97-सम.पी.

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सार

1. महाप्रबंधक, उत्तरी हेम, सच.पी.टी. ने दिनांक 2.9.97 के अपने पत्र द्वारा, जो कि दिल्ली के उप-राज्यपाल को सम्बोधित था, बिजवासन में बैट्रोतल्यम उत्पादों की संभारण सुविधाओं हेतु एक हेम के भूमि उपयोग के परिवर्तन के लिए अनुरोध किया, ताकि आपूर्ति बिना किसी बाधा के बनी रह सके । उनके अनुसार इस परिवर्तन को 8 वीं संवर्धनीय योजना के अन्तर्गत अनुमोदन प्रदान किया गया था । यह भूमि-हेम बिजवासन में भारतीय आयल कारपोरेशन इंस्टालेशन के समीप अवस्थित है ।
2. लगभग 10.1 हेक्टे. 25 एकड़ भूमि विद्यमान इंडियन आयल कारपोरेशन टर्मिनल और बिजवासन गांव के मध्य में स्थित की गई थी और दिल्ली विकास प्राधिकरण से इस भूमि को अधिग्रहीत करने के लिए वर्ष 1992 में अनुरोध किया गया था । निदेशक योजना द्वारा ने इस प्रस्ताव की जांच की और देखा कि इस भूमि का एक भाग लगभग 3.0 हेक्टे. प्रस्तावित परिवर्तन तकलीफें नेट-वर्क/फ्लाई ओवर से प्रभावित है ।
3. तदनुसार, दि.वि.प्रा ने अपने पत्र दिनांक 6.9.93 द्वारा आवात कालीन प्रावधान के अन्तर्गत बिजवासन गांव की राज्य सम्पदा के अन्दर पड़ने वाली 7.11 हेक्टे. भूमि को अधिग्रहीत करने के लिए, भूमि एवं भवन विभाग राष्ट्रीय राजधानी हेम, दिल्ली सरकार से अनुरोध किया । दिल्ली के सुनिश्चित विकास हेतु अधिग्रहण के लिए इस भूमि को दिनांक 3.5.94 को अधिग्रहीत कर दिया गया । तत्पश्चात् सच.पी.टी. द्वारा भूमि के उपयोग की सिफारिश करते हुए, रक्षा मंत्रालय, विमान बस्ती प्राधिकरण और मुख्य/अग्नि अधिकारी से "अनापेक्षित प्रमाण-पत्र" प्राप्त हुए हैं ।
4. दिल्ली मुख्य योजना-2001 के अनुसार, इन्दिरा गांधी अन्तर्राष्ट्रीय हवाई अड्डे के निकट बिजवासन में विद्यमान आयल टर्मिनल छिपी, इस प्रयोजन के लिए आवंटित किए गए हेम के अन्दर ही स्थित होना चाहिए । अधिकतम अधिक, इसे विद्यमान टर्मिनल और इन्दिरा गांधी हवाई अड्डे की स्वारदीपारी के बीच में बड़ी हुई भूमि में स्थित कर, लगभग 8 हेक्टे. 20 एकड़ तक विस्तृत करने की अनुमति दे दी जानी चाहिए । यह भी उल्लिखित है कि बिजवासन, बैट्रोत के लिए मुख्य स्टोरेज छिपी होगा ।

5. दिनांक 12-11-97 को आयोजित की गई अपनी बैठक में तकनीकी समिति ने उत्तर में प्रस्तावित फ्लाई ओवर/एक्सप्रेसवे द्वारा, पूर्व में विद्यमान गांव-सड़क, दक्षिण एवं पश्चिम में विद्यमान गांव/कुले क्षेत्र से घिरे हुए 7.11 हेक्टे. 17-57 एक्ड़ क्षेत्र के भूमि उपयोग को "ग्रामीण उपयोग" से "व्यावसायिक" गोदाम और भंडारण में परिवर्तित करने के प्रस्ताव पर विचार किया और दिल्ली विकास अधिनियम, 1957 के अन्तर्गत कार्यवाही करने के लिए सिफारिश की।
6. उपर्युक्त पैरा 5 में यथा निहित प्रस्ताव विचारार्थ और अनुमोदन हेतु प्राधिकरण के समक्ष प्रस्तुत है।

संकल्प

ITEM NO. Sub : Regulations for setting up of petrol pumps in Rural Use Zone/Rural Area in National Capital Territory of Delhi and amendments in MPD-2001.
56/98 File No. F.7(23)/67/MP/Pt.I

P R E C I S

1. The Authority vide its Resolution No.129/95 dated 16.10.95 (App.A-P-116-117) recommended permission of running petrol pumps on private lands both in urban areas (including urban extension) and in the rural use zone and Licence fee to be realised for granting Planning Permission. It resolved as follows:-
 - i) Proposal contained in the agenda item be approved in principle in order to secure overall development of Delhi.
 - ii) Detailed scheme for implementation of these proposals and the regulations thereof be formulated in consultation with the MCD and approval of the Ministry be sought for these regulations.
2. The proposal of Planning Permission and regulations for petrol pumps sites in rural use zone in Delhi was considered and approved by the Technical Committee in its meeting held on 9.1.96 vide item no.5/96 (App.B-P-118-120)
3. The regulations approved by Technical Committee were subsequently referred to the Ministry on 15.2.96 by Principal Commissioner, DDA for approval of the Govt. of India. Director(DD), MOUA&E vide letter no.K-13011/7/96-DDIB dated 8.8.97 conveyed the approval of the regulations in this regard (App.C-P-121-122). It is observed that there are few variations in the regulations approved by the Govt. of India as compared to the regulations recommended by the Technical Committee.

Main changes are the following:-

Sl. As per DDA's Technical Committee dt.9.1.96	As per MOUA&E Letter dt.8.8.97
1. The min. size will be 30m x 17m in case of urban areas.	The min. size for such petrol pumps will be 30 x 36m and max. plot area 60 x 45 mtrs.
2. One time permission equivalent to one year licence fee chargeable in urban areas will be realised.	A conversion fee for change of land use shall be payable by the applicant as per rates laid down by DDA from time to time.
3. NIL	A nonrefundable processing fee of Rs.5000/- shall be chargeable by DDA for scrutinising the application for Planning Permission.

4. The Oil Co. will apply to DDA for Planning Permission and simultaneously seek clearance from DCP(Lic.), the approval of the bldg. plan from local authority will be sought.
- The Oil Co. will apply to DDA for Planning Permission and seek clearance from all other concerned agencies including DCP (Licensing), competent authority under ULCR, Delhi Fire Services, the concerned local body etc.

7. The regulations recommended by the Government involve the following amendments in the MPD-2001:

- i) On page 134 (LHS) Gazette of India dated 1.8.90, the para is proposed to be modified by adding the following words after 'major rural roads' :

"Having a right of way of 30 mtr. and above".

- ii) On page 162, RHS, Gazette of India dated 1.8.90 in para under Petrol Pumps (030) (iii) Plot size, (c) after filling-cum-service station the following is proposed to be added:-

"Minimum size in Rural Areas to be 36m x 30m and max. size in rural areas to be 60m x 45m."

- iii) After para (iv) (Page 162 of Gazette of India dt.1.8.90), the following is proposed to be incorporated:

- (v) Filling-cum-service station (size 30m x 36m and 33m x 45m)

Ground Coverage

20%

Max. height

6 mtr.

Canopy

Equivalent to permissible ground coverage within setback lines.

Front set back

Min. 6 mtrs.

- (vi) Filling station (size 30m x 17 m and 18m x 15m)

Ground coverage

10%

FAR

10

Max. height

6 mtr.

Canopy

Equivalent to permissible ground coverage within setback lines.

Front set back

Min. 3 mtr.

Other regulations:

- a) shall be acceptable to Explosive/Fire Deptt.
b) Ground coverage will exclude canopy area.
c) Mezzanine, if provided, will be counted in FAR.
d) Wherever the plot is more than 33m x 45m development/building norms shall be restricted to as applicable for a 33m x 45m size both in urban and rural areas.

contd....3/-

5. These guidelines were also referred to the Legal Deptt. for obtaining legal opinion. The legal deptt. has observed that power to frame regulations vests in the Authority only u/s 57 of D.D. Act, 1957. As per the provisions under the section, any regulation with respect to which prior approval has been obtained, the approval of the Central Govt. should be placed before the Authority, and if the Authority grants its approval, then the same should be published in the official Gazette. Neither of the clauses of section 57(1) from (a) to (k) seem to cover the aforesaid regulations. The approval may be considered under clause I of the Section 57(i) of the D.D. Act, 1957.

The issue regarding conversion fee as contained in the guidelines finalised by the Government of India has been examined by the Finance Deptt., DDA. According to F.M., the conversion application fee for processing the applications of conversion of land in rural areas for permitting petrol pumps may be prescribed administratively. The agenda for Authority may be processed without invoking user conversion charges as prescribed in MPD 2001 at this stage.

6. The regulations as approved by MOUAE & amendments in MPD-2001 as contained in Agenda (para 4) and publication of the Regulations in the official Gazette (Para 5) are placed for consideration and approval of the Authority.

R E S O L U T I O N

Deferred

मद सं.
56/98

विषय:- राष्ट्रीय राजधानी क्षेत्र दिल्ली के ग्रामीण उपयोग जोन/ग्रामीण क्षेत्र में पेट्रोल पम्प लगाने के लिए विनियम और दिल्ली मुख्य योजना-2001 में संशोधन ।

फाइल सं. स्फ. 71231/67/एम.पी./पार्ट- 1

1. प्राधिकरण के अपने संकल्प सं. 129/95 दिनांक 16.10.95 परिशिष्ट "क" पृष्ठ-116-117 में, शहरी क्षेत्रों में शहरी विस्तार सहित और ग्रामीण उपयोग जोन में दोनों में निजी भूमि पर पेट्रोल पम्प चलाने की अनुमति देने की अनुमति की है । योजना की अनुमति देने के लाइसेंस शुल्क की वसूली की जायेगी । प्राधिकरण ने निम्न प्रकार संकल्प पारित किया:-
 1. दिल्ली का समग्र विकास सुनिश्चित करने के लिए कार्यावली मद में दिए गए प्रस्ताव को मूल रूप से अनुमोदित किया जाए ।
 2. इन प्रस्तावों के कार्यान्वयन के लिए विस्तृत योजना और इसके लिए दिल्ली नगर निगम के परामर्श से विनियम बनाए जाएं और इन विनियमों के लिए मंत्रालय से अनुमोदन लिया जाए ।
2. दिनांक 9.1.96 को आयोजित तकनीकी समिति की बैठक में मद सं. 5/96 परिशिष्ट "ब", पृष्ठ सं. 118-120 के द्वारा, दिल्ली के ग्रामीण उपयोग जोन में पेट्रोल पम्प स्थलों के लिए विनियमों और योजना अनुमति देने के प्रस्ताव पर चर्चा की गई तथा इसे अनुमोदन प्रदान किया जा रहा था ।
3. बाद में तकनीकी समिति द्वारा अनुमोदित विनियम प्रधान आयुक्त, दि. वि. प्रा. द्वारा 15.2.96 को भारत सरकार का अनुमोदन प्राप्त करने के लिए मंत्रालय भेजे गए । निदेशक डी. डी. 1, शहरी मामले एवं रोजगार मंत्रालय द्वारा पत्र सं. के-1301/7/96-डी. डी. आई. बी. दिनांक 8.8.97 द्वारा विनियमों को अनुमोदन प्रदान कर दिया है । परिशिष्ट "ग" पृष्ठ-121-122 पर यह पाया गया कि तकनीकी समिति द्वारा अनुमोदित विनियमों की तुलना में भारत सरकार द्वारा अनुमोदित विनियम में कुछ परिवर्तन है । मुख्य परिवर्तन निम्न प्रकार है:-

क्र. सं.	दिनांक 9.1.96 को दि. वि. प्रा. की तकनीकी समिति के अनुसार	शहरी मामले एवं रोजगार मंत्रालय के दिनांक 8.8.97 के पत्र के अनुसार
1.	शहरी क्षेत्रों में न्यूनतम आकार 30मी. x 17मी. होगा ।	ऐसे पेट्रोल पम्पों के लिए प्लॉट का न्यूनतम आकार 30x36 मी. और अधिकतम आकार 60x45 मीटर होगा ।
2.	शहरी क्षेत्रों में प्रभार्य एक वर्ष के लाइसेंस शुल्क के बराबर एककालिक अनुमति होगी और इसकी वसूली की जायेगी ।	आवेदक को दिविप्रा द्वारा समय-समय पर निर्धारित दरों के अनुसार भूमि उपयोग परिवर्तन के लिए परिवर्तन शुल्क देना होगा ।
3.	शून्य	योजना अनुमति के लिए आवेदन-पत्रों की छानबीन के लिए दि. वि. प्रा. द्वारा 5000/-रु. का अप्रतिदेय कार्रवाई शुल्क प्रभार्य होगा ।

... क्रमा:

4. आयल कं. योजना-अनुमति हेतु डी.डी.र. में आवेदन करेगी और अन्य सभी संबंधित एजेंसियों से क्लीअरेंस मांगेगी, इन एजेंसियों में पुलिस उपायुक्त, लाइसेंस, यू.एल.सी. आदि शामिल हैं।
- आयल कं. योजना अनुमति हेतु डी.डी.र. में आवेदन करेगी और अन्य सभी संबंधित एजेंसियों से क्लीअरेंस मांगेगी, इन एजेंसियों में पुलिस उपायुक्त, लाइसेंस, यू.एल.सी. आदि शामिल हैं।
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4. सरकार द्वारा अनुमोदित विनियमों में दिल्ली मुख्य योजना-2001 के निम्न-लिखित संशोधन शामिल हैं:-
1. भारत के राजपत्र दिनांक 1.8.90 के पृष्ठ 134 बाई ओर पर "मुख्य ग्रामीण सड़कों के बाद में निम्नलिखित शब्द जोड़कर पैरा संशोधित किया जाना प्रस्तावित है:-
 2. " 30 मी. और उससे अधिक मार्गाधिकार वाली"
 3. भारत के राजपत्र दिनांक 1.8.90, पृष्ठ सं. 162 पर दाई ओर, पैट्रोल पम्प 1030 के अन्तर्गत पैरा में
 4. प्लॉट का साइज, 1 ग. फिलिंग एवं सर्वेस-स्टेशन के बाद निम्नलिखित जोड़ा जाना प्रस्तावित है :- "ग्रामीण क्षेत्रों में अल्पतम आकार 36 मी. x 30 मी. होना चाहिए और अधिकतम आकार 60 मी. x 45 मी. का होना चाहिए" ।
 5. पैरा 14 के बाद भारत के राजपत्र, दिनांक 1.8.90 के पृष्ठ 162 पर 1, निम्नलिखित शामिल किया जाना प्रस्तावित है:-
 6. फिलिंग एवं सर्वेस स्टेशन आकार 30मी. x 36मी. और 33मी. x 45मी. ।
- | | |
|--------------|---|
| भूतल कवरेज | 20 % |
| अधिकतम ऊँचाई | 6 मी. |
| छज्जा | सेट बैक लाइनों के अंदर अनुमेय ग्राउन्ड कवरेज के बराबर |
| अग्र सेट बैक | न्यूनतम 6 मी. |
6. फिलिंग स्टेशन आकार 30मी. x 17 मी. और 18 मी. x 15 मी. ।
- | | |
|--------------|---|
| भूतल कवरेज | 10 % |
| स्फ. र. आर. | 10 |
| अधिकतम ऊँचाई | 6 मी. |
| छज्जा | सेट बैक लाइनों के अंदर अनुमेय भूतल कवरेज के बराबर |
| अग्र सेट बैक | न्यूनतम 3 मी. |
- अन्य विनियम:-
- क. विस्फोटक/अग्नि विभाग को स्वीकार्य होगा ।
 - ख. भूतल कवरेज में छज्जे का क्षेत्रफल शामिल नहीं होगा ।
 - ग. यदि मैनेलाइन की व्यवस्था है तो इसे स्फ. र. आर. में शामिल किया जाएगा ।
 - घ. जहाँ पर प्लॉट का आकार 33मी. x 45मी. से अधिक है, वहाँ पर विकास/भवन के मानक, शहरी और ग्रामीण क्षेत्रों दोनों में 33मी. x 45मी. आकार तक ही लागू माने जाएंगे ।

... क्रमा:

5. इन दिसा-निर्देशों को भी कानूनी सलाह के लिए विधि विभाग को भेजा गया था। विधि विभाग ने टिप्पणी की है कि विनियम बनाने की शक्ति दिल्ली विकास अधिनियम, 1957 की धारा 57 के अन्तर्गत केवल प्राधिकरण को है। धारा के अन्तर्गत प्रावधानों के अनुसार कोई भी विनियम जिसके संबंध में पूर्व अनुमोदन प्राप्त किया गया हो, प्राधिकरण के समक्ष केन्द्र सरकार का अनुमोदन रखना होगा और यदि प्राधिकरण अपना अनुमोदन दे दे तो उसे सरकारी राजपत्र में प्रकाशित करना होगा। 18 से 18 तक धारा 57 111 का कोई भी खंड उपर्युक्त विनियमों के अन्तर्गत आता प्रतीत नहीं होता। दिल्ली विकास अधिनियम, 1957 की धारा 57 111 के खंड 1 के अन्तर्गत अनुमोदन पर विचार किया जाए।

भारत सरकार द्वारा अन्तिम रूप से दिए गए दिसा-निर्देशों में निहित परिवर्तन शुल्क से संबंधित मामलों की वित्त विभाग द्वारा जांच की गई। वित्त सदस्य के अनुसार, ग्रामीण क्षेत्रों में पेट्रोल पम्पों को अनुमति देने के लिए भूमि के परिवर्तन के आवेदन पत्रों पर कार्यवाही करने के लिए परिवर्तन आवेदन-पत्र शुल्क प्रशासनिक रूप से निर्धारित किए जाएं। प्राधिकरण के लिए कार्यावली मद पर कार्यवाही इस स्तर पर निर्धारित दिल्ली मुख्य योजना 2001 के अनुसार प्रयोक्ता परिवर्तन प्रभासों को वसूल किए बिना होनी चाहिए।

6. शहरी कार्य और रोजगार मंत्रालय द्वारा अनुमोदित विनियम एवं कार्यावली मद 1 पैरा 4 में दिए हुए दिल्ली मुख्य योजना-2001 में स्वीयोन और सरकारी राजपत्र 1 पैरा 5 में विनियमों की प्रकाशन करने हेतु प्राधिकरण के समक्ष विचार-विमर्श और अनुमोदन हेतु प्रस्तुत है।

संकल्प

ITEM NO.
129/95

Sub: Policy for permitting Petrol Pumps and Gas Godowns
on Private Land in the Union Territory of Delhi.

F. F. 13(44)/91/CRC/Pt. III

A-16.10.1995

P R E C I S

Letters of intent are being issued by the Ministry and by the Oil Selection Board for setting up petrol pumps in the Union Territory of Delhi. Once LOI is issued it becomes the responsibility of the DDA to provide the sites. As on date there are 87 LOIs pending in the DDA. There are 12 LOIs pending from 1993 and 45 LOIs from 1994 for allotment of site. Even though there is requirement for additional sites as per the Master Plan norms, DDA has been unable to carve out the necessary sites. Since use of private land in Delhi is regulated by the 1961 policy of large scale acquisition and development of land, it has not been possible for private land owners to set up petrol pumps or gas godowns site even if they had proprietorship of land. The burden on the DDA can considerably be reduced if private land could be permitted to be used for setting up of petrol pumps. DDA can use its valuable land for other purposes and, therefore, it would be beneficial for the DDA if such permission is granted.

As per the Master Plan - 2001, "PETROL PUMPS - Petrol Pump sites may be permitted in Central and Sub-Central Business District, District Centres and Community Centres (only filling station) and in residential and industrial use zones in the urban areas. In the rural areas these may be

permitted along the national highways, in villages identified as growth centres and on proposed major rural roads."

As per the definition of use premises in MPD-2001, petrol pump is defined as follows :-

"030 PETROL PUMP - A premises for sale of petroleum products to consumers; it may include servicing of automobiles."

Use activities permitted in Use premises are :-

"Petrol Pump - Petrol Pump, soft drinks and snack stalls, automobile repair shop are permitted."

In the light of the Master Plan provisions petrol pumps are permitted on private land, both in the urban and in the rural zones. Therefore, petrol pumps may be permitted on private land.

Since DDA is not going to spend any money on development of trunk or peripheral services in the rural areas, DDA should have no right to claim any development charges. Therefore, for granting planning permission, licence fee equivalent to one year's licence fee for an equivalent plot size which is chargeable for DDA land, may be realised from the land-owner as one time payment. In urban areas three times the above licence fee may be realised.

Authority may consider and approve.

R E S O L U T I O N

Resolved as follows:

- I. Proposals contained in the agenda item be approved in principle in order to secure overall development of Delhi;
- II. Detailed scheme for implementation of these proposals and the regulations thereof be formulated in consultation with the MCD and approval of the Ministry be sought for these regulations.

APPENDIX-B TO ITEM NO.56/98

Sub : Planning permission and regulation for petrol pump sites in rural use zones in Delhi.

Ref. No. F 7(23)/67 MP

Reference is invited to Authority's resolution no.129/95 dated 16.10.95 recommending permission of running a petrol pump on private land both in urban areas (including urban extension) and in the rural use zones & also the licence fee to be realised for granting planning permission. The Authority resolved as follows:

- i) Proposals contains in the agenda item be approved in principle in order to secure overall development of Delhi;
- ii) Detailed scheme for implementation of these proposals and the regulations thereof be formulated in consultation with the MCD and approval of the Ministry be sought for these regulations.

2. MPD-2001 permits petrol pumps i) along national highway; ii) in 11 villages (list annexed) identified as growth centres and; iii) on proposed major rural roads. The sizes and safety distance remain the same. The maximum size of petrol pump has been envisaged as 45m x 33m. As regards, the scheme for growth centres, MCD can be requested to accommodate 1 to 2 petrol pumps sites in the growth centre schemes.

3. Recommendation for consideration :

a) Location & Permissibility :

- i) In the rural use zones the petrol pumps are permitted on both private/govt. land/DDA lands.
- ii) The minimum road right of way will be 20m. in case of rural roads and the approved right of way in case of National Highways and other major roads.
- iii) Wherever road right of way is not approved, minimum set back will be 10m from the central line of the existing road. The land between existing road right of way and property line of the proposed retail outlet will be owned and maintained by the Oil Company and no construction will be allowed in this area except approach roads to the retail outlet sites.
- iv) General conditions of setting up of petrol pumps will be in accordance with IRC:12-1983 of the Indian Road Congress.

Contd...2/-

- v) Premises will have a defined boundary. As regards, its location in growth centre and national highway are concerned, there should not be any ambiguity.
- vi) Premise use of the site will be governed as per MPD-2001 i.e. for sale of petroleum products to consumers and may include servicing of automobiles.

b) Size and Building Controls :

- i) In rural areas considering the type of activity, maximum size of petrol pump is recommended to be increased to 60m x 45m. which will be a change in the Master Plan.
- ii) Building norms shall be the same as applicable to Delhi Urban Area and wherever the plot is more than 33m x 45m, ground coverage & FAR will be restricted to the permissible ground coverage, FAR of this size.

c) Other conditions :

- i) The one time licence equivalent to one year licence fee chargeable in urban area will be realised from the Oil Company as decided by the Authority.
- ii) The Oil Company will apply to DDA for planning permission;
- iii) Oil Company will simultaneously seek clearance from DCP (Licencing).
- iv) After issue of clearance from DDA and DCP, Oil Company will seek approval of building plans from the local authority.

1. Proposal contained in para '3' above is submitted for consideration of the Technical Committee.

DECISION

After detailed discussion, the Technical Committee approved the scheme for implementation/planning permission and regulations for running petrol pumps in rural use zones with following recommendations

- i) Minimum road right of way will be 30 mtrs. in case of major rural road. Wherever right of way is not approved, minimum set back will be 15mtrs. from the centre line of the existing road.
- ii) The land between the existing road right of way and the property line of the proposed retail outlet will be owned and maintained by Oil Company and no construction will be allowed in this area,

contd.....

except approach road to the retail outlet site.

- iii) The minimum size will be 30 m. x 17 m. as in case of urban areas.
- iv) One time permission equivalent to one year licence fee chargeable in urban areas will be realised from Oil Company as decided by the Authority.
- v) The Oil Company will apply to ODA for planning permission and will simultaneously seek clearance from DCP(L). After issue of clearance from ODA and DCP, the approval of the Bldg. Plans from the local authority will be sought.
- vi) Necessary amendment in the MPD-2001 recommending maximum size of 60m x 45m alongwith applicable building norms may be processed.

checked
12/10/96

12.10.96

12/10/96
Asstt. Member Secretary
Delhi Development Authority

APPENDIX-C TO ITEM NO-56/98

Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development

Nirman Bhavan, New Delhi
Dated: 8.8.1997

Subject:- REGULATIONS FOR SETTING UP PETROL PUMPS IN RURAL USE
ZONE IN THE NATIONAL CAPITAL TERRITORY OF DELHI.

Petrol pumps will be permitted on Government/DDA/private lands in urban areas (including urban extension areas) and in the rural use zones/green belt.

2. A petrol pump located in the rural use zone/green belt shall be subject to the following norms and building standards:-

(i) It shall be located on roads of minimum 30 mts. right-of-way (as per Master Plan/PWD/MCD/Revenue records).

(ii) The use of the premises in the petrol pumps so sanctioned will be for use as filling/service stations.

(iii) The land between the existing right-of-way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.

(iv) The minimum plot size for such petrol pumps will be 36 mts X 30 mts and the maximum plot size 60 mts X 45 mts.

(v) The minimum set-back shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive safety agencies.

(vi) The norms of building standards shall conform to the approved standard design applicable to petrol pumps as laid down by DDA.

(vii) The general conditions for setting up of petrol pumps shall also be in accordance with the norms laid down by Ministry of Surface Transport and the India Roads Congress (IRC: 12 - 1983)

(viii) The conversion fee for change of land use shall be payable by the applicant as per the rates laid down by the DDA from time to time.

(ix) A non-refundable processing fee of Rs.5,000 (Rs. Five Thousand only) shall be charged by the DDA for scrutinising an application for planning permission.

(x) The Oil Company will apply to the DDA for planning permission and seek clearances from all other concerned agencies including the Deputy Commissioner of Police (Licensing), the Competent Authority under ULCAE, Delhi Fire Service, the concerned local body, etc.

(xi) After issue of clearances as required in para (x) above, approval for the building plans will be obtained by the Oil Company from the concerned local authority or the DDA, as the case might be.

Nivedita P. Maran
(Dr. Nivedita P. Maran)
Director (DD)

Contd. -- at P-123
in Part - II

