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30/3-98 PART-I

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PART-I

30-3-98



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 30th March, 1998 at 10.30 A.M. at Raj Niwas, Delhi.

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2.	18/98:	Recruitment Regulations for the post of Deputy Director (Publicity), DDA.  [This was listed vide item No.6/98 in the last meeting and deferred].  <u>No. F.7(225)/88/PB.I.</u>	14-16
3.	19/98	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).  [This was listed vide item No.8/98 in the last meeting and deferred]. <u>No. F.7(105)96/PB.I.</u>	17-33
4.	20/98	Involvement of Private Developer in land development, construction infrastructure provision and disposal thereof.  [This was listed vide item No.12/98 in the last meeting and deferred].  <u>No. F.AO(W)III(40)93-94/Pt.</u>	34-36

5. 21/98 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). 37-39  
No. F.PA/AS(E)/97/2843/
6. 22/98 Annual Accounts of I.S.B.T for the year 1992-93. 40-43  
No. F. ACS.6(2)/98/DDA.
7. 23/98 Report of Tikku Committee on Administrative Cadre Review. 44-65  
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8. 24/98 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. 66-68  
No. F.5(3)/72-MP/Pt.I
9. 25/98 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. 69-72  
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10. 26/98 Change of land use of an area measuring 0.97 ha.(2.42 acres) from 'Residential' to 'Public and semi-public facilities'. 73-77  
No. F.16(8)/95-MP.
11. 27/98 Scheme for permitting motels in rural use zone/green belt in Delhi. 78-86  
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12. 28/98 Formulation of Development Control Norms for Recreational Club Buildings in Delhi. 87-96  
No. F.3(44)/94-MP.
13. 29/98 Proposed modifications in MPD-2001 regarding 'CNG Mother Station' sitesw as Utility Premises' and development control norms. 97-103  
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14. 30/98 Formulation of regulations for Banquet halls and other establishments in Delhi. 104-108  
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15. 31/98 Proposed cremation ground near village Badarpur (Behind Police Station and Sports Stadium).. 109-110  
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16. 32/98 Amendments in MPD-2001 text to incorporate norms for Veterinary Hospitals and Dispensary. 111-123  
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17. 33/98 Annual Accounts of DDA for the year 1996-97. 124-144  
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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 Monday, the 30th March 1998  
at 11.00 A.M. at Raj Niwas, Delhi.

I N D E X

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1.	34/98	Cost Benefit Analysis of Narela and determi- nation of land premium for the year 1997-98. <u>F.2(8)AO(P)/97</u>	1-14
2.	35/98	Relaxation of time limit of balance payment of premium in respect residential properties. <u>F.36(10)83/LSB(R)</u>	15-32
3.	36/98	Cost benefit analysis of Dwarka and determi- nation of land premium for the consideration of Delhi Development Authority for the year 1997-98 . <u>F.2(9)AO(P)/97</u>	33-46
4.	37/98	Fixation of pre-deter- mined rates (PDRs) of plots in Rohini Phase-III for the year 1997-98 through cost Benefit analysis. <u>F.2(10)AO(P)/97</u>	47-60
5.	38/98	Revised Estimate for the year 1997-98 and Budget Estimates for the year 1998-99. <u>F.4(3)BUDGET/98-99</u>	61-62 + 3 (BOOK-LETS)
6.	39/98	Allotment of Staff Quarters in Delhi Development Authority. <u>F.6(36)93/80</u>	63-73

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

List of the 2nd Supplementary Agenda items to be discussed in the meeting of the Delhi Development Authority fixed for Monday, the 30th March, 1998 at 11.00 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.	40/98	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-poonia), G.T. Karnal Road, Delhi. <u>F.3(115)/76-MP</u>	1-3
2.	41/98	Report on the follow-up action on the resolutions passed by the Authority during the year 1997. <u>F.2(6)/98-MC/DDA</u>	4-85
3.	42/98	Change of land use of an area, measuring 1.66 ha from 'Recreational' (Distt. Parks) to 'Public and semi-public facilities' (Sr. Sec. School - 1.60 ha Barot Ghar 0.06) in village Tekhand, New Delhi. <u>F.9(7)/97-MP</u> ( Laid on the table )	86-87

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

Sub: 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

L23

- 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 Risbud  
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 Baranwai  
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.AO[W]IIII[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/ASTEJ/97/2843

Deferred.

Item No.22/98

Sub: Annual Accounts of ISBT for the year 1992-93.  
F.ACs.6[2]/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[3]/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.3[44]/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.3[15]95-MP

Deferred.

Item No.30/98

Sub: Formulation of regulations for Banquet halls and  
other establishments in Delhi.  
F.3[71]/93-MP

Sh Swaroop Chand Rajan raised the following issues:

- 1[i] Regularising/permitting new banquet halls in the  
residential areas could cause inconvenience to the  
residents.
- [iii] 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[211/94-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[151/95-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]ADCP/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]B3/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]ADCP/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]ADCP/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 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

Sub: Allotment of Staff Quarters in Delhi Development Authority.  
F.6[36]93/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.3[115]76-MP

Sh Bahab 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.2[6]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.9[7]1/97-MP

This item was laid on the table of the Authority. The proposals contained in paras 3 & 4 of the agenda item were approved.

OTHER POINTS:

1(a) 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 Swaroop 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.

(b) 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 non-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. FM 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.  
17/98

A-30.3.98

SUB: CONFIRMATION OF THE DRAFT MINUTES OF THE  
MEETING OF THE DELHI DEVELOPMENT AUTHORITY  
HELD ON 16TH JANUARY 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 2-13).

R E S O L U T I O N

Minutes of the Authority meeting held on 16.1.98  
were confirmed.

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APPENDIX 'A' TO ITEM NO. 17/98

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

Sub: Draft minutes of the meeting of the Delhi  
Development Authority held on 16-01-98.

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

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

3 Sh A Ramaswamy  
Principal Commissioner, DDA

ALSO PRESENT

- 1 Sh A K Acharya  
OSD to LG, Delhi
- 2 Sh V S Sharma  
Addl Commissioner, MCD
- 3 Sh K T Gurumukhi  
Addl Chief Planner, TCPO
- 4 Sh Vijay Risbud  
Commissioner [Plg]
- 5 Sh U S Jolly  
Commissioner [LM], DDA
- 6 Sh Gyanesh Kumar  
Commissioner [Housing], DDA
- 7 Sh Pradeep Behari  
Chief Architect, DDA
- 8 Sh Shanker Banerjee  
Chief Accounts Officer, DDA
- 9 Sh A K Jain  
Addl Commr [Plg] Project, DDA
- 10 Sh N K Aggarwal  
Director [Plg], DDA
- 11 Sh A K Baranwal  
Director [Vigilance], DDA
- 12 Sh S K Bajaj  
Director [Works], DDA
- 13 Smt Neemo Dhar  
Director [PR], DDA
- 14 Sh Jagdish Chandra  
Director [RL], DDA
- 15 Sh H K Babbar  
Asstt Secretary, DDA

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on January 16, 1998 at 11:00 hours at Raj Niwas

Item No.15/98

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 23-12-97.  
F.2[2]98/MC/DDA

The Authority confirmed the minutes of its meeting held on 23rd December, 1997, without modifications.

Item No.1/98

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

1 The VC explained that oil companies had to be shifted to this area after a massive fire in the gas godowns in Shakur Basti. While finalising the change of landuse for the area occupied by the oil companies, it was felt necessary to plan for the entire area to ensure a development which is organised and does not adversely affect the circulation pattern in the important arterial road like Rohtak Road. He explained for that matter that there is an immediate need for planning for the areas abutting the major highways going out/coming into Delhi like G T Karnal Road. Further all the relevant facts had been kept in view while finalising the proposals. Commr(Plg) explained in detail the proposals and also mentioned that the site has been visited by the non-official members.

2 Sh Mahabal Mishra pointed out that since the area was already extensively built up, changing the land-use of



open spaces may only help the private property developers. Sh Sahab Singh Chauhan felt that the proposals had come too late in the day. He felt that change of land-use should not be taken up without declaring it as a development area. Sh Chauhan also suggested that the matter needs to be discussed with the GNCTD and the MCD before arriving at a final decision. Citing the example of Anand Parbat, Ms Devagya Bhargava desired that implications of the proposal should be examined in greater detail to avoid haphazard growth.

3 LG expressed serious concern over the weakness of the enforcement machinery. He felt that the choice was between allowing unauthorised activity to continue unabated or to plan for the future development in the area even though some are bound to be inconvenienced in such an exercise.

4 Principal Secretary, Urban Development, GNCTD was of the view that there should be no time gap between declaration of development area and finalising its land-use plans. She expressed concern over non-finalisation of land-use plans in a number of development areas of DDA. Reacting to the unplanned growth Commr [Plg] stated that the local bodies should not grant permissions/licences in such areas. VC was requested to take up this matter with the MCD by the LG.

Sh Swaroop Chand Rajan suggested that final decision in the matter should be taken after the General Elections since the issue was sensitive.

Authority was of the unanimous view that the area should first be declared as a development area, though some members were of the view that after the declaration of development area all the open/vacant lands should be immediately acquired. LG explained the present strategy which is not to go in for land bank in a big way. The present day idea is to go in for overall planning, allowing the development by the private developers within the development norms. LG agreed that the land use pattern has to be finalised as a part of over all planning grid of the area and that built up houses/industries should not be disturbed, as far as possible. After detailed discussions, it was decided that decision in the matter be deferred till the next meeting of the Authority.

Item No.2/98

Sub: Change of landuse of about 26.3 hac [63 acres] from "Rural Use" to "Residential" for resettlement of JJ Clusters near Village Jaunapur, South Delhi.  
F.3[49]95/MP

Sh Ramvir Singh Bidhuri expressed concern over the use of "Gaon Sabha" land for resettlement of JJ clusters. He was of the view that Gaon Sabha land had to be strictly utilised for the welfare and use of the villagers and should not be acquired by the Government. Principal Secretary, Urban Development, <sup>G. K. R. D.</sup> was of the view that the Gaon Sabha land could be acquired for such purposes and the matter was being processed after taking all clearances.

After detailed discussions, the Authority approved the proposals of change of land-use, subject to obtaining legal clearance on the issues raised by Sh Bidhuri.

Item No.3/98

Sub: Delhi Urban Heritage Foundation Regulation 1996 under Section 57 of Delhi Development Act, 1957.  
F.HUPW/CA/336/DUHF/96-97

Resolved that the Delhi Urban Heritage Foundation Regulations, 1996 be approved.

Item No.4/98

Sub: Departmental action against Sh M L Ahuja, Dy Director [Retd] under rule 9 of CCS Pension Rules, 1972.  
F.25[23]91/Vig.

The Authority approved the proposals contained in para 8 of the agenda item.

Item No.5/98

Sub: Departmental enquiry against Sh Krishan Lal, Jt Director [Retd]  
F.27[53]97-Vig/AVO-6

The Authority approved the proposals contained in the agenda item.

Item No.6/98

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

Deferred.

Item No.7/98

Sub: 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.  
F.4[38]81/PB-II

The Authority approved the proposals contained in the agenda item.

Item No.8/98

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.9/98

Sub: Change of land use of an area measuring 4 ha. [10 acres] from "recreational" to "public & semi-public facilities" [Cremation Ground] in the North of Barapula Nallah and East of NH-2 [Ring Road], New Delhi.  
F.3[21]93/MP

The Authority approved the proposals contained in paras 4 & 5 of the agenda item.

Item No.10/98

Sub: Revision of rates of Motor Car Allowance/Fixed Conveyance/Fixed Travelling Allowance to various categories of officers/officials of DDA.  
F.8[4]87/PB-II/Pt.III

The Authority approved the recommendations made by the Committee on MCA/FCA/FTA.

Item No.11/98

Sub: Major penalty proceedings against Sh J R Puri, Asstt Engineer [Civil] since retired - imposition of penalty of cut in pension.  
F.27[546]88/Vig.

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

Item No.12/98

Sub: Involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof.  
F.A0[W]III[40]93-94/Pt.

The Finance Member introduced another model on the involvement of private developers by DDA for development of land, construction and provision of infrastructure etc. This was in addition to the models earlier approved by the Authority, which are presently under consideration of the Ministry.

2 It was decided that this matter requires to be discussed in greater detail and should, therefore, be taken up for consideration in the next meeting of the Authority.

Item No.13/98

Sub: Extension of Hire Purchase Penalty Relief Scheme-97 upto 30-6-98.  
F.22[244]97/HAC

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

Item No.14/98

Sub: Report on the follow up action on the resolutions passed by the Authority in its meeting held on 10-11-97.  
F.2[6]98/MC/DDA

The members expressed concern over delayed implementation of the decisions of the Authority. The Secretary informed that the VC had recently reviewed the follow-up action with the heads of departments and the matter was engaging the personal attention of the VC.

2 LG desired that action taken reports on all the decisions taken by the Authority during the year 1997 should be put up in the next meeting.

Item No.16/98

Sub: Change of land use of an area measuring 1.0 acres at Mehrauli Road, New Delhi from "public and semi-public facilities" [Educational & Research] to "Residential".  
F.16[42]74-MP/Vol.II

This agenda item was laid on the table of the Authority.

Commissioner [Plg] explained that the change of land use in this case was being processed in compliance with the directions of the Hon'ble Supreme Court of India. He informed that this item was being placed on the table of the Authority so as to expedite the matter.

2 In view of the directions of the Supreme Court and the recommendations of the Technical Committee, the Authority approved the proposals contained in para 4 of the agenda item.

OTHER POINTS

1[a] Sh Sahab Singh Chauhan desired to have a discussion on the directions issued by the Ministry of Urban Affairs & Employment under section 41 [1] of the DD Act, 1957 vide No. K-11011/63/90-DDIA dated 2-6-95. He felt that under section 4 [2] of the DD Act all the powers had been vested in the

Authority for appointment of its officers and employees and for determining their designations and grades. The Authority was also authorised to create posts and make appointments, and lay down their conditions of service.

[b] He felt that the salaries, allowances and conditions of service of DDA's officers and employees are to be determined by the Regulations which are made by DDA, as the Government has not made any Rules on the subject.

[c] He also felt that directions under section 41 [1] could be issued only for the efficient administration of the provisions of the Act and not for limiting or curtailing the powers of the Authority specifically vested in it under the DD Act, 1957.

II The LG was of the opinion that the matter needs to be gone into carefully. He requested Sh Chauhan to forward his views in writing so that the points raised by him could be examined by the Law Wing of the DDA in the first instance and thereafter by the Ministry of Law, Government of India through Ministry of Urban Affairs & Employment.

2[a] Sh Mahabal Mishra drew the attention of the Authority to the recent newspaper reports about irregularities in the Housing & Finance Departments. He felt that strict action should be initiated against all concerned including senior officers if any of the concerned departments.

[b] He once again drew the Authority's attention to the heavy pendency of work with the Estate Officers and desired that responsibility should be fixed on officers at appropriate level for not taking prompt action and delay.

[c] LG welcomed the suggestions of Sh Mishra and other non-official members and decided that a institution like All India Management Association [AIMA] could be entrusted the task of conducting a detailed study into the working of different departments of DDA of long term strategy for improving the public image of DDA, fixation of responsibility at appropriate levels etc. The AIMA shall be guided by an advisory group comprising of CMD, HUDCO, EM, FM, PC and the non-official members of the Authority. It was desired that detailed report of AIMA should be put up to the Authority within three months.

3[a] Sh Mahabal Mishra requested for providing a site for the school on the vacant land available in Durga Park [Dashrath Puri], Village Dabri Extension. He indicated that no high school was available within a vicinity of 6 kms of this area. The EM informed that 1040 janta flats were coming up at this location and, therefore, land for the school would be identified at a nearby place.

[b] The LG desired that EM and Sh Mahabal Mishra may jointly visit the area after the general elections and identify a suitable site for the High School.



4[a] Miss Devagya Bhargava expressed concern over increase in unauthorised constructions and growing encroachments.

[b] Sh Ramvir Singh Bidhuri pointed out that unauthorised construction was continuing in 136 bighas of land near Apollo Hospital inspite of Commr [LM] having being personally informed. He indicated that Commr [LM] was of the view that since the land had not been acquired no action could be taken immediately. Sh Bidhuri reiterated that this land was located inside the development area of DDA and, therefore, responsibility should be fixed for continuing unauthorised constructions in this area. He also desired fixation of responsibility for continuing unauthorised construction in all other development areas of DDA.

[c] LG felt extremely concerned about the enforcement machinery not coming up to the expectation and desired that responsibility in all such cases be fixed on the officers at all levels. He said negligence in the matter would not be tolerated and none shall be spared.

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

ITEM NO.  
18/98  
A-30-3-98

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. 15-16 )

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

R E S O L U T I O N

DEFERRED

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मद स०

18/98

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 कार्यवृत्त की प्रति परिशिष्ट पृष्ठ सं० 15-16 पर संलग्न है ।

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

संकल्प

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, VDA 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. Arvind 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, VDA in the light of the recommendations of National Commission for SC/ST.
2. Recruitment Regulations for the post of Deputy Director (Public Relations).  
Publicity

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. Shi Bidhuri

.....contd.



from pre-page.

- 16 -

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)  
Commr.-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.  
19/98  
A-30.3.98

SUB:

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

No. F.7(105)/96/PB.1.

P R E C I S

Kind attention is invited to Authority's Resolution No.47/GA/97 (Appendix A to page No.20-21) vide which the amendments of R.Rs for the posts of Jr. 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.22-33).

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.	Jr. 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 Sh. 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 Sh. 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. 22-33) are placed before the Authority for consideration and approval.

R E S O L U T I O N

DEFERRED

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मद सं: 19/98 विषय: कनिष्ठ आंकड़ा सहायक, वरिष्ठ आंकड़ा सहायक, प्रोग्रामर-कम-कन्सोल ऑपरेटर, सहायक निदेशक (प्रणाली), उच्च निदेशक (प्रणाली) और निदेशक (प्रणाली) के बंदों के भर्ती विनियमों का संशोधन।

सं० एफ. 781051/96/जी.बी.।

-सार-

प्राधिकरण के संकल्प सं० 47/जी.ए.०/97 (परिशिष्ट "क" से पृष्ठ सं० 20-21) की ओर ध्यान दिया जाता है, जिसके माध्यम से कनिष्ठ आंकड़ा सहायक, प्रोग्रामर-कम-कन्सोल ऑपरेटर, 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 हुए 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 दशति वाला) तैयार किया गया जो पृष्ठ सं० 22-33 के परिशिष्ट "ख" पर संलग्न है।

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

क्रम सं०	बंद की श्रेणी	स्वीकृत संख्या	कार्यरत कर्मचारी	रिक्ति
1.	निदेशक (प्रणाली)	1	1	-
2.	उच्च निदेशक (प्रणाली)	5	3	2
3.	सहायक निदेशक (प्रणाली)	8	3	5
4.	प्रोग्रामर-कम-कन्सोल ऑपरेटर	8	1	7
5.	वरिष्ठ आंकड़ा सहायक	4	4	-
6.	कनिष्ठ आंकड़ा सहायक	8	7	1

उपनिदेशकः प्रणाली का बद बदोन्नति द्वारा भरा जाता है, ताकि विद्यमान 2 रिक्तियां प्रस्तावित भर्ती विनियमों के अनुमोदन के बाद भरी जा सकें। सहायक निदेशकः प्रणाली के 5 रिक्त बद माजूद हैं। विद्यमान और प्रस्तावित भर्ती विनियमों के अनुसार वे 50% बदोन्नति द्वारा और 50% सीधी भर्ती द्वारा भरी जानी है। कैडर में विद्यमान 3 व्यक्तियों को सीधी भर्ती द्वारा भरा गया है। इसलिए 5 रिक्तियों में से 4 बद बदोन्नति द्वारा और 1 सीधी भर्ती द्वारा भरा जाना है। इसके अतिरिक्त 2 वरिष्ठ 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। इसलिए 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 बद पर बदोन्नति होने पर वरिष्ठ रिक्ति उपलब्ध होगी। चूंकि व्यक्ति सीधी भर्ती द्वारा आया है, इसलिए वरिष्ठ रिक्ति सीधी भर्ती को जाएगी।

प्रोग्रामर-कम-कन्सोल ऑपरेटर के बद के समक्ष 1640-2900 रु० के वेतनमान में वरिष्ठ सांख्यिकीय सहायक के कैडर की बदोन्नति का और चैनल नहीं है। इसलिए वरिष्ठ सांख्यिकीय सहायक के कैडर को सहायक निदेशकः प्रणाली के बद पर बदोन्नति के योग्य समझा जाए। बशर्ते सहायक निदेशकः प्रणाली के बद पर सीधी भर्ती हेतु अभीष्ट शैक्षिक योग्यताएं पूरी होती हों।

यह इस मामले पर प्राधिकरण के संकल्प सं० 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, उच्च निदेशक प्रणाली और निदेशक प्रणाली के बद के लिए हार्डवियर विनियमों में सुस्तापित आशोधन/संशोधन प्राधिकरण के समक्ष प्रस्तुत सं० 22-33 के परिशिष्ट 'क' विचार-विमर्श एवं अनुमोदन हेतु प्रस्तुत है ।

संकल्प

APPENDIX 'A' TO ITEM NO. 19/98

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]  
File No. F7(105)/96/PB-I

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 'O', 'A', 'B', and 'C' level examination of Deptt of Electronics, Accreditation of Computer Course [DOEACC] 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. - J3-40 - ].

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

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

APPENDIX B TO ITEM NO. 19/96

ANNEXURE - I

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 transfer or by deputations 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 those 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 those regulations in respect of any class or category or persons or posts.

(APPENDIX 'B' TO ITEM NO. \_\_\_\_\_)

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 'O' 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 'O' 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. : By promotion failing which by direct recruitment.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. : Promotion  
From Jr. Data Assistant with atleast 5 years regular service in the grade.

12. If a DPC exists what is its composition. : 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-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 of the provisions of those 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.

[illegible]

8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists.

: Age : NO  
Educational Qualification : NO

: Age : NO  
Educational Qualification : YES

Sr. Data Asstts. are primarily Data Entry Operator cum Supervisor. Unless they improve their qualification they will not be able to write software.

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

: Two years.

10. Method of recruitment, whether by direct recruitment or by promotion or 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 promotion, from Sr. Data Asstts. possessing educational qualifications prescribed for the post, 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.

: Promotion  
From Sr. Data Assistant with atleast 5 years regular service in the grade and educational qualifications as prescribed for direct recruitment.

5 years is enough for technical posts.

12. If a DPC exists what is its composition.

: Group 'B' DPC

: Group 'B' 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-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.

: 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.

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 ASSISTANT DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

APPROVED PROPOSED

REMARKS

1. Name of Post : Assistant Director(Systems)

2. No. of Posts : Assistant Director(Systems)

3. \* Eight \* Subject to variation dependent on workload.

4. \* Eight \* Subject to variation dependent on workload.

5. \* Eight \* Subject to variation dependent on workload.

6. \* Eight \* Subject to variation dependent on workload.

7. \* Eight \* Subject to variation dependent on workload.

8. \* Eight \* Subject to variation dependent on workload.

9. \* Eight \* Subject to variation dependent on workload.

10. \* Eight \* Subject to variation dependent on workload.

11. \* Eight \* Subject to variation dependent on workload.

12. \* Eight \* Subject to variation dependent on workload.

13. \* Eight \* Subject to variation dependent on workload.

14. \* Eight \* Subject to variation dependent on workload.

15. \* Eight \* Subject to variation dependent on workload.

16. \* Eight \* Subject to variation dependent on workload.

17. \* Eight \* Subject to variation dependent on workload.

18. \* Eight \* Subject to variation dependent on workload.

19. \* Eight \* Subject to variation dependent on workload.

20. \* Eight \* Subject to variation dependent on workload.

21. \* Eight \* Subject to variation dependent on workload.

22. \* Eight \* Subject to variation dependent on workload.

23. \* Eight \* Subject to variation dependent on workload.

24. \* Eight \* Subject to variation dependent on workload.

25. \* Eight \* Subject to variation dependent on workload.

26. \* Eight \* Subject to variation dependent on workload.

27. \* Eight \* Subject to variation dependent on workload.

28. \* Eight \* Subject to variation dependent on workload.

29. \* Eight \* Subject to variation dependent on workload.

30. \* Eight \* Subject to variation dependent on workload.

31. \* Eight \* Subject to variation dependent on workload.

32. \* Eight \* Subject to variation dependent on workload.

33. \* Eight \* Subject to variation dependent on workload.

34. \* Eight \* Subject to variation dependent on workload.

35. \* Eight \* Subject to variation dependent on workload.

7. Educational and other qualifications required for direct recruits.

1972.

of CCS(Pension) Rules,

admissible under Rule-20

added years of service

b) Whether benefit of any

recruitment.

6. a) Age limit for direct

or non-selection post.

5. Whether selection post

4. Scale of pay

3. Classification

2. No. of Posts

1. Name of Post

Qualification:

Essential

1) Master's degree in Computer

Applications/M.Tech. (with

specialization 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

of 'C' level examinations from

the Deptt. of Electronics

accreditation of Computer

Course (BOBEC).

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.

Age : NO

Education: NO

Whether age and education

qualifications are in the

case of promotion and

recruitment.

4. 2 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

Education: NO

Whether age and education

qualifications are in the

case of promotion and

recruitment.

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/Physics/Electrical

Research/Physics/Computer

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

of 'C' level examinations from

the Deptt. of Electronics

accreditation of Computer

Course (BOBEC).

2) 2 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

Education: NO

Whether age and education

qualifications are in the

case of promotion and

recruitment.

4. 2 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

Education: NO

Whether age and education

qualifications are in the

case of promotion and

recruitment.

The educational qual-  
ifications have  
been described in  
same or design prog-  
rammer-cur-console  
operator, the entry  
level, technical  
posts.

- |   |   |  |
|---|---|--|
| 9. Period of probation, if any  | : Two years.  | : Two years.   |
| 10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputations and percentage of the vacancies to be filled by various methods. | : 50% by promotion failing which by direct recruitment.<br>50% by direct recruitment.   | : 50% by promotion failing which by direct recruitment.<br>50% by direct recruitment.  |
| 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.   | : Promotion<br>From Programmer-cum-Console Operator with atleast 8 years regular service in the grade.  | : Promotion<br>a) From Programmer-cum-Console Operator with atleast 5 years regular service in the grade, and, 5 years is enough for technical posts<br>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. |
| 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 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. | : 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 those 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 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

Deputy Director (Systems)

\* Five

\* Subject to variation dependent

on workload.

Group 'A'

2000-100-2500-EB-125-4500/-

Selection post.

Not exceeding 40 years

(relaxable for Govt. Servants

and employees of the Authority

by 5 years.)

NO

1. Name of Post

Deputy Director (Systems)

2. No. of Posts

\* Five

\* Subject to variation dependent

on workload.

3. Classification

Group 'A'

2000-100-2500-EB-125-4500/-

4. Scale of Pay

Selection post.

5. Whether selection post

or non-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.)

NO

b) Whether benefit of any

added years of service

admissible under Rule-20

of CCS (Pension) Rules,

1972.

7. Educational and other

qualifications required

for direct recruits.

A. 1)

Master's degree in Computer

Application/ M.Tech. (with

specialization in Computer

Application)/ Master's degree

in Computer Engineering from

recognized University or

equivalent.

5 years experience of

Electronics Data Processing

work, out of which at least two

years experience should be in

actual programming on an

electronic computer.

OR

Master's degree in Statistics

Mathematical/Operational Research

Physics/Economics/Commerce

with statistics of degree in

Engineering Science from a

recognized University or

equivalent.

Seven years experience of

Electronics Data Processing

work, out of which at least 2

years experience should be in

actual programming on an

electronic computer.

B. 1)

Master's degree in Statistics

Mathematical/Operational Research

Physics/Economics/Commerce

with statistics of degree in

Engineering Science from a

recognized University or

equivalent.

Seven years experience of

Electronics Data Processing

work, out of which at least 2

years experience should be in

actual programming on an

electronic computer.

Qualification:

Essential

1) M.E./M.Tech. in Computer

Science/Application from a

recognized University or

Engineering College/Institute.

OR

Master degree in Statistics/

Mathematics/Operational

Research/Physics/Electronics/

Computer Science/Computer

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 by Computer

Course (DOEACC).

2) Seven years experience of

Electronics Data Processing

work, out of which at least 2

years 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 deputationists.
9. Period of probation, if any : Two years.
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.
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. 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.
15. 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.

C. Should have passed 'E' level or 'C' level examination from Deptt. of Electronics, Accreditation of Computer Course.

Age : NO  
Educational Qualification : NO

By promotion, failing which by deputation, failing both by direct recruitment.

Promotion  
From Asstt. Director (Systems) with atleast 5 years regular service in the grade.  
Deputation  
Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/Autonomous Organisation.

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 these regulations in respect of any class or category or persons or posts.

Age : NO  
Educational Qualification : NO

Two years.

By promotion, failing which by deputation, failing both by direct recruitment.

Promotion  
From Asstt. Director (Systems) with atleast 5 years regular service in the grade.

Deputation  
Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/Autonomous Organisation.

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 these regulations in respect of any class or category or persons or posts.

(APPENDIX 'B' TO ITEM NO. \_\_\_\_\_)  
 RECRUITMENT REGULATIONS FOR THE POST OF  
 DIRECTOR(SYSTEMS) IN DELHI DEVELOPMENT AUTHORITY

	APPROVED
1. Name of Post	: Director(Systems)
2. No. of Posts	: One * Subject to variation dependent on workload.
3. Classification	: Group 'A'
4. Scale of pay	: 3700-125-4700-150-5000/-
5. Whether selection post or non-selection post.	: Selection post.
6. a) Age limit for direct recruitment.	: Not applicable
b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972.	: NO
7. Educational and other qualifications required for direct recruits.	: Not applicable

PROPOSED	REMARKS
: Director(Systems)	
: One * Subject to variation dependent on workload.	
: Group 'A'	
: 3700-125-4700-150-5000/-	
: Selection post.	
: Not applicable	
: NO	

: 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) Ten years experience of Electronic Data Processing work, out of which atleast 2 years experience as an incharge in Computer Centre in Govt./Semi Govt. or Autonomous/Public/Private Sector Organisation.

The educational qualifications have been described in some order as per programmer-console operator-the entry level technical posts.



8. Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable
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. : By promotion, failing 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 5 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
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-Servicement and other special categories of persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.
14. Disqualification : No person who has entered into or contract a second marriage when his/her spouse is alive.
15. Power to relax : When the Chairman is of the opinion that it is necessary or expedient 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.

: Not applicable

: Two years.

: By promotion, failing which by deputation.

: Promotion  
From Deputy Director (Systems) with atleast 5 years regular service in the grade.

Deputation  
Officers holding analogous posts under the Centre/State Govt./Public Sector Undertaking/Autonomous Organisation.

: Group 'A' DPC

: 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-Servicement and other special categories of 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 contract 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.

ITEM NO.  
20/98

A-30.3.98

Subject : Involvement of Private Developer in land development, construction infrastructure provision and disposal thereof.

File No. AO(W) III(40) 93-94/Pt.

PRECIS

Delhi Development Authority in the meeting held in September, 1995 and February, 1996 had approved the scheme of involvement of private developer in land development, construction, infrastructure provision and disposal thereof. The scheme had been referred to the Govt. of India, Ministry of Urban Affairs and Employment. The Govt. of India had constituted a Committee under the chairmanship of the Additional Secretary, Ministry of Urban Affairs and Employment who is seized of the matter at present. A draft paper was prepared and sent by D.D.A to Ministry of Urban Affairs & Employment in July, 1996 for consideration of the Committee. The said paper was placed before the Authority vide Agenda Item No. 115/96 for kind information. During the discussions in the Committee's meeting held on 16.9.97, the D.D.A was asked to study the modules of privatisation adopted by Calcutta Metropolitan Development Authority (C.M.D.A), West Bengal Housing Board (W.B.H.B), City & Industrial Development Corporation (C.I.D.C.O) and Bangalore Development Authority (B.D.A). Accordingly, Study Team comprising of Sr. DDA Officers visited Calcutta, Bombay and Bangalore, conducted studies of mechanism for private sectors participation in development/construction including infrastructure and disposal etc. The important features under private participation programmes entered into/proposed by these organisations are analysed in the reports. Some of the interesting features which come out are listed below :-

- i) The most preferred vehicle for involvement of private developers appears to be through a Spl. purpose Vehicle in the form of a joint venture company.

- ii) Infrastructure development is one such factor which has been made the responsibility of the Joint Venture Company.
- iii) The process of selection would be through a competitive bid.
- iv) The NIT would very clearly lay down what would be the responsibility of the Joint Venture partners including the private developers who would take part in the said venture.
- v) Marketing is entirely with the Joint Venture Co. with certain inbuilt provisions made for EWS houses, Master Plan requirements etc. in the contract.
- vi) Chairman from Govt. side and M.D from <sup>studied</sup> private partner's side in one of the models.
- vii) The equity of the Govt. is met out of cost of land. The excess cost of land is payable by J.V.C in one model.

From the above, it appears that given the high components of land cost in any given venture and the fact that projection on this assets would need to be kept under control to the extent possible, the Joint Venture Co. route appears to be preferable alternative. It was, therefore, felt that if the land is not sold to the private developers or to the Joint Venture Co. at the prevailing market price, on cash down basis, we may prefer to opt for this route, as we would then have a significant role in the management structure of the said venture.

#### OPTIONS

The two broad modules of privatisation in Model B-I, B-II and Model-E for small pockets as was projected to the Authority in its meeting on 6.09.96 and also current pattern on joint sectors venture which have been adopted by other land development agencies in Calcutta and Mumbai are available options. It was felt to place before the Committee of M.O.U.A.E the following options for their considerations :-

- i) For involvement of private developers, model B-I or model B-II or both can be adopted for different identified projects. Model B-I where the land assembly is

with the D.D.A and development and other activities in collaboration with the private agencies may appear a little more feasible model today. The other options (B-I, B-II and E) however, could also be adopted.

ii) It appears that the most appropriate vehicle for implementing schemes involving private developers, particularly if the land identified is not disposable to them at market value on cash down basis, would be a joint venture company of SPV model wherein our participation in management is also ensured.

iii) Such a mode, could in our view, be adopted for covering the following programmes :

- a) Housing Projects,
- b) Peripheral infrastructure development (including power and water),
- c) Other projects like :
  - i) Flyovers,
  - ii) Parking Projects,
  - iii) Modern Super Market Complexes and Commercial Buildings,
- iv) Technical demonstration Projects.

A proposal on the above lines was sent to the Addl. Secy., MOUAE on 18th December, 1997 for consideration of the Committee of MOUAE.

The above is brought before the Authority for its kind information.

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

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.

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प्रद. सं. दि.प्रा. :- भूमि विकास, निर्माण, आधारभूत संरचना व्यवस्था और  
20/98 उसके निपटान में निजी विकासकर्ता को शामिल करना ।

फाइल सं. ए.ओ. डब्ल्यू. ३३४०१३-७४/पाट

सार

दिल्ली विकास प्राधिकरण ने सितम्बर, 1995 और फरवरी, 1996 में हुई अपनी बैठक में भूमि के विकास, निर्माण, आधारभूत संरचना व्यवस्था और उसके निपटान में निजी विकासकर्ता को शामिल करने की योजना को अनुमोदित किया । यह योजना भारत सरकार के शहरी कार्य एवं रोजगार कार्यालय को भेजी गई । सरकार/शहरी कार्य एवं रोजगार मंत्रालय के अपर सचिव की अध्यक्षता में एक कमेटी का गठन किया, जिसके पास मामला विन्यासाधीन है । इस संलग्न में एक ड्राफ्ट पेपर तैयार किया गया और दि.पि.प्रा. द्वारा 1996 में जारी कार्य एवं रोजगार मंत्रालय को कमेटी के विचार-विमर्श हेतु भेजा गया । उपर्युक्त पेपर कायदिल्ली प्रद. सं. 115/96 के द्वारा प्राधिकरण के समक्ष प्रेषित किया गया । 16.9.97 को कमेटी की बैठक में विचार विमर्श के दौरान दि.पि.प्रा. का कलकत्ता महानगर विकास प्राधिकरण (सी.एम.डी.ए.), (नगर एवं औद्योगिक विकास निगम) (सी.आई.डी.सी.ओ.) और बंगलौर विकास प्राधिकरण (बी.डी.ए.) द्वारा अपनाए गए निजीकरण के मापदण्डों का अध्ययन करने को कहा गया । तदनुसार दि.पि.प्रा. के वरिष्ठ अधिकारियों के अध्ययन-दल ने कलकत्ता, बम्बई और बंगलौर का दौरा किया तथा आधुनिक संरचना और निपटान आदि सहित विकास/निर्माण में निजी क्षेत्रों की भागीदारी की व्यवस्था का अध्ययन किया । रिपोर्टों में इन संगठनों द्वारा शामिल किए गए/प्रस्तावित निजी भागीदारी कार्यक्रमों के अन्तर्गत मुख्य विशेषताओं का विश्लेषण किया गया है । इनमें कुछ रोचक विशेषताएं निम्नलिखित हैं :- 1।

1। निजी विकास कर्ताओं को शामिल करने के लिए सबसे उपयुक्त विनियमन तरीका संयुक्त उद्यम कम्पनी है ।

2। आधुनिक संरचनात्मक विकास एक ऐसा तथ्य है जो संयुक्त उद्यम कम्पनी के उत्तरदायित्व से पूरा किया जा सकता है ।

3। क्या प्रक्रिया प्रतियोगिता बोली के माध्यम से होगी ।

4। निजी विकासकर्ता जो उक्त उद्यम में भाग लेंगे उनके सहित संयुक्त उद्यम भागीदारों का क्या उत्तरदायित्व होगा । यह उन-आई.टी. में बहुत स्पष्ट रूप से निर्धारित होगा ।

58 अनुबंध में ई.डब्ल्यू. एस. हेतु बनाए गए कुछ आन्तरिक प्रावधानों के साथ मुख्य योजना की अपेक्षाओं, विपणन का सारा कार्य संयुक्त उद्यम कम्पनी के पास है।

68 मॉडलों का अध्ययन करने में सरकार की ओर से अध्यक्ष और निजी भागीदारों की ओर से प्रबन्ध निदेशक।

78 सरकार की इच्छा की पूर्ति भूमि की लागत से की जाती है।

अब हुई कीमत एक मॉडल में जे.वी.सी. द्वारा देना है।

उपर्युक्त से यह प्रतीत होता है कि किसी दिवस पर उद्यम में भूमि लागत दीये गए उच्च अवयव और यह तथ्य कि इस पर सम्पत्ति पर परिवर्तन प्रसार संभावना को निर्धारण करने वाले जाने की आवश्यकता होगी, संयुक्त उद्यम कम्पनी मार्ग बेहतर विकल्प प्रतीत होता है। अतः यह महसूस किया गया कि यदि नन्द आगर पर चालू बाजार भाव पर निजी विकासकर्ताओं अथवा संयुक्त उद्यम कम्पनी को भूमि की बेची जाती है तो हम इस मार्ग के लिए विकल्प पसन्द कर सकते हैं क्योंकि उद्यम की प्रबन्ध संरचना में हमारी महत्वपूर्ण भूमिका होगी।

#### विकल्प

छोटी पॉकेटों हेतु मॉडल डी-1, डी-2 और मॉडल-ई में निजीकरण के दो विस्तृत मॉडल दिनांक 6.9.76 को हुई प्राधिकरण की बैठक में प्रस्तुत किये गए थे और संयुक्त उद्यम पर चालू पैटर्न जिन्हें कलकत्ता और बंबई में अन्य भूमि विकास एजेंसियों द्वारा ग्रहण किया गया है, उपलब्ध विकल्प है। यह महसूस किया गया कि निम्न लिखित विकल्पों को विचारार्थ सम.ओ.यू.स.ई. की समिति के समक्ष प्रस्तुत किया जाए :-

18 निजी विकास कर्ताओं को सम्मिलित करने के लिए, विभिन्न निर्धारित परिवर्तनों हेतु मॉडल डी-1 अथवा मॉडल -डी-2 अथवा दोनों को अपनाया जा सकता है। मॉडल-डी जहां दि.वि.प्रा. के साथ भूमि मालान और प्राइवेट एजेंसियों के सहयोग से विकास एवं अन्य कार्य किए जाते हैं, इस समय मॉडल डी-2 कुछ अधिक व्यवहार्य है। फिर भी अन्य विकल्प जैसे डी-1, डी-2 एवं इ। भी अपनाए जा सकते हैं।

28 ऐसा प्रतीत होता है कि निजी विकासकर्ताओं को शामिल करके योजनाओं के कार्यान्वयन हेतु विशेष तौर पर, यदि नन्द भुगतान आधार पर बाजार मूल्य पर उन्हें भूमि न दी गई हो तो एस.पी.वी. मॉडल की संयुक्त उद्यम कम्पनी का सबसे अधिक उपयुक्त तरीका होगा, जहां प्रबंध में हमारी भागीदारी भी सुनिश्चित



हो ।

उ॥ हमारे विचार से निम्नलिखित कार्यक्रमों को कर करने के लिए ऐसे मॉडल अपनाए जा सकते हैं :-

क॥ आवासीय परियोजनाएं

ख॥ परिसर आर्थिक संरचनात्मक विकास

॥ बाजार एवं गल राहिल ॥

ग॥ अन्य परियोजनाएं जैसे :-

1॥ फ्लाई ओवर्स

2॥ पार्किंग परियोजनाएं

3॥ आधुनिक सुपर मार्केट परिसर एवं व्यावसायिक भवन

4॥ तकनीकी प्रदर्शन परियोजनाएं ।

शहरी कार्य और रोजगार मंत्रालय की समिति के विचारार्थ उपर्युक्त के आधार पर एक ब्रिफिंग 18 दिसम्बर 1997 को अपर सचिव, शहरी कार्य एवं रोजगार मंत्रालय को भेजा गया ।

उपर्युक्त मामला प्राधिकरण के सूचनार्थ प्रस्तुत है ।

सकल्प

ITEM NO.  
21/98  
A-30.3.98

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 .

DEFERRED

मद सं.  
21/98

विषय:- धारा 14/29 दिल्ली विकास अधिनियम के अंतर्गत  
शिकायत दर्ज करने की शक्तियाँ और दिल्ली विकास  
अधिनियम की धारा 28 के अंतर्गत परिसरों का निरीक्षण  
करने की शक्तियाँ प्रवर्तन शाखा के पदाधिकारियों को सौपना ।  
सं. पी ए/ए ससई/77/2843

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. एफ 7/24/75-जी ए।  
दिनांक 16-05-78 द्वारा सहायक अभियंता [सर्वेक्षण] के इतने ही पद 650-120/- रुपये  
के वेतनमान में सृजित किये गये थे । इन पदों के पदाधिकारी वास्तविक सर्वेक्षण, सीमांकन  
और ट्याक्लियों तथा विभिन्न स्थितियों को भूमि का कब्जा सौपने का कार्य करते हैं ।  
इन पदों की प्रकृति एवं कार्य सर्वेक्षण अधिकारी के कार्यों के समान ही हैं, जिनके भर्ती  
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 बताये गये हैं । उपाध्यक्ष, दि. वि. प्र.  
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 कार्मिक-1 द्वारा दिल्ली  
विकास अधिनियम, 1957 की धारा 29(2) के साथ पठित धारा 14 के अन्तर्गत जारी  
किये गये आदेश सं. एफ 7/199/87 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 । (न्याय शाखा में शिकारों को रखा रखा है । प्रा. प्र. करने के बाद)  
शिकायत दर्ज करने की शक्ति प्राधिकरण के संकल्प सं. 137 दिनांक 15-7-78 द्वारा  
निम्नलिखित अधिकारियों को दी गई है :-

1. अपर सचिव
2. अधिष्ठाता अभियंता
3. सहायक अभियंता
4. कनिष्ठ अभियंता

3. उक्त संदर्भित धारा के अन्तर्गत 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 प्रकृति 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 परिश्रम 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-<sup>39</sup>—पर दी गई अनुसूची के अनुसार प्रवर्तन विभाग के विभिन्न पदाधिकारियों को शक्तियाँ सौंप दी जाएँ।

संकल्प  
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APPENDIX 'A' TO ITEM NO 21/98

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/Joint 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 ammended/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. SUB: ANNUAL ACCOUNTS OF I.S.B.T. FOR THE YEAR  
22/98 1992-93.  
A-30.3.98 No. F.Acs.6(2)98/DDA.

P R E C I S

In accordance with the provisions contained in DDA Budget & Accounts Rules the Annual Accounts of the Authority for every year are to be put up to the Authority before being sent to A.G. (Audit) Delhi. The Annual Accounts of I.S.B.T. for the year 1992-93 could not be placed before the Authority alongwith main Accounts at that point of time as I.S.B.T. was transferred under control of Transport Deptt. of GNCTD and annual accounts of I.S.B.T. was not received from G.M., I.S.B.T.

D.D.A.'s Annual Accounts except that of I.S.B.T. for the year 1992-93 have already been approved by the Authority vide item no. 86/94 dated 15.09.94. Authority further desired that the Annual Accounts of I.S.B.T. for 92-93 when it was under administrative control of D.D.A. be placed before it separately by the G.M. ISBT duly vetted by the C.A.O.

I.S.B.T. Annual Account for 1992-93 complied by G.M., I.S.B.T. and vatted by C.A.O. is placed before the Authority for kind information and approval.

1. Statement of Expenditure of I.S.B.T. at (Appendix 'A' page No. 41).
2. Statement of income of I.S.B.T. at (Appendix 'B' page No. 42).
3. Balance Sheet of I.S.B.T. at (Appendix 'C' page No. 43).

R E S O L U T I O N

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.

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सद संख्या  
22/98

विषय: - अन्तर्राज्यीय बस अड्डे के वर्ष 1992-93 के वार्षिक खाते ।  
सं. एफ. एम. सी. 6121 98/डी. डी. ए.

तार

दिल्ली विकास प्राधिकरण बजट और लेखा नियमों में निहित उपबंधों के अनुसार प्राधिकरण के प्रत्येक वर्ष के खाते महालेखाकार (लेखा परीक्षा), दिल्ली को भेजने से पूर्व प्राधिकरण के तत्मुख प्रस्तुत किए जाते हैं । अन्तर्राज्यीय बस अड्डे के वर्ष 1992-93 के वार्षिक खाते मुख्य खातों के साथ प्राधिकरण के तत्मुख प्रस्तुत नहीं किए जा सके थे क्योंकि उस समय अ. रा. ब. अड्डा राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार के परिवहन विभाग के नियंत्रण में स्थानांतरित कर दिया गया था और महाप्रबंधक, अ. रा. ब. अड्डा से अ. रा. ब. अ. के वार्षिक खाते प्राप्त नहीं हुए थे ।

अन्तर्राज्यीय बस अड्डे को छोड़कर दिल्ली विकास प्राधिकरण के वर्ष 1992-93 के वार्षिक खाते प्राधिकरण द्वारा स. सं. 86/94 दिनांक 15.09.94 के तहत पहले ही अनुमोदित किए जा चुके हैं । प्राधिकरण ने यह भी जांच की है कि अ. रा. ब. अ. के 92-93 की उस अवधि के, जब बस अड्डा दिल्ली विकास प्राधिकरण के प्रशासनिक नियंत्रण में था, मुख्य लेखाधिकारी द्वारा विधिपूर्वक जांचे गये वार्षिक खाते महाप्रबंधक, अ. रा. ब. अ. द्वारा प्राधिकरण के तत्मुख प्रस्तुत किए जा चुके हैं । महाप्रबंधक, अ. रा. ब. अ. द्वारा तैयार किए गए और मुख्य लेखाधिकारी द्वारा जांचे गये अन्तर्राज्यीय बस अड्डे के 1992-93 के वार्षिक खाते प्राधिकरण के तत्मुख सूचनार्थ और अनुमोदनार्थ प्रस्तुत हैं ।

1. अ. रा. ब. अड्डे की व्यव विवरणी (परिशिष्ट "क" पृष्ठ सं. 41) पर है ।
2. अ. रा. ब. अड्डे की आय विवरणी (परिशिष्ट "ख" पृष्ठ सं. 42) पर है ।
3. अ. रा. ब. अड्डे का तुलन-सूचक पत्र (परिशिष्ट "ग" पृष्ठ सं. 43) पर है ।

संकल्प



APPENDIX 'A' TO ITEM NO. 22/98

GOV.T OF NATIONAL CAPITAL TERRITORY OF DELHI  
( TRANSPORT DEPARTMENT )  
ISBT KASHMERE GATE DELHI- 110006

S.no.	Head of A/c.	Expenditure booked upto 3/93	Liability of 91-92 cleared on 1992-93	Add. amount to be paid upto 92-93	Net Expenditure
1.	Pay of Officers	7,74,529	80,500	85,101	779130
2.	Pay & Estt.	53,46,863	720,525	10,88,270	59,14,608
3.	Exgratia	5,84,080	350,000	530,000	764080
4.	TA & LTC	23,530	-	-	23530
5.	LS & PC	25,971	-	-	25971
6.	Audit fee	47,155	45,000	45,000	47155
7.	Share cost	44,14,033	11,60,810	1,37,382	3390605
8.	<u>Other charges</u>				
a.	Contingencies	89,63,407	7,45,800	373,114	8590721
b..	Maintenance & Repair	2,12,12,707	-	-	21212707
9..	Property Tax	-	-	17,71,954	1771954
		<u>4,13,92,275 ✓</u>	<u>31,02,635 ✓</u>	<u>40,30,821 ✓</u>	<u>42,320,461 ✓</u>

C.S.  
2/98  
As (A/c)

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dy. CAO I 4/10

ACCOUNTS OFFICER (ISBT)  
Counter Signature  
24/5  
New Delhi.

ASSTT. OFFICER (ISBT)  
24/5

General Manager  
I. S. B. T  
Transport Dept.

APPENDIX 'B' TO ITEM NO. 22/98

GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI  
( TRANSPORT DEPARTMENT )  
ISBT KASHMERE GATE DELHI- 11006

Statement of Income for the Year 1992-93

	Amt. booked upto 3/93	Less Amt. pertaining to 91-92 received in 92-93	Add. Amt. pertaining to 92-93 yet to be received	Net receipt
Revenue Receipt	4,53,26,219	101,81,551	126,25,131	477,69,799
Investment	20,00,000	-	-	20,00,000
Intt on Investment	1,41,896	1,00,000	1,24,000	1,65,896
	<u>4,74,68,115 ✓</u>	<u>1,02,81,551 ✓</u>	<u>1,27,49,131 ✓</u>	<u>4,99,35,695 ✓</u>

CS  
22/8  
CS  
Copy  
by CAO [initials]

ACCOUNTS OFFICER (ISBT)

Counter Signature

Legal Officer

Chief Accounts Officer  
Delhi Transport Authority

ASSTT. ACCOUNTS OFFICER (ISBT)

General Manager  
I.S.B.T.  
Transport Dept. Delhi

APPENDIX 'C' TO ITEM NO. 22/98

GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI  
(TRANSPORT DEPARTMENT)  
INTER STATE BUS TERMINUS, KASHMERE GATE DELHI

Balance sheet as on 31/3/1993

S.no.	Schedule No.	Liabilities	Amount	Schedule no.	Assets	Amount
		Head			Heads	
		<u>Deposit &amp; Advances</u>				
i)	I	Security	3440068 ✓		Closing balance	87,98,237
ii)	II	Other deposits	-	VII	Investment (-)	2,50,000 ✓
iii)	III	Suspense	239432 ✓	VIII	Deposits	1,84,580 ✓
iv)		Receipt from				
	DDA	Main	5247649 ✓	IX	Debtors	23,47,4,867 ✓
v)	V	Bad & Doubt- full debt.	-	X	Furniture	1,43,898 ✓
		Excess of Income over expenditure	23548433 ✓	XI	Interest on Investment	1,24,000 ✓
			324,75,582 ✓			32,47,55,82 ✓

Enter Signature

Signature

Compared  
Date

C.S. Capital  
22/3  
AO (A/S)

Accounts Officer (A/S)

General Manager  
I. S. B. T  
Transport Dept.

24/5

AO (A/S)

ITEM No.  
23/98  
A-30.3.98

Sub: REPORT OF TIKKU COMMITTEE ON ADMINISTRATIVE CADRE REVIEW.  
No.F.7(335)87-PB.1

The Agenda Items relating to Recruitment Regulations for the post of Commissioner in DVA and Tikku Committee Report on Administrative Cadre Review was placed before the Authority held on 16th July, 1997. While it was resolved that the R.Rs for the post of Commissioner were taken up separately, ~~where~~ Part 'B' of the Tikku Committee Report was to be reviewed in consultation with the non-official members of the Authority. A meeting was held by Vice-Chairman with the non-official members on 14.1.98 in which the members have given their concurrence to the recommendations in Part 'B' of the Report (Annexure 'A' P-45-65).

In view of the above, the Part 'B' of the report of Tikku Committee is being placed before the Authority for its approval, so that it could be sent to the Ministry of Urban Affairs for further action.

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

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

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मद संख्या  
23/98

विषय:— प्रजासैनिक संघर्ष समीक्षा पर टिप्पणी समिति की रिपोर्ट ।

सं. एम-7/335/87-बी.बी.-1

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16 जुलाई, 1997 को आयोजित प्राधिकरण की बैठक में दिल्ली विकास प्राधिकरण में आयुक्त बंद के भर्ती विनिर्माणों और प्रजासैनिक संघर्ष समीक्षा पर टिप्पणी समिति रिपोर्ट से संबंधित कार्यवाही में रखी गई थी । जबकि यह संकल्प बाधित किया गया था कि आयुक्त बंद के भर्ती विनिर्माणों को बृहत् से लिया जाए और टिप्पणी समिति रिपोर्ट के भाग "ख" की समीक्षा प्राधिकरण के गैर-सरकारी सदस्यों के बराबर से की जाए । दिनांक 14.1.98 को उपस्थित गैर-सरकारी सदस्यों के साथ एक बैठक की थी, जिसमें सदस्यों ने रिपोर्ट के भाग "ख" में की गई अनुशंसाओं पर अपनी सहमति दे दी है । अनुसं-क. प्र.सं. 45-65 ।

उपरोक्त को ध्यान में रखते हुए टिप्पणी समिति रिपोर्ट का भाग "ख" प्राधिकरण के सम्मुख अनुमोदनार्थ प्रस्तुत है ताकि इसे बागे की कार्यवाई हेतु शहरी कार्य मंत्रालय को भेजा जा सके ।

संकेत

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August 22, 1997

CHAPTER-B

Tikku Committee report on cadre review of DDA's Administrative Wing

1 The Personnel Division of DDA has furnished to the Committee the details of the existing sanctioned posts in the Administrative Wing of DDA as given in Annexure 7.

In order to do a comparative study, the Committee obtained information about the details of the Administrative Wing of the MCD where promotions beyond a level are through the UPSC. The Committee also obtained information about the posts, their cadre strength and comparative figures in the Central Secretariat Services. Comparative study of these two comparative cadres forms the basis of this chapter. These two bodies were chosen on account of functional parity and hierarchical and administrative parlance which DDA Admn. cadres have been consciously or unconsciously observing.

2 Besides considering the data about equivalent posts in parallel organizations, the Committee also considered the position brought out in a recent study by the DDA about the extent of stagnation in the ministerial, revenue and some other cadres of DDA based on which the Authority took certain decisions for some of the categories. The Committee also considered the representations received in the recent past from various Unions and Associations of DDA on the issues relevant to the report of this Committee.

Ranin

Ministerial Staff

3 DDA has at present a sanctioned strength of 1373 LDCs, 1134 UDCs, 251 Assistants and 86 Superintendents. According to the study conducted by the DDA about the extent of stagnation in ministerial cadres, more than 500 LDCs are waiting for promotion even though they have completed double the qualifying period for promotion to the next higher level.

According to the guidelines issued by Department of Personnel vide OM No. 12/8/90-CS.II dated 30-3-94, it has been decided that the clerical cadres of the Central Secretariat should be restructured by pooling all the posts in the grade of LDC and UDC and the strength of the 2 grades should be refixed in the ratio of 50:50. DDA follows Govt of India Rules mutatis-mutandis: with the adoption of these provisions, the strength of the two grades would be refixed as follows in DDA. It should have been done immediately after DOP&T instructions. It can in any case be done now:

UDC 1254

LDC 1253

4 In terms of the guidelines of Department of Personnel this restructuring will be subject to the following condition:

- [i] The interchangeability of functions, including typing, between LDCs and UDCs and flexibility in

*R. S. Ch*

Ministerial Staff

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UDC 1254

LDC 1253

4 In terms of the guidelines of Department of Personnel this restructuring will be subject to the following condition:

- [i] The interchangeability of functions, including typing, between LDCs and UDCs and flexibility in

*P. S. M.*

their deployment by DDA will continue as at present.

5 According to recruitment rules of DDA for the post of LDC, 75% of posts are filled by direct recruitment and 25% by promotion from regular grade-D employees. The Committee recommends that in accordance with the practice in Central Secretariat direct recruitment quota should be filled by the Staff Selection Commission examination. For the post of UDC the recruitment rules at present provide that all the posts will be filled up by promotion from the post of LDC with 5 years' regular service in the grade and they should have passed the typewriting test unless exempted. The Committee has noted that in partial modification of the old provisions DDA has already started filling up 25% posts of UDCs through limited departmental examination.

6 The Committee, therefore, recommends that 75% of the posts of UDCs should be filled by promotion from the post of LDC on the basis of seniority-cum-fitness and 25% should be filled on the basis of a limited departmental competitive examination as at present. The limited departmental competitive examination provides an opportunity for fast track promotion to the deserving LDCs.

7 The DDA has at present only 251 posts of Assistants against a total of 1134 posts of UDCs. This shows that the ratio of post of Asstt-UDC is almost 1:5. According to

Review

practice being followed in the Central Secretariat and other comparable organizations, the ratio of post of Asstt-UDC should be roughly 1:2. In view of the present structure of the cadres of Assistants and UDC, there is acute stagnation in the cadre of UDCs and more than 1/3rd of the UDCs are stagnating without promotion even after completing double the qualifying period for promotion. The Committee recommends that an attempt should be made ultimately to come to a stage where the number of posts of Asstts are roughly 50% of the post of UDCs. In view of the large gap at present it may not be possible to do this in the present cadre review. The Committee, therefore, recommends that, for the present, the ratio should be fixed at 33% of the post of UDCs. Since the posts of UDCs will be 1254, the Committee recommends that the strength of the cadre of Asstts should be fixed at 418. The Committee further recommends that at the time of next cadre review, which should take place after 5 years, this percentage should be 50% of the post of UDCs.

8 According to recruitment rules for the post of Asstts, 50% of the posts are to be filled up from such of the UDCs who are graduates and have put in 5 years' regular service in the grade and the remaining 50% of the posts are to be filled up from UDCs who have put in 8 years' of regular service in the grade. The rules also provide for appointment of officials holding analogous posts under the Government of India/Delhi Administration by transfer on

Ratna



deputation. The Committee recommends that the recruitment rules for the post of Asstts should be now in line with existing rules in the Central Secretariat. They have already been given the same pay scale earlier. The Committee has taken note of several representations which have been made by the unions against bringing officers on deputation for filling up ministerial posts. The Committee recommends that the existing provision which permits transfer on deputation on the post of Assistants should be deleted because there is no justification for bringing officers on deputation on these posts.

The Committee feels that filling up of fixed percentage of post of Asstts by direct recruitment would substantially improve the overall quality of this cadre. However, since the provision of limited departmental examination on the pattern of the Central Sectt. has been recently introduced and the present RRs of the post provide for promotion against 50% of the post and promotion by way of limited departmental examination for another 50% of post, we may not go for any further changes for the time being. At the time of the next cadre review, the RRs of this post could be further revised to fall in line with Central Secretariat.

9 According to practice followed in the Central Secretariat, the number of posts of Section Officers/Supdts is roughly 50% of the post of Asstts.

R. T. H.

Considering the fact that the number of posts of Supdts has to be fixed keeping in view the functional needs and the officer oriented working which DDA must shift to, the Committee feels that it may not be possible in present cadre review to fix the strength of Supdts at 50% of the post of Asstts. The Committee, therefore, suggests that, for the present, the number of posts of Supdts should be fixed at 1/3rd of the number of posts of Asstts i.e. 140. The Committee further recommends that in line with the practice followed in Government of India, 20% of the posts of Supdt should be filled by direct recruitment through the Civil Services Examination, Staff Selection Commission or through any other authorised body; and the remaining 80% by promotion from the post of Asstt; 40% by way of limited departmental examination from the Asstt and remaining 40% through departmental promotions as at present.

10 The DDA has at present 41 posts of Dy Directors and 55 posts of Asstt Directors. It would thus be seen that a total of 96 posts are available for promotion from the level of Supdt where the cadre strength is proposed to be fixed at 140. Since the percentage of posts available for promotion is adequate, the Committee does not recommend any increase in the number of posts of Dy Directors and Asstt Directors. Similarly, the number of posts available for promotion from Dy Director to Director are approximately 20%. Out of 13 posts at the level of Directors including the post of Director [PR] & Director [Systems] are with departmental officers. This percentage also appears to be in line with

Pr. 11

the percentage existing in the Central Secretariat. Hence, no increase in the number of posts of Directors appears to be immediately necessary. Against these, 9 posts are at the level of Rs.4500-5700 [Selection Grade] and are available to the Group A officers. The number of posts of Commissioners has also been fixed after a detailed examination of the functional requirement and, therefore, requires no modification as at present.

REVENUE DIVISION:

11 Out of 364 revenue villages which comprise Delhi State, DDA is controlling land either fully or to a large extent in approximately 300 villages. The revenue staff of the DDA looks after the land records, its maintenance and other land related functions. This Division also processes the requisitions for acquisition of land and is dealing with all the litigation involving acquisition of land. The present sanctioned strength of the revenue staff is as follows:

Assistant Settlement Officer [2000-3500]	- 07
Tehsildar [1640-2900]	- 10
Naib Tehsildar [1400-2300]	- 24
Kanungo [1200-2040]	- 36
Patwari [950-1400]	- 90

12 It appears that there has been no increase in the sanctioned strength of the revenue staff in the last 8 to 10

P. S. M.

years although the workload has increased considerably due to the new work relating to Dwarka, Rohini, Narela and other projects.

13 As in the other wings of DDA, there is considerable stagnation at several levels in the Revenue division also. According to the study done by the Authority, almost 75% of the Patwaris are waiting for promotion even after completing more than double the qualifying period. The posts of Patwari and Kanungo correspond to the level of LDC & UDC on the clerical side. According to recent guidelines of the Department of Personnel, it has been decided that the ratio of posts of UDCs and LDCs should be 1:1. In order to ensure adequate growth opportunities to Patwaris, it would have been ideally desirable to follow the same principle on the revenue side and the ratio of posts of Patwari and Kanungo should be made 1:1. However, the Committee has been guided by the norms adopted by the Revenue Departments of the Delhi Govt. and the Department of Land & Building. Keeping their yardsticks in view the ratio of posts at different levels of hierarchy are recommended as under.

The Committee recommends that the revised cadre structure for these categories should be as follows:

Patwari to Kanungo [1:0.5]

14 So far as the cadre of Kanungo is concerned, a substantial percentage is waiting for promotion after having completed more than double the qualifying period. In the

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to the new work relating to Dwaraka, Rohini, etc.

**projects.**

13 As in the other wings of DDA, there

According to the study done by the

Patwardi and Kanungo correspond to the level

Department of Personnel, it has been determined

adequate growth opportunities  
 highly desirable to follow the same

should be made 1:1. However, the Committee

Delhi Govt. and the Department of Education

LEVELS 10 TO 12

structure for these

So far as the cadre ~~of~~ ~~the~~ ~~and~~

completed more than double the

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*(continued)*



matter may be examined in the light of decisions which Delhi Administration may take about the post of Naib Tehsildar. On functional basis the Committee considers that there is adequate justification for equating this post with the post of Assistant and with other similar post in the Government of NCTD.

17 The Committee has also noted that the number of posts of Tehsildars in the Land & Building Deptt. of the GNCTD is about 60% and in Revenue Deptt of GNCTD these are about 80% of the posts of Naib-Tehsildar. These figures are as on 1st April, 1997. The Committee therefore, on functional considerations recommends that this percentage in DDA too should be increased from the present level of 42% to 60%.

18 Above the post of Tehsildar, the DDA has 7 posts of Assistant Settlement Officers in the grade of 2000-3500. The Committee was given to understand that these posts were created with the intention of doing settlement work in respect of land in Delhi controlled by DDA. However, since this settlement work has not been undertaken, it is not possible to justify any increase in the number of posts of Assistant Settlement Officer. The Committee, therefore, recommends status-quo in the number of posts of Assistant Settlement Officers. This level has been always used as a level equivalent to Asstt Director and has several duties to perform and has to therefore continue.

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19 The level of Asstt Settlement Officer in the DDA is one of the three feeder levels for the post of Dy Director. The other levels which also serve as feeder levels to the post of Deputy Director are Asstt Director and Pvt Secy. The Committee, therefore, recommends that parity should be maintained between the level of Asstt Settlement Officer and Pvt Secy/Asstt. Director in future also.

PERSONAL STAFF DIVISION:

20 In the Division of Stenographers and personal staff, the DDA has at present 30 posts of Pvt Secy in the grade of 2000-3500, 58 posts of Personal Asstt in the grade of 2000-3200 and 427 posts of Sr Stenographers and Stenographers. The posts of Sr Stenographer are in the grade of 1640-2900 and of Stenographer in the grade of 1200-2040. As in the other cadres on the administrative side, there is acute stagnation in the Division of this staff also. In order to remove the stagnation and in line with the pattern which is followed by Government of India in the Central Secretariat, the Committee recommends that the ratio of posts between Stenographer, Sr Stenographers and the Personal Asstt should be 2:2:1. Since the total number of posts at these three levels at present is 471, the Committee recommends that the revised cadre structure should have the following strength:

Stenographers	-	190
Sr Stenographers	-	190
Personal Assistant	-	91

The Committee also recommends that promotions from PAs to PS should preferably be 75% from PA with 6 years

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service and 25% from PAs with 3 years service by way of limited departmental examination, as in the case of promotion from Superintendents to Assistant Directors.

21 As indicated in our recommendation in the Revenue Division, the post of Pvt Secy is at present equated with Asstt Director and this equation should continue as it is one of the feeder level posts for the post of Dy Director. In order to provide adequate promotional avenues from the level of Personal Asstt, number of posts in the grade of Pvt Secy could be ideally increased. The Committee has, however, noted that if it were to go according to the norms laid down for personal staff of officers, number of posts of Pvt Secy had to be restricted to a smaller number which would be totally disproportionate to the very large number of posts of Stenographers at the lower level.

The Committee, therefore, recommends that the DDA may consider the advisability of designating 5% of PA's as Sr Personal Asstts in the same grade as that of Pvt Secy as personal to them after laying down specific guidelines for this purpose. This would be in line with the recommendations of the 5th Pay Commission regarding personal staff in the Central Secretariat. These posts will not add to the strength of the posts in the scale of PS for promotion as Dy Director.

The Committee is also concerned with stagnation at the levels of Supdts, Tehsildars - parallel cadres in the Administrative Wing which are the same pay scale as that of PAs. The criteria which is proposed to be adopted for designating 5% of PAs as Sr PAs

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should also be adopted in these other parallel cadres like Snodts, Tehsildars etc. so that 5% of these posts are also redesignated as Sr Snodts<sup>etc.</sup> provided they too have put in similar number of extra years of service as in the case of PAs thus redesignated, in order to make parity of avenues in all the parallel cadres. It may be reiterated that after admissibility of the new pay scale posts at the present level and at the redesignated level will remain functionally interchangeable. This will not amount to either promotion or creation of new posts.

Similar provision could also be introduced for the PSs, ADs and other equivalent staff after ascertaining the extent of stagnation in each Cadre. Balance must, however, be maintained amongst all Cadres.

LEAVE RESERVE:

22 The Committee has noted that most of its work force is in late forties. On an average minimum about 10% of the group C & D staff remains on leave. Since the staff of DDA has been recruited on functional basis and there had been no cadre review in the past based on functional requirements, the Committee recommends provision of staff under the Leave Reserve Category.

ASSURED CAREER PROGRESSION:

23 5th Pay Commission has given lot of emphasis on the Assured Career Progression at different levels. This will go a long way in keeping up the morale of the Government

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employees and help improve the efficiency. The Committee recommends adoption of all such measures for providing assured career progression at all levels, specially for the employees of group C and D.

24 With the acceptance of the recommendation of this Committee the number of promotional avenues will increase at all levels starting from UDCs upto Supdts. Such increase would not deliver desired results unless the services of the deserving employees are duly recognized. The Committee, therefore, recommends all the 3 modes of filling up the promotional posts i.e. by way of promotion as per the existing RRs, promotions by means of limited departmental examination and direct recruitments through the Staff Selection Commission. Percentages under different modes should be determined, as far as possible, on the pattern of the Central Secretariat staff. While making these recommendations, the Committee is conscious of its responsibility towards the stagnating staff which is awaiting promotion for several years. Committee has, therefore, taken adequate steps to ensure that despite of filling up of some of the posts by Limited Departmental Examination and by Direct Recruitment, the number of posts under the promotional category will still be increased from the present level, after acceptance of these recommendations. In the absence of adoption of all the three modes of filling up of posts, the Committee does not recommend acceptance of its recommendations which may amount to filling up of additional posts only by way of promotions.

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25 The Committee has noted that 5th Pay Commission has recommended merger of the scale of Rs. 2000-3200 and Rs. 2000-3500. This would imply that distinction between the Superintendents and Asstt Directors on one hand and PAs and Pvt Secys on the other hand will cease. The Committee finds that 5th Pay Commission has recommended solution to this anomaly which may crop up in certain Organisations. The recommendation of the 5th Pay Commission for such situations are that -

"In offices having posts both in the pay scale of Rs. 2000-3200 and Rs. 2000-3500/-, the former being promotion grade for the latter, the pay scale of higher post shall be revised to Rs. 2500-4000/-, if the functional considerations so dictate."

The Committee was of the view that functional considerations in DDA do dictate that the levels of the Asstt Directors, Pvt. Secys, Asstt. Settlement Officers etc. have to be retained in the functional interest of the Organization. The intermediary pay scale recommended by the Pay Commission should, therefore, be adopted in DDA at the time of implementation of the recommendation of the 5th Pay Commission.

TRAINING:

26 The Committee has studied the efforts put in by the DDA in training its personnel. However, it is felt that the training requirements of the staff are not being adequately

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taken care of. Whereas on one hand the training schedules and the course content is inadequate, on the other hand the staff and its officers have not taken much interest in training.

The Committee also notes that most of the time the staff on promotion is ill-equipped to understand the job requirements and responsibilities of the promotional post resulting in poor performance. The Committee, therefore, recommends that all promotions must essentially be coupled with training drills. The training content should be improved considerably and if necessary a study group for the purpose comprising of persons having experience in the field in the Deptt. of Personnel & Training should be constituted. The Committee also recommends the training of senior officers at fixed intervals in identified reputed Organizations on the pattern of the schedules adopted by the Department of Personnel & Training for Central Group A Services and for officers at senior levels.

27 Recommendations of the Committee will not result in increase in the staff strength except to the extent of small percentages of direct recruitment proposed by the Committee at certain levels; which is necessary for infusion of new blood in the Organisation.

#### RECOMMENDATIONS ON ISOLATED CADRES

28 [a] There are some isolated category of posts in the Administrative Wing which have no avenues of promotion. In

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Some cases, even though one level of promotion is available, no promotions may actually be possible during the entire service career of the officials because of very small cadre strength. Details of such isolated posts alongwith the avenues of promotion available to them are as below :

- (i) Statistical Asstt -----> Sr Statistical Assistant
- (ii) Photographer -----> Photographic Officer
- (iii) Documentation Officer -----> Nil
- (iv) Assistant Librarian -----> Librarian

Authority had decided to give some avenues for the isolated posts vide resolution no. 77/96 by upgrading their pay scales. Approval of the Ministry of Urban Affairs & Employment in the matter is yet to be received.

It has, however, been felt that mere upgradation of the posts may not be a solution to this problem. We must simultaneously provide some avenues of promotion to such categories. The Committee, therefore, recommends avenues for promotion to these categories as follows:

- (i) Statistical Asstt -----> Sr Statistical Asstt -----> Financial Officer cum Console Operator
- (ii) Photographer -----> Sr Photographer ---> Photographic Officer ---> Dy Director [PR]
- (iii) Documentation Officer -----> Dy Director [Publicity]
- (iv) Asst Librarian in the Administration -----> Librarian -----> Dy Director in the Administration Cadres

Proposed avenues of promotion will, however, be subject to the incumbents fulfilling the required minimum

some cases, even though one level of promotion is available, no promotions may actually be possible during the entire service career of the officials because of very small cadre strength. Details of such isolated posts alongwith the avenues of promotion available to them are as below :

- [i] Statistical Asstt -----> Sr Statistical Assistant
- [ii] Photographer -----> Photographic Officer
- [iii] Documentation Officer -----> Nil
- [iv] Assistant Librarian -----> Librarian

Authority had decided to give some avenues for the isolated posts vide resolution no. 77/96 by upgrading their pay scales. Approval of the Ministry of Urban Affairs & Employment in the matter is yet to be received.

[b] It has, however, been felt that mere upgradation of the posts may not be a solution to this problem. We must simultaneously provide some avenues of promotion to such categories. The Committee, therefore, recommends avenues for promotion to these categories as follows:

- [i] Statistical Asstt ----> Sr Statistical Asstt -----> Programmer-cum-Console Operator
- [ii] Photographer ---> Sr Photographer ---> Photographic Officer -----> Dy Director [PR]
- [iii] Documentation Officer ----> Dy Director [Publicity]
- [iv] Asstt Librarian -----> Librarian -----> Dy Director in the Administration Cadres

[c] Proposed avenues of promotion will, however, be subject to the incumbents fulfilling the required minimum

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criteria laid down for promotion to these posts under the Recruitment Regulations.

[d] In the case of proposed promotion of the Library Officer to the post of Dy Director, a provision needs to be made that the officer will put in a minimum number of years of service in the scale of Rs. 2000-3500 before being considered for the post of Dy Director. This period should be fixed keeping in view the number of years other officers placed in similar scales have actually to put in for the next promotion.

[e] Promotions in other isolated cadres should also be made keeping in view the number of years being spent by officials of other parallel cadres/scales for actually getting next promotion.

[f] Committee also recommends giving of next higher scale of pay as personal to the incumbents of isolated posts on completion of some minimum years of service in order to provide them assured career progression as recommended by the Fifth Pay Commission. This provision should, however, be made only if the concerned officials are unable to avail of the promotional avenues as suggested in para 2. Provision of higher scale must also keep pace with the provision of similar avenues to other parallel cadres and should not be done in isolation.

WELFARE INSPECTORS/COORDINATORS/INFORMATION OFFICERS

29 [a] The Committee considered the problems faced by some of the Departments of DDA in collection of information from

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numerous site offices. For example, Personnel Department does not have any designated staff who could be sent to the field to investigate the cases of compassionate appointment. At present these reports are either prepared by the field offices or by AFIs/FIs. Such reports not only take a lot of time but are prepared by officials not equipped to this job. Similar problem is faced by Co-ordination Department and the Public Relations Department where procurement of such information is a regular feature but there is no designated staff. Constant need to improve the existing system has, therefore, been repeatedly felt in these departments. Even the Staff Quarters Branch does not have any field staff to investigate the complaints of unauthorised occupation/misuse of quarters.

[b] In these circumstances dire need is being felt by these departments for a small group of officials who could be called Welfare Inspectors/Coordinators/Information Officers to carry out these Welfare/Coordination/Public Relations functions. Indian Railways has a separate set-up where such officials are assigned a specific area and they are expected to visit each unit in the area at fixed intervals of time for contacting the staff and ascertaining their grievances. They are also responsible for getting back to the staff after their grievance is solved. For this purpose grievance registers are available in each field unit where the staff records their grievances. In addition to the speedy redressal of staff grievances these Inspectors perform several related functions. It is proposed to have a similar cadre of Welfare [Personnel] Inspectors.

[c] Collection of information in the Coordination Department and in the Public Relations Department are two other important functions for which officials at the same level are required to be appointed, on similar pattern. These two functions, the Committee feels, are being neglected and required to be immediately attended to in view of increasing lack of coordination at various levels and the

Need to strengthen the field wing of the Public Relations Department. Similar staff is also necessary to provide feed back about the staff quarters of DDA located in far flung areas where number of complaints on several issues remain unattended. A Cadre of Coordinators/Information officers is also thus required to be constituted.

[d] Officials for these cadres can be selected from the existing staff of DDA after conducting suitability tests and giving them necessary training. It is proposed to have one Welfare/Personnel Inspector for each Civil and Horticulture Zone and one or two Inspectors for headquarters i.e. in Vikas Sadan and Vikas Minar. The requirement of Personnel Department has been projected at 10. Similar requirement for Coordination Department has been projected at 4, for the Public Relations Department at 4 and for the Staff Quarters Branch at 2. It is proposed to induct this staff in the grade of Assistant i.e. Rs. 1640-2900 from the staff in the grades of Rs. 1200-2040 and Rs. 1400-2300 belonging to the Administrative/Accounts Wings of DDA. Further avenues of promotion for these cadres would be Sr Welfare Inspectors/Sr Coordinators/Sr Information Officers in the grade of Superintendent as per RRs of comparable posts. Thereafter, they can be considered for promotion as Assistant Director alongwith all other eligible categories without disturbing inter-se parity, keeping in view the time spent by the officials in other parallel cadres/scales for similar promotions. All these posts can be created by diverting the vacant posts of AFIs. The Committee recommends acceptance of these proposals also.

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[R. K. TIRKUT]  
RETD SECY (COORDN)  
CABINET SECTT & ESTABLISHMENT  
OFFICER GOVT OF INDIA

*[V. M. BANSAL]*  
[V. M. BANSAL]  
COMMR-CUM-SECY

*[S. K. SHARMA]*  
[S. K. SHARMA]  
PRINCIPAL COMMR

*[ARVIND KUMAR]*  
[ARVIND KUMAR]  
COMMISSIONER (P)



Need to strengthen the field wing of Department. Similar staff is also needed back about the staff quarters of DDA areas where number of complaints are unattended. A Cadre of Coordinators/I also thus required to be constituted.

[d] Officials for these cadres can be taken from existing staff of DDA after conducting giving them necessary training. It is proposed to have one Welfare/Personnel Inspector for each City Zone and one or two Inspectors for each Vikas Sadan and Vikas Minar. The requirement for this Department has been projected at 10. For Coordination Department has been projected at 4 and for Public Relations Department at 4 and for Branch at 2. It is proposed to induct grade of Assistant i.e. Rs. 1640-2900 from the grades of Rs. 1200-2040 and Rs. 1400-2300 below Administrative/Accounts Wings of DDA. Further promotion for these cadres would be in the Welfare Sr Coordinators/Sr Information Officers in the Superintendent as per ARs of comparable posts. They can be considered for promotion as Assistant alongwith all other eligible categories without inter-se parity, keeping in view the time-served officials in other parallel cadres/scales for promotions. All these posts can be created by vacant posts of AFIs. The Committee recommends these proposals also.

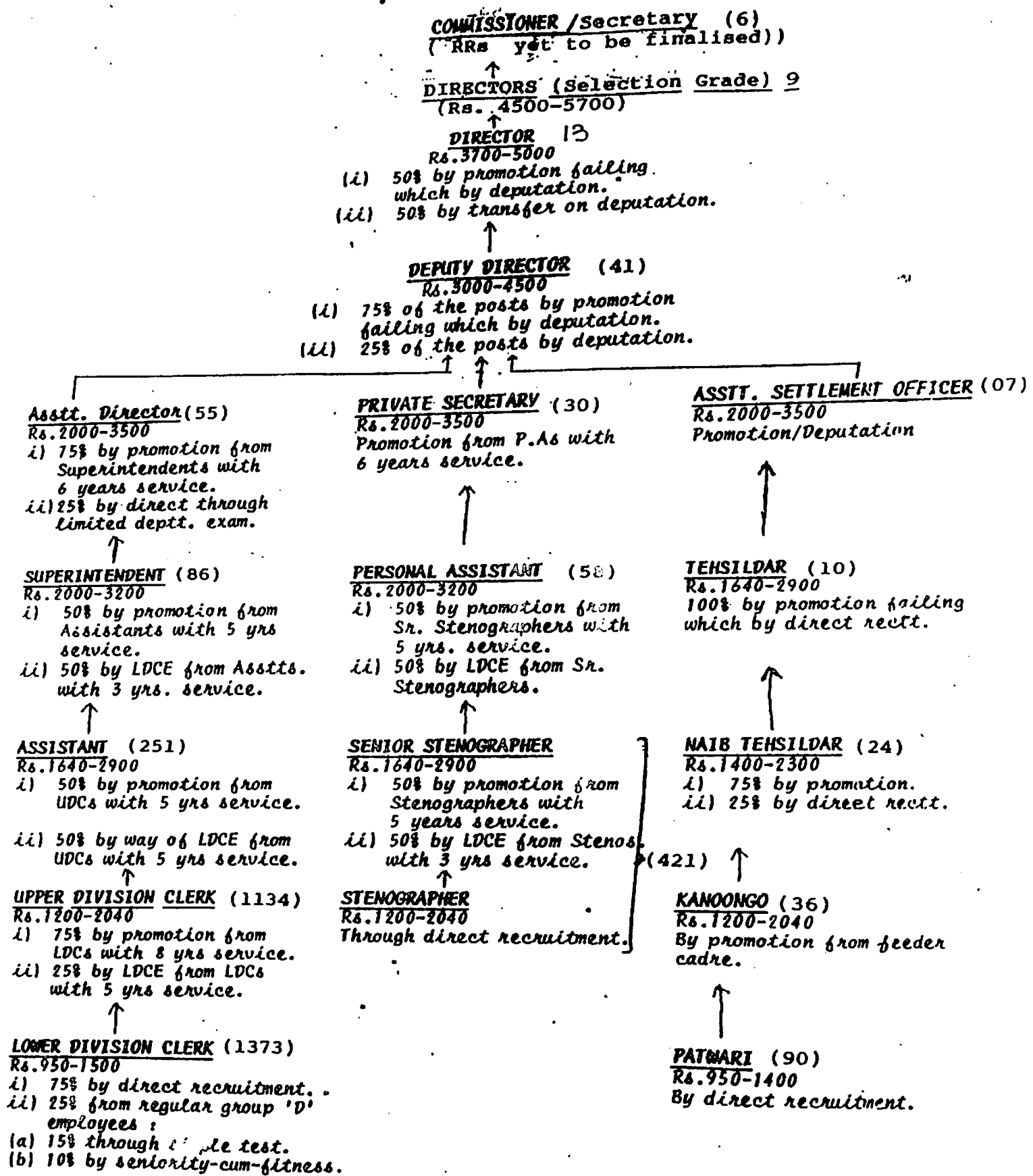
*R. M.*  
SR. SECRETARY (COORDN)  
CABINET SECTT & ESTABLISHMENT  
OFFICER GOVT OF INDIA

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(V. M. RANSAL)  
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ITEM NO. SUB: MODIFICATION IN THE APPROVED ALIGNMENT PLAN (PART)  
24/98 OF ROAD NO.17 (NELSON MANDELA ROAD) BETWEEN THE  
A-30.3.98 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. 68). 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<br>(Along JNU boundary)                     | 4.0 mt.              |
| 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**

**DEFERRED**

मय सं०

24/98

विषय:- बाबा गंगा नाथ मार्ग/वसंत विहार मार्ग जंक्शन और शापिंग सेंटर के सामने वसंत कुंज की तरफ जाने वाले 30 मीटर मार्गाधिकार वाले रोड जंक्शन के बीच मार्ग सं० 17 नेल्सन मंडला मार्ग की अनुमोदित संरक्षण योजना आशिक्ष में संशोधन ।

फाईल सं० एफ 53 अ 72-एम पी/पार्ट ।

1. प्रारंभ

बाहरी रिंग रोड टी जंक्शन से महारौली महीपालपुर रोड तक मार्ग सं० 17 नेल्सन मंडला रोड की संरक्षण योजना को प्राधिकरण के संकल्प सं० 54/96 दिनांक 17.6.96 ड्राइंग सं० टी टी/44/पी.डब्ल्यू.डी./95 द्वारा अनुमोदित कर दिया गया था । इस सड़क की लम्बाई लगभग 4.04 किलोमीटर है ।

2. अवस्थिति

मार्ग सं० 17 मुनीरका गांव/जे.एन.यू. परिसर के पश्चिम में बाहरी रिंग रोड से शुरू होता है और महारौली - महीपालपुर रोड को जोड़ने के लिए वसंत कुंज से होकर जाता है । इस मार्ग की अनुमानित लम्बाई 4.04 किलोमीटर है ।

3. क्षेत्रीय/मुख्य योजना का प्रस्ताव

क्षेत्रीय योजना/मुख्य योजना-2001 के अनुसार इस मार्ग का मार्गाधिकार 45 मीटर है ।

4. आशिक्ष संरक्षण में संशोधन के कारण

इस मार्ग पर परिधीय सेवाओं अर्थात् डी.पी.बी.केबल्स/जल-आपूर्ति लाइन/सीवर लाइन/एम.टी.एन.सल./लाइट के छप्पे 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.डी. दि.वि.प्रा. मार्गाधिकार के अन्दर उपर्युक्त सेवाओं को समन्वित करते हुए इस मार्ग के ग्रांसे सेक्शन को प्रस्तावित करेंगे ।

5. प्रस्तावित संशोधन

बाबा गंगा नाथ मार्ग/वसंत विहार मार्ग और वसंत कुंज की तरफ जाने वाले 30 मीटर मार्गाधिकार वाले रोड के जंक्शन के बीच मार्ग सं० 17 आशिक्ष की अनुमोदित संरक्षण योजना को संशोधित कर दिया गया है । संशोधित सेक्शन की लम्बाई लगभग 2.50 किलोमीटर है । अवस्थिति को दर्शाने वाला नक्शा अनुबंध-क के रूप में प्रस्तुत है । प्रस्तावित संशोधन निम्नानुसार है:-

5.1 जे.एन.यू. वाली तरफ मार्गाधिकार <sup>के अन्दर</sup> 66 किलोवाट हाई टेंशन डी.पी.बी. भूमिगत केबल्स के लिए स्थान देने हेतु 2.0 मीटर के स्थान पर 4.0 मीटर चौड़े पुष्पाथ का प्रस्ताव किया गया है ।

5.2 7.5 मीटर चौड़े डेडीकेदह इस 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 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

मद सं. 4/97/टी.सी. दिनांक 4.2.97

तकनीकी समिति ने विस्तृत विचार-विमर्श के बाद कार्यवाही 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 शापिंग माल की तरफ 4.0 मीटर

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

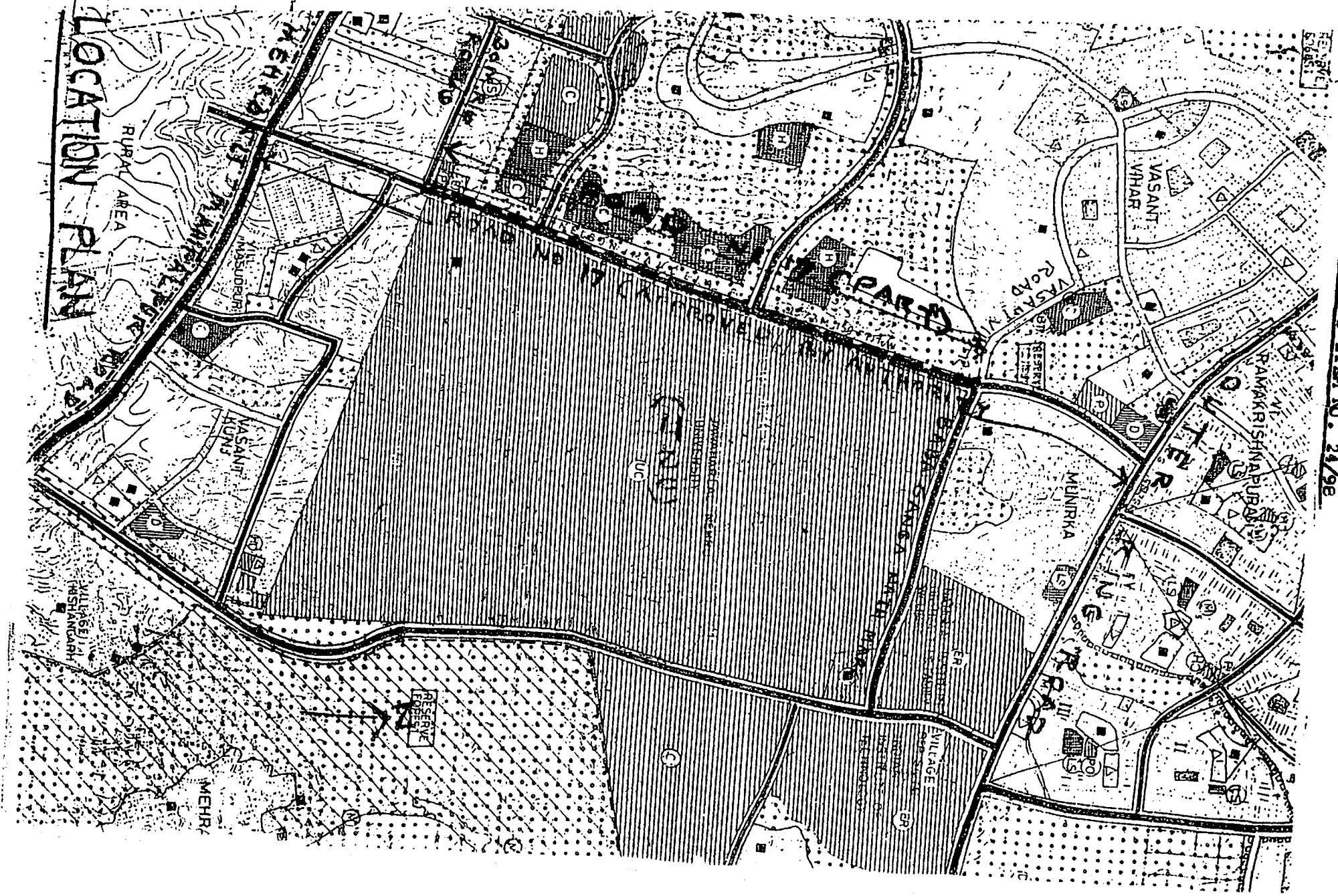
7.7 अनुमोदित मार्गाधिकार में कोई संशोधन करने की आवश्यकता नहीं है।

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 ड्राइंग सं. टीटी/44 ए.एन.बी./पी.डब्ल्यू.डी.95 में दर्शाया गया है।

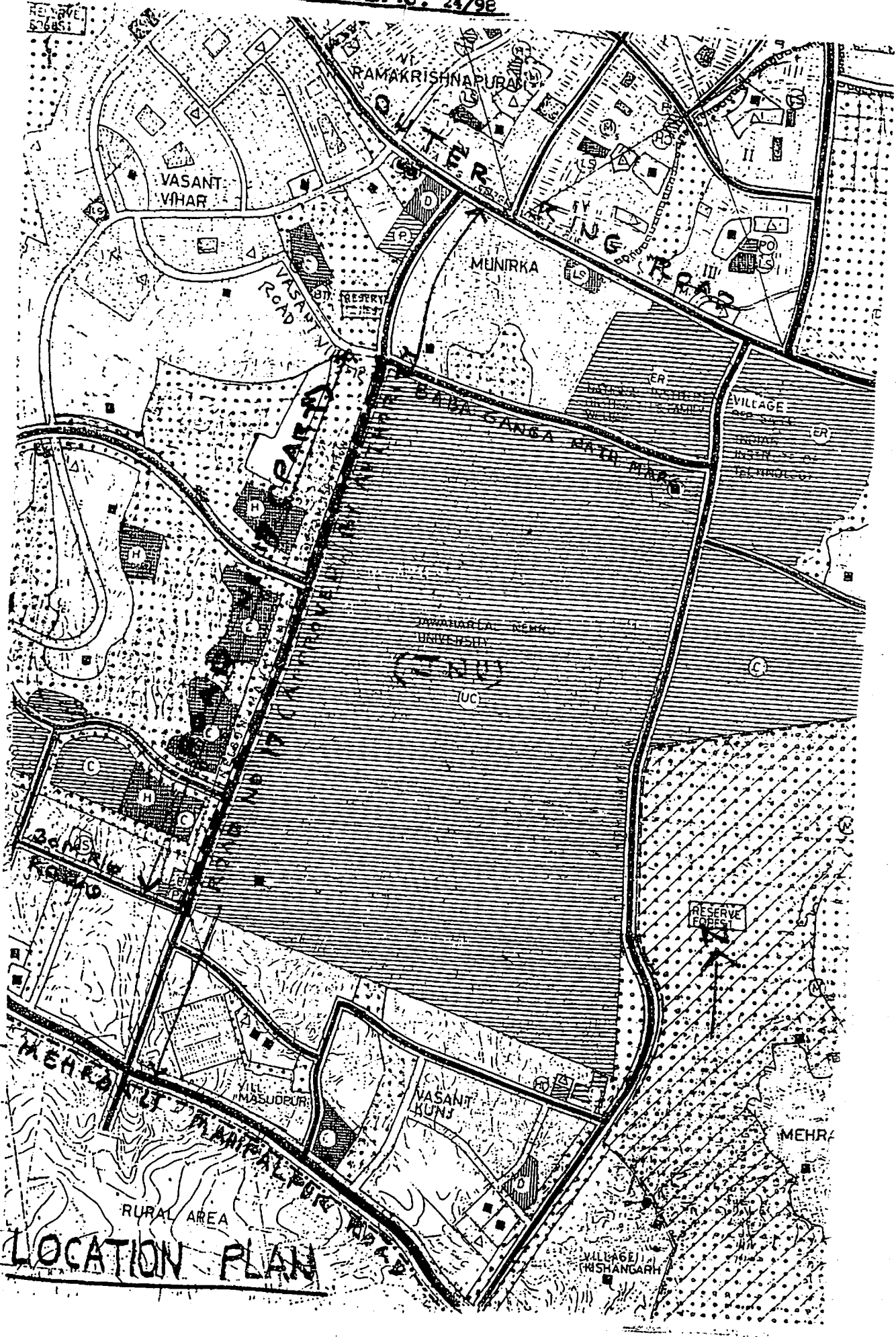
8.2 प्राधिकरण के संकल्प सं. 54/96 द्वारा प्राधिकरण द्वारा अनुमोदित अन्य शर्तें मार्ग सं. 17 के इस संशोधित सेक्शन पर भी लागू होंगी।

संकल्प



LOCATION PLAN

APPENDIX 'A' TO ITEM NO. 24/98





ITEM NO.

25/96

A-30.3.98

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<sup>it</sup> 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. 70). Accordingly, a public notice was issued on 13.12.97. (Appendix 'B' page No. 71-72).

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

DEFERRED

मह. संख्या विषय:-  
25/98

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

। एक 3 1381/95- रम.बी.।

प्राधिकरण के संकल्प सं. 24/96 दिनांक 19.2.96 की ओर ध्यान  
दिलाया जाता है, जिनके 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 । जनरल पूल हाउसिंग। के  
टाइप-5 एवं 6 क्वार्टरों के निर्माण हेतु 250 बी.बी.एच. से 300 बी.बी.एच. तक  
घनत्व 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 बत्र सं. के.-13011/24/96-डी.डी.आई.बी., दिनांक  
27.8.97 द्वारा केन्द्र सरकार का अनुमोदन प्रेषित कर दिया था । परिसिद्ध-----  
70----- । तदनुसार, दिनांक 13.12.97 को एक सार्वजनिक सूचना जारी  
कर दी गई थी । परिसिद्ध-----71-72----- ।

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 जाएगा ।

"शीर्षक "आवासीय समूह आवास" ( 002), के अन्तर्गत पृष्ठ 160 पर  
। बाईं ओर। अन्य नियंत्रणों के बाद । ।।। ।

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

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

संलग्न

- 70 -

APPENDIX 'A' TO ITEM NO. 25/98

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. 25/96

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.

26/98

A-30.3.98

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-74...) 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-75) conveyed the approval. Accordingly, a public notice inviting objections/suggestions from the public was issued on 13.12.97 (Appendix.. 'C'.. Page-76-77).

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 (2.47 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

DEFERRED

प्रद सं.  
26/98

विषय:- 0.97 हेक्टेयर 2.42 एकड़ भूमि के भूमि उपयोग को "आवासीय" से "सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाओं" में बदलना ।  
[एफ. 16] 8/75-एम.बी.-]

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सार  
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प्राधिकरण के संकल्प संख्या 26/96 दिनांक 19/2/96 परीक्षित  
पृष्ठ संख्या-74 की ओर ध्यान आकर्षित किया जाता है, जिसके द्वारा दिल्ली विकास अधिनियम 1957 की धारा 11-ए के अंतर्गत भूमि उपयोग परिवर्तन की कार्रवाई करने के लिए 16, पीडित पंत 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 आपत्तियाँ/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की जा सके । भारत सरकार; शहरी कार्य और रोजगार मंत्रालय ने अपने पत्र सं के-13011/11/96-डी.डी.आई.डी. दिनांक 17.9.97 परीक्षित-23 पृष्ठ संख्या-75 के द्वारा अनुमोदित प्रदान कर दिया है । तदनुसार दिनांक 13/12/97 को जनता से आपत्तियाँ/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की गई । परीक्षित-31 संख्या-76-77

3.

सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/सुझाव प्राप्त नहीं हुआ है । अब भारत सरकार, शहरी कार्य और रोजगार मंत्रालय से 16, पीडित पंत 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 सूचना जारी करने के लिए अनुरोध किया जाएगा ।

4.

उपर्युक्त पैरा "3" में निहित प्रस्ताव प्राधिकरण के तत्पुत्र विचारार्थ एवं अनुमोदनार्थ प्रस्तुत है ।

संकल्प

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APPENDIX 'A' TO ITEM NO. 26/98

ITEM  
NO.  
26/96

Sub : Building plans for additions/alterations at  
16, Pandit Pant Marg, New Delhi.  
F.16(8)95-MP

A-19.02.96

P R E C I S

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 Luyens' 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 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.

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APPENDIX 'B' TO ITEM NO. 26/96

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

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

APPENDIX 'C' TO ITEM NO. 26/96

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No.P.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. 27/98 Sub : Scheme for permitting motels in rural use zone/green belt in Delhi.  
A-30.3.98 F.20(4)83-MP/Vol.II

P R E C I S

The Authority while considering the above proposal in its meeting held on 29.9.97 under item no.37/Plg./97 (Appendix.'A' 80-82) resolved as follows:-

- a) Accepting the suggestion of the Commissioner, MCD, The Authority decided that Engineering Wing of DDA, MCD & L & DO should hold a joint discussion and identify the roads where motels could be permitted. Representative of the Ministry of Tourism should also be associated while finalising these details. These recommendations should be sent to the non-official members for advice within ten days. The matter should be brought before the next meeting of the Authority with the recommendations of the non-official members and the Technical Committee so that final view should be taken expeditiously as desired by the Hon'ble High Court of Delhi.
  - b) Accepting the suggestion of Sh. Sahib Singh Chauhan and Sh. Swaroop Chand Rajan, the Authority decided that applications for sanction of Motels should be invited afresh through public notice, after finalising details of the policy, as mentioned above.
  - c) The Authority also considered the apprehensions by the Member Secretary, NCR Planning Board and decided that a clause should be added in the sanction plans so that the **applicants** take necessary steps to improve the greenary and the environment in the area as may be desired by the DDA/MCD.
  - d) The Authority also felt that the facility of Motels should be available to the users at reasonable rates; for achieving this the Ministry of Tourism should be advised not to permit more than 3 Star ratings to these motels.
  - e) With the above observations, the Authority approved the proposals in the agenda item subject to the modification that the plan permission fee/conversion charges etc. shall be recoverable both by the DDA and the MCD, as the case may be and not by the DDA alone.
2. As a follow up of (a) above, the subject matter was discussed under the chairmanship of Engineer Member, DDA with the representatives of Engineer-in-Chiefs of MCD & PWD, GNCTD; Ministry of Surface Transport; NCR Planning Board and officers of DDA in the meetings held on 17.10.97 & 7.11.97. The recommendations of the group with the approval of EM, DDA were circulated on 28.11.97 to all the concerned officers and departments (Appendix.'A' 82-84) These recommendations

also forwarded to non-official members of the Authority, Ministry of Tourism on 11.12.97 for their observations. However, no response has been received. The subject was discussed by the Commr.(Plg.) with non-official members of the Authority on 8.1.98. Vice-Chairman, DDA has observed that apart from min. road width, water supply should be ensured to the applicant alongwith other services, be provided according to the standards.

As per the recommendations of the Group, the Gazette (Extraordinary) notification dated 16.6.95 issued by the Govt. of India will involve the following modifications (Appendix 'C': R. 85-86).

As per notification dt.16.6.95	Proposed to be modified
1. Motels are permitted in Rural Zone/Green Belt and in Commercial Zones on National Highways and Interstate roads (defined as roads which directly connect the National Capital Territory with Neighbouring States) of min. width (right of way) of 20 mtrs. or service roads running parallel to them.	Motels are permitted in Rural Zone/Green Belt and Commercial Zones on National Highways and State Highways (as notified by the Competent Authority) on plots facing these Highways within 500 mtr. & accessible by road with min. width of 18m (60')

2. Minimum plot size shall be 1ha. Min. plot size shall be 1 ha. and maximum size of the plot will be 2 hect.
3. The showing such NH & SH is laid on the table.
4. The above proposal will be subject to modifications in the Regional Plan of NCR, for which a reference will be made to NCR Planning Board.
5. As recommended by the Authority, the applications shall be submitted afresh after finalising of the above recommendations and completion of the process of amendments in the Gazette notification dt.16.6.95 & NCR Plan. In the meantime, MOUA&E will be requested to issue a notification to the effect that the implementation of Gazette Notification dt.16.6.95 shall be held in abeyance till various issues/regulations are finalised.
6. The proposal as contained in para '3' above is placed before the Authority for its consideration.

### RESOLUTION

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

"Motels are permitted in rural zone /green belt and commercial zone on National Highways and State Highways 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)".



कार्यावली मद  
त. 27/98

विषय :- दिल्ली में ग्रामीण उपयोग ज़ोन/ हरित पट्टी में मोटेल की अनुमति की योजना ।

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एफ 204483 एम.पी/वोल-2

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प्राधिकरण ने दिनांक 29.9.97 को हुई अपनी बैठक में मद त. 37/प्ला./97 परिशिष्ट क्र. 204483-8 के अन्तर्गत उक्त प्रस्ताव पर विचार करते समय निम्नानुसार संकल्प लिया :-

- क। आयुक्त, दि. न. नि. का सुझाव स्वीकार करते हुए, प्राधिकरण ने निर्णय लिया कि दि. वि. प्रा. का इंजिनियरी विंग, दि. न. नि. और भूमि तथा विकास संगठन एक संयुक्त विचार विमर्श करें और ऐसे मार्गों का पता लगाए जहाँ मोटेल की अनुमति दी जा सके। इन विवरणों को अंतिम रूप देते समय पर्यटन मंत्रालय के प्रतिनिधि को भी शामिल किया जाए। इन तिफारिशों को तलाह के लिए दस दिनों के अंदर गैर-सरकारी तदर्थों को भी भेजा जाए। यह मामला, गैर-सरकारी तदर्थों और तकनीकी समिति की तिफारिशों के साथ प्राधिकरण की अगली बैठक में लाया जाए ताकि माननीय दिल्ली उच्च न्यायालय की इच्छा के अनुसार इस मामले पर शीघ्रता से अंतिम निर्णय लिया जा सके।
- ख। श्री ताहिब सिंह चौहान और श्री स्वरूप चन्द राजन के सुझाव स्वीकार करते हुए प्राधिकरण ने निर्णय लिया कि मोटेलों की संस्वीकृति के लिए आवेदन-पत्र उपर किए गए उल्लेख के अनुसार नीति के विवरणों को अंतिम रूप देने के बाद, तार्वजिक सूचना के माध्यम से आमंत्रित किए जाएं।
- ग। प्राधिकरण ने रा. रा. क्ष. योजना बोर्ड के तदर्थ सचिव द्वारा उठाई गई शिकायतों पर भी विचार किया और निर्णय लिया कि संस्वीकृति योजनाओं में एक शर्त खंड जोड़ दिया जाए ताकि आवेदक, दि. वि. प्रा. / दि. न. नि. की इच्छा के अनुसार क्षेत्र में हरियाली और पर्यावरण में सुधार लाने के लिए आवश्यक कदम उठा सके।
- घ। प्राधिकरण ने यह भी अनुभव किया कि प्रयोक्ताओं को मोटेलों की सुविधा उचित दरों पर उपलब्ध होनी चाहिए। इस तथ्य को पूरा करने के लिए पर्यटन मंत्रालय को तलाह दी जाए कि इन मोटेलों को 3 तितारा दरों से अधिक की अनुमति न दी जाए।
- ड. उक्त दिव्यधियों के साथ, प्राधिकरण ने कार्यावली मद के प्रस्तावों को संशोधन की इस शर्त पर अनुमोदन दिया कि नक्शा अनुमति शुल्क / परिवर्तन शुल्क आदि की वसूली दि. वि. प्रा. एवं दि. न. नि. जैसी भी स्थिति हो, दोनों के द्वारा की जाएगी न कि केवल दि. वि. प्रा. द्वारा।

2. उक्त 1क की अनुवर्ती कार्रवाई के रूप में, विषय पर अभियंता सदस्य, दि. वि. प्रा. की अध्यक्षता में दि. न. नि. एवं लो. नि. वि., रा. रा. क्ष. दि. सरकार, जल-भूतल परिवहन मंत्रालय, रा. रा. क्ष. योजना बोर्ड 3 के प्रतिनिधियों और दि. वि. प्रा. के अधिकारियों के साथ दि० 17.10.97 और 7.11.97 को हुई बैठकों में विचार - विमर्श किया गया। समूह की सिफारिशों अभियंता सदस्य, दि. वि. प्रा. के अनुमोदन के साथ दिनांक 28.11.97 को सभी संबंधित अधिकारियों और विभागों को परिचालित की गई। परिशिष्ट 2 पृष्ठ 83-84 में सिफारिशों, प्राधिकरण के गैर सरकारी सदस्यों, भूमि एवं विकास संगठन तथा पर्यटन मंत्रालय की टिप्पणियों के लिए दिनांक 11.12.97 को उन्हें भी भेजी गई। तथापि उनसे कोई उत्तरप्राप्त नहीं हुआ है। विषय पर आयुक्त योजना ने प्राधिकरण के गैर-सरकारी सदस्यों के साथ दिनांक 8.1.98 को व्यापक विचार-विमर्श किया। उपाध्यक्ष, दि. वि. प्रा. ने माना है कि न्यूनतम सड़क चौड़ाई के अतिरिक्त आवेदक को मानकों के अनुसार दी जाने वाली अन्य सेवाओं के साथ-साथ जल- आपूर्ति सुनिश्चित करनी चाहिये।

3. समूह की सिफारिशों के अनुसार, भारत के राजपत्र असाधारण की अधिसूचना, दिनांक 16.6.95 में निम्न लिखित संशोधन शामिल किए जायेंगे। परिशिष्ट 2 पृष्ठ 85-86

दि० 16.6.95 की अधिसूचना के अनुसार

संशोधन के लिए प्रस्तावित

पैरा 1: मोटेलों की अनुमति राष्ट्रीय राजमार्गों पर ग्रामीण जोन/ हरित पट्टी में और व्यावसायिक जोनों में तथा न्यूनतम 20 मी. चौड़े मार्गधिकार अंतरराज्यीय मार्गों। उन मार्गों के अभिप्राय से परिभाषित जो राष्ट्रीय राजधानी क्षेत्र को सीधे पड़ोसी राज्य से जोड़ते हैं। या उनके समानांतर पड़ने वाले सेवा मार्गों पर दी जाती है।

मोटेलों की अनुमति राष्ट्रीय राजमार्गों और राज्य राजमार्गों। जैसा कि संबंध प्राधिकारी द्वारा अधिसूचित है। पर 500 मी. दायरे में पड़ने वाले प्लॉटों और जहाँ न्यूनतम 18 मी 160° चौड़ी सड़क द्वारा पहुँचा जा सके, पर ग्रामीण जोन/ हरित पट्टी और व्यावसायिक जोनों में दी जाती है।

3.1 प्लॉट का न्यूनतम आकार 1 हेक्टेयर होगा।

प्लॉट का न्यूनतम आकार 1 हेक्टे. होगा और अधिकतम 2 हेक्टेयर होगा।

ऐसे राष्ट्रीय राजमार्ग और राज्य राज मार्ग का नक्शा बटल पर प्रस्तुत है।



- 3.1 उक्त प्रस्ताव रा. रा. से. की क्षेत्रीय योजना में तंशीधन के अधीन होना, जिसके लिये रा. रा. से. योजना बोर्ड ने चर्चा की जा रही है।
- 3.2 जैसा कि प्राधिकरण ने तिकारिश की है आवेदन पर, उक्त तिकारिशों को अंतिम रूप देने और राजपत्र अधिसूचना, दिनांक 16.6.95 तथा रा. रा. से. योजना में तंशीधन की प्रक्रिया पूरी किए जाने के बाद, नए तिकारे में आगमन किए जायेंगे। इसी दौरान शहरी कार्य एवं रोजगार मंत्रालय को, इस आशय की एक अधिसूचना जारी करने का अनुरोध किया जाएगा कि विभिन्न मामलों/विनियमों को अंतिम रूप दिए जाने तक राजपत्र अधिसूचना दि० 16.6.95 के कार्यान्वयन को आस्थगित रखा जाए।
4. उक्त पैरा "3" में उल्लिखित प्रस्ताव विचारार्थ प्राधिकरण के समक्ष प्रस्तुत है।

APPENDIX 'A' TO ITEM NO. 27/98

[ THIS SUPERSEDES ITEM NO. 35.Plg/97 ]

ITEM NO. Sub : Scheme for permitting Motels in 'Rural Use Zone/Green Belt' in Delhi.  
37/P19./97  
29.9.97. F.20(4)83-MP Vol.II

P R E C I S

Reference is invited to the Central Govt.'s notification dated 16.6.95 with reference to the modification in the Master Plan for Delhi 2001 (Appendix..A..P-3-4.) under section 11 sub-section (2) of Delhi Development Act, 1957 permitting motel as per the regulations on that behalf in the 'Rural Use Zone/Green Belt' and in commercial zones on National Highways and interstate roads (defined to main road which directly connect the National Capital Territory with the neighbouring states) or a minimum right of way of 20 mtrs. or service roads running parallel to them.

2. These regulations were in variance as per the Authority's earlier recommendations and were discussed in its meeting held on 18.7.95 vide item no.73/95 (Appendix..B..5-8...) and on 6.9.96 vide item no.126/96 (Appendix..C..9-16...). The Authority, besides recommending the change in Development Control and other issues also resolved to levy conversion and peripheral charges. Ministry was requested for consideration of the proposed amendments accordingly. In response to these proposed amendments, Director(DD), MOUA&E vide letter dated 6.3.97 (Appendix..D..18..) decided that the applications already received on 16.6.95 may be processed for further action in order to give the approved guidelines a fair trial. In case any other legal requirements are to be fulfilled in implementing the guidelines already communicated, may be intimated.

3. The matter has been examined in consultation with the Legal Deptt. and the following discrepancies/formal requirements in the notification dt.16.6.95 have been observed:

i) The notification dt.16.6.95 does not specify as to under what powers conferred by law these regulations have been notified.

ii) As the earlier regulations (Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels) Regulations-1977 (Appendix..E..P-16-23..) are in force (for not having been superseded by the notification dated 16.6.95) the result is as today both these regulations (i.e. dated 16.6.95 and 1977) are in force/effect as far as Motels are concerned.

contd.....2/-



Ideally, the regulation No.6 of the 1977 Regulations pertaining to Motels is required, to be deleted/superseded by the later regulations dated 16.6.95.

iii) As the matter regarding levying of Plan Permission fee/conversion charges and working out formula on these aspects is under consideration, it is proposed that suitable clause may be included in the Regulations dated 16.6.95 paving way for levying these charges.

3. Attention is also invited to letter dated 25.6.97 (Appendix. 1) from Chief Regional Planner, NCR Planning Board addressed to Additional Town Planner, MCD wherein it has been pointed out that the Regional Plan 2001 NCR does not have any provision for location of Motels in the green belt/green wedge in the NCTD. The plan stipulates 100 mtr. green buffer on either sides of National Highways.

4. In order to make the Regulations dated 16.6.95 operational and fulfil legal requirements, corrigendum/addendum on the following lines needs to be issued:

i) To take care of aspects indicated in para 3(1) & (ii) above, the following may be added in the beginning of the notification dated 16.6.95.

"In partial supersession by way of amending Regulations No.6 of the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standard) Regulations, 1977, "the Delhi Development Authority in exercise of the powers conferred by sub-section (1) of section 57 of the Delhi Development Act, 1957 (No.61 of 1957) with the previous approval of the Central Govt., hereby makes the following regulations".

ii) To enable DDA to levy conversion, Development & Betterment charges and the Plan Permission Fee under these Regulations, the following may be added after Regulations 3 (XI) of notification dt. 16.6.95:-

"(xii) while making an application under these regulations every applicant shall submit an undertaking agreeing to pay to DDA Plan Permission Fee, conversion, Development & Betterment charges as may be determined by the DDA or any other local body from time to time."

iii) In view of the observations of Chief Planner, NCR Planning Board given in para 3.1, the regulations will involve modification in the Regional Plan 2001 NCR.

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

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

Accepting the suggestion of the Commissioner, MCD the Authority decided that Engineering Wings of DDA, MCD, PWD & L&DO should hold a joint discussion and identify the roads where motels could be permitted. Representative of the Ministry of Tourism should also be associated while finalising these details. These recommendations should be sent to the non-official members for their advice within 7 days. The matter should be brought before the next meeting

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of the Authority with the recommendations of the non-official members and the Technical Committee so that final view could be taken expeditiously as desired by the Hon'ble High Court of Delhi.

(b) Accepting the suggestion of Sh Sahab Singh Chauhan and Sh Swaroop Chand Rajan, the Authority decided that applications for sanction of Motels should be invited afresh through public notice, after finalising details of the policy, as mentioned above.

2 The Authority also considered the apprehensions of by the Member Secretary, NCR Planning Board and decided that a clause should be added in the sanction plans so that the applicants take necessary steps to improve the greenery and the environment in the area, as may be desired by the DDA/MCD.

3 The Authority also felt that the facility of Motels should be available to the users at reasonable rates; for achieving this the Ministry of Tourism should be advised not to permit more than 3-star ratings to these Motels.

4 With the above observations, the Authority approved the proposals in the agenda item subject to the modification that the plan permission fee/conversion charges etc shall be recoverable both by the DDA and the MCD, as the case may be and not by the DDA alone.

**APPENDIX 'B' TO ITEM NO. 27/96**

**DELHI DEVELOPMENT AUTHORITY**  
(TRAFFIC & TRANSPORTATION UNIT)  
4th Floor, Vikas Minar, I.P.Estate, New Delhi-110002

File No.F 20(4)83-MP Vol. II

Dated 28.11.97

**REPORT OF THE GROUP**

The scheme for permitting motels in rural use zone/green belt in Delhi, was discussed in the Authority's meeting held on 29.9.97, vide item No. 37/Plg./97. While approving the proposal, the Authority made certain observations and one of the related observation is given as under :-

*'Accepting the suggestions of the Commissioner, MCD, the Authority decided that Engineering Wings of DDA, MCD, PWD & L&DO should hold a joint discussion and identify the roads where motels could be permitted. Representative of the Ministry of Tourism should also be associated while finalising these details. These recommendations should be sent to the non-official members for their advice within ten days. The matter should be brought before the next meeting.'*

To discuss this issue, 2 meetings were held on 17.10.97 & 7.11.97 under the chairmanship of Engineer Member, DDA. In the second meeting, Chief Engg., PWD, was represented by Sr. Arch.-I, PWD, Zone-I and Engg.-in-Chief was represented by Sh. R.C. Jain, S.E.(Plg.), MCD. The Group was also assisted by representative of Min. Of Surface Transport GOI., NCR Plg. Board & DDA.

During discussions, the Chief Regional Planner, NCR Plg. Board reiterated the views already sent by NCR Plg. Board and also considered by the Authority in the above Resolution. This was also informed to Chief Regional Planner, NCR Plg. Board.

After discussing the issue in detail the Group unanimously decided following :-

- I. Motels may be permitted on Highways wherein organised facilities could be made available for people travelling by road. This will also discourage unplanned /unauthorised development along the highways.
- II. Minimum distance should be fixed between location of two motels which has not been prescribed in the notified regulations.



III. As in the notified regulations, only the minimum size of the plot has been fixed as ONE Hect. While no maximum size has been indicated the maximum size of the plot should be fixed upto TWO hect.

IV. Motels be permitted only on State/National Highway as notified by the Ministry of Surface Transport, GOI. As such only plots within 500 mtrs. Of the National State Highways which are facing these highways be considered for permitting motels.

This issues with the approval of Engineer Member, Delhi Development Authority.

*H.S. Dhillon* 28/11/97  
(H.S. DHILLON)  
Dy. DIRECTOR (TT)

Copy to:

Members of the Group

1. Engineer Member, DDA
2. Chief Engineer-I, PWD, GNCTD
3. Engineer in Chief, MCD.

Special invitees

4. Commissioner (Plg), DDA
5. Chief Regional Planner, NCR plg Board.
6. Town Planner, MCD.
7. Addl. Commissioner (DC&B), DDA.
8. Addl. Commissioner (AP), DDA.
9. Addl. Commissioner (MPD-2021), DDA.
10. Mr N.S. JAIN, Supt. Engineer, MOST
11. Shri R. C. Jain, SE(Bld)HQ, MCD
12. Shri A.K. Pathak, Sr. Archt.-I, PWD, Zone-I, GNCTD.
13. Shri J.N. BARMAN, Associate Planner, NCRPB
14. Dy. Commissioner (Traffic Police), GNCTD
15. Dy. Director, (TT)

भारत का राजपत्र : असाधारण

(Office of the Commissioner-cum-Secretary)

New Delhi, the 16th June, 1995

S.O. 550(E).— 1. Motels are permitted in Rural Zone /Green Belt and in Commercial Zones on National Highways and inter-State roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 mts. or service roads running parallel to them.

3. A motel located in the Rural Zone/Green Belt shall be subject to the following norms and building standards :-

- (i) The minimum plot size shall be one ha.
- (ii) The minimum width of the drive-way used for entry into, and exist from, a plot shall be 9 mts.
- (iii) The minimum setback shall be 15 mts. in the front and 9 mts. from the sides and the rear. This shall be in addition to a green buffer from the road-width if and as specified by law.
- (iv) The FAR shall be 15, subject to a maximum floor space of 1500 sq. mts. each on the first and second hectares, and 5% of the area of the remaining land comprised in the site subject to a maximum of 1500 sq. mts.
- (v) The maximum ground coverage shall be equivalent to FAR.
- (vi) The built-up structure shall not exceed the height of 9 mts.
- (vii) Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plant, filtration plant, electric sub-station, parking and other essential services.
- (viii) Parking space shall be provided on a minimum scale of 1.67 ECS per 100 sq. mts. of floor area, including the provision made in this regard in the basement.

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

(x) Water and electric supply, sewerage, drainage and other such infrastructure shall be provided on a scale and according to standards satisfactory to the building regulatory authority.

(xi) All permissions and clearances for use of land which are usually required in a connection with approval of, or sanction for, development shall be obtained from the prescribed authorities."

[F. No. 20(4)/82MP]

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

**ITEM No.** Sub : Formulation of Development Control Norms for Recreational Club Buildings in Delhi.  
**28/98**  
**A-30.3.98** 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.89-91) 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.92-93) 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.94). Accordingly, a public notice was issued on 13.12.97 (Appendix.A.P.95-96).

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

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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 superceded by the norms as contained in para '4' of this agenda note.

### RESOLUTION

DEFERRED



2. उक्त 1क की अनुवर्ती कार्रवाई के रूप में, विषय पर अभिर्यता सदस्य, दि. वि. प्रा. की अध्यक्षता में दि. न. नि. एवं लो. नि. वि., रा. रा. क्ष. दि. सरकार, जल-भूतल परिवहन मंत्रालय, रा. रा. क्ष. योजना बोर्ड के प्रतिनिधियों और दि. वि. प्रा. के अधिकारियों के साथ दि० 17.10.97 और 7.11.97 को हुई बैठकों में विचार - विमर्श किया गया। समूह की सिफारिशें अभिर्यता सदस्य, दि. वि. प्रा. के अनुमोदन के साथ दिनांक 28.11.97 को सभी संबंधित अधिकारियों और विभागों को परिचालित की गई। परिशिष्ट 21 पृष्ठ 83-84। ये सिफारिशें, प्राधिकरण के गैर सरकारी सदस्यों, भूमि एवं विकास संगठन तथा पर्यटन मंत्रालय की टिप्पणियों के लिए दिनांक 11.12.97 को उन्हें भी भेजी गई। तथापि उनसे कोई उत्तरप्राप्त नहीं हुआ है। विषय पर आयुक्त योजना ने प्राधिकरण के गैर-सरकारी सदस्यों के साथ दिनांक 8.1.98 को व्यापक विचार-विमर्श किया। उपाध्यक्ष, दि. वि. प्रा. ने माना है कि न्यूनतम सड़क चौड़ाई के अतिरिक्त आवेदक को मानकों के अनुसार दी जाने वाली अन्य सेवाओं के साथ-साथ जल-आपूर्ति सुनिश्चित करनी चाहिये।

3. समूह की सिफारिशों के अनुसार, भारत के राजपत्र असाधारण की अधिसूचना, दिनांक 16.6.95 में निम्न लिखित संशोधन शामिल किए जायें। परिशिष्ट 21 पृष्ठ 85-86)

दि० 16.6.95 की अधिसूचना के अनुसार

संशोधन के लिए प्रस्तावित

पेरा 1: मोटेलों की अनुमति राष्ट्रीय राजमार्गों पर ग्रामीण जोन/हरित पट्टी में और व्यावसायिक जोनों में तथा न्यूनतम 20 मी. चौड़े मार्गधिकार अंतराज्यीय मार्गों। उन मार्गों के अभिप्राय से परिभाषित जो राष्ट्रीय राजधानी क्षेत्र को सीधे पड़ोसी राज्य से जोड़ते हैं। या उनके समानांतर बहने वाले सेवा मार्गों पर दी जाती है।

मोटेलों की अनुमति राष्ट्रीय राजमार्गों और राज्य राजमार्गों। जैसा कि स्थल प्राधिकारी द्वारा अधिसूचित है। पर 500 मी. दायरे में बड़े वाले प्लॉटों और जहाँ न्यूनतम 18 मी 160° चौड़ी सड़क द्वारा पहुँचा जा सके, पर ग्रामीण जोन/हरित पट्टी और व्यावसायिक जोनों में दी जाती है।

311 प्लॉट का न्यूनतम आकार 1 हेक्टेयर होगा।

प्लॉट का न्यूनतम आकार 1 हेक्टे. होगा और अधिकतम 2 हेक्टेयर होगा।

ऐसे राष्ट्रीय राजमार्ग और राज्य राजमार्ग का नक्शा पटल पर प्रस्तुत है।

3.1 उक्त प्रस्ताव रा. रा. क्षे. की क्षेत्रीय योजना में संशोधन के अधीन होगा, जिसके लिये रा. रा. क्षे. योजना बोर्ड में चर्चा की जायेगी।

3.2 जैसा कि प्राधिकरण ने सिफारिश की है आवेदन पत्र, उक्त सिफारिशों के अंतिम रूप देने और राजपत्र अधिसूचना, दिनांक 16.6.95 तथा रा. रा. क्षे. योजना में संशोधन की प्रक्रिया पूरी किए जाने के बाद, नए सिरे से आमंत्रित किए जाएंगे। इसी दौरान शहरी कार्य एवं रोजगार मंत्रालय को, इस आशय की एक अधिसूचना जारी करने का अनुरोध किया जाएगा कि विभिन्न मामलों/विनियमों को अंतिम रूप दिए जाने तक राजपत्र अधिसूचना दि० 16.6.95 के कार्यान्वयन को आस्थगित रखा जाए।

4. उक्त पैरा "3" में उल्लिखित प्रस्ताव विचारार्थ प्राधिकरण के समक्ष प्रस्तुत है।

APPENDIX 'A' TO ITEM NO. 27/98

[ THIS SUPERSEDES ITEM NO. 35.Plq/97 ]

ITEM NO. Sub : Scheme for permitting Motels in 'Rural Use Zone/Green Belt' in Delhi.  
37/Plq./97  
29.9.97. E.20(4)83-MP Vol.II

P R E C I S

Reference is invited to the Central Govt.'s notification dated 16.6.95 with reference to the modification in the Master Plan for Delhi 2001 (Appendix 'A' P-3-4.) under section 11 sub-section (2) of Delhi Development Act, 1957 permitting motel as per the regulations on that behalf in the 'Rural Use Zone/Green Belt' and in commercial zones on National Highways and interstate roads (defined to main road which directly connect the National Capital Territory with the neighbouring states) or a minimum right of way of 20 mtrs. or service roads running parallel to them.

2. These regulations were in variance as per the Authority's earlier recommendations and were discussed in its meeting held on 18.7.95 vide item no.73/95 (Appendix 'B' P-5-8...) and on 6.9.96 vide item no.126/96 (Appendix 'C' P-9-14...). The Authority, besides recommending the change in Development Control and other issues also resolved to levy conversion and peripheral charges. Ministry was requested for consideration of the proposed amendments accordingly. In response to these proposed amendments, Director (DD), MOUA&E vide letter dated 6.3.97 (Appendix 'D' P-15...) decided that the applications already received on 16.6.95 may be processed for further action in order to give the approved guidelines a fair trial. In case any other legal requirements are to be fulfilled in implementing the guidelines already communicated, may be intimated.

3. The matter has been examined in consultation with the Legal Deptt. and the following discrepancies/formal requirements in the notification dt.16.6.95 have been observed:

- i) The notification dt.16.6.95 does not specify as to under what powers conferred by law these regulations have been notified.
- ii) As the earlier regulations (Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels) Regulations-1977 (Appendix 'E' P-16-23...) are in force (for not having been superseded by the notification dated 16.6.95) the result is as today both these regulations (i.e. dated 16.6.95 and 1977) are in force/effect as far as Motels are concerned.

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ly, the regulation No.6 of the 1977 Regulations relating to Motels is required to be deleted/superseded by the later regulations dated 16.6.95.

The matter regarding levying of Plan Permission conversion charges and working out formula on these aspects is under consideration. It is proposed that suitable clause may be included in Regulations dated 16.6.95 paving way for levying charges.

On 14.6.97 also invited to letter dated 25.6.97 from Chief Regional Planner, NCR Planning Board to Additional Town Planner, MCD wherein pointed out that the Regional Plan 2001 NCR does not have any provision for location of Motels in the green wedge in the NCTD. The plan stipulates a buffer on either sides of National Highways.

For to make the Regulations dated 16.6.95 operational, legal requirements, corrigendum/addendum and lines needs to be issued:

Take care of aspects indicated in para 3(1) (ii) above, the following may be added in the wording of the notification dated 16.6.95.

partial supersession by way of deleting Regulation No.6 of the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standard) Regulations, 1977, "the Delhi Development Authority in exercise of the powers conferred by section (1) of section 57 of the Delhi Development Act, 1957 (No.61 of 1957) with the previous approval of the Central Govt., hereby makes the following regulations".

enable DDA to levy conversion, Development & Betterment charges and the Plan Permission Fee under these Regulations. The following may be added after Regulations 3 (XI) of notification dt. 16.6.95:-

(1) while making an application under these regulations the applicant shall submit an undertaking agreeing to pay to DDA Plan Permission Fee, conversion, Development & Betterment charges as may be determined by the DDA or any other local body from time to time."

In view of the observations of Chief planner, NCR Planning Board given in para 3.1, the regulations will involve modification in the Regional Plan 2001 NCR.

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

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

In view of the suggestion of the Commissioner, MCD the Authority should constitute a committee consisting of representatives of Engineering Wings of DDA, MCD, PWD & L&DO should be constituted to discuss and identify the roads where motels could be located. A Representative of the Ministry of Tourism should also be included while finalising these details. These recommendations should be sent to the non-official members for their advice within the matter should be brought before the next meeting.

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Ideally, the regulation No.6 of the 1977 Regulations pertaining to Motels is required to be deleted/superseded by the later regulations dated 16.6.95.

- 11i) As the matter regarding levying of Plan Permission fee/conversion charges and working out formula on these aspects is under consideration, it is proposed that suitable clause may be included in the Regulations dated 16.6.95 paving way for levying these charges.

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4. In order to make the Regulations dated 16.6.95 operational and fulfil legal requirements, corrigendum/addendum on the following lines needs to be issued:

- i) To take care of aspects indicated in para 3(1) & (ii) above, the following may be added in the beginning of the notification dated 16.6.95.

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- iii) In view of the observations of Chief Planner, NCR Planning Board given in para 3.1, the regulations will involve modification in the Regional Plan 2001 NCR.

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

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

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of the Authority with the recommendations of the non-official members and the Technical Committee so that final view could be taken expeditiously as desired by the Hon'ble High Court of Delhi.

(b) Accepting the suggestion of Sh Sahab Singh Chauhan and Sh Swaroop Chand Rajan, the Authority decided that applications for sanction of Motels should be invited afresh through public notice, after finalising details of the policy, as mentioned above.

2 The Authority also considered the apprehensions of by the Member Secretary, NCR Planning Board and decided that a clause should be added in the sanction plans so that the applicants take necessary steps to improve the greenery and the environment in the area, as may be desired by the DDA/MCD.

3 The Authority also felt that the facility of Motels should be available to the users at reasonable rates; for achieving this the Ministry of Tourism should be advised not to permit more than 3-star ratings to these Motels.

4 With the above observations, the Authority approved the proposals in the agenda item subject to the modification that the plan permission fee/conversion charges etc shall be recoverable both by the DDA and the MCD, as the case may be and not by the DDA alone.

**APPENDIX 'B' TO ITEM NO. 27/96**

**DELHI DEVELOPMENT AUTHORITY**  
(TRAFFIC & TRANSPORTATION UNIT)  
4th Floor, Vikas Minar, L.P.Estate, New Delhi-110002

File No.F 20(4)83-MP Vol. II

Dated 28.11.97

**REPORT OF THE GROUP**

The scheme for permitting motels in rural use zone/green belt in Delhi, was discussed in the Authority's meeting held on 29.9.97, vide item No. 37/Plg./97. While approving the proposal, the Authority made certain observations and one of the related observation is given as under :-

*'Accepting the suggestions of the Commissioner, MCD, the Authority decided that Engineering Wings of DDA, MCD, PWD & L&DO should hold a joint discussion and identify the roads where motels could be permitted. Representative of the Ministry of Tourism should also be associated while finalising these details. These recommendations should be sent to the non-official members for their advice within ten days. The matter should be brought before the next meeting.'*

To discuss this issue, 2 meetings were held on 17.10.97 & 7.11.97 under the chairmanship of Engineer Member, DDA. In the second meeting, Chief Engg., PWD, was represented by Sr. Arch.-I, PWD, Zone-I and Engg.-in-Chief was represented by Sh. R.C. Jain, S.E.(Plg.), MCD. The Group was also assisted by representative of Min. Of Surface Transport GOI., NCR Plg. Board & DDA.

During discussions, the Chief Regional Planner, NCR Plg. Board reiterated the views already sent by NCR Plg. Board and also considered by the Authority in the above Resolution. This was also informed to Chief Regional Planner, NCR Plg. Board.

After discussing the issue in detail the Group unanimously decided following :-

- I. **Motels may be permitted on Highways wherein organised facilities could be made available for people travelling by road. This will also discourage unplanned /unauthorised development along the highways.**
- II. **Minimum distance should be fixed between location of two motels which has not been prescribed in the notified regulations.**

III. As in the notified regulations, only the minimum size of the plot has been fixed as ONE Hect. While no maximum size has been indicated the maximum size of the plot should be fixed upto TWO hect.

IV. Motels be permitted only on State/National Highway as notified by the Ministry of Surface Transport, GOI. As such only plots within 500 mtrs. Of the National State Highways which are facing these highways be considered for permitting motels.

This issues with the approval of Engineer Member, Delhi Development Authority.

*H.S. Dhillon* 28/11/97  
(H.S. DHILLON)  
Dy. DIRECTOR (TT)

Copy to:

Members of the Group

1. Engineer Member, DDA
  2. Chief Engineer -I, PWD, GNCTD
  3. Engineer. in Chief, MCD.
- Special invitees
4. Commissioner (Plg), DDA
  5. Chief Regional Planner, NCR plg Board.
  6. Town Planner, MCD.
  7. Addl. Commissioner (DC&B), DDA.
  8. Addl. Commissioner (AP), DDA.
  9. Addl. Commissioner (MPD-2021), DDA.
  10. Mr N.S. JAIN, Supt. Engineer, MOST
  11. Shri R. C. Jain, SE(Bldg)HQ, MCD
  12. Shri A.K. Pathak, Sr. Arch.-I, PWD, Zone-I, NCTD.
  13. Shri J.N. BARMAN, Associate Planner, NCRPB
  14. Dy. Commissioner (Traffic Police), NCTD
  15. Dy. Director (TT)

APPENDIX 'C' TO ITEM NO. 27/98

[मा. 3(ii)]

भारत का राजपत्र : प्रकाशित

DELHI DEVELOPMENT AUTHORITY

(Office of the Commissioner-cum-Secretary)

NOTIFICATION

New Delhi, the 16th June, 1995

"MOTELS

S.O. 550(E).— 1. Motels are permitted in Rural Zone /Green Belt and in Commercial Zones on National Highways and inter-State roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 mts. or service roads running parallel to them.

2. A motel located in Commercial Zones will be subject to the norms and building standards applicable to hotels.

3. A motel located in the Rural Zone/Green Belt shall be subject to the following norms and building standards :-

- (i) The minimum plot size shall be one ha.
- (ii) The minimum width of the drive-way used for entry into, and exist from, a plot shall be 9 mts.
- (iii) The minimum setback shall be 15 mts. in the front and 9 mts. from the sides and the rear. This shall be in addition to a green buffer from the road-width if and as specified by law.
- (iv) The FAR shall be 15, subject to a maximum floor space of 1500 sq. mts. each on the first and second hectares, and 5% of the area of the remaining land comprised in the site subject to a maximum of 1500 sq. mts.
- (v) The maximum ground coverage shall be equivalent to FAR.
- (vi) The built-up structure shall not exceed the height of 9 mts.
- (vii) Basement equivalent to the ground coverage shall be allowed free from FAR to the extent necessary for airconditioning plant, filtration plant, electric sub-station, parking and other essential services.
- (viii) Parking space shall be provided on a minimum scale of 1.67 ECS per 100 sq. mts. of floor area, including the provision made in this regard in the basement.

## THE GAZETTE OF INDIA : EXTRAORDINARY

[PART II - 3(i)]

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

[F. No. 20(4)/82aMP]

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



**ITEM NO.**  
28/98

A-30.3.98

Sub : Formulation of Development Control Norms for Recreational 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.89-91) 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.92-93) 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.94). Accordingly, a public notice was issued on 13.12.97 (Appendix.A.P.95-96).

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):  
"(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 superceded by the norms as contained in para '4' of this agenda note.

#### RESOLUTION

DEFERRED

संख्या-  
28/98

विषय:- दिल्ली में मनोरजनात्मक क्लब भवनों हेतु विकास नियंत्रण मानकों को बनाना ।  
एफ. 3/44/94-एम.बी.

.....

प्राधिकरण के संकल्प संख्या 14/एल.डी.एम./97 दिनांक 16.7.97  
[परिशिष्ट-1-89-91] का उल्लेख किया जाता है, जिसमें मनोरजनात्मक  
क्लब हेतु भूमि आवंटन की नीति पर प्राधिकरण द्वारा विचार किया गया  
था और निम्नानुसार संकल्प पारित किया गया :-

संकल्प लिया कि रेजीडेन्ट्स वेल्फेयर एक्टोतिप्रवृत्ति के भूमि आवंटन से  
संबंधित पुरतावों को इस शर्त के साथ अनुमोदित कर दिया जाए कि पुरतावित  
आवंटन 4000 वर्ग मीटर के अन्तर्गत हो । इन आवंटनों में निम्नलिखित शर्तें  
होंगी :

1. राज्य सरकार से प्रायोजन पूर्व ओरिजिनाल होगा ।
2. बार रूम, कार्ड रूम और रेस्टोरेन्ट जैसी सुविधाओं की अनुमति नहीं  
होगी, केवल स्मॉक बार की अनुमति होगी, और
3. क्लब भवनों पर लागू होने वाले विकास नियंत्रण मानक इन आवंटनों पर  
लागू होंगे ।

2. प्राधिकरण ने पूर्व में अपने संकल्प सं. 40/96 दिनांक- 22-3-96.  
(परिशिष्ट-1-82-83) द्वारा विकास नियंत्रण मानकों को अनुमोदित कर  
दिया था, जो दिल्ली मुख्य योजना-2001 में संशोधन हेतु प्रस्तुत हैं, जैसा  
कि नीचे दिया गया है ।

3. प्राधिकरण के संकल्प दिनांक-22-3-96 के अनुसरण में दिल्ली मुख्य योजना-  
2001 में प्रस्तावित संशोधन हेतु जनता से आवाजें/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. के 20013/2096-डी.डी.आई.बी. दिनांक 8-10-97  
[परिशिष्ट-1-84-85] द्वारा केन्द्र सरकार से अनुमोदन प्राप्त कर लिया  
है । तदनुसार दिनांक 13-12-97 को एक सार्वजनिक सूचना [अनुलग्नक-1-85-97]  
जारी की गई थी ।

4. सार्वजनिक सूचना के उत्तर में कोई आवाजें/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 ।

[परिशिष्ट सं. 14] पर [दायाँ ओर], "क्लब-कार्या-क्लाब" से और  
मनोरजनात्मक क्लब :

- 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. पृष्ठ 159 पर [बाईं ओर] 14 की तालिका के हाद "पार्किंग मानक" शीर्षक के अन्तर्गत।
- 14। मनोरंजनात्मक क्लब
- ग। पृष्ठ सं. 163 पर [बाईं ओर] "क्ल टर्मिनल" 063 से ऊपर निम्नलिखित शामिल किये जाने हैं :
- मनोरंजनात्मक क्लब 047
- अधिकतम तल क्वरेज 20%
- अधिकतम स्फ.र.आर. 50
- अधिकतम उचाई 12.5'

अन्य निर्देश:

1. इसके अतिरिक्त, खुले क्षेत्र के अधिकतम 5% तक के भू-तल क्वरेज [एक मीजल] की आउटडोर खेल-कूद के लिए ही अनुमति दी जासगी।
2. भू-तल के नीचे तहखाना और ग्राउन्ड क्वरेज की अधिकतम सीमा के लिए अनुमति होगी और यदि सेवाओं हेतु उपयोग किया जाता है तो स्फ.र.आर. में नहीं गिना जासगा।
3. अतिथि कक्षों 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 प्रतिबन्धित होंगे। 10000 वर्ग मीटर से अधिक फ़ावत क्षेत्र खुले कार्यालयों, भू-दृश्यांकन और पार्किंग के उपयोग में लाया जासगा।
5. उपर्युक्त पैरा "4" में वर्णित प्रस्ताव विचार और अनुमोदन हेतु प्राधिकरण को प्रस्तुत है। प्राधिकरण के संकल्प संख्या 14/सल.डी.एम./97 दिनांक 16-7-97 में वर्णित विधायक निम्नलिखित मानक इस सजेन्डा नोट के पैरा-4 में वर्णित मानकों द्वारा अधिकृत किये जासगे।

संकल्प

APPENDIX 'A' TO ITEM NO. 26/98

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

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../-



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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.

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ITEM Sub : Formulation of Development & Control Norms for  
Recreational Club Buildings in Delhi.

NO  
40/96 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.

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

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.

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APPENDIX 'C' TO ITEM NO. 28/98

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.97

To

Shri F.V. Mahashabdey,  
Joint Director (MP),  
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, 1987 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*  
(K.K. GUPTA)  
UNDER SECRETARY (DD)



APPENDIX 'D' TO ITEM NO. 28/96

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No.F.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.

APPENDIX 'C' TO ITEM NO. 28/98

No.K-20013/20/26-BDIB  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
DEPARTMENT OF URBAN DEVELOPMENT  
(DELT DIVISION)

...

New Delhi, dated the 8th Aug.97

To

Shri P.V. Babubhadey,  
Joint Director (MP),  
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*  
(K.K. GUPTA)  
UNDER SECRETARY (DD)

(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(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.**  
29/98  
A-30.3.98

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.<sup>o</sup>A. P-98-100) 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.<sup>o</sup>B. P-101). Accordingly, a public notice was issued on 13.12.97 (Appendix.<sup>o</sup>C. P-102-103).

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**

**DEFERRED**

1 मन्त्रालय

मद स०

29/98

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

प्राधिकरण के संकल्प सं. 16/97 दिनांक 31-3-97 § परिशिष्ट 'ख' P-98-100 §

की ओर ध्यान आकर्षित किया जाता है, जिसके द्वारा यह संकल्प लिया गया था कि क्षेत्रीय पार्कों और विकसित जिला पार्कों के अतिरिक्त सभी जोनों में सी.एन.जी. प्लॉटों 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 जनता से आपत्तियाँ/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की जा सके । भारत सरकार, शहरी कार्य और रोजगार मंत्रालय ने अपने पत्र सं. के-2001/3/32/96-डी.डी.4 दिनांक 25-7-97 § परिशिष्ट 'ख' P-101 § के द्वारा केन्द्रीय सरकार का अनुमोदन प्रदान कर दिया है । तदनुसार, दिनांक 13-12-97 को एक सार्वजनिक सूचना जारी की गई । § परिशिष्ट 'ग' P-102-103 § ।

3. सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/सुझाव 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 ओर § 3 शीर्ष के नीचे, ग्रामीण उपयोग जोन § 2 सहित बी § 2 के बाद;

"क्षेत्रीय पार्कों और विकसित जिला पार्कों के अतिरिक्त सभी उपयोग जोनों में "कम्प्रेस्ड नेचुरल गैस § सी.एन.जी. प्लॉटों 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) प्लॉट का आकार § अधिकतम	36 मीटर x 30 मीटर
ख) अधिकतम ग्राउन्ड कवरेज	20%
ग) अधिकतम ऊँचाई	4.5 मीटर § एक मंजिला
घ) भवन के हिस्से	

कंट्रोल रूम/कार्यालय, डिस्पैनिंग यूनिय, मेन्टेनेन्स रूम, स्टोर, पेन्ट्री सर्व हबल्यू.सी. ।

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

संकल्प



1 जलदण्डों

मद स०

29/98

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

प्राधिकरण के संकल्प सं. 16/97 दिनांक 31-3-97 § परिशिष्ट 'ख' P-98-100 §

की ओर ध्यान आकर्षित किया जाता है, जिसके द्वारा यह संकल्प लिया गया था कि क्षेत्रीय पार्कों और विकसित जिला पार्कों के अतिरिक्त सभी ज़ोनों 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 जनता से आपत्तियाँ/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना जारी की जा सके। भारत सरकार, शहरी कार्य और रोजगार मंत्रालय ने अपने पत्र सं. के-20013/32/96-डी.डी.4 दिनांक 25-7-97 § परिशिष्ट 'ख' P-101 § के द्वारा केन्द्रीय सरकार का अनुमोदन प्रदान कर दिया है। तदनुसार, दिनांक 13-12-97 को एक सार्वजनिक सूचना जारी की गई। § परिशिष्ट 'ग' P-102-103 §।

3. सार्वजनिक सूचना के प्रत्युत्तर में कोई आपत्ति/सुझाव 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 ओर § 3 शीर्ष के नीचे, ग्रामीण उपयोग ज़ोन § 2 सहित § बी § 2 के बाद;

"क्षेत्रीय पार्कों और विकसित जिला पार्कों के अतिरिक्त सभी उपयोग ज़ोनों 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"।

क्षेत्रीय पार्क का आकार अधिकतम	36 मीटर x 30 मीटर
क्षेत्रीय अधिकतम ग्राउन्ड कवरेज	20%
क्षेत्रीय अधिकतम ऊँचाई	4.5 मीटर एक मंजिला
क्षेत्रीय भवन के हिस्से	कंट्रोल रूम/कार्यालय, डिस्पैनिंग यूनिय, मैटेनेन्स रूम, स्टोर, पेन्ट्री एवं डबल्यू.सी.

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

संकल्प

APPENDIX 'A' TO ITEM NO. 29/98

ITEM NO.

16/Plg./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.

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- 101 -

APPENDIX 'B' TO ITEM NO. 29/98

No K-20018/32/96-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. Mahashahdey,  
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. 29/96**

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No.F.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

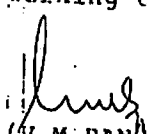
- (v) On page 159 (LHS) under the heading 'Parking Standard' in the table after A(v.)  
"(vi) Recreational Club."

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

NEW DELHI

DATED: 13.12.97

ITEM NO.

30/98

A-30.3.98

Sub: Formulation of regulations for Banquet halls and other establishments in Delhi.

F.3(7)93-MP

P R E C I S

1. The issue of regularisation of existing Banquet Halls was discussed in a meeting held under Principal Secretary, GNCTD, on 21.1.96, which recommended to set up a group by DDA to study the problem and to regularise the existing banquet halls, which at present under MPD-2001 are not permitted in residential use zone. Accordingly, vide L.G.'s order dated 24.3.96 a group was constituted under the chairmanship of Principal Commissioner, DDA with Commr. (Plg.), Commr. (LM), Chief Fire Officer, GNCTD, Joint Secretary (UD) GNCTD, Town Planner, MCD, Chief Architect, NDMC, DCP(L) Delhi Police, and Additional Commr., DC&B, DDA as the Member Secretary.

2. The Group prepared a draft report which was approved by the L.G., Delhi on 16.8.97. Subsequently it was considered by the Technical Committee in its meeting held on 12.11.97, which accepted the report with the following observations:-

- i) The Regulations would be mainly applied to consider regularisation of existing banquet halls so that the minimum standards of plot size, parking, etc. could be enforced. Provision should be made for Banquet Halls in new areas as per the norms recommended.
- ii) Draft Regulations involve modifications in MPD 2001 and subsequent amendments/incorporation in Building Bye - Laws. Technical Committee recommended the processing of modifications of MPD 2001 (Development Code) with the observation that the development control norms should be as per land use and norms of specific plot/scheme.
- iii) Recovery of conversion charges may be examined separately by Finance/Lands Branch.

Contd....

3. MODIFICATIONS IN MPD-2001:

Draft Regulations of Banquet Halls involve in following modifications in MPD-2001:-

- a) On page 153 of the Gazette of India dated 1.8.90 in the table, the following is proposed to be incorporated:

	RD	Cl	C-2	M-1	M2
Banquet Hall	P	P	NP	P	NP

- b) On page 155 RHS after the heading Barat Ghar, the following is proposed to be added:

BANQUET HALL (010-A)  
Banquet Hall, Soft Drinks and Snack Bar,  
Residential Accommodation.

- c) On page 160 LHS after the heading Dharamshala, Barat Ghar and High Shelter, the following is proposed to be added:

Banquet Halls: (010-A)	Proposed New Sites	Existing Premises
Minimum Plot Size	800 Sqm	500 sqm
Max. Ground coverage	33.33%	50%
Max. Floor area ratio	100	100
Maximum height	15 m.	15 m
Minimum R/W of road in front	18 mtrs.	16 m
Parking	1.67 ECS/100 sqm of floor area	0.67 ECS/100 sqm. of floor area

- i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and is to be included in FAR calculations except equivalent to 25% of the ground coverage, if used for services/storage.
- ii) 15% of the total floor area shall be allowed for residential purpose.
- iii) The minimum Road R/W in Special Area and Walled City shall be 13.5 m and 9.0 m respectively.

Contd....

iv) Parking:

Existing cases: In existing/built up areas, the reduced parking norms to the extent of 50% may be allowed subject to the condition that for remaining 50%, parking area charges as fixed by the Local Body shall be paid by the Applicant. In case of Walled City and Special Areas where there system of 'drop & go' will be made available, banquet halls may be permitted without any parking provision, subject to condition that parking area charges for 100% parking area shall be paid by the Applicant.

- d) On page 170 (RHS) the following is to be incorporated :-

Banquet Hall (010-A)

A premise used for marriage and other social functions run by private persons/private agency/public agency.

4. Town Planner MCD, vide his letter dated 31.12.97 has forwarded a resolution of the Standing Committee of MCD No.209 dated 28.10.97 for consideration before finalising the regulations, (App. A-107-108) which states the following:

Resolved that the recommendations of Group constituted by Lt. Governor on formulation of regulations for Banquet Halls in Delhi-Regularisation of existing and new Master Plan for Delhi-2001 as annexed to Commissioner's letter No.F.33/Engg./3806/C&C dated 9.9.97 be forwarded to the Government of National Capital Territory of Delhi for approval with the following modifications:

- i) For regularisation of existing Banquet Hall, minimum plot size should be 400 sq. yards instead of 500 s.q. m. and minimum right of way front road should be 80 ft. instead of 16 m.
- ii) For proposed sites minimum plot size should be 500 sq. yards instead of 800 sqm. and minimum right of way front road should be 80 ft. instead of 18 mtrs.

5. The proposals as contained in paras 2, 3 & 4 are placed before the Authority for consideration.

R E S O L U T I O N

Sh Swaroop Chand Rajan raised the following issues:

- 1[i] Regularising/permitting new banquet halls in the residential areas could cause inconvenience to the residents.



-106-A-

- (iii) Since the banquet halls could cause severe parking problems, norms for providing parking space need to be discussed in detail.
- (iiii) 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.

दिल्ली नगर निगम

- 107 -



APPENDIX 'A' TO ITEM NO. 30/98.

MUNICIPAL CORPORATION OF DELHI  
( TOWN PLANNING DEPARTMENT )  
Kashmere Gate, Delhi-6.

No. TP/G/4295

Dated 31/12/97

To

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

Dear Sir,

Please refer to your letter No. F.1(25)97-MP dated 9.12.1997 enclosing the minutes of the 82th meeting of the Technical Committee held on 12.11.1997. Your kind attention is drawn to Item No. 55/97 regarding Policy for Regularisation of Banquet Halls in N.C.T. of Delhi.

The report of the Group constituted by L.G. on the above subject was also considered by the Standing Committee of MCD and the resolution on the subject passed by the Standing Committee vide decision No./Resolution No. 209 dt. 28.10.1997 is enclosed for consideration before finalising the regulations.

Thanking you,

Yours faithfully,

Encl:- As above.

( V.K. BUGGA )  
TOWN PLANNER.

Item No. 89 :— Report of the Group constituted by Lt. Governor on formulation of Regulations for Banquet Halls in Delhi—Regularisation of existing and new Master Plan for Delhi-2001.

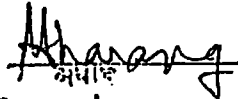
Resolution No. 209

Resolved that the recommendations of the Group constituted by Lt. Governor on formulation of Regulations for Banquet Halls in Delhi—Regularisation of existing and new Master Plan for Delhi-2001 as annexed to Commissioner's letter No. F. 33/Engg./3806/C & C dated 9-9-97 be forwarded to the Government of National Capital Territory of Delhi for approval with the following modifications :—

For regularisation of existing Banquet Halls, minimum plot size should be 400-sq. yards instead of 500 sq. m. and minimum right of way front road should be 80' instead of 16 m. as proposed in Draft Development Controls, contained in Annexure 'I' of the Commissioner's letter aforesaid.

For proposed sites minimum plot size should be 500 sq. yards instead of 800 sq.m and minimum right of way front road should be 80' instead of 18 metres.

सत्य प्रतिलिपि



अभिषेक

सचिव, कार्यपालिका

भारतीय सरकार, दिल्ली

ITEM NO.

31/98

A-30.3.98

Sub: Proposed cremation ground near village  
Badarpur (Behind police station and Sports  
Stadium)  
F.3(21)94-MP

P R E C I S

- Shri Ramvir Singh Bidhuri, MLA and Member, Delhi Development Authority vide his letter dated 3.9.97 requested for locating a Cremation Ground in an area measuring about 2000 sq. yds. to serve the population of the area/village.
2. The request was discussed in a meeting held on 21.9.95 under the chairmanship of VC, DDA where Sh. Bidhuri was also present. It was decided that since no land of DDA was available near the village Badarpur for the purpose, the site suggested by Sh. Bidhuri be inspected. As per the site report the land is lying vacant, having number of Keekar trees and is 2.5 to 3 m below the existing road level. As per the report of Lands Deptt. of DDA the land under reference has been acquired by DDA and stands transferred to Horticulture Deptt. since 17.5.1971. The approach is from 9 m wide old road leading from Mathura Road. Providing a connection to this road will require removal of existing jhuggis.
3. As per MPD 2001, cremation grounds are to be located within 4.8 km radius of the residential area. Two cremation grounds in village Tajpur and in village Lal Kuan area already existing within a radius of 2 km. from Badarpur village. The land use of the land under reference as per MPD 2001 and draft Zonal Development Plan of Zone 'F' is 'Recreational' (Distt. Park), whereas Cremation Grounds are permitted only under 'Public & Semi-Public (PS-7)' landuse category.

Contd.....

4. The proposal for change of land use of an area measuring 2000 sq. m. from 'Recreational' (Distt. Park) to 'Public and Semi-Public (PS-7) (Cremation ground & Burial Ground) was considered and recommended by Technical Committee in its meeting held on 13.1.98 under item No.48/97 with the observation that existing trees should be retained as per policy.
5. The proposal as contained in para '4' above is placed before the Authority for its consideration and processing change of land use under the D.D. Act, 1957.

R E S O L U T I O N

Proposals contained in para 4 of the agenda were approved.

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मद सं.  
31/98

विषय:- बदरपुर गांव के पास पुलिस स्टेशन एवं जेल  
स्टेडियम के पीछे श्मशान भूमि का प्रस्ताव  
एफ. 31 21 94-एम.पी.

सार

श्री रामवीर सिंह विधुड़ी, विधायक एवं सदस्य, दिल्ली विकास प्राधिकरण ने अपने पत्र दिनांक 3-9-97 द्वारा क्षेत्र/गांव की आबादी के लिए लगभग 2000 वर्ग गज के क्षेत्र में श्मशान भूमि का निर्धारण करने का अनुरोध किया है।

2. उनके अनुरोध पर, उपाध्यक्ष, दि. वि. प्रा. की अध्यक्षता में 21-9-97 को आयोजित बैठक में विचार-विमर्श किया गया, जिसमें श्री विधुड़ी भी उपस्थित थे। निर्णय लिया गया कि चूंकि इस उद्देश्य के लिए बदरपुर गांव के पास दि. वि. प्रा. की कोई भूमि उपलब्ध नहीं है, इसलिए श्री विधुड़ी द्वारा सुझाए गए स्थल का निरीक्षण किया जाए। स्थल-रिपोर्ट के अनुसार भूमि रिक्त पड़ी है और जिसमें कीचर के अनेक घुंघरू हैं और यह भूमि मौजूदा सड़क स्तर से 2.5 से 3 मीटर नीचे है। दि. वि. प्रा. के भूमि विभाग की रिपोर्ट के अनुसार उक्त भूमि दि. वि. प्रा. ने अधिग्रहीत कर ली है और 17-5-1971 से उद्यान विभाग को अंतरित है। यहां का पहुंच मार्ग मथुरा रोड को जाने वाले 9 मी. चौड़े पुराने मार्ग से है। इस मार्ग को सम्पर्क देने के लिए मौजूदा झुग्गियों को हटाना होगा।

3. दिल्ली मुख्य योजना-2001 के अनुसार श्मशान घाट आवासीय क्षेत्र के 4.8 कि.मी. सीमा के अंदर स्थित होता है। ताजपुर गांव और लालकुआं गांव में दो श्मशान घाट विद्यमान हैं, जो बदरपुर से 2 कि.मी. दूरी पर हैं। दिल्ली मुख्य योजना-2001 और जोन "एफ" की मसौदा क्षेत्रीय विकास योजना के अनुसार उक्त भूमि का भूमि उपयोग "मनोरंजात्मक" जिला पार्क है, जबकि श्मशान भूमि की अनुमति केवल "सार्वजनिक" एवं अर्ध-सार्वजनिक एफ.एस.-7 भूमि उपयोग कोटि के अंतर्गत दी जाती है।

4. 2000 वर्ग मीटर के भूमि उपयोग को "मनोरंजनात्मक" [जिला पार्क] से सार्वजनिक एवं अर्ध-सार्वजनिक [पी.एस.-7] [शमशान घाट एवं शमदाह केन्द्र] में बदलने के प्रस्ताव पर विचार किया गया और तकनीकी समिति ने दिनांक 13-1-98 को हुई बैठक में मद सं. 48/97 के अंतर्गत इस टिप्पणी के साथ सिफारिश की कि नीति के अनुसार मौजूदा वृक्षों को बनाए रखा जाए।

5. उक्त पैरा "4" में यथा उल्लिखित प्रस्ताव विचारार्थ एवं दिल्ली विकास अधिनियम, 1957 के अंतर्गत भूमि उपयोग बदलने की कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत है।

संकल्प

ITEM NO. SUB:

32/98

A-30.3.98

- 111 -  
AMENDMENTS IN MPD-2001 TEXT TO INCORPORATE  
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. 113-116 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. 117-119)
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 (ZP), 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. 120-123).

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

DEFERRED

मद सं. विषय :- वसु चिकित्सालयों एवं डिस्पेंसरी के मानदंडों को शामिल करने के लिए दिल्ली  
32/98 मुख्य योजना-2001 के मूल-बाठ में संशोधन ।  
सं. सं. 20/15/95 - सम.वी.

सार

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1. दिल्ली मुख्य योजना परिप्रेक्ष्य - 2001 में बालू बंधुओं जैसे कुत्ते, बिल्ली और बहरी आदि की डिस्पेंसरी एवं चिकित्सालय 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 मासला मद संख्या 82/95 द्वारा प्राधिकरण के समक्ष प्रस्तुत किया गया था। प्राधिकरण ने दिनांक 11-09-95 को संकल्प धारित किया कि दिल्ली में बालू बंधुओं एवं बहिरियों के लिए डिस्पेंसरीयों तथा अस्पतालों हेतु मानदंड डिस्पेंसरी के लिए 50 एक.स.आर. एवं 25% क्वरेज सहित 500 वर्ग मीटर के प्लॉट आकार और अस्पताल के लिए 50 एक.स.आर. एवं 25% क्वरेज सहित 2000 वर्ग मीटर के प्लॉट आकार अनुमोदित कर दिये जायें। तकनीकी समिति का निर्णय और प्राधिकरण का संकल्प परिशिष्ट "क" पृष्ठ संख्या 113-116 के रूप में संलग्न है।
2. दिल्ली मुख्य योजना - 2001 में प्रस्तावित संशोधन करने के लिए आवासीय/सुझाव आश्रित करने हेतु दिल्ली विकास अधिनियम की धारा 11-ए के अन्तर्गत सार्वजनिक सूचना जारी करने के लिए शहरी कार्य एवं रोजगार मंत्रालय ने पत्र सं. के - 13011/37/95 - डी.डी.-1 की दिनांक 17, जुलाई, 1997 द्वारा सरकार के अनुमोदन की सूचना भेज दी है।
3. सार्वजनिक सूचना दिनांक 6-09-97 को जारी कर दी गयी थी और इस सार्वजनिक सूचना के उत्तर में अवर आशुक्त [सम.वी.डी.] दि.वि.प्रा. से एक आवासीय/सुझाव प्राप्त हुआ है। [परिशिष्ट ख] पृष्ठ संख्या 117-119 ।
4. इस आवासीय/सुझाव की जांच की गई। कुल क्षेत्र निकालते समय दिल्ली मुख्य योजना की राजबन्ध अधिसूचना के क्र. सं. 23 पर समुदाय स्तरीय सुविधाओं हेतु हरित क्षेत्र/पार्क शीर्षक के अन्तर्गत की गई मुद्रण संबंधी गलती सार्वजनिक सूचना में दोष द्वारा की गई।
5. आशुक्त योजना, दि.वि.प्रा. के क्षेत्र में दिनांक 20-1-98 को बैठक का आयोजन किया गया था, जिसमें अवर आशुक्त [दिल्ली मुख्य योजना], निदेशक



[[मेरी योजना]], निदेश दिल्ली मुख्य योजना - 2021]], निदेश सन-सी-आर, यू.ई. संड- बी.बी.आर-]], संयुक्त निदेश सन-सी-आर, यू.ई. संड बी.बी.आर]], संयुक्त निदेश मुख्य योजना]] ने भाग लिखा था, जिसमें आपात्त/सुझाव का तार और वधु पिक्तसाल स्व डिस्वेतरी के मानदंड, जो तार्वजिनक आपात्त/सुझाव आमंत्रित करने के लिए अधिपुपित िक्ये गये हैं, का विषय मुख्य योजना की राजवत्र अधिपुपना में सुद्रण संबंधी गलती के बारे में है । यह मामला आवश्यक संशोधन करने के बाद मानदंडों की अंतिम अधिपुपना के अनुमोदन के लिए प्राधिकरण के सम्मुख प्रस्तुत किया जाए । [[ वरिष्ठ "ग" वृष्ठ संख्या 120-123 ]]

6.

यह मामला बालतु वधुओं के लिए वधु पिक्तसाल और वधु डिस्वेतरी के विकास निर्माण मानदंडों को अधिपुपित करने और दिल्ली मुख्य योजना - 2001, भारत के राजवत्र वृष्ठ संख्या 145 में प्रस्तावित 51-37 हेक्टेयर क्षेत्र को 41-37 हेक्टेयर बढ़े जाने संबंधी तार्वजिनक सुचना की मद सं. 283 में आवश्यक संशोधन करने के लिए शहरी कार्य स्व रोजगार मंत्रालय को तिकारिश करने के लिए प्राधिकरण के सम्मुख प्रस्तुत है ।

संकल्प

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APPENDIX 'A' TO ITEM NO. 32/98

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 : These 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.

B. 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	=	Surgeons'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

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.
Controls	=	max. ground coverage = 25% max. FAR = 50

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

*S.P. BANSAL*  
5/11/94  
(Dr. S.P. BANSAL)  
Dir (NCLAU)

**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  
S. J.  
26/4/94

*[Signature]*  
27/5/94

*[Signature]*  
27/5/94



APPENDIX 'B' TO ITEM NO. 32/98

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:
  - i) '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:
  - ii) The following is proposed to be added after item (c) Intermediate Hospital (Category-B): (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
  - iii) The item nos. (d), (e) and (f) are proposed to be substituted by (e), (f) and (g).
  - iv) 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' 'D',
  - 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." 41.37 ha. 41.37 ha. 41.37 ha. 41.37 ha. 41.37 ha.
  - 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
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  - 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:
3. (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. i) 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.

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

NEW DELHI

DATED...6.9.97

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 25 lakh population  
Capacity 500 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  
Initially the provision may be for 50 beds  
Capacity 80 beds initially  
Including 20 maternity beds  
Area for hospital 0.40 ha  
Area for residential accommodation 0.60 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, X-ray room, office, O.T., examination room, wards, reception, kitchen etc.

(e) Dispensary for pet animals and birds  
1 Dispensary at community level to serve about 1 lakh population with following facilities: Surgeon's, X-ray room, office, examination room, wards, reception, kitchen etc.

(f) Dispensary  
1 for 0.15 lakh population  
Area 0.08 to 0.12 ha

(g) Maternity Centre  
1 for 0.45 lakh population  
Capacity 25 to 30 beds  
Area 0.20 to 0.30 ha

(h) Poly clinic with some observation beds  
1 for 1.0 lakh population  
Area 0.20 to 0.30 ha

(i) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(j) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(k) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(l) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(m) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(n) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(o) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(p) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

(q) School for handicapped  
1 for 45,000 population  
Strength of the school 100  
Area per school 1.00 ha  
Total Area 1.00 ha

1.000 11 - 27 3(11) 1

भारत का राजभवन: प्रजाधारण

145

Sl. No.	Facility	No.	Area (sq. m)	Cost (Rs.)	Remarks
1	St. Secondary School	2	16,000	32,000	0
2	Dispensary	2	1,000	2,000	0
3	Community Hall & Library	1	2,000	2,000	0
4	Electric Sub Station 11 KV	2	460	920	0
5	Local Shopping including Service Centre	1	4,600	4,600	0
6	Three Wheeler & Taxi Stand	1	500	500	0
7	Neighbourhood Park	1	15,000	15,000	0
8	Neighbourhood Play Area	1	15,000	15,000	0

Area-7.2 ha

Area-7.2 ha

4. Community  
No. of Families-20000  
Population-100000

500 MTS.

800 MTS.

No.	Description	1	2	3	4
1	Community Hospital 'A'	37,000	37,000	0	0
2	Intermediate Hospital 'B'	10,000	10,000	0	0
3	Dispensary for pet animals and birds	500	500	0	0
4	Poly Clinic	3,000	3,000	0	0
5	Nursing Home	2,000	4,000	0	0
6	Integrated School with Hostel Facilities	3,900	3,900	0	0
7	Integrated School without Hostel Facilities	35,000	35,000	0	0
8	School for Handicapped	5,000	10,000	0	0
9	College	40,000	40,000	0	0
10	Telegraph Booking Counter	11,500	11,500	0	0
11	Police Station	1,600	3,200	0	0
12	Police Post	10,000	10,000	0	0
13	Recreation Club	1,000	1,000	0	0
14	Music Dance & Drama Centre	5,000	5,000	0	0
15	Meditation & Spiritual Centre	520	1,040	0	0
16	LPG Godown	400	400	0	0
17	SKO/LDO Cutlet	10,800	21,600	0	0
18	Electric Sub Station 66 KV	54,200	54,200	0	0
19	Community Centre With Service Centre	2,000	2,000	0	0
20	Organised Informal Sector Eating Places	80,000	80,000	0	0
21	District Sports Centre	1,670	3,340	0	0
22	Petrol Pump	2,000	2,000	0	0
23	Bus Terminal	40,000	40,000	0	0
24	Green/Part	60,000	20,000	0	0
25	General Hospital	2,000	4,000	0	0

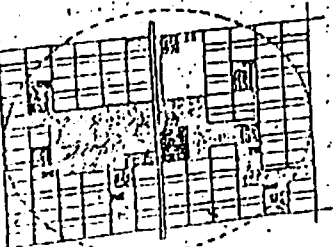
Area- 11.37  
51.37 ha

Area - 11.37  
51.37 km

51.37 ka

Area - 51.37 ha

5. District  
Population-500000  
No. of Families-100000



Area - 68.28 ha

1 General Hospital	2	2000	4000	
2 Hospital for pet animals and birds	1	8,000	8,000	
3 Telephone Exchange	1	1,700	17,00	
4 Telegraph Office	1	600	600	
5 Head Post Office with Delivery Office	1	2,500	2,500	
6 Head Post Office & Admn Office	2	10,000	20,000	
7 Fire Station	1	40,000	40,000	
8 Electric Sub Station 220 KV (Defending Upon Load)	1	2,000	2,000	
9 Petrol Pump With Service Facilities	1	44,000	44,0000	
10 District Centre	1	4,000	4,000	
10 Bus Terminal	2	20,000	40,000	
12 Bus Depot				

Area-

2060 GH/90-19



[1991]--113 a(ii)]

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

In case of Motin 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	30 sqm
Maximum plot size	50 sqm
Minimum plot size	100%
Maximum ground coverage	20%
Maximum floor area ratio	

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

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, 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

THE GAZETTE OF INDIA : EXTRAORDINARY

[PART II—SEC. 3(ii)]

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 having 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 VIII 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: ANNUAL ACCOUNTS OF DDA FOR THE YEAR 1996-97.

33/98

No. ACs.6(43)97/DDA.

A-30.3.98

P R E C I S

In accordance with the provisions contained in DDA Budget & Accounts Rules, the Annual Accounts of the Authority for 1996-97 comprising Receipt & Payment Accounts, in respect of Nazul A/c-I, II & B-General Development Account & Income & expenditure & Balance Sheet in respect of Nazul A/c-I & B-General Development Accounts have been compiled. The Receipt & Payment Accounts in respect of Nazul A/c-I, II & B-General Development Account & Income & Expenditure & Balance Sheet in respect of Nazul A/c-I & B-General Development Account will be sent for Audit to AG(Audit) Delhi after it is seen by the Authority.

2. The Annual Accounts of 1995-96 as & when audited by the AG (Audit) Delhi will be put up to the Authority alongwith the Action Taken Notes.

3. Detailed account are placed at following enclosers:

- i) Receipt & Payment Account of Nazul A/C-I at (Appendix 'A' to page No. 126-127 ).
- ii.) Income & Expenditure Account & Balance Sheet of Nazul A/C-I alongwith supporting Schedules at (Appendix 'B' to page No. 128-129 ).
- iii) Receipt & Payment Account of Nazul A/c-II at (Appendix 'C' to page No. 130-131 ).
- iv) Receipt & Payment Account of General Development Account at (Appendix 'D' Page No. 132-137 )

- v) Income & Expenditure account & Balance Sheet of General Development Account alongwith supporting Schedule at (Appendix 'E' page No. 136-140)
- vi) Proforma Accounts of completed Housing Schemes a) (Appendix 'F' page No. 141-143).
- vii) Urban Development Funds Account at (Appendix 'G' page No. 144).

This is for information and approval of the Authority before the same is forwarded to A.G.(Audit).

R E S O L U T I O N

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

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सद संख्या  
33/96

विषय:- दिल्ली विकास प्राधिकरण के वर्ष 1996-97 के  
वार्षिक छाते ।  
सं. रकार्ड्स-6/43/87/डी.डी.रः

सार

दिल्ली विकास प्राधिकरण काट और लेखा नियम में निहित संबंधों के अनुसार प्राधिकरण के वर्ष 1996-97 के वार्षिक छाते, जिसमें नज़ूल छाता-1, 2 और बी-सामान्य विकास छाते के संबंध में प्राप्त एवं भुगतान छाता, नज़ूल छाता-1 और बी-सामान्य विकास छाते के संबंध में आय एवं व्यय और तुलन वत्र शामिल है, रखे गये हैं । नज़ूल छाता-1, 2 और बी-सामान्य विकास छाते के संबंध में प्राप्त और व्यय छाते और नज़ूल छाता-1 और बी-सामान्य विकास छाते के संबंध में आय और व्यय तथा तुलन-वत्र को प्राधिकरण द्वारा देखने के बंधाव लेखा-बरीक्षा के लिए महालेखाकार [लेखा बरीक्षा], दिल्ली को भेजा जाएगा ।

2- 1995-96 के वार्षिक छातों की महालेखाकार [लेखा-बरीक्षा] द्वारा जब भी लेखा-बरीक्षा कर ली जाएगी, तभी स्वयं टेकन नोट्स के साथ वार्षिक छाते प्राधिकरण के सम्मुख प्रस्तुत किये जाएंगे ।

3- विस्तृत छाते निम्नलिखित संलग्नकों के रूप में संलग्न हैं :-

- 1। नज़ूल छाता-1 का प्राप्त और भुगतान छाता [परिषद "क" पृष्ठ सं. 126-127 पर है] ।
- 2। सामाजिक अनुसूचितों सहित नज़ूल छाता-1 का आय एवं व्यय छाता और तुलन-वत्र [परिषद "क" पृष्ठ सं. 126-129 पर है] ।
- 3। नज़ूल छाता-2 का प्राप्त एवं भुगतान छाता [परिषद "ग" पृष्ठ सं. 130-131 पर है] ।
- 4। सामान्य विकास छाते का प्राप्त एवं व्यय छाता [परिषद "घ" पृष्ठ सं. 132-137 पर है] ।



5. प्रामाणिक अनुसूची तहत सामान्य विकास खाते के आय एवं व्यय खाते और तुलन-पत्र [परिशिष्ट "घ" पृष्ठ सं. 138-140 पर है] ।
6. पूरी हो गई आवासीय योजनाओं के प्रत्येक प्रकाम लेखे [परिशिष्ट "छ" पृष्ठ सं. 141-143 पर है] ।
7. शहरी विकास नीति खाता [परिशिष्ट "ज" पृष्ठ सं. 144 पर है] ।  
महालेखाकार [लेखा-वरीधा] को भेजने से पूर्व मामला प्राधिकरण के सम्मुख सुपनार्थ और अनुमोदनार्थ प्रस्तुत है ।

संकेत  
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APPENDIX 'A' TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1996-97 IN RESPECT OF NAZUL ACCOUNT-I

RECEIPT & PAYMENT ACCOUNT FOR THE YEAR 1996-97

Head of Account		Actual Receipts 1995-96	Actual Receipts 1996-97	Head of Account		Actual Expenditure 1995-96	Actual Expenditure 1996-97
1	2	3	4	5	6	7	8
<u>REVENUE</u>				1. Share cost of Admn.		18280497	19918760
1.	Revenue from works and dev. Schemes			Less Estt.charges received from works.	(-)	8835719	(-) 7054937
	(a) Premia	(-) 106666374	(-) 54959925	2. Expendr.on works and development schemes		1444778	12863823
	(b) Ground Rent	3192466	7211850			57571690	61879010
	(c) Other Receipts	2943120	1729527	3. Misc. Expenditure			
II	Damages	5640988	6990361	4. Payment of Nazul Revenue		139213	139213
III	Other Nazul Revenue	91622	72372	5. Interest on loan		-	-
	(a) Revenue from agriculture land, other land	-	-	6. Delhi Master Plan		2054148	2501175
	(b) Other revenue	-	-	7. New Master Plan for Delhi		-	-
IV	Delhi Master Plan	-	-	8. Land transferred form L&DO		-	-
	Misc. Receipts i.e.com.fee	13369347	1964490	9. Dev. and constn. of lakes around Delhi.		-	-
V	New Master Plan for Delhi	-	-	Total refund of Rs.5,85,79,390.00 includes the amount of Rs. 5,61,00,159.77 under the orders of the Supreme Court dated 27.1.97 in Suit No. 777/93 in respect of Jhandewalan Tower Plot out of the actual premium. Rs.36,19,464.70 received premium. Hence the net receipt is in minu by Rs. 5,49,59,925.30.			
VI	Land transferred from L&DO Gram Sabha	-	-				
VII	Interest from Investment	-	5525786				
VIII	Dev.& Constn.of Lakes around Delhi	-	-				
TOTAL		(-) 81428791	(-) 31486239			71279829	77383221

	1	2	3	4	5	6
I Debt Receipts		-	-			
X Deposits & Advances		-	-	10. Debt Repayment	-	-
1. Suspense Account		-	-	Repayment of loan		
a) Investment cash balance investment accounts			43862438	11. Deposits and advances		
b) Other suspense items		-	-	i) Suspense account		
ii) Deposits		-	-	a) Investment cash balance	43862438	-
iii) Advances (HBA)		-	-	b) Other suspense items	-	-
iv) P.L.A.		-	-	ii) Deposits	-	-
v) Amount received from other accounts		-	-	iii) Advances	-	-
				iv) P.L.A.	-	-
				v) Amount paid to other account	-	-
Total x Deposits & Advances			43862438			
Total receipts (-)		81428791	12376199	Total X Deposits	43862438	-
Opening Balance		937321770	747820712	Total payments	115072267	77383221
Grand Total		855892979	753196911	Closing Balance	747820712	675813690
				Grand Total	855892979	753196911

*[Signature]*  
S. ACCOUNTS OFFICER (A/CS)

*[Signature]*  
J. CAO-I

*[Signature]*  
CAO

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APPENDIX 'B' TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY  
INCOME & EXPENDITURE ACCOUNTS FOR THE YEAR 1996-97  
NAZUL A/C-I

Expenditure 1995-96	Head of A/Cs	Expndy 1996-97	Income 1996-96	Head of A/Cs	Income 1996-97 Amount
170445661	1. Opening value of land & works as on 1.4.96	173412780	106666374	1. Receipt from disposal (-) of land premia	4893614
2967119	2. Expnd. on lands & works during the year	1124173	—	2. Land transferred from L&DO	—
15485396	3. Excess of Income over (-) carried to balance sheet	49574506	180978	3. Interest on investment	5324108
66927384	4. Cost of Admn. Off.	124962447	173412780	4. closing value of land & works as on 31-3-97	174536953
3685454	Estt.	4561096	—	—	—
10383897	O.Ch.	283379	66927384	—	124962447
2407599	(-)	7054937	—	5. Rev. from work & Dev.	—
(-) 6835719	—	—	2792522	a) Ground Rent	2891447
9641231	—	—	16753585	b) Other receipt	3824252
139213	5. Payment of Nazul Rev. to Govt.	139213	11917596	c) Damages	6096101
621036	6. Depreciation	1571359	286773	6. Other Nazul Rev.	286773
—	7. Prov. for land doubtful debt	—	34753412	7. Net excess of Expndy over Income carried over to balance sheet	57724359
1497837	8. Demand dropped	633023	—	—	—
54604571	9. Misc Expndy/c maintaince of Staff. Drs	60754837	—	—	—
66503888	—	70822932	66503888	—	70822932

Sr Accounts Officer (A/Cs)

Jt CAO-I

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## DELHI DEVELOPMENT AUTHORITY

## ANNUAL ACCOUNTS FOR THE YEAR 1996-97 IN R/O B'GEN. DEV. A/C

## BALANCE SHEET-

## NAZUL ACCOUNT -I For the year 1996-97

SRO.	Amount 1995-96	LIABILITIES	Amount 1996-97	Amount 1995-96	Head of Account	ASSETS	Amount 1996-97
1.	2	3	4	5	6	7	8
1.	958095930	Accumulated surplus funds 'M'	850350643	740820712	1. Cash & Bank balance	'B'	675813690 ✓
2.	22519	Deposits 1) Securities 1)	22519	11897583	2. Investment	'R'	.
	11863214	11) Other Depost. 11)	11863214		3. closing value of land & works		174536953
	11850	111) Dev. charges 111)	11850		4. i) Adv nce	'N'	
				26730	11)	26730	26730 ✓
					iv)		
3.		Amnt received from other A/Cs		80926591	5. Sundry debtors less provision	76556669 ✓	
4.	660056	Sundry Creditors (L) 660056	715268 ✓		bed debit (-) 1252795 ✓		
5.	80580200	Excess of Assets over liabilities balances as per last balance sheet	80580200		Net sundry debtors	75303874	75303874
		Excess of Income over expend. during the year		12184518	.6. Property	'Q'	15807694 ✓
		I (-) 49574506					
		II. (-) 57724359					
		(-) 10,72,98,865	78525447				
		Less amount transferred to to accumulated receipt					
		(-) 10,52,44,112					
	1051233769			941488941	1051233769		941488941

Sr Accounts Officer (A/c)

Jt CAO-I

CAO



APPENDIX 'C' TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY

LARGE SCALE ACQUISITION DEVELOPMENT AND DISPOSAL OF LAND  
A-NAUL ACCOUNT II (CCS SCHEME) FOR 1996-97

*Receipt & Payment A/c*

Head of Account	Actual Receipts 1995-96	Actual Receipts 1996-97	Head of Account	Actual Expenditure 1995-96	Actual Expenditure 1996-97
1	2	3	4	5	6
IC Receipts from disposal of developed land Premia	1538571959	1909149266	1C Payment to Delhi Admn. (L&B Deptt.) for acquisition of land	1085947283	1043508615
IIC Receipts from disposal of undeveloped land	1052794345	1097301633	2C Expdr. on D/O land	1894507642	1903104641
IIIC Ground Rent & other receipts	3076364	41191854	3C Expdr. on C/o Road other than those 1/c in scheme	1657658	14160
IVC Misc. Receipts			4C Expdr. on Bldg. other than those included in the dev. Schemes		
a) Composition fee	173107150	127860405	5C Share cost of Admn. charges	277262213	371031499
b) Intt. from investment	-	-	Deduct Estt. charges (-)	112477898	(-) 184901444
c) Other Misc. Receipts	30624016	171787343	Net Share cost	164784315	186130055
VC Adhoc increase adhoc cut made by Delhi Admn.	-	-	6C Intt. on loan (way & mean advances)	-	-
Sports complex	1298103	-	7C Less Adhoc cut made by Delhi Admn. (A)	-	-
Total	3104032014	3347290501		2446896898	3132757471
VIC Debt Receipts	-	-	8C Debt Repayment	-	-
i) Loan from Central Govt. (ways & means advances)	-	-	1) Repayment of loan to Central Govt. (ways & means adv.)	-	-
ii) Amt. recd. from other account	-	-	11) Amt. recd. from Nazul A/C.I	-	-

Contd..

1	2	3	4	5	6
VIII C Deposits & Advances					
i) Suspense Account					
a) Invest. cash Balance	8153408	4272458			
Investment account					
b) Other suspense account	265000	-			
ii) Deposits	(-) 90571539	(-) 5428562			
iii) Amt. Recd. from Rev. Fund	3557599065	4087300000			
iv) Advance amt. received from other A/c BGD					
v) Personal Ledger A/C.	44878146	54811814			
vi) Urban Heritage award Grant-in-aid-D/o Musical Gardens	266877	224737			
		3347400			
Total VIII C	3520590957	4144527847			
Deposits & Advances					
Total Receipts	6624622971	740 818348			
Opening Balance	1685616609	312411671			
Grand total	8310239580	7854230019			
9 C Deposits & Advances					
i) Suspense account					
a) Investment Cash Balance	7661483	4967198			
Investment account					
b) Other Suspense items	843101	153516			
ii) Deposits	71066399	18378199			
iii) Amt. paid to R. Fund	3557599065	4087300000			
iv) Advance paid back to other accounts(GDA)	1618340267	500000000			
v) Urban Heritage award fund	544798	220682			
vi) Personal ledger account	44875896	54676640			
Total 9-C	5300931011	4665696235			
Deposits & Advances					
Total payments	7947827909	7798453706			
Closing Balance	362411671	55776313			
Grand Total	8310239580	7854230019			

*Sr Accounts Officer A/c*

*G/nld  
Jt. CAO-I*

*C.A.O.-I*

APPENDIX 'D' TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY  
B-GENERAL DEVELOPMENT ACCOUNT  
ANNUAL ACCOUNTS FOR THE YEAR 1996-97

Head of Account	Receipts & Payment A/c		Head of Account	Actual Expenditure	
	Actual Receipts 1995-96	Actual Receipts 1996-97		1995-96	1996-97
1	2	3	4	5	6
IX Revenue from work and Dev. schemes			8. Administration	724047200	992872909
a) Premia	765053251	130400050	Deduct Amt.recovered from works (-)	3645791(-)	2724833
b) Ground Rent.	99433317	154444668	Total	720401409	990148076
c) Other Receipts	148473490	212324978			
d) Deduct Refunds	-	-	Share cost transferred to N.A./C.I. (-)	18287497(-)	19918760
e) Mor.land	-	115532339	Nazul A/c.II (-)	277262213(-)	371031498
X Damages	1372881	3080067	Delhi Master Plan (-)	2054148(-)	2501175
XI Other Revenues	657053252	775527993	Balance under GDA	422874551	596696643
XII Receipts from disposal of house shops under hire purchase housing scheme	2589369338	3425251236	9. Expdr.on works Dev.scheme	41529265	158678653
XIII Delhi Master Plan	-	-	10. C/o houses under hirepurchase scheme & Constn.of shops	2234613254	1874526214
XIV Grants-in-aid	-	-			
XV Interest	138962864	519517972	11. Delhi Master Plan	-	-
a) Intt.from investment	4021087	31184516	12. Misc. Expditure	-	2500
i) GPF investment	15708656	18384061			
ii) Pension Investment	-	-	13. Interest	18304511	17596678
b) Intt.from hire purchase instalments	15710363	9793629	i) Interest on loan	96708149	103772140
c) Intt.cn SFS	-	-	ii) Intt.on deposits		
XVI LIC Premium of group housing Schemes	1848326	602039			
Total	4437006825	5396043548		2913959730	2751272828

1	2	3	4	5	6
<b>XVII Debt Receipts</b>					
1. Loan from Central Govt.	-	-	14. LIC Premium on Group housing	1335833	--
2. Loan from LIC/GIC UTI	-	-	i) Payment of premium LIC/GIC	70245146	69231360
3. Amt. Recd. from other A/Cs (Temp. Advance)	-	-	15. Interest on GPF	2985540709	2820504188
4. Issue of debenture	-	-	16. Debt Repayment		
5. Loan from Delhi Admn.	-	-	i) Loan to Central Govt.	4330000	-
6. Loan from HUDCO	-	-	ii) SBI Home Finance Ltd.	-	-
			iii) GIC/HUDCO (BONDS)	1013840	4462959
			iv) Financing Inst.	-	-
7. Loan from NHB & other financing institutions.	-	-	v) Amount paid to Delhi Admn.	2750000	7210000
<b>XVIII. G.P. Fund</b>					
i) Other than class	298403061	328623275	Total (i) to (v)	8093840	11672959
ii) Class-IV	103901220	107516985			
Total	402314281	436140260			
<b>XIX C.P. Fund</b>					
sports complex	-	-	17. GP fund of the employees other than class-IV	122488832	137763091
i) Receipts from Govt.	-	-	ii) GPF of Class-IV employees	101214957	78644810
ii) Advances from other a/cs	-	-	iii) Deposit Link insurance scheme	-	30000
iii) Deposits & advances	-	-	Total	223703789	216437901
iv) Donation & others	-	-			
<b>Total IX to XVI</b>					
	4839321106	5832183808			
<b>Expenditure on work</b>					
			18. Sports complex		
			i) Fund a/c-Indoor Stadium	686212	239610
			ii) PAIP-personal accidental policy	-	500000
			Total 8 to 18	3218024550	3049354658

7849254475 24836188957



1	2	3	4	5	6
vii. Personal ledger A/c	4881853489	5497916771			
<u>Plan schemes &amp; Deposit works</u>			<u>Other advances</u>		
a) Musical garden	3250000	-	v) Reserve funds	98164810	58738495
b) MTNL	122479	-	vi) PLA	4976857811	5797659935
c) Yamuna river bed	2944000	1500000	vii) Plan scheme & deposits	-	-
d) MCD	1142000	-	viii) Conversion	1555250	2465926
e) Airport authority	-	10000000	(ix) Deposit		
f) Plan and reaserch Monitoring	-	2367000	1. C/o Police station	-	1563454
g) EPDP colony	-	(-) 252	2. C/o DUs at Turkman Gate	-	1499
			3. D/o Dairy colonies	222258	3871
			4. Innovation Research & Plan Monitoring	526625	631835
			5. 192 DUs Shalimar Bagh	87902	-
			6. Bhalwa Lake (-)	194365	39380
			7. Repair of road on behalf of MTNL	820625	-
			8. Maternity centre at New Seema Puri	2315	10127
			9. 200 DUs T.Y.A.	328395	-
			10. 996 LIG DUs Hastal	47464	(-) 359944
	14361716161	29208085536		12927669565	37696243458

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		2	3	4	5	6
11.	C/o shooting range at Tughlakabad				2973028	1453984
12.	Freight Complex Gazipur				70906	-
13.	Freight complex Narela				-	482621
14.	D/o land PPK South West Delhi.				2324465	2016796
15.	C/o 172.01 Hect. land Dwarka				1920266	3104330
16.	D/o 1800 SM Plot at Bindapur				1371019	-
17.	D/o 714 Plots at EPDP colonies				2094897	2042564
18.	Bio-gas plant at Gazipur				(~) 5275	--
19.	Facility Centre at Seema Puri				1650	--
20.	Facility Centre at Geeta Colony				203495	6068
21.	Yamuna River Bed project				13532587	3119245
22.	Sports complex shahadara				12704	1571495
23.	Repair of Gurdwara				247888	-
24.	130 Hect. land Dwarka				-	1012622
25.	D/o Rangpuri shifting of village Nangal debat				4333929	3416477
26.	Artist Studior at Garhi				328179	23724
27.	Skelton House at Nand Nagri				3692	-- --

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1	2	3	4	5	6
			28. Site office Geeta Colony	-	16950
			29. Zymnazium Bldgs in east zone	-	3515072
			30. Transport centre R.Road	-	256793
			31. SS Light Rly Drain Wazirabad	-	-
			32. D/o School Bldg. at various resettlement colonies	-	-
			33. Asdl facilities JJ Colonies	-	-
			34. D/o Village Khirkhi	-	-
			35. C/o 926 DUs for SC/ST at Gazipur	-	-
			36. G'S School Pitampura	-	-
			37. N.C.R.	-	-
			38. Transit camp	-	-
			39. MP 2021	-	32119
<hr/>			<hr/>		
Total Deposit and advances	14361716161	29208085536	Total Deposits & Advances	12957084995	30718314318
Total receipts	19204577465	35043430017	Total payments	16178555161	33771454132
Opening Balance (-)	2444011128	582011176	Closing Balance	582011176	1853987061
Grand Total	16760566337	35625441193	Grand Total	16760566337	35625441193
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*[Signature]*  
Sr Accounts Officer A/c

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Jt CAO - I

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APPENDIX 'E' TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-97 IN R/O B.GENERAL A/C (Amount in Rs.)  
INCOME & EXPENDITURE A/C FOR THE YEAR 1995-97

1995-96 Expenditure	Head of Account 2	1995-97 Expenditure 3	1995-96 Income 4	Head of Account 5	1995-97 Income 6
	1. Opening value of land as on 1st April, 1995.		796780496	1. Revenue from works & Dev. Scheme	289650178
531405	a) Land in Ajmeri Gate Schem	531405	253144403	a) Sale of land (Promia)	366045140
308070	b) Other acquired lands	308070	(*) 5313263	b) Ground Rent	6516000
5903195	c) Land in Kalkaji Distt Centre	6168839	3035050	c) Less payable to Delhi (-)	3364732
950559	d) Land at RK Puram Distt. Centre	950559	1047646686	d) Admin. Damages	652544050
3703200	e) Wazirpur Distt. Centre	3703200	531405	2. Closing value of land & works as on 31-3-97	
1448350	f) Laxmi Nagar Distt. Centre	1448350	308070	a) land at Ajmeri Gate Sch.	531405
1645305	g) Janakpuri Distt. Centre	1645305	6168839	b) Other aquired land	308070
2337600	h) Land at Saket (Malviya Ngr)	2337600	950559	c) Land at Klkji. Dist. Cnt.	6446437
225499673	i) Land of Min of Rehabili-tation.	225499673	3703200	d) Land at R.K. Puram Bst. C.	950559
242327357		242593001	1448350	e) Land at Wazirpur Dist. C. Nagar	3703200
Nil	2. Purchase of land		2337600	f) Land in Laxmi Dist. Cnt	1448350
118454156	3. Expdr. on D/O land & works	134158172	1645305	g) Land in Saket Dist. Cnt.	2337600
929458174	4. Gross Excess of income over expdr. on dev. of land & works	518663476	225499673	h) Land in Janakpuri Dist. C.	1645305
1290239687	Total 1 to 4	895414649	242593001	i) Land of Min. of Rehabili-tation	225499673
			1290239687		242370599
				Total 1 & 2	895414649

APPENDIX 'E' TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-97 IN R/O B.GENERAL A/C

(Amount in Rs.)

INCOME & EXPENDITURE A/C FOR THE YEAR 1995-97

1995-96 Expenditure	Head of Account	1995-97 Expenditure	1995-96 Income	Head of Account	1995-97 Income
1	2	3	4	5	6
	1. Opening value of land as on 1st April, 1995.		796780496	1. Revenue from works & Dev. Scheme	289650178
531405	a) Land in Ajmeri Gate Schem	531405	253144403	a) Sale of land(Promia)	366045140
308070	b) Other acquired lands	308070	(*) 5313263	b) Ground Rent	6516000
5903195	c) Land in Kalkaji Disst Centre	6168839	3035050	c) Less payable to Delhi (-)	3364782
950559	d) Land at RK Puram Disstt. Centre	950559	1047646686	d) - Admin. Damages	652544050
3703200	e) Wazirpur Disstt. Centre	3703200		2. Closing value of land & works as on 31-3-97	
1448350	f) Laxmi Nagar Distt. Centre	1448350	531405	a) land at Ajmeri Gate Sch.	531405
1645305	g) Janakpuri Distt. Centre	1645305	308070	b) Other aquired land	308070
2337600	h) Land at Saket(Malviya Ngr)	2337600	6168839	c) Land at Klkji. Dist. Cent.	6446437
225499673	i) Land of Min of Rehabili- tation.	225499673	950559	d) Land at R.K. Purm Bst. C.	950559
242327357		242593001	3703200	e) Land at Wazirpur Dist. C. Nagar	3703200
Nil	2. Purchase of land		1448350	f) Land in Laxmi/Dst. Cent	1448350
118454156	3. Expdr. on D/O land & works	134158172	2337600	g) Land in Saket Dist. Cent.	2337600
929458174	4. Gross Excess of income over expdr. on dev. of land & works	518663476	1645305	h) Land in Janakpuri Dist. C.	1645305
		895414649	225499673	i) Land of Min. of Rehabili- tation	225499673
			242593001		242870599
1290239687	Total 1 to 4		1290239687	Total 1 & 2	895414649

1	2	3	4	5	6
8365015900	5. Opening value of Housing Scheme	9172937450		3. Receipts from Housing Scheme	5536653347
1647024233	Expend. on Housing Sch.	1891732475	1425307561	a) Sale proceeds	602039
586717371	Gross excess of income over expenditure	4794220161	512493	b) Other receipts LIC Prm. from Gr.H. Scheme	
		9172937450		c) Closing value of H.S. schemes as on 31-3-96	10321634800
<u>10598757504</u>		<u>15858890186</u>	<u>10598757504</u>		<u>15858890186</u>
1801876890	6. Opening value of shops	1697789736		4. Receipts from shops	374902660
51371141	Expenditure on shops	88187642	305773542	1) Sale proceeds	
150315247	Gross excess of Income over expenditure	28478442	1697789736	11) Closing value of shops as on 31-3-96	1439553160
<u>2003563278</u>		<u>1704915820</u>	<u>2003563278</u>		<u>1704915820</u>
	7. Cost of Administration			5. Gross excess of Income over expnd. brought down as on 31-3-96	
84964816	a) Pay & all of Officers	134777612	929458174	1) D/O Land & work	518663476
239328894	b) Pay & All of Estt	292739509	586717371	11) On Housing Scheme	4794220161
94590555	c) Other charges (Contingencies & misc expd.)	152986739	150315247	111) On shops	28478442
18246603	8. Interest on loans & debentures	17371970	657657917	6. Ordinary revenue (plan fee, sale of forms etc)	776092355
70245146	9. Interest on GPF/CPF	69231360	224671710	7. Interest	
				1) Interest on investment	595316706
				11) Int. on conversion of lease	--
<u>507376014</u>		<u>667107190</u>	<u>15710363</u>	111) Int. on H.P. Instalments	9792629
			<u>2564530782</u>		<u>6722558769</u>

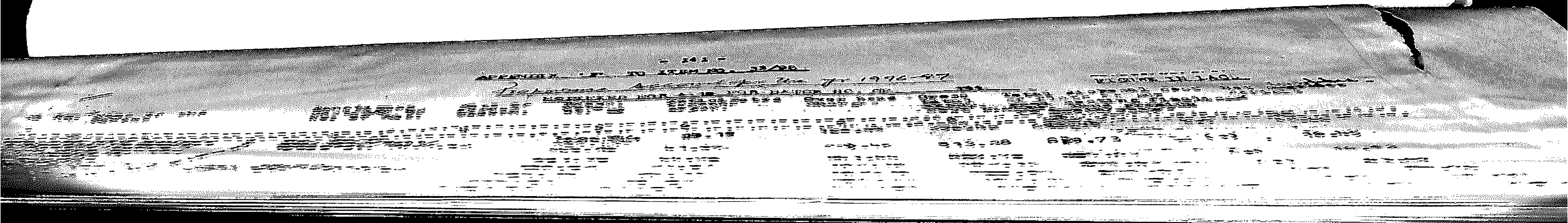


1.	2.	3.	4.
	40. Interest on deposits/ registration money		
1276352	a) From intending purchasers of flats	1175390	
21851256	b) Self Financing scheme	29945702	
10375679	c) Hudco Regn. Scheme	9840030	
427032	d) Retired/Retiring person scheme/Expend.L.H scheme	63603070	
635629	e) Abbedkar Awas Yojna	17897518	
-	f) Interest on conversion of lease	-	
	g) -----Janta-----	100,00,000	
15997422	11. Misc Expend.including maintenance of staff Qrts.	17721507	
30297520	12. Demand dropped	117576048	
12264338	13. Depreciation as per Sch.F.	17914022	
1964029542	14. Net excess of Income over expenditure carried over to Balance sheet	5769769292	
2564530782		6722558769	2,56,45,30,782
			672,25,58,769

*[Signature]*  
Accounts Officer(A/c)

*[Signature]*  
JICA-1

*[Signature]*  
CHIEF ACCOUNTS OFFICER



APPENDIX 'F' TO ITEM NO. 33/96

*Proforma Account for the yr 1996-97*

Sl No.	Name of the Scheme	Sanctioned Cost-AA& RS No. of Ant.	Date of actual Compln.	Expend. upto dt.	Anticipated balance as per expt.	Over head charges	Gross total cost as per expt.	Total disposal cost of flats as per finalised cost excl. land premium in month/year	Net surplus/deficit	Supplies
1.	C/o 128 MIG houses at Kondli Ghareli Ph-II Gr-III	Rs. 29.17 RM6(1992/Estt/ 18900 dt. 23.7.92		400.64	29.19	160.99	590.82	603.48 (+)	12.66	
2.	C/o 176 MIG Houses Kondli Ghareli Ph-II Gr. IV			549.86	41.97	224.45	813.28	829.73 (+)	16.45	
3.	192 MIG Houses Kondli Ghareli Ph-II, Gr.IV			601.50	44.76	241.44	887.70	904.62 (+)	16.92	
4.C	C/o 135 MIG houses Sec-24, Pkt-4, Gr-I Rohini	Rs. 18.92 RM6(1992/Estt/ 5742 dt. 23.4.92		396.02	23.97	162.16	582.15	645.62 (+)	63.47	
5.	C/o 135 MIG houses Pkt-23, Sec-24, Gr.II Rohini, Ph-III			404.34	24.35	162.16	590.85	645.61 (+)	54.76	
6.	C/o 00/135 MIG Houses Sec-24, Pkt-IV Gr-II Rohini Ph-III			254.95	19.88	108.11	382.14	436.41 (+)	48.27	
7.	288 MIG Houses Pkt-24, Sec-24, Rohini Ph-III			720.83	45.93	335.05	1101.81	1322.10 (+)	220.38	

FIGURE IN LACS

	2	3	4	5	6	7	8	9	10
3. C/o 112 MIG Houses (Cat Gr-I, A-10 Narela)	Rs. 3.53 RM6(56)91/Rstt. 1491-1507 dt. 4.2.92	188.54	5.88	78.53	272.95	310.524	(+)	37.29	
4. C/o 66 MIG Houses Gr-I, A-10, Narela		228.34	12.91	100.17	341.42	392.17	(+)	50.75	
5. C/o 160 MIG Houses at Dwarka Ph-I	Rs. 6.77 RM6(57)92/Rstt. 18786-98 dt. 24.12.92.	489.76	36.66	198.63	725.05	733.56	(+)	8.51	
<b>SFS SCHEME</b>									
10. C/o 728 SFS (91 Cat. 111 657 Cat. II) at Swarka Sec. 19 Pkt- II under SFS	RM. 6(43)99/Rstt. Vol II/1004 dt. 1.8.96 Rs. 3465.95	3286.49	268.38	391.02	3945.90	3945.90			
11. C/o 384 SFS SFS (144) Cat. III 288 Cat. II) at Swarka Sec. III Pkt-I & II under SFS	RM 6(44)99/Rstt. 5917-23 dt. 30.4.92 Rs. 1198.03	1424.92	114.50	170.43	1719.85	2719.85			
12. C/o 112 SFS cat. II at Swarka, sec-12, Ph-I under SFS	RM. 6(20)99/Rstt. 14.8-40 dt. 14.10.92 Rs. 8.58 lac for 45 Pkt-I	550.83	27.25	63.59	641.67	641.67			
13. C/o 198 SFS cat. II at Swarka Sec-10 Pkt- I, under SFS	RM. 6(45)99-Rstt. 1979-81 dt. 25.12.92 Rs. 6.80 lac	669.91	55.79	79.60	802.30	802.30			
14. C/o 120 SFS cat. II at Swarka Sec-10 Pkt- I, under SFS	RM. 6(72)99-Rstt. 14.8-15 dt. 2.2.96								

Ans  
AO(CH<sub>3</sub>)<sub>5</sub>  
184

Answer  
AO(CH<sub>3</sub>)<sub>5</sub>  
184

APPENDIX G\* TO ITEM NO. 33/98

DELHI DEVELOPMENT AUTHORITY

URBAN DEVELOPMENT FUNDS ACCOUNTS for the year 1996-97

Receipt and Payment Account for the year ending 31st March 1997.

Year	Opening Balance	Total accumu- lation during for the the year.	Interest year.	Total	Less processing fee and applica- tion money	Net amount	Withdrawal during the year.	Utilisa- tion of withdra- wal pro- jectwise	Recoup- ment drg. the year.	Closing balance
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.

1996-97 10,30,90,156 23,30,45,718 56,69,729 125,18,05,603 22,15,290 124,95,90,313 — — — 124,95,90,313

*[Signature]*  
Sr Accounts Officer (A/c)

*[Signature]*  
Jt Secy-I



ITEM NO.  
34/98  
A-30.3.98

SUB: COST-BENEFIT ANALYSIS OF NARELA AND DETERMINATION  
OF LAND PREMIUM FOR THE YEAR 1997-98.  
No. F. 2(8)/AO(P)/97

P R E C I S

1. Name of the Project NARELA.
2. Total Project Area 482.00 Hects.
3. Total saleable Area 209.96 Hacts.
4. Total Project Cost 344.566 Crores.
5. Area  
The Narela Project has been planned on 482.00 Hects. of land located on the Western side of existing Narela.
6. The cost benefit analysis is at (Appendix 'A' page No. 5-14) The contents are as following.
  - i) Table No.1 gives the land acquisition cost for the project.
  - ii) Table No.2 gives the breakeven analysis with 12% provisions for physical and price contingencies.
  - iii) Table No.3 gives the year-wise breakup of disposable area and the price ratio for various uses.
  - iv) Table No.4 gives the year wise break up of expected revenue from saleable area.
  - v) Table No.5 give the yearwise breakup of compounded revenue.
  - vi) Table No.6 gives the item wise land use as per-centage of gross area and land use wise revenue as percentage of total revenue (compounded).

7. METHODOLOGY :

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

Contd/.....

- 7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are compounded to the present, using this method.
- 7.2 The cost benefit analysis has been prepared by adopting compounding rate @ 17% on the pattern of previous year Cost Benefit Analysis.
- 7.3 This costing exercise takes into account the expenditure for peripheral development and Master Plan Roads. The cost of internal development wherever applicable will be chargeable in addition to the rates fixed in this cost benefit analysis i.e. Rs.623.03 per sq. mtrs. The cost of internal development remains the same as adopted in the last year Cost Benefit Analysis as there has been no change in the CPWD cost Index as compared to previous year. The cost of money, wherever funds need to be raised on account of a negative cash flow has been taken @17% When the cumulative net inflow is positive interest income is calculated at 10% being the average deposit rates.

8. LAND USE CHANGES :

- 8.1 In land use indicated in Table 3, saleable area during current year is 43.560% as against 43.326% in the year 96-97. This minor change is due to a slight change in the project area.
- 8.2 A minor decrease in the project area of 2.6 hect. is because of corrections in the measurements as per the site conditions.

Contd/....

