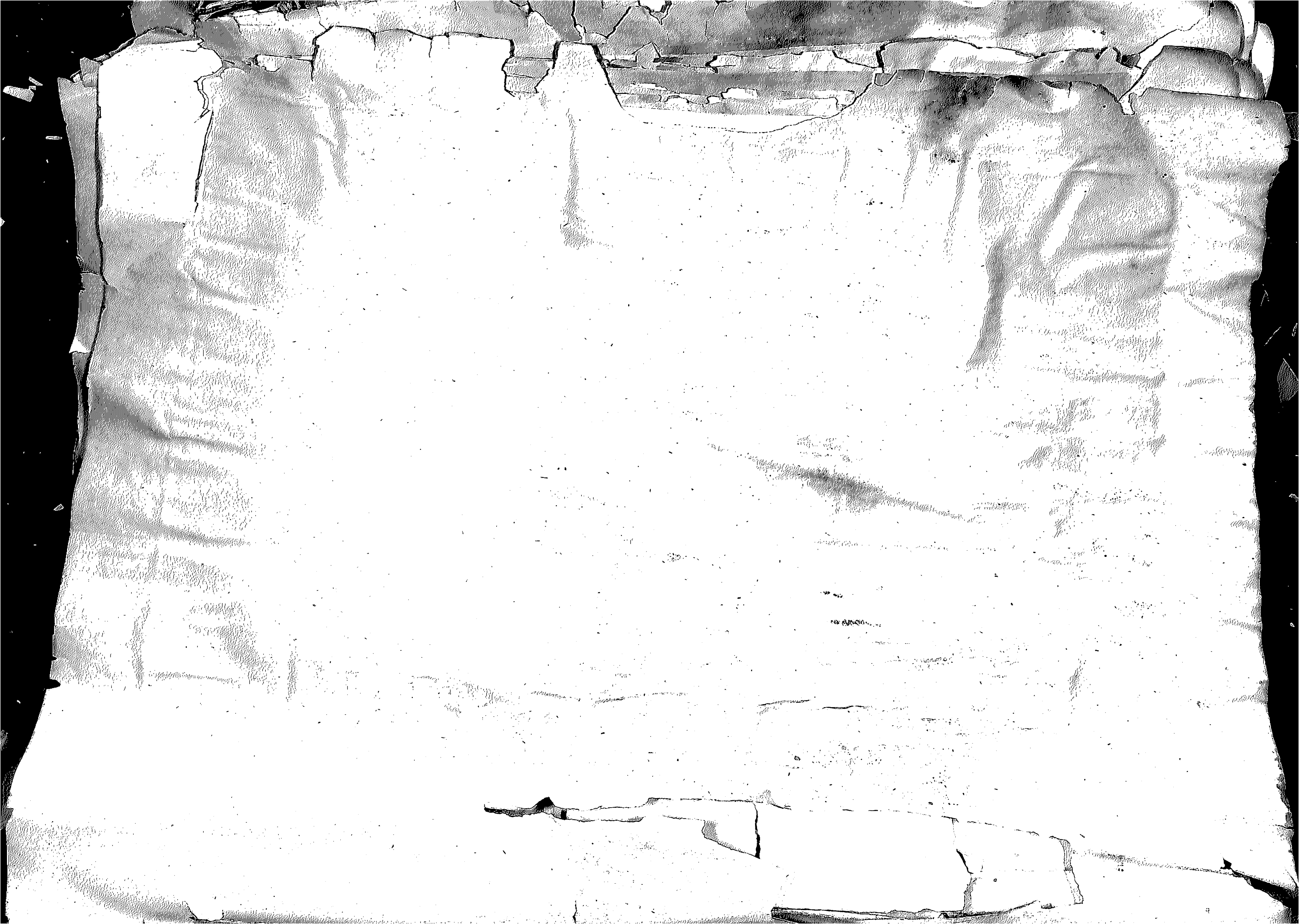




DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of Delhi Development
Authority held on 31-1-1991 at 11:00A.M. at Raj Niwas,
Delhi.

I N D E X

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DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of Delhi Development Authority held on 31st January, 1991 at 11.00A.M. at Raj Niwas, Delhi.

The following were present:-

CHAIRMAN

1. Sh. Markandey Singh,
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Sh. Cecil Noronha.

EX-OFFICIO MEMBER

3. Sh. R.D. Kapur,
Commissioner, M.C.D.

OFFICIAL MEMBERS

4. Sh. S.P. Singal,
Director (DD),
Ministry of Urban Development,
Govt. of India.
5. Sh. Ramesh Chandra,
Administrator, N.D.M.C.

WHOLE TIME MEMBERS

6. Sh. M.G. Gupta,
Finance Member, DDA.
7. Sh. W.D. Dandage,
Engineer Member, DDA.

SECRETARY

8. Sh. Ranbir Singh.

SPECIAL INVITEES

9. Sh. J.C. Gambhir,
Commissioner (Plg.), DDA.

- 2-
10. Sh. Manjit Singh,
Commissioner (Slum)-I, DDA.
 11. Sh. Rakesh Behari,
Commissioner (Lands), DDA.
 12. Sh. Ashok Kumar,
Commissioner (Housing), DDA.
 13. Sh. Ravi Malik,
Commissioner (Slum)-II, DDA.
 14. Sh. I. J. Talwar,
Commissioner (Dwarka), DDA.
 15. Sh. P.N. Gupta,
Commissioner (Personnel), DDA.
 16. Sh. V.K. Jain,
Chief Legal Advisor, DDA.
 17. Wing Commander B. Krishna Rao,
Chief Accounts Officer, DDA.
 18. Sh. S.C. Gupta,
Director (DC&P), DDA.
 19. Sh. J.P. Singhal,
Financial Advisor (Housing), DDA.
 20. Sh. V.M. Bansal,
General Manager, I.S.B.T., DDA.
 21. Sh. G.S. Sodhi,
Director (LC), DDA.

No. 27 Subject: Confirmation of the minutes of
the meeting of Delhi Development
Authority held on 7.1.1991.

Confirmed.

Contd.....

3. It would appear that if all the aforesaid registrants residential schemes in the pipeline are taken into consideration the backlog of registrants by the end of 1992-93 would be as follows :

Janta	13500	-	13837	=	Nil
LIG	31500	-	7284	=	23716
MIG	24000	-	4775	=	19225
SFS	22342	-	3000	=	19342
AAY	20000	-	Nil	=	20000
TOTAL				=	82283

4. The HUDCO pattern scheme were floated in the year 1979 and thus the balance of registrants of the MIG, LIG and Janta Schemes, respectively have been awaiting their allotments for over a decade now. The 3rd Self Financing Scheme was floated in the year 1979, 4th in the year 1981, 5th in the year 1982 and 6th in the year 1985 and there are still various registrants awaiting allocations under these schemes. We at best can construct 25000 dwelling units in a year. As such, clearance of existing backlog would take not less than five years. Further, no new SFS/MIG/LIG scheme has been launched for the last several years and the demand for housing which would have arisen during this period as well as the fresh demand which is expected over the period 1990-95, due to the natural increase in population and migration from other parts of the country, would have to be met by D.D.A. on a war footing. As such, there is an urgent need not only to satisfy existing registrants but also to float fresh housing schemes during the VIIIth Plan period.

5. The matter has been engaging the serious attention of PDA and has figured in several discussions held at the level of L.G. and Ministry of Urban Development in recent months. It is felt that one possible approach to the problem is for D.D.A.

..contd..

to offer serviced sites to registrants of SFS/MIG/LIG schemes instead of built flats, so as to enable DDA to concentrate its manpower and other resources on the acquisition and development of land and thereby accelerate the process of its allotment for residential purposes.

6. In the Master Plan-2001, the principle of 'high density low rise' construction has been advocated on the grounds that in the ultimate analysis, the total population density that would be achieved for a given urban residential sector under 'plotted' development would be virtually the same as under 'flatted' construction provided the various development controls are suitably modified. The plan has accordingly sought to modify the various planning norms and development codes for residential plots so as to promote the viability of plotted development schemes in Delhi. Again, it is envisaged that plot holders would be able to construct their houses as per their ^{own} individual likes and tastes and thus impart a greater variety in terms of structure and design to the residential scene. As such, plotted development schemes, which have once again found favour with the city planners, could be increasingly adopted by DDA in its efforts to accelerate the process of house construction and satisfy existing registrants as well as launch new residential schemes during the VIIIth plan.

7. With this in view, it is felt that the following sizes of plots may be offered to the various categories of registrants:

(i)	Category of Registrants.	Area of the plot
(ii)	JANTA	26-32 sq. mtrs.
(iii)	L.I.G.	40-50 sq. mtrs.
(iv)	M.I.G.	55-65 sqmtrs.
(v)	SFS Category-II	55-65 sq. mtrs.
	SFS Category-III	70-80 sq. mtrs.

8. Bearing in mind the recent revision in the land premium charges for cooperative housing building societies, a detailed exercise has recently been undertaken by the Finance Wing to revise the prices to be charged under the aforesaid housing schemes and accordingly it is proposed to charge land premium at the following subsidised rates from the various categories of registrants as given below :

CATEGORY OF REGISTRANTS	RATE (PER SQ.MTR.)
1. Janta/EWS	25/-
2. LIG	1075/-
3. MIG	Rs.1400/-
4. SFS Category-II	Rs.1400/-
5. SFS Category-III	Rs.1700/-

These rates would apply in respect of all plots allotted by DDA except under the Rohini Residential Scheme of 1981 (for which lower rates are proposed).

9. To clear the remaining 82283 registrants mentioned in para above, land of the order of 2000hect. would be required to be developed as per the above scale of allotment. However, as only 25% of the land in a project would be available for DDA housing the actual land requirement would be of the order of 8000hects. At present about 4000hects. of land is available with DDA and there is a programme for acquisition of another 5000hects. of land by the end of June, 1992. The process of detailed planning and demarcation of plots takes about a year after acquisition of land. Assuming, therefore, that only serviced plots are to be provided to all these remaining registrants for whom no flats are now in the pipeline, the process of allotment of residential plots could be completed around June, 1993 and fresh registration scheme opened latter that year.

It must be borne in mind, however, in the light of the experience of 1981 Rohini Scheme for allotment of residential plots, that the mere allocation of unserviced plots does not benefit the public unless concurrent action is taken by all concerned, including MCD, DESU, DWS & SD to see that the necessary services by way of roads drains, water-supply

electricity and sewerage and provided to each individual plot holder within a period of 2-3 years from the date of allotment. The timely provision of serviced plots would thus require detailed advance planning and co-ordination at a very high level not only in DDA but, in Delhi Admn. and unless this is achieved, the scheme of plotted development is likely to lead to more discontentment and even frustration on the part of the beneficiaries.

10. In this connection, it is pertinent to note that there are still about 45000 registrants (i.e. 50% of the total numbers, under Rohini Residential Scheme, who have yet to be allotted plots, nine years after the scheme was launched. Moreover, there are about 200 of these waiting registrants who were transferred from the HUDCO pattern schemes of 1979 on the promise of speedier allotments. In the interests of equity and natural justice, therefore, it would be necessary for DDA to allot plots to all the said 200 registrants before it gives a residential plot to any of those listed under the 1979 schemes under similar categories. It goes without saying that the remaining registrants of Rohini plotted development scheme would have to be cleared by the end of VIIIth plan. There are also the 25000 registrants of the Slum Deptt. EWS housing scheme of 1985 to consider. The acquisition, planning and allotment of additional residential plots/land to complete these two schemes will have to be taken up side by side with the implementation of the new SFS, MIG and other schemes to be launched in 1993-94. However, if the proposed opening in favour of plotted development proves popular with the public at large, it should help DDA to achieve this ambitious programme for urban housing and development in the next five years.

11. An argument that is usually advanced against plotted development is that the full potential of the plot in terms of

permitted built up space is not realised immediately but even a period of five years and more. As against this, dwelling units under group housing schemes of DDA become available for occupation as soon as they are constructed and allotted. Moreover, the financial constraints of the individual owner do not come in the way of DDA's construction programme which can be stepped up to reach an annual target of 25000 dwelling units. Thus, in the case of plotted development, a condition may have to be incorporated that the plot owner should construct his residential building within a certain fixed time limit, failing which the lease would be automatically cancelled and the plot reallocated at the current market rates. If this is not done, Delhi would have to face a paradoxical situation where vacant plots thrive while the demand for shelter remains unsatisfied.

12. It may further be pointed out that there is a craze in the Union Territory of Delhi to have a plot of land in South Delhi as prices are very high in that area. Since it is not intended to give any one an undue advantage, it is necessary that plots in South Delhi should only be sold by auction and DDA registrants should be offered plots anywhere except South Delhi.

13. Since plots of smaller sizes are being offered to the registrants as compared to the sizes of plots already existing in the city, there is a strong apprehension in certain quarters that plotted development will lead in due course to the development of a concrete jungle and that

Contd...

eventually the city would have a more congested look that if the thrust continued in favour of group housing schemes with large surrounding green envelopes. This problem is likely to be aggravated on account of the abnormal land values prevailing in Delhi due to the speculative activities of a large number of so-called real estate dealers and property developers. To avoid this contingency and ensure a greener, more beautiful, Delhi by the year 2001, appropriate safeguards would have to be evolved in the shape of special architectural and development controls for residential plots.

14. In the context of the thrust given to low-rise high-density forms of housing, it must be noted that MPD-2001 give priority to incremental housing i.e. a single dwelling unit constructed on a predetermined plinth area which could be extended by the occupant to accommodate the family as it grows larger, or as and when finances permit, through the addition of equivalent built up area on the first and second floors. In accordance with this concept several incremental housing schemes covering EWS/Janta, LIG and MIG categories have already been drawn up by DDA and are in various stages of planning and implementation. These schemes have a distinct advantage over allotment of more developed sites is that they immediately provide a completed house to the allottee which is designed and built so as to ensure optimal use of urban land and satisfy requisite planning and architectural norms from day one. On the other hand, the incremental house tends to be more attractive to the beneficiary than a flat because it gives him some of the advantages of low-rise plotted development especially that of being able to extend his single dwelling unit and virtually double his accommodation at will. Keeping this in view, therefore, it would be in the fitness of things if all existing and future registrants are offered a choice of being allotted either a serviced plot or an incremental house instead of a flat.

15. Incidentally, it would be worthwhile if allottees under all schemes are first given allocations as per their existing inter-seniority which should not be disturbed. The advantage of making such prior allocations in the case of plotted development schemes, is that each allottee would have the satisfaction of knowing that a specific plot would be made available to him within a specified period of time and he could start planning and resourcing the construction of his house from that date. Further, his interest in the site would keep a check on subsequent encroachments on land. The amount to be recovered as land premium could also be collected in instalments as in the case of other plotted development schemes. In this manner, the mounting arrears of recoveries in the case of flats would be checked. As the existing SFS schemes have been successfully following the allocation-cum-allotment system, there is no reason to why this procedure should not be extended to cover the future flatted development and incremental housing schemes catering to MIG categories and below as well.

16. Incidentally, the Nazul Rules of 1982 provide for preferential allotment of plots to the following two categories viz: (i) slum dwellers and (ii) those waitlisted for alternative sites in lieu of land acquired for housing by DDA. Hence, if plots are to be offered to all pending and future registrants of DDA's schemes for the SFS, MIG and LIG and EWS categories, this legal requirement would have to be waived by the Lt. Governor/Ministry of Urban Development, as the case may be.

contd/-

17. As the above proposals involve a radical departure from existing policy and constitute a major revision of the terms and conditions of the on-going housing schemes, the matter is placed before the Authority for consideration, subject to approval by the Authority, necessary details will be worked out for speedy implementation within the next two to three months.

R E S O L U T I O N

Consideration of the item was deferred.

...

No. 22. Sub: Change of land use of an area measuring 9076 sqm. from 'recreational use' to 'Public and Semi-Public facilities' for the construction of Museum of Natural History project at Zoological Garden, Delhi. F.3(99)/77-M.P.)

P R E C E D E N T S

Reference is invited to the Authority resolution No. 92 dated 12.10.89 (Appendix 'A' Page 12-13) vide which the Authority approved the change of land use of an area measuring 9076 sqm. from 'recreational use' to 'public and semi-public facilities'.

2. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the central Govt. under section 11-A of Delhi Development Act. 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Development replied vide their letter No. K-13011/7/90-DDVA/IB dated 31.8.90 (Appendix 'B' Page 14) conveying the approval of the Central Govt. Accordingly, a public notice was issued on 24.11.90 (Appendix 'C' page 15).

3. In response to this public notice, no objections/suggestions have been received. The Central Government Ministry of Urban Development will now be requested to issue a final notification under section 11-A of Delhi Development Act. 1957. The proposal to change of land use of an area measuring 9076 sqm. from 'recreational use' to 'Public and Semi-Public facilities'.

4. The matter is placed before the Authority to recommend to the Central Government, Ministry of Urban Development, to issue a final notification to this effect.

R E S O L U T I O N

Consideration of the item was deferred.

Appendix 'A' to Item No. 22.

No. Sub:
92

1-12.10.89

Proposal for construction of Museum of Natural History in the vicinity of zoological park.
P.3(99)/77-M.P.)

P R E C I S

A proposal has been received from Chief Engineer, Ministry of Environment and Forest, Govt. of India for construction of a building for National Museum of Natural History in the vicinity of National zoological park complex at Mathura Road, New Delhi. This project is envisaged as a 'Research Centre' for scholar's part of their education, to study the dead animals/species and the alive. This Centre would also be used for putting up the exhibits.

2. It has been observed that the areas where the proposal is located, falls in zone D-7 (Purana Quila Area) and the land use is earmarked as 'green' (recreational). The site is located between Mathura Road and zoological park which is in the vicinity of Purana Quila Complex, identified as Historical Monument. The development in this area has to be properly controlled.

3. The officers of this Ministry along with their Architects/Engineers had a number of meetings and discussions for specific location and alternative proposals for this project. They submitted four alternative initially. Two of the proposals were formulated covering an area a-bout 1.92 hect. and other two on an area of 3.26 hect. In three alternative proposals the height of the buildings were proposed 8 mtrs. above Mathura Road and in fourth alternative, the height was confined to 3 mtrs. by taking the structure underground.

4. Their proposals were considered in the Technical Committee meeting held on 27.3.89. It was of the view that the proposals indicated in blue line (alternative 3) may be considered subject to (a) that the portion of the proposed construction inside the zoological park be readjusted in such a way that it may not infringe the boundary of zoological park, to avoid cutting of existing trees along the boundary.

b) That the proposed structure should confine within line of the existing building entrance hall to zoological park so that the area used for parking may not be distributed.

c) That the height of the proposed building/structure remains below 103 mtr. level (Mathura Road is 100 mtrs.) and the top of the structure be developed as green area with proper landscape.

d) All the existing trees which are likely to be cut should be indicated with full details.

5. The modified scheme was again discussed in the Technical Committee vide item No. 137 dt. 24.7.89. It was observed that the height of the proposed structure being 3 mtrs. above the road level (Mathura road) is still higher, it should be reduced to 2 mts. and subject to this modification, the Technical Committee recommended the case for change of land use from 'green' (recreational) to 'public & Semi-Public use'. There are 28 trees with in the lay out plan which will be cut. The details are:-

1. Neem	-7	2. Shisham	41
2. Gulmohar	-4	3. Mulberry	-3
5. Berry	-2	6. Ulu	-1
7. Peepal	.1		
	<u>28</u>		

6. The matter is placed before the Authority for its consideration the recommendation of the Technical Committee mentioned in para 5 above.

RESOLUTION

Approved

Appendix 'B' to Item No. 22.

No. K-13011/7/90-DDVA/1B
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 31st August,
1990.

To

Shri Surendra Srivastava,
Deputy Director (MP),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
NEW DELHI.

Subject:- Change of land use of an area measuring about
3.26 hect. from "Recreational use" to "Public
and Semi-Public facilities" for construction
of 'Museum of Natural History' in the vicinity
of zoological park, New Delhi.

I am directed to refer to DDA's letter No. F3(99)/
77-M.P./1752 dated 9.2.90 and to inform you that its
proposal for issue of a Public Notice under Section 11-A
of Delhi Development Act, 1957 for inviting objections/
suggestions from the public to the proposed change of
land use has been approved.

Yours faithfully,

sd/-

(ARJAN DEV)
UNDER SECRETARY

- 15 -

Appendix 'C' to Item No. 22.

To be published in the Gazette of India part-II
Section-3 Sub-Section (ii) dated 24.11.90

F3(99)/77-M.P.

dated 24.11.90

P U B L I C N O T I C E

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

MODIFICATION:

" The land use of an area measuring 9076 sqm. falling in Zone D-7 (Purana Qila Area), located in the West of zoological Garden within the pocket surrounded by Sunder Nagar in the South, Zoological Garden in the East, Mathura Road in the West and existing parking area in the North, is proposed to be changed from 'Recreational use to 'Public and Semi Public facilities' for the construction of Museum of Natural History" Project, having mainly under-ground structures".

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director (MP), Vikas Minar, 6th Floor, P.P. Estate, New Delhi on all working days within the period referred above.

sd/-

(RANBIR SINGH)
SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
'B' BLOCK, INA
NEW DELHI.

Dated 24.11.90

No. 23. Sub:- Change of land use of an area measuring about 700 hect. from 'Rural use' to Residential, Commercial, public & Semi Public facilities, recreational and circulation in Rohini Extension, Delhi.
A-31.1.91 File No. F20(16)82-M.P.

P R E C I S

Reference is invited to the Authority resolution no. 29 dt. 27.2.90 (Appendix 'D' to page 17-18) vide which Authority approved the change of land of an area measuring 700 hect. of land falling in the village putkalan and Rithala, as detailed in para 2 of the agenda item and declaration of 1450 hect of land as detailed in para 3 of the agenda item, as a development area of DDA.

2. The Govt. of India Min. of Urban Dev. requested to convey the approval of the Central Govt. under section 11A of DD Act 1957 to issue a public notice for inviting objections /suggestions from the public. The Govt. of India Min. of Urban Dev. conveyed their approval vide letter no. K-13011/19/90-DDIB dt. 3.9.90 (Appendix 'E' to Page 19) Accordingly a public notice was issued on 10.11.90 Appendix 'F' to page 20.

3. In response to this public notice, no objection/suggestion has been received. The Central Govt. Min. of Urban Dev. will now be requested to issue a final notification under section 11 A of Delhi Development Act. 1957 providing for change of land use of an area measuring about 700 hect. from 'rural to residential', commercial, public & semi public facilities, recreational and circulation.

4. The matter is placed before the Authority to recommend to the Central Govt. Min. of Urban Development to issue a final notification to this effect.

R E S O L U T I O N

Resolved that the Proposal be approved. Arising out of the discussion.
contd/-

- 16/A -

it was decided that a comprehensive proposal to clear the backlog of registrants for allotment of plots under the Rohini Scheme should be prepared and placed before the Authority in its next meeting.

...

Appendix 'D' to Item No. 23

No. 29 Sub: Approval of land uses on the acquired land in Rohini Extension.
A-27-2-90. File No. F20(16)/89-M.P.

P R E C I S

Land falling in the village Bothkalan and Rithala was acquired for the planned development of Delhi and was placed at the disposal of Rohini project. Out of 1010 hectares of land clear possession of 700 hectares of land was given to the project and a possession of 310 hectares of land could not be taken over due to unauthorised colonization/other disputes village Abadies/Harijan plots given under 20 point programme.

2. This acquired area is a part of the Urban Extension 2001. As per Master Plan for Delhi (1962) the land use of the area is Rural use and for urban Development it requires modification as per section 11 A of Delhi Development Authority.

Area in Hect. %		Proposed land use	Land use as per MPD-62
395	56.4	Residential	Rural use
35	5.0	Commercial	Rural use
63	9.0	Public & semi public facilities.	Rural use
105	15.0	Recreational	Rural use
102	14.6	Circulation	Rural use.
Total area	700 Hae.		

3. The area which is proposed for the change of land use above is also to be declared as a development area of the DDA. It is proposed that 1010 hectares of land

contd....2/-

which also includes 310 hectares of land which is not taken over due to unauthorised colonization and village Abadies etc. be declared as a development area. Beside this, the land falling between the Nangal drain and the boundary of development area No. 148 which is also a part of Rohini project also needs to be declared as the development area. The total area proposed to be declared as development area of the DDA is 1450.00 hectares with the boundaries as follows:

The area bounded by Revenue Estate of village Poothkalan, Rithala, Sahibabad Daulatpur and boundary of development area No. 148 measuring 1450 hect.

The boundary of the proposed development area is also indicated on the plan (to be laid on the table).

4. The matter is placed before the Authority for approval of change of land use for 700 hect. area as in para '2' and for declaring 1450 hect. area as development area of the DDA as per para 3 above.

R E S O L U T I O N

The Authority resolved that the proposal contained in the agenda item for change of land use of 700 hect. of land falling in the village Poothkalan and Rithala as detailed in para 2 of the agenda item and declaration of 1450 hect. of land as detailed in para 3 of the agenda item as development area of DDA be approved.

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Appendix 'E' to Item No. 23

No.K-13011/19/90-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated the 31st August, 1990

To

Sh. Surendra Srivastava
Deputy Director (MP)
Delhi Development Authority
Vikas Minar, I.P. Estate,
NEW DELHI.

Subject:- Change of land use of an area measuring about 700 hecets, from "Rural use" to "Residential Commercial, Public & Semi Public facilities, Recreational and Circulation" in Rohini Extension, Delhi.

Sir,

I am directed to refer to your letter No.F.2r(16)/89-MP/486 dated 25.7.90 and to inform you that proposal for issue of a Public Notice under section 11-A of Delhi Delhi Development Act, 1957 for inviting objections/suggestions from the public to the proposed change of land use has been approved.

Yours faithfully,

sd/-

(ARJAN DEV)
UNDER SECRETARY

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Appendix 'F' to Item No. 23.

To be published in the Gazette of India Part-II
Section-2 sub-section(ii) dated 10.11.90

F.20(16)/89-M.P.

dated. 10.11.90

PUBLIC NOTICE

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

MODIFICATION:

" The land use of an area measuring 100 Hect. (1729 Acres), located in the West of Rohini Scheme, across the existing Nangloi drain and bounded by revenue estates of Village Prahladpur Banger in the North, revenue estate of villages Pansali, Begampur and Mohammadpur Mazra in the West revenue estates of village Nithari in the South-West existing village absdi Pothkalan in the South and existing Nangloi drain in the north-east is proposed to be changed from 'Rural Use' to

- | | | | |
|----|----------------------------------|---|----------|
| A) | Residential | - | 395 Hec. |
| B) | Commercial | - | 35 Hec. |
| C) | Public & Semi Public Facilities. | - | 63 Hec. |
| D) | Recreational | - | 105 Hec. |
| E) | Circulation | - | 102 Hec. |

2. The Plan indicating the proposed modification will be available for inspection at the office of the Deputy Director(MP), Vikas Minar, 6th Floor, I.P. Estate, New Delhi on all working days within the period referred above.

sd/-
(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
'B' BLOCK, INA
NEW DELHI

Dated 10.11.90

No. 24. Subj: Change of land use for construction of 252 staff Quarters of Videsh Sanchar Nigam Limited at Wireless Station at Kakkaji.
A- 31.1.91 F.3(106)/81-M.I.

P R E C I S

Reference is invited to the Authority Resolution No. 35 dated 7.5.90 (Appendix 'G' page 23, 24) vide which the authority approved the change of land use of an area measuring about 4.71 hect. from 'Public and semi-public facilities' (Wireless Station) to 'residential'. Subject to the Nigam being informed about the scarcity of services such as water supply and it being ascertained from them if they could arrange for such services themselves. The General Manager (NB) Videsh Sanchar Nigam Limited was informed of this decision vide this office letter dated 7.6.90 and Videsh Sanchar Nigam Limited in their reply dated 14.6.90 stated that their present water requirements be met by a tubewell installed by Nigam and is supplemented by a water connection provided by M.C.D.

2. The Government of India, Ministry of Urban Development was requested to convey the approval of the Central Government under Section 11-A of the Delhi Development Act- 1957 to issue a public notice for inviting objections/suggestions from the public. The Government of India, Ministry of Urban Development replied vide their letter No. K-13011/18/90/DDIB dated 9.7.90 (Appendix 'H' page 25) conveying the approval of the Central Government therefore accordingly, a public notice was issued on 10.11.90 (Appendix 'I' page 26).

3. In response to this public notice, no objections/suggestions have been received. The Central Government, Ministry of Urban Development, will now be requested to issue a final notification under section 11-A of Delhi Development Act-1957. The proposal to change of land use of an area measuring 4.71 hect. from 'public and semi-public facilities' (wireless station) to 'residential'.
4. The matter is placed before the Authority to recommend to the Central Government, Ministry of Urban Development, to issue a final notification to this effect.

R E S O L U T I O N

The Authority resolved that the matter may be considered again by the Technical Committee which should give specific recommendations to the effect that how services such as water supply, sewerage, drainage etc. are proposed to be provided by the Videsh Sanchar Nigam Ltd.

NO. 36 Subj: Appendix 'G' to Item No. 2
measuring 4.71 hect. from "Public and Semi
Public facilities" (Radio Transmitters and
wireless station) to Residential use for constn.
of staff quarters of Videsh Sanchar Nigam.
at wireless station Kalkaji. F3(06)/81-M.R.)

P R E C I S

Authority vide resolution no. 720 dt. 23.11.67 approved
the proposal for constn. of 66 staff Qtrs. within this
complex for the essential staff of Overseas Communication
Services, as a case of special approval at (Appendix 'A'
page 6-7).

2. Now, the Overseas Communication Services is a part
of Videsh Sanchar Nigam and the complex at Kalkaji is
controlled and managed by this organisation. Videsh Sanchar
Nigam have noted a case for constn. of 252 staff Quarters
in four different categories of staff in this complex.
The proposal is to construct these quarters with a
club and small market in the vicinity of the existing
quarters. The total area proposed to be used within
existing quarters and the proposed quarters is 4.71 hect.
(127.4 acres). The categories of quarters are as : Type
I-8, Type IV-8, Type III-132, Type II-12, Type I-32.
Thus, total existing and proposed quarters, will be 379.
The pkt. which is proposed to be used for such purposes
is pkt. 'B' shown of the plan (Ibid on table). These
staff qtrs. are for the officers and the staff working
in the Nigam as they are not permitted out of the pool
accommodation.

3. The matter was discussed in the meeting of Technical Committee held on 25.9.89 wherein the proposal was explained in detail by the representatives of the Nigam and their architect. After discussion, Technical Committee recommended that they may be allowed to utilise this accommodation for construction of staff quarters with a small building and space for departmental store and recommended the change of land of this plot measuring 4.71 hect. from "Public and Semi-Public facilities" (Wireless Station) to "Residential" use.

4. The matter is placed before the Authority for its consideration and recommendation of the Central Govt., Ministry of Urban Development for proposed change of land use.

R E S O L U T I O N

It was resolved that the proposal be approved. However, the Nigam may be informed about the scarcity of services such as water supply and it may be ascertained from them if they can arrange such services themselves.

Appendix 'H' to Item No. 24

No. K-13011/18/1 IB
Government of India
Ministry of Urban Development
(Delhi Division)

.....
New Delhi, date the 9 July, 1990.

To

Sl. S.C. Gupta,
Director (DC &P),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi.

Subject: Change of land use of an area measuring about
4.71 hectares from 'Public and Semi Public
facilities (Wireless Station) to 'Residential'
at Kalkaji, New Delhi.

Sir,

I am directed to refer to DDA's letter No. F.3(106)/
81-ME/342 dated 7.6.90 and to convey the approval of the
Government to the issue of the Public Notice under Section
11-A of the Delhi Development Act, 1957 for inviting objections/
suggestions from the Public to the proposed change of land use.

Yours faithfully,

(ARJAN DEV)
UNDER SECRETARY

Appendix 'I' to Item No. 24.

To be published in the Gazette of India Part-II
Section -3 Sub-Section(ii) dated 10.11.90

F3(106)/81-M.P.

Date: 10.11.90

P U B L I C N O T I C E

The following modification which the Central Government proposes to make to the Master Plan/Zonal Development Plan (Zone F-7) for Delhi, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objections/suggestions in writing to the Secretary, Delhi Development Authority, Vikas Sadan, I.N.A. 'B' Block, New Delhi, within a period of thirty days from the date of this notice. The person filing the objections/suggestions should also give his name and address.

MODIFICATION:

1. The land use of an area measuring 4.71 hac. in Zone F-2 (Kailash Area), comprising of two within Sanchar Vilesh Nigam, Complex, Kalkaji measuring 1.17 HA & 3.54 HA, is proposed to be changed from 'Public and Semi-Public facilities (Transmission Wireless Station) to 'Residential Use'.
2. The plan indicating the proposed modification will be available for inspection at the office of Deputy Director (Master Plan), Vikas Minar, 6th Floor, I.P. Estate New Delhi on all working days within the period referred above.

sd/-

(RANDEEP SINGH)

SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK, I.N.A.,
NEW DELHI.

Dated the 10.11.90

No. 25. Sub: Recruitment Rules for the post of Assistant Director (Survey) in the pay scale of Rs. 2000-3500/- (Revised).
A.31.1.91 File No. 7(133) 82 B.I.

P R E C I S

The Authority vide Resolution No. 119 dated 17.6.78 approved the recruitment rules for the post of Asstt. Engineer (Survey) at appendix 'J' pages 29-31

The cadre of the survey personnel consist of the following hierarchy of posts"

1. Deputy Director (Survey).
2. Assistant Engineer (Survey)
3. Surveyor

The nature and duties of the post of Surveyors are as under:-

- i) Arrangements for ground survey with chain and staves, plane-table or theodolite, taking out levels using levelling instruments.
- ii) Plotting the areas and level of dimensions, preparing necessary layout plans, levelling plans etc.
- iii) Verifying the dimensions of ground surface etc. and preparing longitudinal and cross sections.
- iv) Demarcation of plots.
- v) Handing over of allotted plots according to approved layout plan.
- vi) Checking of misuse of properties as per lease terms.
- vii) Handing over of built up properties viz. commercial space, shops and sheds etc.
- viii) Identification of plots/lands in case of disputed/ court cases.
- ix) Checking of unauthorised constructions.
- x) Demarcation of land for public facilities with Khasra numbers etc.
- xi) Supervising the watch & ward staff of L&DO and M.O. lands.
- xii) Rendering assistance to revenue staff in management control of lands belonging to DDA.

The designation of the post of Asstt. Engineer (Survey) has been reviewed in the light of the duties and functions of the surveyors, which is the feeder cadre. It is also observed that the post at the feeder level is designated as Surveyor and at higher level as Deputy Director (Survey). Accordingly, at a recent meeting held by Vice-Chairman which was attended by Engineer Member, Finance Member and Commissioner (Personnel), it was decided to change the designation of the post of Assistant Engineer (Survey) to that of Assistant Director (Survey). After the approval of the V.C., the necessary orders changing the nomenclature were also issued vide E.O. No. 4030 dated 9.10.90 (Appendix 'K' to page 32)

The recruitment rules for the post of Assistant Engineer (Survey) were approved by the Authority vide its Resolution No. 119 dated 17.6.78. The recruitment rules for the post of Deputy Director (Survey) were approved by the Authority vide Resolution No. 78 dated 4.10.85. In view of the change in the designation of the post of Assistant Engineer (Survey) to that of Assistant Director (Survey), corresponding changes are called for in the said recruitment rules for the post of Assistant Director (Survey) and Dy. Director (Survey). The recruitment rules as thus revised are placed below at Appendix 'L' page 33-35) & Appendix 'M' page 36-37) The same may be approved.

R E S O L U T I O N

Resolved that the proposal be approved.

(APPENDIX 'J' TO ITEM NO. 25)

No. 119 Subject:- Recruitment Rules for the post of Assistant Engineer (Survey).
A.17.6.78 F.7(24)/75-C.A.I.

Recently five posts of Assistant Engineers (Civil) have been abolished and an equal number of posts of Assistant Engineers (Survey) have been created in the pay scale of Rs. 650-1200, vide order No. F.7(24)/75-C.A.I. (I) dated 16.5.1978. 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 4.9.1976.

2. The recruitment rules for filling up the posts of Assistant Engineers (Survey) as proposed in the Appendix 'Q' page 108 & 109 may kindly be approved.

R E S O L U T I O N

Resolved that the Recruitment Regulations for the post of Asstt. Engineer (Survey), as proposed in para 2, read with annexure 'Q' of the agenda note, be approved.

Age limit for direct recruitment only (yrs.)	Educational qualifications required for direct recruitment.	Period of probation, if any.	Whether age and educational qualifications if apply in case of deputationists.	In case of recruitment by deputation	If a deputationist at promotion committee exists what is its composition.
7.	8.	9.	10.	11.	12.

30 Years relaxation by 5 years in the case of SC/ST.	Degree in Civil Engg. with 3 years experience in physical survey and demarcation of land etc.	2 Years.	Not applicable	Not applicable	D.P.C. comprising Vice Chairman, Finance Member, Secretary & Director (Personnel) Head of Department concerned to be co-opted by the Chairman.
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(APPENDIX 'K' TO ITEM NO. 25)

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL DEPARTMENT)

E.O.No. 4030

dated 9.10.1990

Vice-Chairman, Delhi Development Authority is pleased to change the nomenclature of the post of Assistant Engineer (Survey) to that of Assistant Director (Survey) with immediate effect.

sd/-

(P.N. Gupta)

Commissioner(Personnel)

No. F.7(133)/88/P.B.I

dated 9.10.90

Cop to:-

1. P.S. to V.C. for favour of information of V.C.
2. P.S. to F.M. for favour of information of F.M.
3. P.S. to E.M. for favour of information of E.M.
4. Commissioner(Lands).
5. Commissioner(Housing).
6. Commissioner(Planning).
7. Commissioner(Dwarka).
8. Commissioner(Coordination).
9. Commissioner(D.I.).
10. Chief Vigilance Officer.
11. Chief Legal Adviser.
12. Chief Accounts Officer.
13. Secretary, DDA.
14. Chief Engineer(SWZ)
15. Chief Engineer(SEZ)
16. Chief Engineer(WZ)
17. Chief Engineer(Rohini)
18. Chief Engineer(Training)
19. Chief Engineer(NZ)
20. Chief Engineer(EZ)
21. Chief Architect.
22. Director(Personnel).
23. Director(Area Planning).
24. Director(S.P.&R.)
25. Director(DC&P)
26. Joint Director(Building).
27. Joint Director(Narela).
28. Joint Director(Rohini)
29. Dy. Director(Enforcement).
30. Dy. Director(C.R.)
31. Dy. Director(System).
32. Accounts Officer(Dwarka)
33. A.O.(UC)/A.O.(E)Gaz./A.O.(H)Estt.
34. Guard File.

sd/-

(R.K. Gupta)

O.S.D. (Personnel)

(APPENDIX 'L' TO ITEM NO.25)

RECRUITMENT REGULATION FOR THE
POST OF Asstt. Director (Survey)
IN THE DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Asstt. Director (Survey)
2. No of posts : 22
3. Classification : Group-B
4. Scale of pay : Rs. 2000-60-2300-EB-75-
3200-100-3500/- (Revised).
5. Whether selection Post
or non-selection Post : Selection Post
- 6.a) Age limit for direct
recruits. : 30 years relaxable by 5 years
in case of SC/ST.
- b) Whether benefit of
added years of service : No
admissible under
rule 30 of CCS
(Pension) Rules, 1972 :
7. Educational and other
qualifications required
for direct recruits. : Diploma in Surveying (ITI) with
8 years experience in Physical
Survey and demarcation of land
etc.

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotion and deputations : Age not applicable
Qualification- Yes.
9. Period of probation, if any. : 2 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. : By promotion:-
Surveyors holding diploma in Surveying with 8 years service in the grade failing that by direct recruitment.
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. : DPC comprising of the following:-
 1. Vice-Chairman - Chairman
 2. Finance Member - Member
 3. Engineer Member - Member
 4. Secretary - Member
 5. Commissioner (P) - Member-Secy.

13. Saving.

Nothing in these regulations shall affect reservations, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, The Scheduled Tribes, Ex-Servicemen 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 shall enter into or contract a second marriage when His/Her spouse is alive.

15. Power to relax

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

Appendix 'W' to Item No. 25.

RECRUITMENT REGULATION FOR THE
POST OF DEPUTY DIRECTOR (SURVEY)
IN THE DELHI DEVELOPMENT AUTHORITY

1. Name of Post : Deputy Director (Survey)
2. No. of Posts : 6
3. Classification : Group-A
4. Scale of pay : Rs. 3000-100-3500-125-4500/-
(Revised)
5. Whether selection post or non-selection post : Selection post
6. a) Age limit for direct recruits : Not applicable
b) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : Not applicable
7. Educational and other Qualification required for direct recruits : Not applicable
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.
9. Period of probation: If any, : Not applicable
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 : 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.
- By promotion:-
From amongst the AD(S) with 8 years service in the grade.
- Transfer on deputation:-
Officers of the Central Govt./ Development Authorities/State Govts./ Local bodies/public Sector Undertaking.
- a) (i) Holding analogous posts.
(ii) Posts in the payscale of Rs.2000-3500/- with 8 years regular service in the grade.
12. If a DPC exists what is its composition.
- Senior level DPC comprising of the following:-
1. Vice-Chairman - Chairman
 2. Finance Member - Member
 3. Engineer Member - Member
 4. Secretary - Member
 5. Commissioner (P) - Member/Secy.
13. Saving.
- Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen 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 shall enter into or contract a second marriage when His/Her spouse is alive.
15. Power to relax.
- When the appointing authority is of the opinion that it is necessary or expedient so to do, it 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 of persons or posts.

No. 26 Subj: Revised Budget Estimates and Budget Estimates for t

A-31.1.91

P R E C I S

The presentation of D.D.A. Budget following six parts:-

1. Nazul-I
2. Nazul-II
3. Nazul-III
4. General Development Account
5. Lottery
6. ISBT

2. The Slum Wing- Budget comprises two Slum & JJ-I and II.

3. A Budget Sheet representing Budget all the eight items is placed below at page the summary of Actuals 1989-90, Budget Es Revised Estimates 1990-91 and Budget Esti receipts and Payments.

4. A combined Abstract for the above at page 19.

5. The details of all these Budgets are pages 5 to 31 pages.

6. Volume II of Budget comprises details both receipts and payments in the six items.

7. The two parts of Slum Budget are contained in III and IV.

8. The matter is placed before the Authority and approval of the Budget Estimates of 91-92 and estimates of 90-91 as contained in the Annexures

R E S O L U T I O N

Resolved that the Budget Estimates for 1990-91 for 1990-91 as proposed be approved except I & II respectively, which will be considered by the Authority.

38/A :-

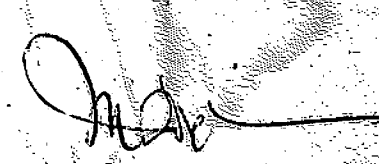
Further resolved that payment of
Rs. 109 lacs due to DESU from Nazul -H
A/c. on account of pending bills for
street lighting in DDA colonies be
approved.

....

During the discussion on the Budget, the following points were mentioned for follow up action :

- (i) Effective monitoring of the project plans and schemes should be done to avoid short-falls in the Budget.
- (ii) Immediate steps should be taken to clear the backlog of allotment of alternative plots to the persons whose lands have been acquired and also that of registrants of flats under various Housing Schemes.
- (iii) The working of Vigilance Wing of DDA should be streamlined.
- (iv) Special attention should be given to the pending court cases with a view to reducing litigation.


Secretary
Delhi Development Authority

.....

Chairman,
Delhi Development Authority